



City Council Meeting and Public
Hearing
DECEMBER 18, 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. 20 Year Service Award - John Kepler (Fire)
 - B. Bike Alpharetta Recognition
- V. CONSENT AGENDA
 - A. Council Meeting Minutes (Meeting of 12/4/2017)
 - B. Alcoholic Beverage License Applications
 - PH-17-AB-29 Shitalnath LLC
d/b/a Shell Food Mart
2005 Hembree Rd.
Alpharetta, GA 30004

Retail Package- Beer, Wine- Sunday Sales

Owner: Nikunj Shah
Registered Agent: Nikunj Shah
 - PH-17-AB-30 Café Efendi
d/b/a Café Efendi
488 N. Main St. Ste. 111
Alpharetta, GA 30009

Consumption on Premises
Beer & Wine, Liquor- Sunday Sales

Owner: Yusuf Uludag
Registered Agent: Hasan K. Aldermir
 - C. Financial Management Report: Month Ending October 31, 2017
 - D. Development Agreement: Thompson Street Townhomes
- VI. PUBLIC HEARING

A. Z-17-13/V-17-29 East of Main Phase II/Cricket Lane

Consideration of a request to rezone 3.44 acres from R-15 (Dwelling, 'For-Sale', Residential) to DT-R (Downtown Residential) to develop Phase II of East of Main subdivision, including 20 'For-Sale' single-family detached homes. Variances are requested to increase the building height from 35' to 40' and to reduce stream buffers from 150' to 75'. The property is located on the west side of Cricket Lane between Cumming Street and the East of Main subdivision and is legally described as Land Lot 1253, 2nd District, 2nd Section, Fulton County, Georgia.

B. CU-17-15/V-17-37 Natural Body Spa/City Center

Consideration of a request for conditional use to allow "Spa Services" for Natural Body Spa within City Center. A variance is requested to reduce the minimum distance requirement between comparable 'Spa Services' uses and to allow the spa to occupy a space larger than 4,000 square feet. The property is located at 575 Commerce Street and is legally described as being located in Land Lot 1268, 2nd District, 2nd Section, Fulton County, Georgia.

C. V-17-21: 55 & 61 Roswell Street

Consideration of variance requests to reduce parking requirements and to increase the building height to allow for the construction of a 56,000 square foot mixed-use building. The property is located at 55 & 61 Roswell Street and are legally described as being located in Land Lot 1269, 2nd District, 2nd Section, Fulton County, Georgia.

D. PH-17-32 Northwinds Summit/Pope & Land

(NOTE: This item has been deferred at the request of the applicant and will be neither heard nor discussed during this meeting. The hearing has been rescheduled for January 16, 2018.)

Consideration of a change to previous conditions of zoning to allow for the relocation of the Alpha Loop through the mixed-use development, to increase the height of the hotel, to reduce the number of hotel rooms, and site plan modifications related to a proposed surface parking lot. The property is located at the northeast corner of Haynes Bridge Road and Georgia 400 and is legally described as being located in Land Lots 752, 753, 798 and 799, 1st District, 2nd Section, Fulton County, Georgia.

E. PH-17-29 Unified Development Code Text Amendments

NOTE: This item has been deferred by Staff and will be neither discussed nor considered during this meeting.

Consideration of text amendments to Unified Development Code, Appendix A: Alpharetta Downtown Code and Alpharetta Downtown Design Guidelines to add a Heritage Design Area, as well as other amendments.

VII. OLD BUSINESS

A. Demonstration Farm At Old Rucker Road Park Property

VIII. NEW BUSINESS

A. Future Land Use Map - Scrivener's Error

Consideration of a resolution to correct a Scrivener's Error on the City's 2035 Comprehensive Plan Future Land Use Map.

B. Vehicle Purchase: Department of Public Safety

C. Replacement Office Furniture: Criminal Investigation Division

D. Presentation of Financial Audit Reports

E. Resolution Reaffirming and Readopting Ethical Principals

IX. WORKSHOP

A. Recreation and Parks Master Plan Update

X. PUBLIC COMMENT

XI. REPORTS

XII. ADJOURNMENT TO EXECUTIVE SESSION



City Council Meeting and Public Hearing STAFF REPORT

Submitting Department: City Clerk

Submitted By:

Meeting Date: December 18, 2017

I. AGENDA ITEM TITLE: COUNCIL MEETING MINUTES (MEETING OF 12/4/2017)

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

12-4-2017 City Council Meeting Draft Minutes



City Council Meeting and Public Hearing Summary DECEMBER 4, 2017

OFFICE OF THE CITY CLERK
678-297-6003

WWW.ALPHARETTA.GA.US

PREPARED BY: COTY THIGPEN
PUBLISHED: December 7, 2017

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

I. CALL TO ORDER

❖ *Mayor Belle Isle called the meeting to order at 6:30 P.M.*

II. ROLL CALL

- Council Members
 - Mayor David Belle Isle
 - Chris Owens (Mayor Pro Tem)
 - Jason Binder
 - Jim Gilvin
 - Mike Kennedy
 - Dan Merkel
 - Donald Mitchell
- Staff
 - Bob Regus, City Administrator
 - Coty Thigpen, City Clerk
 - Sam Thomas, City Attorney
 - James Drinkard, Asst. City Administrator
 - Peter Sewczwicz, Director of Public Works
 - John Robison, Deputy Director of Public Safety
 - Morgan Rodgers, Director of Recreation and Parks
 - Kathi Cook, Director of Community Development
 - Michael Woodman, Senior Planner

III. PLEDGE TO THE FLAG

IV. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 11/27/2017)

- ❖ *Council Member Merkel offered a motion to approve the Consent Agenda*
 - *The motion was seconded by Council Member Owens*
 - *Motion approved unanimously (6-0)*

V. PUBLIC HEARING

A. V-17-21 55 & 61 Roswell Street

NOTE: Consideration of this case has been postponed to the December 11, 2017 City Council Meeting. Consideration of variance requests to reduce parking requirements and to increase the building height to allow for the construction of a 56,000 square foot mixed-use building. The property is located at 55 & 61 Roswell Street and are legally described as being located in Land Lot 1269, 2nd District, 2nd Section, Fulton County, Georgia.

B. PH-17-36 Perling/South Main & Devore

- ❖ *Mayor Belle Isle recused himself from this item*
- ❖ *Mayor Pro Tem Owens assumed the Chair*
- Director of Community Development, Kathi Cook, came forward to present this item on behalf of staff
- Staff recommends approval of PH-17-36 Perling/South Main & Devore, subject to the following conditions:
 1. The property to be rezoned shall have a “DT-MU” zoning classification.
 2. Property shall be developed substantially in accordance with the submitted plan prepared by PEC, Inc., updated 11/16/2017, with heavily amenitized seating areas, final approval by Staff. However, lot yield depicted is not guaranteed and subject to meeting all City Code requirements and conditions of zoning.
 3. Architectural style of all buildings, including existing building to remain, shall be Mercantile/warehouse or shall meet the architectural and building design requirements of the Alpharetta Downtown Code. Non- residential and mixed-use buildings shall be approved by the Design Review Board and residential buildings shall be approved by Staff. Townhome buildings shall have flat roofs. Existing building shall be renovated in the Mercantile/warehouse style and shall be completed no later than the Certificate of Occupancy of the 2nd restaurant building. Existing building shall have at least 1 point of public access from the rear of the building and shall be split with pedestrian access as depicted.
- 4. Development regulations shall be as follows:
 - a. ~~Office — Maximum of 61,500 square feet. Building height shall be limited to 4 stories or 60 feet, whichever is less.~~
 - b. Retail/Restaurant/Brewery/Office – A maximum of 60,200 square feet of retail/restaurant/brewery/office use shall be permitted. A minimum 12,000 square foot and maximum 25,000 square foot shall be permitted to be a craft brewery. No more than two free standing restaurant buildings and one free standing retail/restaurant building shall be permitted. Freestanding retail/restaurant buildings shall be a minimum height of 18’. All restaurant uses shall include outdoor seating areas (min. 25% of space occupied by restaurants), including at least one building with rooftop dining. No drive-thru restaurants shall be permitted.
 - c. ~~‘For-Rent’ Residential — Maximum of 129 ‘For-Rent’ dwelling units in accordance with UDC ‘For-Rent’ requirements shall be permitted. Maximum continuous building height shall be 4 stories or 60 feet, whichever is less. Maximum continuous building façade along the public right-of-way shall be 200 feet with a minimum landscaped garden separation of 50 feet between building walls. No more than 50% of the units may be two (2) bedroom units. ‘For-Rent’ units shall be constructed concurrently with retail/restaurant, craft brewery, ‘For-Sale’ residential and 35,200 square feet of office development. A Certificate of Occupancy shall not be issued for rental units until 35,200 square feet of office and minimum 12,000 square feet craft brewery has been constructed. The units shall be part of a mixed-use development incorporating retail, brewery, ‘For-Sale’ residential units, connection to a neighborhood grocery, restaurant, and office. ‘For-Rent’ units shall have first class amenities, which shall include a private pool, fitness~~

~~center, secure gated parking, resident's lounge, business center, on-site management office and secure elevator access. The two sides of the ground floor of the apartment building facing Devore Road and the park area will contain a mix of commercial and residential ("live work") space.~~

~~The commercial space shall contain at least 5,000 Square Feet and may include the leasing office, business center, fitness center and club room which serves the apartments. The residential ground floor units which face Devore Road and the park area ("live work") will offer workspace with living quarters and shall be designed in a way to activate the streetscape by providing direct access to these units with a covered awning over a landing and/or stooped entryway. All ground floor residential units shall be oriented to the sidewalk, provide individual unit entrance from the exterior of the building, provide individual stoops or porches, and provide a minimum of one ground floor window facing the sidewalk. If the existing shopping center has not been demolished by 12-31-19, applicant shall dedicate the office site fronting South Main as civic or amenity space.~~

- d. 'For-Sale' Residential –Up to 138 'For-Sale' Attached (townhome, semi-detached, and/or condominium) and Detached units shall be developed. 'For-Sale' townhomes, semi-detached, and detached product shall be oriented to Devore Road and/or the multi-use path and shall be rear-loaded. All other interior townhomes, semi-detached and detached product may be oriented to the internal driveway/street and may be permitted parking between the driveway/street and the residential structure.
- e. ~~Parking Decks—Maximum of 4 levels or 60 feet plus basement level, whichever is less. Parking decks visible from South Main Street and Devore Road shall be treated with comparable materials and finishes as the buildings they serve. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the Design Review Board.~~
5. Density shall be limited to a maximum of 10.7 dwelling units per acre.
6. All residential units along Devore Road shall be oriented to the street with their front door facing Devore Road. Side elevations facing Devore Road shall have the same level of architectural detail and materials as the front elevation and shall appear to face the street. Elevations shall be substantially brick as depicted and all corner units shall be 3 sided brick.
7. Visible privacy fence shall be prohibited along Devore Road and the multi-use path.
8. A minimum 10 foot undisturbed buffer, heavily planted where sparse, and 15 foot graded/landscaped setback shall be provided adjacent to the east and north between residential and commercial. A sidewalk shall be required within the 15' graded/landscaped buffer or elsewhere as approved by staff. 5' path to neighborhood grocery may be placed within the landscape buffer. A 10' heavily planted landscape strip shall be provided between commercial uses and Dogwood Square along the multi-use path.
9. Impacts to off-site trees shall be minimized. Property owner(s) of off-site trees shall be notified of any encroachment greater than 20% or as directed by the City Arborist. This notification shall include a letter from the project Arborist detailing the extent of the encroachment and possible outcomes.
10. Pedestrian-scale lighting and amenities shall be required throughout the development.
11. The site shall provide a proportionate amount of civic and amenity space based on the density approved above the maximum 10 dwelling units per acre permitted in the DT-MU zoning district (a density of 10.7 du/ac would warrant 1.38 acres of civic space and 1.38 acres of amenity space). A minimum of 1 acre of civic space shall be set aside as passive green area adjacent to the multi-use path between the commercial and residential areas of the site.
12. Dedicate a minimum 15' public access easement to the City and construct a 12' multi-use path as depicted on the site plan with final location approved by Staff. Multi-use path shall be accessible and constructed of concrete, including an entrance gateway/arch on Devore Road, landscaping, low-level path lighting, seating areas, useable greenspaces, and bike share station as approved by Staff. Park impact fee credits shall be provided to the developer for improvements within the public access easement.
13. The frontage of South Main Street shall be developed with a minimum 2,000 square foot civic space and shall incorporate seating, and decorative Downtown Alpharetta Entrance sign with final approval by DRB. Applicant shall include a minimum of 2 original sculptures located at prominent locations within the development. Sculptures and locations shall be approved by Staff and the local Art Committee. A minimum of 1 sculpture shall be a minimum of 15' in height and installed prior to the issuance of the first CO.
14. A minimum 5' accessible path shall be provided from the project site to the property of the Walmart Neighborhood Market at the northeast corner of the site where the properties abut as approved by Staff.
15. All buildings along South Main Street and Devore Road shall face those streets or appear to face those streets. No backside of buildings or "back of house" functions (such as loading or dumpster area), shall be visible from those streets.
16. Alcohol license distance requirements from residential development shall be waived.
17. A rooftop amenity area shall be required and shall count toward required amenity space.
18. Civic spaces shall include decorative hardscape consisting of pavers or other materials approved by Staff, as well as green areas. Landscaping shall be required in the civic space in well-defined planting beds and trees in tree wells as approved by Staff. A bocce ball court, or an alternative outdoor recreational feature shall be required within an area designated civic space as approved by Staff.

19. Pedestrian connections shall be provided between buildings and across roadways within the development. Pedestrian crossings throughout development shall be ramped and the surface materials shall be brick pavers, cobblestones or architecturally treated concrete products as approved by Staff.
20. Detention facilities shall not be visible from South Main Street or Devore Road, except as a decorative water feature approved by Staff.
21. The developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks and other street furniture, where appropriate, throughout the development. A bus drop-off area with shelter and dedicated lane shall be incorporated into the plan design along South Main Street or at an alternative location acceptable to MARTA. Developer shall work in good faith with MARTA to add the development to city bus routes in order to assist with transportation service for employees.
22. Developer shall dedicate right-of-way for the realignment of Devore Road, per the GDOT design. The developer shall improve the south side of South Main Street, per the GDOT design. Roadway improvements needed for the realignment of Devore Road shall be eligible for road impact fee credits, per the GDOT design. Public right of way along the north side of Devore shall be dedicated to the back of sidewalk.
23. New driveways on Devore Road shall align with existing intersections where practical. Intersection configuration and final design to be approved by Staff.
24. Awnings shall be provided on buildings at street level where reasonably appropriate as determined by Staff in order to protect pedestrians from inclement weather. Awnings may encroach into the right-of-way per the Alpharetta Downtown Code.
25. Streets within the development shall be private.
26. All new on-site utilities shall be located underground, subject to utility provider consent and approval.
27. Provide detailed street planting for South Main Street and Devore Road. Landscape plan shall have trees planted on each side of the sidewalk, including pedestrian lights and shall be approved by Staff at Land Disturbance Permit.
28. South Main Street and Devore Road streetscape shall meet the requirements in the Downtown Code and shall incorporate tree wells, pedestrian lighting, landscaping and brick-banded sidewalk as approved by Staff.
29. The new driveway leading to the commercial area shall have street trees, pedestrian lighting and landscaping as approved by Staff.
30. ~~Prior to the first Certificate of Occupancy for residential use, improve the intersection at South Main Street and the realigned Devore Road to include the following: westbound left and right turn lanes; southbound left turn lane; and, signalize the intersection. Intersection design to be approved by staff.~~
31. Provide a raised brick paver crosswalk, or alternative design approved by Staff, across Devore Road with direct access to the multi-use trail as approved by Staff.
32. Rooftop signs shall be permitted subject to Staff approval.
33. ~~'For-Rent' residential entitlement shall be extinguished, if a building permit for 'For-Rent' residential has not been issued by 1/23/2019.~~

New Conditions:

34. If the property is subdivided between the commercial tract and the residential tract, there shall be no additional requirements for setbacks, landscape strips, or any improvement setbacks to be installed along new property line.
35. Surface parking shall be fully screened from South Main Street and Devore Road. Screening shall include berm and/or low wall and heavy landscaping, as approved by Staff.
36. On-street parallel parking shall not exceed more than 3 spaces without a tree island.
37. Parking in excess of 120% of the Downtown Parking Requirements shall be pervious paving materials.
38. Surface parking, existing and new, shall meet all UDC requirements. Parking islands shall include tree, shrubs and ground cover as approved by Staff.
39. Single-family detached lots shall have a minimum lot size of 2,500 square feet and lots may include the adjacent private street.
40. A minimum 1,500 square foot building with pitched green roof and outdoor seating, similar to building depicted in Exhibit A, shall be required at the corner of South Main Street and Devore Road, between the street and surface parking.
41. A minimum 10' landscape strip shall be required along South Main Street and Devore Road, exclusive of parking and any overhead and underground utilities.
42. All buildings shall have entrances facing the common courtyard areas.
43. All 'back of house' functions shall be fully screened from the public view, as approved by Staff.

- The applicant, The Providence Group, requests a change to previous conditions of zoning on a 12.91-acre property approved for a mixed-use development. The requested changes would remove the previously approved 'For-Rent' units, increase the number of 'For-Sale' units, decrease the overall residential and non-residential density, remove the requirement for the developer to construct the Devore Road realignment and allow for

site plan modifications. The subject property is located at 13 South Main Street, north of Devore Road and east of South Main Street.

- The submitted request, if approved, will allow for changes to previous conditions of zoning related to the Perling mixed-use development at South Main Street and Devore Road. The proposed changes would remove the previously approved 'For-Rent' units, increase the number of 'For-Sale' units, decrease the overall residential and non-residential density, remove the requirement for the developer to construct the Devore Road realignment and allow for site plan modifications. The applicant is requesting changes to the previous conditions of zoning due to issues meeting concurrency requirements while accommodating existing leases on the property. The subject property is located at 13 South Main Street, north of Devore Road and east of South Main Street.
- The applicant's proposed site plan represents a significant change from the approved zoning plan. The primary differences include removal of the 'For-Rent' building and associated parking deck, removal of the proposed brewery, retail and office buildings and associated parking deck, addition of 'For-Sale' product where the 'For-Rent' building was previously shown, and reuse of the existing Greenbean Exchange building and associated surface parking. The site plan now depicts 60,200 square feet of retail/restaurant use in four (4) buildings and 138 'For-Sale' units, including a mix of townhomes and single-family detached homes. The table below provides a comparison of the approved zoning plan versus the applicant's proposed site plan.

Comparison – Original vs. Proposed Site Plan

	Original (Approved)	New (Proposed)
Site Acreage	12.91 acre	12.91 acres
Commercial/Office	29,350 SF/61,500 SF	60,200 SF (Total)
'For-Sale' Residential	78 units	138 units
'For-Rent' Residential	129 units	0 units
Density	16.03 dus/acre	10.7 dus/acre
Civic Space	20.3% (2.6 acres)	11% (1.4 acres)
Amenity Space	20.3% (2.6 acres)	11% (1.4 acres)
Parking	Parking Deck	Surface Parking

- Two (2), 2-story retail/restaurant buildings are oriented to the middle of the site and in front of the existing Greenbean Exchange building. The Greenbean Exchange is shown to be divided into two (2) buildings with a common courtyard running down the middle of the commercial area and between the commercial buildings. Parking surrounds the buildings, with parking depicted between the street and the buildings. If approved, a commercial building should be placed at the corner of South Main Street and Devore Road.
- The site plan depicts 58 single-family detached homes and 80 stacked townhomes. 28 of the single-family detached homes are front-loaded and the remaining units are all rear-loaded. Single-family detached homes have two (2) car garages, while stacked townhomes have one (1) car garages. The minimum lot size of single-family detached lots is 2,500 square feet.
- The Unified Development Code (UDC) requires one (1) parking space per bedroom up to two (2) bedrooms plus 0.15 parking spaces for guests for 'For-Sale' single-family uses. 34 guest spaces are provided within the residential area of the site. The 58 single-family detached homes and Units 1-5 of the stacked townhomes have shallow driveways that would not allow for parking. Sufficient parking is provided in garages, driveways and guest/on-street parking to support the proposed residential uses.
- The applicant's site plan depicts 185 surface parking spaces associated with the commercial area. However, the Alpharetta Downtown Code requires one (1) parking space per 500 square feet for retail, restaurant, and brewery. Based on 60,200 square feet of retail/restaurant use, the site would generate a need for 120 parking spaces. The Downtown Code also requires that parking in excess of 120% of the Downtown parking requirement be provided in pervious paving materials, which includes on-street parking spaces. If approved, staff recommends that parking be setback at least 20' from South Main Street and Devore Road.
- The applicant's site plan depicts open space at a few locations throughout the property, including 1.42 acres of civic space. Civic space may include a park, plaza, square, pocket park, or playground, but may not include

stormwater facilities and required landscape areas. Civic courtyards are depicted at the corner of South Main Street and Devore Road and at the commercial project entrance on Devore Road. Common courtyard areas are provided between buildings to create the effect of an alley, similar to Parson's Alley in Duluth, Georgia.

- The site plan indicates that 1.42 acres of amenity space will be provided on the site. Amenity space are unenclosed areas of at least 100 square feet for use by occupants or patrons of a development and may include, rooftop decks, balconies, patios and porches, outdoor dining areas, pool areas, athletic courts, yards and gardens, hardscape areas for pedestrian enjoyment, and wooded areas. The applicant's site plan reflects a 54% reduction in overall open space from the previously approved plan, which is attributed to the reduction in density, as well as keeping the existing Greenbean Exchange building and associated surface parking lot.
- A previous condition of zoning required Mercantile/warehouse architecture or an approved style in the Alpharetta Downtown Code. If approved, the existing building to remain should be renovated in the Mercantile/warehouse style.
- As proposed, the applicant intends to keep the existing 1-story Greenbean Exchange building and rehab it. A previous condition of zoning on the property required all buildings to be Mercantile/warehouse style or an architectural style permitted in the Downtown Code. The building was constructed in 1973 and is currently 55,973 square feet. The applicant intends to split the existing building and add a mezzanine level, reducing the overall size of the building to 44,200 square feet. The renovation of the building will be critical to ensure the success of the project. If approved, conditions are recommended requiring a rooftop amenity and outdoor seating/gathering areas in association with the building rehab.
- 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 removal of the 'For-Rent' units would further the City's goal of achieving no more than 32% 'For-Rent' units. The site plan layout is trying to emulate Parson's Alley in Duluth, including a central linear courtyard with commercial buildings on either side. However, the orientation of the buildings to the middle of the site places surface parking between the streets and the buildings. If approved, conditions are recommended requiring additional open space, a commercial building at the corner, screening of surface parking and architectural requirements for the renovation of the existing building.
- 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.
- Don Rolader, Attorney for the applicant, came forward to review conditions and answer questions posed by Mayor and Council
- Chad Kingsfield, Jason Joseph, and Warren Jolly all came forward on behalf of the applicant to provide further clarifications and answer questions posed by Mayor and Council

Public Comment

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

❖ *Council Member Mike Kennedy offered a motion to approve PH-17-36 Perling/South Main & Devore subject to the following changes to conditions:*

- *Condition #2- change date referenced to November 29, 2017*
- *Condition 4b – revise to read, “A maximum of 60,200 square feet of retail/restaurant/brewery/office use shall be permitted. A minimum 12,000 square foot and maximum 25,000 square foot shall be permitted to be a craft brewery, but not required. No more than three free standing restaurant buildings and one free standing retail/restaurant building shall be permitted. Freestanding retail/restaurant buildings shall be a minimum height of 18’, excluding the front 1200 square foot building, which shall have a minimum height of 12’. All restaurant uses shall include outdoor seating areas (min. 25% of space occupied by restaurants), including at least one building with rooftop dining. Indoor music venues shall be permitted. No drive-thru restaurants shall be permitted.”*

- *Condition #12- add a sentence to the end of the condition that shall read, "The portion abutting the senior living facility is subject to obtaining an offsite construction easement from the property owner. If the easement cannot be obtained, applicant may reduce the width of the path and/or landscape strip, as approved by staff."*
- *Condition #13 – Amend last sentence to read, "Sculptures shall not exceed \$30,000 in total cost."*
- *Condition #14- replace "Walmart Neighborhood Market" with "Retail Center".*
- *Condition #36- Revise to read, "On-street parallel parking shall not exceed more than 4 spaces without a tree island."*
- *Condition #39 – Revise to read, "Single-family detached lots shall have a minimum lot size of 1300 square feet and lots may include the adjacent private street."*
- *Condition #40 – Revise to read, "A minimum 1200 square foot building with pitched planted green roof and outdoor seating, similar to building depicted in Exhibit A, shall be required at the corner of South Main Street and Devore Road, between the street and surface parking."*
- *Condition #41 – Revise to read, " A maximum 10' landscape strip or as otherwise approved by staff shall be required along South Main Street and Devore Road , exclusive of parking and any overhead and underground utilities."*
- *Condition #43 – Delete*
- *The motion received a second from Council Member Binder*
 - *Mayor Pro Tem Owens requested a friendly amendment to Condition #8: last sentence to read, "A 5' heavily planted landscape strip shall be provided between commercial uses and Dogwood Square along the multi-use path."*
 - *Amendment accepted by Kennedy and Binder*
 - *Mayor Pro Tem requested a friendly amendment to Condition 4b to revise indoor music venue approval to be 'approved by staff'.*
 - *Amendment accepted by Kennedy and Binder*
 - *Motion was approved 6-0*

C. PH-17-34 360 Tech Village

❖ Mayor Belle Isle returned to Chair the meeting

- Senior Planner, Michael Woodman, came forward to present this item on behalf of staff
 - Staff recommends approval of PH-17-34 360 Tech Village, subject to the following conditions (**RED** text indicates a change from previous conditions):
1. The 62.47-acre property shall be zoned MU. Except as provided in paragraph 2. below, the site shall be developed substantially similar to plans by Wakefield Beasley & Associates, dated 10/27/17 (SP-12), subject to the approved conditions. Architectural style of all buildings shall be Post-Industrial Mercantile style similar to the renderings and architecture in the 2016 application (attached as Exhibit A) with non-residential buildings approved by the Design Review Board and residential buildings approved by Staff. Townhomes shall be substantially as depicted in Exhibit A.
 2. Development regulations shall be amended as follows:
 - a. Unchanged from previous condition (May 22, 2017).
 - b. No more than **417** residential dwelling units shall be allowed on site. No more than 276 'For-Rent' units are included in this number. There shall be a minimum of **36** stacked townhome 'For-Sale' units. The remaining **105** 'For-Sale' units may be developed for townhomes, stacked flat condominiums, stacked townhome condominiums or single family zero lot line detached dwelling units. Depicted open space shall not be reduced, if the use mix changes from what is shown on the site plan. 'For- Sale' product may exist in up to 4-story buildings with a maximum height of 50'. Zero lot line 'For- Sale' detached lots shall contain a minimum of square footage, as approved by Staff. A minimum **25%** of all residential units shall be 'For-Sale' units. No more than 10% of the 'For-Sale' residential units shall be permitted to be rented, as recorded in the development covenants. Provided all other requirements of these conditions are satisfied, the ultimate developer of the 'For-Rent' units may reconfigure the building shape provided it remains within the multi-family parcel shown on the site plan, subject to approval by Staff, and compliance with these conditions and the UDC, unless a variance has been granted.
 - c. Retail – Maximum of 57,700 square feet. Permitted retail square footage shall include a **12,000** square foot food hall/market and a brewery. Mixed use buildings shall be limited to a maximum of 5 stories of 60', whichever is less. Retail buildings must include an architectural element (such as a parapet wall or

tower) which is at least 24' in height. The balance of the restaurant space shall be no less than 18' in height. No more than 3 free standing retail buildings shall be permitted. No more than one free-standing 'Bank or Savings and Loan' building shall be permitted, and it shall be 24' in height. Standalone retail buildings shall have a minimum height of 18'. A minimum 3,000 square foot neighborhood grocery shall be required.

- d. Unchanged from previous condition (May 22, 2017).
- e. Unchanged from previous condition (May 22, 2017).
- f. 'For-Rent' Residential – After May 27, 2018, up to 276 'For-Rent' attached units shall be permitted a Certificate of Occupancy in accordance with UDC 'For-Rent' requirements. 'For-Rent' residential shall be permitted above office or retail uses on at least 1 side of the building. At-grade 'For-Rent' units shall have walkouts with sidewalk connections where allowed by grade. Building maximum height shall be 5 stories or 60 feet, whichever is less. Units shall be restricted to studios, 1 and 2-bedroom units only. No more than 40% of the units may be 2-bedroom units. 'For-Rent' units shall be constructed concurrently with the retail located on the ground floor of the 'For-Rent' building and foundations and concrete or steel building frame (excluding roof parapets and roofing) for a minimum 60,000 square feet of office use. Building permits for this initial retail space and the foundations and concrete or steel building frame (excluding roof parapets and roofing) for a 60,000 square foot office shall be secured concurrently with the building permit for the 'For-Rent' units. A Certificate of Occupancy shall not be issued for rental units until foundations and concrete or steel building frame (excluding parapets and roofing) for a 60,000 square feet of office has been constructed. Additionally, a Certificate of Occupancy shall not be issued for rental units until an LDP has been secured for the 'For-Sale' component of the project and the landscaping planted along the main Boulevard; provided, further, that any portion of the single-family site not under active development shall be grassed. The units shall be part of a mixed-use project containing a minimum of 50 acres and incorporating retail, 'For-Sale' residential units, hotel, neighborhood grocery, restaurant, and the 60,000 square foot office. 'For-Rent' units shall have first class amenities, which shall include a private pool, fitness center, secure gated parking, resident's lounge, business center, on-site management office, concierge services and secure elevator access. Unit finishes and ceiling height shall be built to facilitate conversion to a condominium, should the market dictate. 'For-Rent' architectural style shall be substantially similar to that shown in the 'Heights at Brookleigh' submission. If a building permit is not issued by May 27, 2019 residential units shall revert to 'For-Sale' only.

3. Previous conditions of zoning shall remain in effect, except as modified by these conditions.

- The applicant, Fuqua Acquisitions II, LLC, requests a change to previous conditions of zoning on a 62.47-acre property approved for a mixed-use development. The requested changes would allow an increase to the retail square footage for a food hall, reduce the number of 'For-Sale' stacked townhomes, reduce the percentage of 'For-Sale' product, modifications to concurrency requirements and modifications to the site plan. The subject property is located at the southwest corner of Haynes Bridge Road and Lakeview Parkway.
- The submitted request, if approved, will allow for changes to previous conditions of zoning related to the 360 Tech Village (TPA/Fuqua) Master Plan. The proposed changes would allow an increase to the size of a food hall, decrease in the percentage of 'For-Sale' residential product, decrease in the number of 'For-Sale' stacked townhome units, modifications to concurrency requirements and modifications to the site plan. The subject property is located at the southwest corner of Haynes Bridge Road and Lakeview Parkway.
- According to the applicant, the proposed changes are the result of market interest in the food hall and topographical issues. The applicant has received a great amount of interest in the food hall, including inquiries by packaged food vendors. A neighborhood grocery use is already required by City Code in association with the 'For-Rent' units.
- The topographic issues were identified during the preparation of the site plan, which did not take into account a stream and associated buffers. The applicant sought a stream buffer variance, but was denied by Georgia Environmental Protection Division (EPD). The loss in buildable area impacts the applicant's ability to meet the required 40% 'For-Sale' product, without reducing the number of 'For-Rent' units. The condition requiring 40% 'For-Sale' units was based on the applicant's proportion of 'For-Sale' to 'For-Rent' units at the time of approval. Staff recommended the project provide a minimum 25% 'For-Sale' units, which is consistent with the percentage of 'For-Sale' units in the Milton Park mixed-use development. The City's other mixed-use developments (existing and approved) have 'For-Sale' percentages of 16% at Avalon, 25% at Milton Park, 38% at Perling, 20% at City Center and 19% at Northwinds Summit.
- The applicant is requesting changes to the concurrency requirements associated within the 'For-Rent' product. Specifically, the applicant is requesting changes to allow the initial ten (10) 'For-Sale' units along the

boulevard to be constructed after the boulevard is completed and utilities are installed. The applicant states that the boulevard cannot be constructed until after the foundation for the multi-family building is built. Changes are also proposed to clarify what constitutes the concurrent construction of the 60,000 square foot office with the multi-family building.

- The applicant's proposed site plan represents a minor change from the approved zoning plan. The differences include a loss of buildable area due to the presence of a stream, reduction in the number of stacked townhome units and an increase to the building footprint of the food hall. The proposed site plan now depicts 36 'For-Sale' stacked townhome units (condominium product) and 105 'For-Sale' townhome units, which is well below the maximum of 194 total 'For-Sale' units permitted on the property. Based on the current site plan, it is very likely that all 470 residential units approved on the property will not be built. However, the applicant does not propose changing the overall number of residential units and density, in order to provide some flexibility in developing the site. The table below provides a comparison of the approved zoning plan versus the applicant's proposed plan.

Comparison – Original vs. Proposed Site Plan

	Original (Approved)	New (Proposed)
Food Hall	9,600 SF	12,000 SF
'For-Sale' Stacked Townhomes	48 units	36 units
'For-Sale' Various Product	146 units	158 units (105 on site plan)
'For-Rent' Residential	276 units	276 units
Total Residential	470 units	470 units (417 on site plan)
% 'For-Sale'	41%	33.8%
Density	7.5 units/acre	7.5 units/acre (6.7 units/acre on site plan)
Open/Green Space	47.1% (29.4 acres)	51.2% (31.96 acres)

- The buildable area for the 'For-Sale' product has been reduced due to the presence of a stream and associated buffers. The applicant sought a stream buffer variance from Georgia EPD, but was unsuccessful. The applicant's site plan depicts open space (civic and amenity space) at several locations throughout the property, which has generally not changed from the approved zoning plan. The increase in overall open/green space is associated with the stream buffers that were previously not accounted for.
- 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 increase to the size of the food hall is negligible and the food hall concept is an economic driver for mixed-use developments. Staff recommended 25% 'For-Sale' product in the May 2017 approval on the property; however, the condition was changed to reflect the approved zoning plan. The applicant's proposed change to 25% 'For-Sale' product is consistent with the approved percentages at similar mixed-use developments in the City. The proposed change to the concurrency condition is reasonable given the initial installation of site infrastructure, as well as the site being developed by more than one builder and in multiple phases.
- 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.

❖ *Council Member Kennedy offered a motion to approve PH-17-34 360 Tech Village subject to the 3 staff conditions with an amendment to 2f to read, " 'For-Rent' Residential – After May 27, 2018, up to 276 'For-Rent' attached units shall be permitted a Certificate of Occupancy in accordance with UDC 'For-Rent' requirements. 'For-Rent' residential shall be permitted above office or retail uses on at least 1 side of the building. At-grade 'For-Rent' units shall have walkouts with sidewalk connections where allowed by grade. Building maximum height shall be 5 stories or 60 feet, whichever is less. Units shall be restricted to studios, 1 and 2-bedroom units only. No more than 40% of the units may be 2-bedroom units. 'For-Rent' units shall be constructed concurrently with the retail located on the ground floor of the 'For-Rent' building and foundations and concrete or steel building frame (excluding roof parapets and roofing) for a minimum 60,000 square feet of office use. Building permits for this initial retail space and the foundations and concrete or steel building frame (excluding roof parapets and roofing) for a 60,000 square foot office shall be secured concurrently with the building permit for the 'For-Rent' units. A Certificate of Occupancy shall not be issued for rental units until foundations and concrete or steel building frame (excluding parapets*

and roofing) for a 60,000 square feet of office has been constructed. Additionally, a Certificate of Occupancy shall not be issued for rental units until an LDP has been secured for the 'For-Sale' component of the project and the landscaping planted along the main Boulevard; provided, further, that any portion of the single-family site not under active development shall be grassed. The units shall be part of a mixed-use project containing a minimum of 50 acres and incorporating retail, 'For-Sale' residential units, hotel, neighborhood grocery, restaurant, and the 60,000 square foot office. 'For-Rent' units shall have first class amenities, which shall include a private pool, fitness center, secure gated parking, resident's lounge, business center, on-site management office, concierge services and secure elevator access. Unit finishes and ceiling height shall be built to facilitate conversion to a condominium, should the market dictate. 'For-Rent' architectural style shall be substantially similar to that shown in the 'Heights at Brookleigh' submission. If a building permit is not issued by May 27, 2019 residential units shall revert to 'For-Sale' only.

- The motion was seconded by Council Member Merkel*
- Motion approved (7 - 0)*

VI. NEW BUSINESS

A. Old Roswell Road and Warsaw Road Sidewalk Improvements - Intergovernmental Agreement with City of Roswell.

- Director of Public Works, Pete Sewczwicz, came forward to present this item on behalf of staff
- Staff recommends approval of the intergovernmental project agreement for the "Intersection Improvements Project at the Intersection of Old Roswell Road and Warsaw Road" with the City of Roswell and authorize the Mayor to execute all necessary documents.
- Included in the bond project list was the construction of six-foot wide sidewalks along the east side of Warsaw Road from Old Roswell Road to Mansell Road and along the north side of Old Roswell Road from Mansell Court East to Warsaw Road. In coordinating the design of these sidewalks with the City of Roswell's plans for improvements to the intersection of Warsaw Road and Old Roswell Road, Alpharetta staff was approached by Roswell staff concerning the possibility of widening the Warsaw Road sidewalk to an eight-foot width. The reason for this request was the identification of this stretch by the City of Roswell as part of the Roswell Loop, a comprehensive Roswell-wide plan to connect parks and schools with bicycle and pedestrian accommodations.
- Under this Intergovernmental Agreement (IGA), the City of Alpharetta will manage the design, easement acquisition, and construction of the project. Utility relocations required by widening the Warsaw Road sidewalk from a six-foot width to an eight-foot width and the modifications to the traffic signal at the intersection of Warsaw Road and Old Roswell Road will be covered completely by the City of Roswell. The remainder of the construction costs and utility relocations for the sidewalk along Warsaw Road will be split 50/50 between the city of Alpharetta and the City of Roswell. This project does not include the reconstruction of approximately 200 linear feet of existing sidewalk along the east side of Warsaw Road extending south from Mansell Road.
- Once the IGA is executed by both cities, the City of Alpharetta will finalize the design documents and advertise the project for bid. Award of the contract for construction will be brought forward at a future city council meeting.

Public Comment

None

❖ Council Member Owens offered a motion to approve an intergovernmental project agreement for the

Intersection Improvements Project at the Intersection of Old Roswell Road and Warsaw Road" with the City of Roswell and authorize the Mayor to execute all necessary documents.

- *The motion was seconded by Council Member Gilvin*
- *Motion approved (7 - 0)*

B. Rucker Road Corridor Improvements - Intergovernmental Project Agreement

- Director of Public Works, Pete Sewczwicz, came forward to present this item on behalf of staff
- Staff recommends approval of an intergovernmental project agreement for the "Construction of a Project on Rucker Road" with the City of Roswell and authorize the Mayor to execute all necessary documents.
- Included in the bond project list was the construction of the Rucker Road Corridor Improvements from Wills Road west to the city limits. As originally designed, the City's project would taper down to match the existing section of Rucker Road at the western city limits with the City of Roswell. Included within the City of Roswell's TSPLOST list as a Tier 1 project is a project along Rucker Road which would extend the corridor improvements from the city limits of Alpharetta west to Houze Road (S.R. 140).

Under this Intergovernmental Agreement (IGA), the City of Roswell shall:

- Use TSPLOST funding to pay the total construction cost for the portion of Rucker Road inside Roswell city limits;
- Provide final construction plans to the City of Alpharetta for Roswell's Rucker Road improvement project;
- Acquire all necessary permits, easements, and rights-of-way;
- Be responsible for providing construction inspection services; and,
- Be responsible for all additional utility relocation costs required by the project in Roswell.

The City of Alpharetta's obligations under this IGA shall include:

- Obtaining a change order proposal from the City's contractor awarded the Rucker Road Corridor Improvement contract;
- Modifying the total contract amount to said contractor once the proposal has been reviewed and approved by Roswell staff; and,
- Invoicing Roswell 100% of the construction costs inside Roswell city limits.

Approval of the change order for construction of the project within the Roswell city limits will be brought forward at a future city council meeting.

Public Comment

None

- ❖ *Council Member Owens offered a motion to approve an intergovernmental project agreement for the "Construction of a Project on Rucker Road" with the City of Roswell and authorize the Mayor to execute all necessary documents.*

- *The motion was seconded by Council Member Mitchell*
- *Motion approved (6 - 0); Kennedy absent*

VII. WORKSHOP

A. Tech Alpharetta - Build Committee Recommendation for Consideration

- Economic Development Manager, Micah Fowler introduced Karen Cashion, CEO of Tech Alpharetta
- Ms. Cashion introduced Craig Ganssle, Chair of the ‘Build Committee’ to present to Council a list of recommendations for future consideration:
 - City wifi
 - City app
 - E-Bike Share program
 - Electric/Autonomous shuttle within City

B. Downtown Parking Management

- Consultant Joel Mann came back to present updated information in regard to downtown parking management solutions. This was a follow up to his presentation at the previous Council meeting and presentation was geared to answer questions posed by Mayor and Council at that meeting.

VIII. PUBLIC COMMENT

None

IX. REPORTS

- Council Member Mitchell – Appointed Dick Jones to the Board of Zoning Appeals
- Council Member Binder – Announced that the City held a Town Hall meeting last Tuesday about the Demonstration Farm at Old Rucker Road and was able to get some great feedback
- Council Member Kennedy – Announced that the City is hosting the 1st of a series of meetings with Community Development Director Cook on Wednesday, December 13th, to update the public on projects and development within the City
- Council Member Owens – Provided an update on a meeting he and Council Member Merkel had with Red’s Package regarding improve safety conditions at the Devore and HWY 9 intersection
- Mayor Belle Isle – Remarked on the success of the City’s Annual Christmas Tree Lighting event on December 2nd

X. ADJOURNMENT TO EXECUTIVE SESSION

- ❖ *Council Member Kennedy offered a motion to adjourn to Executive Session*
 - *The motion was seconded by Council Member Binder*
 - *Motion was approved (7-0)*

Respectfully submitted,



Coty Thigpen

City Clerk



City Council Meeting and Public Hearing STAFF REPORT

Submitting Department: Administration

Submitted By:

Meeting Date: December 18, 2017

I. AGENDA ITEM TITLE: ALCOHOLIC BEVERAGE LICENSE APPLICATIONS

PH-17-AB-29 SHITALNATH LLC
D/B/A SHELL FOOD MART
2005 HEMBREE RD.
ALPHARETTA, GA 30004

RETAIL PACKAGE- BEER, WINE- SUNDAY SALES

OWNER: NIKUNJ SHAH
REGISTERED AGENT: NIKUNJ SHAH

PH-17-AB-30 CAFÉ EFENDI
D/B/A CAFÉ EFENDI
488 N. MAIN ST. STE. 111
ALPHARETTA, GA 30009

CONSUMPTION ON PREMISES
BEER & WINE, LIQUOR- SUNDAY SALES

OWNER: YUSUF ULUDAG
REGISTERED AGENT: HASAN K. ALDERMIR

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:



**CITY OF ALPHARETTA
PUBLIC HEARING
LIQUOR LICENSE**

DATE: December 14, 2017
TIME: 2:00 P.M.
LOCATION: City Hall, Council Chambers

Official Minutes

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

I. CALL TO ORDER: Sam Thomas, City Attorney, called the meeting to order at 2:00 pm

II. LICENSE APPLICATIONS:

1. PH-17-AB-29

**Shitalnath LLC
d/b/a Shell Food Mart
2005 Hembree Rd.
Alpharetta, GA 30009**

Beer & Wine, Liquor – Sunday Sales

**Owner: Nikunj Shah
Registered Agent: Nikunj Shah**

2. PH-17-AB-30

**Café Dino Inc.
d/b/a Café Efendi
488 N. Main St. Ste. 111
Alpharetta, GA 30009**

**Owner: Yusuf Uludag
Registered Agent: Hasan K. Aldermir**

Mr. Thomas asked the representative of Shell Food Mart to come forward and state his name and address. Mr. Thomas asked if this is an existing Shell Food Mart and if they have anything in place to make sure alcohol isn't being sold to underage customers. Mr. Thomas asked Mrs. Thigpen if she had any questions.

The owner of Shell Food Mart came forward. Nikunj Shah, 310 Foe Creek Dr. Roswell. Mr. Shah stated this is a change in ownership. He was previously an employee at the Shell Food Mart before becoming the owner. They have a point of sale check on their register that requires they type in the birth year of everyone purchasing alcohol or tobacco.

Public Comment: None

Mr. Thomas asked the representative for Café Efendi to step forward and state his name and address. Mr. Thomas asked him about his restaurant background. Mrs. Thomas asked Mrs. Thigpen if she had any questions.

The owner of Café Efendi stepped forward. Yusuf Uludag, 5220 Sherwood Way, Cumming. Mr. Uludag said he has 10 years of experience in the restaurant business and that he worked for the former owner of Café Efendi before becoming the owner. He is familiar with the alcohol ordinances for the city and aware that all servers need to have pouring permits.

Public Comment: None

Mr. Thomas stated that, after reviewing the applications, he found no reason why the application should not be approved; and it would be placed on the consent agenda for Monday, December 18, at 6:30pm. He asked that a representative be present in case someone on the council may want to ask a question of the applicants.

III. ADJOURNMENT: There being no further business, Mr. Thomas adjourned the hearing at 2:08 pm.

Respectfully Submitted,



Erin Lampert, Assistant City Clerk



City Council Meeting and Public Hearing STAFF REPORT

Submitting Department: Finance

Submitted By:

Meeting Date: December 18, 2017

I. AGENDA ITEM TITLE: FINANCIAL MANAGEMENT REPORT: MONTH ENDING OCTOBER 31, 2017

II. RECOMMENDATION:

Approve the Financial Management Reports for the month ending October 31, 2017 (period 4 of Fiscal Year 2018).

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

On a monthly basis, the Finance Department prepares detailed revenue and expenditure statements for all city operating funds (including prior-year comparisons for the General Fund).

In addition, this report includes:

1. Detailed capital project report including life-to-date activity;
2. Payments \$5,000 and greater;
3. Purchase orders with an estimated cost between \$5,000 and \$50,000; and
4. Status of current year bids/RFPs.

V. ALTERNATIVES:

VI. ATTACHMENTS:

Financial Management Report (October 2017)

Financial Management Reports



for the month ending
October 31, 2017
(Period 4 of 12 - unaudited)

Financial Management Reports

Fiscal Year 2018

Table of Contents

Transmittal Letter	1
General Fund	6
Revenue Summary and Collection Comparison	7
Expenditure Summary by Department	9
Expenditure Summary by Category	11
Grant Funds	12
Capital Project Funds	16
Special Revenue Funds (with CIP)	26
Other Items	
Payments \$5,000 and Greater	30
PO's between \$5,000 and \$50,000	36
Bid/RFP Status	38
GAAP Financial Statements	41
Alpharetta Development Authority	70
Revenue & Expenditure Report	71
GAAP Financial Statements	73



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

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS
FROM: THOMAS G. HARRIS, FINANCE DIRECTOR *TH*
DATE: DECEMBER 18, 2017
RE: FINANCIAL MANAGEMENT REPORTS AS OF OCTOBER 31, 2017

The documents contained herein represent the financial management reports for the City of Alpharetta ("city") as of the period ending October 31, 2017.

The Finance Department is currently in the process of closing the accounting books for Fiscal Year 2017 (FY 2017). The figures represented herein are subject to change in accordance with accounting entries made during the closing process.

General Fund

Revenue: The following section pertains to information detailed in the attached Revenue Summary and Collection Comparison report. FY 2018 revenues are budgeted at \$64 million (net of Carryforward Fund Balance totaling \$8.9 million). As of October 31, 2017, actual revenue collections total 21% or \$13.1 million.

Early collection trends indicate a net gain over budget of \$445,146 with the detail as follows:

• Building Permit Fees:	\$450,000
• Insurance Premium Taxes:	193,796
• Motor Vehicle Title Fees:	50,000
• Municipal Court Fines:	(300,000)
• Other:	<u>51,360</u>

Estimated Gain: \$445,156

The FY 2018 budget for current year property taxes (non-motor vehicles) totals \$21.2 million and is based on a billable digest of \$4.6 billion (net of all exemptions/motor vehicle values). This figure was calculated in April/May 2017 based on staff forecasts of property values (including new construction estimates).

The tax digest submitted by the Fulton County Tax Commissioner totals \$4.7 billion (net of all exemptions/motor vehicle values). The budgetary

MAYOR
DAVID BELLE ISLE

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

CITY ADMINISTRATOR
ROBERT J. REGUS

estimate for FY 2018 property tax collections will remain at \$21.2 million pending approval of the tax digest by the Georgia Department of Revenue.

Building Permit Fee collections is trailing FY 2017 collection activity but still outpacing the conservative FY 2018 budget estimate. Collections are conservatively estimated to total \$2 million by year-end (\$2.8 million was collected in FY 2017) which is \$450,000 greater than budget. Building permit fee collections are variable but will likely exceed the estimate for FY 2018 and will be adjusted accordingly in future reports. Growth is being driven through an increase in the underlying number/value of permits.

Insurance Premium Tax collections total \$3.8 million in FY 2018 and represent a 6% increase over FY 2017 collections of \$3.6 million.

Municipal Court Fine collections is trending -25% lower than FY 2017 and is estimated to total \$1.9 million by year-end (\$2.2 million was collected in FY 2017) which is -\$300,000 less than budget. Factors for the decline include a combination of reduced tickets/citations and law changes that reduce collectability of court fines.

Motor Vehicle Title Tax (TAVT) collections is trending 4% higher than FY 2017 (\$854,978 was collected in FY 2017) and is estimated to total \$825,000 by year-end (non-standard revenue collection as it is dependent upon vehicle sales) which is \$50,000 greater than budget. Main driver includes a revision in the TAVT formula that increases the local share from 41% to 45% pursuant to the underlying legislation in addition to vehicle sale activity.

The Finance Department will continue to monitor revenue collections and report on potential budget impacts in future financial management reports.

Expenditures: The following section pertains to information detailed in the attached Expenditure Summary by Department (expenditure rollup by department) and Expenditure Summary by Category (expenditure rollup by account) reports.

As of October 31, 2017, city departments (not including General Government¹) have encumbered and expensed 39%, or \$22.4 million, of their FY 2018 budget appropriations. The City Administration Department is trending higher than FY 2017 due primarily to an upfront payment for election services to Fulton County. Now that the election has been conducted, a cost analysis will be completed with residual monies refunded to the city.

Contingency: The General Fund contingency balance as of October 31, 2017 totals \$649,979.

Special Revenue Funds (large funds only)

The following section references information included within the attached GAAP Financial Statements.

Hotel/Motel Fund: FY 2018 revenues are budgeted at \$7.3 million (net of carryforward fund balance totaling \$1.5 million) with budgeted disbursements as follows: Alpharetta Convention & Visitor's Bureau (43.75% or \$3.2 million); Facilities (18.75% or \$779,963 for debt service on the Series 2016 Convention Center Bonds, \$550,000 for the Alpharetta Arts Center, and

¹ General Government is utilized to account for non-operating transactions such as transfers-out to other city funds, contingency, etc.

\$34,674 in non-allocated); and the city (37.5% or \$2.7 million). Debt Service Reserve funding (Convention Center Bonds) from the Facilities portion of the tax totals \$1.5 million (funded in prior years and represents the carryforward fund balance figure referenced above).

As of October 31, 2017, the city has collected 25% or \$1.8 million (three months of collections). All collections have been distributed to the participating entities based on their proportionate share.

E-911 Fund: FY 2018 revenues are budgeted at \$4.4 million (net of carryforward fund balance totaling \$1 million for capital initiatives and reserve balances in excess of the 21% Emergency Reserve target). As of October 31, 2017, the city has collected 21% or \$956,111.

Expenditures/encumbrances during the same time period total \$2 million and represent general operations, blanket purchase orders that will sustain operations/capital initiatives throughout the year, and one-time capital initiatives. There are no budget variances anticipated at this time.

Debt Service Fund

The following section pertains to information detailed within the attached GAAP Financial Statements.

FY 2018 revenues are budgeted at \$5.2 million (net of carryforward fund balance totaling \$1.2 million). As of October 31, 2017, actual revenue totaled less than 1% of budget and will remain low until property tax collections.

The FY 2018 budget for current year property taxes (non-motor vehicles) totals \$5.1 million and is based on a billable digest of \$5.2 billion (net of all exemptions/motor vehicle values). This figure was calculated in April/May 2017 based on staff forecasts of property values (including new construction estimates).

The tax digest submitted by the Fulton County Tax Commissioner totals \$5.2 billion (net of all exemptions/motor vehicle values). The budgetary estimate for FY 2018 property tax collections will remain at \$5.1 million pending approval of the tax digest by the Georgia Department of Revenue.

Grant Funds

The following section references information included within the attached Grant Funds Detail Reports.

Operating Grant Fund (Fund 220): Available funding totals \$107,962 and represents unencumbered/unspent project appropriations of \$87,985 and a non-allocated reserve for future projects (grant matches) of \$19,977.

Capital Grants Fund (Fund 340): Available funding totals \$825,882 and represents unencumbered/unspent capital project appropriations of \$649,794 and a non-allocated reserve for future capital projects (grant matches) of \$176,088.

Capital Project Funds

The following section references information included within the attached Capital Project Funds Detail Reports.

General Capital Project Fund (Fund 301): Available city funding totals \$23.5 million and represents unencumbered/unspent capital project appropriations of \$20.5 million and a non-allocated reserve for future capital projects of \$3 million.

Available ABC (Alpharetta Business Community) funding totals \$58,959 and represents unencumbered/unspent capital project appropriations (sidewalk connectivity).

Stormwater Capital Fund (Fund 302): Available funding totals \$760,444 and represents unencumbered/unspent capital project appropriations.

Conference Center Bond Fund (Fund 316): This fund accounts for proceeds of the Development Authority of Alpharetta Revenue Bonds, Series 2016 (Alpharetta Conference Center Project). Design and construction related phases are fully encumbered and the bond issuance costs have been spent.

Parks and Transportation Bond Fund (Fund 317): This fund accounts for proceeds of the voter approved General Obligation Bonds, Series 2016. Available funding totals \$26.4 million and represents unencumbered/unspent capital project appropriations.

TSPLOST Capital Project Fund (Fund 335): This fund accounts for collections under the Transportation Special Local Option Sales Tax (TSPLOST) that went into effect on April 1, 2017. Available funding totals \$14.1 million.

State estimates for Alpharetta TSPLOST collections totaled \$13 million annually (\$63 million over 5-years). Actual revenue trends are approaching \$850,000 monthly with an annualized total closer to \$10/\$11 million.

As the tax is still new, education along with collection enforcement is still being implemented which should increase the revenue trend in future months as will the holiday season. Capital programming for FY 2019 will be reflective of the updated TSPLOST revenue trends.

Enterprise Fund

The following section pertains to information detailed within the attached GAAP Financial Statements.

Solid Waste Fund: FY 2018 revenues are currently budgeted at \$3.7 million (net of carryforward fund balance totaling \$426,874 constituting reserve balances in excess of the 21% Emergency Reserve target). As of October 31, 2017, the city has collected \$1.8 million, which represents the 1st – 2nd quarter billings and associated investment earnings. Expenditures/ encumbrances during the same time period total \$3.2 million and represent general operations and blanket purchase orders (e.g. sanitation hauler) that will sustain operations throughout the year. There are no budget variances anticipated at this time.

Glass recycling services will begin on December 4, 2018. The cost of this service, in addition to the approved 3% CPI contract growth, totals \$576,000 annually with \$336,000 occurring in FY

2018 (partial year). The new rates will go into effect on January 1, 2018 and will be billed in December 2017 (billing done in advance for the quarter of January-March 2018).

Other Items

Council Member Stipend Activity Listing: The FY 2018 budget includes appropriations of \$9,000 for the Mayor and \$5,000 for each City Council Post and the available balances as of October 31, 2017 are as follows:

	Budget	Expenditures (year-to-date)	Available Balance
Mayor: David Belle Isle	\$ 9,000	\$ 304	\$ 8,696
Post #1: Donald Mitchell	\$ 5,000	\$ 278	\$ 4,722
Post #2: Mike Kennedy	\$ 5,000	\$ 264	\$ 4,736
Post #3: Chris Owens	\$ 5,000	\$ 77	\$ 4,923
Post #4: Jim Gilvin	\$ 5,000	\$ 549	\$ 4,451
Post #5: Jason Binder	\$ 5,000	\$ 833	\$ 4,167
Post #6: Dan Merkel	\$ 5,000	\$ 648	\$ 4,352

Development Authority² (Component Reporting Unit)

The following section pertains to information detailed within the attached Alpharetta Development Authority Financial Statements.

As of October 31, 2017, the Development Authority has \$4,236 in available resources to support its main functions of promoting the public good and general welfare, trade, commerce, industry, general tax base and the employment opportunities available in the city. It should be noted that the Development Authority has collected \$162,500 in Bond Fees from JHS Building LLC that will add to its available resources and will be reflected in the financial management reports for November.

Other reports included with this packet are as follows:

- Listing of Payments \$5,000 and greater;
- Listing of PO's between \$5,000 and \$50,000; and
- Bid/RFP Status

² The Development Authority is a public corporation created and existing under the Constitution and laws of the State of Georgia and is governed by seven directors duly appointed by the Alpharetta City Council.



GENERAL FUND

Revenue Report



CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (Unaudited)
Revenue Summary and Collection Comparison
 For the month ended October 31, 2017

	Current Fiscal Year					Prior Fiscal Year		
	2018 Budget	2018 YTD	% Collected	2018 Estimated	Variance	2017 Actual	2017 YTD	% Collected
Top 10 Revenues:								
Property Taxes								
Current Year	\$ 21,160,000	\$ -	0.0%	\$ 21,160,000	\$ -	\$ 19,779,392	\$ 2,493,547	12.6%
Delinquent	239,000	122,101	51.1%	239,000	-	818,821	103,040	12.6%
Motor Vehicle Tax	180,000	53,368	29.6%	180,000	-	243,436	79,058	32.5%
Motor Vehicle Title Fee	775,000	218,538	28.2%	825,000	50,000	854,978	209,531	24.5%
Local Option Sales Tax	15,200,000	3,948,518	26.0%	15,200,000	-	14,943,853	3,772,138	25.2%
Franchise Tax	6,640,000	418,894	6.3%	6,640,000	-	6,357,342	423,793	6.7%
Insurance Premium Tax	3,620,000	3,813,796	105.4%	3,813,796	193,796	3,588,813	3,588,813	100.0%
Alcohol Beverage Excise Tax	2,100,000	541,447	25.8%	2,100,000	-	2,113,121	514,635	24.4%
Building Permit Fees	1,550,000	671,102	43.3%	2,000,000	450,000	2,750,273	840,191	30.5%
Business and Occupational Tax	1,025,000	41,409	4.0%	1,025,000	-	1,136,506	41,881	3.7%
Municipal Court Fines	2,200,000	674,357	30.7%	1,900,000	(300,000)	2,225,129	903,548	40.6%
Recreation/Special Event Fees	2,538,400	829,192	32.7%	2,573,400	35,000	2,512,745	769,942	30.6%
Hotel/Motel Tax (City portion)	2,718,750	674,539	24.8%	2,718,750	-	2,661,700	688,077	25.9%
subtotal	\$ 59,946,150	\$ 12,007,261	20.0%	\$ 60,374,946	\$ 428,796	\$ 59,986,109	\$ 14,428,193	24.1%
Other Revenues	4,132,164	1,123,617	27.2%	4,148,524	16,360	5,067,067	1,341,238	26.5%
Total Revenues	\$ 64,078,314	\$ 13,130,878	20.5%	\$ 64,523,470	\$ 445,156	\$ 65,053,175	\$ 15,769,431	24.2%
Carryforward Fund Balance	8,860,286							



GENERAL FUND

Expenditure Reports



CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (unaudited)
Expenditure Summary by Department
 For the month ended October 31, 2017

	Current Fiscal Year						Prior Fiscal Year		
	2018 Budget	2018 Encumbrances	2018 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2017 Exp. (Total)	2017 Exp. (YTD)	% Exp.
Expenditures by Department:									
Mayor & Council	\$ 364,488	\$ 773	\$ 110,229	\$ 253,486	30.5%	30.2%	\$ 319,101	\$ 106,586	33.4%
City Administration	2,208,538	120,800	834,127	1,253,611	43.2%	37.8%	1,979,409	668,865	33.8%
Finance	3,347,009	114,487	1,356,957	1,875,565	44.0%	40.5%	3,102,987	1,283,504	41.4%
City Attorney	665,000	-	41,671	623,329	6.3%	6.3%	650,104	-	0.0%
Information Technology	1,681,857	17,385	604,096	1,060,376	37.0%	35.9%	1,545,172	573,616	37.1%
Human Resources	415,782	14,988	94,728	306,066	26.4%	22.8%	368,527	99,714	27.1%
Municipal Court	1,126,546	169,315	350,757	606,474	46.2%	31.1%	953,220	344,409	36.1%
Public Safety	27,238,258	543,834	9,742,324	16,952,100	37.8%	35.8%	24,982,153	9,228,342	36.9%
Public Works	8,377,022	647,784	2,547,619	5,181,619	38.1%	30.4%	7,331,999	2,351,596	32.1%
Recreation & Parks	8,987,781	1,235,111	2,826,403	4,926,267	45.2%	31.4%	8,350,571	2,884,665	34.5%
Community Development	2,857,116	39,606	961,430	1,856,080	35.0%	33.7%	2,629,178	905,305	34.4%
subtotal	\$ 57,269,397	\$ 2,904,085	\$ 19,470,340	\$ 34,894,972	39.1%	34.0%	\$ 52,212,421	\$ 18,446,603	35.3%
General Government:									
Non-Departmental	\$ 45,000	\$ -	\$ 10,000	\$ 35,000	22.2%	22.2%	\$ 45,000	\$ 10,000	22.2%
Conv. Ctr Bonds Reserve	-	-	-	-	-	-	-	-	-
Insurance Premiums (Risk)	665,000	-	221,667	443,333	33.3%	33.3%	640,000	213,333	33.3%
Gwinnett Tech Bond P&I	286,840	-	55,920	230,920	19.5%	19.5%	286,940	58,470	20.4%
Transfer(s) to other Funds	14,022,363	-	4,674,121	9,348,242	33.3%	33.3%	10,549,857	3,516,619	33.3%
Contingency	650,000	-	21	649,979	0.0%	0.0%	114,541	26,861	23.5%
subtotal	\$ 15,669,203	\$ -	\$ 4,961,728	\$ 10,707,475	31.7%	31.7%	\$ 11,636,338	\$ 3,825,283	32.9%
Total Expenditures	\$ 72,938,600	\$ 2,904,085	\$ 24,432,069	\$ 45,602,447	37.5%	33.5%	\$ 63,848,760	\$ 22,271,886	34.9%



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CITY OF ALPHARETTA
Financial Management Reports
General Fund (unaudited)
Expenditure Summary by Category
For the month ended October 31, 2017

	Current Fiscal Year						Prior Fiscal Year		
	2018 Budget	2018 Encumbrances	2018 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2017 Exp. (Total)	2017 Exp. (YTD)	% Exp.
Expenditures by Category:									
Salaries & Benefits:									
(1) Regular Salaries	\$ 25,846,196	\$ -	\$ 7,558,621	\$ 18,287,575	29.2%	29.2%	\$ 24,080,656	\$ 7,382,706	30.7%
Overtime	1,134,001	-	459,508	674,493	40.5%	40.5%	1,201,783	372,738	31.0%
Group Insurance	8,002,164	-	2,541,332	5,460,832	31.8%	31.8%	6,740,872	2,465,411	36.6%
FICA and Social Security	2,055,127	-	579,781	1,475,346	28.2%	28.2%	1,822,381	558,060	30.6%
Defined Benefit Pension	2,500,954	-	2,500,954	-	100.0%	100.0%	2,387,665	2,387,665	100.0%
401(A) Retirement/Match	1,688,463	-	593,851	1,094,612	35.2%	35.2%	1,577,717	526,636	33.4%
(2) Other	789,101	-	251,841	537,260	31.9%	31.9%	776,908	258,872	33.3%
subtotal	\$ 42,016,006	\$ -	\$ 14,485,888	\$ 27,530,118	34.5%	34.5%	\$ 38,587,982	\$ 13,952,087	36.2%
Maintenance & Operations:									
Professional Services	\$ 2,588,367	\$ 944,043	\$ 847,484	\$ 796,841	69.2%	32.7%	\$ 2,327,555	\$ 694,838	29.9%
Legal Services	665,000	-	41,671	623,329	6.3%	6.3%	650,104	-	0.0%
Vehicle Fuel/Maintenance	981,024	7,421	266,456	707,148	27.9%	27.2%	867,252	264,068	30.4%
Maintenance Contracts	2,202,791	1,115,601	497,098	590,093	73.2%	22.6%	1,693,598	411,318	24.3%
IT Professional Services	1,433,777	412,779	762,151	258,847	81.9%	53.2%	1,306,515	646,165	49.5%
General Supplies	1,011,816	130,915	288,440	592,461	41.4%	28.5%	917,204	282,822	30.8%
Utilities	2,607,475	-	636,353	1,971,122	24.4%	24.4%	2,348,611	624,016	26.6%
Other	2,921,973	278,527	883,299	1,760,148	39.8%	30.2%	2,737,714	911,230	33.3%
subtotal	\$ 14,412,223	\$ 2,889,285	\$ 4,222,950	\$ 7,299,989	49.3%	29.3%	\$ 12,848,554	\$ 3,834,457	29.8%
Capital:									
OSSI/Fire Truck Leases	\$ 578,669	\$ -	\$ 578,654	\$ 15	100.0%	100.0%	\$ 522,971	\$ 471,769	90.2%
Software Leases	187,526	-	180,944	6,582	96.5%	96.5%	192,147	185,568	96.6%
Other	74,973	14,800	1,904	58,269	22.3%	2.5%	60,768	2,723	4.5%
subtotal	\$ 841,168	\$ 14,800	\$ 761,503	\$ 64,865	92.3%	90.5%	\$ 775,885	\$ 660,059	85.1%
General Government:									
Non-Departmental	\$ 45,000	\$ -	\$ 10,000	\$ 35,000	22.2%	22.2%	\$ 45,000	\$ 10,000	22.2%
Conv. Ctr Bonds Reserve	-	-	-	-	-	-	-	-	-
Insurance Premiums (Risk)	665,000	-	221,667	443,333	33.3%	33.3%	640,000	213,333	33.3%
Gwinnett Tech Bond P&I	286,840	-	55,920	230,920	19.5%	19.5%	286,940	58,470	20.4%
Transfer(s) to other Funds	14,022,363	-	4,674,121	9,348,242	33.3%	33.3%	10,549,857	3,516,619	33.3%
Contingency	650,000	-	21	649,979	0.0%	0.0%	114,541	26,861	23.5%
subtotal	\$ 15,669,203	\$ -	\$ 4,961,728	\$ 10,707,475	31.7%	31.7%	\$ 11,636,338	\$ 3,825,283	32.9%
Total Expenditures	\$ 72,938,600	\$ 2,904,085	\$ 24,432,069	\$ 45,602,447	37.5%	33.5%	\$ 63,848,760	\$ 22,271,886	34.9%

Notes:

- (1) Includes the following components: regular salaries, holiday leave, temporary and seasonal salaries, and separation payout.
- (2) Includes the following components: workers compensation, educational programs, automobile allowance, tuition reimbursement, and employee service awards.



GRANT FUNDS

Revenue & Expenditure Reports



CITY OF ALPHARETTA
 Financial Management Reports
 Grant Funds
Operating Grant Fund Detail (Fund 220; life-to-date for active projects)
 As of October 31, 2017

			Project Snapshot		FY 2018														
			Total Project Authorization	Prior Year Collections/ Expenditures	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections/ Expenditures	Encumbrances	Remaining									
Account #	Project																		
Revenues																			
Public Safety																			
22031150-371000-	G1407	BAC Pedal Car Walmart 2013	\$	2,500	\$	2,500	\$	-	\$	-	\$	-							
22031150-331110-	C1617	2015 Bulletproof Vest Grant (DOJ)		34,201		12,793		21,408		-		15,803							
22031150-331110	C1730	2017 Bulletproof Vest Grant		13,178		-		13,178		13,178		13,178							
22031150-331150-	G1701	2017 Bicycle Safety Grant (GOHS)		25,396		22,585		2,811		-		2,811							
22031150-331110-	G1702	2017 Electronic Crime Taskforce		7,000		-		7,000		-		7,000							
		subtotal						\$	31,219	\$	13,178	\$	44,397	\$	5,605	\$	38,792		
Recreation and Parks																			
22061150-371000-	G1105	Camp Happy Hearts	\$	30,345	\$	30,345	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
22061150-336000	C1815	2017 Camp Happy Hearts		14,550		-		14,550		-		14,550		7,275		7,275		7,275	
		subtotal						\$	14,550	\$	-	\$	14,550	\$	7,275	\$	7,275	\$	7,275
General Government																			
22090200-391100		Transfer-In from the General Fund (Match)						\$	-	\$	20,000	\$	20,000	\$	6,667		\$	13,333	
22090200-395000		Carryforward Fund Balance						48,544		-		48,544		-		48,544		48,544	
		subtotal						\$	48,544	\$	20,000	\$	68,544	\$	6,667	\$	61,877		
		Total						\$	94,313	\$	33,178	\$	127,491	\$	19,547		\$	107,944	



CITY OF ALPHARETTA
 Financial Management Reports
 Grant Funds
Operating Grant Fund Detail (Fund 220; life-to-date for active projects)
 As of October 31, 2017

			Project Snapshot		FY 2018						
			Total Project Authorization	Prior Year Collections/ Expenditures	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections/ Expenditures	Encumbrances	Remaining	
Account #	Project										
Expenditures											
Public Safety											
22031150-531600-	G1407	BAC Pedal Car Walmart 2013	\$ 2,500	\$ 687	\$ 1,813	\$ -	\$ 1,813	\$ -	\$ -	\$ 1,813	
22031150-542100	C1617	2015 Bulletproof Vest Grant (DOJ)	68,400	36,796	31,604	-	31,604	18,360	-	13,244	
22031150-542100	C1730	2017 Bulletproof Vest Grant	26,356	-	-	26,356	26,356	-	-	26,356	
22031150-523500	G1701	2017 Bicycle Safety Grant (GOHS)	2,270	1,775	495	-	495	495	-	-	
22031150-523700	G1701	2017 Bicycle Safety Grant (GOHS)	3,150	1,500	1,650	-	1,650	674	-	976	
22031150-531100	G1701	2017 Bicycle Safety Grant (GOHS)	2,551	2,500	51	-	51	-	-	51	
22031150-531600	G1701	2017 Bicycle Safety Grant (GOHS)	2,001	1,935	66	-	66	-	-	66	
22031150-531600	G1702	2017 Electronic Task Force	7,000	7,000	-	-	-	-	-	-	
subtotal					\$ 35,679	\$ 26,356	\$ 62,035	\$ 19,529	\$ -	\$ 42,506	
Recreation and Parks											
22061150-531100-	G1105	Camp Happy Hearts	\$ 38,351	\$ 13,299	\$ 25,052	\$ -	\$ 25,052	\$ -	\$ -	\$ 25,052	
22061150-521200-	G1401	Fresh Grant Special Needs	14,349	8,472	5,877	-	5,877	-	-	5,877	
22061150-531100	C1815	2017 Camp Happy Hearts	14,550	-	14,550	-	14,550	-	-	14,550	
subtotal					\$ 45,479	\$ -	\$ 45,479	\$ -	\$ -	\$ 45,479	
Non-Allocated											
(1) 22090200-579000											
Reserve for City Grant Matches											
subtotal					\$ -	\$ 19,977	\$ 19,977	\$ -	\$ -	\$ 19,977	
					\$ -	\$ 19,977	\$ 19,977	\$ -	\$ -	\$ 19,977	
Total					\$ 81,158	\$ 46,333	\$ 127,491	\$ 19,529	\$ -	\$ 107,962	

Notes:

(1) Represents funding available for City matches to City Council approved Grants.



CITY OF ALPHARETTA
Financial Management Reports
Grant Funds
Capital Grant Fund Detail (Fund 340; life-to-date for active projects)
As of October 31, 2017

Account #Project			Project Snapshot		FY 2018					
			Total Project Authorization	Prior Year Collections/ Expenditures	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections/ Expenditures	Encumbrances	Remaining
Revenue										
Public Works										
34041100-331350-	C0005	Encore Pkwy Greenway Connection (TE Grant)	\$ 780,795	\$ 595,313	\$ 185,482	\$ -	\$ 185,482	\$ -		\$ 185,482
34041100-331351-	C0005	Encore Pkwy Greenway Connection (GDOT)	7,600,000	6,717,930	882,070	-	882,070	-		882,070
34041100-336001-	C0005	Encore Pkwy Greenway Connection (NFCID SRTA)	1,000,000	1,000,000	-	-	-	-		-
34041100-336002-	C0005	Encore Pkwy Greenway Connection (NFCID)	3,262,758	2,578,434	684,324	-	684,324	125,155		559,169
34041100-334310-	C1219	Milling & Resurfacing (LMIG)	2,769,200	2,177,630	-	591,570	591,570			591,570
34090200-371000-	G1109	Encore Pkwy Improvements (Cousins Properties)	54,469	54,469	-	-	-	-		-
34041100-334310-	C1620	Northwinds Parkway	1,869,353	1,869,353	-	-	-	-		-
		subtotal			\$ 1,751,876	\$ 591,570	\$ 2,343,446	\$ 125,155		\$ 2,218,291
Community Development										
34074150-334310	C1816	ARC Northpoint LCI Update	\$ 100,000	\$ 3,573	\$ -	\$ 96,427	\$ 96,427	\$ 18,868		\$ 77,559
		subtotal			\$ -	\$ 687,997	\$ 96,427	\$ 18,868		\$ 77,559
General Government										
34090200-391100		Transfer-In from the General Fund (Match)			\$ -	\$ -	\$ -	\$ -		\$ -
34090200-395000		Carryforward Fund Balance			(197,468)	-	(197,468)	-		(197,468)
		subtotal			\$ (197,468)	\$ -	\$ (197,468)	\$ -		\$ (197,468)
		Total			\$ 1,554,408	\$ 1,279,567	\$ 2,242,405	\$ 144,024		\$ 2,098,381
Expenditures										
Public Works										
34041100-541410-	C0005	Encore Parkway Greenway Connection	\$ 12,643,552	\$ 11,347,561	\$ 1,295,991	\$ -	\$ 1,295,991	\$ 329,469	\$ 966,520	\$ 2
34041100-541410-	C1219	Milling & Resurfacing (LMIG)	2,769,200	2,177,630		591,570	591,570			591,570
34041100-541410-	C1620	Northwinds Parkway	2,119,354	2,115,601	3,753	-	3,753	-	-	3,753
34041100-541410-	G1109	Encore Pkwy Improvements (LCI Grant)	54,469	-	54,469	-	54,469	-	-	54,469
		subtotal			\$ 1,354,213	\$ 591,570	\$ 1,945,783	\$ 329,469	\$ 966,520	\$ 649,794
Community Development										
34074150-521200	C1816	ARC Northpoint LCI Update	\$ 125,000	\$ 4,466	\$ -	\$ 120,534	\$ 120,534	\$ 65,083	\$ 55,451.50	-
		subtotal			\$ -	\$ 120,534	\$ 120,534	\$ 65,083	\$ 55,452	\$ -
Non-Allocated										
(1) 34090200-579000		Reserve for City Grant Matches			\$ 200,195	\$ (24,107)	\$ 176,088	\$ -	\$ -	\$ 176,088
		subtotal			\$ 200,195	\$ (24,107)	\$ 176,088	\$ -	\$ -	\$ 176,088
		Total			\$ 1,554,408	\$ 687,997	\$ 2,242,405	\$ 394,552	\$ 1,021,971	\$ 825,882

Notes:

(1) Represents funding available for City matches to City Council approved Grants.



CAPITAL PROJECT FUNDS

Revenue & Expenditure Reports



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of October 31, 2017

		Project Snapshot		FY 2018					
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Account #	Project								
Revenue									
30113230-336000	C1538 Arts Center Study (ACVB)	\$ 25,894	\$ 23,144	\$ 2,750	\$ -	\$ 2,750	\$ -		\$ 2,750
30141100-336000	C0005 Fulton-Encore (Fulton County Waterline)	600,734	519,567	81,167	-	81,167	-		81,167
30141100-336000	C1410 Rucker Rd Waterline	1,782,350	-	1,782,350	-	1,782,350	-		1,782,350
30141100-336000	C1620 Northwinds Pkwy (Fulton County Waterline)	108,100	108,100	-	-	-	-		-
30141100-336000	C1808 City Center Sidewalks (Dev Auth)	45,312	-	-	45,312	45,312	45,312		-
30141100-371000	C1808 City Center Utilities	100,000	-	-	100,000	100,000	100,000		-
30161150-371000	C1100 Park Land Acquisition (Avalon)	1,000,000	-	1,000,000	-	1,000,000	-		1,000,000
30161150-371000	C1225 Scoreboards (AYBA/Coke)	24,940	-	-	24,940	24,940	-		24,940
30174150-337000	C0910 Tree Bank Contribution	255,200	-	-	255,200	255,200	255,200		-
30176100-371000	C0005 Encore Parkway Sidewalk (ABC)	1,705,000	1,330,295	374,705		374,705	216,115		158,590
30176100-371000	C1442 Main St. Improvements (ABC)	1,812,724	1,774,772	37,952		37,952	-		37,952
30176100-371000	C1712 Alphaloop (ABC)	388,770	40,741	348,029		348,029	-		348,029
	subtotal			\$ 3,626,953	\$ 425,452	\$ 4,052,405	\$ 616,627		\$ 3,435,778
Non-Departmental									
30190200-395000	Carryforward Fund Balance			\$ 14,452,839	\$ 410,000	\$ 14,862,839	\$ -		\$ 14,862,839
30190200-391100	Transfer-In from the General Fund (Match)			-	12,747,363	12,747,363	4,249,121		8,498,242
	subtotal			\$ 14,452,839	\$ 13,157,363	\$ 27,610,202	\$ 4,249,121		\$ 23,361,081
	Total			\$ 18,079,792	\$ 13,582,815	\$ 31,662,607	\$ 4,865,748		\$ 26,796,859
Expenditures									
Administration									
30113230-544100-	C1130 Downtown Façade Grant Program	\$ 194,593	\$ 132,071	\$ 62,522		\$ 62,522	\$ -	\$ -	\$ 62,522
30113230-542400-	C1222 Records Management	35,000	32,425	2,575	-	2,575	-	-	2,575
30113230-541410	C1229 Admin Roof Repair/Replacement	137,225	-	(2,775)	140,000	137,225	74,223	61,515	1,487
30113230-544100-	C1300 Economic Development Initiatives	183,159	93,159	(35,000)	125,000	90,000	15,000	-	75,000
30113230-544300-	C1501 Alpharetta History Room Design Svcs (City Ctr)	303,500	53,380	250,120	-	250,120	-	249,088	1,032
30113230-544200-	C1527 Veterans Memorial	105,497	75,785	29,712	-	29,712	-	-	29,712
30113230-571000	C1532 ATC Operational Fund	95,000	-	-	95,000	95,000	95,000	-	-
30113230-544200	C1614 Senior Citizen History Project	75,000	35,000	15,000	25,000	40,000	-	15,000	25,000
30113230-544100-	C1625 Economic Development Video Marketing Program	180,600	145,600	35,000	-	35,000	35,000	-	-
	subtotal			\$ 357,154	\$ 385,000	\$ 742,154	\$ 219,223	\$ 325,603	\$ 197,328
Finance									
30115150-542400-	C1101 Archive Filing & Scanning	\$ 20,000	\$ 14,191	\$ 5,809	\$ -	\$ 5,809	\$ -	\$ -	\$ 5,809



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of October 31, 2017

Account #	Project	Project Snapshot		FY 2018					Funds Available
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	
30115150-542400-	C1102 Finance Software Improvement	94,972	84,431	10,541	-	10,541	-	8,656	1,885
30115150-542400-	C1141 Tyler ERP System	805,002	761,467	43,535	-	43,535	-	5,167	38,368
	subtotal			\$ 59,885	\$ -	\$ 59,885	\$ -	\$ 13,823	\$ 46,062
Information Technology									
30117400-542400	C0900 Cisco Data Network	\$ 300,001	\$ 144,058	\$ 155,943	\$ -	\$ 155,943	\$ -	\$ -	\$ 155,943
30117400-542400-	C0903 Data Center (Test Equip. & Software)	66,028	65,929	99	-	99	-	99	0
30117400-542400-	C1000 GIS Aerial Mapping	50,001	22,044	27,957	-	27,957	-	1,700	26,257
30117400-542400-	C1103 Network and VOIP	511,133	360,181	150,952	-	150,952	-	106,320	44,632
30117400-542400-	C1312 Backup Data Storage Management	510,002	461,916	48,086	-	48,086	13,958	-	34,128
30117400-542400-	C1313 Technology Replacement (recurring)	1,662,365	1,178,158	184,207	300,000	484,207	20,785	23,400	440,022
30117400-542400-	C1400 PW Data Center Server Replacement	207,503	202,215	5,288	-	5,288	-	5,287	1
30117400-542100	C1518 PW Data Center Generator/Air Conditioner	122,512	121,972	540	-	540	-	-	540
30117400-542400	C1615 App/Desktop Virtualization	265,001	75,699	64,302	125,000	189,302	-	-	189,302
30117400-542400	C1725 City Fiber Relocation	30,000	7,695	22,305	-	22,305	-	-	22,305
30117400-542400	C1809 Parcel Corrections	80,000	-	-	80,000	80,000	-	80,000	-
	subtotal			\$ 659,679	\$ 505,000	\$ 1,164,679	\$ 34,743	\$ 216,806	\$ 913,130
Public Safety									
30131150-542200-	C1202 Public Safety Fleet (recurring)	\$ 5,010,260	\$ 4,354,080	\$ 21,180	\$ 635,000	\$ 656,180	\$ 50,725	\$ 465,006	\$ 140,449
30131150-542100-	C1315 Cardiac Monitor Replacement	372,115	358,150	13,965	-	13,965	-	13,964	1
30131150-542100	C1401 PS Equipment Replacement	505,971	413,499	36,472	56,000	92,472	-	34,294	58,178
30131150-541300	C1609 PS Headquarters Improvements	114,655	106,905	7,750	-	7,750	-	7,750	-
30131150-541300	C1630 PS HQ Expansion	2,459,448	-	824,345	1,635,103	2,459,448	-	-	2,459,448
30131150-541300	C1706 RAPSTC Improvements	216,693	-	171,623	45,070	216,693	-	-	216,693
30131150-544200	C1707 License Plate Rec Grant	80,000	-	80,000	-	80,000	-	-	80,000
30131150-541300	C1729 Station Bathroom Renovations	40,000	-	40,000	-	40,000	37,859	-	2,141
30131150-542200	C1810 New Fleet	66,000	-	-	66,000	66,000	-	-	66,000
30131150-541300	C1811 Fire Marshal Area Cubicle Redesign	15,000	-	-	15,000	15,000	11,842	1,954	1,204
	subtotal			\$ 1,195,335	\$ 2,452,173	\$ 3,647,508	\$ 100,425	\$ 522,968	\$ 3,024,114



CITY OF ALPHARETTA

Financial Management Reports

Capital Project Funds

General Capital Project Fund Detail (Fund 301; life-to-date for active projects)

As of October 31, 2017

			Project Snapshot		FY 2018					
			Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Account #	Project									
Public Works										
30141100-541410-	C0005	Encore Parkway Greenway Connection	\$ 700,090	\$ 603,888	\$ 96,202	\$ -	96,202	\$ -	\$ 91,696	\$ 4,506
30141100-541410-	C0041	Traffic Signal Interconnect	322,523	72,522	250,001	-	250,001	-	-	250,001
30141100-541200-	C0910	Tree Replacement Fund	1,313,996	574,722	484,074	255,200	739,274	612	21,503	717,160
30141100-541200-	C1008	Cemetery Authority - Maintenance	518,557	136,278	382,279	-	382,279	6,120	7,515	368,644
30141100-541410-	C1207	Bridge Maintenance (recurring)	1,300,995	970,907	155,088	175,000	330,088	3,893	-	326,195
30141100-541410-	C1208	Mast Arm Maintenance (recurring)	463,495	445,111	18,384	-	18,384	-	-	18,384
30141100-541410-	C1215	Striping & Signage (recurring)	1,408,432	1,067,548	160,884	180,000	340,884	89,264	69,366	182,254
30141100-541410-	C1217	Traffic Calming Equipment/Intersection Safety Improvements (recurring)	368,519	307,685	25,834	35,000	60,834	51	3,441	57,342
30141100-541410-	C1218	Traffic Signal System Maintenance (recurring)	402,504	291,966	35,538	75,000	110,538	9,391	2,570	98,577
30141100-541410-	C1219	Milling & Resurfacing (recurring)	11,395,736	9,178,420	217,316	2,000,000	2,217,316	36,101	131,895	2,049,320
30141100-541410-	C1220	Traffic Control Equipment (recurring)	864,869	739,511	25,358	100,000	125,358	14,834	26,220	84,304
30141100-541410-	C1221	Design Services (recurring)	796,563	612,403	69,160	115,000	184,160	29,084	12,415	142,661
30141100-542200	C1223	Fleet Replacement	865,904	676,965	23,939	165,000	188,939	-	-	188,939
30141100-541200-	C1302	Tree Planting & Landscaping Improvements (recurring)	558,315	396,028	62,287	100,000	162,287	7,197	44,200	110,889
30141100-541200-	C1311	Downtown Improvements Charlotte Drive @ Rucker Rd Intersection	110,002	90,540	19,462	-	19,462	-	-	19,462
30141100-541410-	C1324	Improvements	25,000	-	25,000	-	25,000	-	-	25,000
30141100-541420-	C1325	Rucker Rd Sidewalk Improvements	50,000	5,000	45,000	-	45,000	-	45,000	-
30141100-541410-	C1407	Minor Intersection Upgrades	112,168	77,104	35,064	-	35,064	-	-	35,064
30141100-541410-	C1410	Rucker Rd Corridor Improvements	2,516,920	734,570	1,782,350	-	1,782,350	-	1,782,350	-
30141100-541430-	C1416	Clairborne Drive Culvert Design	52,762	41,033	11,729	-	11,729	-	11,729	0
30141100-541410-	C1444	Davis Drive Extension (Design)	93,800	89,294	4,506	-	4,506	-	-	4,506
30141100-541430-	C1503	Stormwater Studies/Design	426,386	386,090	40,296	-	40,296	28,034	12,262	0
30141100-541410-	C1507	Rucker Rd Corridor Improvements (ROW)	50,000	19,100	30,900	-	30,900	-	-	30,900
30141100-541420-	C1512	Sidewalk Improvements	824,800	627,384	197,416	-	197,416	-	-	197,416
30141100-541430-	C1513	Stormwater Inventory & GIS Update	449,999	447,553	2,446	-	2,446	-	-	2,446
30141100-541410-	C1606	Major Intersection Improvements	149,427	64,760	84,667	-	84,667	-	-	84,667
30141100-542100-	C1608	Lowboy Trailer	57,851	40,721	17,130	-	17,130	-	17,130	-
30141100-541300-	C1620	Northwinds Parkway Academy @ City Center Intersection Improvement	716,580	575,554	141,026	-	141,026	-	-	141,026
30141100-541000-	C1627	Improvement	18,220	-	18,220	-	18,220	-	-	18,220
30141100-571000-	C1631	McGinnis Ferry Road Expansion IGA	400,000	-	400,000	-	400,000	-	-	400,000
30141100-541300-	C1632	West Parking Garages/Lot Construction	122,191	81,190	41,001	-	41,001	-	-	41,001
30141100-541410	C1637	Old Roswell St Pedestrian Imp	150,000	-	150,000	-	150,000	-	-	150,000
30141100-541410	C1638	Webb Bridge Rd Corridor Imp	100,000	36,177	63,823	-	63,823	-	1,841	61,982



CITY OF ALPHARETTA
Financial Management Reports
Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
As of October 31, 2017

Account #	Project	Project Snapshot		FY 2018					Funds Available
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	
30141100-541410	C1701 Pedestrian Intersection Imp	60,000	-	60,000	-	60,000	-	-	60,000
30141100-541300	C1704 West Parking Garages	7,573,774	-	6,317,250	1,256,524	7,573,774	-	-	7,573,774
30141100-541420	C1712 Alphaloop	78,368	-	-	78,368	78,368	-	78,368	-
30141100-541410	C1720 Temporary Traffic Signal Northwinds	21,690	13,515	8,175	-	8,175	-	-	8,175
30141100-541430	C1721 Mayfield Road Culvert	420,000	-	420,000	-	420,000	-	11,860	408,140
30141100-541410	C1722 Traffic Signal Improvements	290,001	35,442	254,559	-	254,559	-	-	254,559
30141100-541410	C1723 Teasley Street Improvements	18,075	1,200	16,875	-	16,875	4,750	250	11,875
30141100-541420	C1726 Sidewalks 2017 Phase 1	269,706	71,453	198,253	-	198,253	161,853	36,400	0
30141100-541420	C1801 Sidewalk Maintenance/Repair	100,000	-	-	100,000	100,000	-	-	100,000
30141100-542100	C1802 PW Equipment Replacement	45,000	-	-	45,000	45,000	-	39,259	5,741
30141100-541420	C1808 City Center Sidewalks/Utilities	425,000	-	-	425,000	425,000	338,719	-	86,281
	<i>subtotal</i>			\$ 12,391,492	\$ 5,105,092	\$ 17,496,584	\$ 729,903	\$ 2,447,270	\$ 14,319,411
Recreation and Parks									
30161150-541500	C0922 Webb Br Park Synthetic Turf	450,000	-	\$ -	\$ 450,000	\$ 450,000	\$ -	\$ 406,461	\$ 43,539
30161150-541000	C1100 Park Land Acquisition	1,000,000	-	1,000,000	-	1,000,000	-	-	1,000,000
30161150-541500	C1221 Design Services	122,052	76,857	(4,805)	50,000	45,195	1,663	988	42,545
30161150-541500-	C1225 Athletic Scoreboards (maint/replacement)	224,992	168,375	11,677	44,940	56,617	-	49,880	6,737
30161150-541300-	C1229 Rec & Parks Building Re-Roof	821,029	732,254	2,775	86,000	88,775	30,877	57,898	-
30161150-542200-	C1232 Recreation/Parks Fleet (recurring)	376,808	344,058	32,750	-	32,750	-	-	32,750
30161150-541200-	C1332 Milton Center Field Re-Sod	20,000	6,900	13,100	-	13,100	-	-	13,100
30161150-542100-	C1402 Rec/Parks Equipment Replacement	357,001	289,340	20,661	47,000	67,661	-	47,813	19,848
30161150-541500	C1421 Lightning Warning System	115,000	50,000	-	65,000	65,000	-	-	65,000
30161150-541500-	C1424 Wills Park Pool Renovation	2,340,452	28,992	1,311,460	1,000,000	2,311,460	-	2,056,394	255,066
30161150-541500-	C1524 Adaptive Playground Equipment	28,501	20,422	8,079	-	8,079	-	-	8,079
30161150-544200-	C1600 Downtown Sculpture Project	165,000	7,840	157,160	-	157,160	40,015	63,210	53,935
30161150-541500-	C1612 Park Signage	55,001	48,764	6,237	-	6,237	-	-	6,237
30161150-541510-	C1636 Greenway Repair and Maintenance	44,500	42,331	2,169	-	2,169	-	-	2,169
30161150-541500	C1641 Park Master Plans	166,450	24,570	73,880	68,000	141,880	2,206	71,674	68,000
30161150-541300	C1710 Log Cabin Relocation	50,000	-	50,000	-	50,000	-	-	50,000
30161150-541300	C1803 Bleacher Replacement	35,000	-	-	35,000	35,000	-	29,370	5,630
30161150-541500	C1804 Park Repairs/Improvements	100,000	-	-	100,000	100,000	24,686	-	75,314
30161150-531300	C1805 North Park Restroom Expansion	30,000	-	-	30,000	30,000	-	-	30,000
30161150-541500	C1806 Parks Playground Equipment	50,000	-	-	50,000	50,000	-	-	50,000
30161150-544100	C1806 Public Arts Program	85,000	-	-	85,000	85,000	10,000	-	75,000
	<i>subtotal</i>			\$ 2,685,143	\$ 2,110,940	\$ 4,796,083	\$ 109,446	\$ 2,783,687	\$ 1,902,950



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of October 31, 2017

Account #	Project	Project Snapshot		FY 2018						
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available	
Community Development										
30174150-544100-	C0019 Downtown Parking Fund	\$ 263,250	\$ 219,309	\$ 43,941	\$ -	\$ 43,941	\$ 15,106	\$ 28,834	\$	1
30174150-542400	C1222 Records Management	50,001	16,572	33,429	-	33,429	-	-		33,429
30174150-542200-	C1433 Fleet Replacement	195,001	132,008	12,993	50,000	62,993	25,606	19,435		17,952
30174150-541410	C1602 Lilly Garden Terrace	40,000	32,995	7,005	-	7,005	-	5,755		1,250
30174150-541410	C1603 Design Services	200,001	89,113	35,888	75,000	110,888	11,914	49,705		49,268
30174150-521200	C1634 TSPLOST Project Consultant	35,001	33,200	1,801	-	1,801	-	-		1,801
	subtotal			\$ 135,057	\$ 125,000	\$ 260,057	\$ 52,626	\$ 103,729	\$	103,701
Alpharetta Business Community Sidewalk Projects										
30176100-541420-	C0005 Encore Parkway Sidewalk	\$ 1,705,001	\$ 1,546,410	\$ 158,591	\$ -	\$ 158,591	\$ 53,097	\$ 51,175	\$	54,319
30176100-541420-	C1442 Main St. Improvements	1,812,724	1,774,772	37,952	-	37,952	-	33,312		4,640
30176100-541420-	C1712 City Trail (Loop)	388,769	41,869	346,900	-	346,900	72,834	274,066		-
	subtotal			\$ 543,443	\$ -	\$ 543,443	\$ 125,931	\$ 358,553	\$	58,959
Non-Departmental										
30190200-579000	Non-Allocated			\$ 52,604	\$ 2,899,610	\$ 2,952,214	\$ -	\$ -	\$	2,952,214
	subtotal			\$ 52,604	\$ 2,899,610	\$ 2,952,214	\$ -	\$ -	\$	2,952,214
	Total			\$ 18,079,792	\$ 13,582,815	\$ 31,662,607	\$ 1,372,298	\$ 6,772,440	\$	23,517,869



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
Stormwater Capital Fund Detail (Fund 302; life-to-date for all projects)
 As of October 31, 2017

		Project Snapshot		FY 2018					
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Revenue									
Non-Departmental									
30290200-391100	Transfer-In from the General Fund (Match)			\$ -	\$ 1,255,000	\$ 1,255,000	\$ 418,333		\$ 836,667
30290200-395000	Carryforward Fund Balance			679,257	-	679,257	-		679,257
	Total			\$ 679,257	\$ 1,255,000	\$ 1,934,257	\$ 418,333		\$ 1,515,924
Expenditures									
Administration									
30241100-541430-C1216	Stormwater Drainage Maintenance	\$ 239,428	\$ 49,767	\$ 39,661	\$ 150,000	\$ 189,661	\$ 27,329	\$ 2,107	\$ 160,225
30241100-541430-C1308	Stormwater Pipe & Structure Maintenance	1,995,054	765,534	324,520	905,000	1,229,520	340,582	650,550	238,389
30241100-541430-C1503	Stormwater Studies	100,000	-	-	100,000	100,000	-	-	100,000
30241100-541430-C1604	Stormwater Inspections	183,420	61,371	22,049	100,000	122,049	6,588	98,881	16,580
30241100-541430-C1721	Mayfield Road Culvert	280,000	-	280,000	-	280,000	9,550	25,200	245,250
30261150-541430-C1521	Wills Park Water Quality Improvement	36,496	30,421	6,075	-	6,075	586	5,488	0
30261150-541430-C1640	Wills Park Drainage Improvement	34,760	27,808	6,952	-	6,952	-	6,952	-
	Total			\$ 679,257	\$ 1,255,000	\$ 1,934,257	\$ 384,635	\$ 789,178	\$ 760,444



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
Convention Center Capital Fund Detail (Fund 316; life-to-date for all projects)
 As of October 31, 2017

Account #	Project	Project Snapshot		FY 2018					
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Revenue									
Non-Departmental									
31690200-395000	Carryforward Fund Balance			\$ 6,830,177	\$ -	\$ 6,830,177			\$ 6,830,177
	Total			\$ 6,830,177	\$ -	\$ 6,830,177	\$ -		\$ 6,830,177
Expenditures									
Administration									
31613230-541300-C1618	Conference Center (Construction/Design)	\$ 24,147,356	\$ 17,672,718	\$ 6,474,638	\$ -	\$ 6,474,638	\$ 5,737,092	\$ 737,545	\$ 1
31613230-541300-C1619	Conference Center (Consulting)	264,165	41,789	222,376	-	222,376	2,324	16,891	203,161
31690200-579000	Non-Allocated	133,163	-	133,163	-	133,163	-	-	133,163
31690200-584000	Conference Center Issuance Cost	621,851	621,851	-	-	-	-	-	-
	Total			\$ 6,830,177	\$ -	\$ 6,830,177	\$ 5,739,416	\$ 754,437	\$ 336,325



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
Parks and Transportation Bond Fund Detail (Fund 317; life-to-date for all projects)
 As of October 31, 2017

					Project Snapshot		FY 2018					
					Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Account #	Project											
Revenue												
Non-Departmental												
31790200-395000	Carryforward Fund Balance				\$ 47,433,907	\$ -	\$ 47,433,907	\$ -			\$ 47,433,907	
	Total				\$ 47,433,907	\$ -	\$ 47,433,907	\$ -			\$ 47,433,907	
Expenditures												
Administration												
31741100-541410-	C1410	Rucker Road Corridor Improvements	14,850,001	343,362	\$ 14,506,639	\$ -	\$ 14,506,639	\$ 395,426	\$ 14,005,313		\$ 105,900	
31741100-541420-	C1512	Sidewalk Improvements	3,420,266	213,108	3,207,158	-	3,207,158	28,530	-		3,178,628	
31741100-541410-	C1602	Lilly Garden Terrace Ext.	1,500,000	-	1,500,000	-	1,500,000	-	-		1,500,000	
31741100-541410-	C1702	Kimball Br Rd Improvements	9,000,001	425,174	8,574,827	-	8,574,827	70,520	48,612		8,455,695	
31741100-541410-	C1703	Windward Pkwy Improvements	2,000,000	-	2,000,000	-	2,000,000	24,365	286,415		1,689,220	
31741100-541420	C1712	Alpha Loop	500,000	-	500,000	-	500,000	-	187,250		312,750	
31741100-541420	C1726	Sidewalks 2017 Phase 1	436,999	184,635	252,364	-	252,364	155,844	96,519		1	
31741100-541420	C1727	Mayfield Rd Sidewalk	942,370	63,000	879,370	-	879,370	318,679	559,640		1,051	
31741100-541420	C1814	Windward Sidewalks	320,982	-	320,982	-	320,982	82,818	238,164		-	
31741100-541420	C1818	Sidewalks 2017 Phase 4	379,384	-	-	379,384	379,384	-	-		379,384	
31761150-541000-	C1100	Park Land Acquisition	4,000,001	2,532,239	1,467,762	-	1,467,762	837,456	-		630,306	
31761150-541500-	C1424	Wills Park Pool Renovation	2,700,001	275,293	2,424,708	-	2,424,708	518,634	1,906,073		1	
31761150-541500-	C1611	Alpharetta Arts Center	1,500,001	403	1,499,598	-	1,499,598	-	1,240,598		259,000	
31761150-541300-	C1708	Greenway Ext to Forsyth County	6,500,000	784,026	5,715,974	-	5,715,974	-	-		5,715,974	
31761150-541300-	C1709	Eastside Community Center	2,500,000	-	2,500,000	-	2,500,000	-	-		2,500,000	
31761150-541000-	C1711	Cultural Arts Land/Park Land	1,450,000	-	1,450,000	-	1,450,000	-	-		1,450,000	
31741100-579000		Public Works Reserve	143,752	-	143,752	-	143,752	-	-		143,752	
31761150-579000		Parks Reserve	111,389	-	111,389	-	111,389	-	-		111,389	
31790200-584000		Bond Issuance Cost	361,301	361,301	-	-	-	-	-		-	
	Total				\$ 47,054,523	\$ 379,384	\$ 47,433,907	\$ 2,432,273	\$ 18,568,584		\$ 26,433,050	



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
TSPLOST Fund Detail (Fund 335; life-to-date for all projects)
 As of October 31, 2017

Account #	Project	Project Snapshot		FY 2018					
		Total Project Authorization	Prior Year Expenditures	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Revenue									
Non-Departmental									
33590200-395000	Carryforward Fund Balance			\$ 188,167	\$ 1,650,901	\$ 1,839,068	\$ -		\$ 1,839,068
33590200-313400	TSPLOST			-	13,000,000	13,000,000	2,669,057		10,330,943
	Total			\$ 188,167	\$ 14,650,901	\$ 14,839,068	\$ 2,669,057		\$ 12,170,011
Expenditures									
Administration									
33541100-541410	Roadway Improvements	\$ 469,382	\$ 22,040	\$ (552,658)	\$ 1,000,000	\$ 447,342	\$ -	\$ -	\$ 447,342
33541100-541410	Academy St/ Webb Br Rd Operational Improvements	1,000,000	-	-	1,000,000	1,000,000	-	-	1,000,000
33541100-541410	C1713 Kimball Br Rd Operational Improvements	462,930	122,647	340,283	-	340,283	1,593	338,690	1
33541100-541410	C1714 Bethany Rd @ Mid-Broadwell Rd Intersection Improvements	563,004	61,771	101,233	400,000	501,233	43,340	57,893	400,000
33541100-541410	C1715 Bethany Rd @ Mayfield Rd Intersection Improvements	1,280,000	74,129	85,376	1,120,495	1,205,871	29,172	56,204	1,120,495
33541100-541410	C1716 Morris Rd Operational Improvements	2,700,001	160,765	115,950	2,423,286	2,539,236	60,018	60,931	2,418,287
33541100-541410	C1717 Old Milton Pkwy Capacity Improvements	1,790,675	66,761	16,794	1,707,120	1,723,914	3,472	13,322	1,707,121
33541100-541410	C1718 Windward Pkwy Business Dist/Union Hill Rd Capacity Improvements	2,203,391	122,202	81,189	2,000,000	2,081,189	29,383	51,805	2,000,000
33541100-541410	C1800 Haynes Bridge Road Improvements	5,000,000	-	-	5,000,000	5,000,000	-	-	5,000,000
	Total			\$ 188,167	\$ 14,650,901	\$ 14,839,068	\$ 166,977	\$ 578,845	\$ 14,093,247



SPECIAL REVENUE FUNDS WITH CAPITAL PROJECTS

Revenue & Expenditure Reports



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Confiscated Assets Fund (Fund 210; life-to-date for active projects)
 As of October 31, 2017

		Project Snapshot		FY 2018					
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Account #	Project								
Revenue									
DEA									
21031110-351300	Confiscation/Federal Seizures			\$ -	\$ -	\$ -	28,693		\$ (28,693)
21031110-361000	Interest Earnings			-	-	-	385		(385)
21031110-395000	Carryforward Fund Balance			916,030	517,706	1,433,736	-		1,433,736
	subtotal			\$ 916,030	\$ 517,706	\$ 1,433,736	\$ 29,078		\$ 1,404,658
State									
21031120-351301	Confiscation/State Seizures			\$ -	\$ -	\$ -	41,498		\$ (41,498)
21031120-395000	Carryforward Fund Balance			17,337	-	17,337	-		17,337
	subtotal			\$ 17,337	\$ -	\$ 17,337	\$ 41,498		\$ (24,161)
	Total			\$ 933,367	\$ 517,706	\$ 1,451,073	\$ 70,576		\$ 1,380,497
Expenditures									
DEA									
21031110-51*	Personnel Services	-	-	\$ -	\$ 240,759	\$ 240,759	\$ 81,583	\$ -	\$ 159,176
21031110-52*	Maintenance and Operations	-	-	-	-	-	9,460	3,500	(12,960)
21031110-542100	Machinery & Equipment	-	-	18,428	-	18,428	18,428	-	0
21031110-542100 C1401	Equipment Replacement	58,000	-	-	58,000	58,000	-	-	58,000
21031110-541300 C1630	PS Headquarters Expansion	600,000	-	500,000	100,000	600,000	1,406	-	598,594
21031110-542400 C1812	Body Camera Program	70,000	-	-	70,000	70,000	-	-	70,000
21031110-581200 C1623	Taser Lease (Principal)	-	-	-	46,130	46,130	46,129	-	1
21031110-582200 C1623	Taser Lease (Interest)	-	-	-	2,817	2,817	2,816	-	1
21031110-579007	Next Year Budget Reserve	-	-	397,602	-	397,602	-	-	397,602
	subtotal			\$ 916,030	\$ 517,706	\$ 1,433,736	\$ 159,823	\$ 3,500	\$ 1,270,413
State									
21031120-532400	Non-Recurring Expenses	-	-	\$ -	\$ -	\$ -	2,376	\$ -	\$ (2,376)
21031120-579000	Non-Allocated	-	-	17,337	-	17,337	-	-	17,337
	subtotal			\$ 17,337	\$ -	\$ 17,337	\$ 2,376	\$ -	\$ 14,961
	Total			\$ 933,367	\$ 517,706	\$ 1,451,073	\$ 162,199	\$ 3,500	\$ 1,285,374



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Impact Fee Fund (Fund 270; life-to-date for active projects)
 As of October 31, 2017

		Project Snapshot		FY 2018					
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Account #	Project								
Revenue									
27074110-341321	Impact Fees (Roads)			\$ -	\$ -	\$ -	\$ 49,443		\$ (49,443)
27074110-341323	Impact Fees (Recreation and Parks)			-	550,000	550,000	277,499		272,501
27074110-341324	Impact Fees (Public Safety)			-	-	-	15,098		(15,098)
27074110-361000	Interest Earnings			-	-	-	12,096		(12,096)
	subtotal			\$ -	\$ 550,000	\$ 550,000	\$ 354,135		\$ 195,865
Non-Departmental									
27074110-395000	Carryforward Fund Balance			\$ 3,015,456	\$ 1,080,000	\$ 4,095,456	\$ -		\$ 4,095,456
	subtotal			\$ 3,015,456	\$ 1,080,000	\$ 4,095,456	\$ -		\$ 4,095,456
	Total			\$ 3,015,456	\$ 1,630,000	\$ 4,645,456	\$ 354,135		\$ 4,291,321
Expenditures									
Public Safety									
27031150-541300	C1630 PS Headquarters Expansion	\$ 678,751	\$ 158,286	\$ 440,465	\$ 80,000	\$ 520,465	\$ 126,477	\$ 42,588	\$ 351,401
	subtotal			\$ 440,465	\$ 80,000	\$ 520,465	\$ 126,477	\$ 42,588	\$ 351,401
Public Works									
27041100-541410	C1630 Rucker Road Corridor	\$ 1,150,000	\$ -	\$ 1,150,000	\$ -	1,150,000	\$ -	\$ -	\$ 1,150,000
27041100-541410	C1720 Temporary Traffic Signal Northwinds	68,310	42,564	25,746	-	25,746	-	-	25,746
27041100-541410	C1723 Teasley Street Improvements	56,925	-	56,925	-	56,925	-	-	56,925
	subtotal			\$ 1,232,671	\$ -	\$ 1,232,671	\$ -	\$ -	\$ 1,232,671
Recreation and Parks									
27061150-541500	C1424 Wills Park Pool Expansion	1,100,000	-	\$ -	\$ 1,100,000	\$ 1,100,000	\$ -	\$ 1,100,000	\$ -
27061150-541500	C1611 Alpharetta Arts Center	1,300,000	172,957	1,127,043	-	1,127,043	-	1,121,330	5,713
27061150-541000	C1711 Cultural Arts/Park Land Acquisition	150,000	-	-	150,000	150,000	-	-	150,000
27061150-541500	C1808 City Center Sidewalks	300,000	-	-	300,000	300,000	-	-	300,000
	subtotal			\$ 1,127,043	\$ 1,550,000	\$ 2,677,043	\$ -	\$ 2,221,330	\$ 455,713
Non-Departmental									
27074110-579001	Non-Allocated (Roads)			\$ 321,389	\$ -	\$ 321,389	\$ -	\$ -	\$ 321,389
27074110-579002	Non-Allocated (Recreation and Parks)			(103,897)	-	(103,897)	-	-	(103,897)
27074110-579003	Non-Allocated (Public Safety)			(2,215)	-	(2,215)	-	-	(2,215)
	subtotal			\$ 215,277	\$ -	\$ 215,277	\$ -	\$ -	\$ 215,277
	Total			\$ 3,015,456	\$ 1,630,000	\$ 4,645,456	\$ 126,477	\$ 2,263,918	\$ 2,255,062



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Hotel/Motel Fund (Fund 275; life-to-date for active projects)
 As of October 31, 2017

Account #	Project	Project Snapshot		FY 2018					
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Revenue									
27590150-314100	Hotel/Motel Taxes			\$ -	\$ 7,250,000	\$ 7,250,000	\$ 1,798,770		\$ 5,451,230
	subtotal			\$ -	\$ 7,250,000	\$ 7,250,000	\$ 1,798,770		\$ 5,451,230
Non-Departmental									
27590150-395000	Carryforward Fund Balance			\$ 1,505,262	\$ -	\$ 1,505,262	\$ -		\$ 1,505,262
	subtotal			\$ 1,505,262	\$ -	\$ 1,505,262	\$ -		\$ 1,505,262
	Total			\$ 1,505,262	\$ 7,250,000	\$ 8,755,262	\$ 1,798,770		\$ 6,956,492
Expenditures									
Alpharetta Convention & Visitors Bureau									
27590150-572002	ACVB Distribution	\$ -	\$ 3,171,875	\$ 3,171,875	\$ 786,962	\$ -	\$ 2,384,913		
	subtotal	\$ -	\$ 3,171,875	\$ 3,171,875	\$ 786,962	\$ -	\$ 2,384,913		
City/Other									
27590150-521200	Professional Services	\$ -	\$ -	\$ -	\$ 3,000	\$ -	\$ (3,000)		
27590150-611100	City of Alpharetta Distribution	-	2,718,750	2,718,750	674,539	-	2,044,211		
	subtotal	\$ -	\$ 2,718,750	\$ 2,718,750	\$ 677,539	\$ -	\$ 2,041,211		
Tourism Product Development									
27590150-541500	C1611 Alpharetta Arts Center	550,000	-	\$ -	\$ 550,000	\$ -	\$ 550,000	\$ -	
27590150-579000	Reserve (Tourist Product Development)			34,674	-	34,674	-	34,674	
27590150-579006	Debt Service Reserve			1,470,588	29,412	1,500,000	-	1,500,000	
27590151-582100	D1600 Interest Pmt (2016 Conference Center Bond)			-	779,963	779,963	389,981	-	
	subtotal			\$ 1,505,262	\$ 1,359,375	\$ 2,864,637	\$ 389,981	\$ 550,000	\$ 1,924,656
	Total			\$ 1,505,262	\$ 7,250,000	\$ 8,755,262	\$ 1,854,482	\$ 550,000	\$ 6,350,780



OTHER REPORTS

Payments \$5,000 and Greater



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended October 31, 2017

Vendor	Description	Department	\$ Amount
Ace American Insurance Co	Monthly Workers Comp Invoice	Risk Management	\$ 20,420.17
Ace American Insurance Co (EFT)	Large Loss Claim	Risk Management	\$ 14,089.38
AFLAC	September 2017 Premiums	Finance	\$ 11,081.36
Alpharetta Convention & Visitors Bureau	Hotel Motel Tax for October 2017	Finance	\$ 253,235.97
Alpharetta Technology Commission	November 2017 ATC CEO Pay	Development Authority	\$ 10,416.66
Alta Planning + Design	Alpha Loop	Community Development	\$ 29,115.00
American Facility Services Inc.	September 2017 Janitorial Services	Various	\$ 11,299.42
Anderson, Jerry J & Linda	1470 Mayfield Road Purchase	Legal Services	\$ 736,939.32
Ashley Banan	October 2017 Team Gymnastic and September 2017 Late Ads	Recreation & Parks	\$ 9,624.08
AT&T	September 2017 GLS	Information Technology	\$ 5,650.50
AT&T/Bellsouth @ 85 Annex	10/11-11/10/17 Phone Services	Public Safety	\$ 23,740.02
Atkins North America Inc.	Road and Intersection Improvements	Public Works	\$ 21,308.17
Avalon Hotel Associates LLC (EFT)	Alpharetta Conference Center and Hotel Avalon Funding Request	Finance	\$ 1,396,838.18
B&T Shavings Inc.	Premium Flake	Recreation & Parks	\$ 5,460.00
Bank of America (wire)	Debt Payments	Finance	\$ 76,776.60
Bank of America (wire)	Debt Payments	Finance	\$ 233,684.06
Bank of New York (wire)	Debt Payments	Finance	\$ 121,440.00
Bank of New York (wire)	Debt Payments	Finance	\$ 55,920.00
Bank of New York (wire)	Debt Payments	Finance	\$ 389,981.25
Bank of New York (wire)	Debt Payments	Finance	\$ 180,238.50
Bank of New York (wire)	Debt Payments	Finance	\$ 765,393.75
Bank of New York (wire)	Debt Payments	Finance	\$ 409,450.00
BB&T Bank (wire)	Debt Payments	Finance	\$ 108,981.52
BB&T Bank (wire)	Debt Payments	Finance	\$ 32,484.77
BB&T Bank (wire)	Debt Payments	Finance	\$ 53,075.31
BB&T Bank (wire)	Debt Payments	Finance	\$ 51,201.73
Bovis Kyle & Burch LLC	Professional Services from April 26th thru July 25th 2017	Legal Services	\$ 158,959.86
Brooks-Berry-Haynie & Associates Inc.	Released Retainage - Northwinds Street Lighting	Public Works	\$ 19,378.70
Brumbelow-Reese and Associates Inc.	Buice Road Survey	Public Works	\$ 7,000.00



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended October 31, 2017

Vendor	Description	Department	\$ Amount
Butch Thompson Enterprises Inc.	Glenn Abbey Outlet Repair	Public Works	\$ 41,936.65
Carl Black Buick GMC LLC	Vehicle Maintenance and Repairs	Public Safety	\$ 16,788.15
Carr, Rahn & Associates Inc.	Cost Estimate & Data Book - Morris Road Operational Improvements	Public Works	\$ 5,000.00
Cigna (wire)	Monthly Premium	Finance	\$ 126,156.93
Cigna (wire)	Monthly Premium	Finance	\$ 38,868.51
Cigna (wire)	Monthly Premium	Finance	\$ 34,639.32
City of Roswell	1st Quarter Budget - Training Center	Public Safety	\$ 31,376.35
Construction 57 Inc.	Windward Sidewalk Improvements	Public Works	\$ 74,536.20
Critical Components Inc.	Annual OEM Advantage Ultra	Information Technology	\$ 5,125.00
CW Matthews Contracting Co Inc.	Encore Parkway	Public Works	\$ 382,566.49
D&B Rentals	Balance October 5, 2017 Event	Recreation & Parks	\$ 9,505.38
Dana Safety Supply Inc.	Vehicle Upgrade/Dss Installation of Equipment and Body Armor	Public Safety	\$ 8,803.89
Data Media Associates LLC	Sanitation/Glass Recycling/False Alarm Registration Letters	Finance	\$ 14,363.44
Dataworks Plus LLC	Finger Printing Equipment and Rapid ID Maintenance	Public Safety	\$ 21,047.75
David Eristavi	Payment 2 of 4 Soccer	Recreation & Parks	\$ 9,440.00
DC Pool Service LLC	July/August/September Water Feature Maintenance	Recreation & Parks	\$ 5,850.00
DigitalStakeOut Inc.	Annual IScoutWeb Software Social Media	Public Safety	\$ 6,000.00
Donald Kjenstad	475 Sydney Walk ROW/Easement	Public Works	\$ 6,003.20
Downey Trees Inc.	Tree Services	Recreation & Parks	\$ 15,795.00
Downey Trees Inc.	Tree Services and Mulch	Public Works	\$ 9,015.00
Ed Castro Landscape Inc.	Mansell House Planting Additions and September 2017 Maintenance	Recreation & Parks	\$ 9,883.43
Excellere Construction LLC	Multiple Sidewalk Improvements	Public Works	\$ 51,492.62
Fulton County Board of Education	September 2017 Fuel Bill	Finance	\$ 36,944.41
Fulton County Finance Dept.	September 2017 State Reports - LVAP Fund Disbursements	Municipal Courts	\$ 8,686.00
Fulton County Finance Dept.	Animal Control Service from 7/1/17 thru 12/31/17	Public Works	\$ 19,457.49
Georgia Department of Revenue	2017 Unclaimed Property	Finance	\$ 10,136.69
Georgia Municipal Assn	E911 Audit Program	Finance	\$ 5,000.00
Georgia Power Co	Power Bill	Finance	\$ 151,651.53
Georgia Superior Court Clerks	September 2017 State Reports	Municipal Courts	\$ 37,492.15



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended October 31, 2017

Vendor	Description	Department	\$ Amount
GF Fulwood Inc.	Deposit - Holiday Lighting	Recreation & Parks	\$ 26,931.50
Gunnin Land Surveying	Old Rucker Road Project	Recreation & Parks	\$ 11,555.00
J&J Computer Connection Inc.	Equipment Leases	Finance	\$ 6,018.07
Kimley-Horn & Associates Inc.	North Point LCI Update	Community Development	\$ 12,978.75
Landair Surveying Co of GA	North Point Center/North Point Court/Haynes Bridge GA400/Silos Park Surveying	Public Works	\$ 27,055.00
Landair Surveying Co of GA	Douglas Road Topo Survey	Public Works	\$ 7,930.00
LD Gymnastics Inc.	Payment 3 of 4 Fall Gymnastic	Recreation & Parks	\$ 8,196.79
LD Gymnastics Inc.	Fall Gymnastics and Late Ads	Recreation & Parks	\$ 9,638.19
Mass Services Inc.	September 2017 Stall Cleaning	Recreation & Parks	\$ 17,693.53
Media Frenzy Global	October 2017 PR	City Administration	\$ 8,333.33
Metro Atlanta Chamber of Commerce Inc.	MWC Americas-IOT ATL and Money 20/20 Vegas Sponsorships	City Administration	\$ 16,000.00
Mr. Plunger Inc.	Plumbing Services	Public Works	\$ 5,260.00
Northwest Georgia Paving Inc.	FY2017 Milling and Resurfacing	Public Works	\$ 32,104.80
Northwest Georgia Paving Inc.	Released Retainage - FY2017 Milling and Resurfacing	Public Works	\$ 231,793.73
Ohmshiv Construction LLC	Mayfield Road Sidewalk Improvements	Public Works	\$ 119,866.00
OPEB (wire)	Monthly Payment	Finance	\$ 7,100.01
Peace Officers Annuity & Benefit Fund of GA	September 2017 State Reports	Municipal Courts	\$ 9,063.75
Peek Pavement Marking LLC	On Call Pavement Markings Services	Public Works	\$ 64,452.04
Pieper O'Brien Herr Architects	City of Alpharetta Police Addition and Renovation	Public Safety	\$ 7,669.65
Pond & Company	Morris Road Operational Improvements and Waters Road Traffic Review	Public Works	\$ 35,760.00
Pond & Company	Alpha Loop and Manning Oaks Elementary Park Concept	Various	\$ 27,097.70
Premier Events LLC	Wire & Wood Event Management Fee	Recreation & Parks	\$ 10,000.00
Premier Events LLC	October 2017 Wire and Wood Event	Recreation & Parks	\$ 6,919.22
RCS Production.Com	October 2017 Wire and Wood Event	Recreation & Parks	\$ 27,750.00
RCS Production.Com	Wire & Wood 2017 Event	Recreation & Parks	\$ 6,317.00
Republic Services #800	August and September 2017 Waste Hauling Services	Finance	\$ 546,245.75
Ruppert Landscape	Storm Clean Up and August 2017 City's Right of Way Maintenance	Public Works	\$ 30,493.30
Ruppert Landscape	Sept 2017 Landscape Maint and Monthly Watering-FY17 Tree Planting	Public Works	\$ 40,924.80
Sawnee Electric Membership Corp	Power Bills	Finance	\$ 30,305.22



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended October 31, 2017

Vendor	Description	Department	\$ Amount
Southeast Restoration Group of GA	Fire Station 3 - Structural Repairs	Public Safety	\$ 37,858.78
Stevens & Wilkinson	Wills Park Pool Renovation	Recreation & Parks	\$ 9,413.80
Sunbelt Builders Inc.	Wills Park Pool Renovation	Recreation & Parks	\$ 442,976.63
SunTrust (wire)	Debt Payments	Finance	\$ 280,171.11
SunTrust (wire)	Debt Payments	Finance	\$ 48,945.47
SunTrust Pcard	Procurement Card	Finance	\$ 136,557.40
Tetra Tech	Intersection Improvements	Public Works	\$ 107,015.00
Tetra Tech	Stormwater Sampling and Analysis	Public Works	\$ 9,837.76
The Cincinnati Life Insurance Company	Life Insurance Premium	Finance	\$ 5,048.92
The Seasons at Creekside Condo Assoc	Right of Way and Easement - Rucker Road	Public Works	\$ 35,000.00
Tri Scapes Inc.	September 2017 Landscape Maintenance	Recreation & Parks	\$ 20,890.83
Tunnell-Spangler & Associates Inc.	Alpharetta On Call Planning	Community Development	\$ 7,042.19
Veristor Systems Inc.	Annual VMWare Vsphere 6 and Palo Alto	Information Technology	\$ 48,157.33
Veristor Systems Inc.	Upgrade Vmware Sphere and Support	Information Technology	\$ 7,014.00
Verizon Wireless Services LLC	9/13/17 thru 10/12/17 Cellular MiFi Service/Datacards/Cellphone/IPhone & iPad Ser	Information Technology	\$ 20,343.72
Weeks Retirement Solutions LLC	GASB 45 Valuation	Finance	\$ 5,000.00



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OTHER REPORTS

Purchase Orders between
\$5,000 and \$50,000



CITY OF ALPHARETTA
 Financial Management Reports
Listing of PO's between \$5,000.01 and \$50,000.00
 for the month ended October 31, 2017

Purchase Order #	Vendor	Department	Purchase Order Amt.	Description
18000226	Mason Tractor Company Inc.	Recreation and Parks	\$ 47,812.57	(1) Kubota open station rack machine with attachments
18000229	Ruppert Landscape	Public Works	\$ 7,092.00	Landscape enhancements/water easement planting at 6 Creeppark Court
18000233	D&B Rentals	Recreation and Parks	\$ 26,942.25	Rental of tents, tables, chairs and décor for Tree Lighting and Taste of Alpharetta
18000236	Metro Atlanta Chamber of Commerce Inc.	Administration	\$ 16,000.00	Sponsorship for (2) chamber events: Money 2020/Mobile World Congress Americas
18000239	Comfort by Design Inc.	Public Works	\$ 5,326.33	HVAC maintenance and repair at the Webb Bridge Soccer Field
18000242	Atlanta Business Chronicle	Administration	\$ 8,481.00	Alpharetta market report in the Atlanta Business Chronicle
18000246	Ascendum Machinery Inc.	Public Works	\$ 39,259.00	Volvo EC20D Compact Excavator
18000250	One Diversified LLC	Administration	\$ 6,657.00	Council chambers audio equipment replacement
18000251	CDW LLC	Public Works	\$ 8,687.49	Hardware and software licenses for the Traffic Control Center
18000253	Digital Stakeout	Public Safety	\$ 6,000.00	IScoutweb software for social media monitoring
18000254	Landair Surveying Co of GA	Public Works	\$ 11,860.00	Topographical, tree, and utility surveying services for Mayfield Rd at Foe Killer Creek
18000257	Alpha Training Center LLC	Public Safety	\$ 7,000.00	Narcotics canine



OTHER REPORTS

Bid/RFP Status



CITY OF ALPHARETTA
 Financial Management Reports
Bid/RFP Status
 for the month ended October 31, 2017

Bid#	RFP#	Department	Description	Close Date	Number of Vendor Responses	Award Date	Awarded To	Award Amount	Purchase Order Date	Purchase Order #
	17-1004 RFQ	Community Development	Design / Build for Downtown Parking Deck	9/1/2016	10	N/A	Shortlisted 4 Bidders for RFP 17-102	N/A		
	17-102 RFP	Community Development	Design / Build for Downtown Parking Decks	5/11/2017	4	7/17/2017	The Christman Company	\$ 6,928,183.00		
	17-1011 RFQ	Rec/Parks	Alpharetta Arts Center Construction	3/23/2017	11	N/A	Shortlisted 3 Bidders for RFP 17-112	N/A		
	17-112 RFP	Rec/Parks	Alpharetta Arts Center	5/3/2017	3	8/7/2017	Macallan Construction	\$ 2,836,935.00	10/5/2017	18000232
	17-111 RFP	Information Technology	Cadastral Conversion Services	6/15/2017	4	8/21/2017	Atlas Geographic Data, Inc.	\$ 81,700.00	10/9/2017	18000234
	17-1013	Public Works	Rucker Road Corridor Improvements	5/18/2017	5	N/A	Shortlisted 2 Bidders for PW ITB 17-011			
17-011		Public Works	Rucker Road Corridor Improvements	6/29/2017	2	8/7/2017	C. W. Matthews Contracting Co.	\$ 15,030,195.75	9/29/2017	18000225
17-010		Public Works	Windward Sidewalk Improvements	6/15/2017	7	7/17/2017	Construction 57, Inc.	\$ 320,982.00	8/9/2017	18000157
	18-101	Public Safety	Public Safety Uniforms and Duty Gear	7/27/2017	8	cancelled/no-award				
	18-102	Rec/Parks	Webb Bridge Park Artificial Turf Field Replacement	7/13/2017	7	8/21/2017	Sprinturf, LLC	\$ 406,461.00	10/31/2017	18000264
18-001		Public Works	FY 2018 Milling and Resurfacing	8/31/2017	5	10/23/2017	Allied Paving Contractors	\$ 2,645,448.30		
18-002		Public Works	FY 2017 Bond Sidewalk Improvements-Phase 4	9/28/2017	7	10/23/2017	Sol Construction, LLC	\$ 379,383.50		
18-004		Public Works	FY 2018 Bridge Maintenance	10/12/2017	8	11/6/2017	Massana, Inc.	\$ 310,984.00		
	18-103	Public Safety	Body Worn Camera System for Public Safety Officers	10/12/2017	5					



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OTHER REPORTS

GAAP Financial Statements

**City of Alpharetta
Balance Sheet
Governmental Funds
October 31, 2017**

	Major Governmental Funds						Non-Major	Total
	General Fund	Capital Project Fund	Capital Grant Fund	Conf Center Bond Fund	Construction Bond Fund	T-SPLOST Capital Fund	Governmental Funds	Governmental Funds
ASSETS								
Cash / Cash Equivalents / Investments	\$ 18,331,418	\$ 18,413,122	\$ -	\$ 1,108,530	\$ 45,383,139	\$ 4,353,868	\$ 9,114,437	\$ 96,704,514
Receivables (net of allowance for uncollectibles)			1,614,334					1,614,334
Taxes Receivable								-
Property Taxes	87,992	-		-	-	-	18,475	106,467
Other Taxes	-	-		-	-	-	-	-
Interest	-	-		-	-	-	-	-
Accounts	490,579	263,906		-	-	-	14,839	769,324
Due from Other Funds	-	-	-	-	-	-	-	-
Prepaid Items	-	-		-	-	-	-	-
Cash - Restricted	-	-		-	-	-	-	-
Intergovernmental Receivable	-	-		-	-	-	-	-
Restricted	-	-		-	-	-	-	-
Total Assets	18,909,989	18,677,028	1,614,334	1,108,530	45,383,139	4,353,868	9,147,751	99,194,638
LIABILITIES AND FUND BALANCES								
Liabilities								
Current								
Accounts Payable	1,587,173	15,854	41,497	-	\$ 78,013	4,015	11,990	1,738,542
Retainage Payable	-	23,331		-	134,876	-	-	158,207
Intergovernmental Payable	-	-	-	-	-	-	-	-
Arbitrage Payable	-	-	-	-	-	-	-	-
Accounts payable/AR Suspense acct	-	-		-	-	-	-	-
Claims Payable	-	-		-	-	-	-	-
Payroll Payable	3,795	-		-	-	-	1,473	5,268
Due to Other Funds	-	-	-	-	-	-	-	-
Deferred Revenue	127,612	234,191	\$ 2,023,174	-	-	-	33,484	2,418,462
Unearned Revenue	-	-		-	-	-	-	-
Teen Driving/Donation	-	-		-	-	-	-	-
T.A.D Payment to County	-	-		-	-	-	-	-
Compensated Absences	-	-		-	-	-	-	-
Non-Current								
Unclaimed Property	-	-		-	-	-	-	-
Claims Payable	-	-		-	-	-	-	-
Total Liabilities	1,718,581	273,375	2,064,671	-	212,889	4,015	46,949	4,320,478
Fund Balances:								
Restricted for:								
Capital Projects	-	404,417	(450,338)	1,108,530	45,170,251	4,349,853	4,323,114	54,905,827
Law Enforcement	-	-		-	-	-	1,359,314	1,359,314
Emergency Telephone Activities	-	-		-	-	-	1,390,634	1,390,634
Grant Projects	-	-		-	-	-	-	-
Debt Service	-	-		-	-	-	(183,503)	(183,503)
Promotion of Tourism	-	-		-	-	-	1,449,550	1,449,550
Assigned for:								
Grant Projects	-			-	-	-	48,737	48,737
Capital Projects		17,999,236						17,999,236
2019 Fiscal year Expenditures	6,083,689	-		-	-	-	-	6,083,689
Unassigned	11,107,719			-	-	-	712,956	11,820,675
Total Fund Balances	17,191,408	18,403,652	(450,338)	1,108,530	45,170,251	4,349,853	9,100,802	94,874,159
Total Liabilities and Fund Balances	\$ 18,909,989	\$ 18,677,028	\$ 1,614,334	\$ 1,108,530	\$ 45,383,139	\$ 4,353,868	\$ 9,147,751	\$ 99,194,638

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Period Ended October 31, 2017

	Major Governmental Funds						Non-Major Governmental Funds	Total Governmental Funds
	General Fund	Capital Project Fund	Capital Grant Fund	Conf Ctr Fund	S2016 Const Bond Fund	T-SPLOST Capital Fund		
REVENUES								
Taxes:								
Property Tax	\$ 122,101	-	-	-	-	-	1,798,770	\$ 1,920,871
Local Option Sales Tax	3,948,518	-	-	-	-	-	41,531	3,990,049
Transportation Special Purpose Local Option Sales Tax	-	-	-	-	-	2,669,057	-	2,669,057
Other Taxes	5,320,857	-	-	-	-	-	952,361	6,273,218
Licenses and permits	827,344	-	-	-	-	-	342,039	1,169,383
Intergovernmental	20,000	300,512	144,024	-	-	-	70,191	534,727
Charges for services	1,364,281	-	-	-	-	-	12,880	1,377,161
Impact Fees	-	-	-	-	-	-	-	-
Fines/Forfeitures	673,076	-	-	-	-	-	19,701	692,777
Investment earnings	64,415	47,362	(2,342)	17,768	168,616	8,704	-	304,523
Contributions and Donations	-	316,115	-	-	-	-	-	316,115
Other	58,956	-	-	-	-	-	-	58,956
Total revenues	12,399,546	663,989	141,682	17,768	168,616	2,677,761	3,237,474	19,306,836
EXPENDITURES								
Current:		-						
Unallocated	-	-	-	-	-	-	786,962	786,962
General government	3,388,261	253,966	-	5,739,416	-	-	1,478,872	10,860,515
Public safety	9,742,296	100,425	-	-	-	-	1,701,984	11,544,705
Public works	2,547,619	729,903	329,469	-	1,076,182	166,977	384,049	5,234,199
Economic and community development	958,683	52,626	65,083	-	-	-	-	1,076,392
Alpharetta Business Community	-	125,931	-	-	-	-	-	125,931
Culture and recreation	2,826,388	109,446	-	-	1,356,091	-	586	4,292,511
Debt service:								
Principal	-	-	-	-	-	-	-	-
Interest	55,920	-	-	-	-	-	389,981	445,901
Other Costs	231,687	-	-	-	-	-	-	231,687
Bond issuance costs	-	-	-	-	-	-	3,000	3,000
Capital outlay	-	-	-	-	-	-	-	-
Total expenditures	19,750,853	1,372,298	394,552	5,739,416	2,432,273	166,977	4,745,435	34,601,803
Excess (deficiency) of revenues over (under) expenditures	(7,351,307)	(708,308)	(252,870)	(5,721,648)	(2,263,657)	2,510,784	(1,507,961)	(15,294,967)
OTHER FINANCING SOURCES (USES)								
Transfers in	674,539	4,249,121	-	-	-	-	-	4,923,660
Transfers out	(4,674,121)	-	-	-	-	-	(249,539)	(4,923,660)
Loan Proceeds	-	-	-	-	-	-	-	-
Capital Leases	-	-	-	-	-	-	-	-
Sale of capital assets	34,428	-	-	-	-	-	-	34,428
Sale of non-capital assets	12,084	-	-	-	-	-	-	12,084
Land Sale	1,000	-	-	-	-	-	-	1,000
Insurance Proceeds	-	-	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	-	-	-
Total other financing sources and (uses)	(3,952,070)	4,249,121	-	-	-	-	(249,539)	47,512
Net change in fund balances	(11,303,377)	3,540,813	(252,870)	(5,721,648)	(2,263,657)	2,510,784	(1,757,500)	(15,247,455)
Fund balances - beginning	28,494,785	14,862,840	(197,468)	6,830,178	47,433,908	1,839,069	10,858,303	110,121,615
Fund balances - ending	\$ 17,191,408	\$ 18,403,652	\$ (450,338)	\$ 1,108,530	\$ 45,170,251	\$ 4,349,853	\$ 9,100,802	\$ 94,874,159

City of Alpharetta
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2017

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Taxes:			
Property Tax	\$ 21,399,000	\$ 122,101	\$ (21,276,899)
Local Option Sales Tax	15,200,000	3,948,518	(11,251,482)
Other Taxes	15,654,500	5,320,857	(10,333,643)
Licenses and Permits	2,070,550	827,344	(1,243,206)
Intergovernmental	435,000	20,000	(415,000)
Charges for Service	4,039,750	1,364,281	(2,675,469)
Fines/Forfeitures	2,209,250	673,076	(1,536,174)
Investment Earnings	75,000	64,415	(10,586)
Contributions and Donations			-
Other	176,456	58,956	(117,500)
Total revenues	61,259,506	12,399,546	(48,859,960)
EXPENDITURES			
Current:			
General government			
City Administration	2,208,538	954,927	1,253,611
Finance	3,347,009	1,468,433	1,878,576
Human Resources	415,782	109,717	306,066
Legal	665,000	41,671	623,329
Mayor and Council	364,488	111,002	253,486
Municipal Court	1,126,546	518,780	607,766
Information Technology	1,681,857	621,481	1,060,376
Non-Departmental	710,000	231,667	478,333
Contingency	650,000	21	649,979
Total general government	11,169,220	4,057,698	7,111,522
Public Safety	27,238,258	10,286,130	16,952,128
Public works	8,377,022	3,195,403	5,181,619
Economic and community development	2,857,116	998,289	1,858,827
Culture and recreation	8,987,781	4,061,499	4,926,282
Debt Service			
Principal	175,000	-	175,000
Interest	111,840	55,920	55,920
Total expenditures	58,916,237	22,654,939	36,261,298
Excess (Deficiency) of revenues over expenditures	2,343,269	(10,255,393)	(12,598,662)
OTHER FINANCING SOURCES (USES)			
Transfers in	2,718,750	674,539	(2,044,211)
Transfers out	(14,022,363)	(4,674,121)	9,348,242
Capital leases	-		-
Land Sale	-	1,000	1,000
Sale of capital assets	60,000	34,428	(25,572)
Sale of non-capital assets	40,000	12,084	(27,916)
Total other financing sources and uses	(11,203,613)	(3,952,070)	7,251,543
Net change in fund balances	(8,860,344)	(14,207,463)	(5,347,119)
Fund balances - beginning		28,494,785	
Fund balances - ending		\$ 14,287,323	
Adjustments to GAAP basis:			
Encumbrances		2,904,085	
Misc adj			
Fund balances-ending		\$ 17,191,408	

City of Alpharetta
Capital Project Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2017

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Intergovernmental	\$ 2,166,779	\$ 300,512	\$ (1,866,267)
Contributions & Donations	1,885,626	316,115	(1,569,511)
Investment earnings	-	47,362	47,362
Misc Revenue	-	-	-
Other	-	-	-
Total revenues	4,052,405	663,989	(3,388,416)
EXPENDITURES			
Capital Outlay			
General Government:			
City Administration	742,154	544,826	197,328
Finance	59,885	13,823	46,062
Information Technology	1,164,679	251,549	913,130
Non-departmental	2,952,214	-	2,952,214
Total general government	4,918,932	810,198	4,108,734
Public Safety	3,647,508	623,394	3,024,114
Engineering & Public Works	17,496,584	3,177,173	14,319,411
Alpharetta Business Community	543,443	484,484	58,959
Economic and community development	260,057	156,356	103,701
Culture and recreation	4,796,083	2,893,133	1,902,950
Total Capital Outlay	31,662,607	8,144,738	23,517,869
Excess (Deficiency) revenue over expenditures	(27,610,202)	(7,480,749)	20,129,453
OTHER FINANCING SOURCES (USES)			
Transfers in	12,747,363	4,249,121	(8,498,242)
Capital leases	-	-	-
Budgeted Fund Balance	-	-	-
Total other financing sources and uses	12,747,363	4,249,121	(8,498,242)
Net change in fund balances	(14,862,839)	(3,231,628)	11,631,211
Fund balances - beginning		14,862,840	
Fund balances - ending		\$ 11,631,212	
Adjustments to GAAP basis:			
Encumbrances		6,772,440	
Misc adj-			
Fund balances-ending		\$ 18,403,652	

City of Alpharetta
Capital Grant Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
Revenues:			
Intergovernmental	\$ 2,439,873	144,024	\$ (2,295,849)
Contributions & Donations	-	-	-
Interest Earnings	-	(2,342)	(2,342)
Total	<u>2,439,873</u>	<u>141,682</u>	<u>(2,298,191)</u>
Expenditures:			
Public Safety	-	-	-
General Government	176,088	-	176,088
Community Development	120,534	120,534	-
Public Works	1,945,783	1,295,989	649,794
Recreation & Parks	-	-	-
Non-Departmental	-	-	-
Total	<u>2,242,405</u>	<u>1,416,523</u>	<u>825,882</u>
Excess (Deficiency) revenue over expenditures	<u>197,468</u>	<u>(1,274,841)</u>	<u>(1,472,309)</u>
Other Financing Sources & Uses:			
Transfers in	-	-	-
Budgeted Fund Balance	-	-	-
Subtotal:	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	<u>197,468</u>	<u>(1,274,841)</u>	<u>(1,472,309)</u>
Fund balance - beginning		<u>(197,468)</u>	
Fund balance - ending		<u>\$ (1,472,309)</u>	
Adjustments to GAAP basis:			
Misc adj			
Encumbrances		1,021,971	
Fund balances - ending		<u>\$ (450,338)</u>	

City of Alpharetta
Conference Center Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2017

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES	\$ -	\$ -	\$ -
Bond Proceeds	-	-	-
Premium on Bond Proceeds	-	-	-
Misc Rev	-	-	-
Investment Earnings	-	17,768	17,768.00
Total revenues	-	17,768	17,768.00
EXPENDITURES			
General Government:			
Cost of Bond Issuance		-	-
Non-Departmental	133,163	-	133,163
Total general government	133,163	-	133,163
City Administration	6,697,014	6,493,852	203,162
Public Safety	-	-	-
Excess (Deficiency) of Revenues Over expenditures	(6,830,177)	(6,476,084)	354,093
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds	-	-	-
Operating Transfers Out			-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(6,830,177)	(6,476,084)	354,093
Fund balances - beginning		6,830,178	
Fund balances - ending		<u><u>\$ 354,094</u></u>	
Adjustments to GAAP basis:			
Encumbrances		754,437	
Fund balances-ending		<u><u>\$ 1,108,530</u></u>	

City of Alpharetta
Bond Construction Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2017

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Bond Proceeds	\$ -	\$ -	\$ -
Premium on Bond Proceeds	-	-	
Investment Earnings		168,616	168,616
Total revenues	-	168,616	168,616
EXPENDITURES			
General Government:			
Cost of Bond Issuance	-	-	-
Public Works	32,264,476	16,498,095	15,766,381
Recreation & Parks	1,516,431	4,502,762	(2,986,331)
Total general government	33,780,907	21,000,857	12,780,050
City Administration			-
Public Safety	-	-	-
Excess (Deficiency) of Revenues Over expenditures	(33,780,907)	(20,832,241)	12,948,666
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds	-	-	-
Operating Transfers Out			-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(33,780,907)	(20,832,241)	12,948,666
Fund balances - beginning		47,433,908	
Fund balances - ending		\$ 26,601,667	
Adjustments to GAAP basis:			
Encumbrances		18,568,584	
Fund balances-ending		\$ 45,170,251	

City of Alpharetta
TSPLOST Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2017

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Transportation Special Purpose Local Option Sales Tax	\$ 13,000,000	\$ 2,669,057	\$ (10,330,943)
Investment Earnings		8,704	8,704
Total revenues	13,000,000	2,677,761	(10,322,239)
EXPENDITURES			
General Government:			
Cost of Bond Issuance			-
Public Works	14,839,068	745,821	14,093,247
Recreation & Parks			-
Total general government	14,839,068	745,821	14,093,247
City Administration			-
Public Safety	-	-	-
Excess (Deficiency) of Revenues			-
Over expenditures	(1,839,068)	1,931,939	3,771,007
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds			-
Operating Transfers Out			-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(1,839,068)	1,931,939	3,771,007
Fund balances - beginning		1,839,069	
Fund balances - ending		\$ 3,771,008	
Adjustments to GAAP basis:			
Encumbrances		578,845	
Fund balances-ending		\$ 4,349,853	

City of Alpharetta
Internal Service Fund - Medical Insurance
Statement of Net Position
October 31, 2017

ASSETS

Current Assets:		
Cash and Cash Equivalents & Investments	\$	2,253,045
Accounts Receivables (net of allowance for uncollectibles)		-
Total Current Assets		<u>2,253,045</u>
Noncurrent Assets:		
Restricted Cash, Cash Equivalents, and Investments		-
Total Restricted Assets		<u>-</u>
Total Noncurrent Assets		<u>-</u>
Total Assets		<u>2,253,045</u>

LIABILITIES

Current Liabilities:		
Accounts Payable		-
Claims Payables		755,702
Accrued Interest Payable		-
Due to Other Funds		-
Total Current Liabilities		<u>755,702</u>
Current Liabilities Payable from Restricted Assets:		
		-
Total Current Liabilities Payable from Restricted Assets		<u>-</u>
Noncurrent Liabilities:		
Other Non-Current Liabilities		-
Total Noncurrent Liabilities		<u>-</u>
Total Liabilities		<u>755,702</u>

NET ASSETS

Invested in Capital Assets, net of related debt		-
Reserved for Debt Service		-
Reserved for Encumbrances		-
Unreserved		<u>1,497,343</u>
Total Net Assets		<u>1,497,343</u>
Total Liabilities & Net Assets	\$	<u>2,253,045</u>

City of Alpharetta
Internal Service Fund - Medical Insurance
Statement of Revenues, Expenses, and Changes in Net position - Budget and Actual
For the Period Ended October 31, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES			
Investment Earnings	\$ -	\$ 29	\$ (29)
Employer Medical Contribution	6,289,453	2,070,027	(4,219,426)
Employee Medical Contribution	702,209	256,526	(445,683)
Insurance Proceeds	-	-	
Total revenues	6,991,662	2,326,582	(4,665,080)
EXPENDITURES			
Medical Premiums	1,501,694	497,697	1,003,997
Medical Claims	5,408,414	1,354,109	4,054,305
Contingency	1,104,121	0	1,104,121
Total expenditures	8,014,229	1,851,806	6,162,423
Excess (Deficiency) of Revenues Over expenditures	(1,022,567)	474,775	1,497,342
OTHER FINANCING SOURCES			
Asset Disposition		-	
Operating Transfers In	-	-	-
Operating Transfers Out	-	-	-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(1,022,567)	474,775	1,497,342
Fund balances - beginning		1,022,567	
Fund balances - ending		\$ 1,497,343	
Adjustments to GAAP basis:			
Encumbrances		-	
Misc adj			
Fund balances-ending		\$ 1,497,343	

City of Alpharetta
Enterprise Fund -Solid Waste
Statement of Net Position
October 31, 2017

	<u>Solid Waste</u>
ASSETS	
Current Assets:	
Cash and Cash Equivalents & Investments	\$ 2,081,366
Inventories, at cost	-
Accounts Receivables (net of allowance for uncollectibles)	21,348
Prepaid Insurance Expenses	-
Total Current Assets	<u>2,102,714</u>
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	<u>-</u>
Other	-
Capital Assets	
Buildings and System	-
Machinery and Equipment	
Less Accumulated Depreciation	-
Total Capital Assets (net of accumulated depreciation)	<u>-</u>
Total Noncurrent Assets	<u>-</u>
Total Assets	<u>2,102,714</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	1,102
Accounts Payable/ Customer Credit Balances	(56)
Accounts Payable/ Customer Pre-Paid Service	-
Accounts Payable/ A/R Module Suspense Acct	3,849
Payroll Liabilities	486
Accrued Salaries	-
Accrued Interest Payable	-
Compensated Absences Payable	713
Notes Payable - Revenue Bonds	-
Due to Other Funds	-
Total Current Liabilities	<u>6,093</u>
Current Liabilities Payable from Restricted Assets:	
Revenue Bonds Payable	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
Customer Deposits	-
Compensated Absences less Current Portion	-
Revenue Bonds Payable	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>6,093</u>
NET ASSETS	
Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	2,096,620
Total Net Assets	<u>2,096,620</u>
Total Liabilities & Net Assets	<u>\$ 2,102,714</u>

City of Alpharetta
Enterprise Fund - Solid Waste
Statement of Revenues, Expenses, and Changes in Net Position
For the Period Ended October 31, 2017

Operating revenues:		
Charges for sales and services:		
Refuse Collection charges	\$	1,833,067
Misc Revenue		6,284
Total operating revenues		<u>1,839,351</u>
Operating expenses:		
Administration		3,212,974
Non-departmental		-
Total operating expenses		<u>3,212,974</u>
Operating Gain (loss)		(1,373,622)
Non-operating revenues (expenses):		
Investment earnings		-
Total non-operating revenue (expenses)		<u>-</u>
Income (loss) before transfers		(1,373,622)
Transfers In		-
Transfers Out		<u>-</u>
Change In Net Assets		(1,373,622)
Total net assets-beginning		<u>1,133,246</u>
Total net assets-ending (net of encumbrances)		<u><u>(240,375)</u></u>
Adjustments to GAAP basis:		
Encumbrances		2,336,997
Misc adj-Encumbrances Resv/Prior Year		
Total net assets-ending	\$	<u><u>2,096,620</u></u>

City of Alpharetta
Internal Service Fund - Risk Management
Statement of Net Position
October 31, 2017

ASSETS

Current Assets:		
Cash and Cash Equivalents & Investments	\$	825,098
Accounts Receivables (net of allowance for uncollectibles)		-
Total Current Assets		<u>825,098</u>
Noncurrent Assets:		
Restricted Cash, Cash Equivalents, and Investments		-
Total Restricted Assets		<u>-</u>
Total Noncurrent Assets		<u>-</u>
Total Assets		<u>825,098</u>

LIABILITIES

Current Liabilities:		
Accounts Payable		9,439
Claims Payables		473,206
Accrued Interest Payable		-
Due to Other Funds		-
Total Current Liabilities		<u>482,645</u>
Current Liabilities Payable from Restricted Assets:		-
Total Current Liabilities Payable from Restricted Assets		<u>-</u>
Noncurrent Liabilities:		-
Other Non-Current Liabilities		553,962
Total Noncurrent Liabilities		<u>553,962</u>
Total Liabilities		<u>1,036,607</u>

NET ASSETS

Invested in Capital Assets, net of related debt		-
Reserved for Debt Service		-
Reserved for Encumbrances		-
Unreserved		(211,509)
Total Net Assets		<u>(211,509)</u>
Total Liabilities & Net Assets	\$	<u>825,098</u>

City of Alpharetta
Internal Service Fund - Risk Management
Statement of Revenues, Expenses, and Changes in Net position - Budget and Actual
For the Period Ended October 31, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES			
Investment Earnings	\$ 3,000	\$ 2,387	\$ (613)
Charges for Service	1,335,000	445,000	(890,000)
Discounts	-	-	-
Insurance Proceeds	-	10,727	10,727
Total revenues	1,338,000	458,114	(879,886)
EXPENDITURES			
Workers Compensation Admin	-	-	-
Professional Fees	125,000	114,666	10,334
Auto Liability	150,000	159,588	(9,588)
Property & Equipment Liability	90,000	90,014	(14)
General Liability	60,000	56,626	3,374
Law Enforcement Liability	100,000	0	100,000
Public Entity Liability	60,000	143,271	(83,271)
Workers Comp Excess Liability	105,000	103,609	1,391
Employee Benefits Liability	-	-	-
Criminal Liability	5,000	3,386	1,614
Cyber Liability	8,000	6,394	1,606
Umbrella Liability	60,000	52,782	7,218
Medical Services	30,000	1,744	28,256
Claims/Judgements	550,000	221,878	328,122
Contingency	274,335	-	274,335
Total expenditures	1,617,335	953,958	663,377
Excess (Deficiency) of Revenues Over expenditures	(279,335)	(495,844)	(216,509)
OTHER FINANCING SOURCES			
Asset Disposition	-	-	-
Operating Transfers In	-	-	-
Operating Transfers Out	-	-	-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(279,335)	(495,844)	(216,509)

Fund balances - beginning

279,335

Fund balances - ending

\$ (216,509)

Adjustments to GAAP basis:

Encumbrances

5,000

Misc adj

Fund balances-ending

\$ (211,509)

**City of Alpharetta
Statement of Net Position
OPEB Trust Fund
October 31, 2017**

	OPEB Plan
ASSETS	
Current Assets:	
Cash and Cash Equivalents	\$ 1,139,116
Investments	-
Accounts Receivables (net of allowance for uncollectibles)	-
Total Assets	<u>1,139,116</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	\$ -
Due to Other Funds	-
Total Current Liabilities	<u>-</u>
Current Liabilities Payable from Restricted Assets:	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>-</u>
NET ASSETS	
Net Assets held in trust for pension benefits	<u>1,139,115</u>
Total Net Assets	<u>1,139,115</u>
Total Liabilities & Net Assets	<u><u>\$ 1,139,116</u></u>

City of Alpharetta
Statement of Changes in Fiduciary Net Position
OPEB Trust Fund
For the Period Ended October 31, 2017

	<u>Actual Amounts</u>
Additions:	
Employer Contribution	\$ 28,400
Employee Contribution	
Total Contribution	<u>28,400</u>
Investment Income	-
Net appreciation in FMV	-
Interest and Dividends	4,254
Total Investment Income	<u>4,254</u>
Total Additions (Deductions)	<u>32,654</u>
Deductions:	
Benefits payments	-
Professional Fees	-
Total deductions	<u>-</u>
Net Increase (Decrease)	<u>32,654</u>
Net Assets held in trust for pension benefits	
Beginning of year	1,106,462
Total net assets	<u>\$ 1,139,116</u>

**City of Alpharetta
Statement of Net Position
Pension Trust Fund
October 31, 2017**

	Pension Trust Fund
ASSETS	
Current Assets:	
Cash and Cash Equivalents	(718,530)
Investments	69,924,275
	-
Accounts Receivables (net of allowance for uncollectibles)	936,194
Total Assets	<u>70,141,940</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	509,098
	-
Due to Other Funds	-
Total Current Liabilities	<u>509,098</u>
Current Liabilities Payable from Restricted Assets:	
	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>509,098</u>
NET ASSETS	
Net Assets held in trust for pension benefits	<u>69,632,842</u>
Total Net Assets	<u>69,632,842</u>
Total Liabilities & Net Assets	<u>\$ 70,141,940</u>

City of Alpharetta
Statement of Changes in Fiduciary Net Position
Pension Trust Fund
For the Period Ended October 31, 2017

	<u>Actual Amounts</u>
Additions:	
Employer Contribution	\$ 2,625,003
Employee Contribution	117,080
Total Contribution	<u>2,742,083</u>
Investment Income	(98,861)
Net appreciation in FMV	2,712,881
Interest and Dividends	463,780
Accrued Interest & Dividends	23,165
Other Receipts	1,612
Total Investment Income	<u>3,102,576</u>
Total Additions (Deductions)	<u>5,844,659</u>
Deductions:	
Benefits payments	638,252
Professional Fees	234,678
Other Disbursements	-
Total deductions	<u>872,930</u>
Net Increase (Decrease)	<u>4,971,729</u>
Net Assets held in trust for pension benefits	
Beginning of year	64,661,113
Total net assets	<u>\$ 69,632,842</u>

City of Alpharetta
Combining Balance Sheet
Non-Major Governmental Funds
October 31, 2017

	Special Revenue					Total Non-major Governmental Funds	
	Hotel Motel	Impact Fee	Confiscated Assets	Grant Operating	E911	Debt Service Fund	Stormwater Capital Fund
ASSETS							
Cash / Cash Equivalents / Investments	\$ 1,449,550	\$ 4,323,114	\$ 1,359,330	\$ 57,577	\$ 1,394,335	\$ (183,332)	\$ 713,862
Taxes Receivable	-	-	-	-	-	-	-
Pre-Paid Expenditures	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	14,839	\$ -	-	-
Property Taxes	-	-	-	-	-	18,475	-
Intergovernmental Receivable	-	-	-	-	-	-	-
Due From Other Funds	-	-	-	-	-	-	-
Restricted	-	-	-	-	-	-	-
Total Assets	1,449,550	4,323,114	1,359,330	72,416	1,394,335	(164,857)	713,862
LIABILITIES							
Accounts Payable	-	-	-	8,840	2,244	-	907
Retainage Payable	-	-	-	-	-	-	-
Intergovernmental Payable	-	-	-	-	-	-	-
Arbitrage Payable	-	-	-	-	-	-	-
Accounts payable/AR Suspense acct	-	-	-	-	-	-	-
Compensated Absences	-	-	-	-	-	-	-
Payroll Liabilities	-	-	17	-	1,457	-	-
Due to Other Fund	-	-	-	-	-	-	-
Deferred Revenue	-	-	-	14,839	-	18,645	-
Unearned Revenue	-	-	-	-	-	-	-
Total Liabilities	-	-	17	23,679	3,700	18,645	907
FUND BALANCES							
Restricted:							
Capital Projects	-	4,323,114	-	-	-	-	-
Law Enforcement	-	-	1,359,314	-	-	-	-
Promotion of Tourism	1,449,550	-	-	-	-	-	-
Emergency Telephone Activities	-	-	-	-	1,390,634	-	-
Debt Service	-	-	-	-	-	(183,503)	-
Assigned for: Grant Projects	-	-	-	-	-	-	-
Grant Projects	-	-	-	48,737	-	-	-
Unassigned:	-	-	-	-	-	-	712,956
Total Fund Balances	1,449,550	4,323,114	1,359,314	48,737	1,390,634	(183,503)	712,956
Total Liabilities and Fund Balances	\$ 1,449,550	\$ 4,323,114	\$ 1,359,330	\$ 72,416	\$ 1,394,335	\$ (164,857)	\$ 713,862

City of Alpharetta
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Non-major Governmental Funds
For the Period Ending October 31, 2017

	Special Revenue						Total Non-major Governmental Funds
	Hotel Motel	Impact Fee	Confiscated Assets	Grant Operations	E911 Fund	Debt Service Fund	Stormwater Service Fund
REVENUES:							
Hotel Motel Tax	\$ 1,798,770	-	-	-			\$ 1,798,770
Property tax						41,531	41,531
Charges for Service	-	-	-	-	952,361		952,361
Impact Fees	-	342,039		-			342,039
Forfeiture Income	-	-	70,191	-			70,191
Intergovernmental	-	-	-	12,880	-		12,880
Contributions & Donations	-	-	-	-			-
Investment Earnings	-	12,096	248	175	3,750	3,432	19,701
Other	-		-				-
Total revenues	1,798,770	354,135	70,439	13,055	956,111	44,963	3,237,474
EXPENDITURES:							
Tourism	786,962	-	-	-	-		786,962
Community Development	-	-	-	-	-		-
Culture/Recreation	-	-	-	-	-		586
Public Safety	-	126,477	162,199	19,529	1,393,780		1,701,984
Public Works		-					384,049
General Government	-	-	-	-	-	1,478,872	1,478,872
Debt Service:						-	-
Principal						-	-
Interest	389,981					-	389,981
Bond Issuance Costs	3,000					-	3,000
Total expenditures	1,179,943	126,477	162,199	19,529	1,393,780	1,478,872	4,745,435
Excess (deficiency) of revenues over expenditures	618,827	227,658	(91,760)	(6,474)	(437,669)	(1,433,909)	(1,507,961)
OTHER FINANCING SOURCES (USES):							
Transfers in / out:							-
Debt service fund	-	-	-	-			-
Capital Projects							-
Operating grants fund	-	-	-	-			-
Capital grants fund	-	-	-	-			-
General fund	(674,539)	-	-	6,667	-		(249,539)
Budgeted Fund Balance:	-	-	-	-			-
Total other financing sources and (uses)	(674,539)	-	-	6,667	-		(249,539)
Net change in fund balances	(55,712)	227,658	(91,760)	193	(437,669)	(1,433,909)	(1,757,500)
Fund balances - beginning	1,505,262	4,095,456	1,451,073	48,544	1,828,304	1,250,406	10,858,303
Fund balances - ending	1,449,550	\$ 4,323,114	\$ 1,359,314	\$ 48,737	\$ 1,390,634	\$ (183,503)	\$ 9,100,802

City of Alpharetta
Hotel Motel Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Hotel Motel Tax	\$ 7,250,000	\$ 1,798,770	\$ (5,451,230)
Misc Revenue	-	-	-
Investment Earnings	-	-	-
Total revenues	7,250,000	1,798,770	(5,451,230)
EXPENDITURES:			
Professional Services	-	3,000	(3,000)
Recreation Improvements	550,000	550,000	-
Alpharetta Convention & Visitor's Bureau	3,171,875	786,962	2,384,913
Alpharetta Business Community	-	-	-
Debt Service Reserve	1,529,412		1,529,412
Bond Interest	779,963	389,981	389,982
Contingency	5,262	-	5,262
Total Expenditures	6,036,512	1,729,943	4,306,569
Excess of revenues over expenditures	1,213,488	68,827	(1,144,661)
OTHER FINANCING SOURCES (USES):			
Transfers Out	(2,718,750)	(674,539)	2,044,211
Total other financing sources and uses	(2,718,750)	(674,539)	2,044,211
Net change in fund balances	(1,505,262)	(605,712)	899,550
Fund balances - beginning	\$ 1,505,262		
Fund balances - ending	\$ 899,550		
Enbumbances	\$ 550,000		
Fund balances - ending	\$ 1,449,550		

City of Alpharetta
Impact Fee Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Impact Fees	\$ 550,000	\$ 342,039	\$ (207,961)
Investment Earnings	-	12,096	12,096
Total Revenues	550,000	354,135	(195,865)
EXPENDITURES:			
Public Safety	520,465	169,064	351,401
Public Works	1,232,671	-	1,232,671
Recreation & Parks	2,677,043	2,221,330	455,713
Community Development	215,277	-	215,277
General Government	-	-	-
Total expenditures	4,645,456	2,390,394	2,255,062
Excess (deficiency) of revenues over expenditures	(4,095,456)	(2,036,259)	(2,059,197)
OTHER FINANCING SOURCES (USES):			
Transfers Out	-	-	-
Total other financing sources and uses	-	-	-
Net change in fund balances	(4,095,456)	(2,036,259)	(2,059,197)
Fund balances - beginning		4,095,456	
Fund balances - ending		\$ 2,059,197	
Encumbrances		2,263,918	
Fund balances - ending		\$ 4,323,114	

City of Alpharetta
Confiscated Assets Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Forfeiture Income	\$ -	\$ 70,191	\$ 70,191
Investment Earnings	-	248	248
Misc Revenue	-		
Total Revenues	-	70,439	70,440
EXPENDITURES:			
Public Safety	1,451,073	165,699	1,285,374
Non-Departmental	-		-
Total expenditures	1,451,073	165,699	1,285,374
Excess (deficiency) of revenues over expenditures	(1,451,073)	(95,260)	1,355,814
OTHER FINANCING SOURCES (USES):	-	-	-
Net change in fund balances	(1,451,073)	(95,260)	1,355,814
Fund balances - beginning		1,451,073	
Fund balances - ending		\$ 1,355,814	
Adjustments to GAAP basis:			
Encumbrances		3,500	
Fund balances - ending		\$ 1,359,314	

City of Alpharetta
Grant Fund - Operating
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Intergovernmental	\$ 39,529	\$ 12,880	(26,649)
Contributions & Donations	-	-	-
Discounts Taken	-	-	-
Interest Earnings	-	175	175
Transfers in	20,000	6,667	(13,333)
Contingencies	-	-	-
Total	59,529	19,722	(39,807)
EXPENDITURES:			
General Government	19,977	-	19,977
Community Development	-	-	-
Engineering/Public Works	-	-	-
Public Safety	62,035	19,529	42,506
Recreation & Parks	45,479	-	45,479
Contingencies	-	-	-
Operating Transfers Out	-	-	-
Non-Allocated	-	-	-
Total	127,491	19,529	107,962
Excess (deficiency) of revenues over expenditures	(67,962)	193	68,155
OTHER FINANCING SOURCES (USES):	-	-	-
Net change in fund balance	(67,962)	193	68,155
Fund balance - beginning		48,544	
Fund balance - ending		\$ 48,737	
Adjustments to GAAP basis:			
Encumbrances		-	
Fund balances - ending		\$ 48,737	

City of Alpharetta
Emergency 911 Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Charges for Service	\$ 3,940,000	\$ 952,361	\$ (2,987,639)
Capital Lease	504,025	-	(504,025)
Investment Earnings	5,478	3,750	(1,728)
Total Revenues	4,449,503	956,111	(3,493,392)
EXPENDITURES:			
Public Safety	5,446,697	1,977,825	3,468,872
Total expenditures	5,446,697	1,977,825	3,468,872
Excess (deficiency) of revenues over expenditures	(997,194)	(1,021,714)	(24,520)
OTHER FINANCING SOURCES (USES):			
Transfers In	-	-	-
Transfers Out - Capital Project Fund	-	-	-
Total other financing sources and uses	-	-	-
Net change in fund balances	(997,194)	(1,021,714)	(24,520)
Fund balances - beginning		1,828,304	
Fund balances - ending		\$ 806,589	
Adjustments to GAAP basis:			
Encumbrances		584,045	
Fund balances - ending		\$ 1,390,634	

City of Alpharetta
Debt Service Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Property tax	\$ 5,164,000	\$ 41,531	\$ (5,122,469)
Misc Revenue		-	-
Investment earnings	12,000	3,432	(8,568)
Total revenues	5,176,000	44,963	(5,131,037)
EXPENDITURES:			
Current:			
General government			
Finance			-
Non-departmental		-	-
Total general government	-	-	-
Debt Service:			
Principal	2,755,500	115,500	2,640,000
Interest	2,719,158	1,361,022	1,358,136
Contingency	946,748	-	946,748
Bond issuance costs	5,000	2,350	2,650
Total debt service	6,426,406	1,478,872	4,947,534
Total expenditures	6,426,406	1,478,872	4,947,534
Excess (Deficiency) of revenues over expenditures	(1,250,406)	(1,433,909)	(183,503)
OTHER FINANCING SOURCES (USES):			
Transfers in			-
Transfers out			-
Total other financing sources and uses	-	-	-
	(1,250,406)	(1,433,909)	(183,503)
Fund balances - beginning		<u>1,250,406</u>	
Fund balances - ending		<u>\$ (183,503)</u>	

City of Alpharetta
Stormwater Capital Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Misc Revenue	-	-	-
Investment Earnings	-	-	-
Total Revenues	-	-	-
EXPENDITURES:			
Public Works	1,921,230	1,160,787	760,443
Recreation & Parks	13,027	13,027	0
Total expenditures	1,934,257	1,173,814	760,443
Excess (deficiency) of revenues over expenditures	(1,934,257)	(1,173,814)	760,443
OTHER FINANCING SOURCES (USES):			
Transfers In	1,255,000	418,333	(836,667)
Transfers Out	-	-	-
Total other financing sources and uses	1,255,000	418,333	(836,667)
Net change in fund balances	(679,257)	(755,480)	(76,223)
Fund balances - beginning		679,258	
Fund balances - ending		\$ (76,223)	
Adjustments to GAAP basis:			
Encumbrances		789,178	
Fund balances - ending		\$ 712,956	



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DEVELOPMENT AUTHORITY



Revenue & Expenditure Report GAAP Financial Statements



ALPHARETTA DEVELOPMENT AUTHORITY

Financial Management Report - As of October 31, 2017

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Forecasted Receivables/ Encumbrances	Remaining
Revenues					
(2) 99575100-346900	Bond Application Fee	\$ -	\$ -		\$ -
99575100-361000	Investment Earnings	-	37		(37)
99575100-334310-C1528	FISERV REBA Grant	125,000	-		125,000
99575100-371000-C1625	Alpharetta Virtual Reality Video (ACVB Contribution)	12,500	-		12,500
99575100-371000-C1532	ATC Operational Funding (COA)	95,000	95,000		-
99575100-381000-C1535	Innovation Center Operations (ATC)	3,209	2,059	11,824	1,150
	<i>subtotal</i>	\$ 235,709	\$ 97,096.48		\$ 138,613
(1) 99575100-395000	Carryforward Fund Balance	\$ 163,458	\$ -		\$ 163,458
	<i>subtotal</i>	\$ 163,458	\$ -		\$ 163,458
	Total	\$ 399,167	\$ 97,096		\$ 302,071
Expenditures					
99575100-531100	General Supplies	\$ 4,500	\$ -	\$ -	\$ 4,500
99575100-571000-C1403	Local Job Creation Grant Program	46,000	-	-	46,000
99575100-544100-C1532	ATC Operational Funds	115,001	41,667	-	73,334
99575100-544100-C1601	High Impact Permitting Grant Program (IGA with COA)	20,948	-	-	20,948
99575100-544100-C1528	FISERV REBA Grant	125,000	-	-	125,000
99575100-544100-C1625	Alpharetta Virtual Reality Video (Economic Development)	35,000	35,000	-	-
99575100-571000-C1808	City Center Contribution	45,312	45,312	-	-
	<i>subtotal</i>	\$ 391,761	\$ 121,979	\$ -	\$ 269,782
(3) 99575100-523860-C1535	Innovation Center Operations (Maintenance Contracts)	\$ 1,221	\$ 2,407	\$ 9,249	\$ (10,435)
99575100-531200-C1535	Innovation Center Operations (Miscellaneous Utilities)	261	261	-	(0)
99575100-531210-C1535	Innovation Center Operations (Water/Sewer)	66	66	-	0
99575100-531220-C1535	Innovation Center Operations (Natural Gas)	715	715	-	0
99575100-531230-C1535	Innovation Center Operations (Electricity)	945	1,184	-	(239)
	<i>subtotal</i>	\$ 3,208	\$ 4,633	\$ 9,249	\$ (10,675)
(2) 99575100-579000	Reserve	\$ 4,198	\$ -	\$ -	\$ 4,198
	<i>subtotal</i>	\$ 4,198	\$ -	\$ -	\$ 4,198
	Total	\$ 399,167	\$ 126,612	\$ 9,249	\$ 263,306

- (1) Carryforward Fund Balance represents cash available at the end of the prior fiscal year that is programmed into the current fiscal year budget. As this account represents cash already received, there will not be actual collections.
- (2) The Development Authority collected \$162,500 in Bond Fees from JHS Building LLC that will add to its available resources and will be reflected in the financial management reports for November.
- (3) Innovation Center utilities are being funded by the Alpharetta Technology commission (ATC) on a reimbursement basis. As such, expenses will outpace budget at month end due to the billing/reimbursement delay.



ALPHARETTA DEVELOPMENT AUTHORITY
Financial Management Report - As of October 31, 2017

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Forecasted Receivables/ Encumbrances	Remaining
Fund Balance Reconciliation					
Fund Balance (beginning of Fiscal Year)			\$	163,460	
Revenues collected to date				97,096	
Expenditures incurred to date				(126,612)	
Fund Balance (current)			\$	133,945	
Forecasted revenue collections				149,324	
Fund Balance (forecasted)			\$	283,268	
Allocation of Forecasted Fund Balance:					
Spendable (available for investment by the Board)			\$	4,236	
Non-Spendable (unspent/remaining project allocations)				279,032	
			\$	283,268	

GAAP



Financial Statements

City of Alpharetta
Balance Sheet
COMPONENT UNIT-DEVELOPMENT AUTHORITY
October 31, 2017

ASSETS

Current Assets:

Cash and Cash Equivalents	\$ 133,118
Investments	828

Restricted Cash for Bond Issuance Costs	-
Total Assets	<u>133,945</u>

LIABILITIES

Current Liabilities:

Accounts Payable	-
Due to Other Funds	-
Total Current Liabilities	<u>-</u>

Current Liabilities Payable from Restricted Assets:

Total Current Liabilities Payable from Restricted Assets	<u>-</u>
--	----------

Noncurrent Liabilities:

Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>-</u>

Fund Balance

Restricted	129,709
Unassigned	4,236
Total Fund Balance	<u>133,945</u>

Total Liabilities & Fund Balance	<u><u>\$ 133,945</u></u>
----------------------------------	--------------------------

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balance
COMPONENT UNIT-DEVELOPMENT AUTHORITY
For the Period Ended October 31, 2017

	<u>Actual Amounts</u>
Revenues	
Rent/Royalties	\$ 2,059
State Grant	-
Fees	-
Contributions & Donations	95,000
Miscellaneous Income-Interest	<u>37</u>
Total Revenues	<u>97,096</u>
Expenditures	
Economic Development	121,979
Utilities - Miscellaneous	4,633
Debt Service:	
Principal	-
Interest	<u>-</u>
Total Expenditures	<u>126,612</u>
Excess (deficiency) of revenues over (under) expenditures	(29,516)
Other Financing Sources (Uses)	
Sale of capital assets	<u>-</u>
Net Change in Fund Balances	(29,516)
Fund Balance, Beginning of Year	<u>163,460</u>
Fund Balance, End of Year	<u>\$ 133,945</u>





City Council Meeting and Public Hearing

STAFF REPORT

Submitting Department: Community Development

Submitted By: Eric Graves

Meeting Date: December 18, 2017

I. AGENDA ITEM TITLE: DEVELOPMENT AGREEMENT: THOMPSON STREET TOWNHOMES

II. RECOMMENDATION:

Please approve the request by Edward Andrews Homes to use credits given for construction of portions of the Alpha Loop against impact fees imposed on new development for Transportation and Parks, allow for reimbursement of fees previously paid; and authorize the Mayor to execute all necessary documents.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN
CURRENT FY OPRT.
BUDGET: NO

TOTAL PROJECT COST: FOR THE THOMPSON STREET DEVELOPMENT, THE PARKS IMPACT FEES DUE ARE NEARLY \$204,500 AND THE TRANSPORTATION IMPACT FEES DUE ARE \$57,800. CONSTRUCTION OF THIS PORTION OF THE ALPHA LOOP IS ESTIMATED AT \$270,650.

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

Edward Andrews Homes has constructed portions of the Alpha Loop along their development and on an adjoin property. As outlined in the zoning conditions, they are owed impact fee credits for the costs associated with the construction of the system improvements. This request will allow those credits to be applied to both Transportation and Parks impact fees.

For the Thompson street development, the parks impact fees due is nearly \$204,500 and the transportation impact fees due is \$57,800. Construction of this portion of the Alpha Loop is estimated at \$270,650.

V. ALTERNATIVES:

VI. ATTACHMENTS:

Proposed Development Agreement

PRIVATE DEVELOPMENT AGREEMENT

This Private Development Agreement (the “Agreement”) is entered into this _____ day of _____, 2017, by and between the City of Alpharetta (the “City”) and CRP EAH TS, L.L.C. (“EA HOMES”).

WITNESSETH:

WHEREAS, on October 26, 2015, pursuant to Thompson Street Investments, LLC Zoning Petition Number Z-15-06, Variance Petition Number V-15-07 and Comprehensive Land Use Plan change CLUP-15-04, the Mayor and Council rezoned approximately 6 acres on the north side of Thompson Street from R12 to DT-LW for the construction of 40 “for sale” single-family townhomes (“Thompson Street Townhomes”); and

WHEREAS, in connection with the rezoning, EA HOMES and the City agreed to certain conditions, including conditions requiring EA HOMES to construct and dedicate an easement for a greenway path, a portion of which would constitute a “System Improvement,” as that term is defined in the City’s Impact Fee Ordinance, for which EA HOMES would be entitled to receive Impact Fee Credits pursuant to the City’s Impact Fee Ordinance, which conditions (Number 4) are restated herein verbatim as follows:

- “4. The applicant shall build a 10’ wide creek side greenway path from the west side property line to the eastern property line and shall remove undergrowth from the stream buffers and replant sections to create a maintained park setting with native ornamental understory trees and shrubs to be approved by Staff. Replanted trees shall be counted towards Applicant’s recompense. The trails shall be constructed with the least impact to specimen trees and such impacts will not be counted against Applicant towards recompense. The applicant shall receive impact fee credits for the following improvements near the Northern Portion of the Property: a) Any construction costs related to the installation of greenway path; b) Lighting associated with the greenway path; c) Pathway furniture associated with the greenway path. Applicant shall also construct a path through the parcel adjoining to the west and receive appropriate impact fee credits if an easement is granted by that property owner.

WHEREAS, EA HOMES and the City agreed to extend construction of the greenway path through the parcel west of the Thompson Street Townhomes within an easement obtained by the City, which would constitute a System Improvement as that term is defined in the City’s Impact Fee Ordinance, for which EA HOMES would be entitled to receive Impact Fee Credits pursuant to the City’s Impact Fee Ordinance;

WHEREAS, the Impact Fee Ordinance contemplates that the City and property owners may enter into private development agreements to establish terms for the dedication of land and/or construction of System Improvements, the value and cost of which may be utilized in lieu of the

payment of impact fees and/or as an alternate method of payment of impact fees and other fees; and

WHEREAS, both the City and EA HOMES have determined that it is in their respective best interests to enter into this Agreement to more specifically provide for (i) the obligation of EA HOMES to construct the System Improvement described herein, (ii) the method, manner and timing of establishment and application of Impact Fee Credits resulting from the obligation to construct the System Improvement and (iii) such other terms and conditions as the parties deem appropriate;

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, the parties hereto agree and covenant as follows:

1. Construction and Dedication of System Improvement by EA HOMES. EA HOMES shall, at its sole cost and expense, which is currently estimated to be \$270,650, construct and dedicate the greenway path, as more specifically described and delineated in the attached **Exhibit A**. EA HOMES acknowledges and agrees that the City shall not issue a final certificate of occupancy for the development until such time as the greenway path is constructed and public access along the greenway path is dedicated and open to the public. EA HOMES further acknowledges that continuous maintenance of amenities within the greenway path shall be the obligation of the City, and EA HOMES shall take such action as may be necessary to stipulate such rights and obligations in applicable subdivision covenants for the Thompson Street Townhomes.

2. Determination, Establishment and Utilization of Impact Fee Credits. The parties acknowledge and agree that the estimated construction cost of the greenway path is \$270,650.00. Upon EA HOMES' execution of this Agreement and submission of actual costs incurred for the completion of the greenway path, the City shall establish an Impact Fee Credit account in the amount of \$270,650.00 and in the name of EA HOMES. EA HOMES may draw upon such account from time to time as transportation and Recreation and Parks Impact Fees become due, and for reimbursement of Impact Fees incurred prior to the date of this Agreement. From time to time upon EA HOMES' request, the City will issue a certificate evidencing EA HOMES' remaining Impact Fee Credits. EA HOMES shall have the ability to transfer or assign the Impact Fee Credits upon notice to the City. In no event shall EA HOMES be entitled to be reimbursed in cash for any excess Impact Fee Credits, and EA HOMES hereby affirmatively waives any such right, whether pursuant to local ordinance, state law or otherwise.

3. Notices. All notices to be given by either party to the other hereunder shall be in writing and shall be delivered (i) in person, (ii) by private, nationally recognized carrier guaranteeing next day delivery, (iii) by United States registered or certified mail, postage prepaid, return receipt requested, or (iv) facsimile with confirmation of transmission followed by delivery of a copy of such notice sent the same business day by any method provided for herein, addressed to the party for whom intended at the address, or sent by facsimile to the facsimile number of such party, set forth below or at such other address or facsimile number as the party in question may specify in a written notice to the party giving notice. All notices shall be deemed given on the date

delivered, or if sent by facsimile, on the date of the facsimile transmission. Notices by the parties may be given on their behalf by or to their respective attorneys.

If to the City: City of Alpharetta
Two South Main Street
Alpharetta, Georgia 30009
Attn: Robert J. Regus, City Administrator
Fax Number: 678)297-6001

With a copy to: Bovis, Kyle, Burch & Medlin, LLC
200 Ashford Center North
Suite 500
Atlanta, Georgia 30338-2668
Attn: C. Sam Thomas, P.C.
Fax Number: (770)668-0878

If to EA HOMES: CRP EAH TS, L.L.C.
c/o Edward Andrews Homes
2303 Cumberland Pkwy SE
Atlanta, Georgia 30339
Attn: Kevin Norton
Email: k.norton@eahomes.com
Fax Number: (770)541-5251

4. Miscellaneous.

a. If any provision of this Agreement, or portion thereof, or the application thereof to any person or circumstances, shall, to any extent be held invalid, inoperative or unenforceable, the remainder of this Agreement, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration for this Agreement; and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

b. This Agreement shall be construed in accordance with the laws of the State of Georgia. This Agreement together with the exhibits attached hereto that are incorporated herein by this reference or other references throughout this Agreement is the entire agreement with respect to the subject matter hereof, and shall supersede any prior agreement inconsistent with the terms hereof.

c. The headings in this Agreement are for convenience only, shall in no way define or limit the scope or content of this Agreement, and shall not be considered in any construction or interpretation of this Agreement or any part hereof. References to Articles, Sections, and Exhibits are, unless specified otherwise, references to articles, sections and exhibits of this Agreement. Words of any gender shall include each other gender. Words in the singular shall include the plural and words in the plural shall include the singular. References to persons shall include both natural persons and any legal entities, including public or governmental bodies, agencies or

instrumentalities. The words "include" and "including" shall be interpreted as if followed by the words "without limitation". Unless otherwise provided herein, capitalized terms shall have the same meaning as ascribed to such terms in the City's Roads Impact Fee Ordinance.

d. Nothing in this Agreement shall be construed to make the parties hereto partners or joint venturers or render either of said parties liable for the debts or obligations of the other.

e. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto.

f. This Agreement may be amended, modified or terminated at any time by a declaration in writing, executed and acknowledged by all the parties to the Agreement or their successors or assigns; this Agreement shall not be otherwise amended, modified or terminated during the term hereof.

g. Each and every exhibit referred to or otherwise mentioned in this Agreement is attached to this Agreement and is and shall be construed to be made a part of this Agreement by such reference or other mention at each point at which such reference or other mention occurs, in the same manner and with the same effect as if each exhibit were set forth in full and at length every time it is referred to or otherwise mentioned.

h. Time is of the essence of this Agreement. Notwithstanding the foregoing, if the time period or dates within or by which any right, option, or election provided under this Agreement must be exercised, or by which any act required hereunder must be performed, expires or occurs on a Saturday, Sunday, or legal or bank holiday, then such time period or date shall be automatically extended through the close of business on the next regularly scheduled business day.

i. The recitals appearing at the beginning of this Agreement are incorporated into and made an integral part of this Agreement.

j. In all cases in which the consent of a party is required hereunder, consent shall be deemed to have been given if the party entitled to give or withhold consent should have failed to deliver a written response within seven (7) days of delivery of the written request by the requesting party.

k. The parties agree that this Agreement may be construed as a Private Development Agreement in accordance with the City's Roads Impact Fee Ordinance, Parks and Recreational Facilities Impact Fee Ordinance, or Public Safety Impact Fee Ordinance and as contemplated by O.C.G.A. Section 36-71-1, et seq.

l. This Agreement is not a zoning contract and does not guarantee any particular rezoning or conditions of zoning; provided, however, that any such rezoning shall not abrogate the rights and obligations of the parties under this Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed and delivered as of the date first above written.

CITY:

Approved as to form:

City of Alpharetta, Georgia

C. Sam Thomas, P.C.
City Attorney

By: _____
David Belle Isle, Mayor

EA HOMES:

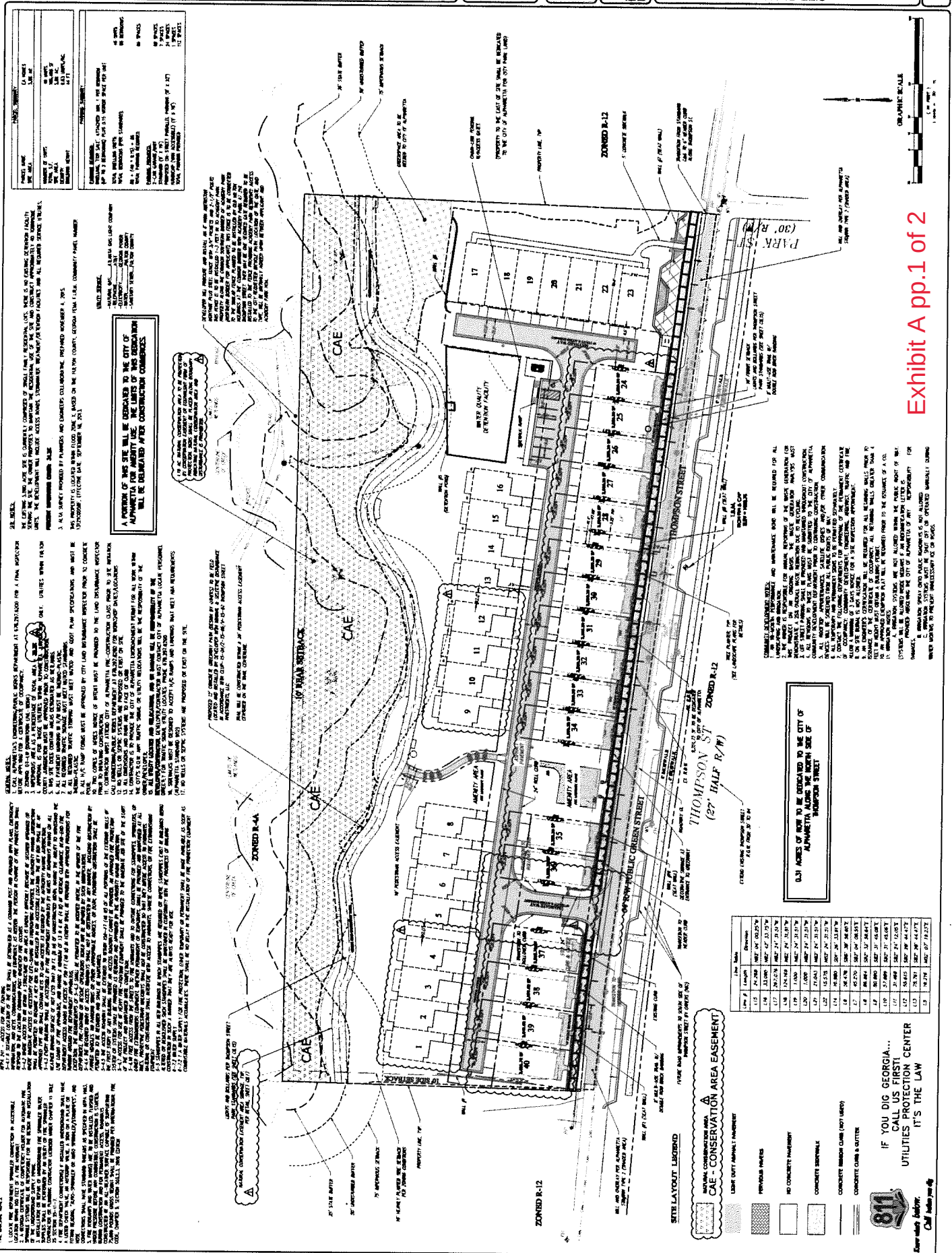
CRP EAH TS, L.L.C., a Delaware limited liability company

By: CRP EAH Venture, L.L.C., a Delaware limited liability company, its sole member

By: EAH Operating Member, L.L.C., a Georgia limited liability company, its authorized member

By: _____
Name: _____
Title: _____

Exhibit A pp.1 of 2



811
IF YOU DIG GEORGIA...
CALL US FIRST!
UTILITIES PROTECTION CENTRAL
IT'S THE LAW

GREENWAY EXTENSION

THE ALPHARETTA GREENWAY TRAIL
EXTENSION IS:
215' LONG
12' WIDE

THE CITY RIGHT OF WAY EASEMENT IS 20' WIDE.

SIDEWALK CROSS SLOPE SHOULD NOT
EXCEED 2%, INCLUDING DRIVEWAY
EASEMENT.

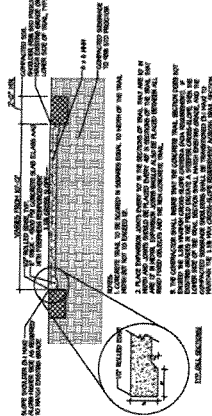
INITIAL PHASE CONSTRUCTION SCHEDULE NOTES:

- INSTALL CONSTRUCTION ENTRANCE AND EXITS.
- INSTALL TREE PROTECTION FENCE, TYPE "C" S&T FENCE
WITH 5' WIRE REINFORCED S&T FENCE WITH MAY
SALES.
- INSTALL ALL EROSION CONTROL MEASURES, DIVERSION
DITCHES AND STORM BASINS SHOWN
PLAN (EROSION CONTROL MEASURES TO BE CONSTRUCTED
IMMEDIATELY UPON COMMENCEMENT OF CONSTRUCTION
AND FULLY FUNCTIONAL PRIOR TO ANY ADDITIONAL LAND
DISTURBANCE ACTIVITY).

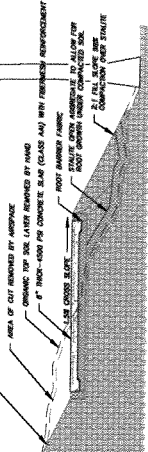
SITE INFORMATION:

- NO PORTION OF THE PROPERTY BOUNDED BY A CORNERED DRAIN
ZONE "A" (AREAS OF 100 YEAR FLOOD) PER FEDERAL EMERGENCY FLOOD
INSURANCE PROGRAM (FEFIP) MAP NO. 13000-0001A, 10/10/2013.
AREAS, COMMUNITY PANEL NUMBER 13000-0001A, EFFECTIVE DATE 09/10/2013.
- THERE ARE NO WETLANDS ON THIS SITE.
- THERE ARE STATE WATERS BUFFERS ON THIS SITE THAT ARE INDICATED ON
THE PLANS.
- THIS SITE LIES IN LAND LOT 748 OF THE 1ST DISTRICT, 2ND SECTION, CITY OF
ALPHARETTA, FULTON COUNTY, GA.
- TOTAL SITE AREA= 1.24 ACRES
- DISTURBED AREA= .11 ACRES (FOR CONSTRUCTION OF TRAIL)
- IMPROVED AREA= .13 ACRES (EXISTING INFRASTRUCTURE)

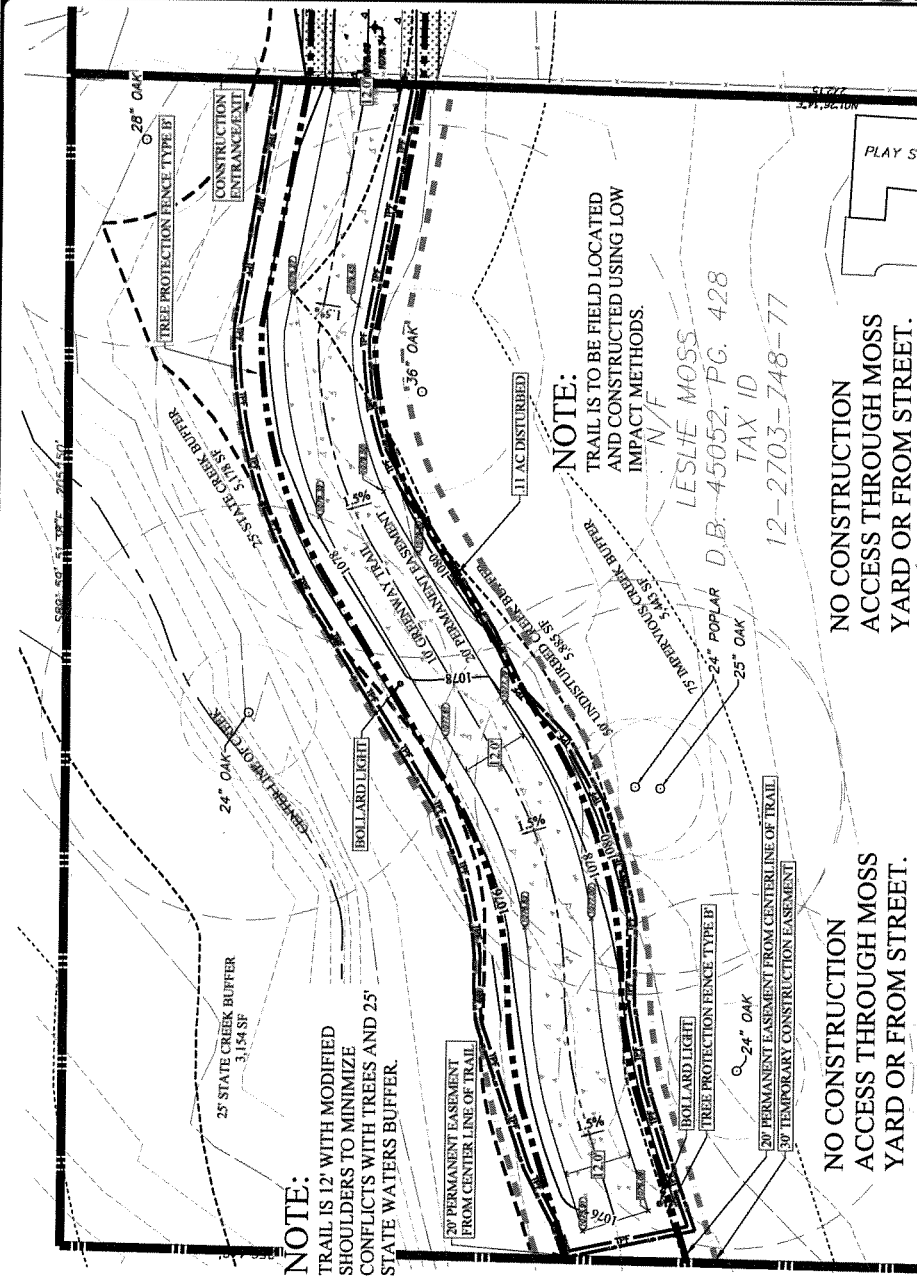
MULTI-USE TRAIL



STANDARD CONCRETE GREENWAY TRAIL



- CONCRETE TRAIL TO BE BUILT OUT AT 12 INCHES WIDE WITH A
1/4" SLOPE TO THE SIDEWALK AND 1/4" SLOPE TO THE STREET.
- TRAIL TO BE BUILT OUT AT 12 INCHES WIDE WITH A
1/4" SLOPE TO THE SIDEWALK AND 1/4" SLOPE TO THE STREET.
- TRAIL TO BE BUILT OUT AT 12 INCHES WIDE WITH A
1/4" SLOPE TO THE SIDEWALK AND 1/4" SLOPE TO THE STREET.



NOTE:
TRAIL IS 12' WITH MODIFIED
SHOULDER TO MINIMIZE
CONFLICTS WITH TREES AND 25'
STATE WATERS BUFFER.

NOTE:
TRAIL IS TO BE FIELD LOCATED
AND CONSTRUCTED USING LOW
IMPACT METHODS.

LESLIE MOSS
TAX ID
12-2703-748-77

**NO CONSTRUCTION
ACCESS THROUGH MOSS
YARD OR FROM STREET.**

**NO CONSTRUCTION
ACCESS THROUGH MOSS
YARD OR FROM STREET.**

1. THE CITY OF ALPHARETTA HAS A 20' WIDE RIGHT OF WAY EASEMENT ON THE WEST SIDE OF THE TRAIL.
2. THE CITY OF ALPHARETTA HAS A 20' WIDE RIGHT OF WAY EASEMENT ON THE WEST SIDE OF THE TRAIL.
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10. THE CITY OF ALPHARETTA HAS A 20' WIDE RIGHT OF WAY EASEMENT ON THE WEST SIDE OF THE TRAIL.

EXISTING
1- STORY BRICK W/ BASEMENT

GREENWAY TRAIL STANDARDS ARE BEING REVISED AND
SHOULD BE FOLLOWED ONCE APPROVED FOR RELEASE.

24 HOUR CONTACT:
KEVIN NORTON @ 404-951-6546

MOSS TRAIL EXTENSION
Edward Andrews Homes
2303 Cumberland Place SE
Atlanta, Georgia 30339
PHONE: (770) 541-0241
FAX: (770) 541-0241
WWW.EAH.COM

PLANNERS AND ENGINEERS COLLABORATIVE
WE PROVIDE SOLUTIONS
SITE PLANNING ARCHITECTURE CIVIL ENGINEERING LAND SURVEYING
350 RESEARCH COURT • NORCROSS, GEORGIA 30092 • (770) 451-7411 • FAX: (770) 451-7411 • WWW.PECAL.COM

NO.	DATE	BY	DESCRIPTION	COMMENTS
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REVISIONS:

**MOSS PROPERTY
GREENWAY SITE/
GRADING PLAN**

SCALE: 1"=10'
DATE: JUNE 9, 2017
PROJECT: 14183.001A

THIS SEAL IS ONLY VALID IF COVERED SIGNED
AND DATED BY THE PROFESSIONAL ENGINEER.

SEAL OF THE PROFESSIONAL ENGINEER
STATE OF GEORGIA
NO. 14183.001A
DATE: JUNE 9, 2017

SEAL OF THE PROFESSIONAL ENGINEER
STATE OF GEORGIA
NO. 14183.001A
DATE: JUNE 9, 2017

SEAL OF THE PROFESSIONAL ENGINEER
STATE OF GEORGIA
NO. 14183.001A
DATE: JUNE 9, 2017

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SEAL OF THE PROFESSIONAL ENGINEER
STATE OF GEORGIA
NO. 14183.001A
DATE: JUNE 9, 2017

SEAL OF THE PROFESSIONAL ENGINEER
STATE OF GEORGIA
NO. 14183.001A
DATE: JUNE 9, 2017



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: Z-17-13/V-17-29 EAST OF MAIN PHASE II/DT-R

CITY COUNCIL:

DECEMBER 18, 2017

This item was heard at the December 7, 2017 Planning Commission meeting. One resident had concerns with the location of the applicant's proposed alleys in relation to the driveways of homes on the east side of Cricket Lane. After discussion, the Planning Commission recommended to approve the item, subject to staff conditions with some changes. Vote (6-0)

II. RECOMMENDATION:

Approve Z-17-13/V-17-29 East of Main Phase II/DT-R, subject to the following conditions:

1. The site, consisting of approximately 3.44 acres, shall be zoned DT-R and developed substantially similar to site plan submitted by Travis Pruitt & Associates, Inc., dated 10/10/2017, 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. There shall be no more than 3 single-family detached lots fronting Cumming Street (Lots 18-20) and those lots shall have a minimum lot width of 40' and minimum lot size of 4,500 square feet. Lots 18-20 shall have a 30' heavily landscaped front setback along Cumming Street.
3. The maximum permitted building height shall be no more than 40' along Cricket Lane and max 2 stories height and 35' fronting Cumming Street.
4. Minimum building setbacks shall be:
 - a. Front – Cricket Ln – 10', Cumming St – 30', Lot – 10'
 - b. Side – Perimeter – 10', Lot – 0' (10' between structures)
 - c. Rear – Perimeter – 10', Lot – 10' (as measured from edge of alley)
5. Architecture and materials shall be developed similar to the submitted renderings, except for modifications required to comply with these conditions and Downtown Architect/Staff comments, and in compliance with the Alpharetta Downtown Code subject to approval by Staff. All homes shall have 4-sided architecture with brick or stone. Majority of units facing Cricket Ln and Cumming St shall have front porches with a minimum 6' deep and a minimum 50% of the façade length. Stoops shall have a minimum depth of 6'. Bay windows shall have a minimum depth of 2'.
6. Homes along Cumming Street shall include courtyards with low stacked stone walls between sidewalk and home.
7. Amenity space along Cricket Lane shall be developed with a park-like setting with decorative landscape and 1 sculpture approved by Staff. The landscape shall include plant selections promoting the historic district.
8. Street trees shall be required along Cumming Street and Cricket Lane within the beauty strip except where parallel parking is to be installed, as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown and outside of any utility easements, as approved by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
9. Final streetscape shall match the approved Downtown streetscape standards and include decorative pedestrian lighting as approved by Staff. A 6' sidewalk shall be required on Cricket Lane and an 8' sidewalk

shall be required on Cumming Street. Minimum 3 on-street parallel parking spaces shall be required along Cricket Lane for the site to meet the required guest parking.

10. The corner of Cumming Street and Cricket Lane shall include a decorative knee wall and shall be heavily landscaped with ornamental plantings as approved by Staff. Landscape, hardscape, fences and walls shall complement materials used in the Downtown, as approved by Staff. Creeping fig or another creeping vine shall be planted to cover decorative and retaining walls as approved by Staff.
11. 5' area between the alley and the west and south property lines shall be planted with evergreen trees to provide a screen, as approved by Staff.
12. Developer shall remove exotic and invasive trees and shrubs within stream buffers and tree save areas and replant where sparse as approved by Staff.
13. Provide heavy landscape screening and decorative brick walls where alleys are exposed to streets. Sides of homes shall be screened with a minimum 10' landscape strip adjacent to public roadways.
14. Decorative paver aprons shall be required at the project driveways, as approved by Staff.
15. Development shall not be gated and roads will be private and maintained by the HOA.
16. Driveways shall be a minimum 18' from garage to alley.
17. Internal sidewalks shall be provided, including a connection to the fronts of units and shall be a minimum 5' and pedestrian-scale lighting provided throughout the development.
18. Fencing visible from the street shall be decorative as approved by Staff.
19. Existing trees shall be preserved as depicted on the site plan prepared by Travis Pruitt & Associates, Inc., dated 10/10/2017. In addition, the developer shall save tree #262, 265, 266, 269, 275, 278, 280 – 283 and 287. Additional encroachments shall be allowed per this plan with additional tree care to offset the encroachment as approved by Staff.
20. 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.
21. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
22. Overhead utilities on the west side of Cricket Lane shall be placed underground or relocated on the east side of Cricket Lane, subject to utility provider approval.
23. The buffer to the west shall be improved, as approved by Staff.

III. REPORT IN BRIEF:

The applicant, The Providence Group, is requesting a rezoning of 3.44 acres from R-15 (Dwelling, 'For-Sale' Residential) to DT-R (Downtown Residential) to allow for the construction of 20 'For-Sale' single-family detached homes. If approved, the property would become Phase II of the adjacent East of Main subdivision to the south. Variances are requested to increase the building height, reduce stream buffers and to allow an alley within a residential lot. The property is located on the west side of Cricket Lane between Cumming Street and East of Main.

DISCUSSION

The submitted request, if approved, will allow for Phase II of the East of Main subdivision, including 20 'For-Sale' single-family detached homes on 3.44 acres. The proposed density is 5.81 dwelling units per acre. The property is located on the west side of Cricket Lane between Cumming Street and East of Main.

The property consists of four (4) parcels of land zoned R-15 and developed with two (2) single-family detached homes. A stream bisects the property from north to south. Surrounding properties are zoned R-15 to the north and west, R-8A/D to the south and R-15 and SU to the east. Unplatted single-family detached lots are located to the north, Alpharetta First United Methodist Church to the west, East of Main to the south and unplatted single-family detached lots on Cricket Lane to the east. The proposed use is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Downtown Residential Density'.

The property was rezoned to R-8A/D on June 15, 2015 as part of a 10.43-acre residential development to allow for the construction of 83 'For-Sale' detached homes and townhomes. In addition, Council approved a comprehensive land use plan amendment, rezoning and variance in February 2017 to allow the Ben Manning House to be used for an office.

Since the approval of the Downtown Master Plan update in 2015, over 200 single-family detached units have been approved in the Downtown. Given the surrounding development, single-family detached product is appropriate at this location. Densities vary in the Downtown, with residential subdivisions in the vicinity having densities of 8.0 at East of Main (Phase 1), 2.9 at Lehigh Homes/Cumming St, 4.0 at Academy Park and 4.95 at Taylor Morrison/Cumming St. The applicant's proposed density of 5.81 dwelling units per acre is consistent with surrounding developments and represents a transition between Phase 1 of East of Main and the Lehigh Homes and Taylor Morrison developments on Cumming Street.

The following variances are requested from the regulations in the Unified Development Code (UDC):

1. UDC Subsection 3.3.6(C): A variance to reduce the required 150' perennial stream buffer to 75'. The applicant's environmental engineer has indicated that the stream is likely a perennial stream, which would require a 150' stream buffer and impervious setback. However, the stream in question has been piped on the adjacent property to the west. In an effort to preserve the stream in its current state, the applicant's request to reduce the stream buffer to 75' is reasonable.
2. UDC Appendix A: Alpharetta Downtown Code, Section 3.8.5 Bulk and Mass: A variance is requested to increase the building height from 35' to 40'. The applicant received approval of a height variance to 40' in conjunction with the original rezoning for East of Main (Phase 1). The requested height variance is consistent with the height of surrounding properties, which have maximum heights of 35' to 40'.
3. UDC Subsection 1.4.2: A variance is requested to the definition of 'Lot' to allow a private alley within residential lots. The site plan depicts a 20' private alley within each of the residential lots. The definition of a 'Lot' is provided below.

"A portion of a subdivision, or any other parcel of land, intended as a unit for transfer of ownership or for development or both. In determining the area and dimensions of a lot, no part of the street right-of-way or private street easement may be included."

SITE PLAN

The submitted site plan depicts 20 single-family detached lots on 3.44 acres. Homes are proposed to be three (3) stories and 40'. Lots 1 – 15 are oriented to a central amenity space, including a tree save. Lots 16 – 20 are situated at the corner of Cricket Lane and Cumming Street with three (3) lots oriented to Cumming Street and two (2) lots oriented to Cricket Lane. Lots 16 and 17 should be removed and Lots 18 – 20 should be pushed back from Cumming Street to accommodate a linear green space between the street and the lots. This recommendation is similar to a condition placed on the Taylor Morrison development on Cumming Street. Minimum lot size is proposed to be 2,500 square feet with lots ranging in size from 2,678 to 3,190 square feet. The City recently changed the minimum lot size in the DT-R district from 2,500 to 4,500 square feet. However, the applicant submitted this public hearing application prior to this change.

Minimum lot width is proposed to be 30'. Homes will be rear-loaded with access from a private alley. The 20' alley is depicted within each of the residential lots.

Three (3) project driveways are depicted on Cricket Lane. Guest parking spaces are not provided on the site plan, which does not meet the Downtown Code minimum requirement of 0.15 parking spaces per residential unit. At least three (3) guest parking spaces should be provided on-site or as on-street parallel parking along Cricket Lane. Minimum building setbacks are proposed as follows:

- Front – 10' Cricket Lane/Residential Lot, 20' Cumming Street
- Side – 10' Perimeter, 0' Residential Lot (min. 5' between buildings)
- Rear – 10' Perimeter, 3' Residential Lot

The site plan depicts 0.36 acres of amenity space consisting of a central amenity space with tree save. An additional 0.74-acre greenspace is provided within the stream buffers; however, there are no proposed amenity improvements within this area. Amenity space is not provided on the north side of the stream for Lots 16 – 20. If approved, a minimum 30' wide linear greenspace is recommended between Lots 18 – 20 and Cumming Street.

There are several trees on the subject property, consisting of Hardwoods. Tree save areas are depicted within the stream buffers and within a central amenity space. If approved, staff recommends certain tree saves. Stormwater facilities are proposed to the rear of Lots 16 – 20.

TRAFFIC

The proposed project, consisting of 20 single-family detached homes, would generate less than 20 PM Peak Hour trips. The net increase (removal of 2 single-family detached homes) is less than 18 PM Peak Hour trips.

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 – 20 Single-Family Detached Units

School	Single Family Average #
Manning Oaks Elementary School	1 to 6 students
Hopewell Middle School	0 to 2 students
Alpharetta High School	1 to 4 students
TOTAL	2 to 12 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 2 – 12 school age children. Since two (2) single-family detached homes already exist on the subject property, the net increase is 2 – 10 school age children. Numbers provided by Fulton County Schools show that all three (3) schools 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 would be suitable as it relates to the use and development of adjacent or nearby properties. However, a linear greenspace should be provided along Cumming Street and lots along Cumming Street shall have a larger minimum lot width and lot size to be consistent with recent approvals on Cumming Street.

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

Response: The zoning proposal should not adversely affect the existing use or usability of adjacent or nearby properties, if conditions are approved requiring larger lot widths and sizes along Cumming Street.

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

Response: The applicant's proposal should not have significant impacts on the natural environment.

- 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 with single-family detached lots under the existing R-15 zoning. However, the comprehensive land use plan has a different vision for the property. If approved, the property would become Phase 2 of the East of Main development to the south.

- 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 as the applicant's proposal would represent a net gain of 18 or less single-family detached homes. Schools would see a slight increase, but the continued improvement of Cricket Lane would enhance the Downtown street network.

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

Response: The subject property is located in the Downtown Overlay, which includes opportunities for properties to be developed under the new Downtown zoning districts.

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 as the proposed development would represent a second phase of the East of Main subdivision and is consistent with the Downtown Master Plan. However, a linear greenspace should be provided along Cumming Street and lots along Cumming Street should have a larger lot widths and sizes in order to be consistent with recent approvals on Cumming Street.

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

Response: The subject property could be developed with single-family detached lots under the existing R-15 zoning. However, the comprehensive land use plan has a different vision for the property.

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

Response: The request to allow 'For-Sale' single-family detached use is consistent with the Comprehensive Land Use Plan designation of the property, which is Downtown Residential Density.

VARIANCE REVIEW CRITERIA

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

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

Response: The on-site stream bisects the property from north to south. If the City determines that the stream is perennial, the required buffers would significantly reduce the buildable area. East of Main Phase 1 received height variance approval to increase the maximum building height from 35' to 40'. The applicant's current request for height variance is consistent with the approval for Phase 1. It appears that all lots would meet the maximum impervious area even with the alley contained within the lots.

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

Response: The applicant could develop the site in compliance with the required building height, lot requirements and stream buffers. The proposed building height is the same as the height variance approved for Phase 1 of East of Main. The property owner could pipe the stream, which would result in the loss of a natural feature and removal of several good quality trees on the site. It appears that all lots would meet the maximum impervious area even with the alley contained within the lots.

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

Response: The proposed building height is the same as the height variance approved for Phase 1 of East of Main. The property owner could pipe the stream, which would result in the loss of a natural feature and removal of several good quality trees on the site. It appears that all lots would meet the maximum impervious area even with the alley contained within the lots.

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

Response: Approval would not cause substantial detriment to the public good. The proposed building height is the same as the height variance approved for Phase 1 of East of Main. The property owner could pipe the stream, which would result in the loss of a natural feature and removal of several good quality trees on the site. It appears that all lots would meet the maximum impervious area even with the alley contained within the lots.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request for rezoning and variances. The proposed rezoning to DT-R is consistent with the comprehensive land use plan designation of the property and existing use of adjacent and nearby properties. While the proposed use is consistent with the vision in the Downtown Master Plan, staff has concerns with the number and size of lots at the corner of Cumming Street and Cricket Lane. 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. Taylor Morrison was approved in 2017 for single-family detached lots, with a density of 4.95 units per acre and a minimum lot size of 4,000 square feet for lots on Cumming Street. Taylor Morrison also included a linear greenspace along Cumming Street.

Even though this development is an extension of East of Main the architecture should be different than Phase I. Phase I has heavy siding, large porches and pitched roofs. This development should aim for a different roof style with heavy cornice detailing and brick and/or stone facades.

Variances to reduce stream buffers, increase building height and to allow an alley within residential lots can be supported. The proposed building height is the same as the height variance approved for Phase 1 of East of Main. The property owner could pipe the stream, which would result in the loss of a natural feature and removal of several good quality trees on the site. It appears that all lots would meet the maximum impervious area even with the alley contained within the lots. If approved, staff recommends conditions to require certain tree saves, larger lots fronting Cumming Street and a linear greenspace along Cumming Street.

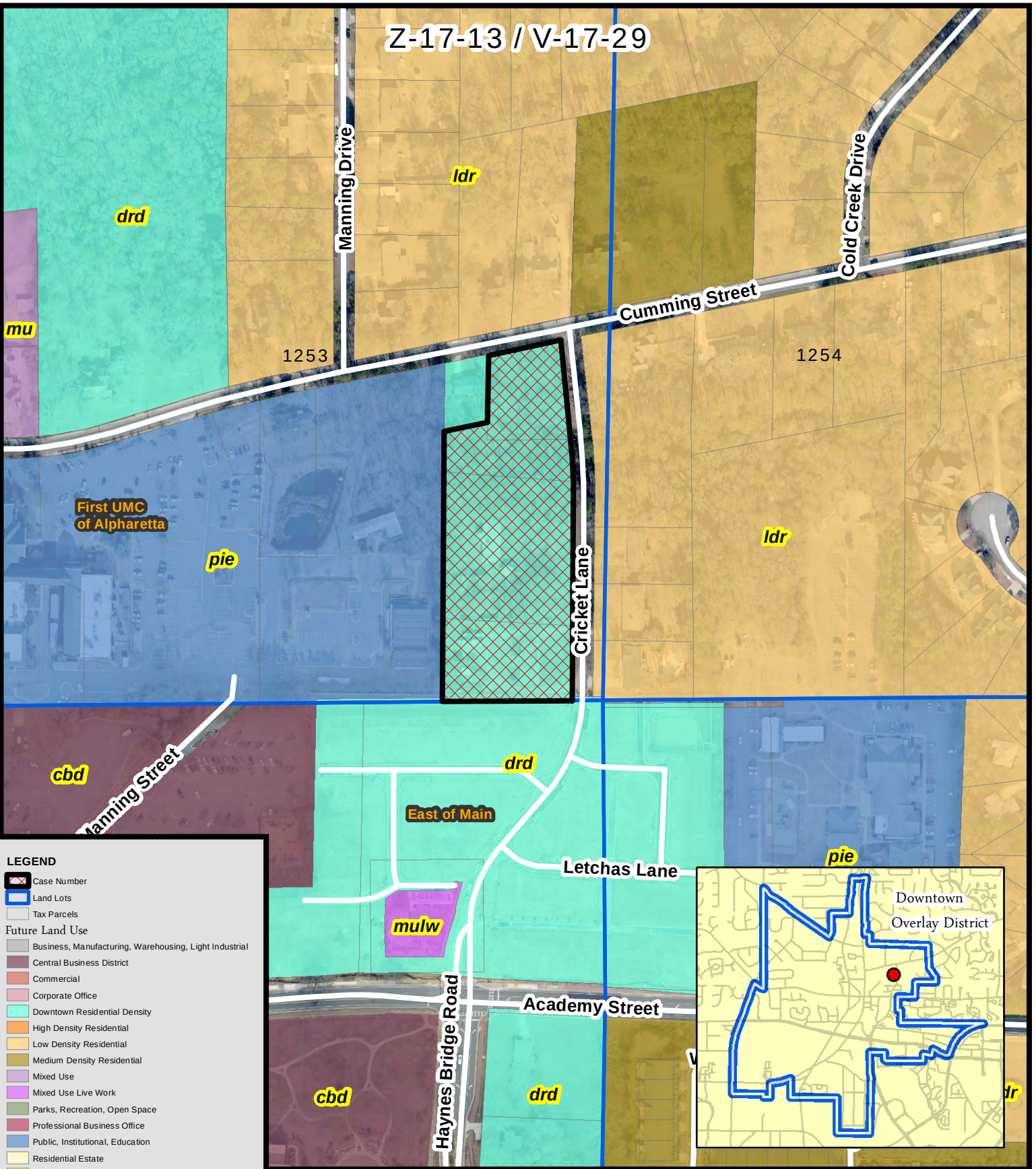
CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

IV. ATTACHMENTS:

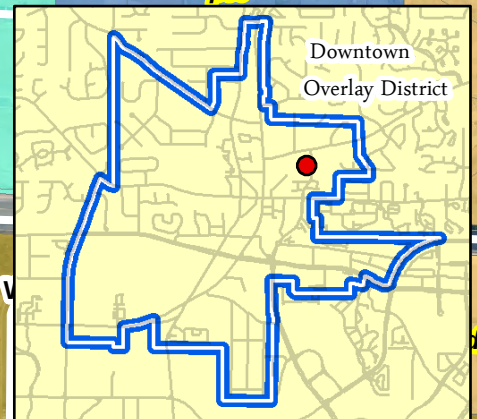
- Site Plan

Z-17-13 / V-17-29



LEGEND

- Case Number
- Land Lots
- Tax Parcels
- Future Land Use
 - Business, Manufacturing, Warehousing, Light Industrial
 - Central Business District
 - Commercial
 - Corporate Office
 - Downtown Residential Density
 - High Density Residential
 - Low Density Residential
 - Medium Density Residential
 - Mixed Use
 - Mixed Use Live Work
 - Parks, Recreation, Open Space
 - Professional Business Office
 - Public, Institutional, Education
 - Residential Estate
 - Very Low Density Residential

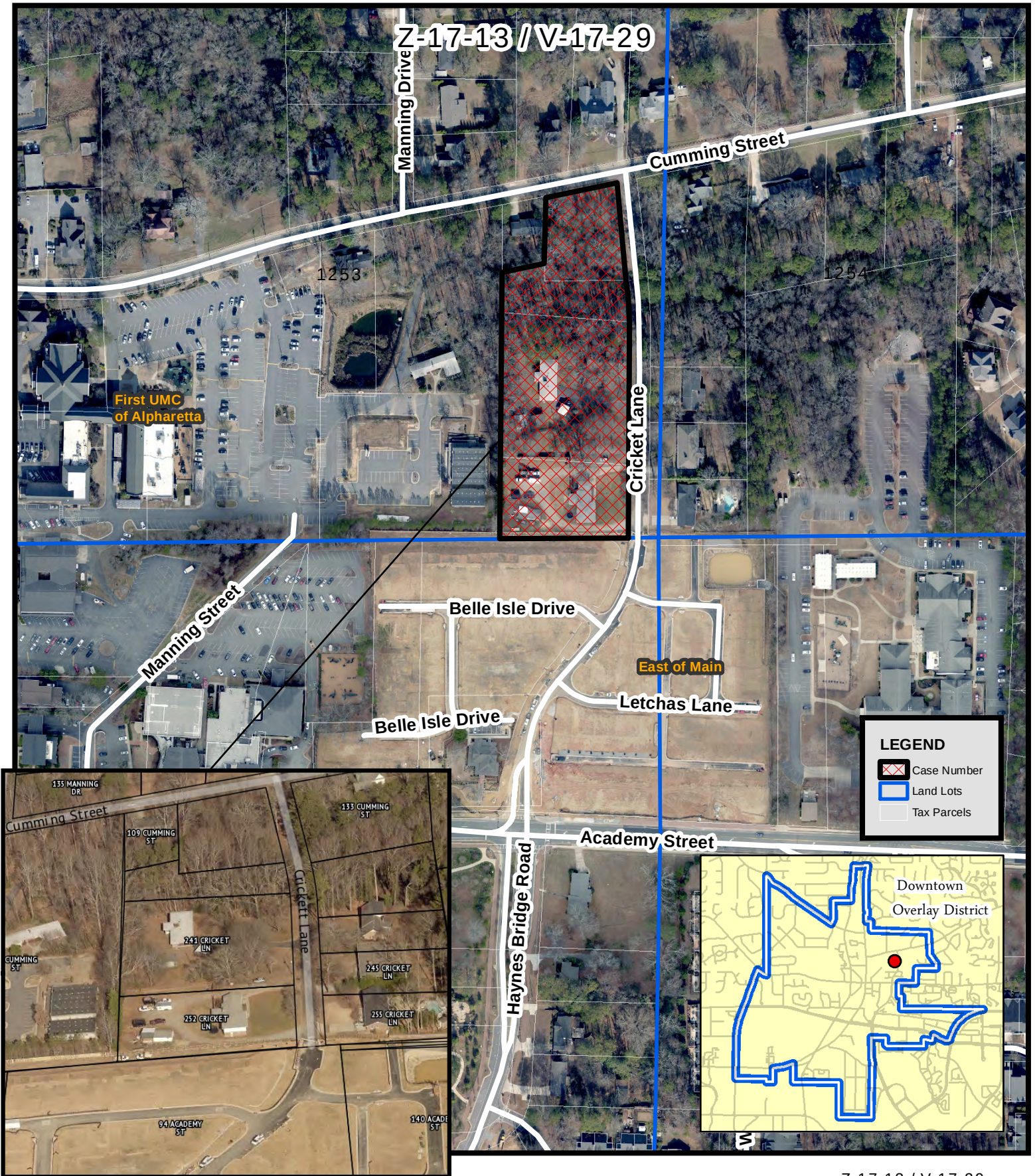


Future Land Use
East of Main Phase II / DT-R

Z-17-13 / V-17-29
D/LL: 2/2/1253
PC Date: 12/07/17
CC Date: 12/18/17



Location Map Provided by:
Community Development - GIS



Aerial Map East of Main Phase II / DT-R

Z-17-13 / V-17-29
D/LL: 2/2/1253
PC Date: 12/07/17
CC Date: 12/18/17

Location Map Provided by:
Community Development - GIS

Z-17-13 / V-17-29

Manning Drive

Cold Creek Drive

Cumming Street

Cricket Lane

Belle Isle Drive

Letchas Lane

Academy Street

Haynes Bridge Road

C-1

R-15

DT-R

1253

1254

O-I

First UMC
of Alpharetta

O-I

C-2

SU

East of Main

R-8A/D

DT-LW

Downtown
Overlay District

LEGEND

- Case Number
- Land Lots
- Tax Parcels

Zoning Districts

- AG Agriculture
- RE Residential Estates
- R Single Family Detached Residential
- R-4A Single Family Detached Residential (Low Density)
- R-4D Single Family Detached Residential (Medium Density)
- R-8A Single Family Attached Residential (Medium Density)
- R-8D Single Family Detached Residential
- R-8A/D Single Family Attached/Detached Residential
- R-10 Single Family Detached Residential
- R-10M Multiple Family Residential (HD - Historic District)
- R-12 Single Family Detached Residential
- R-15 Single Family Detached Residential
- R-22 Single Family Detached Residential
- CUP Community Unit Plan
- O-P Office Professional
- O-I Office Institutional
- MU Mixed Use
- C-1 Neighborhood Commercial
- C-2 General Commercial
- PSC Planned Shopping Center
- L-I Light Industrial
- OSR Open Space and Recreational
- SU Special Use
- DT-C Downtown Core
- DT-MU Downtown Mixed-Use
- DT-LW Downtown Live-Work
- DT-R Downtown Residential

Future Land Use East of Main Phase II / DT-R

Z-17-13 / V-17-29

D/LL: 2/2/1253

PC Date: 12/07/17

CC Date: 12/18/17



Location Map Provided by:
Community Development - GIS

Z-17-13 / V-17-29

Manning Drive

Cold Creek Drive

Cumming Street

1253

1254

First UMC
of Alpharetta

Cricket Lane

Manning Street

Belle Isle Drive

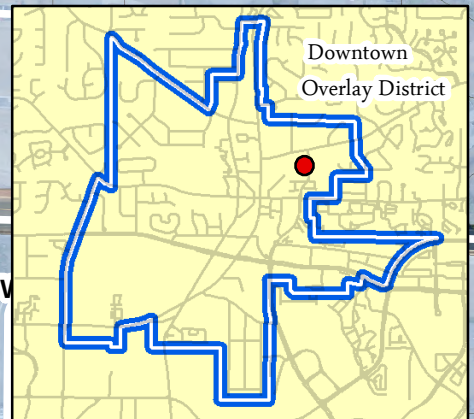
East of Main

Letchas Lane

1268

Academy Street

Haynes Bridge Road



LEGEND

-  Case Number
-  Land Lots
-  Tax Parcels

Z-17-13 / V-17-29

D/LL: 2/2/1253

PC Date: 12/07/17

CC Date: 12/18/17

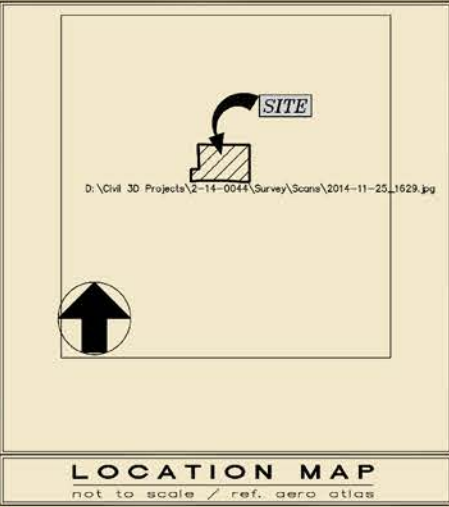
Location Map
East of Main Phase II / DT-R

Location Map Provided by:
Community Development - GIS



SPECIMEN TREE STUDY		
#	Full Desc	Status
262	12" Dogwood	Not Specimen
263	14" Dogwood	Specimen
264	12" Dogwood	Specimen
265	12" Sourwood	Not Specimen
266	11" Dogwood	Not Specimen
267	34" Water Oak	Specimen
268	26" Red Oak	Specimen
269	12" Dogwood	Not Specimen
270	10" Sourwood	Not Specimen
271	12" Dogwood	Not Specimen
272	32" Red Oak	Specimen
273	36" Water Oak	Not Specimen
274	31" Red Oak	Specimen
275	26" Water Oak	Not Specimen
276	24" Red Oak	Specimen
277	34" White Oak	Specimen
278	30" White Oak	Not Specimen
279	35" Beech	Specimen
280	26" Water Oak	Specimen
281	32" Tulip Tree	Specimen
282	20" Blackgum	Not Specimen
283	27" Red Maple	Not Specimen
284	31" White Oak	Specimen
285	24" Post Oak	Specimen
286	27" Red Oak	Specimen
287	28" Water Oak	Not Specimen
A	26" Red Oak	Specimen
B	29" White Oak	Specimen
C	33" Tulip Tree	Specimen

Specimen tree data taken from Specimen Tree Study dated May 17, 2017, by One Bark LLC.



- SITE NOTES**
1. Site area - **3.442** acres
 2. Total Number of Lots/Units - **20**
 3. Density - **5.81** Lot/Units per acre.
 4. Existing Zoning - **R-15**
 5. Proposed Zoning - **DT-R**
 6. Proposed land use : **Single Family Detached**

SINGLE FAMILY LOT DATA		
	REQUIRED	PROPOSED
FRONT SETBACK		10' TO CURB
SIDE SETBACK		0'
REAR SETBACK		3'
MIN. DISTANCE B/N BUILDINGS		5'
MINIMUM LOT SIZE		2,500 SF
MINIMUM LOT WIDTH		30'

PERIMETER SETBACKS		
	REQUIRED	PROPOSED
FRONT SETBACK CRICKET LN.		10'
FRONT SETBACK CUMMING ST.		20'
SIDE SETBACK		10'
REAR SETBACK		10'
GREEN SPACE	15%	0.735 AC (21%)
AMENITY SPACE	10%	0.364 AC (10.5%)

OWNER/DEVELOPER

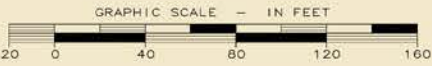
thePROVIDENCEgroup

Warren Jolly

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Fax: (770) 416-6759
www.travispruitt.com

Travis Pruitt & Associates, Inc.

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



ZONING PLAN

East of Main II

LL 1267, 2nd District, 2nd Section
Cumming Street and 241, 252 Cricket Lane
City of Alpharetta, Georgia

DATE 10/10/17
SCALE 1" = 40'
CN
LSV
JUN
FN 1-17-0196CP13
1 of 1





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: Cricket Lane and Cumming Street

Contact Name: Warren Jolly

Telephone: 770-527-4544

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.

None

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: _____

Warren Jolly PM

Date: 09/20/2017

Print Form

Cricket Lane - 500-Foot Mailing List

Name	Address	City, State, Zip
City of Alpharetta	2 Park Plaza	Alpharetta, GA 30009
William M. Walden	11935 Haynes Bridge Road	Alpharetta, GA 30009
Betty R. Stephens	11945 Haynes Bridge Road	Alpharetta, GA 30009
Jeff W. Adams	80 Denna Place	Alpharetta, GA 30004
Peggy Turner Enslow	708 E. Gadsden Street	Pensacola, FL 32501
Academy Park Neighborhood Assn., Inc.	PO Box 87363	Atlanta, GA 30337
Linda B. Joyner	12533 Wexcroft Lane	Alpharetta, GA 30009
Alexander & Roberta Williamson	12535 Wexcroft Lane	Alpharetta, GA 30009
Michael & Gloria Marie McGough	12537 Wexcroft Lane	Alpharetta, GA 30009
Thomas & Judy Egan	5412 Buena Vista Drive	Frisco, TX 75034
Wade & Susan Cauthen	12543 Wexcroft Lane	Alpharetta, GA 30009
Kristy Rush	12545 Wexcroft Lane	Alpharetta, GA 30009
David & Sherry Anglin	12547 Wexcroft Lane	Alpharetta, GA 30009
Jerry Harper Sutton & Michelle Brizendine	12549 Wexcroft Lane	Alpharetta, GA 30009
Michael & Kellie March	2463 Claystone Lane	Alpharetta, GA 30009
Robert & Kimberly Marsh	2461 Claystone Lane	Alpharetta, GA 30009
Steven & Bonnie Stolle	2459 Claystone Lane	Alpharetta, GA 30009
Daniel & Liselotte Mitnick	2455 Claystone Lane	Alpharetta, GA 30009
Freddy & Charlotte Kelly	2457 Claystone Lane	Alpharetta, GA 30009
Gregory & Ellen O'Neill	12568 Wexcroft Lane	Alpharetta, GA 30009
James R. Taylor, IV	12566 Wexcroft Lane	Alpharetta, GA 30009
Rober Bartels	12564 Wexcroft Lane	Alpharetta, GA 30009
Salvatore & Diana Pella	12562 Wexcroft Lane	Alpharetta, GA 30009
Robert & Kjackilee Taylor	12560 Wexcroft Lane	Alpharetta, GA 30009
Alpharetta Presbyterian Church	180 Academy Street	Alpharetta, GA 30009
Joseph R. Niolon & James Manning	254 Moss Side Drive	Athens, GA 30607
First Batptist Chruch of Alpharetta, Inc.	44 Academy Street	Alpharetta, GA 30009
Alpharetta Christian Academy	44 Academy Street	Alpharetta, GA 30009
Alpharetta First United Methodist Church, Inc.	69 N. Main Street	Alpharetta, GA 30009
Thoas Lecain & William J. Pixley	255 Cricket Lane	Alpharetta, GA 30009
Janet T. Vaughan	262 Cricket Lane	Alpharetta, GA 30009
Phillip R. Monzo	133 Cumming Street	Alpharetta, GA 30004
Atlanta Presbytery, Inc.	180 Academy Street	Alpharetta, GA 30004
Rossitza & Tim Rice	2640 Clairview Street	Alpharetta, GA 30009
Thomas & Beverly Bailey	2630 Clairview Street	Alpharetta, GA 30009
Robert W. Brower	2620 Clairview Street	Alpharetta, GA 30009
James & Nancy Berlo	251 Red Oak Lane	Alpharetta, GA 30009
Igor & Natalya Fainberg	250 Red Oak Lane	Alpharetta, GA 30009
Lindsay Caye	371 Oak Terrace	Alpharetta, GA 30009
Yvens J. Consuegra	380 Oak Terrace	Alpharetta, GA 30009
Drew & Mona Jacobs	10185 Autry mill Road	Alpharetta, GA 30009
Judy Machen	2441 Loxford Lane	Alpharetta, GA 30009
Robert & Martha McLaughlin	2439 loxford Lane	Alpharetta, GA 30009
James & Donna Lotshaw	2451 Claystone Lane	Alpharetta, GA 30009
Keith Van & Susan Duna Cummings	2453 Claystone Lane	Alpharetta, GA 30009
Robert & Diane Scaglione	12531 Wexcroft Lane	Alpharetta, GA 30009

ROLADER & ROLADER, P.C.

ATTORNEYS AND COUNSELORS AT LAW

1865 LOCKEWAY DRIVE, SUITE 601

ALPHARETTA, GEORGIA 30004

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Fax (770) 442-0641

www.roladerandrolader.com

DONALD A. ROLADER
don@roladerandrolader.com

D.W. "Pete" ROLADER
1924 - 2011

September 14, 2017

Mayor and City Council
City of Alpharetta, Georgia
2 Park Plaza
Alpharetta, Georgia 30009

RE: Application for Rezoning R-15 to DT-R and Variances by The Providence Group of Georgia, LLC for 3.442 acres located in Land Lot 1253, 2nd District, 2nd Section, City of Alpharetta, Fulton County, Georgia (Cricket Lane property)
Amended Letter of Intent

Dear Mayor and Councilpersons:

The Applicant is seeking approval of this Application for Rezoning and Variances on the property referenced above. Applicant has filed an Application with the City. This letter, together with the original Letter of Intent filed with the application, dated August 4, 2017, shall be construed as the Amended Letter of Intent for this Application. Specifically, Applicant amends the Application to request rezoning to category DT-R rather than R-8A, and to correctly state the acreage of the property as 7.48 acres.

Approving this Rezoning and Variance Application has no negative impact on the health, safety, morality or general welfare of the City of Alpharetta or its citizens. The intent of the project is to expand Applicant's existing East of Main project along Cricket Lane.

The granting of this Rezoning and Variance Application will have no negative impact on adjoining or nearby properties. This development will not unduly tax any City of Alpharetta services, including, but not limited to fire and police protection, water service and garbage collection. To deny this Application will be of no benefit to the citizens of Alpharetta, Georgia while causing a severe financial burden upon the property owners and Applicant.

This site is appropriate for the use requested. The project proposed herein is consistent with development in the surrounding area, and with the purpose and intent of the Downtown Development Plan.

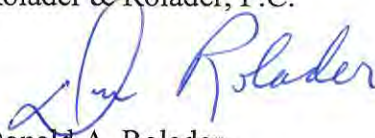
Applicant has attached a Constitutional Challenge to this Amended Letter of Intent which is incorporated herein by reference herein and made a part hereof.

Mayor and City Council
September 14th, 2017
Page Two

The Applicant respectfully requests that the Alpharetta City Council grant this Rezoning and Variance Application as requested.

Very truly yours,

Rolader & Rolader, P.C.

A handwritten signature in blue ink, appearing to read "D. Rolader", is written over the printed name.

Donald A. Rolader
For the Firm

cc: Warren Jolly

CONSTITUTIONAL OBJECTIONS

Georgia Law and the procedures of the City of Alpharetta require us to raise Federal and State Constitutional objections during the rezoning application process. While the Owner anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the owner will be barred from raising important legal claims later in the process. Accordingly, we are required to raise the following constitutional objections at this time:

A denial of the Application would be unconstitutional in that it would destroy the Owner's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Any application of the Code of the City of Alpharetta, or the Unified Development Code of the City of Alpharetta, to the Subject Property that prohibits the Owner from developing the Subject Property as proposed is unconstitutional, illegal, null and void because such an application constitutes a taking of the Owner's property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I, of the Constitution of the State of Georgia of 1983 and a violation of the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States because such an application denies the Owner an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would also constitute an arbitrary and capricious act by the City of Alpharetta without any rational basis therefore, thereby constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the City of Alpharetta to grant the Application would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable

manner between the Owner and Owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any approval of the Application that subjects the Subject Property to conditions that are different from the conditions requested by the Owner, to the extent such different conditions would have the effect of further restricting the Owner's utilization of the Subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional category and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

In addition, this constitutes formal written notice to City of Alpharetta, pursuant to O.C.G.A. § 36-33-5, that the Owner plans to seek to recover all damages that it sustains or suffers as a result of the denial of this Application and/or the unconstitutional zoning of the Subject Property by the City of Alpharetta. Such damages may include, but are not necessarily limited to, damages related to the diminution in the value of the Subject Property, attorneys' fees and expenses of litigation.

Accordingly, the Owner respectfully requests that the City of Alpharetta grant the Application as requested.

ROLADER & ROLADER, P.C.

By: 
Donald A. Rolader
Attorney for Owner

1865 Lockeway Drive
Suite 601
Alpharetta, GA 30004
770-442-0330

8/15/17

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

EAST MAIN II/ PROVIDENCE GROUP
FOR OFFICE USE ONLY

Z-17-13/V-17-29

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: Warren Jolly

Telephone: 770-527-4544

Address: 11340 Lakefield Drive

Suite: 250

City: Johns Creek

State: GA

Zip: 30097

Fax: 678-475-1801

Mobile Tel: 770-527-4544

Email: wjolly@theprovidencegroup.com

Subject Property Information:

Address: 241, 252 Cricket Lane and O Cumming Street

Current Zoning: R-15

District: 2

Section: 2

Land Lot: 1253

Parcel ID: 22 49811253043, 22 498112530639,

22 496112530589, 22 498112530504

Proposed Zoning: R-8A

Current Use: Residential/Vacant

This Application For (Check All That Apply):

☐ Conditional Use

☐ Master Plan Amendment

☒ Rezoning

☐ Master Plan Review

☒ Variance

☐ Public Hearing

☐ Comprehensive Plan Amendment

☐ Other (Specify): _____

8/15/17

EAST MAIN II/ PROVIDENCE GROUP
APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?

The proposed use of the property residential

Applicant's Request (Please itemize the proposal):

To rezone the parcels located at 0 Cumming Street, 241 Cricket Lane, and 252 Cricket Lane to DT-R with a variance on the building height to allow for up to 40 feet.

Applicant's Intent (Please describe what the proposal would facilitate):

Applicant wishes to rezone the parcels located at 0 Cumming Street, 241 Cricket Lane, and 252 Cricket Lane to DT-R so that they may construct a 27 unit residential development consisting of 22 townhomes and 5 detached single-family homes.

8/15/17

Z-17-13/V-17-29

EAST MAIN II/ PROVIDENCE GROUP

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Lautrell Gardner

Telephone: _____

Address: 241 Cricket Lane

Suite: _____

City Alpharetta

State: GA

Zip: 30009

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: Warren Jolly

Telephone: 770-527-4544

Address: 11340 Lakefield Drive

Suite: 250

City Johns Creek

State: GA

Zip: 30097

So Sworn and Attested:Owner Signature: Lautrell GardnerDate: 8-12-17

Notary:

Notary Signature: Mary Dolores GarrettDate: 8-12-17

8/15/17

EAST MAIN II/ PROVIDENCE GROUP

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Stephen and Donna Thompson

Telephone: 256-783-0776

Address: 8022 Tea Garden Road SE

Suite:

City: Huntsville

State: AL

Zip: 35802

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: Warren Jolly

Telephone: 770-527-4544

Address: 11340 Lakefield Drive

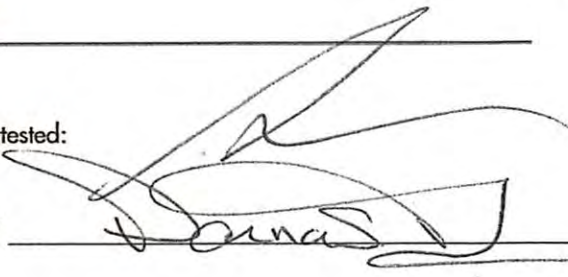
Suite: 250

City: Johns Creek

State: GA

Zip: 30097

So Sworn and Attested:

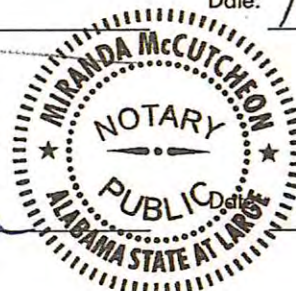
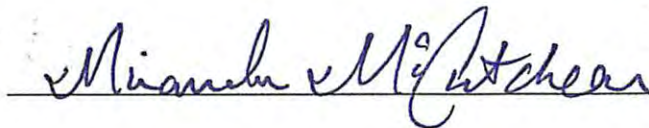
Owner Signature: 

Date:

14 Aug. 2017

14 Aug. 2017

Notary:

Notary Signature: 

8/14/2017

8/15/17

Z-17-13/V-17-29

EAST MAIN III/ PROVIDENCE GROUP

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Peggy DeVore

Telephone: 404-312-9579

Address: 252 Cricket Lane

Suite:

City Alpharetta

State: GA

Zip: 30009

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: Warren Jolly

Telephone: 770-527-4544

Address: 11340 Lakefield Drive

Suite: 250

City Johns Creek

State: GA

Zip: 30097

So Sworn and Attested:

Owner Signature: Peggy DeVore

Date: 8/10/17

Notary:

Notary Signature: Pamela Tysinger
PAMELA TYSINGER

Date: 8-10-17



8/15/17

EAST MAIN III/ PROVIDENCE GROUP
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: Warren Jolly

Subject Public Hearing Case: 241, 252 Cricket Lane and 0 Cumming Street

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: Dan Merkel

Position: City Council Member

Description of Contribution: campaign contribution

Value: \$ 500.00

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:


Warren S. Jolly, President

Date:

8/14/2017

8/15/17

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

This proposal is compatible with the surrounding properties by the adjacent properties being zoned R-8A to the south and R-15 to the north, east, and west. This will become an extension of the adjacent residential development currently zoned R-8A and being developed by the applicant.

How will this proposal affect the use and value of the surrounding properties?

This proposal will affect the use and value of the surrounding properties by increasing the price per square foot.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

No, the property cannot be developed for a reasonable economic use.

What would be the increase to population and traffic if the proposal were approved?

The increase to population and traffic would be that of the buyers who reside in the 27 homes.

What would be the impact to schools and utilities if the proposal were approved?

The impact to schools and utilities would be minor.

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

The property is within the "Downtown Overlay" area and the proposed zoning's density is consistent with the Future Land Use Plan.

Are there existing or changing conditions which affect the development of the property and support the proposed request?

The applicant owns and is currently developing the adjacent property. Applicant desires to continue improving the Downtown Alpharetta area.

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.

ROLADER & ROLADER, P.C.

ATTORNEYS AND COUNSELORS AT LAW

1865 LOCKEWAY DRIVE, SUITE 601

ALPHARETTA, GEORGIA 30004

Telephone (770) 442-0330

Fax (770) 442-0641

www.roladerandrolader.com

DONALD A. ROLADER
don@roladerandrolader.com

D.W. "Pete" ROLADER
1924 - 2011

November 9, 2017

VIA EMAIL

Mr. Michael A. Woodman, AICP
Senior Planner
City of Alpharetta
Community Development Dept.
2 Park Plaza
Alpharetta, GA 30009

RE: Providence Group of Georgia Cricket Lane Application

Dear Michael:

I have attached the variance request for a reduction in the stream buffer on this project from 150 feet to 75 feet. This is the matter that you, Kathi and Warren have discussed.

Please consider the filing to amend the pending application to request this variance. If anything further is required, please advise me.

Very truly yours,

ROLADER & ROLADER, P.C.



Donald A. Rolader

DAR/lis
Attachment

Cc: Kathi Cook
Warren Jolly

BOARD OF ZONING APPEALS REVIEW CRITERIA

REDUCE 150' STREAM BUFFER TO 75'

Please respond to the following ONLY if you are applying for a zoning variance.

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

The property is bisected by a very small stream which is the outfall from the Alpharetta FUMC detention pond. The property is extremely narrow (280' +/-) and the stream and standard buffer split the developable property leaving 1/3 to the north and 2/3 to the south. The standard stream buffer would consume approximately 35% of the property, while protecting a very small stream for only 280'. Based on the size and shape of the property, the buffer is excessive. a 75' buffer would provide adequate stream protection.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

Requiring a 150' stream buffer takes approximately 35% of the property with no corresponding benefit to the City. That is an extreme hardship as it renders that portion of the property unusable.

Are there conditions that are peculiar to the subject property? Please describe them in detail.

The property is immediately downstream of the outflow stream from a church detention pond, and immediately upstream from a headwall for existing flow. The property is small (3.4 acres) and the buffer area at 150' takes about 1/3 of the property. The stream is not of the type, size or quality to gain benefit from more than a 75' buffer, which is sufficient to protect the stream. These conditions are peculiar to the property.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

Permitting a reduced buffer of 75' would cause no detriment to the public good, nor would it impair the purpose and intent of the zoning code. It would allow the property owners reasonable use of their property.

Allowing applicant to pipe the stream would eliminate the need for this variance.

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.

8/15/17

EAST MAIN II/ PROVIDENCE GROUP

BOARD OF ZONING APPEALS REVIEW CRITERIA

Please respond to the following ONLY if you are applying for a zoning variance.

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

No.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

Yes, the 35 foot height restrictions diminishes the architectural value of the product for the applicant. Applicant desires to extend their current residential development located to the south and maintain similar architecture and continuity.

Are there conditions that are peculiar to the subject property? Please describe them in detail.

No.

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.

Approving the requested variance will not cause any detriment to the public good, nor will it impair the purpose and intent of the Zoning Code. The request will benefit the City of Alpharetta by improving the area.

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.

8/15/17

EAST MAIN II/ PROVIDENCE GROUP

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: Cricket Lane

Contact Name: Warren Jolly

Telephone: 770-527-4544

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

See attached 500-Foot Mailing List

Method by which these individuals will be contacted. Please mark all that apply. If you select "Other," please provide a description of the method of contact that will be used.

☒

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.

These individuals will have the opportunity to respond via regular mail or telephone call to the applicant.

Cricket Lane - 500-Foot Mailing List

Name	Address	City, State, Zip
City of Alpharetta	2 Park Plaza	Alpharetta, GA 30009
William M. Walden	11935 Haynes Bridge Road	Alpharetta, GA 30009
Betty R. Stephens	11945 Haynes Bridge Road	Alpharetta, GA 30009
Jeff W. Adams	80 Denna Place	Alpharetta, GA 30004
Peggy Turner Enslow	708 E. Gadsden Street	Pensacola, FL 32501
Academy Park Neighborhood Assn., Inc.	PO Box 87363	Atlanta, GA 30337
Linda B. Joyner	12533 Wexcroft Lane	Alpharetta, GA 30009
Alexander & Roberta Williamson	12535 Wexcroft Lane	Alpharetta, GA 30009
Michael & Gloria Marie McGough	12537 Wexcroft Lane	Alpharetta, GA 30009
Thomas & Judy Egan	5412 Buena Vista Drive	Frisco, TX 75034
Wade & Susan Cauthen	12543 Wexcroft Lane	Alpharetta, GA 30009
Kristy Rush	12545 Wexcroft Lane	Alpharetta, GA 30009
David & Sherry Anglin	12547 Wexcroft Lane	Alpharetta, GA 30009
Jerry Harper Sutton & Michelle Brizendine	12549 Wexcroft Lane	Alpharetta, GA 30009
Michael & Kellie March	2463 Claystone Lane	Alpharetta, GA 30009
Robert & Kimberly Marsh	2461 Claystone Lane	Alpharetta, GA 30009
Steven & Bonnie Stolle	2459 Claystone Lane	Alpharetta, GA 30009
Daniel & Liselotte Mitnick	2455 Claystone Lane	Alpharetta, GA 30009
Freddy & Charlotte Kelly	2457 Claystone Lane	Alpharetta, GA 30009
Gregory & Ellen O'Neill	12568 Wexcroft Lane	Alpharetta, GA 30009
James R. Taylor, IV	12566 Wexcroft Lane	Alpharetta, GA 30009
Rober Bartels	12564 Wexcroft Lane	Alpharetta, GA 30009
Salvatore & Diana Pella	12562 Wexcroft Lane	Alpharetta, GA 30009
Robert & Kjackilee Taylor	12560 Wexcroft Lane	Alpharetta, GA 30009
Alpharetta Presbyterian Church	180 Academy Street	Alpharetta, GA 30009
Joseph R. Niolon & James Manning	254 Moss Side Drive	Athens, GA 30607
First Batptist Chruch of Alpharetta, Inc.	44 Academy Street	Alpharetta, GA 30009
Alpharetta Christian Academy	44 Academy Street	Alpharetta, GA 30009
Alpharetta First United Methodist Church, Inc.	69 N. Main Street	Alpharetta, GA 30009
Thoas Lecain & William J. Pixley	255 Cricket Lane	Alpharetta, GA 30009
Janet T. Vaughan	262 Cricket Lane	Alpharetta, GA 30009
Phillip R. Monzo	133 Cumming Street	Alpharetta, GA 30004
Atlanta Presbytery, Inc.	180 Academy Street	Alpharetta, GA 30004
Rossitza & Tim Rice	2640 Clairview Street	Alpharetta, GA 30009
Thomas & Beverly Bailey	2630 Clairview Street	Alpharetta, GA 30009
Robert W. Brower	2620 Clairview Street	Alpharetta, GA 30009
James & Nancy Berlo	251 Red Oak Lane	Alpharetta, GA 30009
Igor & Natalya Fainberg	250 Red Oak Lane	Alpharetta, GA 30009
Lindsay Caye	371 Oak Terrace	Alpharetta, GA 30009
Yvens J. Consuegra	380 Oak Terrace	Alpharetta, GA 30009
Drew & Mona Jacobs	10185 Autry mill Road	Alpharetta, GA 30009
Judy Machen	2441 Loxford Lane	Alpharetta, GA 30009
Robert & Martha McLaughlin	2439 loxford Lane	Alpharetta, GA 30009
James & Donna Lotshaw	2451 Claystone Lane	Alpharetta, GA 30009
Keith Van & Susan Duna Cummings	2453 Claystone Lane	Alpharetta, GA 30009
Robert & Diane Scaglione	12531 Wexcroft Lane	Alpharetta, GA 30009

Cricket Lane and Cumming Street

LEGAL DESCRIPTION
Overall

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

BEGINNING at a 1/2" rebar set at the intersection of the southerly R/W line of Cumming Street (40' R/W) with the westerly R/W line of Cricket Lane (40' R/W), THENCE running along said R/W line of Cricket Lane the following courses and distances: South 08 degrees 22 minutes 06 seconds East a distance of 195.00 feet to a 1/2" rebar found; THENCE South 00 degrees 24 minutes 18 seconds West a distance of 59.11 feet to an iron pin set; THENCE South 00 degrees 24 minutes 18 seconds West a distance of 283.46 feet to a 1/2" rebar found; THENCE South 00 degrees 27 minutes 02 seconds West a distance of 149.87 feet to a 1" crimp top pipe found on the southerly line of Land Lot 1253 (said Land Lot Line being the common line between land Lots 1253 and 1268); THENCE running along said Land Lot Line South 89 degrees 59 minutes 50 seconds West a distance of 244.86 feet to a 1.5" open top pipe found; THENCE leaving said Land Lot Line North 00 degrees 11 minutes 18 seconds EAST a distance of 73.64 feet to an iron pin set; THENCE North 77 degrees 12 minutes 50 seconds East a distance of 85.20 feet to a 1/2" rebar found; THENCE North 00 degrees 15 minutes 31 seconds East a distance of 132.77 feet to a 1/2" rebar found on the southerly RW line of Cumming Street; THENCE running along said R/W line of Cumming Street North 78 degrees 29 minutes 02 seconds East a distance of 137.5 feet to the TRUE POINT OF BEGINNING.

Said tract contains 149,961 square feet or 3.442 acres.

8/15/17

Z-17-13/V-17-29
EAST MAIN II/ PROVIDENCE GROUP



11340 LAKEFIELD DRIVE - JOHNS CREEK, GA 30097

August 4, 2017

Mayor and City Council
City of Alpharetta, Georgia
2 Park Plaza
Alpharetta, GA 30009

RE: Application of The Providence Group of Georgia, L.L.C. for Rezoning from R-15 to DT-R and Variance of 4.29 acres located on Cricket Lane and Cumming Street, City of Alpharetta, Fulton County, Georgia; Letter of Intent

Mayor and Councilpersons:

Please accept this Letter of Intent from The Providence Group of Georgia, L.L.C. in our effort to gain approval of the Rezoning from R-15 to DT-R and a Variance.

The subject property contains approximately 4.29 acres and is located on Cricket Lane and Cumming Street in the City of Alpharetta. It will be the continuation of our East of Main residential development project located at Academy Street and Hayne Bridge Road.

We propose to rezone the property DT-R to be able to construct a 27-unit residential development consisting of 22 townhomes and 5 detached single-family homes. We also seek a variance on the zoning building height to be able to construct up to 40 feet in building height.

The DT-R rezoning will remain consistent with Phase I of East of Main. This property will be considered Phase II of the East of Main development. East of Main Phase I currently contains townhomes and single-family homes. We plan for Phase II to be compatible in the product type, their architecture, and their price per square foot.

The granting of this Zoning Application and Variance will have no negative impact on adjoining or nearby properties, but will provide a compatible, attractive use. This development will not unduly tax any City of Alpharetta services, including, but not limited to, fire and police protection, water services and garbage collection. Presently sewer is available through Fulton County.

We have an outstanding track record for quality development in North Fulton and in the City of Alpharetta. We respectfully request that the Mayor and City Council approve this Application for Rezoning and the Variance requested to allow the use of the property as indicated on the site plan.

Best regards,

Warren S. Jolly
President



Onebark LLC
PO BOX 870784
Stone Mountain GA 30087
p: 678-634-8878 www.onebark.com

Tree Study Report

Cricket Lane parcels Alpharetta GA 30004

Date of Inspection 5/17/2017

Inspector

Jesse Milton

ISA #SO-1170B

Email: jesse@onebark.com

Developer

William Harper

wharper@theprovidencegroup.com

INTRODUCTION

This inspection was made to verify trees that meet Specimen Tree criteria and/or meet the criteria for an Arborist Report as outlined in the City of Alpharetta checklist..

METHODOLOGY

The project site was traversed to identify trees that meet the minimum size criteria for Specimen trees, including boundary trees within 30 feet outside of the parcel limits and potential 'Trees of Character.' Boundary trees can only be inspected from the subject parcel, unless written permission is given by the neighboring parcel owner. This inspection uses Level I and Level II assessment standards. Level III standards can be applied at the customers request.

Any tree which qualifies for special consideration for preservation due to its size, type, condition, location or historical significance and which also meets the minimum size criteria set forth below:

30-inch DBH or larger for trees in the *Pinus* genus

30-inch diameter or larger for trees in the Sweetgum or Tulip poplar genus

20-inch DBH or larger for trees in the *Cedrus*, *Thuja*, or other ecologically similar trees

20-inch diameter or larger for trees in the Beech, *Nyssa*, Persimmon, Sassafras, or other ecologically similar trees

20-inch diameter or larger for *Magnolia grandiflora* and those cultivars that generally reach a mature height over 40'

24-inch DBH or larger for trees in all other genera

10-inch DBH or larger for Sourwood

Understory Trees: 8-inch DBH diameter or larger

DEFINITIONS OF TREE HEALTH

GOOD - Few if any pathological problems exist; canopy is full, leaf density is above average, and live crown ratio is generally 50% or greater

FAIR - vigor is reasonable but a minor pathological problem may exist; leaf density is average; live crown ratio may be less than 50%. Most urban trees fall in this category.

POOR - vigor is waning, some dieback may be present, leaf density is below average; a significant pathological problem may be present; decay may exist within vital structures.

DECLINING - vigor is terminal, dieback is developing or is inevitable; tree has a limited life expectancy of less than 5 years.

Tree 262

Species	12"	Dogwood, flowering	<i>Cornus florida</i>
Status	Not Specimen		
Health/Vigor	Poor	Stress symptoms in canopy, leaves have low turgor.	
Structure	Bifurcated		

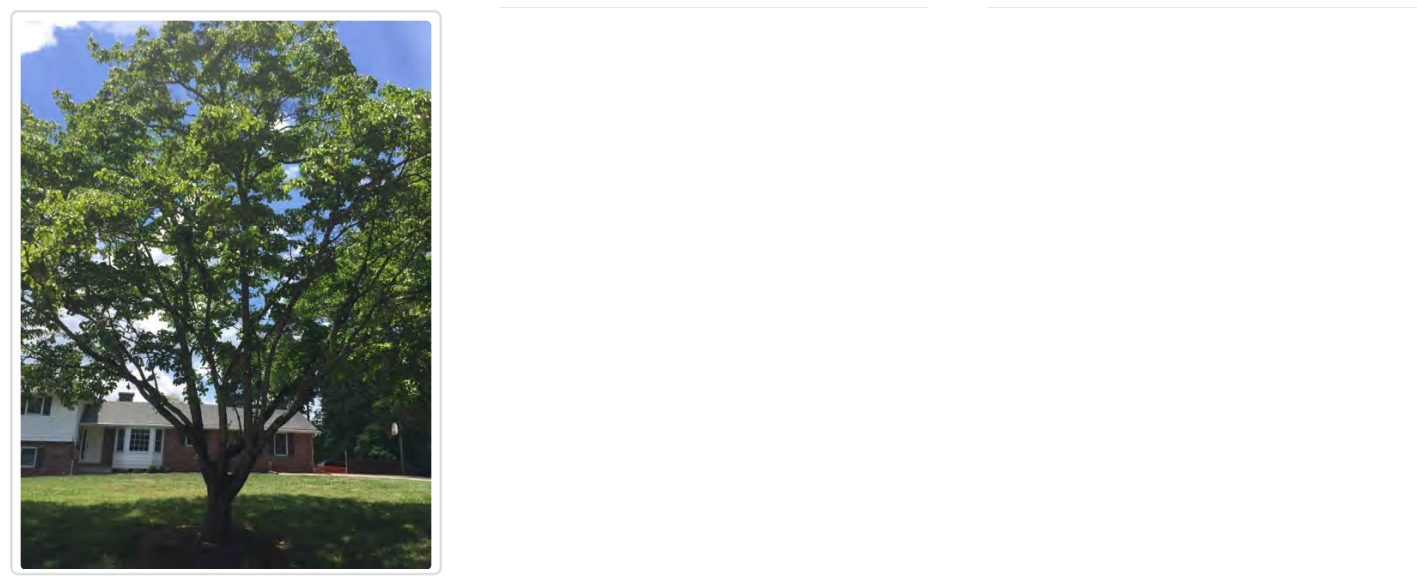
Other notes



Tree 263

Species	14"	Dogwood, flowering	<i>Cornus florida</i>
Status	Specimen		
Health/Vigor	Fair	Leaf density average, leaf size below average	
Structure	Single		

Other notes



Tree 264

Species	12"	Dogwood, flowering	<i>Cornus florida</i>
Status	Specimen		
Health/Vigor	Fair	Leaf density average, leaf size below average	
Structure	Bifurcated		

Other notes



Tree 265

Species	12"	Sourwood	<i>Oxydendron arborea</i>
Status	Not Specimen		
Health/Vigor	Declining		
Structure	Single	Failing; stress fracturing radially; hollow; cavity at base	

Other notes



Tree 266

Species	11"	Dogwood, flowering	<i>Cornus florida</i>
Status	Not Specimen		
Health/Vigor	Poor		
Structure	Asymmetric	Base of trunk is hollow, trunk hollow	

Other notes



Tree 267

Species	34"	Oak, water	<i>Quercus nigra</i>
Status	Specimen		
Health/Vigor	Fair	Soil conditions compacted; leaf density not optimal	
Structure	Single		

Other notes



Tree 268

Species	26"	Oak, Southern red	<i>Quercus falcata</i>
Status	Specimen		
Health/Vigor	Fair	leaf density not optimal; canopy size average	
Structure	Single		

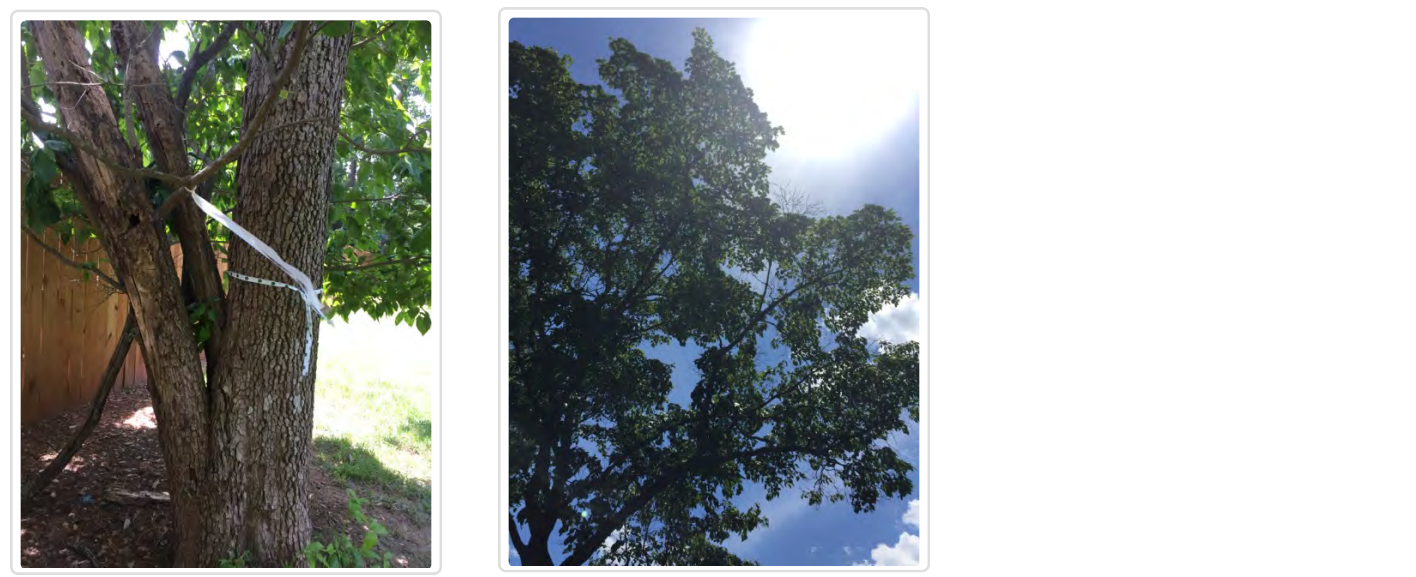
Other notes



Tree 269

Species	12"	Dogwood, flowering	<i>Cornus florida</i>
Status	Not Specimen		
Health/Vigor	Poor	Stress symptoms in canopy; leaves have low turgor, below average in size. Some dieback, dead stem at base	
Structure	Single		

Other notes



Tree 270

Species	10" Sourwood <i>Oxydendron arborea</i>
Status	Not Specimen
Health/Vigor	Dead
Structure	Single

Other notes



Tree 271

Species	12" Dogwood, flowering <i>Cornus florida</i>
Status	Not Specimen
Health/Vigor	Fair Moderate stress symptoms in canopy, some deadwood
Structure	Asymmetric

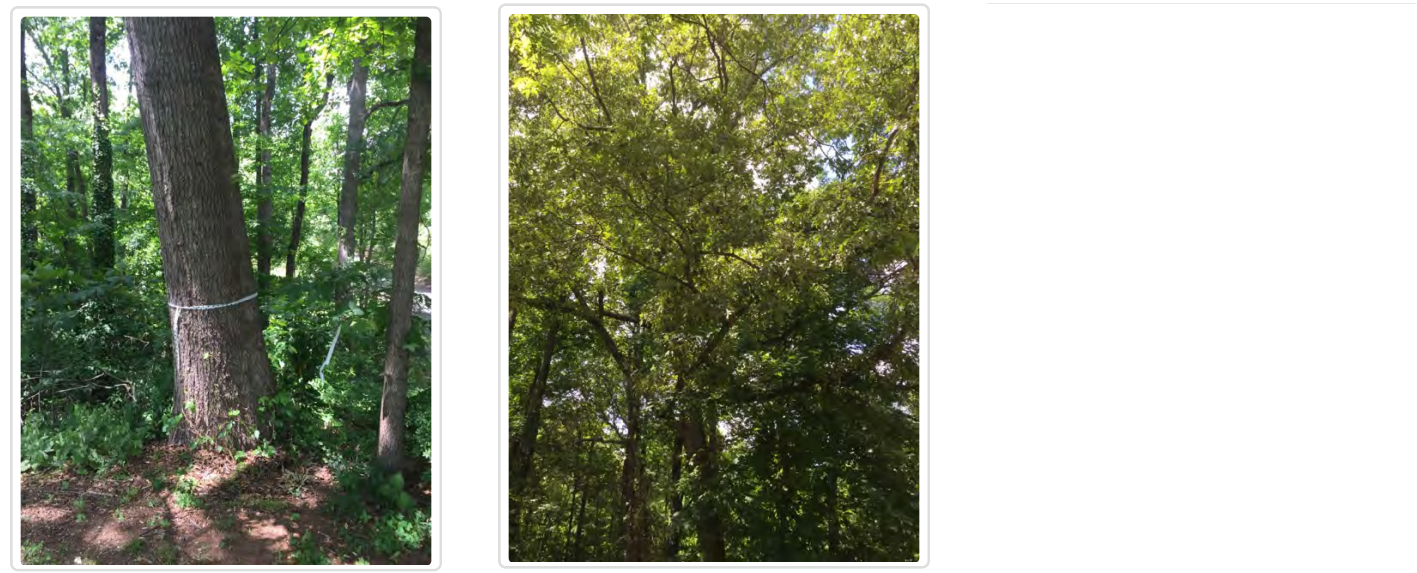
Other notes



Tree 272

Species	32"	Oak, Southern red	<i>Quercus falcata</i>
Status	Specimen		
Health/Vigor	Fair	leaf density not optimal	
Structure	Single		

Other notes



Tree 273

Species	36"	Oak, water	<i>Quercus nigra</i>
Status	Not Specimen		
Health/Vigor	Fair	decay present; central trunk column	
Structure	Asymmetric	Significant hollow column and vertical open cavity on tension side of lean	

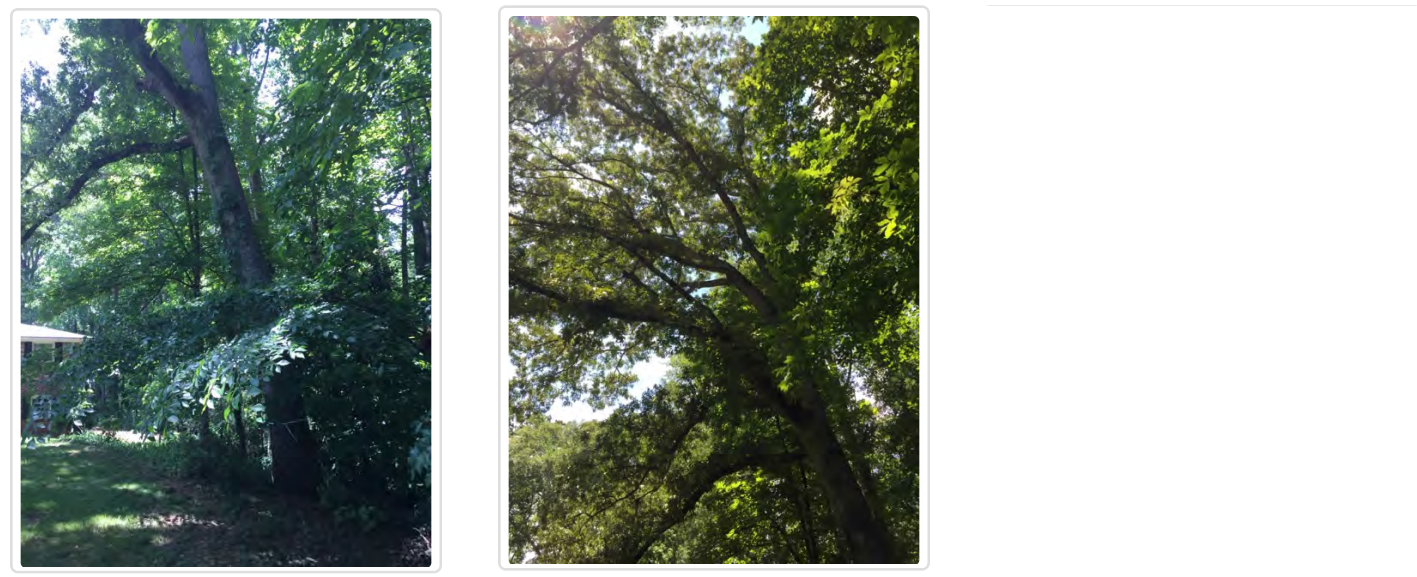
Other notes



Tree 274

Species	31"	Oak, red	<i>Quercus</i> spp.
Status	Specimen		
Health/Vigor	Fair	leaf density not optimal; canopy size average	
Structure	Asymmetric	Canopy form is off center, one sided; highly asymmetrical	

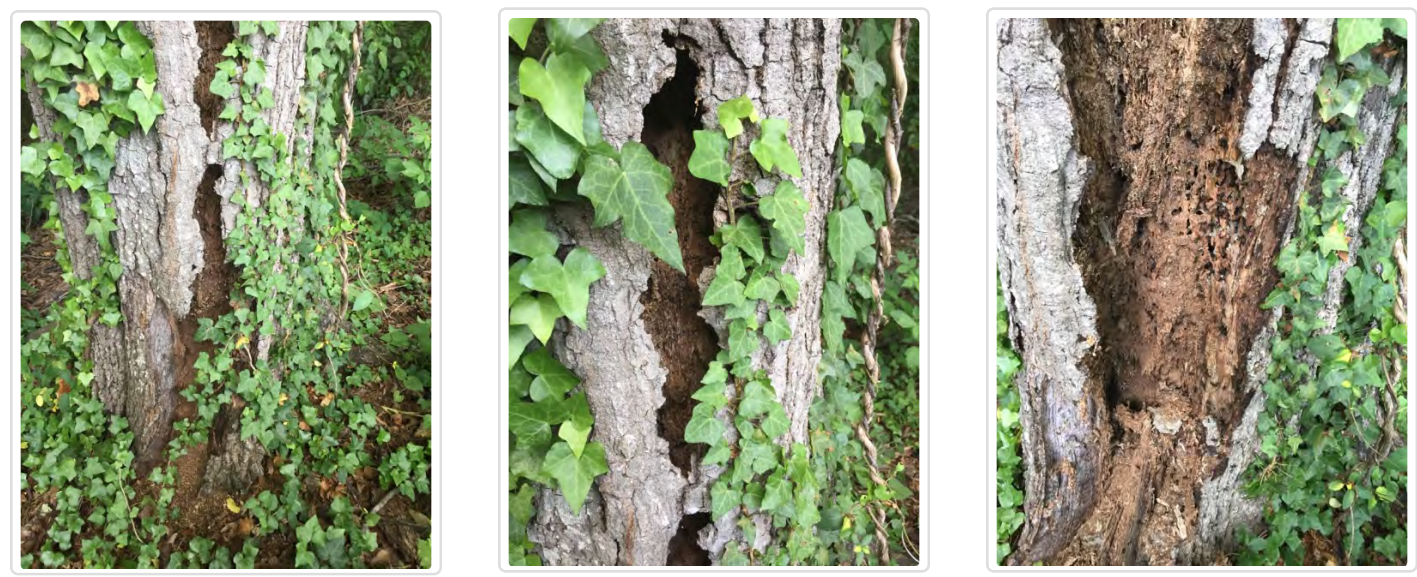
Other notes



Tree 275

Species	26"	Oak, water	<i>Quercus nigra</i>
Status	Not Specimen		
Health/Vigor	Poor	Major decay defect in lower trunk	
Structure	Asymmetric		

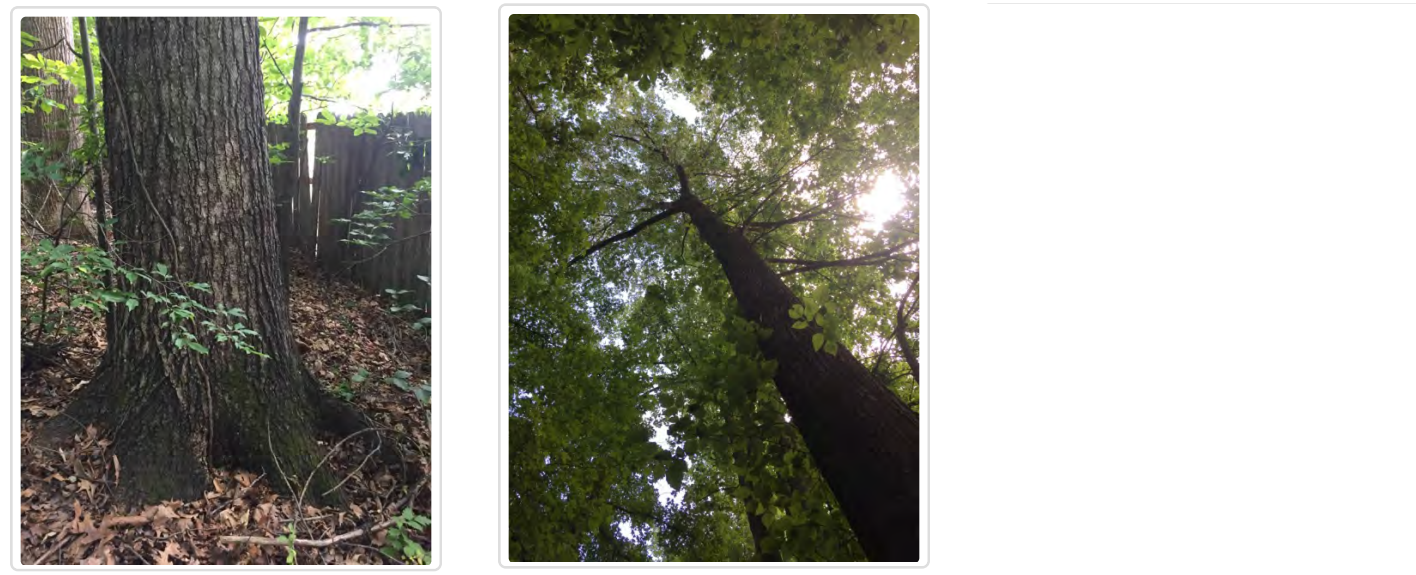
Other notes



Tree 276

Species	24"	Oak, Southern red	<i>Quercus falcata</i>
Status	Specimen		
Health/Vigor	Fair	leaf density not optimal; canopy size average	
Structure	Single	Slight lean to east	

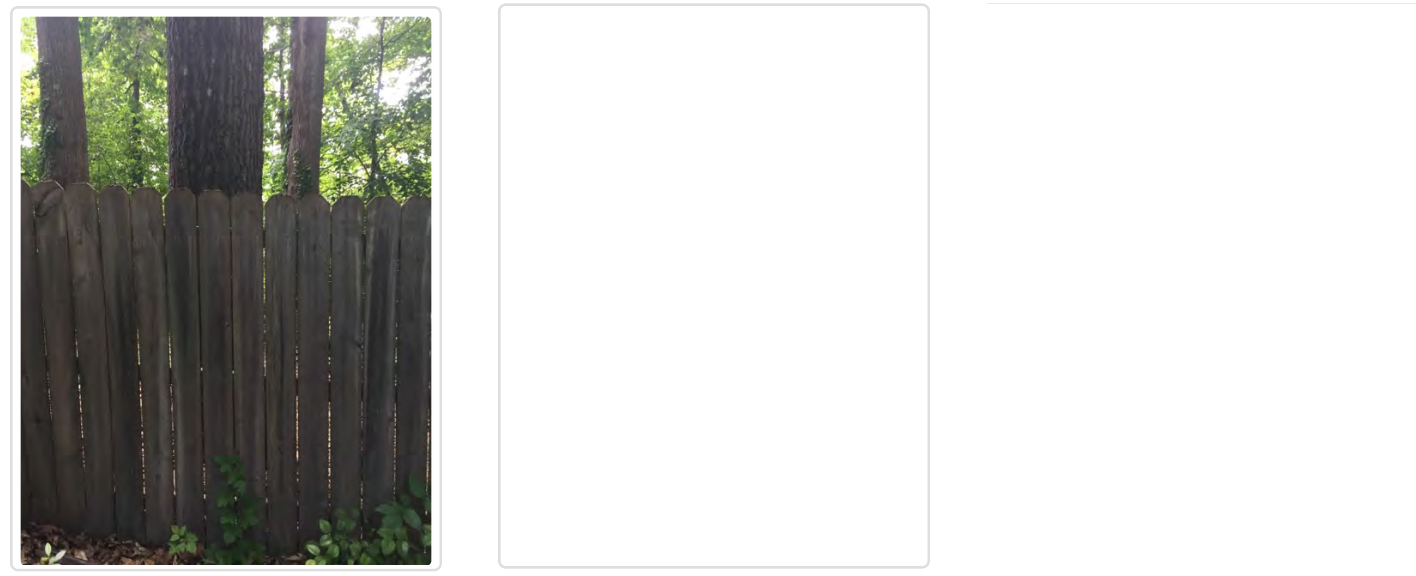
Other notes



Tree A

Species	26"	Oak, Southern red	<i>Quercus falcata</i>
Status	Specimen		
Health/Vigor	Fair	leaf density not optimal; average vigor	
Structure	Asymmetric		

Other notes BOUNDARY TREE



Tree 277

Species	34"	Oak, white	<i>Quercus alba</i>
Status	Specimen		
Health/Vigor	Good		
Structure	Single		

Other notes



Tree B

Species	29"	Oak, white	<i>Quercus alba</i>
Status	Specimen		
Health/Vigor	Good		
Structure	Single		

Other notes

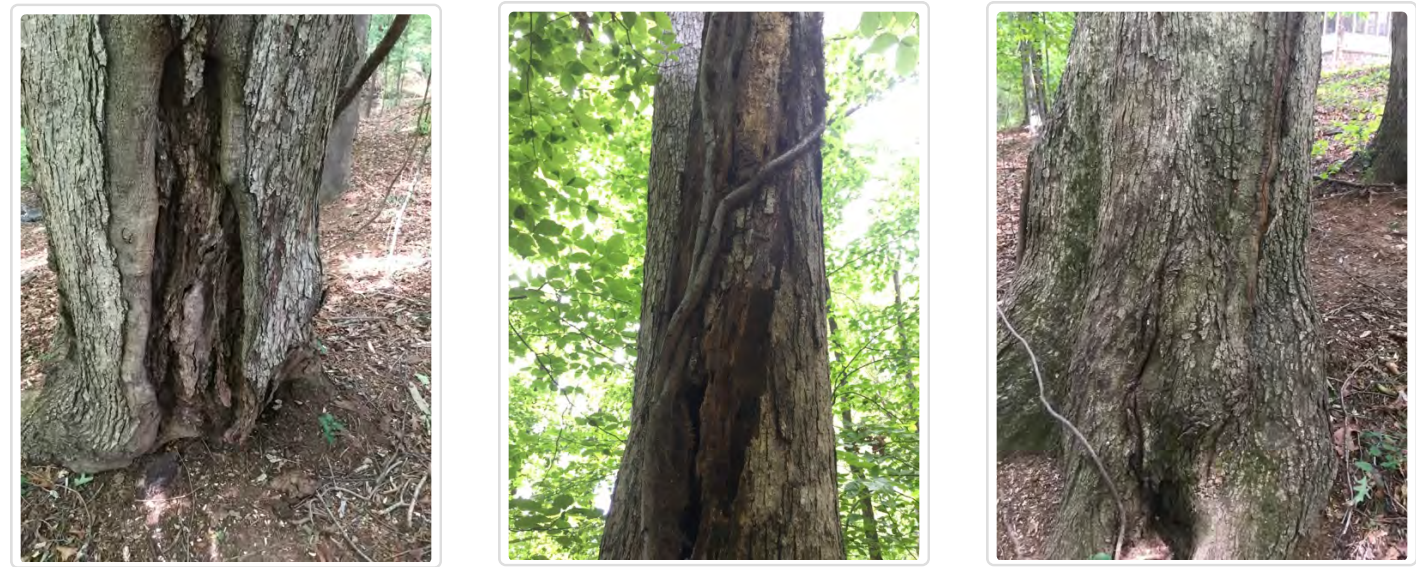
BOUNDARY TREE



Tree 278

Species	30"	Oak, white	<i>Quercus alba</i>
Status	Not Specimen		
Health/Vigor	Poor	Multiple defects; radial cracks, hollow base and trunk; decay extends into bifurcated stem	
Structure	Bifurcated		

Other notes



Tree 279

Species	35"	Beech, American	<i>Fagus grandifolia</i>
Status	Specimen		
Health/Vigor	Good		
Structure	Single		

Other notes



Tree 280

Species	26"	Oak, water	<i>Quercus nigra</i>
Status	Specimen		
Health/Vigor	Fair	leaf density not optimal; canopy size below average	
Structure	Asymmetric		

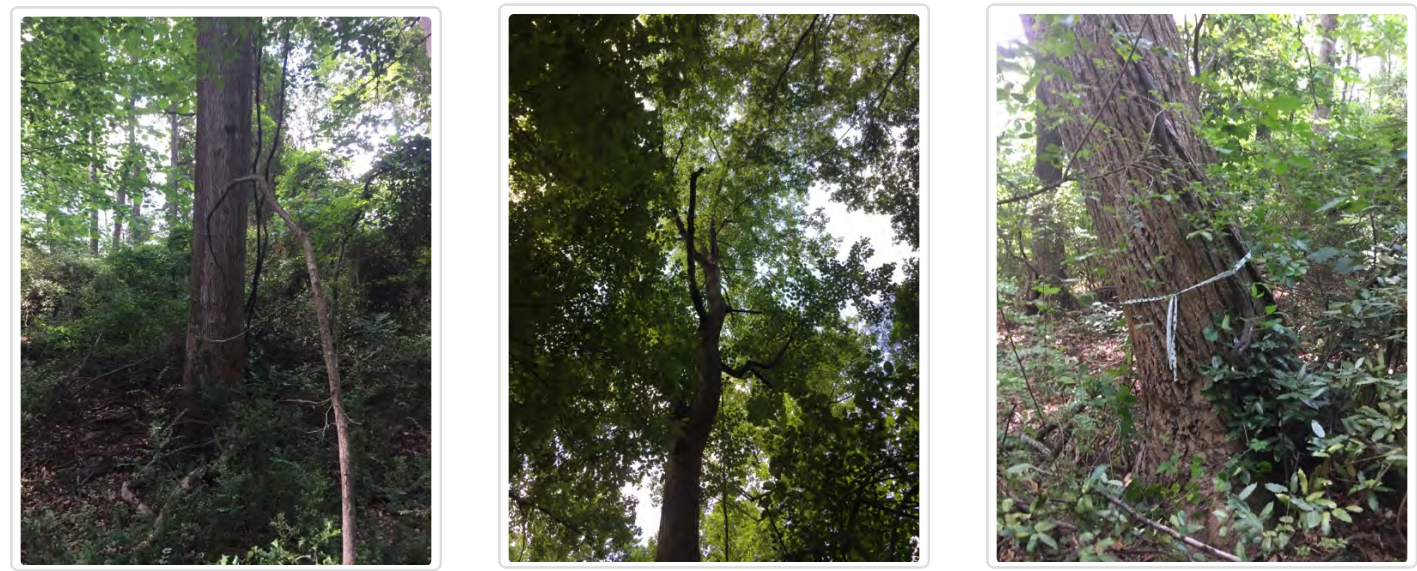
Other notes



Tree 281

Species	32"	Tuliptree	<i>Liriodendron tulipifera</i>
Status	Specimen		
Health/Vigor	Fair	leaf density not optimal; canopy size average	
Structure	Asymmetric	Significant lean to south	

Other notes



Tree 282

Species	20"	Blackgum	<i>Nyssa sylvatica</i>
Status	Not Specimen		
Health/Vigor	Declining		
Structure	Single	Massive decay and cavity at base of tree	

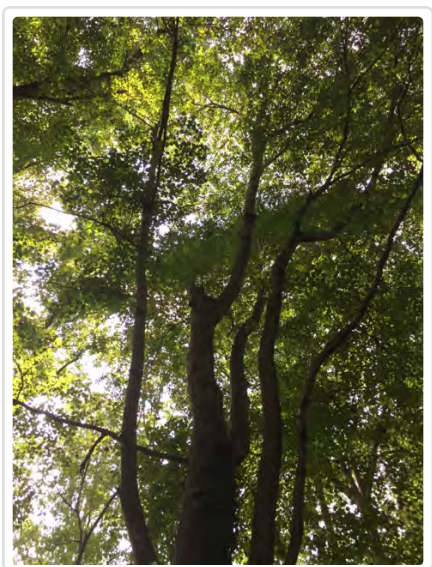
Other notes



Tree 283

Species	27"	Maple, red	<i>Acer rubrum</i>
Status	Not Specimen		
Health/Vigor	Poor		
Structure	Asymmetric	Canopy is broken; decay forming in regions of lower trunk	

Other notes



Summary

Total specimen trees identified: 17

Additional Recommendations

Revise site plan to reflect any differing size, species, and location verifications made in the field.

LIMITATIONS

This report is not meant to override any determination by the City of Alpharetta regarding the status of Specimen trees. Additional tree information may be required by the City once the Specimen Tree Report is submitted to Alpharetta, including but not limited to: Trees of Character, Level III assessments, site meetings with the City arborist, and Tree Maintenance Plan preparation.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments cannot be guaranteed. Clients may choose to accept or disregard the recommendations of the arborists, or to seek additional advice. This inspection was made without the expectation of a particular result.

Certification

Date Certified: 5/17/2017

I certify that all of the statements made in this report are true, complete and correct to the best of my knowledge and belief, and are made in good faith.



Jesse Milton
ISA #SO-1170B

Tree C

Species	33"	Tuliptree	<i>Liriodendron tulipifera</i>
Status	Specimen		
Health/Vigor	Fair	leaf density not optimal	
Structure	Single		

Other notes





Tree 284

Species	31"	Oak, white	<i>Quercus alba</i>
Status	Specimen		
Health/Vigor	Fair	leaf density average	
Structure	Asymmetric	Moderate lean to east	

Other notes



Tree 285

Species	24"	Oak, post	<i>Quercus stellata</i>
Status	Specimen		
Health/Vigor	Fair	leaf density not optimal; multiple dead branches (not problematic)	
Structure	Asymmetric	Highly one-sided canopy form towards east. Suppressed by tree 284	

Other notes



Tree 286

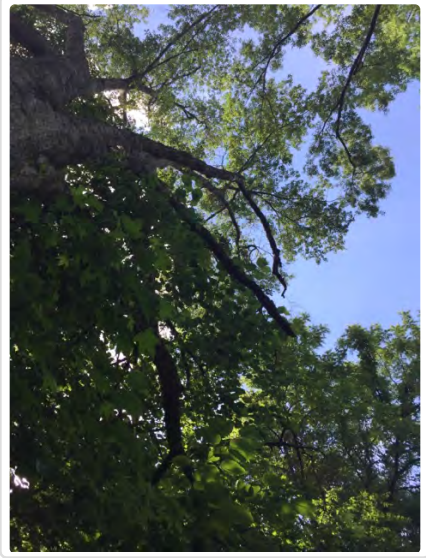
Species	27"	Oak, Southern red	<i>Quercus falcata</i>
Status	Specimen		
Health/Vigor	Fair	Canopy density is waning, possible stress	
Structure	Asymmetric		

Other notes



Tree 287

Species	28"	Oak, water	<i>Quercus nigra</i>
Status	Not Specimen		
Health/Vigor	Poor	Some mistletoe; some limb dieback in lower portion of north side; thinning, leaf density is below average	
Structure	Asymmetric	Canopy shaped into one-sided form from overhead utility pruning.	
Other notes	Does not meet life expectancy criteria		



SITE ADDRESS:
Tract 1: Cumming Street
Tract 2: Cricket Lane
Tract 3: 241 Cricket Lane
Tract 4: 252 Cricket Lane

SITE AREA:
Tract 1 = 0.619 acres
Tract 2 = 0.380 acres
Tract 3 = 1.599 acres
Tract 4 = 0.844 acres
Total = 3.442 acres

ZONING: R15
Front Yard: From R/W of Local Street: 35'
From R/W of All Other Streets: 65'
Side Yard: 10'
Rear Yard: 25'
This information is reported from public information obtained from City of Alpharetta records on 5/16/17. It is not the intent of the surveyor to interpret or make conclusions regarding the zoning designation shown hereon.

REFERENCE PLATS:
1. Survey for Mrs. R.D. Neely, prepared by Dorsey R. Brumbelow, GA. Reg. No. 1317, dated Sept. 11, 1965.
2. Survey for John S. Gardner & Joan Lautrell Gardner, prepared by Brumbelow-Reese & Assoc., Inc., dated April 9, 1981.
3. Topographic Survey prepared for Alpharetta First United Methodist Church, prepared by Registered Land Surveyors, Inc., dated August 15, 1996.
4. Survey for Mary M. McConnell & Kathryn L. McConnell, prepared by A.S. Glometti & Assoc., Inc., dated 5/23/80.
5. Final Plat for East of Main, prepared by Travis Pruitt & Associates, Inc., last revised January 27, 2017, as recorded in Plat Book 397, Page 104-110, Fulton County Records.

NOTES:
1. This survey is a retracement survey of an existing tract or combination of existing tracts. This survey is not intended to create new tracts of land or change existing tracts of land. This survey is not a subdivision plat and has not been approved by the correct jurisdictional authorities.
2. This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
3. Unless otherwise specified, all distances as shown are horizontal ground distances in U.S. survey feet (39.37 inches = 1 meter).
4. The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 2012A.
Title Exceptions:
5. This survey relied upon information contained within a title commitment number Title Commitment # prepared by Title Commitment Company, with an effective date of Title Effective Date, with respect to the property surveyed described in "Exhibit A", and the exceptions listed in "Schedule B, Section II".
Flood Hazard Note:
6. By graphic plotting only, this property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia and incorporated areas map number 13121C0058F, effective date September 18, 2013.

UTILITY STATEMENT:
1. Information regarding the reputed presence, size, character and location of existing underground utilities and structure is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structure not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information.
2. Underground utilities may exist on this property that are not shown on survey.

OWNER/DEVELOPER
thePROVIDENCEgroup
Warren Jolly
11340 Lakefield Drive
Building II, Suite 200
Johns Creek, Georgia 30097
Tel: (770) 475-1800
4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com

Travis Pruitt & Associates, Inc.
REGISTERED PROFESSIONAL SURVEYOR
SINCE 1985
ARCHITECT
EDWARD J. ANDERSON

TITLE EXCEPTIONS - Tracts 1 & 2:
This survey relied upon information contained within A.L.T.A. Commitment Number GA-170276-1 prepared by Fidelity National Title Insurance Company, with an effective date of June 19, 2017, with respect to the property surveyed described as Tracts 1 and 2 in Exhibit "A", and the special exceptions listed in "Schedule B - Section 2":
12. Sanitary Sewer Easement to the City of Alpharetta recorded in Deed Book 9086, Page 178. Comment: Shown on the survey.
13. Easement to Georgia Power Company recorded in Deed Book 4255, Page 106. Comment: Blanket easement does not contain plottable elements and a description of the property; may or may not affect the subject property.

TITLE EXCEPTIONS - Tract 3:
This survey relied upon information contained within A.L.T.A. Commitment Number GA-170276-2 prepared by Fidelity National Title Insurance Company, with an effective date of June 19, 2017, with respect to the property surveyed described as Tract 3 in Exhibit "A", and the special exceptions listed in "Schedule B - Section 2":
12. Matters disclosed on the plat recorded in Plat Book 149, Page 181. Comment: Shown on the survey.
13. Easement to Georgia Power Company recorded in Deed Book 4255, Page 106. Comment: Blanket easement does not contain plottable elements and a description of the property; may or may not affect the subject property.
14. Right-Of-Way Easement to Georgia Power Company recorded in Deed Book 5081, Page 21. Comment: Blanket easement does not contain plottable elements; affects the subject property.
15. Sanitary Sewer Easement to the City of Alpharetta recorded in Deed Book 9086, Page 181. Comment: Shown on the survey.

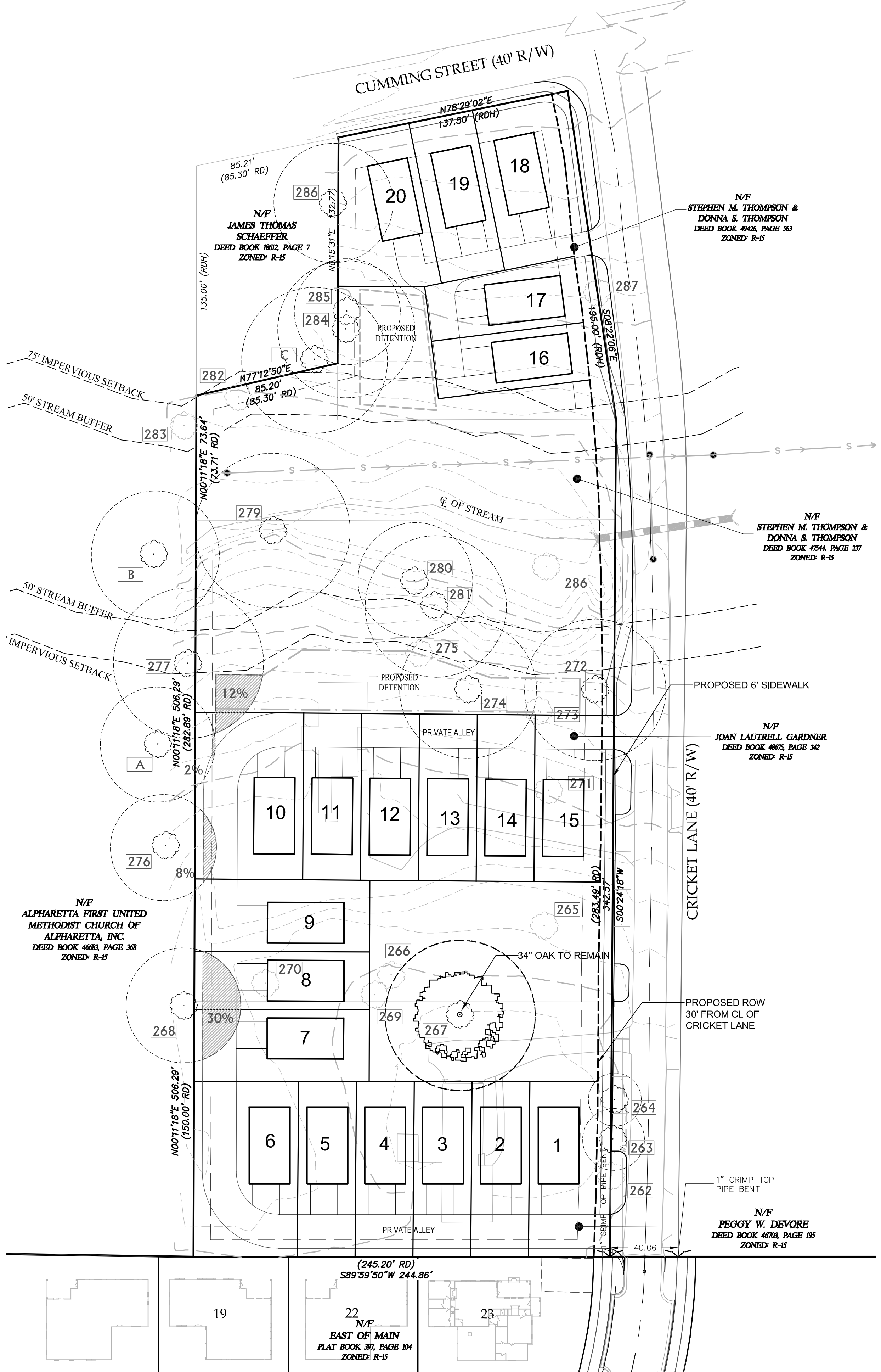
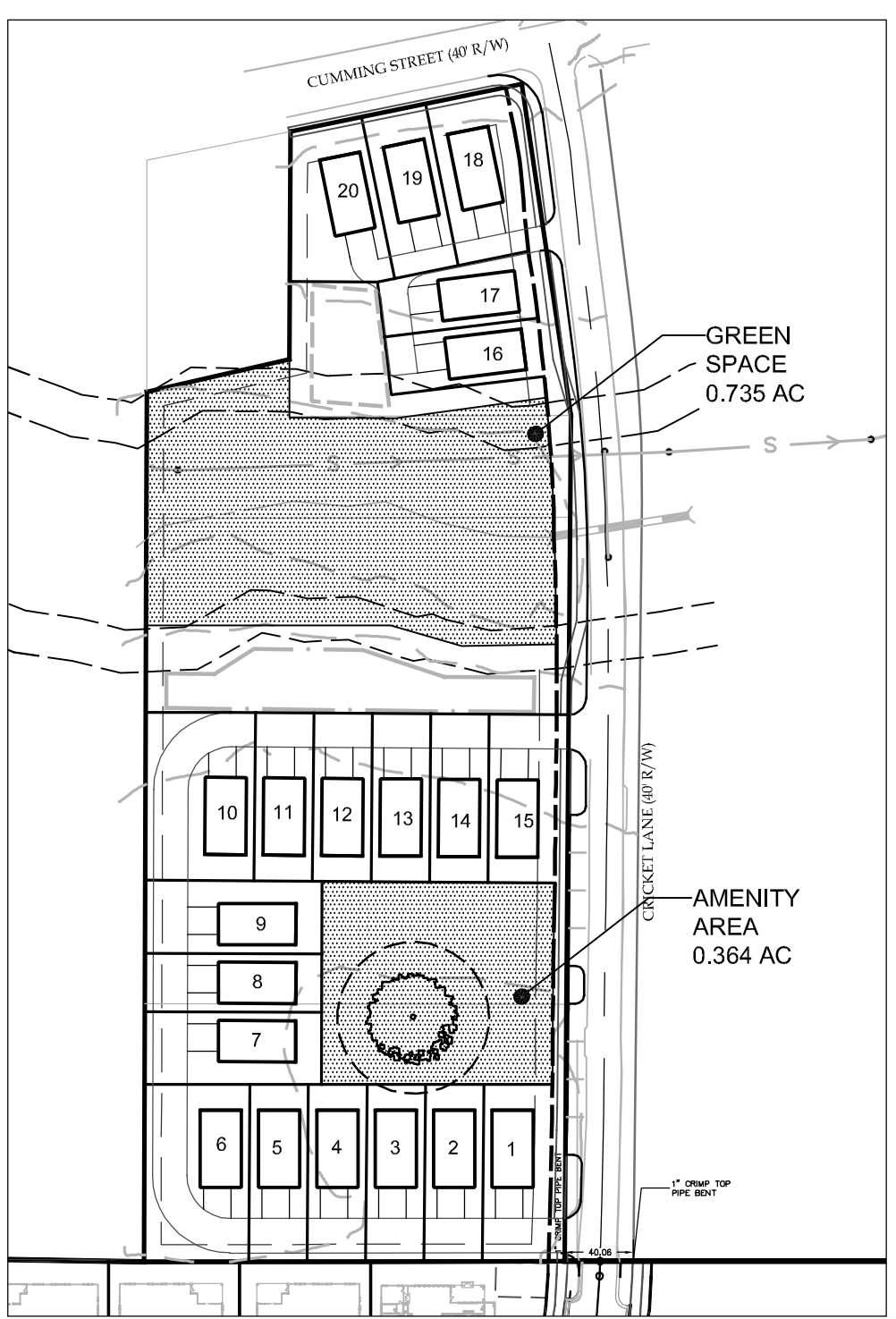
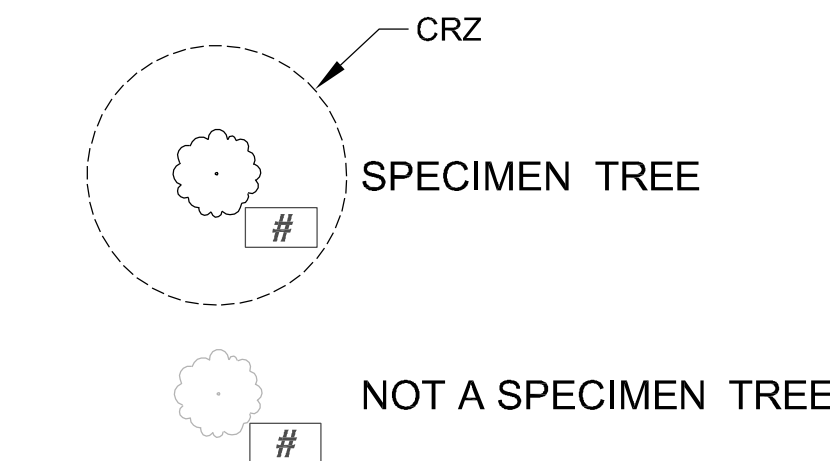
TITLE EXCEPTIONS - Tract 4:
This survey relied upon information contained within A.L.T.A. Commitment Number GA-170276 prepared by Fidelity National Title Insurance Company, with an effective date of June 19, 2017, with respect to the property surveyed described as Tract 4 in Exhibit "A", and the special exceptions listed in "Schedule B - Section 2":
12. Right-Of-Way Easement to Georgia Power Company recorded in Deed Book 5081, Page 5. Comment: Blanket easement does not contain plottable elements; affects the subject property.
13. Easement to Georgia Power Company recorded in Deed Book 4255, Page 106. Comment: Blanket easement does not contain plottable elements and a description of the property; may or may not affect the subject property.
14. Matters disclosed on the plat recorded in Deed Book 5019, Page 284. Comment: Shown on the survey.

LEGAL DESCRIPTION:
Overall
All that tract or parcel of land lying and being in Land Lot 1253 of the 2nd District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:
BEGINNING at a 1/2" rebar set at the intersection of the southerly R/W line of Cumming Street (40' R/W) with the westerly R/W line of Cricket Lane (40' R/W); THENCE running along said R/W line of Cricket Lane the following courses and distances: South 08 degrees 22 minutes 06 seconds East a distance of 195.00 feet to a 1/2" rebar found; THENCE South 00 degrees 24 minutes 18 seconds West a distance of 59.11 feet to an iron pin set; THENCE South 00 degrees 24 minutes 18 seconds West a distance of 293.66 feet to a 1/2" rebar found; THENCE South 00 degrees 27 minutes 02 seconds West a distance of 149.87 feet to a 1" crimp top pipe found on the southerly line of Land Lot 1253 (said Land Lot Line being the common line between Land Lots 1253 and 1268); THENCE running along said Land Lot Line South 89 degrees 59 minutes 50 seconds West a distance of 244.86 feet to a 1.5" open top pipe found; THENCE leaving said Land Lot Line North 00 degrees 11 minutes 18 seconds East a distance of 149.99 feet to an iron pin set; THENCE North 00 degrees 11 minutes 18 seconds East a distance of 282.86 feet to an iron pin set; THENCE North 00 degrees 11 minutes 18 seconds East a distance of 73.64 feet to an iron pin set; THENCE North 77 degrees 12 minutes 50 seconds East a distance of 65.20 feet to a 1/2" rebar found; THENCE North 00 degrees 15 minutes 31 seconds East a distance of 132.77 feet to a 1/2" rebar found on the southerly R/W line of Cumming Street; THENCE running along said R/W line of Cumming Street North 78 degrees 29 minutes 02 seconds East a distance of 137.50 feet to the **TRUE POINT OF BEGINNING**.
Said tract contains 149,961 square feet or 3.442 acres.

SPECIMEN TREE STUDY

#	Full Desc	Status
262	12" Dogwood	Not Specimen
263	14" Dogwood	Specimen
264	12" Dogwood	Specimen
265	12" Sourwood	Not Specimen
266	11" Dogwood	Not Specimen
267	34" Water Oak	Specimen
268	26" Red Oak	Specimen
269	12" Dogwood	Not Specimen
270	10" Sourwood	Not Specimen
271	12" Dogwood	Not Specimen
272	32" Red Oak	Specimen
273	36" Water Oak	Not Specimen
274	31" Red Oak	Specimen
275	26" Water Oak	Not Specimen
276	24" Red Oak	Specimen
277	34" White Oak	Specimen
278	30" White Oak	Not Specimen
279	35" Beech	Specimen
280	26" Water Oak	Specimen
281	32" Tulip Tree	Specimen
282	20" Blackgum	Not Specimen
283	27" Red Maple	Not Specimen
284	31" White Oak	Specimen
285	24" Post Oak	Specimen
286	27" Red Oak	Specimen
287	28" Water Oak	Not Specimen
A	26" Red Oak	Specimen
B	29" White Oak	Specimen
C	33" Tulip Tree	Specimen

Specimen tree data taken from Specimen Tree Study dated May 17, 2017, by One Bank LLC.



LOCATION MAP
not to scale / ref. aere atlas

SITE NOTES
1. Site area - 3.442 acres
2. Total Number of Lots/Units - 20
3. Density - 5.81 Lot/Units per acre.
4. Existing Zoning - R-15
5. Proposed Zoning - DT-R
6. Proposed land use : Single Family Detached

SINGLE FAMILY LOT DATA

	REQUIRED	PROPOSED
FRONT SETBACK		10' TO CURB
SIDE SETBACK		0'
REAR SETBACK		3'
MIN. DISTANCE B/N BUILDINGS		5'
MINIMUM LOT SIZE		2,500 SF
MINIMUM LOT WIDTH		30'

PERIMETER SETBACKS

	REQUIRED	PROPOSED
FRONT SETBACK CRICKET LN.		10'
FRONT SETBACK CUMMING ST.		20'
SIDE SETBACK		10'
REAR SETBACK		10'
GREEN SPACE	15%	0.735 AC (21%)
AMENITY SPACE	10%	0.364 AC (10.5%)

ZONING PLAN
East of Main II
LL 1267, 2nd District, 2nd Section
Cumming Street and 241, 252 Cricket Lane
City of Alpharetta, Georgia

DATE 10/10/17
SCALE 1" = 40'
CN
LSV
JUN
FN 1-17-0196CP13
1 of 1

For The Firm
Travis Pruitt
&
Associates, Inc.



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: CU-17-15/V-17-37 NATURAL BODY SPA AND SHOP/CITY CENTER

CITY COUNCIL: DECEMBER 18, 2017

This item was heard at the December 7, 2017 Planning Commission meeting. No one spoke in favor or in opposition to the request. After discussion, the Planning Commission recommended to deny the item. Vote (4-2)

II. RECOMMENDATION:

Deny CU-17-15/V-17-37 Natural Body Spa and Shop/City Center request for conditional use and variance.

If approval is considered, the following conditions are recommended:

1. 'Spa Services' shall be added as a conditional use at 575 Commerce Street, Suites 5M through 5S, and limited to no more than 4,365 square feet.
2. Conditional use approval shall be limited to the Natural Body Spa and Shop and its affiliated partner use Skin ReMed (medical spa); no additional spa services businesses or subleasing shall be permitted within the approved space.
3. Spa services shall be limited to medical spa services, body exfoliation, facials, waxing, massage, nail services and retail sales.
4. Hours of operation shall be no greater than Monday – Friday 10:00 AM – 10:00 PM, Saturday 9:30 AM – 10:00 PM and Sunday 12:00 PM – 10:00 PM.
5. Window signage shall be limited to no more than 10% of the window area. No lighting window trim.

III. REPORT IN BRIEF:

The applicant, Cheri Morris, is requesting a conditional use permit to allow 'Spa Services' for a day spa business. A variance is requested to reduce the minimum distance requirement between comparable 'Spa Services' uses and to allow a spa to occupy a space larger than 4,000 square feet. The subject property is located at 575 Commerce Street, Suites 5M – 5S in the City Center mixed-use development.

DISCUSSION

The submitted request, if approved, will permit the applicant to provide spa services in a 4,365 square foot suite within a mixed-use development. In addition to spa services, the applicant's business would include the sale of associated skin and beauty retail products. The subject property is located at 575 Commerce Street, Suites 5M – 5S in the City Center mixed-use development.

The property is zoned MU (Mixed Use) and is subject to the City Center Master Plan, which allows 'Spa Services' with approval of a conditional use permit. The property, which is currently under construction, received approval on May 18, 2015. The master plan is limited to no more than 104,400 square feet of retail/restaurant use, which the proposed Natural Body Spa and Shop is within this maximum. The applicant's business is proposed within a mixed-use building approved for ground-floor retail with 'For-Rent' units above.

Unified Development Code (UDC) Section 1.4.2 defines 'Spa Services' as, "A business that provides services, which may include non-medical massage, other personal services such as skin, nail, hair treatments, and hair removal/waxing, and may have the sale of associated retail products. Such business shall be located within a retail center, shall not occupy more than 4,000 sq. ft. and shall not be closer than 2,000 ft. to a comparable business."

The applicant is requesting variances to the definition of 'Spa Services' to reduce the distance requirements between comparable businesses and to allow the use within a space exceeding 4,000 square feet. A comparable business, Mezz Spa, is located within 1,175' of the applicant's site at 52 North Main Street. However, the applicant's proposed location is within a mixed-use development in the Downtown. The proposed reduction in the distance requirement is consistent with other City ordinances, which have relaxed requirements in mixed-use developments and the Downtown, such as the alcohol and noise ordinances.

The desired space is proposed to be 4,365 square feet, which exceeds the maximum established in the definition of 'Spa Services'. The applicant provided a floor plan depicting over 1,000 square feet dedicated to retail sales. If the retail sales area is deducted from the overall square footage of the space, the use would meet the maximum 4,000 square feet for a 'Spa Services' use. In addition, approximately 600 square feet is dedicated to medical spa services, which are not subject to the 'Spa Services' definition.

The City's Code of Ordinances, Section 12-172 establishes a minimum distance requirement of 300' for spa establishments from State Route 9, State Route 120 and churches, schools, public parks, day care facilities and residences. However, spa establishments within a mixed-use development in the MU zoning district are exempt from the distance requirements. City Center is located on State Route 9 (South Main Street). However, the property is a mixed-use development zoned MU and therefore is not subject to the 300' minimum distance from Highway 9.

According to the applicant, Natural Body Spa and Shop has been in operation for nearly 30 years with several locations in the Atlanta metro area, including Brookhaven, Cumming, Decatur, Marietta, Morningside, Smyrna and Snellville. Spa services are geared toward individuals and groups and include medical spa services, body exfoliation, facials, waxing, massage, nail services and retail sales. The retail sales portion of the business is significantly larger than a typical day spa. Hours of operation are requested to be no later than Monday – Friday 10:00 AM – 10:00 PM, Saturday 9:30 AM – 10:00 PM and Sunday 12:00 PM – 10:00 PM. The applicant anticipates between 9 – 11 employees at the proposed location.

CONDITIONAL USE REVIEW CRITERIA

City staff has reviewed the applicant's request and compared it to the conditional use standards established in UDC Sec. 4.2.3 (B) which are as follows:

A conditional use otherwise permitted within a zoning district shall be considered to be compatible with other uses permitted in the district, provided that due consideration is given to the following objective criteria at a public hearing and satisfactory provisions or arrangements are made for:

1. Access into and out of the property with regard to traffic and pedestrian safety, volume of traffic flow, and emergency vehicles, as well as the type of street providing access;

Response: City Center is being developed in compliance with all site access standards.

2. The extent to which refuse areas, loading and service areas, off street parking, and buffers and screening are provided on the property;

Response: The above-mentioned site requirements will be provided on the subject property.

3. Ensuring that the conditional use will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity or diminish and impair property values within the surrounding neighborhood;

Response: The proposed retail service use would be complimentary to the other uses proposed in City Center and should not be injurious to the use and enjoyment of the area.

4. Ensuring that the conditional use will not increase local or state expenditures in relation to the cost of servicing or maintaining neighboring properties;

Response: Not applicable.

5. Ensuring that the conditional use will not impede the normal and orderly development of surrounding property for uses predominant in the area; and

Response: The proposed retail service use would complement other uses proposed in City Center and should not be impede the normal and orderly development of surrounding property.

6. Ensuring that the location and character of the conditional use is considered to be consistent with a desirable pattern of development for the city, in general.

Response: The proposed retail service use would complement other uses proposed in City Center.

VARIANCE REVIEW CRITERIA

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

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

Response: Not applicable.

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

Response: The applicant has intended to have a day spa within City Center as evidenced by the use being listed as a conditional use in the 2015 City Center conditions of zoning. The day spa is to serve as a draw to pull foot traffic down Commerce Street towards City Hall in an effort to extend retail uses down the corridor. The applicant's business includes a large retail sales area and medical spa, making up over 1/3 of the total space. If the retail sales and medical spa areas were deducted from the overall square footage of the suite, the proposed 'Spa Services' use would meet the City's definition with respect to maximum size of the space.

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

Response: There are no peculiar conditions on the subject property that affect its reasonable use as currently zoned. However, the applicant has intended to have a day spa within City Center as evidenced by the use being listed as a conditional use in the 2015 City Center conditions of zoning. The day spa is to serve as a draw to pull foot traffic down Commerce Street towards City Hall in an effort to extend retail uses down the corridor. The applicant's business includes a large retail sales area and medical spa, making

up over 1/3 of the total space. If the retail sales and medical spa areas were deducted from the overall square footage of the suite, the proposed 'Spa Services' use would meet the City's definition with respect to maximum size of the space.

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

Response: Approval of the conditional use would not cause a substantial detriment to the public good. The applicant's business includes a large retail sales area and medical spa, making up over 1/3 of the total space. If the retail sales and medical spa areas were deducted from the overall square footage of the suite, the proposed 'Spa Services' use would meet the City's definition with respect to maximum size of the space.

CONCURRENCES

Staff's analysis finds that the requested conditional use and variance is consistent with the established conditional use and variance standards. The proposed retail service use would complement the surrounding mixed-use development and sufficient parking exists to support the proposed use. The proposed reduction in the distance requirement is consistent with other City ordinances, which have relaxed requirements in mixed-use developments and the Downtown, such as the alcohol and noise ordinances. The proposed increase to the size of the space is reasonable given that 1/3 of the suite will be occupied by medical office use (medical spa) and retail sales. If approved, conditions are recommended limiting the approval to Natural Body Spa and Shop and its affiliated medical spa partner and limiting any expansion of services.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners were contacted regarding the applicant's intent. The report states that no comments were received.

IV. ATTACHMENTS:

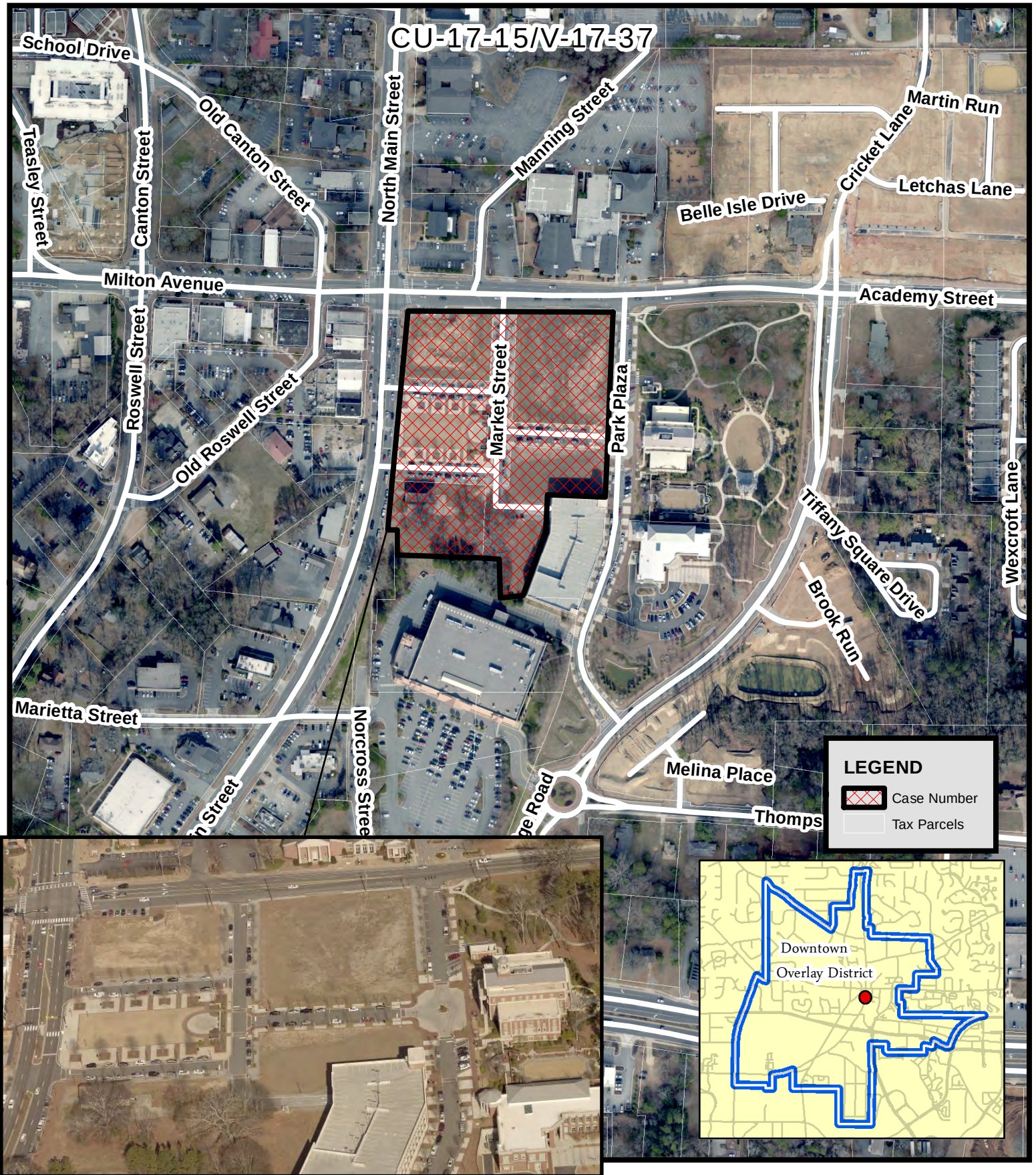
- Site Plan
- Elevations
- Floor Plan

City Center Approved Conditions May 18, 2015

- 1. Property shall be zoned "MU" with a "Mixed Use" land use category.**
- 2. Retail/Restaurant and Residential shall be constructed concurrently.**
- 3. Property shall be developed substantially similar to the site plan presented.**
- 4. Residential density shall be limited to a maximum of 8 residential units per acre. For-rent residential shall be limited to 168 units.**
- 5. Square Footage Limitations:**
 - Commercial (Retail/Restaurant) 104,400 square feet**
 - Office 108,171 square feet (including City Hall and Library)**
- 6. Property shall be limited to following Uses:**
 - Art Galleries**
 - Academic Services/Tutoring**
 - Alterations**
 - Athletic Facilities/Fitness**
 - Bakery**
 - Barber Shop, Beauty Shop, Skin Care**
 - Book Store or Stationery**
 - Dance Studio**
 - Dry Cleaning-Pick Up Station**
 - Fine Arts Performing Center**
 - Florist-Retail**
 - Gourmet Food Store**
 - Nail Salon**
 - Wine Store**
 - Office (including medical and dental)**
 - Restaurant**
 - Retail Establishment**
 - Shop or Studio Craftsman/Artist**
 - Spa Services (conditional use)**
- 7. Parcel 11 (corner of Thompson and Haynes Bridge Road) shall include a 10 foot wide multi-use trail from Haynes Bridge Road east through the property in the outer most 50 to 75 foot stream buffer.**
- 8. The Detention /Retention Area shall be heavily landscaped and/or made into an amenity area with final approval by Staff.**
- 9. Residential buildings 1-6 and buildings 21, 43-45 shall have their front door facing towards Haynes Bridge Road to create a strong, consistent edge. Architecture of For-Sale homes shall be similar to submitted elevations and include formal gardens and stone walls as depicted. Final approval by Staff.**
- 10. Buildings adjacent to town green shall not exceed 1760 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.**

City Center Approved Conditions May 18, 2015

- 11. On buildings facing Main Street, façade shall be a minimum 24 feet high, with the exception of the renovated Jones House and any buildings along the town green.**
- 12. Parcel 7 shall have 4 and 3 story height with mixed roof types in order to appear as separate buildings, some being flat and other with gables with final approval by Staff and the Design Review Board.**
- 13. All “store front” streets shall contain retail and restaurant on the first floor. A retail/restaurant use shall not be required on Parcel 7 and Parcel 4 on the side fronting Park Plaza or Academy Street. Office uses are permissible on the mitered corners facing City Hall. One (1) first floor space, approximately 20 feet wide, for a Real Estate Sales office is permitted on Parcel 4.**
- 14. There shall be one entrance/exit of approximately 15 feet wide on Parcel 7 facing Parcel 4 for residential entrance/exit.**
- 15. Lighting plans will be submitted for review and will be approved by Design Review Board.**
- 16. “For-rent” residential shall be limited to a maximum of 168 units with only one and two bedroom units permitted.**
- 17. “For-rent” residential shall follow standards established for dwellings within the Central Business and ground floor residential units shall:**
 - a. Be oriented to the sidewalk.**
 - b. Provide individual unit entrance from the exterior of the building.**
 - c. Provide individual stoops or porches.**
 - d. Provide a minimum of one (1) ground floor window facing the sidewalk**
- 18. Brick sidewalks matching that of the style of the City’s brick sidewalks shall be installed. The corner of Haynes Bridge Road and Thompson Street shall include significant landscaping and seating area, final approval by Staff.**
- 19. All building architecture including the parking garage addition shall adhere to the Alpharetta Downtown City Center Development Guidelines with final approval by Staff and the Design Review Board.**
- 20. Property adjacent to Publix shall require a minimum 5’ landscape buffer.**
- 21. Property located north of Haynes Bridge Road roundabout shall be heavily landscaped with final approval by Staff.**
- 22. Solid waste deposit locations shall be screened and location to be approved by Staff.**



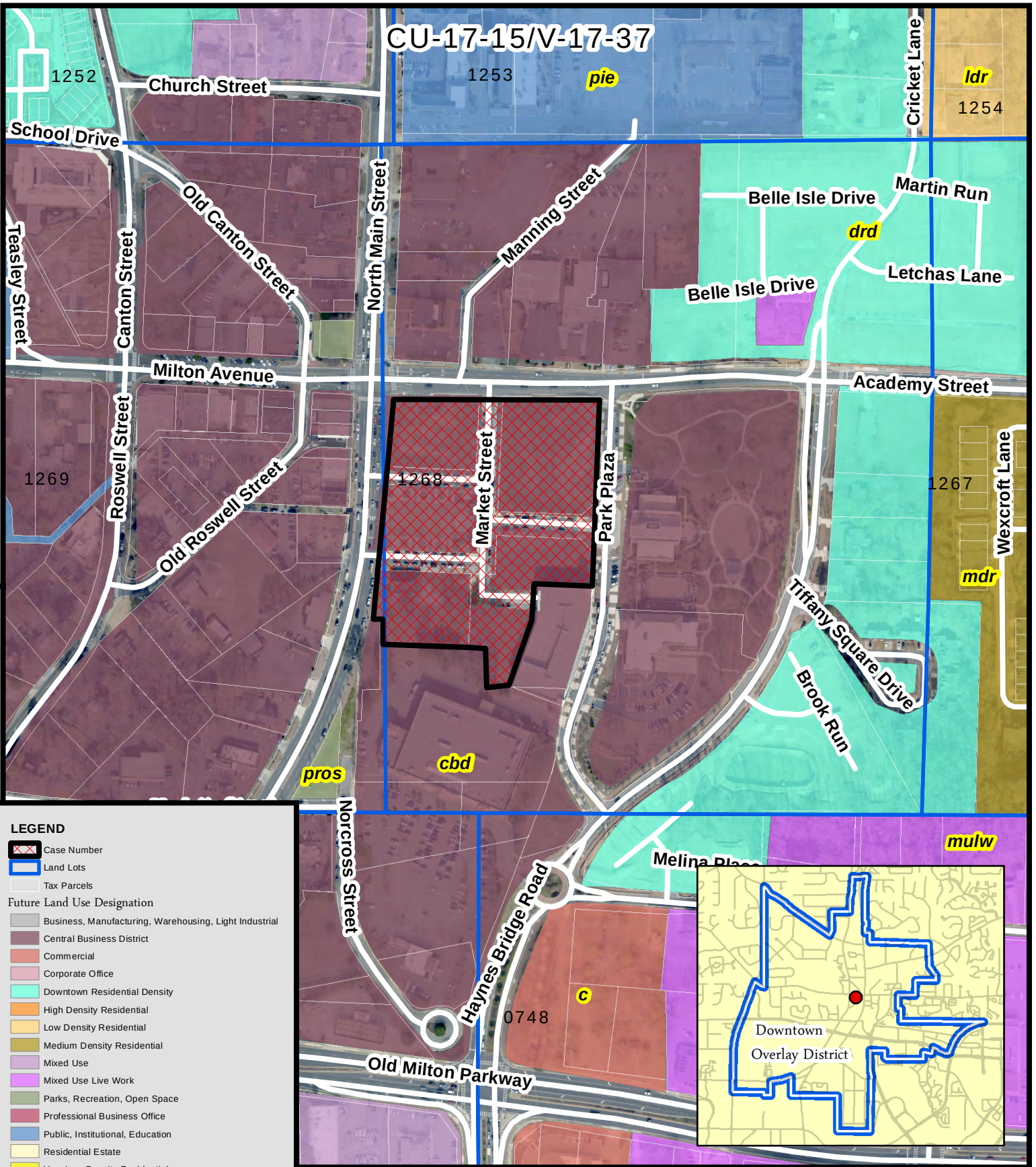
Aerial Map
Natural Body Spa
575 Commerce St (City Center)



CU-17-15/V-17-37
D/LL: 1/2/1268
PC Date: 12/07/17
CC Date: 12/18/17

Location Map Provided by:
Community Development - GIS

CU-17-15/V-17-37



LEGEND

- Case Number
- Land Lots
- Tax Parcels

Future Land Use Designation

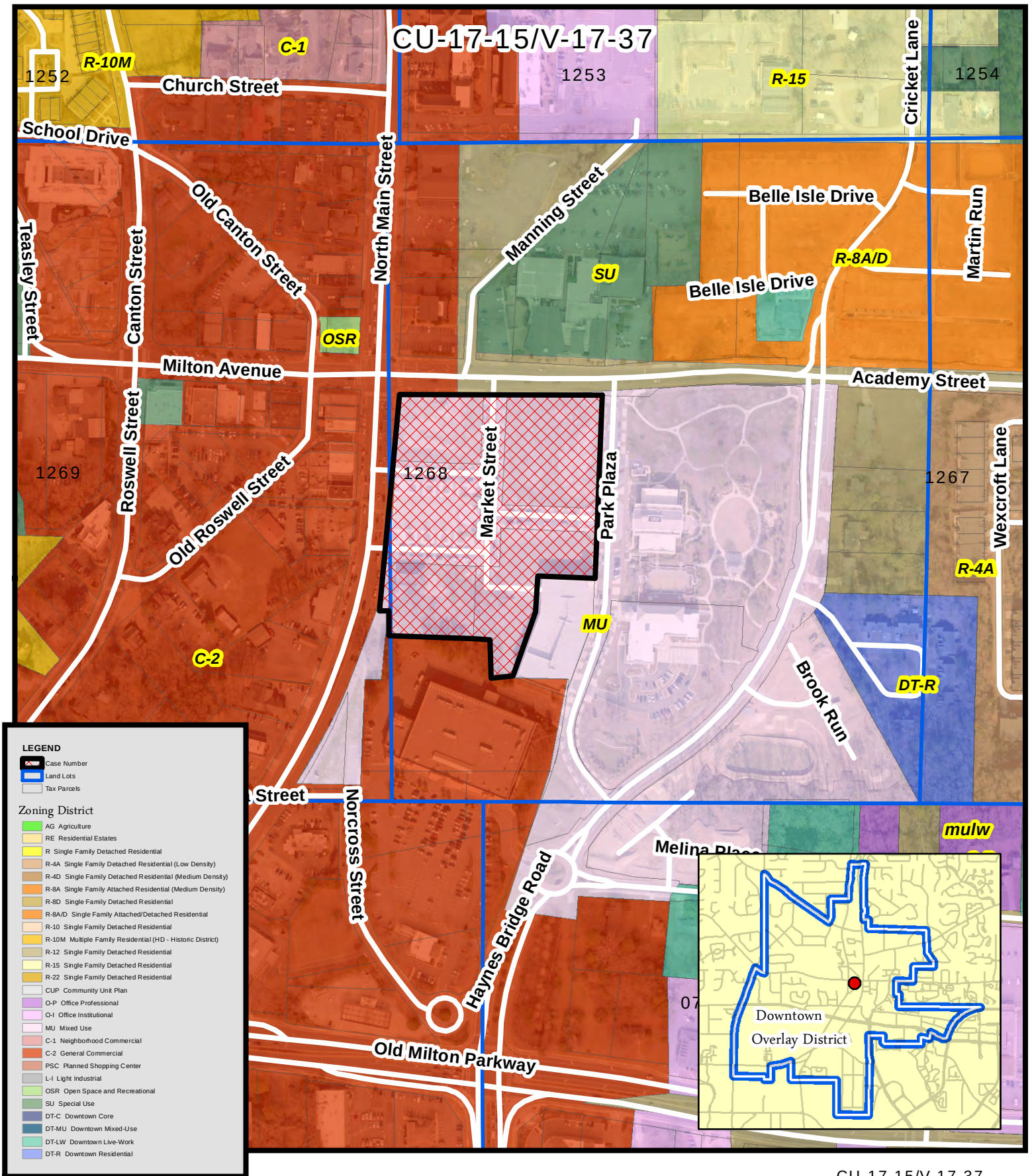
- Business, Manufacturing, Warehousing, Light Industrial
- Central Business District
- Commercial
- Corporate Office
- Downtown Residential Density
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Mixed Use Live Work
- Parks, Recreation, Open Space
- Professional Business Office
- Public, Institutional, Education
- Residential Estate
- Very Low Density Residential



Future Land Use
Natural Body Spa
575 Commerce St (City Center)

CU-17-15/V-17-37
D/LL: 1/2/1268
PC Date: 12/07/17
CC Date: 12/18/17

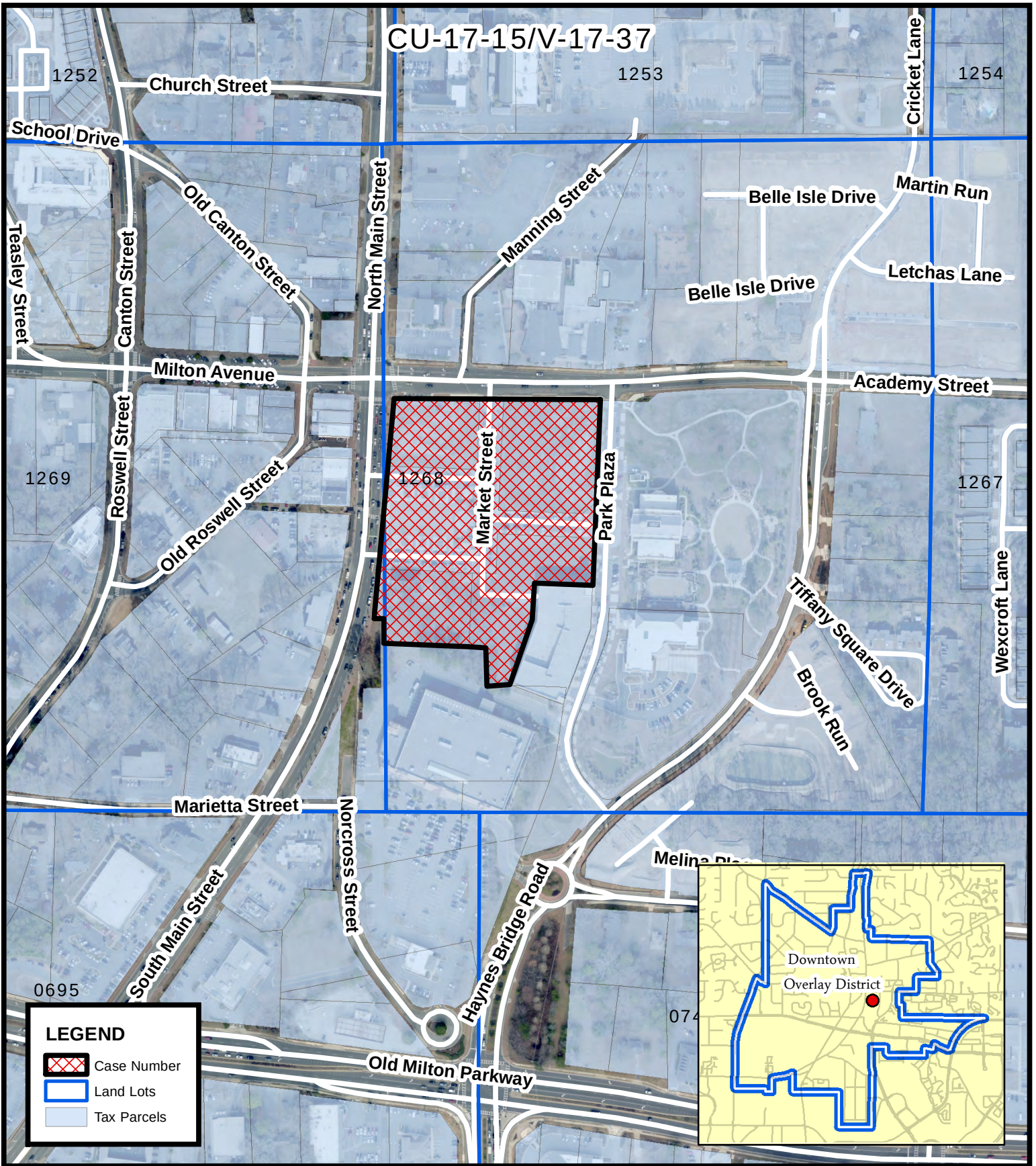
Location Map Provided by:
Community Development - GIS



Zoning Map Natural Body Spa 575 Commerce St (City Center)

Location Map Provided by:
 Community Development - GIS

CU-17-15/V-17-37



Location Map
Natural Body Spa
575 Commerce St (City Center)

CU-17-15/V-17-37
D/LL: 1/2/1268
PC Date: 12/07/17
CC Date: 12/18/17

Location Map Provided by:
Community Development - GIS



PROJECT:

NATURAL BODY AT CITY CENTER

ADDRESS:

2 SOUTH MAIN STREET
SUITE 5M,N,P,Q,R,S
ALPHARETTA, GA 30009

[illegible]

SHEET TITLE:

FLOOR PLAN

SCALE: _____

NA

DRAWN BY:

KAW

CHECKED BY

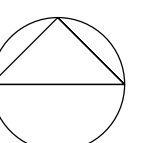
DSW

PROJECT N0

7-143

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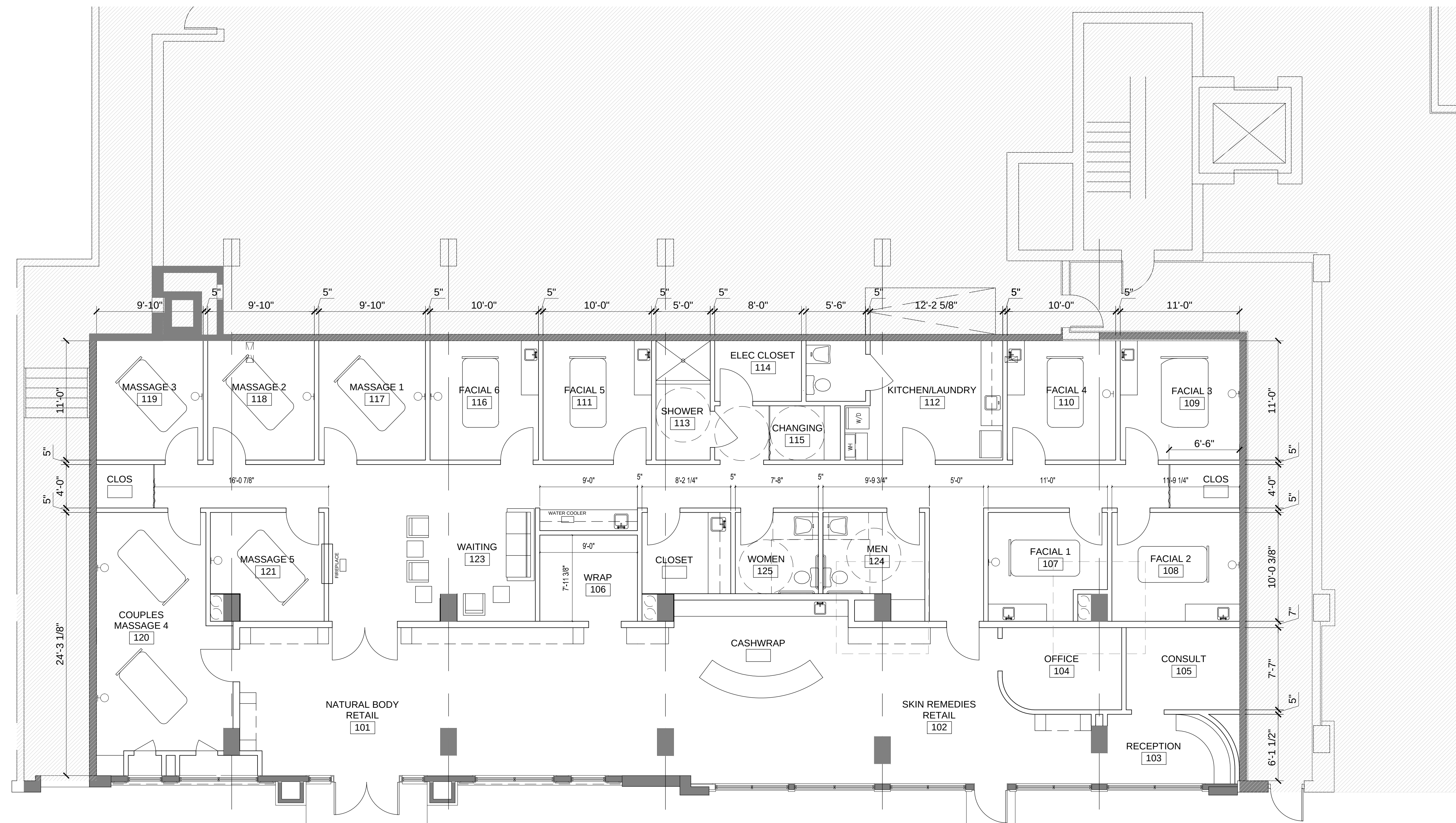
PROJECT NORTH:



SHEET NO.:

A.1

ISSUED-FOR-CONSTRUCTION



2	FLOOR PLAN	3/16" = 1'-0"
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Natural Body Spa & Shoppe

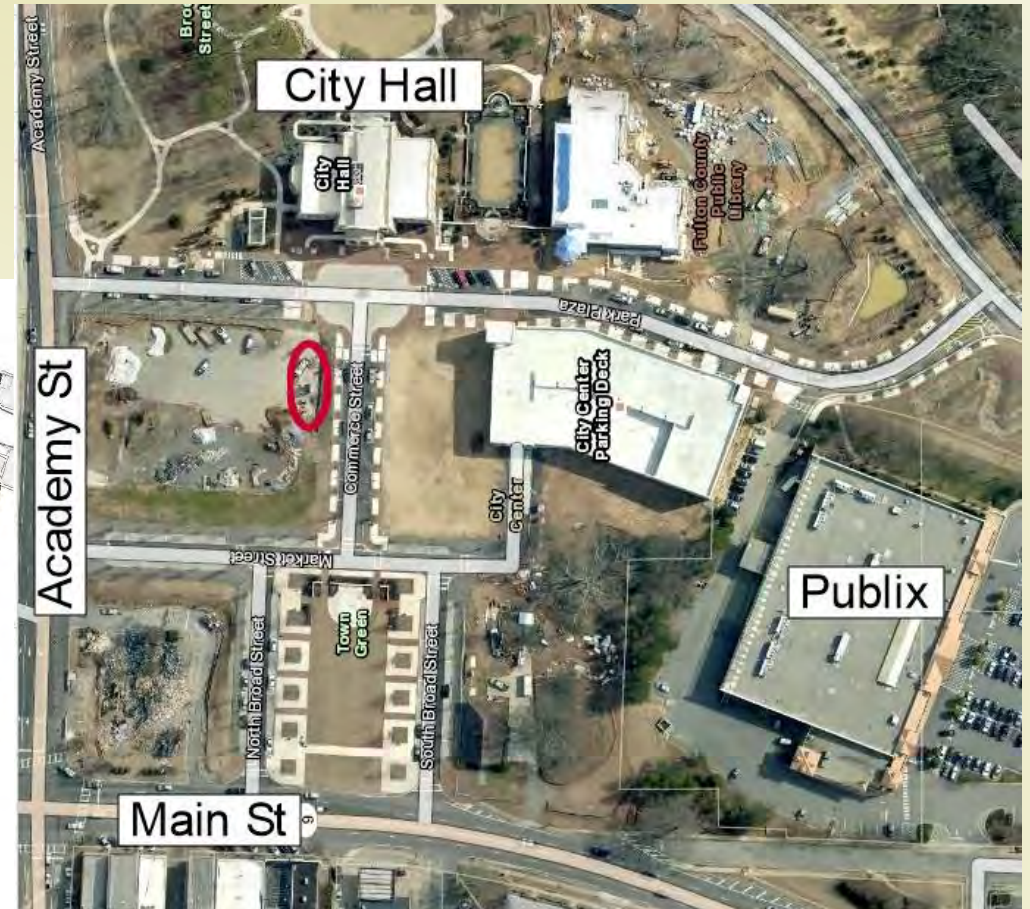
Conditional Use and Variance.



**One of Atlanta's
Most Prestigious
Retailers**



The red oval indicates the approximate location of 575 Commerce Street, the location for Natural Body Spa & Shoppes

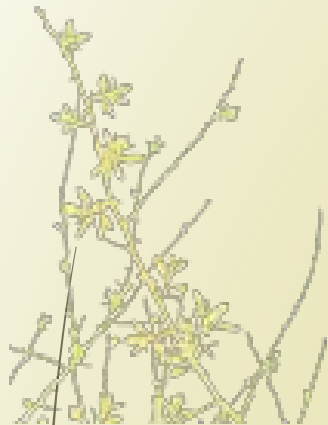


Commerce Street, looking toward City Hall. Natural Body acts as an anchor tenant, drawing customers to make this a valid retail street for other shops.

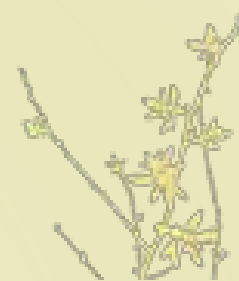


Commerce Street, looking northwest at Natural Body Spa & Shoppes on the left and their wholly-owned partner medspa, SkinReMEdi, on the right.





natural body®
spa and shop



- Founded in 1989 by Cici Coffee, Natural Body combined day spa services with extensive retail products and apparel.
- There are now eight locations in the Metro Atlanta Area, as well as three locations in Chattanooga, TN and Jacksonville, FL.

Because NATURAL BODY SPA & SHOPPES caters to a upscale clientele, they are the sought-after cornerstone tenant in **Atlanta's most prestigious specialty centers and shopping districts.**



Brookhaven Place



Ivy Walk



The Collection at Forsyth



Natural Body's mix of spa services, their own line of organic products, plus gifts and apparel acts as a destination, bringing customers to the other retail tenants in these developments.



The Avenue at West Cobb



The Shoppes at Webb Gin



Downtown Decatur

NATURAL BODY ATLANTA-AREA LOCATIONS

- Brookhaven - 1432 Dresden Drive #300, Atlanta, GA 30319 at Village Place
- Buckhead 2385 Peachtree Rd, Atlanta, GA 30305 at Peachtree Battle Promenade
- Cumming - 410 Peachtree Pkwy, Cumming, GA 30041 at The Collection at Forsyth
- Decatur - 225 E Ponce de Leon Ave, Decatur, GA 30030 in Downtown Decatur
- Marietta - 3625 Dallas Hwy, Marietta, GA 30064 at The Avenue at West Cobb
- Morningside - 1402 North Highland Avenue NE, Atlanta, GA 30306 at Morningside Village
- Smyrna - 1675 Cumberland Pkwy SE, Smyrna, GA 30080 at Ivy Walk
- Snellville - 1350 Scenic Hwy S #328 at The Shoppes at Webb Gin



natural body[®]
spa and shop



PROPOSED MAXIMUM HOURS

- Monday – Friday 10:00 am to 10:00 pm
- Saturday 9:30 am to 10:00 pm
- Sunday 12:00 pm to 10:00 pm

EMPLOYEES

- Typical shift staffing will be:
- 1 nurse or P.A.
- 2 retail personnel
- 6-8 therapists and clinicians



RETAIL

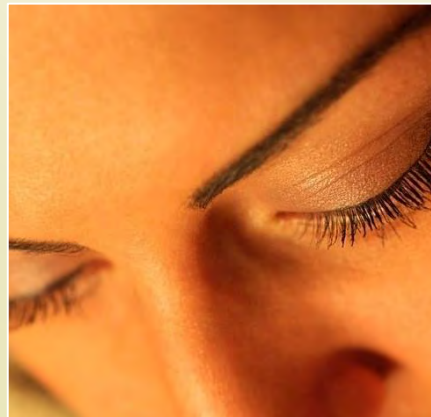
One of the unique aspects of Natural Body is the variety and quality of natural retail products offered in the retail space including full lines of high end:

- Aromatherapy and essential oils
- Athletic apparel, and fashion accessories
- Candles and gifts
- Body care products
- Hair care products
- Home spa products
- Skin care products
- Nail products



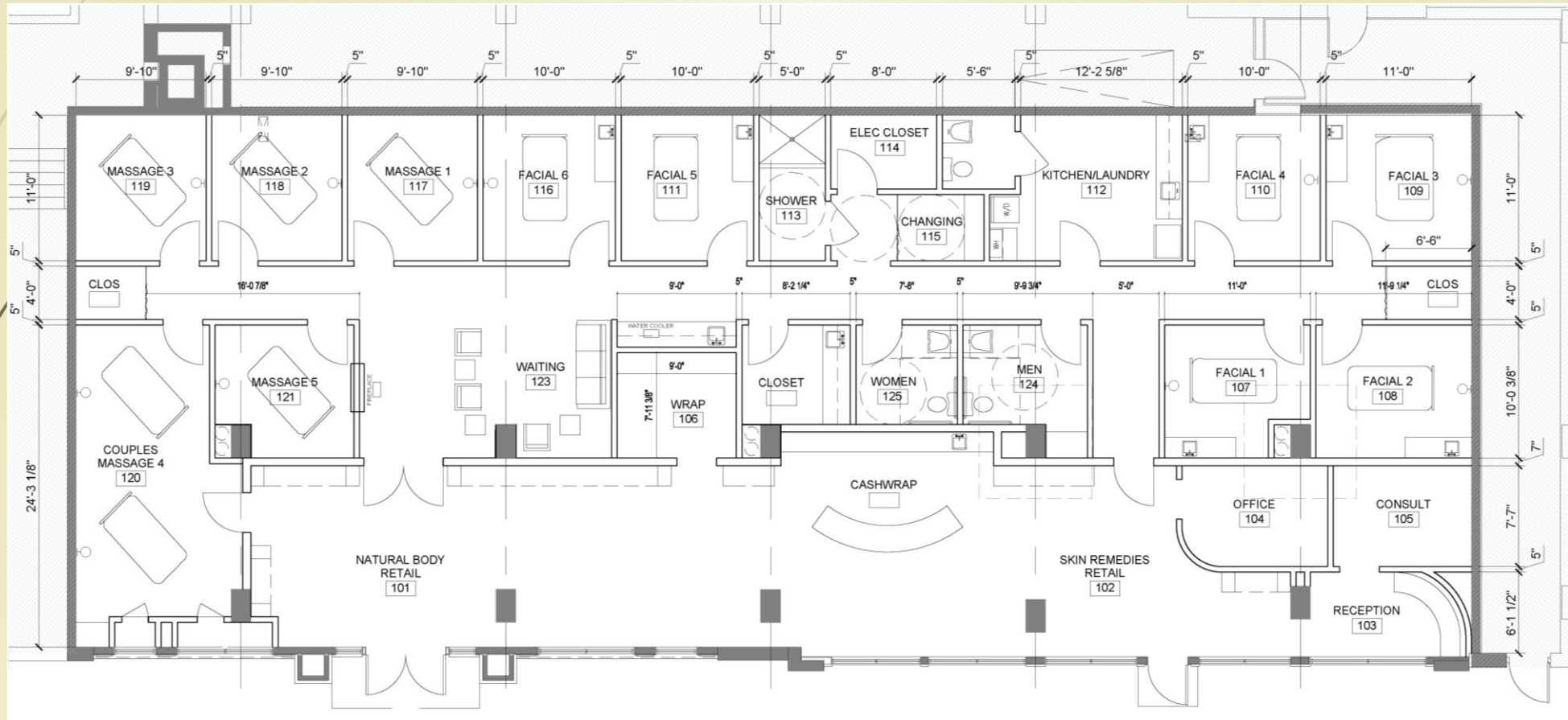
SERVICES

- Natural Body offers the full line of luxury plus medical aesthetic procedures:
- Manicures & Pedicures
- Signature nail services
- Exfoliation & waxing
- Brow shaping
- Brow and lash tints
- Seaweed wrap
- Massage
- MedSpa services including:
- HydraFacials & peels
- Skin-firming treatments
- IPL photo facials
- Headache and migraine relief
- Allergy and sinus relief
- Pain relief massage, spa packages



FLOOR PLAN

Natural Body is 4,365 square feet. Of this, approximately 1,000 square feet is a retail store, approximately 900 square feet is spa services, and 600 square feet is medical services, with the remainder in shared restrooms/kitchen/laundry/storage.



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: Natural Body Spa and Shoppe conditional use and variance

Contact Name: Cheri Morris

Telephone: 404-250-0225

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

No comments or concerns received from individuals contacted.

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) <u>site map, renderings, images of Natural Body interiors</u> |

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: 11/20/2017

Print Form

28 NORTH MAIN STREET LLC Or Current Property Owner 3270 COCHISE DR SE ATLANTA GA 30339-4319	ALPHARETTA CHRISTIAN ACADEMY Or Current Property Owner 44 ACADEMY ST ALPHARETTA GA 30004	ALPHARETTA FIRST UNITED METHODIST CHURCH INC Or Current Property Owner 69 N MAIN ST ALPHARETTA GA 30004
ALPHARETTA TOWN COMMONS LLC Or Current Property Owner 2801 BUFORD HWY NE SUITE T 70 ATLANTA GA 30329	ARIEL HOLDINGS II FIFTY FOUR ROSWELL ST L L C Or Current Property Owner 54 ROSWELL ST ALPHARETTA GA 30009-1930	ARIEL HOLDINGS LLC Or Current Property Owner 48 OLD ROSWELL ST ALPHARETTA GA 30009-7908
ATTIG LARRY L & MARGE A Or Current Property Owner 225 OAKMERE DR ALPHARETTA GA 30009-3268	BLALOCK ESTATE HOLDINGS LLC Or Current Property Owner 7215 DONCASTER CT CUMMING GA 30040-7662	BLUE DEVIL ASSOCIATES L L C Or Current Property Owner 1100 POWERS PL ALPHARETTA GA 30004
BUR ROG INC Or Current Property Owner 72 MARIETTA ST ALPHARETTA GA 30009	CARLOS L BAGWELL REVOCABLE TRUST THE Or Current Property Owner 40 ROSWELL ST ALPHARETTA GA 30009	CHALK2CHAMPIONS LLC Or Current Property Owner 38 N MAIN ST ALPHARETTA GA 30009
D & R MILLER HOLDINGS LLC Or Current Property Owner 980 BIRMINGHAM RD SUITE 501-391 ALPHARETTA GA 30004	DELSON STORES INC Or Current Property Owner 3270 COCHISE DR ATLANTA GA 30339	FIRST BAPTIST CHURCH OF ALPHARETTA INC Or Current Property Owner 42 ACADEMY ST ALPHARETTA GA 30009-3702
FIRST BAPTIST CHURCH OF ALPHARETTA INC Or Current Property Owner 44 ACADEMY ST ALPHARETTA GA 30004	FULTON COUNTY GEORGIA Or Current Property Owner 141 PRYOR ST ATLANTA GA 30303	GEORGIA FED SAV & LOAN ASSN Or Current Property Owner P.O. BOX 2609 CARLSBAD CA 92018-2609
HEIGHT EQUITIES INC Or Current Property Owner 16 BROAD ST RED BANK NJ 07701	KELL BUILDING PARTNERS LLC Or Current Property Owner 131 ROSWELL ST SUITE B201 ALPHARETTA GA 30009	LANPEG, LLC Or Current Property Owner 35 OLD CANTON ST ALPHARETTA GA 30004
LEAFE STEPHEN P Or Current Property Owner 30 MILTON AVE ALPHARETTA GA 30004	LOCKWOODY JOSEPH K Or Current Property Owner 369 DORRIS RD ALPHARETTA GA 30004	MANNING FLORENCE Or Current Property Owner 803 HICKORY DR MARIETTA GA 30064
MANNING LUCY & FLORENCE Or Current Property Owner 72 ACADEMY ST ALPHARETTA GA 30004-1702	MILTON CAPITAL FUND LLC Or Current Property Owner 705 WINDWALK DR ROSWELL GA 30076	NIOLON JOSEPH RICHARD III & MANNING JAMES H Or Current Property Owner 254 MOSS SIDE DR ATHENS GA 30607-2109
ONE SOUTH MAIN LLC Or Current Property Owner 710 COOPER SANDY CV ALPHARETTA GA 30004	PALMER FAMILY INVESTMENTS LLC Or Current Property Owner 79 S MAIN ST ALPHARETTA GA 30009	PALMER FAMILY INVESTMENTS LLC Or Current Property Owner 11460 ALPHARETTA HWY ROSWELL GA 30076-3801

PARSONS JAMES J

Or Current Property Owner

10465 STONEFIELD LNDG

DULUTH GA 30097-5951

PHILLIPS ERMINE B

Or Current Property Owner

205 SLATON CIR

ROSWELL GA 30075

PRASANTH PROPERTIES LLC

Or Current Property Owner

416 PIRKLE FERRY RD SUITE H400

CUMMING GA 30040

PUBLIX SUPER MARKETS INC

Or Current Property Owner

P O BOX 32025

LAKELAND FL 33802-2025

RODDY JOSEPH H & KIMBERLY A

Or Current Property Owner

284 CANTON ST

ALPHARETTA GA 30004-1339

SEA MIST IOP LP

Or Current Property Owner

185 N PLAZA CT

MOUNT PLEASANT SC 29464

THE CITY OF ALPHARETTA GEORGIA

Or Current Property Owner

2 S MAIN STRM

ALPHARETTA GA 30004

TWENTY NORTH MAIN LLC

Or Current Property Owner

233 CANTON ST

ALPHARETTA GA 30004

WATERS BUILDING LLC THE

Or Current Property Owner

241 LAKE FORREST LN

ATLANTA GA 30342-3211

TRUCK & TAP ALPHARETTA LLC

Or Current Property Owner

8640 MAIN ST

WOODSTOCK, GA 30188

ALPHA 1-2-3 LLC

Or Current Property Owner

4940 LONG ISLAND DRIVE

ATLANTA GA 30327

EAST CANTON LLC

Or Current Property Owner

11785 NORTHFALL LN SUITE 510

ALPHARETTA GA 30009



November 8, 2017

Dear Property Owner:

RE: Application for conditional use permit and variance
Spaces 5M-5S – Alpharetta City Center

Morris and Fellows has filed application for a conditional use permit and variance for Spaces 5M-5S at 575 Commerce Street of the Alpharetta City Center project.

This requested change will allow the premises to be operated as a full-service spa and medical spa offering goods and services including skin, hair and body products, bath and home products, candles, cosmetics, vitamins and nutritional supplements, casual and fitness wear, massages, body treatments, manicures, pedicures, aromatherapy, stress reduction therapy, beauty consultation, and other wellness services. This request is specifically for tenant: Natural Body Spa and Shoppe, a respected and well-known Atlanta based company with 9 locations and 27 years in business.

A site plan is attached for your reference in locating the spaces identified in this request for conditional use permit and variance.

The current hearing date for this application is as follows:

City Council: December 18, 2017 at 6:30 pm.

The City Council meeting will be held at Alpharetta City Hall located at 2 Park Plaza, Alpharetta, Georgia 30009.

Should you have any questions or would like to request further information regarding this application, please contact me at 678-954-3880 or david.beroset@morrisandfellows.com.

Sincerely,

David Beroset
Morris and Fellows

Attachment

ALPHARETTA CITY CENTER

Red oval indicates the approximate location of 575 Commerce Street, location for Natural Body Spa & Shoppes





Renderings of 575 Commerce Street in Alpharetta City Center





In 1989 when Cici Coffee and Patti Beggs founded Natural Body, hardly anyone had heard of, let alone been to a “day spa.” Up to that time, spas were generally considered luxury escapes for the rich and famous, and few men or women had the opportunity to experience the healing of body work or the rejuvenation of professional skin care.

But when they added a day spa to their highly successful natural products company, they joined an innovative group of spa operators that led nothing short of a wellness revolution. The growth of day spas launched a revolution in health, beauty and wellness that has inspired men and women around the world to care for their bodies and their inner-selves in a whole new way. Natural Body Spa & Shoppes currently has 9 locations in the Atlanta area, with Alpharetta slated to be the 10th location.





natural body[®]
spa and shop



CU-17-15/V-17-37
10/31/17 NATURAL BODY SPA/CITY CENTER

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: Cheri Morris Telephone: 404-250-0225

Address: 4940 Long Island Drive Suite: _____

City Sandy Springs State: GA Zip: 30327 Fax: 404-250-1515

Mobile Tel: 404-625-1403 Email: cheri.morris@morrisandfellows.com

Subject Property Information:

Address: 575 Commerce Street Alpharetta, GA 30009 Current Zoning: MU

District: 2 Section: 2 Land Lot: 1268,1269 Parcel ID: _____

Proposed Zoning: MU Current Use: Alpharetta City Center [under construction]

This Application For (Check All That Apply):

- | | |
|---|--|
| ☒ Conditional Use | ☐ Master Plan Amendment |
| ☐ Rezoning | ☐ Master Plan Review |
| ☒ Variance | ☒ Public Hearing |
| ☐ Comprehensive Plan Amendment | ☐ Other (Specify): _____ |

10/31/17

NATURAL BODY SPA/CITY CENTER APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?

The Premises will be operated as a full service spa and medical spa offering goods and services including skin, hair and body products, bath and home products, candles, cosmetics, vitamins and nutritional supplements, casual and fitness wear, massages, body treatments, manicures, pedicures, aromatherapy, stress reduction therapy, beauty consultation, and other wellness services.

Applicant's Request (Please itemize the proposal):

The Developers of Alpharetta City Center request that 575 Commerce Street (Spaces 5M through 5S) be granted a Conditional Use permit so that tenant Natural Body Spa and Shoppe may operate a retail establishment offering Spa Services.

Applicant's Intent *(Please describe what the proposal would facilitate):*

Natural Body Spa and Shoppe, with 9 other locations in the Atlanta area, is a renowned and respected company operating only in high-end specialty and retail districts. The developers of Alpharetta City Center received a commitment from Natural Body Spa and Shoppe early in the development and design process, and shared this with the City during zoning. We have leveraged Natural Body's commitment to attract other high-end retail establishments that would benefit from co-tenancy with Natural Body, making them an important anchor for the overall retail development and an asset for surrounding commercial properties. Because of Natural Body Commerce Street is merchandised as a health and wellness district that will be a destination for citizens seeking a fitness experience coupled with healthy food.

10/31/17

NATURAL BODY SPA CITY CENTER
PROPERTY OWNER AUTHORIZATIONProperty Owner Information:

Contact Name: Cheri Morris

Telephone: 404-250-0225

Address: 4940 Long Island Drive

Suite:

City Sandy Springs

State: GA

Zip: 30327

-

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: Cheri Morris

Telephone: 404-250-0225

Address: 4940 Long Island Drive

Suite:

City Sandy Springs

State: GA

Zip: 30327

-

So Sworn and Attested:

Owner Signature:



Date: 10/31/2017

Notary:

Notary Signature:

Date:

10/31/17

NATURAL BODY SPA/ CITY CENTER
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: Cheri Morris

Subject Public Hearing Case: Natural Body Spa and Shoppe conditional use permit and variance

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: David Belle Isle

Position: Mayor

Description of Contribution: Secretary of State campaign

Value: \$3,000.00

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: 10/31/2017

10/31/17

NATURAL BODY SPA/ CITY CENTER

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

A high-end Spa Services tenant would attract clientele that would likely patronize other nearby retail and restaurant establishments, and is compatible with the existing downtown commercial retail mix.

How will this proposal affect the use and value of the surrounding properties?

A high-end Spa Services tenant would attract clientele that would be likely to patronize other nearby retail and restaurant establishments, as well as providing an additional amenity for residents in the surrounding area. We believe that this proposal, as a part of Alpharetta City Center, will improve the values of surrounding properties.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

N/A. Currently MU, so only a Conditional Use permit is required. Zoning does not need to be changed

What would be the increase to population and traffic if the proposal were approved?

This use was planned as part of the overall Alpharetta City Center development design, and as part of that approval process the City has reviewed and approved the Traffic Impact Study done for the project.

What would be the impact to schools and utilities if the proposal were approved?

No impact.

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

The developers have partnered closely with the City in the planning and development of Alpharetta City Center, including the plan to have Natural Body as a tenant. As the City has already approved Alpharetta City Center, we are confident that this proposal is also consistent with the Comprehensive Plan.

Are there existing or changing conditions which affect the development of the property and support the proposed request?

The development of Alpharetta City Center, currently under construction.

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.

10/31/17

NATURAL BODY SPA/ CITY CENTER
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.

N/A

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

The developers have partnered closely with the City in the planning and development of Alpharetta City Center, specifically including the plan to have Natural Body as a tenant.

Not granting this variance would deprive the development of a valuable 'anchor' tenant and Natural Body's removal from the tenant mix will make attracting desirable retail to the project much more difficult as well as possibly causing some potential tenants to back out of participation in the project.

Are there conditions that are peculiar to the subject property? Please describe them in detail.

Alpharetta City Center is being created all at once as a complete mixed-use project, in that it is designed such that each of the parts of the project, (e.g. green spaces, residential, office, retail, and restaurants) support the success of the whole; the creation of a dynamic place for everyone to enjoy. Natural Body is an important part of that mixed-use plan, and must be considered as a critical element of the larger plan already approved by the City.

- 1) Size of the Natural Body space is 4,365 SF.
- 2) Location is approximately 225' from Alpharetta City Hall and approx. 325' from Library
- 3) Location is approximately 1,175' from Mezz Spa (52 North Main St)

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

No. Natural Body Spa and Shoppe, a well known and respected operator of Spa establishments, would be an asset to the community and support the overall ambiance and success of Alpharetta City Center.

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.

10/31/17

NATURAL BODY SPA/ CITY CENTER 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: Natural Body Spa and Shoppe conditional use permit and variance

Contact Name: Cheri Morris

Telephone: 404-250-0225

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.

Alpharetta First Baptist Church, 44 Academy Street

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.

Adjacent property owners may contact applicant by phone or email. Participant contact information shall be provided in the letter sent to adjacent property owners.

10/31/17

CU-17-15/V-17-37
NATURAL BODY SPA/ CITY CENTER



Red oval indicates the approximate location of 575 Commerce Street, location for Natural Body Spa & Shoppes



10/31/17

CU-17-15/V-17-37
NATURAL BODY SPA/ CITY CENTER



Renderings of 575 Commerce Street in Alpharetta City Center





In 1989 when Cici Coffee and Patti Beggs founded Natural Body, hardly anyone had heard of, let alone been to a “day spa.” Up to that time, spas were generally considered luxury escapes for the rich and famous, and few men or women had the opportunity to experience the healing of body work or the rejuvenation of professional skin care.

But when they added a day spa to their highly successful natural products company, they joined an innovative group of spa operators that led nothing short of a wellness revolution. The growth of day spas launched a revolution in health, beauty and wellness that has inspired men and women around the world to care for their bodies and their inner-selves in a whole new way. Natural Body Spa & Shoppes currently has 9 locations in the Atlanta area, with Alpharetta slated to be the 10th location.



10/31/17

CU-17-15/V-17-37

NATURAL BODY SPA/ CITY CENTER



natural body®
spa and shop





City Council Meeting and Public Hearing STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: December 18, 2017

I. AGENDA ITEM TITLE: V-17-21: 55 & 61 ROSWELL STREET

CONSIDERATION OF VARIANCE REQUESTS TO REDUCE PARKING REQUIREMENTS AND TO INCREASE THE BUILDING HEIGHT TO ALLOW FOR THE CONSTRUCTION OF A 56,000 SQUARE FOOT MIXED-USE BUILDING. THE PROPERTY IS LOCATED AT 55 & 61 ROSWELL STREET AND ARE LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOT 1269, 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Council Agenda Report, Location Map, Site Plans and Elevations, Parking Strategy, Citizenship Part B, Application



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: V-17-21 55/61 ROSWELL STREET PARKING & HEIGHT VARIANCE

CITY COUNCIL: DECEMBER 4, 2017

II. RECOMMENDATION:

Approve V-17-21 55/61 Roswell Street Parking & Height Variance subject to the following conditions:

1. Building architecture and site plan shall be substantially similar to plans prepared by D. Tracy Ward, dated 9/20/2017, except for modifications required to comply with the conditions below, final approval by DRB.
2. ~~Applicant shall contribute \$1,090,766 to the Downtown Parking Fund for exclusive, controlled access to the 4th level of the Milton Avenue Parking Deck, as indicated in the application from 7:00 AM to 4:00 PM, Monday through Friday only. 4th level will be open for public parking outside the hours above.~~ Applicant shall contribute \$1,075,000 to the Downtown Parking Fund. Half of the payment shall be required prior to receiving a building permit, remainder prior to a Certificate of Occupancy. Applicant shall not receive a building permit for the mixed-use building until the Milton Avenue Parking Deck is substantially complete.
3. Building height shall be limited to no more than 58'.
4. ~~Prior to a Certificate of Occupancy, the developer shall enter into an agreement with the City for access to the 4th level of the Milton Avenue Parking Deck. Developer shall be responsible for all costs associated with controlling access to the 4th level parking deck.~~
5. The historic Skelton-Teasley House (61 Roswell Street) shall be restored and protected. Restoration and modifications shall require review and approval by Staff. The use of the structure shall be limited to retail, restaurant or office. The exterior of the structure shall be restored prior to final Certificate of Occupancy. Landscaping shall be designed to complement the time period of the structure. An easement shall be recorded providing for use of the Skelton-Teasley House yard as amenity space. No fencing permitted.
6. Developer shall provide the City with a binding legal agreement providing for the protection and maintenance of the Skelton-Teasley House.
7. Monument sign for Skelton-Teasley House shall not exceed 10 square feet and wall sign shall not exceed 4 square feet, both to be approved by DRB. The structure at 61 Roswell Street will forever be known as the Skelton-Teasley House and will be so designated by a plaque, which will be affixed to the exterior of the structure as approved by DRB.
8. Restaurant use shall be limited to 5,000 square feet, not including outdoor/rooftop seating areas.
9. First floor uses facing Roswell Street shall be limited to retail and restaurant.
10. Prior to issuance of the LDP, the applicant shall be required to enter into an agreement approved by the City for temporary construction access through the City's Roswell Street parking lot. Temporary closure of the City's Roswell Street parking lot shall require Staff approval.
11. Prior to Certificate of Occupancy, the applicant shall be required to enter into an agreement approved by the City for permanent access through the City's Roswell Street parking lot, including provisions for access to the applicant's onsite parking and pedestrian access from the Milton Avenue Parking Deck through the Roswell Street parking lot to the applicant's property. Permanent access easements shall be recorded prior to issuance of the LDP.
12. ~~Developer shall construct covered pedestrian access from the parking deck to the mixed use building, with final approval by Staff.~~

13. Developer shall improve the area between the historic structure and the new mixed-use building with hardscape, landscape, decorative lighting, outdoor furniture and public art, as approved by DRB.
14. Existing trees shall be preserved as depicted on site plan prepared by D. Tracy Ward, dated 8/23/2017, including tree #503 (31" Water Oak) and tree # 504 (41" Water Oak).
15. Final streetscape shall match the approved Downtown streetscape standards and include decorative pedestrian lighting as approved by Staff. Street trees shall be required along Roswell 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.
16. 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.
17. Dumpster(s) shall be contained within the parking level of the proposed building.

III. REPORT IN BRIEF:

The applicant, Rob Turner on behalf of Park Plaza Partners, LLC, is requesting consideration of a height and parking variance to allow a 4-story, 56,000 square foot mixed-use building with office, retail and restaurant uses within the Downtown Overlay. The historic Skelton-Teasley House is proposed to be saved and restored for use as retail, restaurant or office. A one-time contribution to the City's Downtown Parking Fund is proposed by the applicant to offset required parking that is not being accommodated onsite. The subject property is located at 55 and 61 Roswell Street, adjacent to the Roswell Street City parking lot.

DISCUSSION

The submitted request, if approved, will allow for a 4-story, 56,000 square foot mixed-use building, including office, retail and restaurant uses on 0.66 acres in the Downtown Overlay. The historic Skelton-Teasley House at 61 Roswell Street is proposed to be saved and restored for use as retail, restaurant or office. The applicant proposes a one-time contribution to the City's Downtown Parking Fund to offset required parking that is not being accommodated onsite. The subject property is located at 55 and 61 Roswell Street, adjacent to the Roswell Street City parking lot.

The subject property is zoned C-2 (General Commercial). The properties are developed with two (2) residential structures, which have been converted to non-residential use. The property is surrounded by C-2 parcels to the northeast, east and south, including Made Kitchen & Cocktails and La Casa Italian Grill to the northeast and 48, 54 and 62 Roswell Street to the east and south. Properties to the northwest and west are zoned R-10M and include the Roswell Street City parking lot and an office building at 65 Roswell Street. The property is located within the Downtown Overlay and has a comprehensive land use plan designation of Central Business District.

The Skelton-Teasley House was built in 1856 for Dr. Skelton. The 1-story home was designed in the Greek Revival architectural style. The applicant proposes to save and restore the home and to use it as retail, restaurant or office. This request is similar to East of Main, where the Ben Manning House was preserved and restored for use as an office.

The C-2 zoning district permits building heights up to 40'; however, the Downtown Master Plan recommends building heights up to four (4) stories or 60'. The proposed building is four (4) stories with a height of 57'-4". The building includes a 6'-8" parapet, which is exempt from the City's height requirements.

The Downtown Master Plan Update and Alpharetta Downtown Code replaced the City's Historic Downtown Incentive Zoning (HDIZ) in 2015. The HDIZ was adopted in 2005 and permitted exemptions from the City's code required parking for uses other than office. The current Downtown Code parking requirements would require a total of 124 parking spaces for the proposed mixed-use building, as shown in the table below.

Downtown Code Required Parking

Use	SF	Parking Rate	Required Parking
Office	53,000 SF	3/1,000 SF	159
Retail/Restaurant	3,000 SF	2/1,000 SF	6
Subtotal			165
25% Shared Parking Reduction			-41.25
TOTAL			124
Proposed Onsite Parking			37
Parking Shortfall			87

The City's parking and parking management consultants, TSW and Nelson/Nygaard, reviewed the applicant's request for parking variance. The consultants recommended that a parking ratio of two (2) parking spaces per 1,000 square feet is appropriate for the proposed retail/restaurant and office space when the uses are within the context of a larger, mixed-use downtown with flexible and available publicly-accessible parking. Under this scenario, the applicant's proposed mixed-use building would generate a need for 47 parking spaces.

Parking Consultants Recommended Parking

Use	SF	Parking Rate	Required Parking
Office	53,000 SF	2/1,000 SF	106
Retail/Restaurant	3,000 SF	2/1,000 SF	6
Subtotal			112
25% Shared Parking Reduction			28
TOTAL			84
Proposed Onsite Parking			37
Parking Shortfall			47

Although 47 parking spaces are recommended by the City's parking consultant, the Unified Development Code (UDC) requires 124 spaces. With 37 spaces proposed on-site, the applicant is requesting 73 of the Code-required 87 parking spaces to be located on the 4th level of the Milton Avenue Parking Deck.

Plans are currently under development for a public parking deck at 92 Milton Avenue, which is approximately 125' from the applicant's property. Construction of the Milton Avenue Parking Deck will begin in December of 2017. It's the applicant's intent to satisfy their remaining parking needs through exclusive, controlled access to the 73 parking spaces on the 4th level of the City parking deck during the hours of 7:00 AM - 4:00 PM Monday through Friday. Under this scenario, the proposed mixed-use building would have access to 110 parking spaces on-site and in the adjacent City parking deck. The

proposed contribution works out to be \$14,942.00 per parking space, which is approximately half the cost of the per-space construction and land cost to the City.

Staff previously recommended approval of the applicant's request for reserving 73 parking spaces on the top of the deck based upon current and future parking demand. However, during recent discussions with the parking consultant, Council voiced concerns with allowing reserved parking. Mainly since reserved spaces would be located in the deck, employees may chose more convenient parking and avoid the reserved spots placing a burden on additional spaces. The Council has discussed the following fee structure, with plans for probable future adoption:

Spaces Required	Non Reserved Pay In Lieu Parking Fees	Applicant's cost for 87 spaces
1 – 20	\$10,000	\$200,000
21- 40	\$15,000	\$300,000
41 – 60	\$20,000	\$400,000
61 – 100	\$25,000	\$675,000
101 or greater	\$30,000	
Total		\$1,575,000 – (500,000 for 20 spaces that could be accommodated on site with historic structure removal)

Using the proposed fees, the applicant would be required to pay \$1,575,000 into the parking fund. It should be noted that the applicant proposes to save a historic structure which if removed could accommodate approximately 20 surface parking spaces. If council considered giving a credit for leaving the home the spaces required would be 67 spaces instead of 87 spaces; removing \$500,000 would leave a fee of \$1,075,000. Variances are based upon hardships and certainly a plan that includes incorporation of a historic structure is a preferred plan in the downtown.

The City's Alpha Loop project includes an alignment at the rear of properties across Roswell Street from the applicant's property. In an effort to reduce vehicular trips and encourage use of the Alpha Loop, the applicant proposes bicycle facilities in conjunction with the proposed development.

SITE PLAN

The applicant proposes to construct a mixed-use building, consisting of structured parking for 37 cars in the lower level, approximately 16,000 square feet of ground level retail/restaurant/office, approximately 14,000 square feet of office and rooftop amenity on the 2nd floor, 13,000 square feet of office and rooftop amenity on the 3rd level and 13,000 square feet of office on the 4th floor.

The submitted site plan depicts a 4-story (57'-4"), 56,000 square foot mixed-use building surrounding the historic Skelton-Teasley House on 0.66 acres. The Skelton-Teasley House is approximately 1,244 square feet. Parking is not required for use of the historic structure. Access to the property is depicted through the

Roswell Street City parking lot at the rear of the new mixed-use building. A pedestrian connection is provided from the front door of each structure to the sidewalk along Roswell Street.

The existing structure to be saved and the proposed mixed-use building meet all setback requirements in the C-2 district. Since the front setback in the C-2 district is conditional, staff requested that the mixed-use building have a similar setback as the historic Skelton-Teasley House, which is approximately 30'. Two (2) specimen trees (31" Water Oak and 41" Water Oak) are proposed to be saved on the property and are located at the front of the property along Roswell Street.

ELEVATIONS

The applicant's architect has stated that the new mixed-use building will be compatible with the Skelton-Teasley House, which represents Greek Revival architecture. The new building will emulate the historic structure with respect to materials (brick and cast stone), colors (earth tones) and stylistic details (classical Greek Revival and Federal). The ground level will be cast stone to create a base for the heavier brick material used on upper floors. Windows, shutters and doors will be detailed and fabricated to match historic precedents found in the Southeast. In addition, the applicant will make efforts to bring the Skelton-Teasley House back to its past Greek Revival purity. The proposed building complies with the Alpharetta Downtown Design Guidelines, which outlines specific building style, ornamentation, massing as well as requiring higher ornamentation at the pedestrian level.

TRAFFIC

Sprinkle Consulting provided a trip generation for the applicant's proposed use. Trip generation is based on 56,500 square feet of office and 3,500 square feet of retail/restaurant use. Based on the table below, the applicant's proposal would generate 146 PM Peak Hour trips.

Development (Trip Type)	Size	ITE Code	Daily Trip Ends	AM Peak Hour Trip Ends Enter / Exit (%) / (%)	PM Peak Hour Trip Ends Enter / Exit (%) / (%)
General Office Building	60,000	710	891	112 / 15 88% / 12%	25 / 121 17% / 83%

VARIANCE REVIEW CRITERIA

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

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

Response: The subject property is less than an acre and the developer is saving a historic structure and two (2) large specimen trees. The Milton Avenue Parking Deck will be in close proximity to the subject property. The property is within an area designated 'Central Business District', which permits higher building heights than other areas in the Downtown Overlay. The City's parking consultant has stated that at this time parking is available and will not impact inventory since parking spaces can be used by the public after 4:00 PM on weekdays and on weekends for busy restaurant crowds.

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

Response: The applicant could develop the site in compliance with the required parking and building height regulations. However, the property is within an area designated 'Central Business District', which permits higher building heights than other areas in the Downtown Overlay. In addition, on-site parking on small downtown parcels would limit needed density and building connectivity along downtown streets.

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

Response: The subject property is less than an acre and the developer is saving a historic structure and two (2) large specimen trees. The Milton Avenue Parking Deck will be in close proximity to the subject property. The property is within an area designated 'Central Business District', which permits higher building heights than other areas in the Downtown Overlay.

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

Response: Approval will not cause substantial detriment to the public good as the historic Skelton-Teasley House will be preserved and parking will be provided on-site and off-site within close proximity.

CONCURRENCES

Staff has reviewed the proposal and finds that the variance requests can be supported by recommendations within the Downtown Master Plan. The Downtown Plan states the intent and purpose is for Downtown Alpharetta to be a focal point for high-quality mixed-use development. The property is within an area designated 'Central Business District', which permits higher densities and building heights than other areas in the Downtown Overlay. The historic Skelton-Teasley House is approximately 26' in height; however, buildings of varying heights within downtowns can create a more interesting street frontage as long as the pedestrian level has the highest level of ornamentation and building design standards and styles within a downtown tie the buildings together with a historic theme. Alpharetta Lofts and Teasley Place have been granted height variances to allow up to 60' and Liberty Hall up to 67', with four (4) stories. For comparison, City Hall is 61' to the roof peak above the clock. To the top of the dome it is 86' and 90' to the top of the cupola cap. The City Center development will include a mix of 1- to 4-story buildings.

Existing parking in the Downtown requires expansion in order to serve this use and additional growth occurring in the Downtown. It's difficult to provide onsite parking on small downtown parcels as it limits density and in some areas parcels would be purchased and developed solely for the purpose of surface parking. This could be a detriment to building connectivity and needed density along Downtown streets.

The City has budgeted over \$7 million to construct additional parking in the Downtown. The previous HDIZ contemplated the parking issue by offering developers the option of contributing to a parking fund in lieu of providing on-site parking, which would be used to build communal parking deck spaces. That document required half of the parking be provided on-site and the applicant could pay \$4,500.00 per space into the Downtown Parking Fund to satisfy the remaining parking requirement. In 2007, 44 Milton Avenue paid \$157,500.00 into the Parking Fund and in 2013 Alpharetta Lofts paid \$66,000.00 for their portion of required parking. CORO paid \$36,000.00, in 2014, for their parking variance approval. If the HDIZ were in place today, the applicant would have to provide 62 on-site parking spaces and be required to pay \$279,000.00 into the Parking Fund for the 62 parking spaces to be provided off-site.

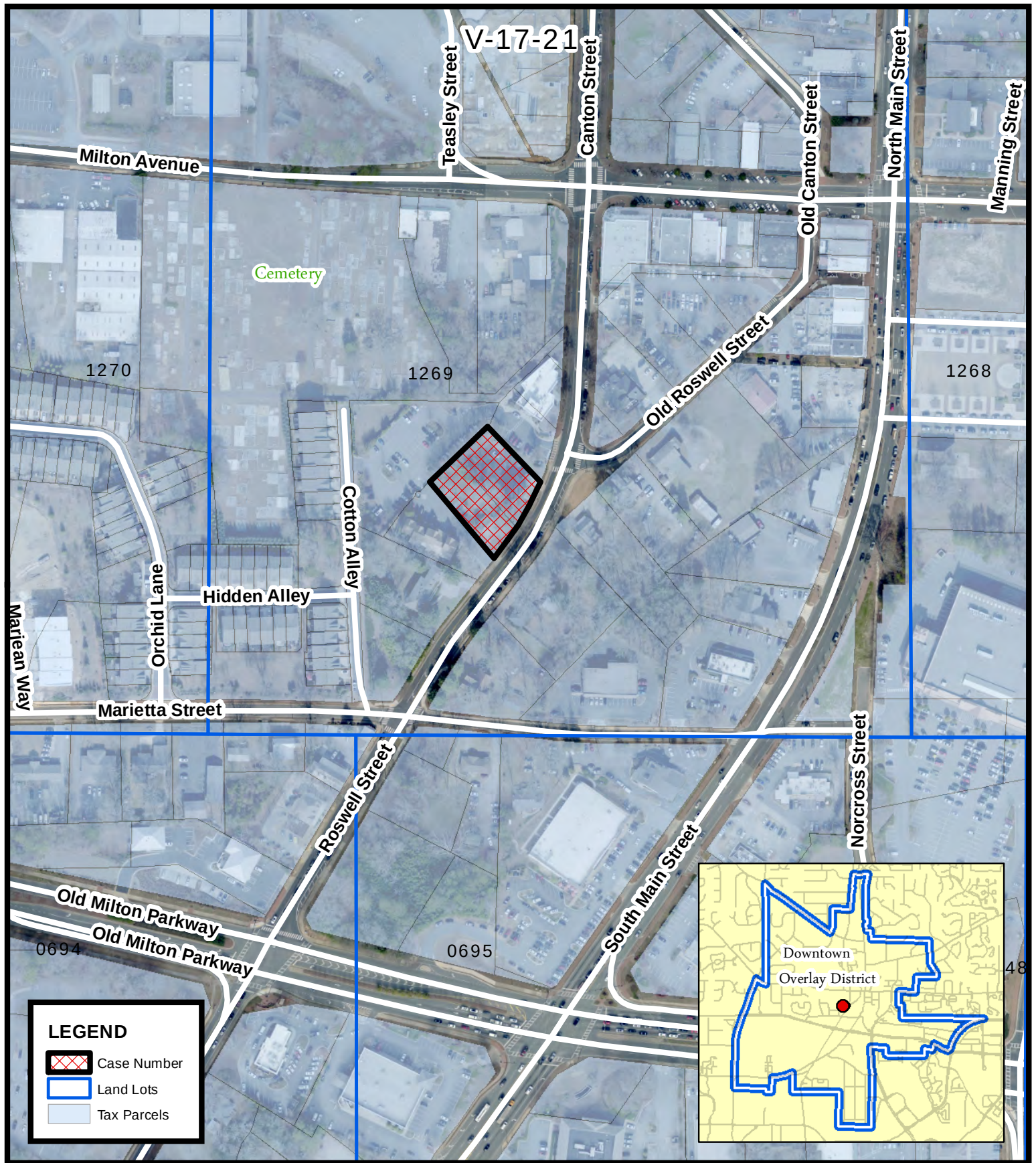
The cost for the 4th level of the Milton Avenue Parking Deck is \$1,090,766.00, as provided by the City's parking deck contractor and for land value. Total cost per parking space over the entire parking deck equates to \$26,000.00 per space. Therefore, the proposed \$14,942 per space is reasonable for half-day use Monday through Friday. However Council has stated concerns with reserved parking so approval should not permit reservation of spaces. It should be noted that each request for parking variances and contributions to the Parking Fund are based upon the available inventory at the request time, as well as proximity to structured parking.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The applicant held a community meeting on October 10th. According to the applicant, a few residents from Victoria Square attended the meeting. Residents had questions about the parking variance and were concerned with the appearance of the building at the rear.

IV. ATTACHMENTS:

- Site Plan
- Architectural Elevations



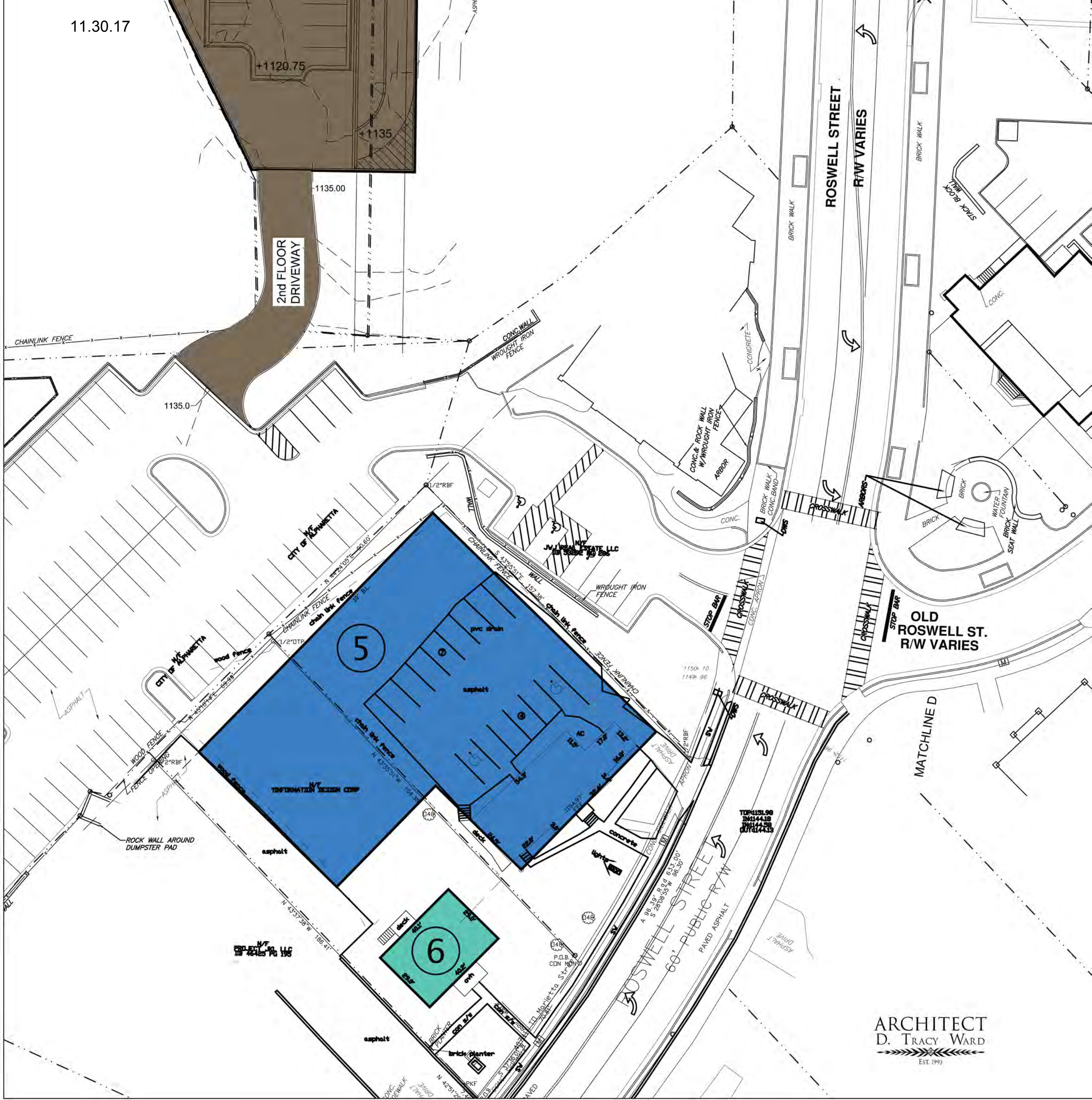
Location Map 55 & 61 Roswell Street

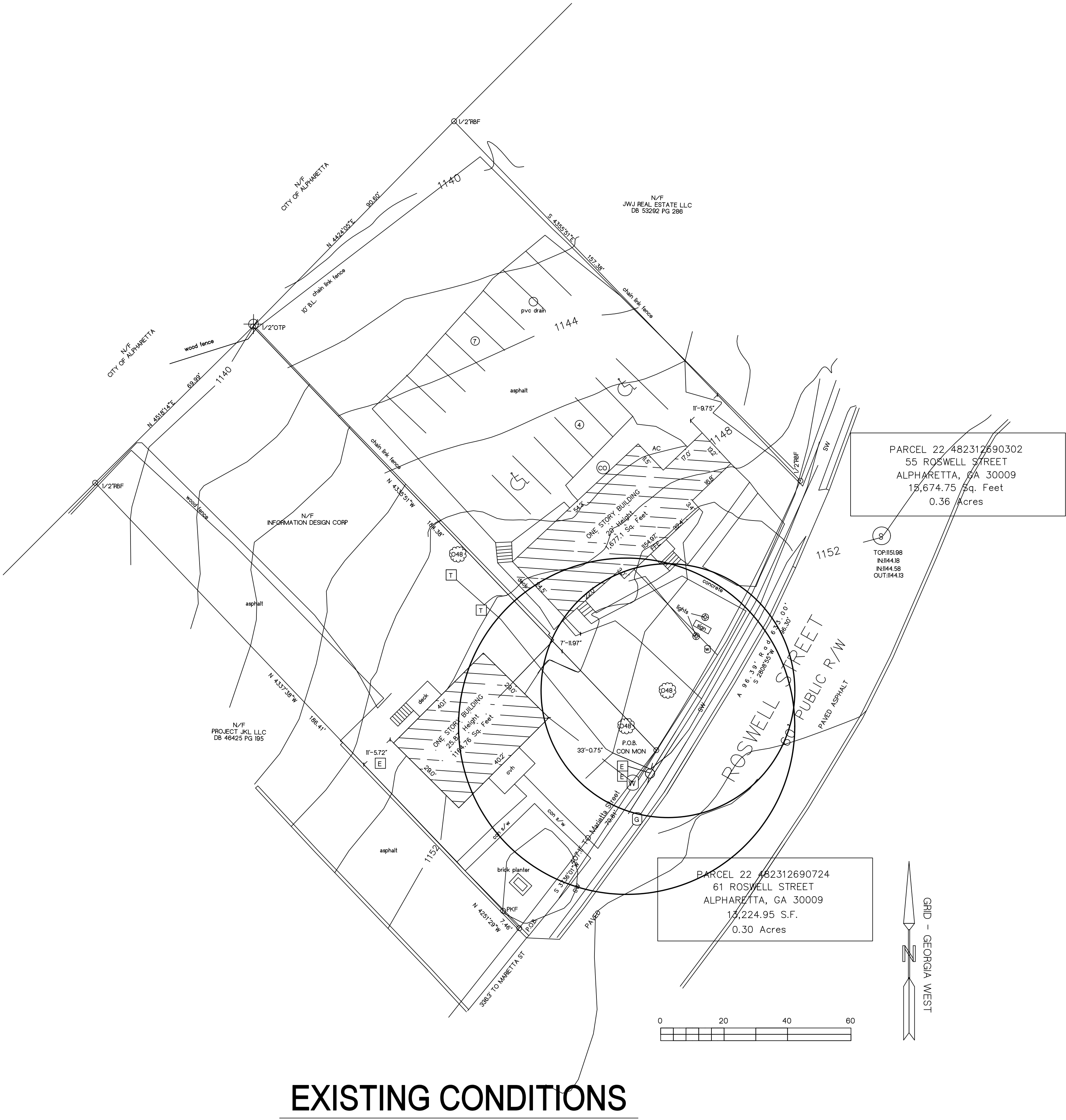
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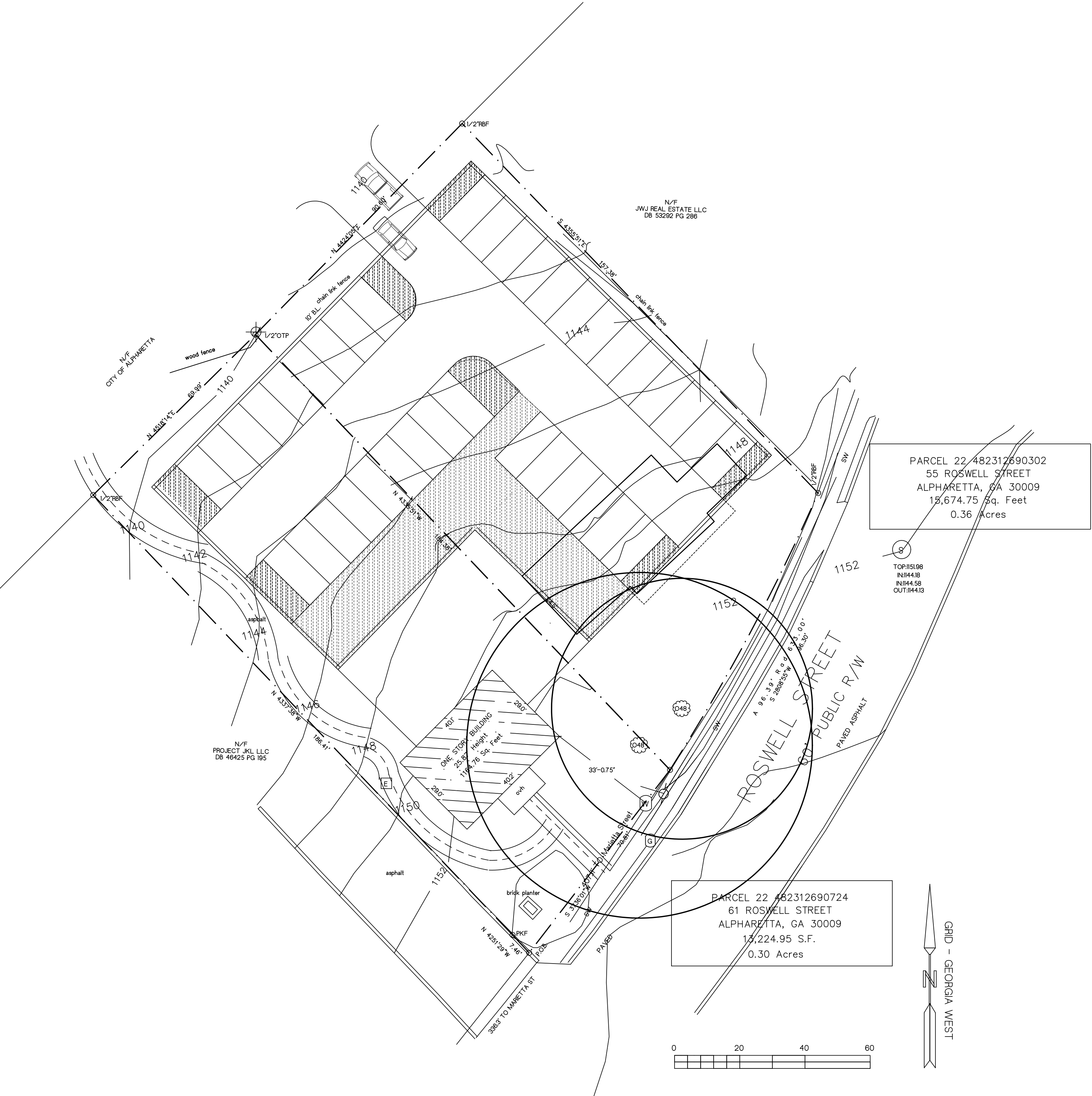


Location Map Provided by:
Community Development - GIS

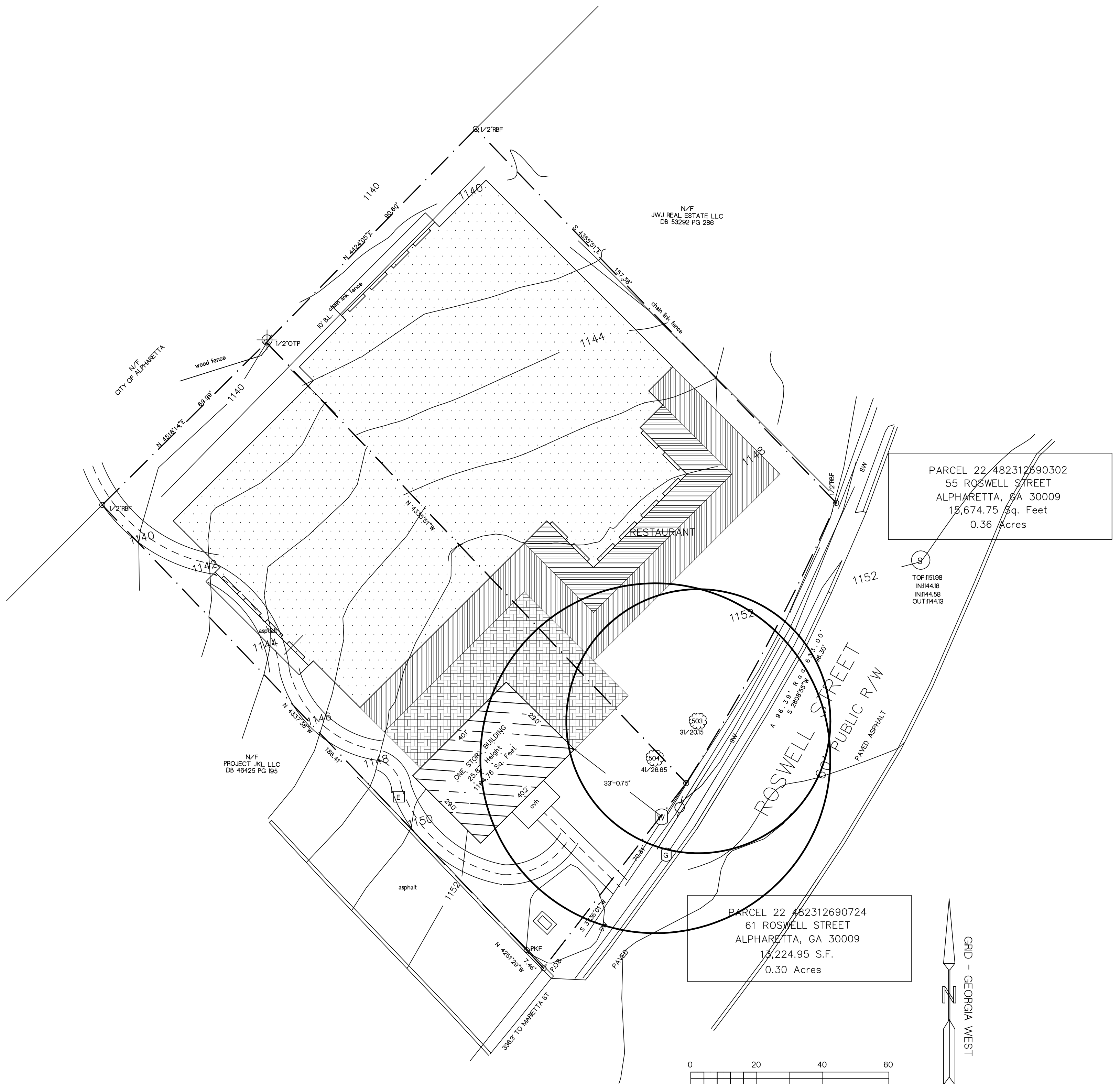
11.30.17







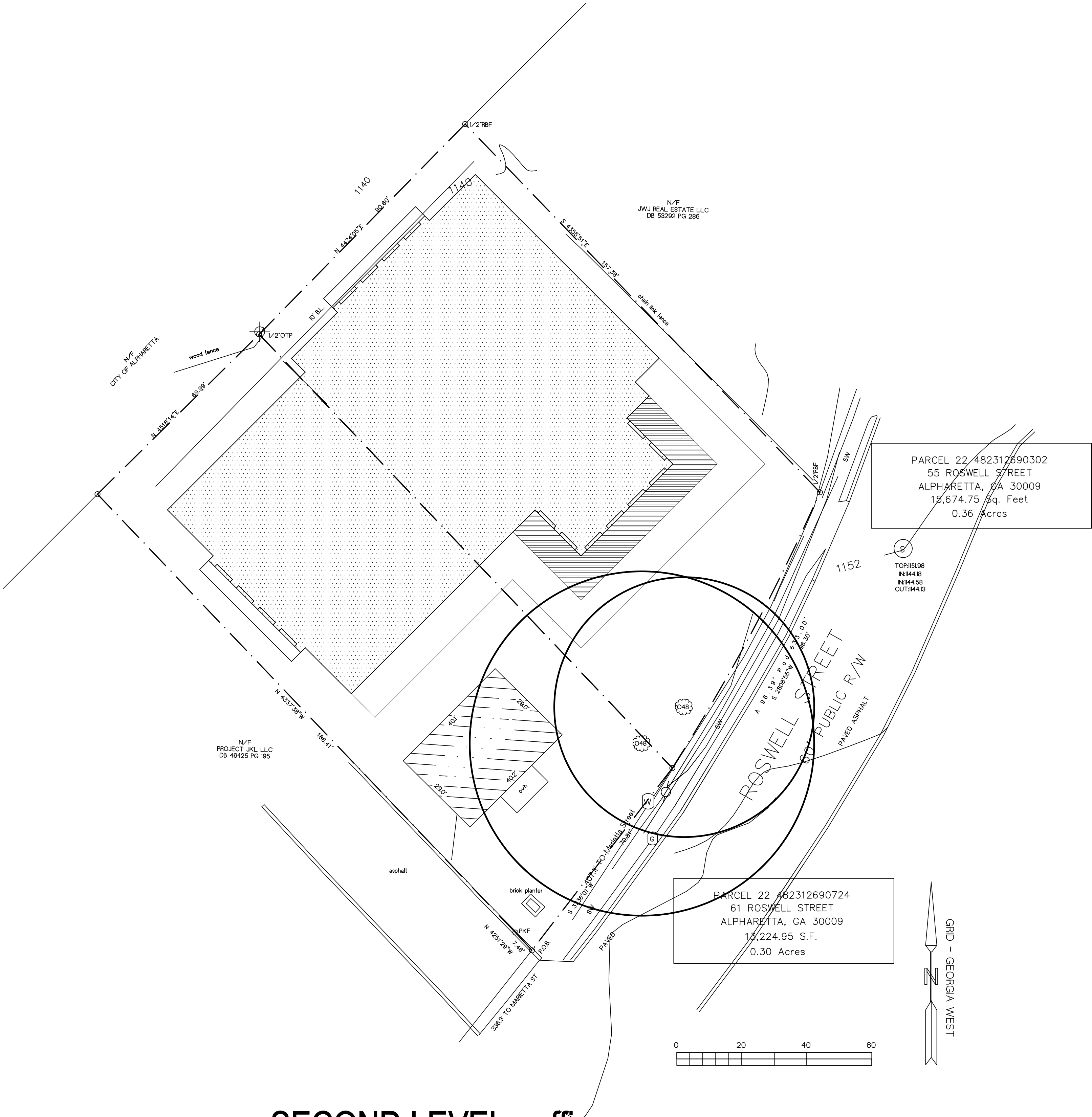
LOWER LEVEL - parking
approx. 37 cars
Floor Elevation: 1140 (12')

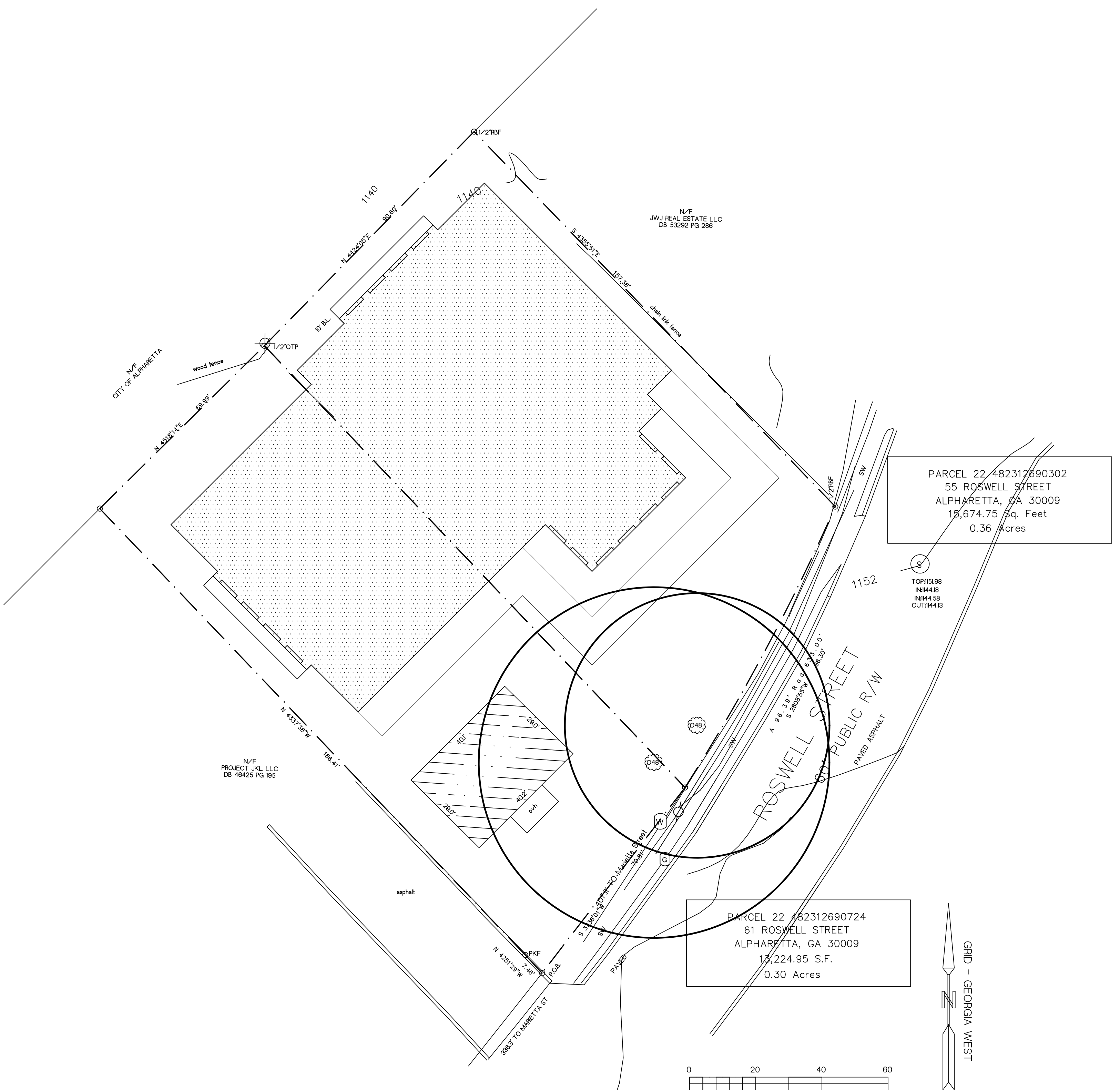


STREET LEVEL - office & restaurant

approx. 13,000sf & 3,000sf

Floor Elevation: 1152 (16')

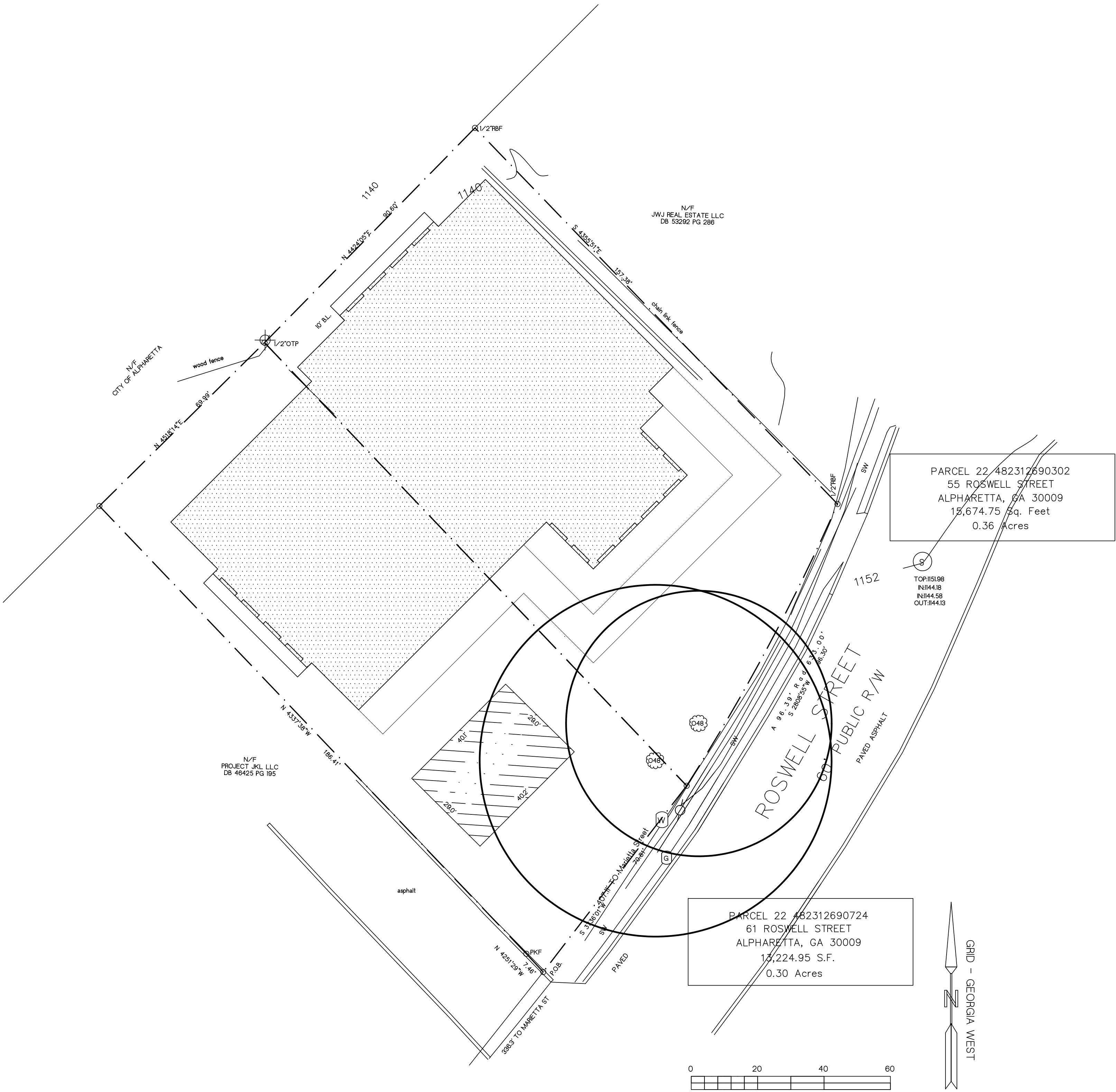




THIRD LEVEL - office

approx. 13,000sf w/ rooftop area

Floor Elevation: 1181 (13')



FOURTH LEVEL - office
approx. 13,000sf
Floor Elevation: 1194 (16')





ARCHITECT
D. TRACY WARD
— — — — —
EST. 1993





ARCHITECT
D. TRACY WARD
EST. 1993





ARCHITECT
D. TRACY WARD
— — — — —
EST. 1993





August 25, 2017

Kathi Cook
City of Alpharetta
Community Development
2 Park Plaza, Ground Floor
Alpharetta, GA 30009

RE: 55, 61 Roswell Street Parking

Dear Ms. Cook,

This letter serves as TSW and Nelson\Nygaard's official review of the proposed parking strategy for the rezoning at 55 and 61 Roswell Street in Downtown Alpharetta (referred to hereafter as the Project). The purpose of this review is to provide the City of Alpharetta with an assessment of the appropriateness of the proposed request in the context of the larger Downtown Alpharetta Parking Study that our two firms are currently preparing.

In preparing this review, the team has considered the following:

- The proposed uses of the Project and its relationship to the downtown area's mix of uses;
- The supply of public or shared parking opportunities near the Project site;
- The proposed parking ratio for the Project and comparable ratios in peer communities;
- The Project site's proximity to the proposed Alpha Loop; and
- On-site strategies that could be used to reduce parking demand.

The Project would consist of 57,000 square feet of total building space, of which 54,500 square feet are leasable space. This is currently envisioned as a mix of office and retail/restaurant space with most space reserved for office uses, requiring 177 parking spaces per current code requirements without providing a shared-parking study. The team understands that the Project applicant has reached a tentative agreement with the City to reserve 73 spaces in the proposed parking deck on Milton Avenue for a one-time contribution of \$985,000 to the City of Alpharetta's Parking Fund. This will allow the Project to have reserved access to these spaces between of 8 am and 4 pm on weekdays, with a gate access system to be installed controlling the upper level of the garage where these spaces will be located. The applicant will provide 37 spaces on site, located in a partly underground parking level below the principal uses of the development. In all, this provides 110 spaces serving the Project.

This results in a lower parking ratio than the required 3 spaces per 1,000 square feet for office uses. The team recommends that a parking ratio of 2 spaces per 1,000 sf of office space, closer to what the Project will provide, is appropriate for the proposed retail/restaurant and office use when said uses are within the context of a larger, mixed-use downtown with a flexible and generally available supply of publicly-accessible parking. This is supported by transportation industry knowledge and research resources, such as the Urban Land Institute's *Shared Parking* reference manual, generally observed in downtowns and mixed-use centers with strong policies to manage automobile commute demand or offering high-quality transit service. As office use will constitute the bulk of the space in the Project, the Project's use of parking is expected to be concentrated during the business day and will likely decline significantly into the evening. The project will provide 110 spaces due to on-site constraints, which allow only 37 spaces to be added, and because of the design of the Milton Avenue garage, which will have 73 spaces on its upper level and therefore will allow this amount to be feasibly reserved with gate access. However, the garage will have 190 spaces in addition to those being reserved for the Project and the Project site is adjacent to a City-owned parking lot with 77 spaces available for public use. These are also available to support the needs of the Project, especially for customers and visitors.

The team also finds that the agreed payment amount, which results in \$13,493.15 per reserved space in the Milton Avenue garage, is an appropriate charge and represents a reasonable nexus between the cost to the City of constructing the spaces and the level of exclusive access that the project's occupants will have to the 73 spaces being reserved. This per-space contribution is approximately half the cost of the per-space construction cost the City will incur with building the structure, and with a growth in office uses downtown, a reservation of these spaces during weekday business hours can be argued to represent generally half of the utility of these spaces, with the remainder of the utility occurring during evening and weekend periods. While this is a higher amount than previous applicants have paid to meet their parking requirements with use of public parking resources, the Milton Avenue garage is also the first structured parking that the City has constructed wherein the spaces have not been largely assigned to support particular land uses. In other words, with a decreasing supply of available land and an increase in downtown development activity, the City is now facing substantially higher costs to provide parking resources than it has in the past, and it is reasonable for developer contributions to the Parking Fund to reflect these costs. Per the tentative agreement with the City, these 73 reserved spaces will revert to general public use outside of the reserved hours and will therefore be available to support other downtown uses.

At present, the City does not have plans to charge for general public use of the garage and the ongoing Downtown Alpharetta Parking Study is likely to recommend selected, strategic locations where pricing will be implemented or tested, focused on those areas of consistently high parking demand throughout the day. The Milton Avenue garage represents a more remote parking location from the core of downtown and is the kind of outlying parking that would serve as an alternative to the high-demand parking in the core. As such, parking is likely not only to be free of charge in this facility in the near term, but also available, especially during the business day. As suggested above, should the Project's uses need additional parking on an occasional basis, it is expected to be available in other parts of the Milton Avenue garage or other public parking.

The team also recommends the following measures be taken to ensure the effectiveness of this proposed parking ratio:

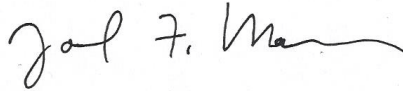
- Provide secure, covered on-site bicycle parking and a shower area for office tenants, thus taking advantage of the Alpha Loop and the City's investment in active transportation infrastructure;
- *Unbundle* parking from commercial leases, meaning that all or a portion of parking intended to support a given commercial space would not be included as reserved in its lease, which may also include opt-out clauses or other lease terms and conditions that allow a tenant to 'return' parking spaces after a shorter-term time period to a shared supply if the tenant wishes no longer to use them; and
- Encourage use of *parking cash-out* programs with tenants in the lease, wherein an employer pays or reimburses employees who do not drive and use parking. The City or the Project applicant (or its future successors) may coordinate with Georgia Commute Options, the regional transportation demand management program managed by the Atlanta Regional Commission, to help promote use of these programs and perhaps even secure funding resources to assist in their implementation.

The team also encourages the building owner to target office users that have lower parking demands based on their space utilization, employee demographic, or corporate culture. The City, applicant and any future owners of the property should also work to encourage strategies as outlined above to reduce parking demand and encourage carpooling, teleworking or non-driving access to work.

Best regards,



Caleb Racicot
TSW



Joel Mann
Nelson\Nygaard Consulting Associates

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: 55 Roswell St & 61 Roswell St - Application for variances from C2 parking/height requirement

Contact Name: InTown Legal (Turner) LLC

Telephone: 404-457-2076

Please describe comments and concerns provided by any and all individuals contacted as part of the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report (*Please note: a copy of the correspondence received to date is attached*).

To date, the only concern expressed relates to notice from the City and a nearby property owner having not received formal notice of the application. Applicant reserves the right to supplement and update this Form as additional input from the community is received.

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

☒ Letter

Personal Visits

Telephone

Group Meeting

Email

Other (Please Specify) _____

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. (*Please note: materials accompany this cover by separate attachment*).

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.

Authorized Agent: InTown Legal (Turner) LLC

Date: September 28, 2017

By: Robert H. Turner III

September 18, 2017

Name
Address
City, State Zip

Re: Public Hearing Application PHA170030 - Variance Application by Park Plaza Partners, for 55 Roswell Street and 61 Roswell Street, Alpharetta, Georgia; requesting variance from C-2 Zoning parking requirements (seeking variance for reduction in required number of on-site parking) and height restrictions (seeking variance to exceed height limitations) (collectively, the "Application")

Dear Property Owner:

Park Plaza Partners, LLC (Applicant), is the owner of 55 Roswell Street, and 61 Roswell Street, Alpharetta, Georgia (combined, the two parcels equate to approx. 0.66 acres). Applicant has filed an application with the City of Alpharetta seeking a variance from the C-2 zoning classification for on-site parking and height restrictions in order to raze the existing structure at 55 Roswell Street and construct a new 4-story retail/restaurant/office mixed-use building. Applicant intends to preserve the existing structure on 61 Roswell Street.

The City Council hearing on the Application is scheduled for October 23, 2017, at 6:30pm at City Hall. If you have questions or would like additional information, please contact Rob Turner at 404.457.2076, or via email at Rob@InTownLegal.com, and his address is 2297 Nesblitt Drive, Suite 100, Atlanta, Georgia 30319.

A public participation meeting will be held at 6pm on October 10, 2017, in the rear of 61 Roswell Street. This meeting is not the public hearing. The purpose for this meeting is to provide neighbors and interested parties with the opportunity to meet with Applicant's representatives, ask questions and voice concerns.

A copy of the preliminary site elevation is enclosed for your consideration but please note this is preliminary and there may be minor refinements as the design is finalized.

Warm regards,

InTown Legal (Turner) LLC



Robert H. Turner III

Enclosure

DRAFT



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: Robert H. Turner III (Rob) / InTown Legal (Turner) LLC

Telephone: 404-457-2076

Address: 2297 Nesbitt Drive

Suite: 100

City: Atlanta

State: GA

Zip: 30319

Fax: N/A

Mobile Tel: same as # listed above

Email: Rob@InTownLegal.com

Subject Property Information:

Address: _____ 55 Roswell
Street AND 61
Roswell Street Current Zoning: _____

C-2

District: 2

Section: 2

Land Lot: 1269

Parcel ID: _____

Proposed Zoning: C2 Current Use: Single story office (55 Roswell St) & vacant structure (61 Roswell St)

This Application For (Check All That Apply):

Conditional Use

Master Plan Amendment

Rezoning

Master Plan Review

X variance

Public Hearing _____

Comprehensive Plan Amendment

Other (Specify). _____

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?

Construction of a Class A Mixed Use four (4) story building, which shall consists of approximately 16,000 sq ft ground level retail/restaurant/office, approx 14,000 sq ft second floor office, approx 13,000 third floor office and approx 13,000 fourth floor office (collectively, the new construction on the Subject Property is referred to herein as the "Project").

Applicant's Request (Please itemize the proposal):

A variance from the C-2 Parking requirements to reduce the amount of available parking spaces required for the Project.

A variance to exceed the C-2 height restrictions for construction of the Project. More specifically, a height variance of 17.40' feet is anticipated, giving a total height of 57'4" feet as measured from the front (East) facade grade.

Applicant's Intent (Please describe what the proposal would facilitate):

Applicant intends to preserve the structure at 61 Roswell Street which is the oldest building in downtown Alpharetta. By preserving the 61 Roswell Street structure, Applicant will create an irregular and narrow footprint on the Subject Property that is available for constructing the Project. This irregular footprint creates significant physical and economic limitations on Applicant's ability to develop and improve the remainder of the Subject Property, necessitating the requested variances in this Application.

With respect to the current structure situated at 55 Roswell Street, Applicant intends to demolish/remove the existing structure and improvements. A grant of the requested variances from the C2 parking and height requirements will facilitate construction of the Project, bringing to Downtown Alpharetta additional street level retail and office space capacity within walking distance from the City's central business core.

The two parcels (55 and 61 Roswell Street) are small (combined acreage is approximately 0.66 acre) and will not support redevelopment without the requested variances.

Applicant seeks assurances from the City of Alpharetta that the proposed parking deck to be constructed with entrances off Milton Avenue and Roswell Street (being also referred to as "Deck D" by the City) will be constructed and open to the public on or before December 31, 2018 (the "Deck"). With appropriate assurances from the City that the Deck will be constructed, Applicant intends to address the parking limitations at the Subject Property through:

- i) a contribution in the amount of \$985,000** to the City of Alpharetta's Parking Fund (to be paid as follows: 1) half paid to the City upon issuance of land disturbance permit, and 2) remainder paid upon issuance of the certificate of occupancy for the Project),
- ii) assurance that direct pedestrian access from the Deck will be provisioned through to the Project to Roswell Street,
- iii) ability to construct (at Applicant's sole cost/expense) direct and covered access from the Project to the Deck (note: design to be mutually agreed up on by Applicant and City); and
- iv) Signed 99 year contract (or similar agreement) with the City confirming the top level of Deck D (minimum of 73 spaces) will be exclusive and have controlled access by Applicant between the hours of 7am and 4pm Monday to Friday. Cost of controlling access to be at applicant's sole expense in addition to the parking fund contribution.

The maximum available parking spaces on-site are 37, necessitating the remaining spaces being available through the Deck.

** With respect to the proposed one-time contribution amount of \$985,000 by Applicant, Applicant reserves the right to reduce the proposed contribution amount to the extent of any reduction in total square footage for the Project, where any

such reduction in the proposed contribution amount will be based on the percentage that the square footage of the Project is reduced (based upon the current 56,000 sq ft estimated total).

Based on estimated tenant occupancy in the proposed building, significant current and future residential spaces within walking distance and close proximity to the Alpha loop, total vehicle parking needs are expected to be covered by the 110 spaces (37 onsite and 73 in Deck D). Without limiting the foregoing, Applicant intends to provide on-site bicycle parking in the proposed building to foster early adoption and use of the Alpha loop.

Park Plaza Partners, LLC

Address: Suite:
15144 Taylor Road

City Milton

State: GA

Zip: 30004

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

X Variance

Master Plan

Land Use Application

Other

Identify Authorized Applicant:

Name of Authorized Applicant: InTown Legal (Turner) LLC / Robert H. Turner III
Address: 2297 Nesbitt Drive

Telephone: 404-457-2076
Suite: 100

9.20.17

2ND AMENDED APPLICATION

V-17-21
55 & 61 ROSWELL ST

City Atlanta

State: GA

Zip: 30319

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 (36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning 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: Park Plaza Partners, LLC

Subject Public Hearing Case: Variance from C2 Parking & Height Restrictions: 55 Roswell Street and 61 Roswell Street

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: David Belle Isle

Position: Mayor

Description of Contribution: Campaign donation for Georgia Secretary of State (May 2017) Value: \$6,600

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The Subject Property is located within Downtown Alpharetta and the proposed Project will be a compatible and complementary use with surrounding properties and businesses.

How will this proposal affect the use and value of the surrounding properties?

The Project will enhance and complement the usability and value of surrounding properties by increasing commercial traffic, potential consumers and commercial tax base, creating a synergistic increase in commerce for Downtown Alpharetta area businesses.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

No, the current parking requirements and structural height limitations prescribed by the C2 zoning classification materially limit the ability of Applicant to develop the Subject Property in a manner consistent with the goals of the City's 2030 Comprehensive Land Use Plan.

What would be the increase to population and traffic if the proposal were approved?

Assuming the Subject Property is developed as contemplated with the Project/ it is not clear whether the expected commercial tenants will be local (and thus no increase to the population) or will be new to the area and require relocation by their employees. A traffic generation report is enclosed with this application and is incorporated herein by reference.

What would be the impact to schools and utilities if the proposal were approved?

The proposed use will have no anticipated impact on schools other than, potentially, relocation of employees to the Alpharetta area. With respect to impact on utilities, the impact of the proposed development of the Subject Property and utilities will be in keeping with projected growth.

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

The proposed use by the Project is consistent with the Comprehensive Plan and the Future Development Map. The Subject Property is located within Downtown Alpharetta and with its planned mix use (retail and office) at the Project and the proposed architectural look/feel, the Project will certainly be reflective of both architectural diversity and will include the walkability that is encouraged by the City.

Are there existing or changing conditions which affect the development of the property and support the proposed request?

Please see the earlier statement of intent regarding the contemplated preservation of the 61 Roswell Street structure on the Subject Property. With the planned preservation of the building, the Applicant's ability to develop the Subject Property will be significantly limited without the requested variances.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

BOARD OF ZONING APPEALS REVIEW CRITERIA

Please respond to the following ONLY if you are applying for a zoning variance.

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

Existing property conditions on the Subject Property include size, location and configuration, all of which are contributing to seeking the requested variances. As stated herein, the foregoing extraordinary conditions are attributable to both the proposed preservation of the structure at 61 Roswell Street, together with the remaining and extremely limited usable envelope for new construction that is caused by preserving the structure. Further, alignment of the Roswell Street curb cut and the topographical slope of the property (downward from Roswell Street toward the rear of the property) all materially limit the available parking and height envelope at the site, thus necessitating the requested variances. Unless the requested variances are approved, the Subject Property cannot be developed in an economically viable manner.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

Yes. Without the requested parking and height variances, it will extremely difficult to construct a building that maximizes the available office space needed in the Downtown Alpharetta core, that blends with the surrounding environment and that meets the City of Alpharetta's development criteria set forth in the 2030 Comprehensive Land Use Plan.

The Project will further complement the surrounding properties and expected development with materials and scale. Further, the Project will be located along the back side of the sidewalk in keeping with the 'downtown merchant' style that is so prevalent in Downtown Alpharetta. Additionally, the Project is also designed to complement the other new projects in Downtown Alpharetta near City Hall.

Are there conditions that are peculiar to the subject property? Please describe them in detail.

The Subject Property is a total of approx 0.66 acres that includes the 61 Roswell Street building the City has identified as critical to preserve. With its current contemplated plans to preserve and use the 61 Roswell Street structure, Applicant will be left with a **severely restricted** building envelope for constructing the Project. Unless the requested parking and height variances are approved, future development on this Subject Property will be significantly limited.

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.

Applicant anticipates that rather than causing any form of detriment to the public good or impairing the purpose of the Zoning Code, that the Project will improve and further enhance the evolving look/feel of Downtown Alpharetta. More specifically, removing the existing single story office at 55 Roswell Street will improve the value of the surrounding properties, and the Project will almost certainly enhance the aesthetic of Roswell Street, thereby improving the surrounding property values. Taken with the planned preservation of the structure on 61 Roswell Street, the Project supports the City's adopted Comprehensive Plan goals of redevelopment and targeted mixed use areas in Downtown Alpharetta.

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: 55 Roswell Street & 61 Roswell Street - Application for variances from C2 parking/height requirements

Contact Name: InTown Legal (Turner), LLC

Telephone: 404-457-2076

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.

Owners of properties located w/in 500' of Subject Property

City Officials

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

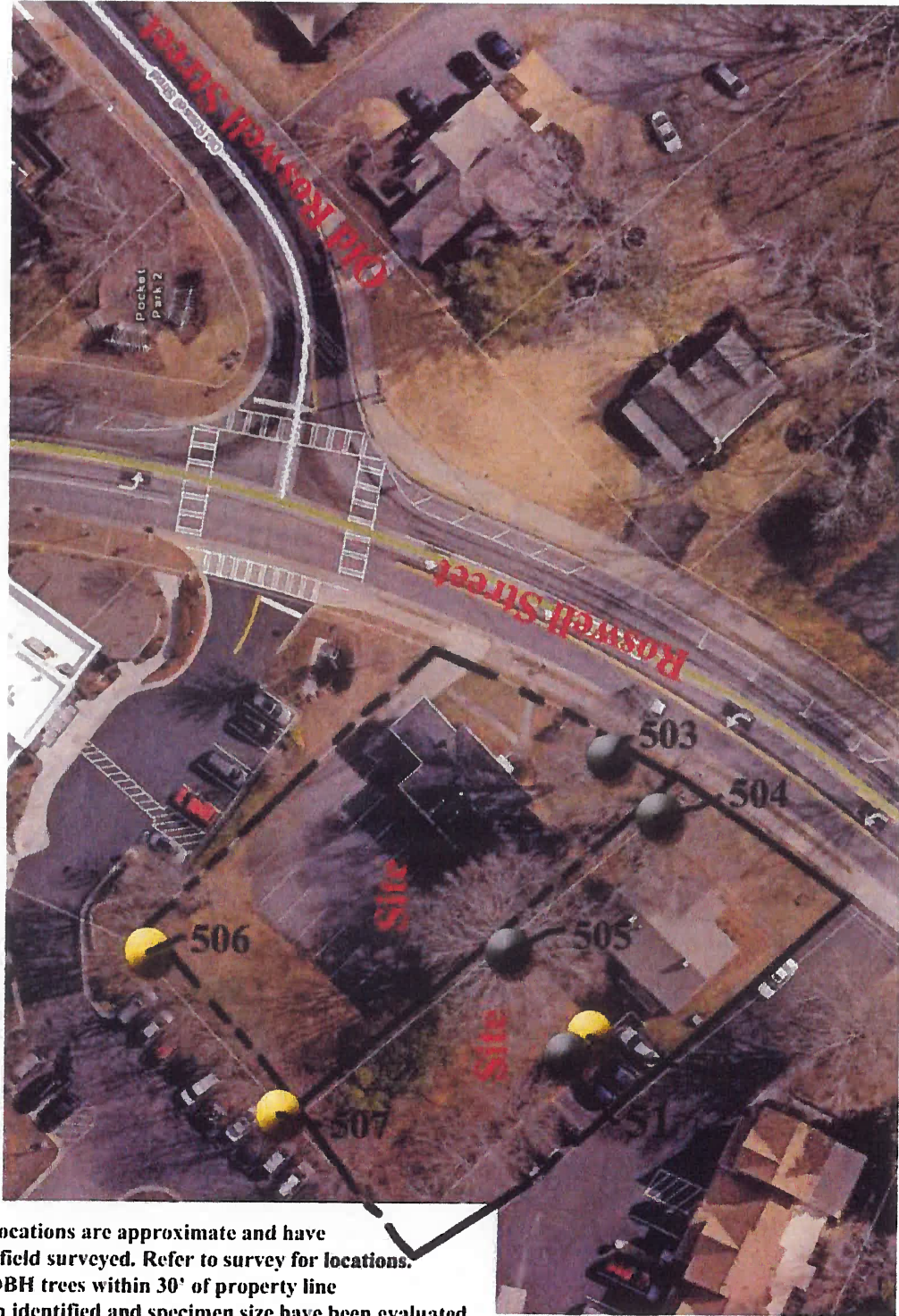
Group Meeting

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.

Appendix A Specimen Analysis						
Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)
50	10" Crape Myrtle	Poor	Poor	No	In decline with tip die back. Improper past pruning causing gnarled trunks. Decay in crotch of trunk	3
51	17" Crape Myrtle	Good	Good	Yes		



Notes:

- All tree locations are approximate and have not been field surveyed. Refer to survey for locations.
- All 20" DBH trees within 30' of property line have been identified and specimen size have been evaluated.



Specimen



Non-Specimen



North

Not To Scale

Specimen
Location Plan

Revised: 04-25-17

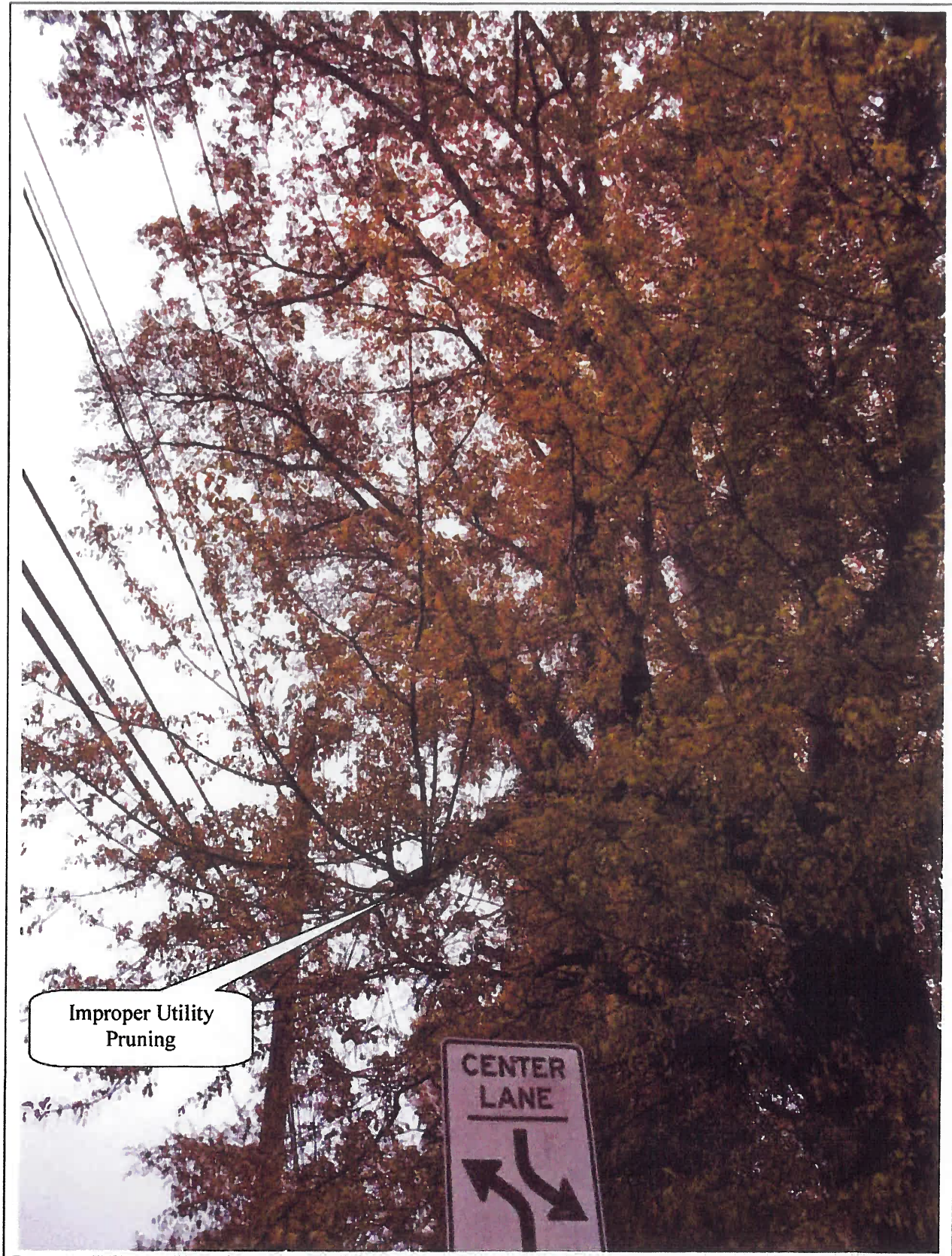


Photo 1

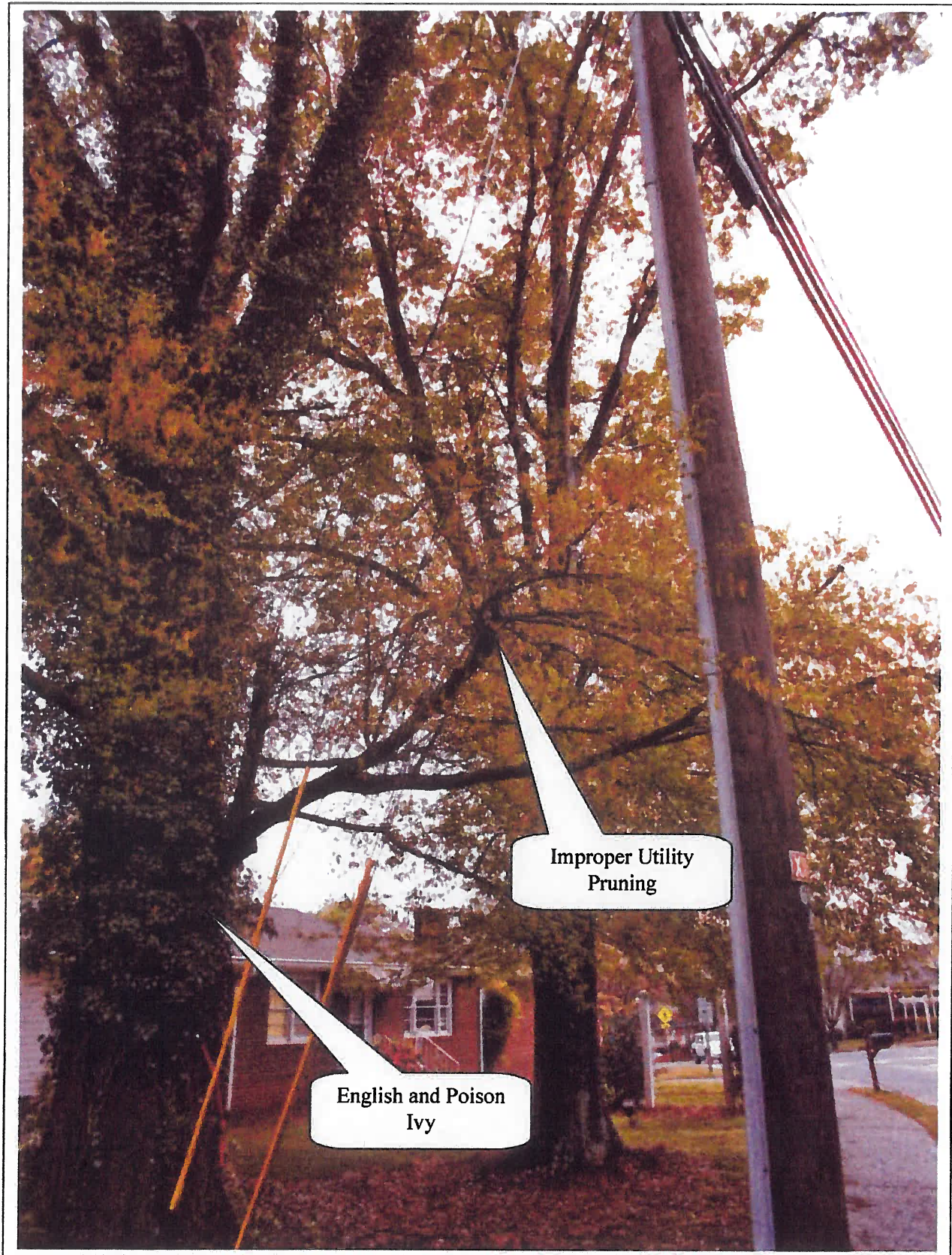


Photo 2

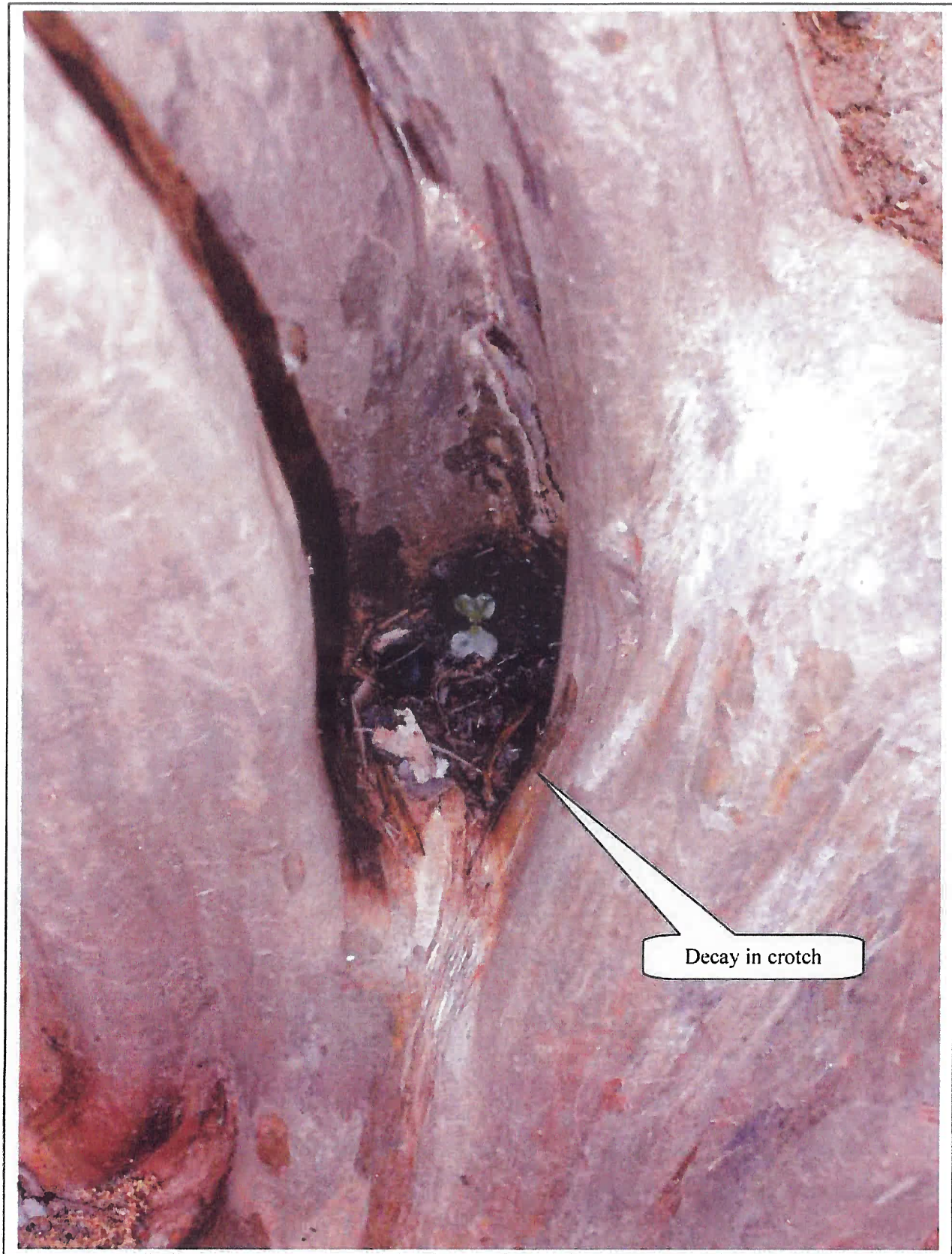


Photo 3



Planners • Engineers

May 26, 2017

Brian Burks
Associate Vice President
MBRE Healthcare
1800 Howell Mill Road, Suite 110
Atlanta, GA 30318

RE: **Roswell Street 55 & 61 Development Trip Generation**

Dear Mr. Burks:

The proposed Roswell Street 55 & 61 development is a 60,000-square foot multi-story office building consisting of 56,500 square feet of office use and a 3,500-square foot restaurant/retail use area. The Institute of Transportation Engineers (ITE) *Trip Generation Manual, 9th Edition*, was used to estimate the development's trip generation. Following ITE guidance, the two uses were grouped together under Land Use 710 (General Office Building). Specifically, the *Manual* states that "An office building or buildings may contain a mixture of tenants including...a restaurant or cafeteria and service retail facilities." The development's generated daily (weekday), AM peak hour, and PM peak hour trips are shown in Table 1. Furthermore, ITE's *Trip Generation Handbook, Second Edition*, states in its chapter on multi-use developments that "office buildings with support retail or restaurant facilities contained inside the building should be treated as **general office buildings** (Land Use Code 710) because the trip generation rates and equations already reflect such support uses." Accordingly, the development's trip generation is not subject to further multi-use development internal trip capture calculations.

Table 1 Trip Generation

Development (Trip Type)	Size	ITE Code	Daily Trip Ends	AM Peak Hour Trip Ends Enter / Exit (%) / (%)	PM Peak Hour Trip Ends Enter / Exit (%) / (%)
General Office Building	60,000	710	891	112 / 15 88% / 12%	25 / 121 17% / 83%



However, given the contextual setting of this development in a livable town center (one of the Atlanta Regional Commission's Livable Centers Initiative communities), *motor vehicle* trip generation will be reduced by the walkable (and future bikeable) nature of the surrounding district, thus shifting a portion of the development's external trips to use active transportation modes. This mode shift reduces the impact of the development on the surrounding transportation network and reduces on-site parking needs.

Sincerely,


Theodore A. Petrits, P.E., PTOE
Georgia Registration # 022984
May 26, 2011




City Council Meeting and Public Hearing

STAFF REPORT

Submitting Department: Recreation and Parks
Submitted By: Morgan Rodgers
Meeting Date: December 18, 2017

I. AGENDA ITEM TITLE: DEMONSTRATION FARM AT OLD RUCKER ROAD PARK PROPERTY

II. RECOMMENDATION:

Staff recommends approval of a Donation Agreement between the City of Alpharetta and Whole Foods Market for acceptance of the Whole Foods donation of the Whole Kids Education Farm including all its assets, structure, tools, all program materials and memberships to the City of Alpharetta; and authorization of the Mayor to execute all necessary documents.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL
IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN
CURRENT FY
OPRT.
BUDGET: NO

TOTAL PROJECT COST: FINAL BUDGETARY CONSIDERATIONS ARE BEING PREPARED AND WILL BE PROVIDED IN ADVANCE OF THIS ITEM BEING BROUGHT FORWARD FOR CONSIDERATION AND VOTE. THE TOTAL FIRST YEAR OPERATING COSTS ARE PROJECTED AT \$244,475.00; HOWEVER, IT IS ANTICIPATED THAT MUCH OF THE COST WOULD BE OFFSET THROUGH SPONSORSHIPS AND OTHER INCOME OPPORTUNITIES.

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

This item is being presented as a follow-up to a previously presented workshop item heard at the October 23, 2017 Council Meeting. Staff is requesting formal consideration of a proposal for relocating the Whole Foods Demonstration Farm from its current location at the former Whole Foods property on Upper Hembree Road to the City's recently acquired tract on Old Rucker Road.

Currently, the only thing under consideration is the City's acceptance of the assets as outlined in the attached donation agreement. The agreement clearly points out that it simply memorializes that the relationship of Whole Foods to Alpharetta is that of a donor and recipient and that no provision shall be construed to create a partnership, joint venture, agency, fiduciary or employment relationship.

V. ALTERNATIVES:

VI. ATTACHMENTS:

City Donation Agreement, Concept Presentation



Whole Foods Market & City of Alpharetta Agreement

Purpose

This Asset Donation Agreement (“Agreement”), effective December 18, 2017 (“Effective Date”), is made and entered into by and between Whole Foods Market Group, Inc., (“WFM”) located at 1180 Upper Hembree Road, Alpharetta, GA, 30076, and The City of Alpharetta (“Alpharetta” or “City”), located at 175 Roswell St, Alpharetta, GA 30009.

Relationship of Parties

The relationship of WFM to Alpharetta is that of a donor and recipient. No provision contained herein shall be construed to create a partnership, joint venture, agency, fiduciary or employment relationship.

Terms

1. Donation Agreement

WFM is excited to offer Alpharetta a donation of certain assets detailed in Exhibit A (the “Assets”) related to the Whole Kids Educational Farm (“Farm”). WFM will transport some of the Assets to the City’s property (as more fully described below), located at 860 Old Rucker Road, Alpharetta, GA (the “City’s Property”), and provide reasonable assistance to re-build some of the structures (as detailed below). Alpharetta will receive the donation and will operate the farm with the primary purpose of community education. The donation shall be completed on or before January 31, 2018 with signed receipt of this agreement. Title to the Assets will transfer 1) at the time of delivery to the City’s Property if WFM is responsible for the transportation and 2) at the time the City or its contractor picks up the Assets if the City is responsible for the transportation.

Donation Description:

WFM shall donate the Assets and all redacted program materials, including portions or all of the following as detailed in Exhibit A:

- The outdoor classroom, which will be installed in a location reasonably determined by the City
- The in-field trellis, which will be installed in a location reasonably determined by the City
- The greenhouse, which will be installed in a location reasonably determined by the City
- The picnic pavilion, which will be available to the City as soon as reasonably possible (likely in late 2018), for City to deconstruct and relocate no later than 90 days after WFM vacates the current property at 1180 Upper Hembree Road. WFM will install footing and begin electrical work in the location determined by the City, for City to connect to, once picnic pavilion is installed by City. City understands that if it is unable to remove these assets prior to the sale of the Whole Foods Market property, then it will not be able to remove this portion of the Assets for its use.
- Tools, equipment, and supplies, outlined in attached *Exhibit A*.

- Redacted program materials, including printed and digital garden classroom curriculum, literature, and teaching guides.
- WFM will cover all costs of deconstructing, relocating, and re-building all above outlined assets, unless specifically stated otherwise.
- Farm field soil, which City will need to remove from the Farm site, and relocate at City's expense.

WFM agrees to provide all of the above subject to an out of pocket maximum expenditure requirement of \$150,000. If the cost of the above activities exceeds \$150,000, WFM will not be required to perform the activities which cause the excess expenditure. WFM shall only be required to spend a maximum of \$150,000 on the above items.

City of Alpharetta shall provide:

- Access to City property to deliver above outlined materials no later than January 31, 2018
- All permits and easements necessary to install above outlined materials on City property
- All site preparation needed to enable WFM to install the Assets at City's property, including but not limited to:
 - Inspection of three wells to ensure it is an adequate, safe water source;
 - Grading of the site to ensure structures can be installed per contractor's direction;
 - Marking off of site for location of structures to be located;
 - Securing of 4-car garage to be used to store farm equipment.
- A secure space within City property to store above outlined materials no later than January 2, 2018
- Dedicated point person, or project manager, to direct all inquiries and coordination of the Asset relocation
- Donation receipt, in the amount of \$250,000
- Marketing and promotion of Whole Foods Market in the City's communications and platforms as follows:
 - Whole Food Market's logo placement and hyperlink to Whole Food Market's website from City's page for 2 years
 - Whole Food Market's logo placement and hyperlink in rotating carousel ad on City's homepage for 2 years
 - Inclusion of the Whole Foods Market logo in partner listings in City's promotional materials for 2 years.
 - Inclusion of the Whole Foods Market logo on all electronic communications where City's partners are listed for 2 years.
 - Whole Kids Foundation spotlight in one edition of the City's newsletter (content to be provided by Whole Kids Foundation and/or WFM).
 - Opportunity for Whole Kids Foundation to submit article for City's website and Facebook Page distribution, 6 times per year.
 - Placement of the Whole Foods Market logo and acknowledgement as a donor of the Farm at special events hosted at City's farm, once opened, for first 24 months of operation
 - A permanent sign at the Farm identifying WFM as the donor of the Assets.

THE CITY HAS INSPECTED THE DONATED ASSETS AND IS AWARE OF THEIR PRESENT CONDITION. THE CITY UNDERSTANDS THAT THE DONATED ASSETS ARE DONATED WHERE IS, AS IS. WFM MAKES NO EXPRESS OR IMPLIED WARRANTIES AND DISCLAIMS ALL WARRANTIES INCLUDING BUT NOT LIMITED TO THE WARRANTIES OF MERCHANTABILITY, FITNESS FOR PARTICULAR PURPOSE OR COMPLIANCE WITH

LAWS WITH RESPECT TO THE DONATED ASSETS. WFM HAS NOT MADE ANY REPRESENTATIONS OR WARRANTIES TO THE CITY THAT ARE NOT CONTAINED IN THIS AGREEMENT.

City agrees to release, defend, indemnify and hold harmless WFM, the Whole Kids Foundation and all of their parent, affiliate or subsidiary companies and their employees from and against any and all liability and claims, causes of action, damages, losses, costs and expenses arising out of or related in any way to the possession, condition, transportation, use or storage of the Property EVEN IF THE CLAIM ARISES FROM OR RELATES TO ANY ACT OR OMISSION OF SELLER PRIOR TO THIS SALE.

WFM grants to the City the nonexclusive right to display the Whole Foods Market logo trademark (the "WFM Logo") on City's Website and in City's promotional materials, subject to the following terms and conditions:

1. City acknowledges WFM's ownership of all rights in and to the WFM Logo, and agrees that City will do nothing inconsistent with such ownership, and that all use of the WFM Logo by the City shall inure to the benefit of WFM.
2. City shall display the WFM Logo only in the form, manner, colors and style as specified by WFM, and shall include with all uses of the WFM Logo the appropriate trademark notice (e.g., "®" or "TM") or the following legend: *The "Whole Foods Market" logo is a registered trademark of Whole Foods Market IP, L.P. in the USA and other countries.*
3. City shall not take any action, nor use the WFM Logo in any manner, that would diminish the goodwill of the WFM Logo, or bring the Whole Foods Market name or trademark into public disrepute. WFM reserves the right, at any time, to review and approve or disapprove of City's use of the WFM Logo, even if that use was previously approved. City shall submit any intended uses of the WFM Logo to WFM for approval, and shall not use the WFM Logo without WFM's prior approval of that use.

Tax Status: The City represents that it is either: (a) an organization that is exempt from tax under section 501(c)(3) of the Code and whose status has been duly confirmed by one or more operative Internal Revenue Service rulings or determination letters, copies of which Grantee has submitted to the Foundation; or (b) a governmental body.

Publicity: If the City wishes to publicly announce the donation of the Assets, WFM requires pre-approval of all press releases or other related media material. The City and WFM shall collaborate and mutually agree upon the publicity strategy, taking into consideration presentations, publications and related activities. Any presentations, publications and related activities occurring in connection with the project shall acknowledge WFM's donation.

The City shall obtain prior approval from WFM for any such public disclosures, including the narrative description of WFM or the Whole Kids Foundation, its programs and the nature of the grant, logos, signage or other printed materials.

Relationship of the Parties: Nothing contained herein shall be construed in any way to create a joint venture, partnership, agency or other similar relationship between Whole Foods Market, the Foundation, and the City. It is the specific intent of the parties that no such relationship be established hereby. None of the Parties shall have any express or implied right or authority to assume or create any obligations on behalf, or in the name of the other party, or to bind the other party to any contract, agreement, or undertaking with any third party.

Assignment and Amendment: Neither this Agreement nor any of the rights, benefits, duties or obligations provided herein may be assigned by either party without the prior written consent of the other party. This Agreement may be amended only upon the mutual signed written consent of both parties.

No Third-Party Rights: Nothing in this Agreement, whether expressed or implied, is intended to confer any rights or remedies under or by reason of this Agreement on any persons other than the parties to this Agreement and to their respective successors and assigns.

Governing Law: This Agreement shall be governed by the laws of the State of Delaware, without giving effect to its conflicts of law provisions.

Notice: Unless otherwise provided herein, any notice, demand, or communication required, permitted, or desired to be given under this Agreement shall be in writing and shall be delivered by hand or by registered or prepaid certified mail through the United States postal service, return receipt requested, or via courier service similar to United Parcel Service or Federal Express, addressed to the following address, or to such other address, and to the attention of such other persons or officers as either party may designate by written notice. Any notice so addressed and mailed shall be deemed duly given three (3) days after deposit in the United States mail, and if delivered by hand, shall be deemed given when delivered.

If to City:

Morgan Rodgers, CPRP, Department Director, City of Alpharetta Recreation and Parks
175 Roswell St, Alpharetta, GA 30009

If to Whole Foods Market:

Bobby Turner, Whole Foods Market Regional President
1180 Upper Hembree Road, Alpharetta, GA 30076

Severability: All provisions of this Agreement are severable. If any provision or portion hereof is determined to be unenforceable in arbitration or by a court of competent jurisdiction, then the remaining portion of the Agreement shall remain in full effect.

Counterparts: This Agreement may be executed in one or more counterparts, each of which will be deemed an original, but all of which together will constitute one and the same Agreement. Fax, email, and other electronic transmissions are considered originals for all purposes.

Governing Law: This Agreement shall in all respects be governed by, and construed in accordance with, the laws of the State of Texas applicable to agreements made and to be performed entirely within such State. Each party hereby irrevocably agrees, accepts and submits itself to the exclusive jurisdiction of the courts of the State of Texas in the county of Travis and of the United States District Court for the Western District of Texas in Austin, in connection with any legal action, suit or proceeding with respect to any matter relating to or arising out of or in connection with this Agreement or any other transaction or document related to this Agreement.

Waiver: A party's waiver of a breach of any provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach of the same or any other provision of this Agreement.

Entire Agreement: This Agreement sets forth the entire agreement between the parties and supersedes all prior agreements and understandings, whether written or oral, relating to the subject matter hereof.

In Witness Whereof, the parties have executed this Agreement to become effective as of the Effective Date.

City of Alpharetta Approval:

Name: _____

Role: _____

Signed: _____

Date: _____

Whole Foods Market Group, Inc.:

Name: Bobby Turner

Role: Regional President, South Region

Signed: _____

Date: _____

Exhibit A: Educational Farm Asset List

Outdoor Classroom	Qty.	Value
Outdoor Classroom Structure (beams, roof, etc.)	1	
Reclaimed door tables	25	
Three Compartment Sink	1	
500 gal Water Catch Tank	1	
Water Pump	1	
Rain Barrels	4	
Wooden Benches	18	
Wooden Storage Closets	2	
Farm Tool Shed Contents	Qty.	
Shovels (regular, short handled, flat, trench)	14	
Pitchforks (4) Rakes (9)	13	
Stirrup Hoe (8) & Traditional Hoe (1)	9	
Hand Tools	50+	
Seeder	1	
Rototiller	1	
Programmable Water System	1	
Buckets, Bins, Baskets, Totes	30+	
Shelving	3	
Metal T-Posts	300	
All Hog wire rolls		
All deer fencing		
All PVC pipes		
Harvest carts and wheel barrows (adult 5, kids 2)	9	
Edger, Weed Whacker, Blower, Post hole digger, etc.	4	
Mallets (2 rubber, 3 metal, 1 long handled)	6	
All hand tools (wire cutters, hammers, pickax, etc.)		
All Other Contents, Youth Tools (39),		
Green House Contents	Qty.	
Green House Structure	1	
Pot and Trays for seedlings	500+	
Black plastic shelving		
Wooden Tables	6	
Tall upright shelving units	2	
Gabion Wall at Farm Entrance	12	
Indoor Storage Contents	Qty.	
Butcher Block Demo Tables	3	
Pop-Up Store Unit	1	
Table Leg Sets	25	
Mason Jars	30 cs	
Tableware/Flatware Sets	150	
Craft Supplies	ALL	
Sign Holders	ALL	
Chalk Signs & Holders	ALL	
Planters, Metal Trash Bins,	7	

Clip boards, markets, brushes, scissors, etc.	AL	
All Other Contents		
Farm Field Contents	Qty.	
200' Wooden Walkway Materials (14 6x6 beams and 7 cross beams)	1	
Strings of Café Lights	ALL	
Drip Line Hoses for Irrigation System		
Large Boulders	4	
Metal Raised Beds (farm and pollinator garden)	31	
Chicken Coop	1	
Bunny Hutch	1	
Bee Hive + all Bee supplies	1	
8 dwarf peach trees and 1 fig tree		
Verma compost Bins	2	
Tumbling Compost Bins	2	
All Other Contents		
Wood Shop Contents	Qty.	
Un-claimed Wood		
Hand Tools, Saws, C-Clamps		
Pick up Truck (2004 Chevy)	1	
Small Metal Trailer	1	
Umbrella Stands	10	
Waste Receptacles	6	
Salud Contents (Post SOC Relocation – Summer 2018)	Qty.	
Tables and Chairs		
Flatware		
Dishware		
Glassware	2	
Blenders		
Small wares		
Indoor SOC Café Wooden Beams		
White Wood Burning Stove	1	
Outdoor Pavilion (Summer 2018)	Qty.	
Entire Structure (beams, roof, etc.) City to relocate, WFM to install foundation.	1	
COB Materials	Qty.	
3-compartment sinks	4	
Handwashing sinks	3	
self-serve beverage cooler	1	
Self-contained refrigerators with doors	1	
All lumber, beams, etc. in Produce and Floral		
All Metal roofing structures in Floral and Produce		
Picnic tables	4	
Outdoor furniture		
First Aid Kits	2	
Stainless steel work tables	6	
Baskets		

Produce hanging scales	3	
Semi-Circle produce display	2	
Cases of clear plastic to-go containers		
6' chain link fencing		
3' white picket fencing		
Dishware		
Sign holders		
Rain Barrels	3	
Outdoor shelving unit with metal roof	1	
portable water tank (floral)	1	
portable hose (floral)	1	
Old produce carts	3	
Contents from Floral Dept. (Seeds, plants, pots)		
Total Asset Value		

COMMUNITY CONVERSATION



OLD RUCKER ROAD DEMONSTRATION FARM

A PROPOSED USE FOR NEW PARK SPACE

COMMUNITY CONVERSATION

Why Are We Here

Why Are We Talking About This Now

What Promises Have Been Made

What Is A Demonstration Farm, Anyway

Possible Site Layout

Question And Answer Session



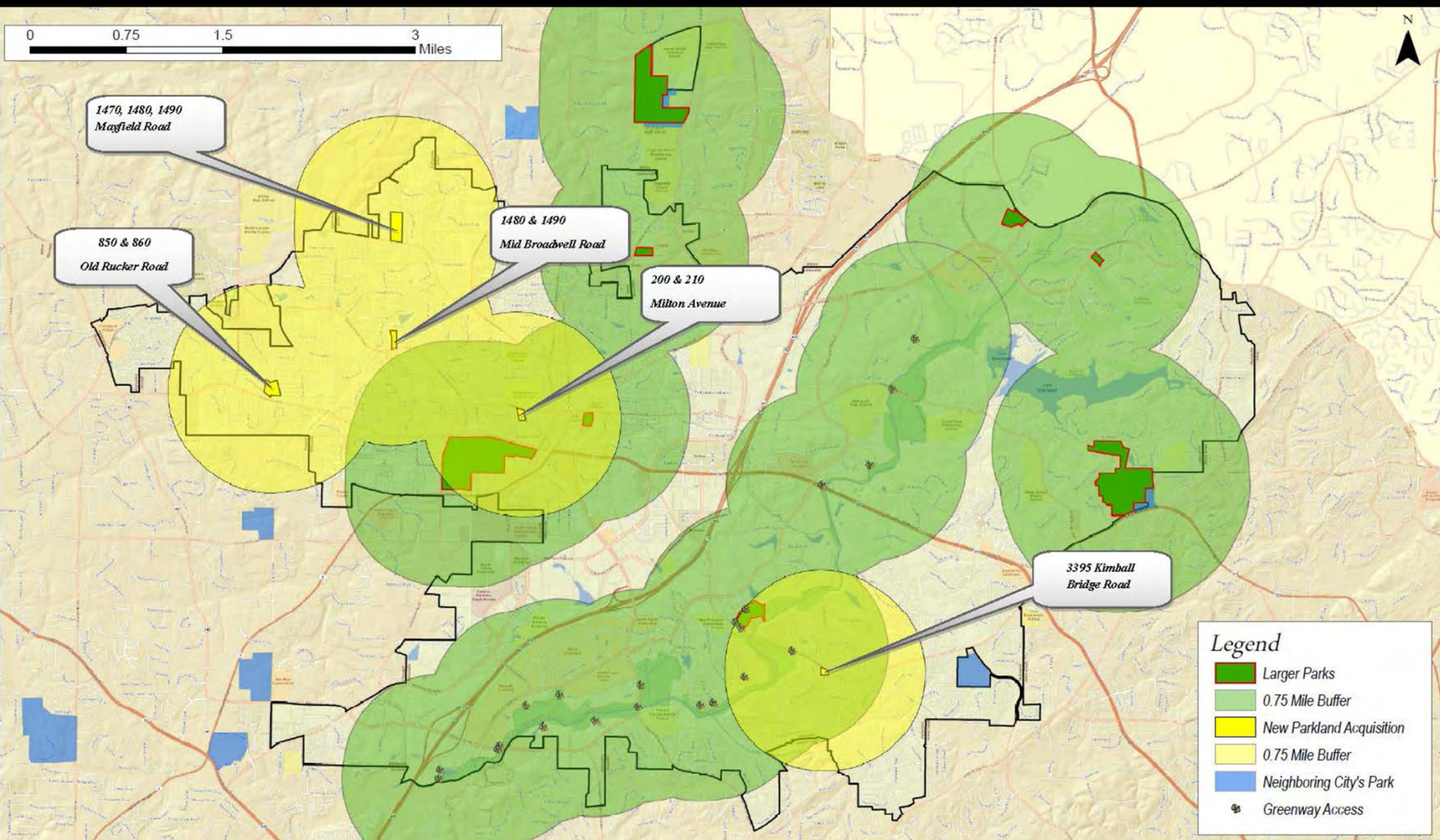
WHY ARE WE HERE

Beginning in Summer 2016, the City of Alpharetta purchased several tracts of land to be used to create small parks.

Our plan was to work with residents, concentrating on those within $\frac{3}{4}$ of a mile of each tract, to create a vision for how each park would be designed to reflect the needs and desires of those residents.

The parks are to be “passive”, which means they would not include athletic fields, bright lights, and intensive uses.





Our goal is to have a park within $\frac{3}{4}$ mile of every household in Alpharetta. With our recent land purchases, we are very close to achieving that goal.

WHY ARE WE HERE

We had intended to begin the visioning and design process in 2018 after we had determined the order in which the parks would be created.

Then something unexpected happened.

Whole Foods approached the City with an offer to donate and relocate to a site of our choosing the demonstration farm they operate at their facility on Upper Hembree Road.



WHY ARE WE TALKING NOW

Because of timelines that Whole Foods has to close their location, the City must decide before the end of December whether or not to accept the donation.

We began looking at properties the City owns that, at least on the surface, would be a good fit for a small, agricultural use like a demonstration farm.

Due to its rural nature and surrounding uses, our property on Old Rucker Road seemed to be a good opportunity.





Old Rucker Road

Vehicle Access Restricted

Rucker Road

North Hickory Trace

Gravel Road

New Turn from Rucker Road

Stream

Stream



Old Rucker Road

Vehicle Access Restricted

Rucker Road

North Hickory Trace

Gravel Road

New Turn from Rucker Road

Stream

Stream

WHAT PROMISES HAVE BEEN MADE

The City has made a few promises to the existing property owners along Old Rucker Road

- o Old Rucker Road will not be the access road for the park and will be blocked to prevent thru traffic
- o There will not be large, bright lights like we have in our “active” parks
- o The park will be fenced so that park users do not wander onto adjacent private properties

Those promises will be kept.



WHAT IS A DEMONSTRATION FARM

Whole Foods has been operating their farm at the Upper Hembree Road location for many years.

Perhaps the best way to explain what a demonstration farm is would be to tell the story of what Whole Foods created and how it is being used today.



WHAT IS A DEMONSTRATION FARM

CURRENT MISSION

To provide experiential learning about food in an outdoor learning environment that supports the local community, including schools and neighborhood residents.



WHAT IS A DEMONSTRATION FARM

CURRENT VISION

To provide a space for learning about, growing, cooking and eating fresh, healthy, organic food, for children, students and community members, while offering a beautiful natural space for exploration.



WHAT IS A DEMONSTRATION FARM

CURRENT PROGRAMS

We partner with local schools, youth groups, and community to offer outdoor educational opportunities for students. This includes:

- Summer Camps
- Field Trips
- Scout Days
- Home School Days

Students learn about soil, seeds, planting, water reclamation, composting, pollinators, and healthy eating.



WHAT IS A DEMONSTRATION FARM

CURRENT PROGRAMS

We host various open-farm days throughout the year, including:

- Volunteer Opportunities
- Family Work Days
- Holiday Celebrations (ex. Earth Day)



THE CURRENT FARM SITE

THE BEGINNING



THE CURRENT FARM SITE

THE BUILD



THE CURRENT FARM SITE

THE BUILD



THE CURRENT FARM SITE

THE RESULT



THE CURRENT FARM SITE

THE RESULT



THE CURRENT FARM SITE

THE RESULT



POSSIBLE SITE DESIGN

This is one way in which the components that comprise the proposed farm could be arranged on the site.

No design has been settled upon, and this is just for illustration purposes.



POSSIBLE SITE DESIGN

Remember, the farm would occupy only a small portion of the 10-acre park site.

We will still need to work with the public in the future to determine the design and use for the rest of the park.



IN CLOSING

There are some questions that we simply do not yet have answers for, but we are working towards those answers each day.

While a decision will be made on December 18 as to whether or not to accept the donation from Whole Foods and locate the demonstration farm on this site, we are still in the beginning of the process.



IN CLOSING

Because we want to be as transparent as possible, you are not only getting to see the sausage being made . . . you get to be part of making it.

So, the conversation will continue about this site and how best to use it as a park; regardless of which way the decision on December 18 goes.

We hope you will continue to be part of it and help plan the future of YOUR park.



QUESTIONS?





CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. **AGENDA ITEM TITLE:** FUTURE LAND USE MAP – SCRIVENER’S ERROR

CITY COUNCIL: DECEMBER 18, 2017

II. **RECOMMENDATION:**

Approve resolution to correct a Scrivener’s Error on the City’s 2035 Comprehensive Plan Future Land Use Map.

III. **REPORT IN BRIEF:**

Consideration of a resolution to correct a Scrivener’s Error on the City’s 2035 Comprehensive Plan Future Land Use Map.

Staff has identified a Scrivener’s Error on the 2035 Future Land Use Map. Properties fronting North Main Street between Church Street and Mayfield Road on the west side and between Cumming Street and 1 parcel south of Pine Grove Drive on the east side have a future land use designation of ‘Central Business District’. However, the Downtown Master Plan update, approved in March 2015, included a future land use map showing the ‘Central Business District’ contracting further south and the properties in question changing to a ‘Mixed Use’ future land use designation. The intent of this change was to concentrate the Downtown Core at Main Street and Milton Avenue/Academy Street, with development density/intensity decreasing as you move away from the Downtown Core. While the Downtown Master Plan update recommended this change, it appears that the color coding used to depict the ‘Central Business District’ and ‘Mixed Use’ designations were not distinguishable and therefore, the recommended change to the 2035 Future Land Use Map was not fully implemented in the recent Comprehensive Plan update.

IV. **ATTACHMENTS:**

- Future Land Use Map – Depicting Changes
- Final Future Land Use Map
- Resolution

Downtown Master Plan FLUM

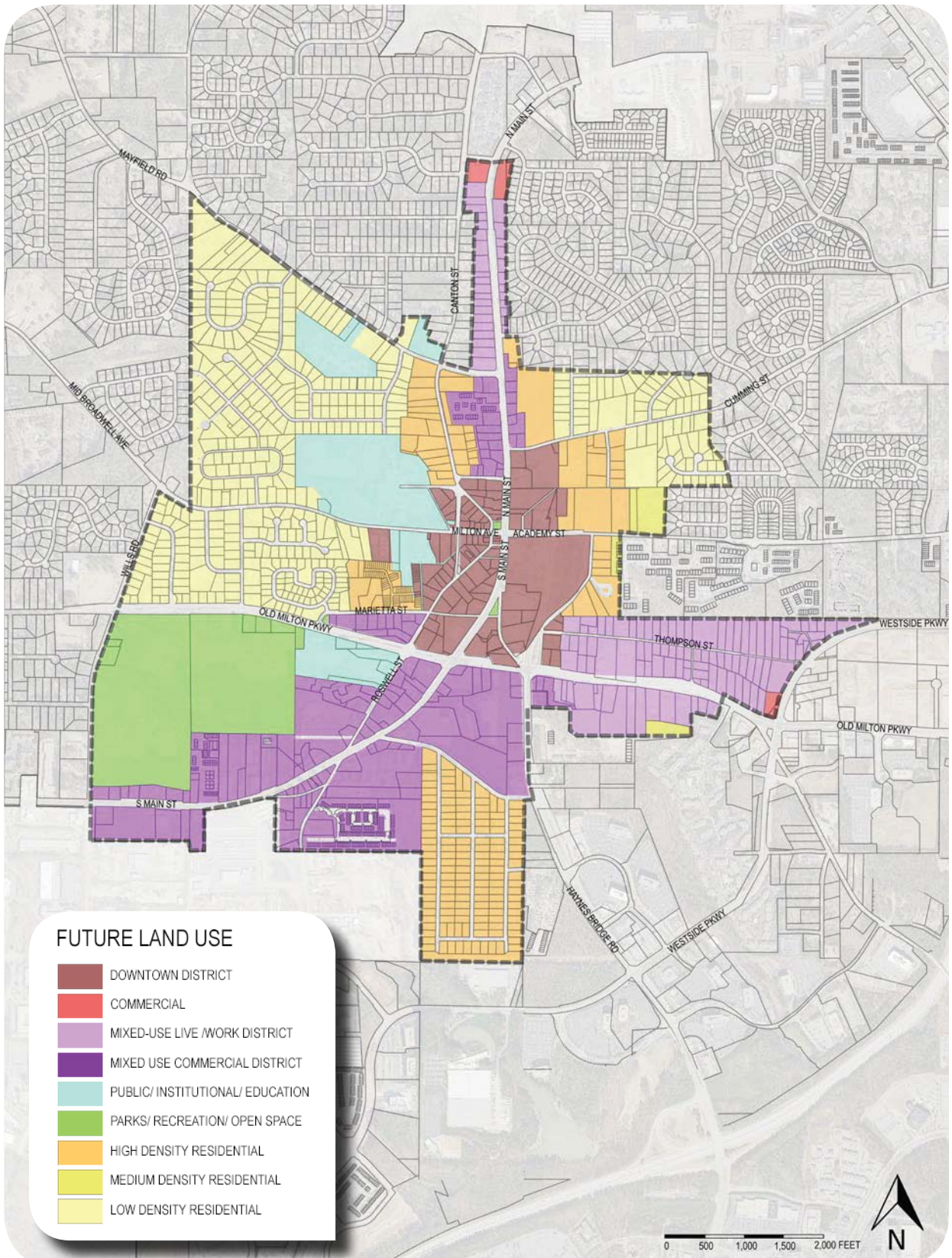
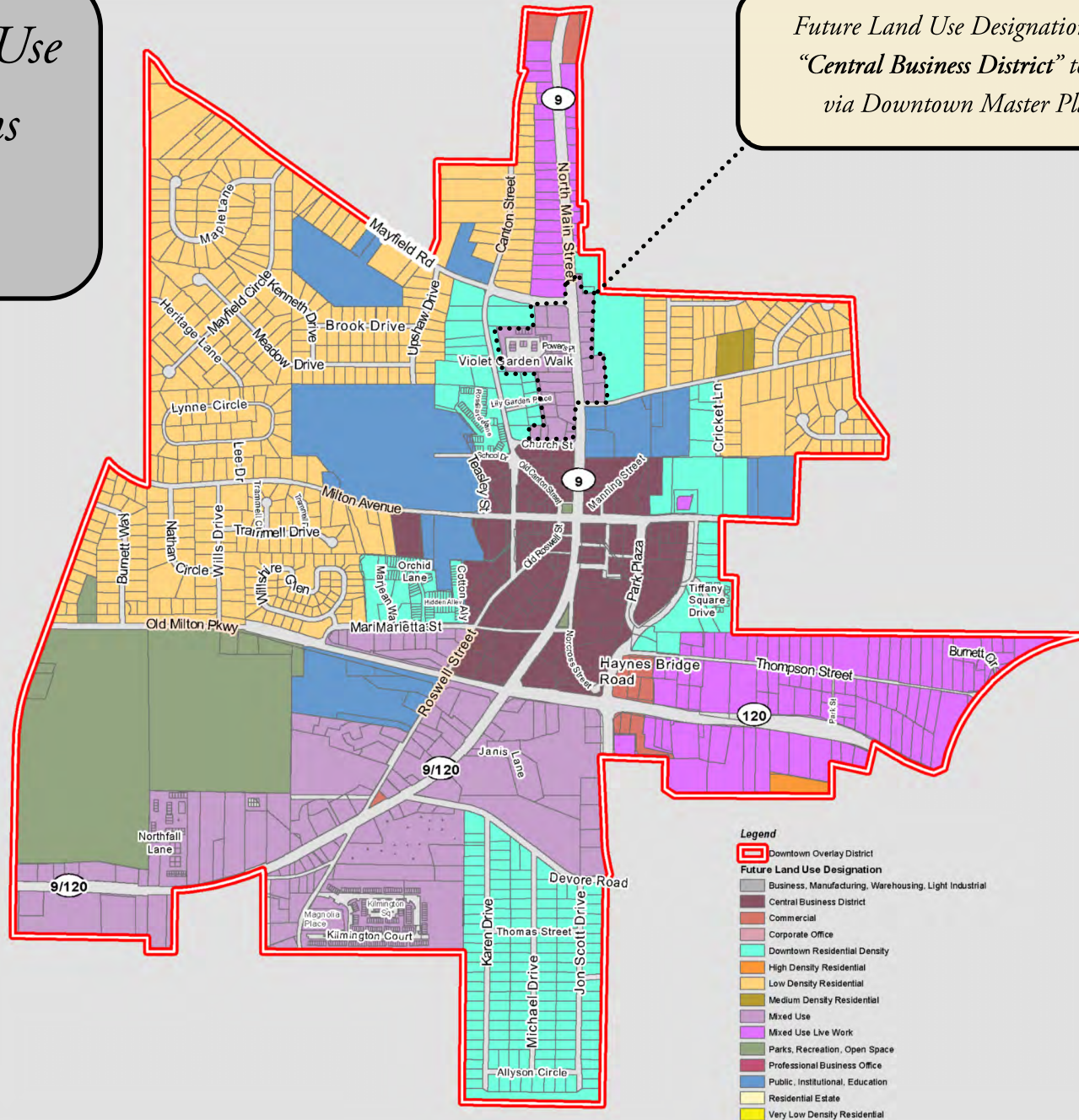


Figure 3.3

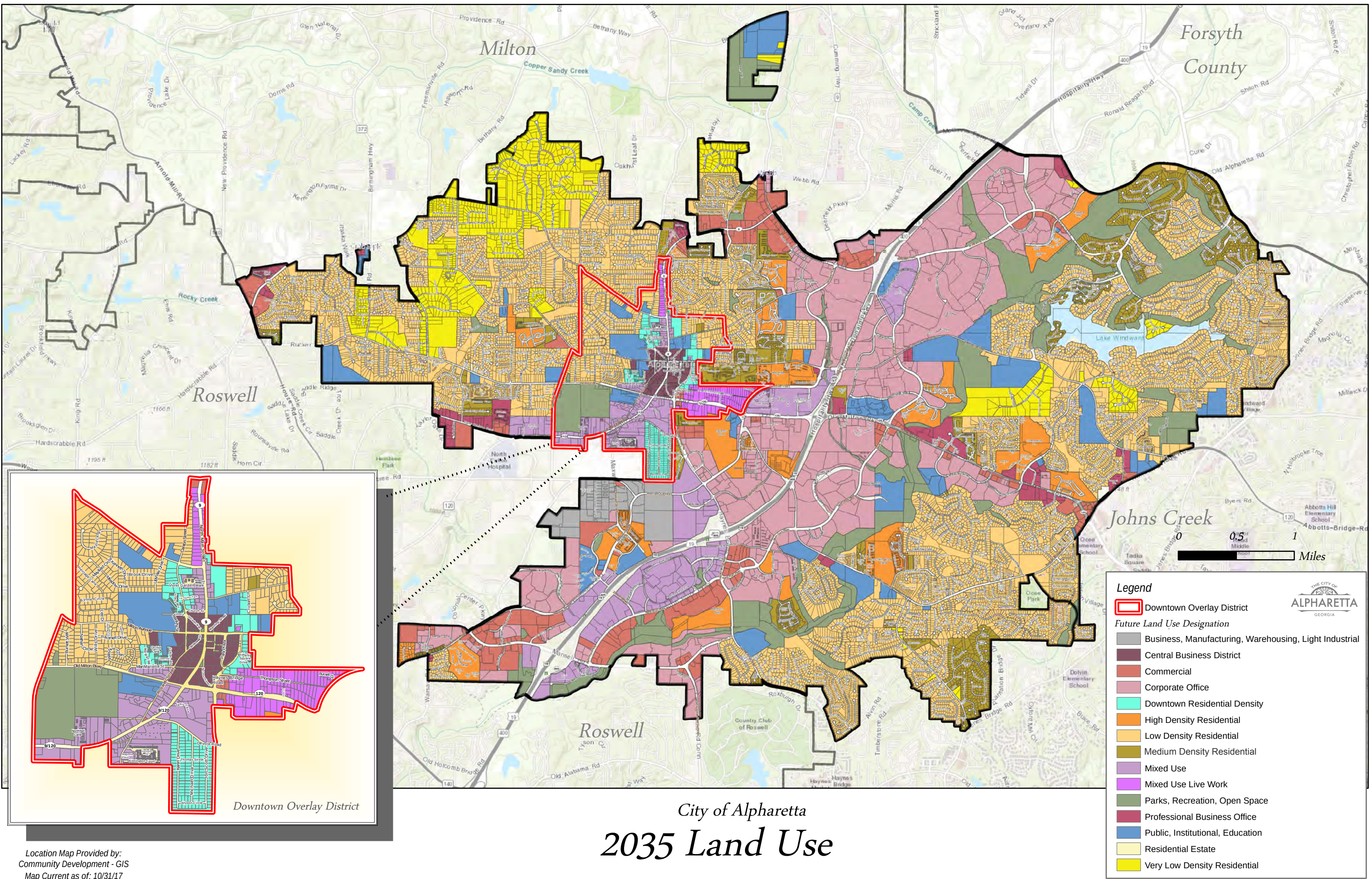
Future Land Use Designations



Future Land Use Designation changed from
 “Central Business District” to “Mixed-Use”
 via Downtown Master Plan Adoption



- Legend**
- Downtown Overlay District
 - Future Land Use Designation**
 - Business, Manufacturing, Warehousing, Light Industrial
 - Central Business District
 - Commercial
 - Corporate Office
 - Downtown Residential Density
 - High Density Residential
 - Low Density Residential
 - Medium Density Residential
 - Mixed Use
 - Mixed Use Live Work
 - Parks, Recreation, Open Space
 - Professional Business Office
 - Public, Institutional, Education
 - Residential Estate
 - Very Low Density Residential



- Legend**
- Downtown Overlay District
 - Future Land Use Designation**
 - Business, Manufacturing, Warehousing, Light Industrial
 - Central Business District
 - Commercial
 - Corporate Office
 - Downtown Residential Density
 - High Density Residential
 - Low Density Residential
 - Medium Density Residential
 - Mixed Use
 - Mixed Use Live Work
 - Parks, Recreation, Open Space
 - Professional Business Office
 - Public, Institutional, Education
 - Residential Estate
 - Very Low Density Residential

Location Map Provided by:
Community Development - GIS
Map Current as of: 10/31/17

City of Alpharetta
2035 Land Use

City of Alpharetta

Community Development Department

November 15, 2017

Dear Property Owner:

As an affected property, you are hereby notified that a resolution to correct an error on the City's Future Land Use Map will be considered by City Council on Monday, December 18, 2017. The Council meeting will commence at 6:30 P.M. in Alpharetta City Hall Chambers, 2 Park Plaza, Alpharetta, Georgia 30009.

Properties along North Main Street between Church Street and Mayfield Road previously had a future land use designation of 'Central Business District'. The Downtown Master Plan recommended a change to the Future Land Use Map of 'Mixed Use' for the properties between Church Street and Mayfield Road. The intent of this change was to concentrate the Downtown Core at Main Street and Milton Avenue/Academy Street, with development density/intensity decreasing as you move away from the Core. However, the Downtown Master Plan's recommended changes to the Future Land Use Map were not correctly implemented in the recent Comprehensive Plan update.

If you have any questions, please feel free to contact at (678) 297-6072 or mwoodman@alpharetta.ga.us.

Very truly yours,

Michael A. Woodman, AICP
Senior Planner

RESOLUTION NO.



**A RESOLUTION OF THE CITY COUNCIL OF ALPHARETTA,
GEORGIA TO CORRECT A SCRIVENER'S ERROR ON THE CITY'S
FUTURE LAND USE MAP**

WHEREAS, the Downtown Master Plan update approved in March 2015 recommended that the properties along North Main Street between Church Street and Mayfield should have a future land use designation Mixed Use, and

WHEREAS, City Staff has identified a Scrivener's Error on the City's 2035 Future Land Use Map, which depicts the properties along North Main Street between Church Street and Mayfield to have a future land use designation Central Business District, and

WHEREAS, the City's 2035 Future Land Use Map is updated to reflect the properties along North Main Street between Church Street and Mayfield to have a future land use designation Mixed Use, and

WHEREAS, the Mayor and Council seek to rectify the scrivener's error and to clarify the record, and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Alpharetta hereby approves a change to the City's Future Land Use Map.

SO RESOLVED this 18th day of December, 2017.

CITY OF Alpharetta

By: _____
David Belle Isle, Mayor

COUNCIL MEMBERS

Attest:

City Clerk



City Council Meeting and Public Hearing STAFF REPORT

Submitting Department: Public Safety

Submitted By: Will Merrill

Meeting Date: December 18, 2017

I. AGENDA ITEM TITLE: VEHICLE PURCHASE: DEPARTMENT OF PUBLIC SAFETY

II. RECOMMENDATION:

It is requested that the City Council approve the purchase of five (5) 2018 Ford Police Intercept Utility (Explorer) vehicles from Wade Ford at a total cost of \$141,428.00 and it is requested the City Council approve the purchase of one (1) 2018 Dodge Charger from Akins Ford, Dodge, Chrysler in the amount of \$25,184.75.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST: \$166,612.75

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

The Department of Public Safety is requesting approval to purchase six (6) new vehicles at a total cost of \$166,612.75.

The Department of Public Safety is requesting to purchase two (2) Ford Police Explorers from City Council approved Capital account funds for the two new positions – Fire Inspector and Permitting Detective. The total cost for both vehicles is \$56,807.

QTY (1) Ford Police Interceptor Utility at \$28,207.00

QTY (1) Ford Police Interceptor Utility Admin at \$28,600.00

The difference in cost is the Fire Inspector's vehicle is standard administrative package and the other is capable of being built out for Law Enforcement purposes.

The Department of Public Safety has also experienced three (3) instances where Police Patrol vehicles have been rear-ended in the past 3 months – two of them by intoxicated drivers. These accidents led to the totaling of our Police vehicles making replacement. It is therefore requested that three (3) vehicles be replaced from the City's Risk Management Fund at a total cost of \$84,621.00:

QTY (3) Ford Police Interceptor Utilities at \$28,207.00 each

These Five (5) requested replacement 2018 Ford Police Interceptor Utilities (Explorers) are available on State Contract pricing (99999-SPD-ES40199409-0003) and available from Wade Ford which is a current vendor with the City and has provided excellent service and support in our previous fleet purchases.

The Department of Public Safety is also requesting to purchase a 2018 Dodge Charger for the Special Investigations Unit as a replacement for an unmarked car that has reached the end of its useful life to the unit. The purchase of this vehicle will be funded through the use of seized funds in the State forfeiture account. This vehicle is available on State Contract pricing (99999-SPD-ES40199409) and is available from Akins Ford, Dodge, Chrysler which is a current vendor with the

City.

QTY (1) Dodge Charger at \$25,184.75

V. ALTERNATIVES:

VI. ATTACHMENTS:

Fire Admin Vehicle , Police UPD Explorer, SIU vehicle



Roger Moore PHONE (678) 460-3881 FAX (770) 433-2412 email: rogermoore@wade.com

Agency Contact	Jonathan Hickle
Phone	678-758-2274
Agency	Alpharetta PD
Address	2565 Old Milton Pkwy
	Alpharetta, GA 30009

PAINT COLORS					
1	YZ	Oxford White			
	G1	Black	Light Blue Metallic	LN	
	BU	Medium Brown Metallic	Blue Jeans Metallic	N1	
	E3	Arizona Beige Clearcoat	Silver Gray Metallic	TN	
	HG	Smokestone Metallic	Sterling Gray Metallic	UJ	
	J1	Kodiak Brown Metallic	Ingot Silver Metallic	UX	
	JL	Dark Toreador Red Metallic	Medium Titanium Metallic	YG	
	KR	Norsea Blue Metallic	Fire Engine Red (VSO)	4650	
	LK	Dark Blue	Dark Forest Green (VSO)	7606	
	LM	Royal Blue	Emerald Green (VSO)	7862	

VSO Special Paint add 950.00

rev 3.27.17



GA Statewide Contract ES-RFR-40199-409

Pursuit Utility Vehicle (Explorer) All Wheel Drive

3.7L V6, CLOTH FRONT/VINYL REAR, POWER WINDOWS/LOCKS/MIRRORS/DRV SEAT, PURSUIT RATED TIRES

WADE FORD, Inc. Government Sales 3860 South Cobb Dr Smyrna, GA 30080

Roger Moore PHONE (678) 460-3881 FAX (770) 433-2412 email: rogermoore@wade.com

Code	Vehicle Options	Total	Code	Added Equipment	Total
	99T 3.5L V6 EcoBoost Engine	3,270.00		66A Head Light Solution	810.00
	86L Automatic Headlights	109.00		66B Tail Light Solution	405.00
1	86P Headlight Housing	120.00		66C Rear Lighting Solution	434.00
1	86T Taillight Housing	59.00		67G Cargo Wiring Upfit Pkg	1,275.00
	51P Spotlight Prep (1,2)	133.00		67H Ready for Road Pkg	3,249.00
	51Y Regular Spot Light (1,2)	205.00		67U Ultimate Wiring Pkg	525.00
1	51T LED Spot Light (1,2)	400.00		60A Pre Wire Grille	49.00
1	43D Dark Car	20.00		47C Front Wire Connector Kit	99.00
	17T Red Cargo Dome Lamp	49.00		21P Rear Wire Connector Kit	124.00
	65U Interior Upgrade	372.00		63L Marker Lights	528.00
	16C Carpet w/ Mats	120.00		63B Side Marker Lights	277.00
	88F 2nd Row Cloth Seats	59.00		21L Front Aux Warn Light	547.00
	87P Power Passenger Seat	310.00		21W Front Pocket Warn Light	609.00
1	17A Dual AC/Heat	581.00		96W Windshield Warning Lights	1,061.00
	64E Painted Aluminum Wheels	453.00		96T Rear Spoiler Warning Lights	1,360.00
	65L Full Wheel Covers	59.00		18X 100 Watt Siren Speaker	286.00
1	53M SYNC Hands Free System	282.00		52B Enhanced TPU Cooler	2,784.00
1	61* Steering Wheel Switches	148.00			
1	595 Keyless Remote	249.00			
	59* Keyed Alike (NA w/595)	49.00		CB1 Standard Cop Box Installed	2,395.00
1	87R Camera Monitor in Mirror	0.00			
	19L Lockable Gas Cap	20.00		Call for pricing on below Dealer installed options	
1	76R Reverse Sensing	262.00			
1	60R Noise Suppression Bonds	95.00			
1	549 Heated Mirrors	57.00			
	55B BLIS (Blind Spot Alert)	519.00			
	63V Cargo Storage Vault	233.00			
	942 Daytime Running Lights	43.00			
	68Z Roof Rack	148.00			
1	68G Rear Door Handle/Lock Inop	34.00			
1	52P Hidden Lock Plunger	153.00			
1	18W Rear Window Inop	24.00			
	90D Ballistic Doors Lvl 3 (1,2)	1,510.00			
	90F Ballistic Doors Lvl 4 (1,2)	2,297.00			
	593 Perimeter Alarm	116.00			
	91* Two Tone Vinyl	799.00			
	41H Engine Block Heater	86.00			
	16D Badge Delete	0.00			
			1	DELIVERY	100

PAINT COLORS				
	YZ	Oxford White		
1	G1	Black	Light Blue Metallic	LN
	BU	Medium Brown Metallic	Blue Jeans Metallic	N1
	E3	Arizona Beige Clearcoat	Silver Gray Metallic	TN
	HG	Smokestone Metallic	Sterling Gray Metallic	UJ
	J1	Kodiak Brown Metallic	Ingot Silver Metallic	UX
	JL	Dark Toreador Red Metallic	Medium Titanium Metallic	YG
	KR	Norsea Blue Metallic	Fire Engine Red (VSO)	4650
	LK	Dark Blue	Dark Forest Green (VSO)	7606
	LM	Royal Blue	Emerald Green (VSO)	7862

VSO Special Paint add 950.00

Base Vehicle	\$25,623.00
Total Chassis Options	\$2,484.00
Total Body Options	\$0.00
VSO Paint	0.00
Delivery Zone	\$100.00
Total	\$28,207.00

Agency Contact	MPO Jonathan Hickel
Phone	678-758-2274
Agency	Alpharetta Police
Address	2565 Old Milton Parkway Alpharetta, GA 30009

rev 3.27.17

AKINS FORD DODGE JEEP CHRYSLER GOVERNMENT SALES

ROZ ICENHOUR

220 W MAY STREET, WINDER GA 30680

770.868.5271 800.282.7872

FAX 770.307.1952

RICENHOUR@AKINSONLINE.COM

2018 DODGE CHARGER PURSUIT

STATEWIDE CONTRACT

99999-SPD-ES40199409

3.6L V6 292 HP

5.7L V8 370 HP

X

Base Price

22351.90

22786.75

EQUIPMENT INCLUDED IN BASE PRICE		OPTIONS	√	PRICE	CODE
5 SPEED AUTOMATIC TRANSMISSION W/AUTOSTICK REAR WHEEL DRIVE ELECTRONIC STABILITY CONTROL POLICE ABS 4-WHEEL HD DISC BRAKES P225/60R18 BSW PERFORMANCE TIRES FULL SIZE SPARE TIRE 6-WAY POWER DRIVER'S SEAT POWER DOOR LOCKS/POWER WINDOWS BRIGHT HUB CAPS AM/FM VOICE COMMAND W/BLUETOOTH REAR VIEW MIRROR W/MICROPHONE BLACK VINYL FLOOR COVERING CLOTH BUCKET FRONT/CLOTH BENCH REAR 2.62 REAR AXLE RATIO SPEED CONTROL/TILT TELESCOPE STEERING WHEEL AIR CONDITIONING REMOTE PROXIMITY KEYLESS ENTRY RED/WHITE CENTER DOME LIGHT SENTRY KEY THEFT DETERRENT SYSTEM		SPARE TIRE RELOCATION BRACKET	X	\$ 131.00	TBH
		DELETE SPARE TIRE		\$ (89.00)	TBF
		TRUNK COVER (Flat Trunk Surface)		\$ 209.00	DLR
		DRIVERS SPOT LAMP - HALOGEN		\$ 189.00	LNH
		DRIVERS SPOT LAMP - LED		\$ 324.00	LNH
		CARPET FLOORING W/FLOOR MATS		\$ 113.00	CKJ
		ENTIRE FLEET KEYED ALIKE		\$ 127.00	GXA
		POWER HEATED MIRRORS		\$ 54.00	GUK
		STREET APPEARANCE GROUP	X	\$ 337.00	AEB
		CLOTH FRONT / VINYL REAR BENCH		\$ 108.00	X5X9
		FULL SIZE WHEEL COVERS		\$ 36.00	W8A
		TWO TONE PAINT		\$ 900.00	DLR
		CONVENIENCE GROUP 1	X	\$ 432.00	AHM
		DEACTIVATE REAR DOOR/WINDOW		\$ 68.00	CW6
		FLEET SAFETY PROTECTION PKG	X	N/C	AWC
		FRONT READING/MAP LIGHTS		\$ 78.00	LBG
		ALL WHEEL DRIVE (5.7L V8)	X	\$ 1,398.00	E48
		12.1" IN-DASH TOUCH SCREEN		\$ 2,137.00	2-B
		TOTAL OPTIONS			2298
		DELIVERY			100
		TOTAL PRICE		\$ 25,184.75	
EXTERIOR COLORS		Street Appearance Group (AEB)			
PSC BILLET SILVER		Details:			
PX8 PITCH BLACK		• Floor Carpet (CKD)			
PAU GRANITE CRYSTAL		• Full Length Floor Console (CUF)			
PW7 BRIGHT WHITE		• Power Heated Mirrors w/Man F/Away (GUK)			
PBX JAZZ BLUE		• Exterior Mirrors w/Heating Element (NHJ)			
PS2 BRIGHT SILVER		• Front & Rear Floor Mats (CLZ)			
PAR MAXIMUM STEEL		• Illuminated Front Cupholders (CWP)			
PDN DESTROYER GREY	X	• Front/Rear Climate Control Outlets (XGA)			
PB8 MIDNIGHT BLUE		• Front Reading/Map Lamps (LBG)			
PWL WHITE GOLD		• Dual Remote USB Port - Charge Only (RS4)			
PB5 ELECTRIC BLUE		• Media Hub (SD, USB, Aux) (RSF)			
P79 MICHIGAN BLUE		• 18" Wheel Covers (W8A)			

Fleet Safety Group Officer Protection Package

Details:

ParkView(TM) Rear Back-up Camera (XAC)

Blind Spot and Cross Path Detection (XAN)

Exterior Mrrors w/Heating Element (NHJ)

Convenience Group (AHM)

Details:

Pwr Driver/Pass 4-Way Lumbar Adjust (JRN)

Power Front Driver/Passenger Seats (JPT)

Power Adjustable Pedals (XAP)



City Council Meeting and Public Hearing

STAFF REPORT

Submitting Department: Public Safety

Submitted By: Will Merrill

Meeting Date: December 18, 2017

I. AGENDA ITEM TITLE: REPLACEMENT OFFICE FURNITURE: CRIMINAL INVESTIGATION DIVISION

II. RECOMMENDATION:

Authorize the purchase of replacement office furniture for the Criminal Investigation Division from CWC Office Furnishings in the amount of \$38,909 and authorize the Mayor to execute all necessary documents.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT.
BUDGET: NO

TOTAL PROJECT COST: \$38,909 - FUNDED THROUGH A RE-
PRIORITIZATION OF PS OPERATING AND CAPITAL
APPROPRIATIONS.

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
PS Equipment Replacement (30131150-542100-C1401)	\$22,409.00
CID Small Equipment (10031210-531600)	\$16,500.00

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
-	\$0.00
-	\$0.00

IV. REPORT IN BRIEF:

The Criminal Investigation Division (CID) office currently houses eight (8) detectives and three (3) supervisors with the Detectives in one common area in eight workstations. With the recent assignment of two additional Permitting Detectives to the CID office, the need is to now fit ten (10) Detectives and workstations into the same sized area.

This initiative was a priority project early in the 2018 budget process but was removed due to uncertainty regarding funding of the overall Public Safety Headquarters Expansion project in addition to funding of the new Permitting Detective position. The PS Headquarters Expansion project is now fully funded, as is the new Permitting Detective position, and there is a need to revisit furniture replacements in several areas of the existing headquarters space.

There is a current hodgepodge of office equipment including desks, chairs and filing cabinets - most of which were purchased when the Headquarters building was constructed in 1999 / 2000 (pictures are included in the attachments). Since that time the workstations have been handed down from one office to another until it ended up in the CID. As chairs were replaced the newer ones were found to be subpar and have worn out quickly. Additionally, with the current limited room in the CID office, storage of sensitive case documents is a concern.

Funding is coming through a reprioritization of General Fund and Capital Fund accounts.

Five (5) companies were contacted and requested to measure the workspaces, price furnishings and submit quotes. Only two vendors were responsive, including measuring the workspace, proposing layouts, and submitting quotes: **National Business Furniture** (\$32,806) and **CWC Office Furnishings** (\$38,909).

CWC Office Furnishings is the preferred vendor as they provided a superior design plan for the ten (10) workstations and they will provide a higher quality product (Herman Miller furnishings) that fits the needs of the Division and Detectives. These furnishings will provide increased storage and new workstations with adjustable height desks which allow the

investigators to stand while at their desks if they desire, and ergonomic chairs. In addition, each investigator will have a storage cabinet for storing investigative items such as cameras, print kits and case files.

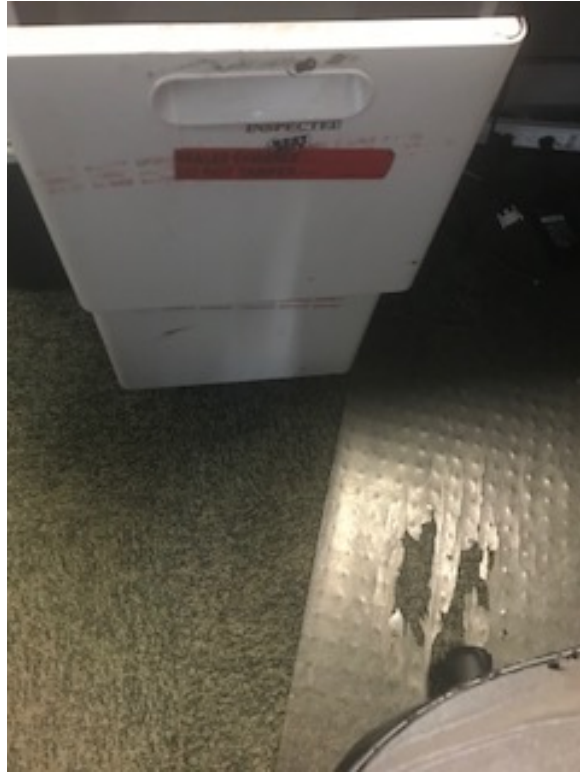
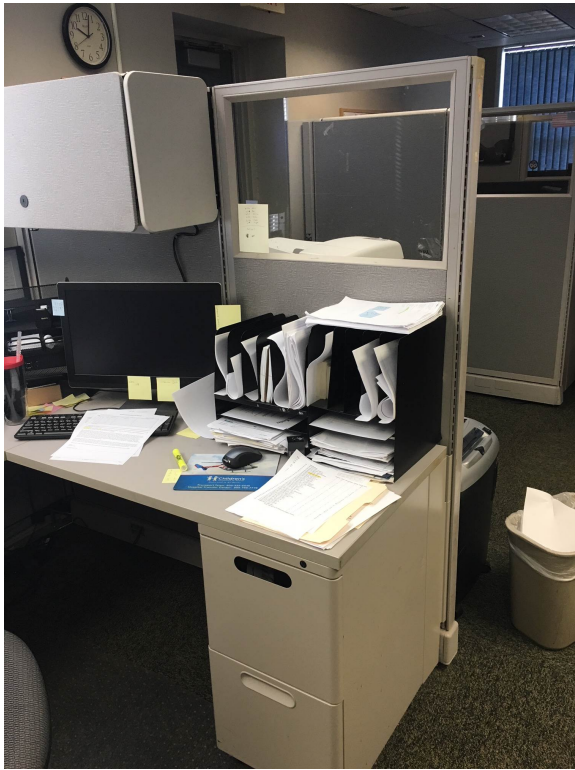
National Business Furniture quoted HON furnishings which the Division feels is of a lower quality, and the overall layout was not as efficient as CWC's proposal.

Staff recommends awarding the project to CWC Office Furnishings.

V. ALTERNATIVES:

VI. ATTACHMENTS:

CID Furniture photos, C-W-C quote, NBF Quote





10.04.2017

Proposal

APD

Bill To:

Alpharetta Police Department

Greg Davis

2565 Old Milton Parkway

Alpharetta GA 30009

678 297 6337

Attachments as part of this proposal

HON Solve Chair Specifications

Herman Miller list of Materials

Drawings

For:

Alpharetta Police Department

Item Number	Description	Price	Quantity	Amount
Workstations	Item 1	\$ 30,497.00	1	\$ 30,497.00
Hon Task Chairs	Item 2	\$ 311.00	13	\$4,043.00
Installation and Design Services	Item 3	\$4,369.00	1	\$4,369.00
				\$ -
				\$ -
				\$ -
				\$ -
	Total Items: 3		Subtotal	\$ 38,909.00

Sales Tax Rate: No Sales Tax

Sales Tax

\$ -

Less Deposit Received

Total

\$ 38,909.00

Make all checks payable to:

C-W-C

State of Georgia discounts apply to Herman Miller Furniture / Lifetime Warranty on chairs

If you have any questions concerning this proposal, contact:

Thank you for your business!

John Mannino

Contact Phone Number 404 822 1650

Contact Email Address

john.mannino@c-w-c.com

C-W-C

404 822 1650

4343 Northeast Expressway

Atlanta GA 30340

www.c-w-c.com

john.mannino@c-w-c.com

Product List > Mid-Back Mesh Task Chair HSLVTMM



Mid-Back Mesh Task Chair

HSLVTMM.Y2.V.H.IM.CU10.BL.SB.TI

List Price: \$664

Lead Time: ♦

CONTROL

Advanced Synchro-Tilt ▼

ARM

All-Adjustable Arm (includes pivot) ▼

CASTER

Hard Caster ▼



BACK

ilira® Stretch Mesh Back, Black ▼

FABRIC



Pattern, Color
Centurion, Black
Grade 1
◆



LUMBAR

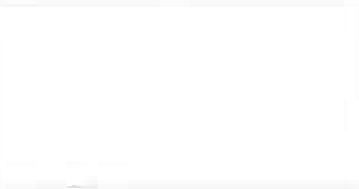
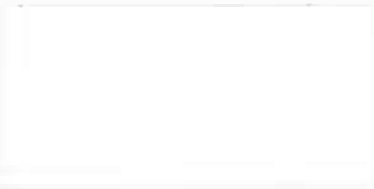
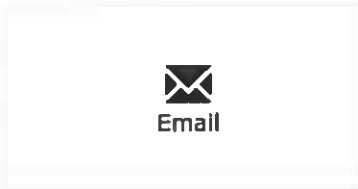
Black Adjustable Lumbar ▼

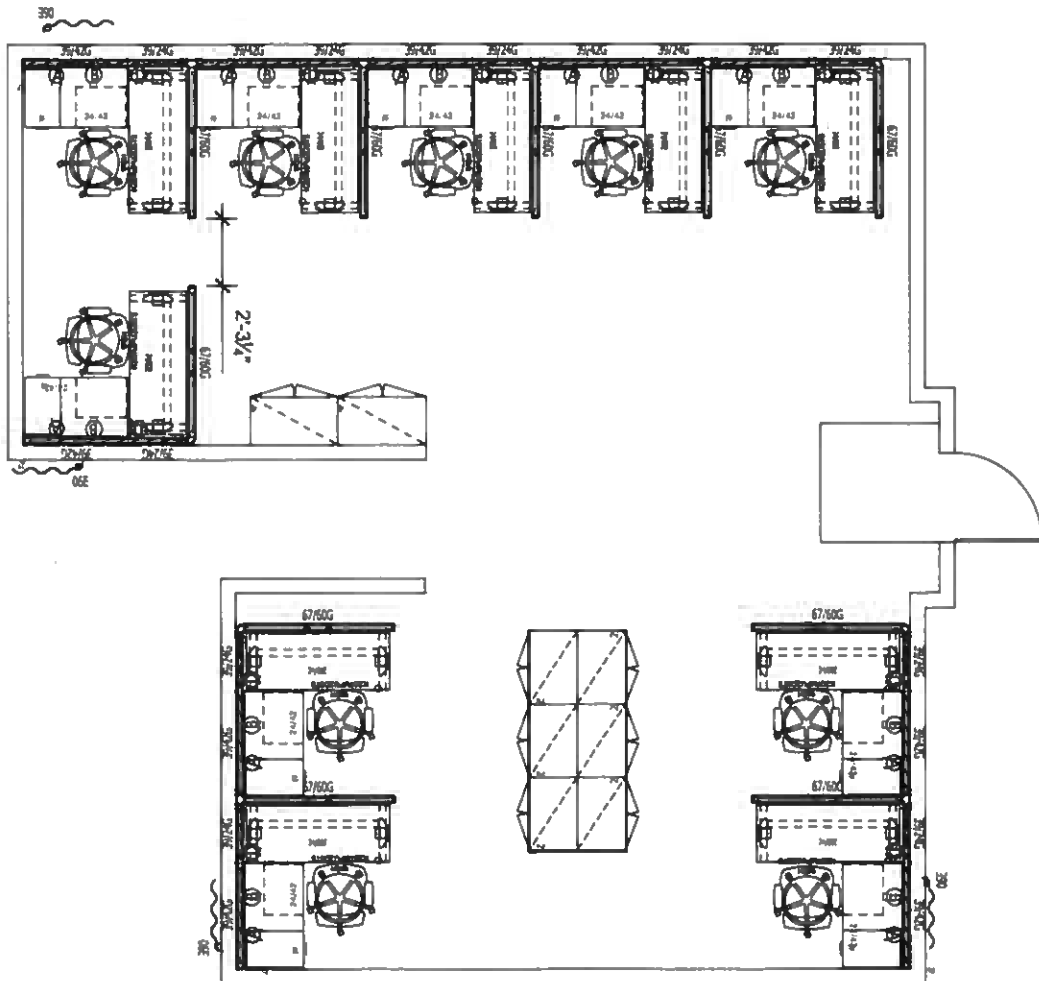
BASETYPE

Standard Base ▼

FRAME

Titanium ▼





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Alpharetta Police Department
Furniture Plan
HMI AO2





CW/C
offering bookshelves since 1975

DATE:	9/10/11
REV:	1
PROJECT:	1300000000
SCALE:	1" = 1' - 0"
DRAWN BY:	GR

HermanMiller 10/12/2017 12:00:00 AM

Quote # 1771680

Contract # CLK501

Project:

Dir # CND036100

CARITHERS-WALLACE-COURTENAY
4343 NORTHEAST EXPRESSWAY
ATLANTA, GA 30340

Currency: USD

Issue PO To:

Herman Miller, Inc.
c/o CARITHERS-WALLACE-COURTENAY
855 East Main Avenue
Zeeland, MI 49664

Line	Qty	PL	Part Number
00030	1	R	1B2JK7-238 Lock Plug and Key,Chrome UM Series 238 - key number 238(Key Number) Source: Herman Miller Quoted Tag: Alias1: Alias2: Alias3:
00031	1	R	1B2JK7-239 Lock Plug and Key,Chrome UM Series 239 - key number 239(Key Number) Source: Herman Miller Quoted Tag: Alias1: Alias2: Alias3:
00032	1	R	1B2JK7-240 Lock Plug and Key,Chrome UM Series 240 - key number 240(Key Number) Source: Herman Miller Quoted Tag: Alias1: Alias2: Alias3:
00033	1	R	1B2JK7-241 Lock Plug and Key,Chrome UM Series 241 - key number 241(Key Number) Source: Herman Miller Quoted Tag: Alias1: Alias2: Alias3:
00034	1	R	1B2JK7-242 Lock Plug and Key,Chrome UM Series 242 - key number 242(Key Number) Source: Herman Miller Quoted Tag: Alias1: Alias2: Alias3:

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Quote # 1771680

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c/o CARITHERS-WALLACE-COURTENAY
855 East Main Avenue
Zeeland, MI 49464

Line	Qty	PL	Part Number
00035	1	R	182JK7-243 Lock Plug and Key,Chrome UM Series 243 - key number 243(Key Number) Source: Herman Miller Quoted Tag: Alias1: Alias2: Alias3:
00036	1	R	182JK7-244 Lock Plug and Key,Chrome UM Series 244 - key number 244(Key Number) Source: Herman Miller Quoted Tag: Alias1: Alias2: Alias3:
00037	1	R	182JK7-245 Lock Plug and Key,Chrome UM Series 245 - key number 245(Key Number) Source: Herman Miller Quoted Tag: Alias1: Alias2: Alias3:
00038	1	R	182JK7-246 Lock Plug and Key,Chrome UM Series 246 - key number 246(Key Number) Source: Herman Miller Quoted Tag: Alias1: Alias2: Alias3:

Dir # CND036100

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855 East Main Avenue
Zeeland, MI 49464

Line	Qty	PL	Part Number
00021	1	UL	LTPL-090408Q Tu File Top, Lam Top/TP Edge 90W 40D L - laminate top with thermoplastic edge(Top/Edge Material) 090 - 90" wide(Width) 40 - 40" deep(Depth) 8Q - folkstone grey(Top/Edge Finish) Source: Herman Miller Quoted Tag: Alias1: Alias2: Alias3:
00022	8	US	LW400.3038SS8QKA Storage Case,W-Pull 30W 38H 30 - 30" wide(Width) 38 - 38" high(Height) SS - smooth paint on smooth steel(Paint/Steel Type) 8Q - folkstone grey(Surface Finish) KA - keyed alike(Lock) Source: Herman Miller Quoted Tag: Alias1: Alias2: Alias3:
00023	10	ZZ	Y5010.8Q Drw,Pencil 21W 16D 8Q - folkstone grey(Surface Finish) Source: Herman Miller Quoted Tag: Alias1: Alias2: Alias3:
00024	6	R	1B2JK7-232 Lock Plug and Key,Chrome UM Series 232 - key number 232(Key Number) Source: Herman Miller Quoted Tag: Alias1: Alias2: Alias3:

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Quote # 1771680

Contract # CLK501

Project:

Dir # CND036100

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Currency: USD

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**Herman Miller, Inc.
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855 East Main Avenue
Zeeland, MI 49464**

Line	Qty	PL	Part Number
00025	2	R	182JK7-233 Lock Plug and Key,Chrome UM Series 233 - key number 233(Key Number) Source: Herman Miller Quoted Tag: Alias1: Alias2: Alias3:
00026	2	R	182JK7-234 Lock Plug and Key,Chrome UM Series 234 - key number 234(Key Number) Source: Herman Miller Quoted Tag: Alias1: Alias2: Alias3:
00027	1	R	182JK7-235 Lock Plug and Key,Chrome UM Series 235 - key number 235(Key Number) Source: Herman Miller Quoted Tag: Alias1: Alias2: Alias3:
00028	1	R	182JK7-236 Lock Plug and Key,Chrome UM Series 236 - key number 236(Key Number) Source: Herman Miller Quoted Tag: Alias1: Alias2: Alias3:
00029	1	R	182JK7-237 Lock Plug and Key,Chrome UM Series 237 - key number 237(Key Number) Source: Herman Miller Quoted Tag: Alias1: Alias2: Alias3:

Dir # CND038100

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Currency: USD

Issue PQ To:

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855 East Main Avenue
Zeeland, MI 49464**

Line	Qty	PL	Part Number
00014	14	B	AO215.27 Draw Rod 27H 27 - 27" high(Height) Source: Herman Miller Quoted Tag: Alias1: Alias2: Alias3:
00015	18	B	AO259.8Q Fin End,Chg-Of-Ht,Panel/Conn 8Q - folkstone gray(Surface Finish) Source: Herman Miller Quoted Tag: Alias1: Alias2: Alias3:
00016	10	*	DV6ATS.2460LESTSLBFLBF8Q57 @RECT TABLE W/T-FOOT, SQ-EDGE, LAM TOP/TP EDGE, ELEC STD RANGE, 24D 60W STS - @SIMPLE UP/DOWN TOUCH SWITCH() LBF - @NEUTRAL TWILL() LBF - @NEUTRAL TWILL() 8Q - @FOLKSTONE GREY() 57 - @GLIDES() Source: Dealer Quoted Tag: 24/60E Alias1: Alias2: Alias3:
00017	2	*	DV6ATS.3072LESTSLBFLBF8Q57 @RECT TABLE W/T-FOOT, SQ-EDGE, LAM TOP/TP EDGE, ELEC STD RANGE, 30D 72W STS - @SIMPLE UP/DOWN TOUCH SWITCH() LBF - @NEUTRAL TWILL() LBF - @NEUTRAL TWILL() 8Q - @FOLKSTONE GREY() 57 - @GLIDES() Source: Dealer Quoted Tag: 30/72E Alias1: Alias2: Alias3:

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Quote # 1771680

Contract # CLK501

Project:

Dir # CND036100

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ATLANTA, GA 30340

Currency: USD

Issue PO To:

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855 East Main Avenue
Zeeland, MI 49464

Line	Qty	PL	Part Number
00018	2	UP	LW110.20BFSBSS8QKA4MH1 Ped W-Pull, Mobile 20D B/F 20 - 20" deep(Depth) BF - box/file(Configuration) SB - full-extension ball-bearing(Slides) SS - smooth paint on smooth steel(Paint/Steel Type) 8Q - folkstone gray(Surface Finish) KA - keyed alike(Lock) 4M - drawer divider in box drawer, 2 file converters in file drawer(Drawer Interior) H1 - hand grip only(Handle) Source: Herman Miller Quoted Tag: Alias1: Alias2: Alias3:
00019	10	UP	LW100.24FFSBSS8QKA1F1M Ped W-Pull, Freestd 24D F/F 24 - 24" deep(Depth) FF - file/file(Configuration) SB - full-extension ball-bearing(Slides) SS - smooth paint on smooth steel(Paint/Steel Type) 8Q - folkstone gray(Surface Finish) KA - keyed alike(Lock) 1F - standard height(Base Height) 1M - 2 file converters in each file drawer(Drawer Interior) Source: Herman Miller Quoted Tag: Alias1: Alias2: Alias3:
00020	4	US	LW400.3664SS8QNS4KA Storage Case, W-Pull 36W 64H 36 - 36" wide(Width) 64 - 64" high(Height) SS - smooth paint on smooth steel(Paint/Steel Type) 8Q - folkstone gray(Surface Finish) NS4 - 4 shelves total(Interior) KA - keyed alike(Lock) Source: Herman Miller Quoted Tag: Alias1: Alias2: Alias3:

HermanMiller 10/12/2017 12:00:00 AM

Quote # 1771680

Contract # CLK501

Project:

Dir # CND036100

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Currency: USD

Issue PO To:

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c/o CARITHERS-WALLACE-COURTENAY
855 East Main Avenue
Zeeland, MI 49464**

Line	Qty	PL	Part Number
00006	10	B	A1271.67H8Q8Q Fin End 67H 67 - 67" high(Height) H - standard(Configuration) 8Q - folkstone gray(Surface Finish) 8Q - folkstone gray(Cable Management Finish) Source: Herman Miller Quoted Tag: Alias1: Alias2: Alias3:
00007	2	B	A1311.A8Q 15 Amp Receptacle 4 Circuit, Duplex, Circuit A 6/Pkg A - duplex, circuit a(Type) 8Q - folkstone gray(Receptacle Finish) Source: Herman Miller Quoted Tag: Alias1: Alias2: Alias3:
00008	2	B	A1311.B8Q 15 Amp Receptacle 4 Circuit, Duplex, Circuit B 6/Pkg B - duplex, circuit b(Type) 8Q - folkstone gray(Receptacle Finish) Source: Herman Miller Quoted Tag: Alias1: Alias2: Alias3:
00009	2	B	A1311.DN8Q 15 Amp Receptacle 4 Circuit, Duplex, Circuit D 6/Pkg DN - duplex, circuit d(Type) 8Q - folkstone gray(Receptacle Finish) Source: Herman Miller Quoted Tag: Alias1: Alias2: Alias3:

HermanMiller 10/12/2017 12:00:00 AM

Quote # 1771680

Contract # CLK501

Project:

Dir # CND038100

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ATLANTA, GA 30340**

Currency: USD

Issue PO To:

**Herman Miller, Inc.
c/o CARITHERS-WALLACE-COURTENAY
855 East Main Avenue
Zeeland, MI 49464**

Line	Qty	PL	Part Number
00010	4	B	A1322.06E Base Pwr Entry,Dir Con 4-Circ,6FI L 06E - 6' long(Length) Source: Herman Miller Quoted Tag: Alias1: Alias2: Alias3:
00011	10	J	A2310.2442LLBFLBF8Q Work Surf,Sq-Edge Rect, Lam Top/TP Edge 24D 42W 24 - 24" deep(Depth) 42 - 42" wide(Width) L - laminate top/thermoplastic edge(Surface Material) LBF - neutral twill(Top Finish) LBF - neutral twill(Edge Finish) 8Q - folystone gray(Support Finish) Source: Herman Miller Quoted Tag: 24/42 Alias1: Alias2: Alias3:
00012	4	B	A0210.278Q Wall Start 27H 27 - 27" high(Height) 8Q - folystone gray(Surface Finish) Source: Herman Miller Quoted Tag: 27 Alias1: Alias2: Alias3:
00013	1	B	A0212. Wall Filler Strip, 4/Pkg Source: Herman Miller Quoted Tag: Alias1: Alias2: Alias3:

HermanMiller 10/12/2017 12:00:00 AM

Quote # 1771680

Contract # CLK501

Project:

Dir # CND036100

CARITHERS-WALLACE-COURTENAY
4343 NORTHEAST EXPRESSWAY
ATLANTA, GA 30340

Currency: USD

Issue PO To:

Herman Miller, Inc.
c/o CARITHERS-WALLACE-COURTENAY
855 East Main Avenue
Zeeland, MI 49464

Invoice To:
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

Ship To:
CWC
4343 Northeast Expy
Atlanta, GA 30340-3805

End Customer:
City of Alpharetta
2 Park Plz
Alpharetta, GA 30009-3680

Line Qty PL Part Number

00001 10 B A1125.3924G8Q8Q21132113
Panel,Tack Ac-Barr Pwr 4-Circ W/Com Lc 39H 24W

39 - 39" high(Height)
24 - 24" wide(Width)
G - (G) 4-circuit power with 2 receptacle and 1 communication port locations per side(Power)
8Q - folkstone grey(Trim/Top Cap Finish)
8Q - folkstone grey(Cable Management Finish)
2113 - grasscloth gravel(Surface Finish Side 1)
2113 - grasscloth gravel(Surface Finish Side 2)

Source: Herman Miller Quoted

Tag: 39/24G
Alias1:
Alias2:
Alias3:

00002 10 B A1125.3942G8Q8Q21132113
Panel,Tack Ac-Barr Pwr 4-Circ W/Com Lc 39H 42W

39 - 39" high(Height)
42 - 42" wide(Width)
G - (G) 4-circuit power with 2 receptacle and 1 communication port locations per side(Power)
8Q - folkstone grey(Trim/Top Cap Finish)
8Q - folkstone grey(Cable Management Finish)
2113 - grasscloth gravel(Surface Finish Side 1)
2113 - grasscloth gravel(Surface Finish Side 2)

Source: Herman Miller Quoted

Tag: 39/42G
Alias1:
Alias2:
Alias3:

HermanMiller 10/12/2017 12:00:00 AM

Quote # 1771680

Contract # CLK501

Project:

Dir # CND036100

CARITHERS-WALLACE-COURTENAY
4343 NORTHEAST EXPRESSWAY
ATLANTA, GA 30340

Currency: USD

Issue PO To:

Herman Miller, Inc.
c/o CARITHERS-WALLACE-COURTENAY
855 East Main Avenue
Zeeland, MI 49464

Line	Qty	PL	Part Number
00003	10	B	A1125.6760G8Q8Q2I132I13 Panel,Tack Ac-Barr Pwr 4-Circ W/Com Lc 67H 60W 67 - 67" high(Height) 60 - 60" wide(Width) G - (G) 4-circuit power with 2 receptacle and 1 communication port locations per side(Power) 8Q - folktone grey(Trim/Top Cap Finish) 8Q - folktone grey(Cable Management Finish) 2I13 - grasscloth gravel(Surface Finish Side 1) 2I13 - grasscloth gravel(Surface Finish Side 2) Source: Herman Miller Quoted Tag: 67/60G Alias1: Alias2: Alias3:
00004	4	B	A1220.67H8Q8Q Conn,2-Way 90 Deg Hard 67H 67 - 67" high(Height) H - hard surfaced(Surface Material) 8Q - folktone grey(Surface Finish) 8Q - folktone grey(Cable Management Finish) Source: Herman Miller Quoted Tag: Alias1: Alias2: Alias3:
00005	6	B	A1230.67H8Q8Q Conn,3-Way 90 Deg Hard 67H 67 - 67" high(Height) H - hard surfaced(Surface Material) 8Q - folktone grey(Surface Finish) 8Q - folktone grey(Cable Management Finish) Source: Herman Miller Quoted Tag: Alias1: Alias2: Alias3:



NATIONAL BUSINESS FURNITURE

Quote # QA232916 (v4)

National Business Furniture, LLC
770 South 70th Street Milwaukee, WI 53214
Phone (888) 252-5102 x Fax (800) 329-9349

Ship-To Address gddavis@alpharetta.ga.us

GREG DAVIS
CITY OF ALPHARETTA
2565 OLD MILTON PKWY
ALPHARETTA, GA 30009
(678) 297-6337

Source: OS0012
Cat: 86-C
Cust#: AX2491

Bill-To Address gddavis@alpharetta.ga.us

SAME

Item #	Qty	Description	Options	Lead Time	Catalog Price	Discount Price	Total Merch
56641	10	Thermoplastic Back Task Chair	lnk Fabric Seat/Charcoal Thermoplastic Back/Black Frame	4-6 Wks	\$395.00	\$291.79	\$2,917.90
56644	2	Thermoplastic Back Stool	lnk Fabric Seat/Charcoal Thermoplastic Back/Black Frame	2-3 Wks	\$429.00	\$334.59	\$669.18

Important Information:

*** ADDITIONAL SERVICES CHARGE IS FOR INSTALLATION - INCLUDES ALL SHIPPING CHARGES, INSIDE DELIVERY, STAIR CARRY, CARTON REMOVAL, ASSEMBLY, PUNCH LIST COMPLETION AND DEBRIS REMOVAL ***

YOUR ORDER IS MADE-TO-ORDER AND NON-RETURNABLE.

Pricing is based on items and quantities quoted. Any changes will affect quoted price.

Price reflects quoted discount, valid for 90 days from 8/31/2017.

Own this furniture for as little as \$1,128.98 per month for 36 months. Call or email me for details.

Sales Tax will be included only for shipments into locations where we are registered to collect sales tax. Customer may be liable for self-assessment if shipment is into a location where we are not registered to collect tax. If you feel any taxes are charged in error, please make sure we have received the proper exemption documentation. All documentation will be reviewed to ensure it meets state & local requirements prior to removing any taxes.

Sales tax will be included only for shipments into locations where we are registered to collect sales tax. Customer may be liable for self-assessment if shipment is into a location where we are not registered to collect tax. If you feel any taxes are charged in error, please make sure we have received the proper exemption documentation. All documentation will be reviewed to ensure it meets state & local requirements prior to removing any taxes.

Customer PO#:	Quoted By: SHAUN FRETZ	Ext:	On: 08/31/17	Page 1																
<table> <tr> <td>Merchandise</td> <td>\$64,895.00</td> </tr> <tr> <td>Total Discount</td> <td>36,313.16</td> </tr> <tr> <td>Merchandise Subtotal</td> <td>28,581.84</td> </tr> <tr> <td>Shipping & Handling</td> <td>0.00</td> </tr> <tr> <td>Additional Services</td> <td>4,225.00</td> </tr> <tr> <td>Subtotal</td> <td>32,806.84</td> </tr> <tr> <td>Total Tax</td> <td>0.00</td> </tr> <tr> <td>Order Total</td> <td>\$32,806.84</td> </tr> </table>					Merchandise	\$64,895.00	Total Discount	36,313.16	Merchandise Subtotal	28,581.84	Shipping & Handling	0.00	Additional Services	4,225.00	Subtotal	32,806.84	Total Tax	0.00	Order Total	\$32,806.84
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NATIONAL BUSINESS
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ALPHARETTA, GA 30009
(678) 297-6337

Source: OS0012
Cat: 86-C
Cust#: AX2491

Bill-To Address gdavis@alpharetta.ga.us

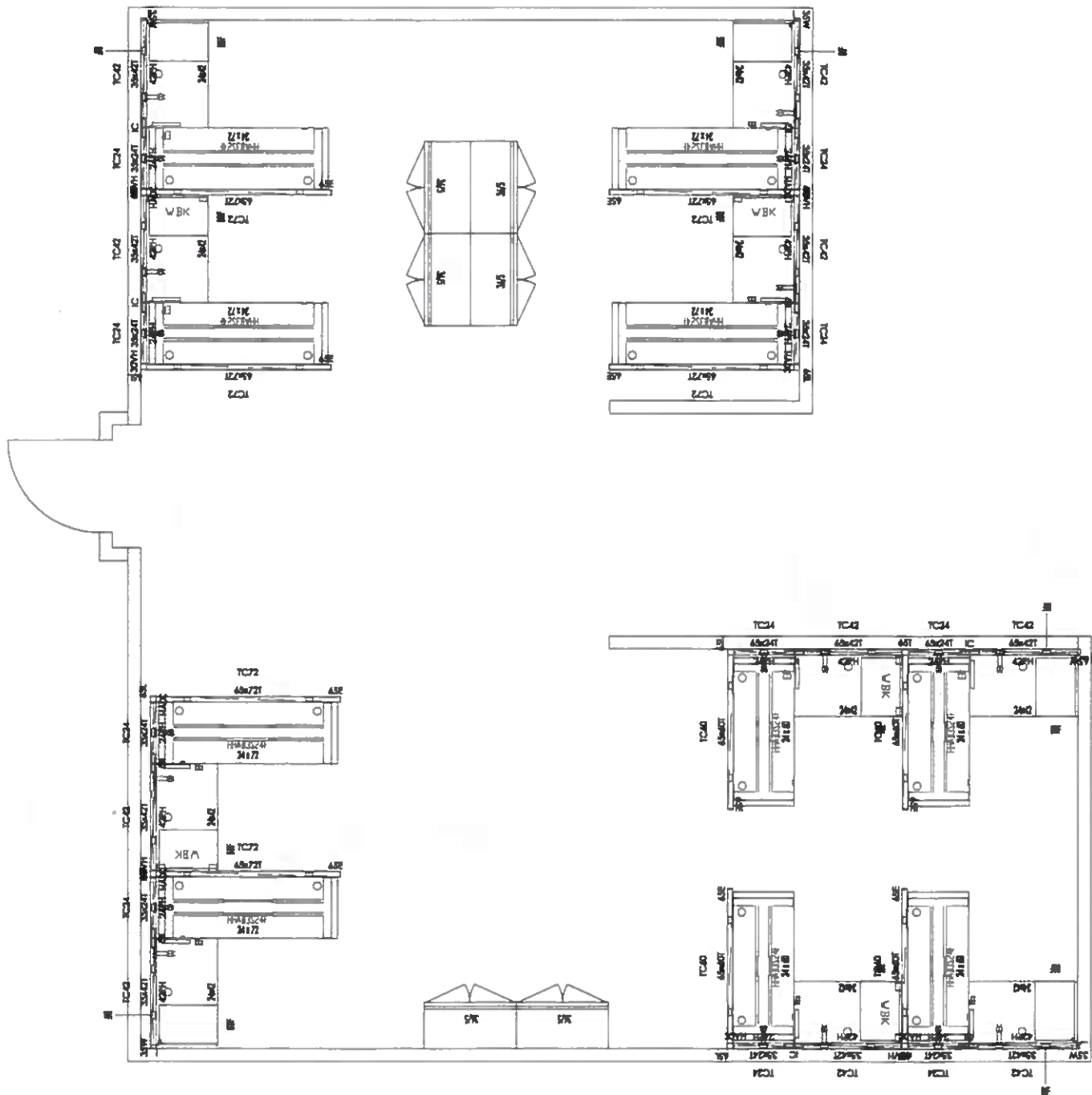
SAME

Item #	Qty	Description	Options	Lead Time	Catalog Price	Discount Price	Total Merch
HNPCUST	1	HON "ACCELERATE" WORKSTATIONS	HON "ACCELERATE" WORKSTATIONS AS DRAWN: TACKABLE/ACOUSTICAL PANELS, FULLY POWERED, HEIGHT ADJUSTABLE WORKSURFACES ON ALL DESKS, BOX/BOX/FILE PEDESTALS IN ALL RETURNS, FINISHES TBD	4-6 Wks	\$58,242.00	\$23,545.55	\$23,545.55
30626	1	Two Drawer Lateral File	Espresso Laminate/Brushed Nickel Handles	2-3 Wks	\$429.00	\$341.27	\$341.27

Important Information:

Customer PO#:	Quoted By: SHAUN FRETZ	Ext:	On: 08/31/17	Page 2	Order Total	\$32,806.84
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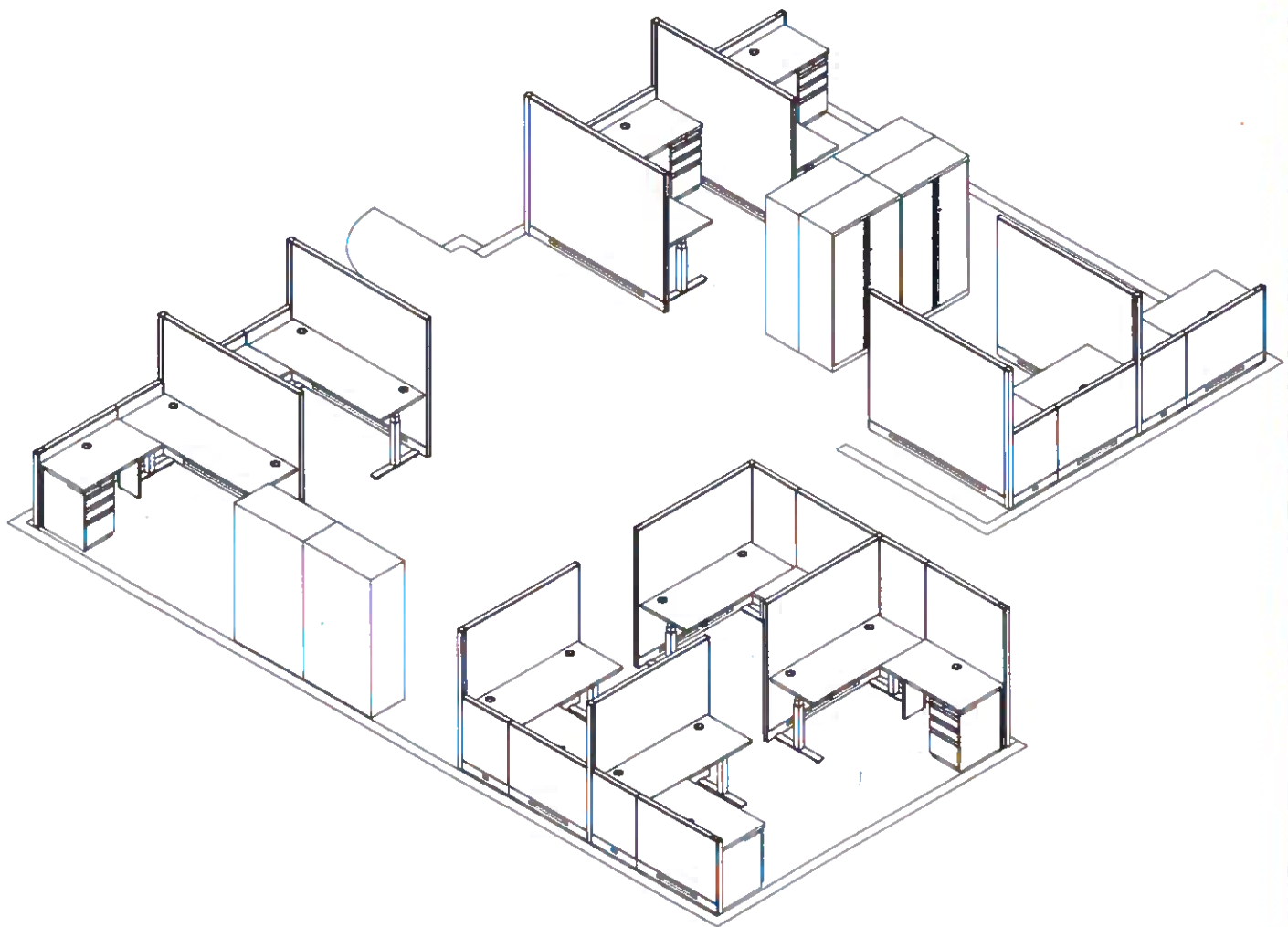
Merchandise	\$64,895.00
Total Discount	36,313.16
Merchandise Subtotal	28,581.84
Shipping & Handling	0.00
Additional Services	4,225.00
Subtotal	32,806.84
Total Tax	0.00



Drawing: Not to Scale

NOTE: The customer is ultimately responsible for the accuracy and correctness of component counts and measurements. The customer is also responsible for the space planning and all design work of projects. Customer shall verify and confirm all site conditions, dimensions, and suitability of products and applications consistent with published guidelines and applicable codes. Liability of The HON Company shall be limited to the amount charged for the Specification Services rendered and in no event shall The HON Company be responsible for any consequential or incidental damages.

HON



Drawing: Not to Scale

NOTE: The customer is ultimately responsible for the accuracy and correctness of component counts and measurements. The customer is also responsible for the space planning and all design work of projects. Customer shall verify and confirm all site conditions, dimensions, and suitability of products and applications consistent with published guidelines and applicable codes. Liability of The HON Company shall be limited to the amount charged for the Specification Services rendered and in no event shall The HON Company be responsible for any consequential or incidental damages.

HON®



City Council Meeting and Public Hearing

STAFF REPORT

Submitting Department: Finance
Submitted By: Thomas Harris
Meeting Date: December 18, 2017

I. AGENDA ITEM TITLE: PRESENTATION OF FINANCIAL AUDIT REPORTS

II. RECOMMENDATION:

Discuss financial audit reports as presented by Mauldin & Jenkins, CPAs, LLC.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

The Finance Department has issued the City of Alpharetta's Comprehensive Annual Financial Report (CAFR) for the Fiscal Year Ended June 30, 2017. In connection therein, Mauldin & Jenkins, LLC. issued an unmodified ("clean") opinion on the basic financial statements as well as a "clean" opinion on compliance for major federal programs. Additionally, no material weaknesses nor significant deficiencies were identified during testing of the internal controls necessary to issue their opinions.

James Bence, a partner at Mauldin and Jenkins, LLC, will present the reports at the council meeting. The Finance Department will be submitting the CAFR to the Government Finance Officers Association (GFOA) with the intent that such report will again be recognized with the prestigious Certificate of Achievement for Excellence in Financial Reporting. The CAFR will also be timely submitted to all applicable state and regulatory bodies.

Some of the financial highlights of the General Fund are as follows:

- The fund balance of the City's General Fund increased by \$1,169,981 during Fiscal Year 2017. Due to conservative budgeting practices, this increase is substantially more than was strategically forecasted as part of our budget. As Council approved the use of fund balance for capital outlay, fund balance was budgeted to decrease by \$5,617,830. The increase is a result of: operating revenues exceeding expenditures by \$8,895,591; net transfers-out of \$7,881,578 (\$10,549,857 for capital outlay less transfers-in from Hotel/Motel Tax Fund for \$2,668,279); and other sources such as proceeds from the sale of capital assets for \$155,968.
- Revenues of \$62,228,653 exceeded the amount budgeted by \$2,815,363. Specific revenue variances include the following: property taxes (\$287,627 greater than budget); business taxes (\$543,001 greater than budget); licenses and permits (\$1,870,382 greater than budget); charges for services (\$625,629 greater than budget); fines and forfeitures (\$158,226 less than budget); and franchise taxes (\$367,658 less than budget). Other financing sources also came in favorably

(\$418,279), primarily from Hotel/Motel taxes (Transfers In).

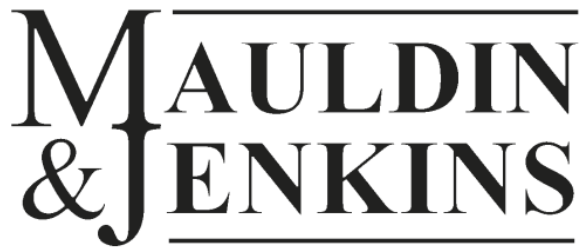
- Expenditures came in well under budget, at \$53,333,062 with \$3,505,201 of the budgetary appropriation unspent. Management continues to work with department heads to ensure only necessary purchases are made, and to ensure all departments do not exceed budget appropriations, which creates a budget conscious atmosphere throughout the City.
- From a year to year operational perspective, total revenues decreased by \$251,458 primarily due to a decrease in property tax revenue as a result of the shift in millage rate from the General Fund to the Debt Service Fund to cover the debt service on the new bonds. Other financing sources (Transfer-In) was up \$238,285 due to Hotel/Motel taxes
- Total expenditures increased by \$901,951 from the prior year primarily due to the following growth drivers: (1) general salary growth; (2) increases in healthcare costs; (3) increases in overtime, seasonal/temporary salaries, and general benefits.

V. ALTERNATIVES:

N/A

VI. ATTACHMENTS:

Auditor's Annual Audit Agenda, CAFR (available on Web; printed upon request)



City of Alpharetta Georgia



Presentation of 2017 Audit Results

Alpharetta, Georgia

November 30, 2017

Agenda

- Engagement Team
- Results of the 2017 Audit
- Financial Ratios
- Comments, Recommendations, and Other Issues
- Questions & Comments



Engagement Team

■Mauldin & Jenkins, LLC; General Information

- Founded in 1918.
- Large regional firm serving the Southeastern United States.
- Offices located in Atlanta, GA, Macon, GA, Albany, GA, Bradenton, FL, Chattanooga, TN, Columbia, SC and Birmingham, AL employing approximately 280 personnel.
- In addition to our governmental practice, we have large banking, healthcare, not-for-profit, benefit plan and tax practices.

■Mauldin & Jenkins, LLC; Governmental Sector

- Largest specific industry niche served by the Firm representing 26% of Firm practice.
- Serve more governmental entities throughout the Southeast than many other certified public accounting firm requiring over 70,000 hours of service on an annual basis.
- Approximately 90 professional staff persons with current governmental experience.
- Current auditor for over 300 total governments in the Southeast, including approximately:
 - 45 counties;
 - 100 cities;
 - 50 school systems;
 - 40 state entities; and,
 - 120+ special purpose entities (stand-alone business type entities, libraries, etc.).

■Engagement team leaders for the City of Alpharetta

- James Bence, Engagement Partner
- Adam Fraley, Quality Review Partner



Results of 2017 Audit

- **Our Responsibility Under Auditing Standards Generally Accepted in the United States of America (GAAS) and Government Auditing Standards (GAS)**
 - We considered the internal control structure for the purpose of expressing our opinion on the City's basic financial statements and not providing assurance on the internal control structure.
 - Our audit was performed in accordance with GAAS and GAS.
 - Our objective is to provide reasonable—not absolute—assurance that the basic financial statements are free of material misstatement.
 - The basic financial statements are the responsibility of the City's management.
- **Report on 2017 Basic Financial Statements**
 - Unmodified ("clean") opinion on basic financial statements.
 - Presented fairly in accordance with accounting principles generally accepted in the United States of America.
 - Our responsibility does not extend beyond financial information contained in our report.
- **Report on 2017 Single Audit**
 - Unmodified ("clean") opinion on compliance for 1 major federal programs tested in accordance with Title 2 U.S. CFR Section 200 (Uniform Guidance).



Results of 2017 Audit (continued)

■ Significant Accounting Policies

- The significant accounting policies used by the City are described in Note I to the basic financial statements.
- The policies used by the City are in accordance with generally accepted accounting principles and similar government organizations.
- In considering the qualitative aspects of its policies, the City is not involved in any controversial or emerging issues for which guidance is not available.

■ Management Judgment/Accounting Estimates

- The City uses various estimates as part of its financial reporting process – including valuation of accounts receivable, depreciation of capital assets, self-insurance claim liabilities, and pension and OPEB assumptions.
- Management's estimates used in preparation of financial statements were deemed reasonable in relation to the financial statements taken as a whole. We considered this information and the qualitative aspects of management's calculations in evaluating the City's significant accounting estimates.



Results of 2017 Audit (continued)

■ Financial Statement Disclosures

- The footnote disclosures to the financial statements are also an integral part of the financial statements and the process used by management to accumulate the information included in the disclosures was the same process used in accumulating the statements. The overall neutrality, consistency, and clarity of the disclosures was considered as part our audit.

■ Relationship with Management

- We received full cooperation from the City's management and staff.
- There were no disagreements with management on accounting issues or financial reporting matters.

■ Audit Adjustments

- There was one posted adjustment which was necessary during the audit process. This entry has been provided to management and has been recorded on the City's general ledger by management and they have agreed with the adjustment. There were no unrecorded or passed adjustments.

■ Management Representation

- We requested, and received, written representations from management relating to the accuracy of information included in the financial statements and the completeness and accuracy of various information requested by us.



Results of 2017 Audit (continued)

■ Consultation with Other Accountants

- To the best of our knowledge, management has not consulted with, or obtained opinions from, other independent accountants during the year, nor did we face any issues requiring outside consultation.

■ Significant Issues Discussed with Management

- There were no significant issues discussed with management related to business conditions, plans, or strategies that may have affected the risk of material misstatement of the financial statements.

■ Information in Documents Containing Audited Financial Statements

- Our responsibility for other information in documents containing the City's comprehensive annual financial report and our report thereon does not extend beyond the information identified in our report. If the City intends to publish or otherwise reproduce the financial statements and make reference to our firm, we must be provided with printers' proof for our review and approval before printing. The City must also provide us with a copy of the final reproduced material for our approval before it is distributed.

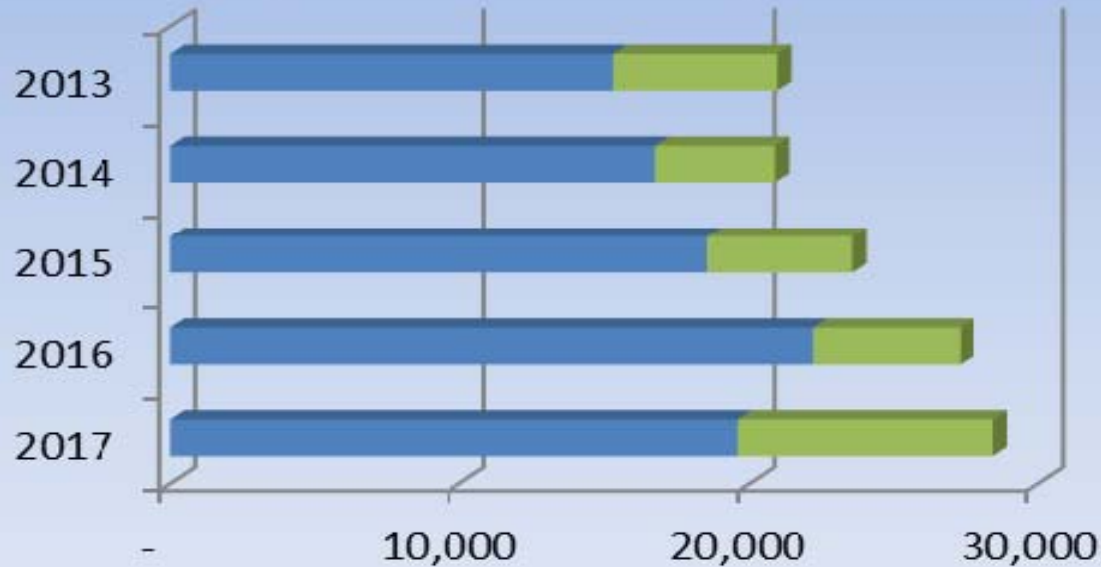
■ Auditor Independence

- In accordance with AICPA professional standards, M&J is independent with regard to the City and its financial reporting process.
- There were no fees paid to M&J for management advisory services during fiscal year 2017 that might effect our independence as auditors.



General Fund Fund Balance Ratio to Expenditures

General Fund Fund Balance (in thousands)



As of June 30, 2017, the City has 3.7 months worth of expenditures and transfers out in available fund balance. Without transfer out consideration it represents 4.4 months.

■ Unassigned

■ Assigned

Source: The City's Comprehensive Annual Financial Reports



Trend Analysis of General Fund Tax Revenue per capita



Source: The City's Comprehensive Annual Financial Reports



General Fund Budget to Actual Results – Fiscal Year 2017



	Original	Amendments	Final	Actual	Variance	
Revenues	\$ 59,411,154	\$ 109,136	\$ 59,520,290	\$ 62,384,621	\$ 2,864,331	104.8%
Expenditures	56,711,154	127,109	56,838,263	53,333,062	(3,505,201)	93.8%
Net Transfers	(8,299,857)	-	(8,299,857)	(7,881,578)	418,279	95.0%
Net Change	\$ (5,599,857)	\$ (17,973)	\$ (5,617,830)	\$ 1,169,981	\$ 6,787,811	

❑ General Fund revenues were 4.8% more than the amended budgeted amount. The actual revenue was over budget due to increased actual license and permit fee collections.

❑ Expenditures for many functional areas were less than budget as the City generated savings of nearly \$3.5 million (6%) from the operating budget. Several departments came in under budget with the public safety function being nearly \$1.5 million under budget.

❑ Budgeted use of fund balance was not needed, as the City was able to see a net change of nearly \$1.2 million from the current year.

❑ General Fund significant transfers were \$8,854,857 to Capital Projects Fund and \$1,675,000 to the Stormwater Capital Fund.



■ **New GASB Pronouncements- Implemented This Year**

- GASB Statement No. 73, *Accounting and Financial Reporting for Pensions and Related Assets That Are Not within the Scope of GASB Statement 68, and Amendments to Certain Provisions of GASB Statements 67 and 68*, brings standards for recording the Total Pension Liability (similar to the requirements of GASB Statement 68) for plans not covered by that standard. This requirement was applicable for June 30, 2017. This did not affect the reporting of the City.
- GASB Statement No. 74, *Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans*, enhances note disclosures and RSI for OPEB plan financial statements. This standard is similar to the requirements of Statement No. 67 (implemented in 2014) related to pensions and impacts the financial statements of the plan (i.e. OPEB Trust Fund) itself. The City has an OPEB Trust Fund and as such have implemented the note disclosure requirements as of June 30, 2017.
- GASB Statement No. 77, *Tax Abatement Disclosures*, will require footnote disclosure related to any tax abatements entered into which would impact the City's revenue, whether entered into by the City or another government but having an impact on the City. Applicable for June 30, 2017. An evaluation was performed by management and disclosures all of such agreements – including those entered into by other organizations, such as the State are included in the City's financial reporting package.



Comments, Recommendations, and Other Issues (Continued)



■ New GASB Pronouncements- Implemented This Year (Continued)

- GASB Statement No. 78, *Pensions Provided through Certain Multiple-Employer Defined Benefit Pension Plans*, amends GASB 68 to address practice issues which came up with the implementation of that new standard. It changes the accounting and disclosure requirements for government's whose employees participate in a multi-employer cost sharing pension plan that is not a government plan and is used to provide pensions to both government and non-government employers. This did not impact on the City' plans or accounting.
- GASB Statement No. 80, *Blending Requirements for Certain Component Units, an amendment of GASB 14*, amends the blending requirements to include a not-for-profit corporation in which the primary government is the sole corporate member. This did not impact on the City's financial statements.



Comments, Recommendations, and Other Issues (Continued)



■ New GASB Pronouncements for Future Years

- GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*, requires governments providing defined benefit OPEB plans (postretirement health-care benefits) to recognize the full amount of their long-term obligation for OPEB benefits as a liability for the first time, and to more comprehensively and comparably measure the annual costs of OPEB benefits. This standard is similar to the requirements of Statement No. 68 related to pensions which was previously implemented by the City. Applicable for June 30, 2018.
- GASB Statement No. 81, *Irrevocable Split-Interest Agreements*, provides recognition and measurement guidance for situations in which a government is a beneficiary of a split-interest agreement. A split-interest agreement is a type of giving agreement used by donors to provide resources to two or more beneficiaries, often through trusts. Applicable for June 30, 2018.
- GASB Statement No. 82, *Pension Issues, an amendment of GASB 67, 68, and 73*, amends the pension standards to address the presentation of payroll-related measures, the selection of actuarial assumptions, and the classification of payments made by employers to satisfy employee contribution requirements. Applicable for June 30, 2018.



Comments, Recommendations, and Other Issues (Continued)



■ New GASB Pronouncements for Future Years (Continued)

- GASB Statement No. 83, *Certain Asset Retirement Obligations*, requires the accrual of an estimate for any legally enforceable future liability associated with the retirement of a capital asset (i.e. decommissioning a sewer treatment plant) and to report the expenses over the life of the associated capital asset. Applicable for June 30, 2019.
- GASB Statement No. 84, *Fiduciary Activities*, will require the City to revisit its fiduciary funds with a focus on (1) whether the City is controlling the assets of the fiduciary activity and (2) the beneficiaries with whom the fiduciary relationship exists. All fiduciary funds will require a statement of changes in fiduciary net position. Applicable for June 30, 2020.
- Statement No. 85, *Omnibus 2017* was issued in March 2017 and is effective for the first reporting period beginning June 30, 2018. This Statement addresses a variety of topics including issues related to (1) Component unit reporting; (2) goodwill accounting; (3) real estate; (4) fair value measurement and applicability; and (5) postemployment benefits clarifications.
- Statement No. 86, *Certain Debt Extinguishment Issues* was issued in May 2017 and is effective for the first reporting period with June 30, 2018. The primary objective of this Statement is to improve consistency in accounting and financial reporting for in-substance defeasance of debt by providing guidance for transactions in which cash and other monetary assets acquired with only existing resources (resources other than the proceeds of refunding debt) are placed into an irrevocable trust for the sole purpose of extinguishing debt. This Statement also addresses prepaid insurance on debt that is extinguished and the notes to financial statements for debt that is in-substance defeased.



Comments, Recommendations, and Other Issues (Continued)



■ New GASB Pronouncements for Future Years (Continued)

- Statement No. 87, Leases was issued in June 2017 and is effective for the first reporting period beginning June 30, 2021. This Statement increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the principle that a lease is the financing of the right to use an underlying asset. This will be a significant standard to implement and the City, like other entities, will need to stay ahead of this implementation.

■ Other Matters Currently Being Considered by GASB

- Conceptual framework and current measurement focus considerations (revenue recognition/60 days rules and consumption vs. purchases method for expensing inventories).
- Financial reporting model (is GASB 34's model the right model today?)

■ Other Changes

- There continues to be changes to auditing standards relative to the conduct and reporting of Single Audits. This year's financial and compliance audit recognized the implementation of the new Uniform Grant Guidance (UG) which included significant changes to cost principles and other requirements for auditees receiving Federal funds. These changes are driven based on the grant award date as awarded by the Federal agency. As such, auditors and auditees will follow requirements from both the "old" and "new" guidance for a few years to come.



Free Quarterly Continuing Education for Governmental Clients



■ Since March of 2009:

- Mauldin & Jenkins provides free quarterly continuing education for all of our governmental clients. Topics are tailored to be of interest to governmental entities. In an effort to accommodate our entire governmental client base, we offer the sessions several times per quarter at a variety of client provided locations resulting in greater networking and knowledge sharing among our governmental clients. We normally see approximately 100 people per quarter.
- Examples of subjects addressed in the past few quarters include:

Revenue Accounting Requirements	GASB Updates
Internal Controls – Revenues & Receipts	Internal Controls – Expenses, Disbursements & Payroll
Collateralization of Deposits	SPLOST Accounting, Reporting & Compliance
Capital Asset Accounting	Grant Accounting, Processes and Controls
Policies & Procedures Manuals	Segregation of Duties
GASB No. 51 – Intangible Assets	Single Audits for Auditees
GASB No. 54 – Governmental Fund Balance	Best Budgeting Practices, Policies and Processes
Internal Revenue Compliance (Payroll)	CAFR Preparation
GASB No. 60 – Service Concession Arrangements	GASB No. 61, the Financial Reporting Entity
GASB No. 63 & 65 – Deferred Inflows and Outflows	GASB No 67 & 68, Accounting/Reporting Pension Plans



Questions & Comments





City Council Meeting and Public Hearing STAFF REPORT

Submitting Department: City Clerk

Submitted By:

Meeting Date: December 18, 2017

I. AGENDA ITEM TITLE: RESOLUTION REAFFIRMING AND READOPTING ETHICAL PRINCIPALS

II. RECOMMENDATION:

Please approve a Resolution re-adopting the Georgia Municipal Association's five ethics principles.

III. REPORT IN BRIEF:

GMA has advised the City of Alpharetta that we are scheduled to re-certify as a Georgia Certified City of Ethics. To remain certified, the city must submit to GMA a copy of a current Resolution signed by the Council re-adopting the 5 ethics principals. GMA will present the re-certification to the City at the Mayor's Day Conference in January 2018. The City was last certified in 2012.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Resolution

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA,
GEORGIA REAFFIRMING AND READOPTING ETHICAL PRINCIPLES**

WHEREAS, the Board of Directors of the Georgia Municipal Association has established a Certified City of Ethics program; and

WHEREAS, the City of Alpharetta is a Certified City of Ethics;
and

WHEREAS, in order to remain a Certified City of Ethics, GMA requires cities to undergo a recertification process to retain certification; and

WHEREAS, the City of Alpharetta wishes to be recertified as a Certified City of Ethics under the GMA Program;

WHEREAS, part of the recertification process required the Mayor and Council to subscribe to and reaffirm the ethics principles approved by the GMA Board;

WHEREAS, a true and correct copy of the City's current Ethics Ordinance is attached hereto as Exhibit "A", which Ethics Ordinance is fully in force and effect; and

WHEREAS, by the adoption of this Resolution, the Mayor and Council desire to reaffirm the ethics principals, in order to retain designation as a Certified City of Ethics.

NOW, THEREFORE, IT IS

RESOLVED by the Mayor and Council of the City of Alpharetta, Georgia, that as a group and as individuals, the governing authority subscribes to the following ethics principles, and pledges to conduct its affairs accordingly:

- Serve Others, Not Ourselves
- Use Resources With Efficiency and Economy
- Treat All People Fairly
- Use The Power of Our Position for the Well Being of Our Constituents
- Create an Environment of Honesty, Openness and Integrity

SO RESOLVED, this _____ day of December, 2017.

CITY OF ALPHARETTA, GEORGIA

By: _____
David C. Belle Isle, Mayor

COUNCILMEMBERS

Jason Binder

Jim Gilvin

Mike Kennedy

Dan Merkel

Donald Mitchell

Chris Owens

(SEAL)

Attest:

City Clerk

662

**AN AMENDED AND RESTATED ORDINANCE OF THE MAYOR AND COUNCIL OF THE
CITY OF ALPHARETTA ADOPTING A CODE OF ETHICS AND CONDUCT FOR
ELECTED OFFICIALS AND MEMBERS OF APPOINTED BOARDS AND COMMISSIONS**

WHEREAS, the citizens and businesses of Alpharetta are entitled to have fair, ethical and accountable local government which has earned the public's full confidence for integrity; and

WHEREAS, the City of Alpharetta's strong desire to fulfill this mission therefore requires that:

- public officials, both elected and appointed, comply with both the letter and spirit of the laws and policies affecting the operations of government;
- public officials be independent, impartial and fair in their judgment and actions;
- public office be used for the public good, not for personal gain; and
- public deliberations and processes be conducted openly, unless legally confidential, in an atmosphere of respect and civility; and

WHEREAS, in order to accomplish this purpose, the Mayor and Council wish to adopt a Code of Ethics and Conduct for elected officials and members of appointed boards and commissions to assure public confidence in the integrity of local government and its effective and fair operation;

WHEREAS, on or about May 1, 2006, the Mayor and Council adopted an Ordinance establishing a Code of Ethics, and was subsequently designated a Certified City of Ethics by the Georgia Municipal Association; and

WHEREAS, by the adoption of this Amended and Restated Ordinance, the Mayor and Council wish to reaffirm their commitment to ethics and to retain and regain status as a Certified City of Ethics.

NOW, THEREFORE, the Mayor and Council ordain as follows:

Section 1. Act in the Public Interest

Recognizing that stewardship of the public interest must be their primary concern, members will work for the common good of the people of Alpharetta and not for any private or personal interest, and they will assure fair and equal treatment of all

persons, claims and transactions coming before the Alpharetta City Council, boards and commissions.

Section 2. Comply with the Law

Members shall comply with the laws of the United States, the State of Georgia, and the City of Alpharetta in the performance of their public duties. These laws include, but are not limited to: the United States and Georgia constitutions; laws pertaining to conflicts of interest, election campaigns, financial disclosures, employer responsibilities, and open processes of government; and City ordinances and policies.

Section 3. Conduct of Members

The professional and personal conduct of members must be above reproach and avoid even the appearance of impropriety. Members shall refrain from abusive conduct, personal charges or verbal attacks upon the character or motives of other members of Council, boards and commissions, the staff or public.

Section 4. Respect for Process

Members shall perform their duties in accordance with the processes and rules of order established by the City Council and boards and commissions governing the deliberation of public policy issues, meaningful involvement of the public, and implementation of policy decisions of the City Council by City staff.

Section 5. Conduct of Public Meetings

Members shall prepare themselves for public issues; listen courteously and attentively to all public discussions before the body; and focus on the business at hand. They shall refrain from interrupting other speakers, making personal comments not germane to the business of the body, or otherwise interfering with the orderly conduct of meetings.

Section 6. Decisions Based on Merit

Members shall base their decisions on the merits and substance of the matter at hand.

Section 7. Communication

Members shall publicly share substantive information that is relevant to a matter under consideration by the Council or boards and commissions which they may have received from sources outside the public decision-making process.

Section 8. Conflict of Interest

In order to assure their independence and impartiality on behalf of the common good, members shall not use their official positions to influence government decisions in which they have a material financial interest or personal relationship which may give the appearance of a conflict of interest. Where a conflict exists, members shall disclose the conflict and recuse themselves from participating in deliberations and decision-making regarding such matters.

Section 9. Gifts and Favors

No member shall solicit or accept anything of value if it could reasonably be considered to influence the member in the discharge of official duties. This prohibition shall not apply to (i) an occasional non-pecuniary gift with a value of less than two hundred fifty dollars (\$250.00), (ii) admission to a breakfast, lunch, dinner, function or event, (iii) campaign contributions, or (iv) honorary or ex officio memberships in civic organizations. Gifts from any one source exceeding the cumulative value of two hundred fifty dollars (\$250.00) in a fiscal year (July 1 - June 30) shall be disclosed in writing to the City Clerk no later than ten (10) days following the end of the fiscal year in which received. The disclosure shall state the amount or value of the gift and the name of the donor. These records shall be maintained by the City Clerk and shall constitute an open record as that term is defined in the Georgia Open Records Act.

Section 10. Confidential Information

Members shall respect the confidentiality of information concerning City property, personnel or proceedings of the City. They shall neither disclose confidential information without proper legal authorization, nor use such information to advance their personal interests.

Section 11. Use of Public Resources

Members shall not use public resources not available to the public in general, such as City staff time, equipment, supplies or facilities, for private gain or personal purposes. Members shall not utilize the City's name or logo for the purpose of endorsing any business.

Section 12. Representation of Private Interests

In keeping with their role as stewards of the public interest, members of Council shall not appear on behalf of the private interests of third parties before the Council or any board or commission, or proceeding of the City, nor shall members of boards and commissions appear before their own bodies or before the Council on behalf of the private interests of third parties on matters related to the areas of service of their bodies.

Section 13. Advocacy

Members shall represent the official policies or positions of the City Council, board and commission to the best of their ability when designated as delegates for this purpose. When presenting their individual opinions and positions, members shall explicitly state they do not represent their body or the City of Alpharetta, nor will they allow the inference that they do.

Section 14. Policy Role of Members

Members shall respect and adhere to the structure of government of Alpharetta as outlined in the City's Charter and policies and procedures. In this structure, the City Council determines the policies of the City with the advice, information and analysis provided by the public, boards, commissions, and City staff. Members serving as liaisons to City departments shall serve to facilitate communications and information from those departments to City Council, but shall not direct the activities of the department directors. Members shall not interfere with the day-to-day administrative functions of the City or the professional duties of City staff; nor shall they impair the ability of staff to implement Council policy decisions.

Section 15. Independence of Boards and Commissions

Because of the value of the independent advice of boards and commissions to the public decision-making process, members of Council shall refrain from using their position to influence unduly the deliberations or outcomes of board and commission proceedings.

Section 16. Positive Work Place Environment

Members shall support the maintenance of a positive and constructive work place environment for City employees and for citizens and businesses dealing with the City. Members shall recognize their special role in dealings with City employees and refrain from creating the perception of inappropriate direction to staff.

Section 17. Implementation

As an expression of the standards of conduct for members expected by the City, the City of Alpharetta Code of Ethics and Conduct is intended to be self-enforcing. It therefore becomes most effective when members are thoroughly familiar with it and embrace its provisions. For this reason, ethical standards shall be included in the regular orientations for candidates for City Council, applicants to boards and commissions, and newly elected and appointed officials. Members entering office shall sign a statement affirming they have read and understood the City of Alpharetta Code of Ethics and Conduct.

Section 18. Compliance and Enforcement

The City of Alpharetta Code of Ethics and Conduct expresses standards of ethical conduct expected for members of the Alpharetta City Council, boards and commissions. Members themselves have the primary responsibility to assure that ethical standards are understood and met, and that the public can continue to have full confidence in the integrity of government. The chairs of boards and commissions and the Mayor have the additional responsibility to intervene when members' actions appear to be in violation of the Code of Ethics and Conduct. The City Council may impose sanctions on members whose conduct does not comply with the City's ethical standards, such as oral or written reprimand, formal public censure, loss of liaison assignment or request for resignation. The City Council also may act to remove members of boards and commissions from office. Prior to imposing any formal sanctions against a City Council

member, the City Council shall conduct a hearing. Any member who is the subject of a sanction hearing shall have the right to written notice of the allegations and the hearing date at least ten (10) days prior to the hearing. The member shall have the right to present evidence and witnesses in opposition or extenuation.

Section 19. Effective Date

This Ordinance shall become effective immediately upon adoption.

Section 20. Provisions Supplementary

This Ordinance shall be deemed to supplement, and not repeal, current ordinances and Charter provisions regarding official misconduct, including Charter provisions pertaining to removal.

SO ORDAINED this 21st day of May, 2012.

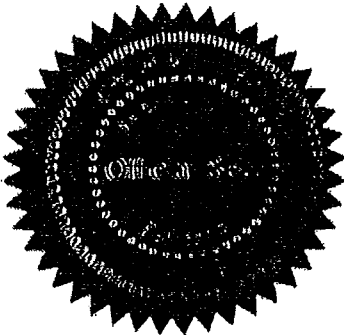
CITY OF ALPHARETTA, GEORGIA

By: [Signature]

Mayor

COUNCIL MEMBERS

[Signature]
[Signature]
[Signature]
[Signature]
[Signature]



Attest:

[Signature]
Clerk

First Reading 5/14/12

Second Reading 5/21/12



City Council Meeting and Public Hearing

STAFF REPORT

Submitting Department: Recreation and Parks
Submitted By: Morgan Rodgers
Meeting Date: December 18, 2017

I. AGENDA ITEM TITLE: RECREATION AND PARKS MASTER PLAN UPDATE

II. RECOMMENDATION:

The presentation is for informational purposes only at this time.

III. REPORT IN BRIEF:

Jacobs, Inc. was retained by the City of Alpharetta to update the Recreation and Parks Master Plan. Since the last Plan was released, the City has passed a major bond referendum including dollars for parkland purchases, renovation of the pool and an art center, completion of the Big Creek Greenway, and portions of the Alpha Loop.

The update highlights the following areas:
1. Improvements to existing parks and facilities
2. Future of the Equestrian Center
3. Trail connection including Greenway and Alpha Loop
4. General program improvements
5. Arts and Cultural Programming
6. Implementation plan

Jacobs conducted several public meetings, focus groups meet with staff and studied the surrounding cities plans.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Master Plan

ALPHARETTA RECREATION AND PARKS MASTER PLAN

The New Standard of Fun!

Parks Equestrian Center

Programs

Trails

Arts + Culture

DECEMBER 2017 DRAFT

ACKNOWLEDGEMENTS

City of Alpharetta

Elected Officials

Mayor David Belle Isle
Councilman Jason Binder
Councilman Jim Gilven
Councilman Mike Kennedy
Councilman Dan Merkel
Councilman Donald Mitchell
Councilman Chris Owens

City of Alpharetta Staff

Morgan Rodgers, Director of Recreation and Parks
Eric Milley, Parks Services Manager
Matt Casey, Equestrian Center Manager
Kim Zane, Special Events Manager

Recreation Commission

Dennis Mitchell, Chairman
Shuntel Beach
Jamie Bendall
Kevin Johnson
Melissa Jurgens
Jarrett Long, Vice Chairman
Bill Lusby
Wendi Schutt

Consultant Team

Jacobs

Allison Stewart-Harris, AICP – Project Manager/Planner
Meghan McMullen – Urban Designer
Tammy Schlagbaum – Landscape Architect
Jim Summerbell, AICP – Planner

Ballard*King

Ken Ballard – President

And many thanks to the City of Alpharetta residents and stakeholders whom participated in this planning process.

CONTENTS

1. HELLO! (6)

2. PARKS (16)

3. EQUESTRIAN CENTER (34)

4. TRAILS (40)

5. PROGRAMS (50)

6. ARTS + CULTURE (57)

7. THE TO-DO LIST (63)





1 HELLO!

1. HELLO!

Welcome to Alpharetta! At the heart of prosperous North Fulton County, Alpharetta has had an unbelievable past decade full of growth, development, and excitement. A thriving downtown, a regional shopping and entertainment attraction at Avalon, and a host of new high-style developments in the pipeline all point to a bright future.

This bright future is the impetus for updating the City's Recreation and Parks Plan. Last completed in 2014, this update takes a closer look at existing parks, the equestrian center, trail connections, programs, and an emerging arts and culture scene. How do all of these facilities fit into Alpharetta's future? And how does the Department of Recreation and Parks lead the way?

Parks and open spaces are an essential part of the rich quality of life people have come to expect in Alpharetta. This plan creates a roadmap to the **"New Standard"** of recreation and parks in the city: one that exemplifies quality, beauty, and above all—fun.



A LOT HAS HAPPENED SINCE 2014....

In the past three years....

- Alpharetta has seen unprecedented growth: *Business Insider* named the city the fastest growing large city in Georgia in 2017
- The City passed a bond referendum that included \$25 million for Recreation and Parks

And so the Recreation and Parks Department has been busy. Since then, we:

- Bought the old Fulton County Library and are transforming it into the City's first Arts Center
- Began the renovation of the Wills Park pool

- Started the Alpha Loop, our version of the Beltline
- Purchased five pieces of land for more parks across the city
- Finished Brooke Street Park, complete with babbling brook
- Funded the missing link: the last piece of the Big Creek Greenway that will connect us to Forsyth County
- Developed new master plans for Union Hill Park and Windward Soccer Complex

This plan is an update to the extensive study done in 2014—not a replacement! It focuses attention on new parts of the parks system, and folds in all of the exciting things that are now underway or planned in Alpharetta.

...AND WE'RE NOT STARTING FROM SCRATCH.

2014 PLAN SUMMARY

The 2014 Plan was a deep dive into Alpharetta's parks and recreation facilities. Through a number of types of analysis, the plan found that the City needed more of the following:

- Multi-use rectangular athletic fields
- Play fields
- Swimming pool
- Dog parks
- A new recreation center
- A second senior center

It also established some general goals for the Department, including support for:

- The acquisition of new park land when feasible and cost-effective,
- Continuation of the current practice of making improvements to all existing parks and facilities,
- The completion of the remaining segment of the Big Creek Greenway,
- The repurposing of parks that no longer receive high utilization.

These goals are still relevant today in 2017, but with one caveat. The recommendation to repurpose some parks met with resistance after the 2014 plan was adopted. Specifically, the call to transition the Equestrian Center into a different type of facility caused a lot of concern in the community. As a result, the City has decided to continue operating the Equestrian Center, and made this facility a key focus of this 2017 update.

Because the 2014 plan is still relatively fresh, the recreation and parks needs voiced by residents then are assumed to still be pretty much the same today. For this reason, this update focuses on a few target areas—existing parks, trails, the Equestrian Center, programs, and arts and culture—rather than replicating a city-wide needs assessment.

Additionally, a lot of other City of Alpharetta plans and neighboring cities' plan have studied other specific areas and topics, and contribute their own recommendations. Turn the page to see what these documents have to say....



WHAT OUR PLANS SAY

Each of the plans discussed below has a different focus, but they all have one thing in common: they each have something to say about recreation and parks in Alpharetta. Figure 1 on page 9 illustrates all of these recommendations in a single place, and is our starting point for planning.

COMPREHENSIVE PLAN

A comprehensive plan is a high-level, zoomed out look at the city, and the policies that we need to put in place now to reach our vision of the future.

Alpharetta wrapped up an update to its Comprehensive Plan in the summer of 2016 under the banner of striving to be a “Signature City.” Recreation and parks play such an important role in it that language was added to the vision to talk about the importance of green space, arts, and culture. The plan states a bold goal for the city: at least 20 percent of Alpharetta should be green space. Specifically, the plans says that:

- We need to better connect greenway/ pedestrian facilities across GA 400
- We need more parks in western Alpharetta
- Completing the Big Creek Greenway is a high priority

DOWNTOWN MASTER PLAN

Unlike the Comprehensive Plan, the Downtown Master Plan just looked at central Alpharetta, and has an equal focus on policy and design. Adopted in 2015, the plan proposes a series of small parks and green spaces that connect to each other, and will help make Downtown Alpharetta a fun and enjoyable place to walk and explore.

ALPHA LOOP PLAN

Sometimes referred to as Alpharetta’s “Beltline,” the Alpha Loop is a trail project that will connect people, places, activities, and jobs in the core of the city. Actually two loops—a 3-mile inner loop and a 5-mile outer loop—the majority of the trail is being built through private development.

ALPHARETTA NORTH POINT LCI

An older plan, the North Point Livable Communities Initiative study looked at redevelopment potential in the area around North Point Mall. The focus of the plan was on land use and transportation, but it proposed a number of ways to better connect the area to the Big Creek Greenway, and to the center of Alpharetta. This plan is currently being updated.

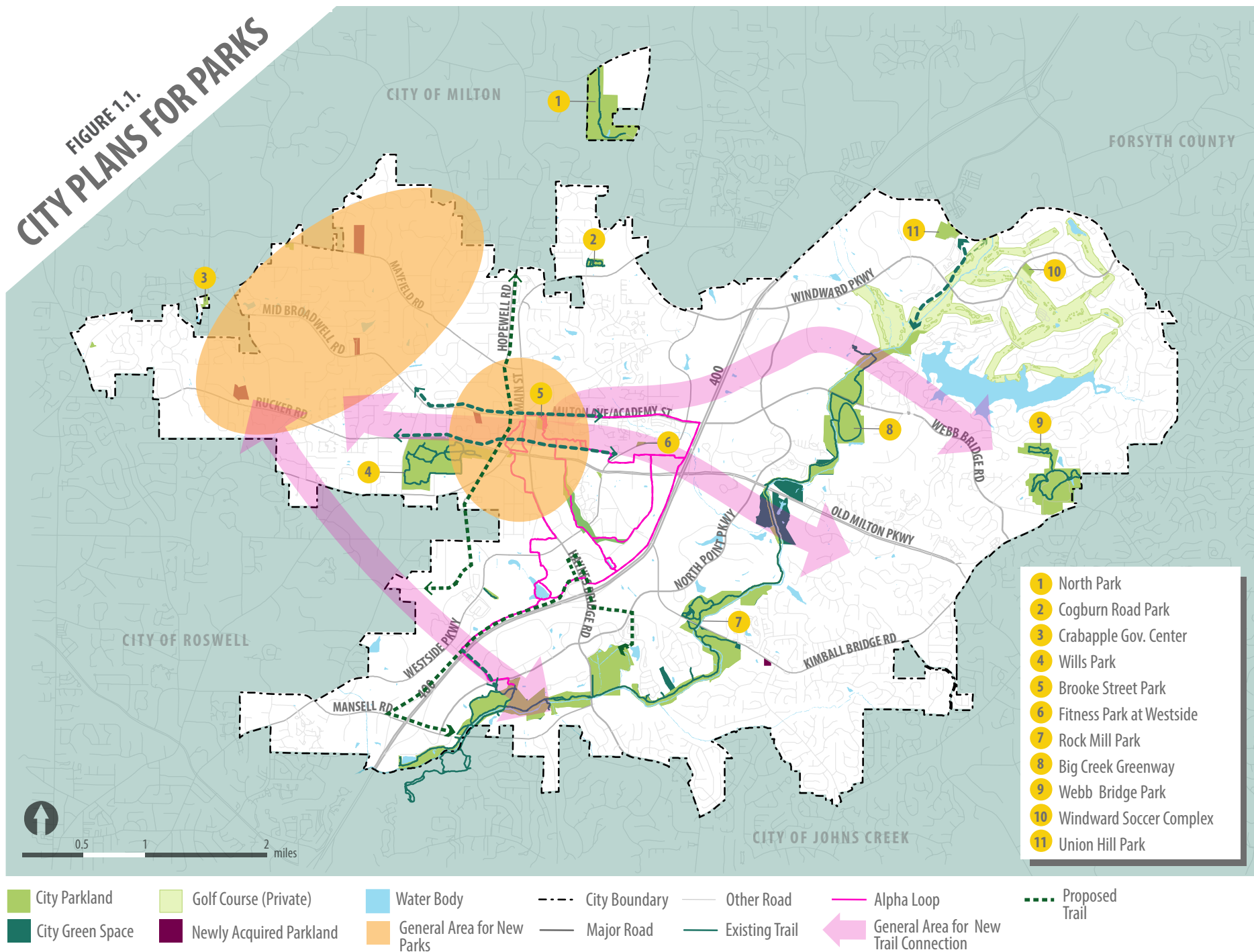
BIG CREEK GREENWAY FEASIBILITY STUDY

Since the 1990s, Alpharetta has been building the Big Creek Greenway mile by mile. Now there is just one final segment left: the connection up to Forsyth County. Finishing the greenway is a consistent priority across many different plans, but identifying the best route is a challenge. Currently the City is studying the best way to make this connection.

SO WHAT?

The City already has a lot of recreation, parks, and trails facilities planned or proposed. This update takes those projects and builds on them, making sure that all Alpharetta residents can easily get to a park and experience the **New Standard** of fun in the city.

FIGURE 1.1.
CITY PLANS FOR PARKS



WHAT OUR NEIGHBORS SAY

Our neighbors have also been busy planning their futures. We wanted to check in with them and see what their plans are for recreation, parks, and trails.

NORTH FULTON COMPREHENSIVE TRANSPORTATION PLAN

The North Fulton Comprehensive Transportation Plan (CTP) is a study that spans six cities in North Fulton County: Alpharetta, Roswell, Johns Creek, Sandy Springs, Milton, and Mountain Park. Its main purpose is to coordinate transportation planning at a larger scale across all modes. Currently the CTP is being updated, but a draft project list was available at the time of this plan. A very large network of multi-purpose trails is proposed that links all the North Fulton County cities together. Trails shown in the plan that are within Alpharetta include the Alpha Loop and a multi-use trail parallel to GA 400.

MILTON

Alpharetta and the City of Milton have very strong ties to one another. In fact, the two cities signed a Memorandum of Understanding (MOU) in 2012 that enable residents of both cities to use each other's facilities and programs at resident rates.

Currently Milton is updating its own parks and recreation master plan. Its previous plan from 2012 looked at the whole city's system, but paid special attention to its trails and Birmingham Park on its north side. Along the border with Alpharetta, the plan proposes eight small urban parks and two larger parks. Parks on the western half of the border with Alpharetta would be connected by a system of urban trails, paved paths, and unpaved paths; the proposed parks in the east also have proposed trail connectivity.

ROSWELL

Roswell has two plans that are particularly relevant to recreation and parks in Alpharetta. The first is its parks system plan for 2017-2021, that envisions Roswell as "the premier riverside community." As such, it focuses strongly on developing its parks and green spaces along the Chattahoochee River. It also recommends

priority investments in trails, aquatics, and gymnastics.

Roswell completed an update to its Transportation Master Plan in 2014. One of its stated goals was to increase bicycle and pedestrian mobility. Although Roswell already has a good network of sidewalks and bicycle facilities, it identified a large number of trail projects to enhance the city.

JOHNS CREEK

The City of Johns Creek completed a recreation and parks strategic plan in 2016. One of Johns Creek's top priorities is to acquire more land for future parks, and to start building a system of greenways and trails. Most of the proposed new parks were recommended for eastern and central Johns Creek. The two parks near Alpharetta, Ocee Park and Newtown Park, both have recommended upgrades including a perimeter walking trail at Newtown Park and unpaved trails in the wooded area of Ocee Park.

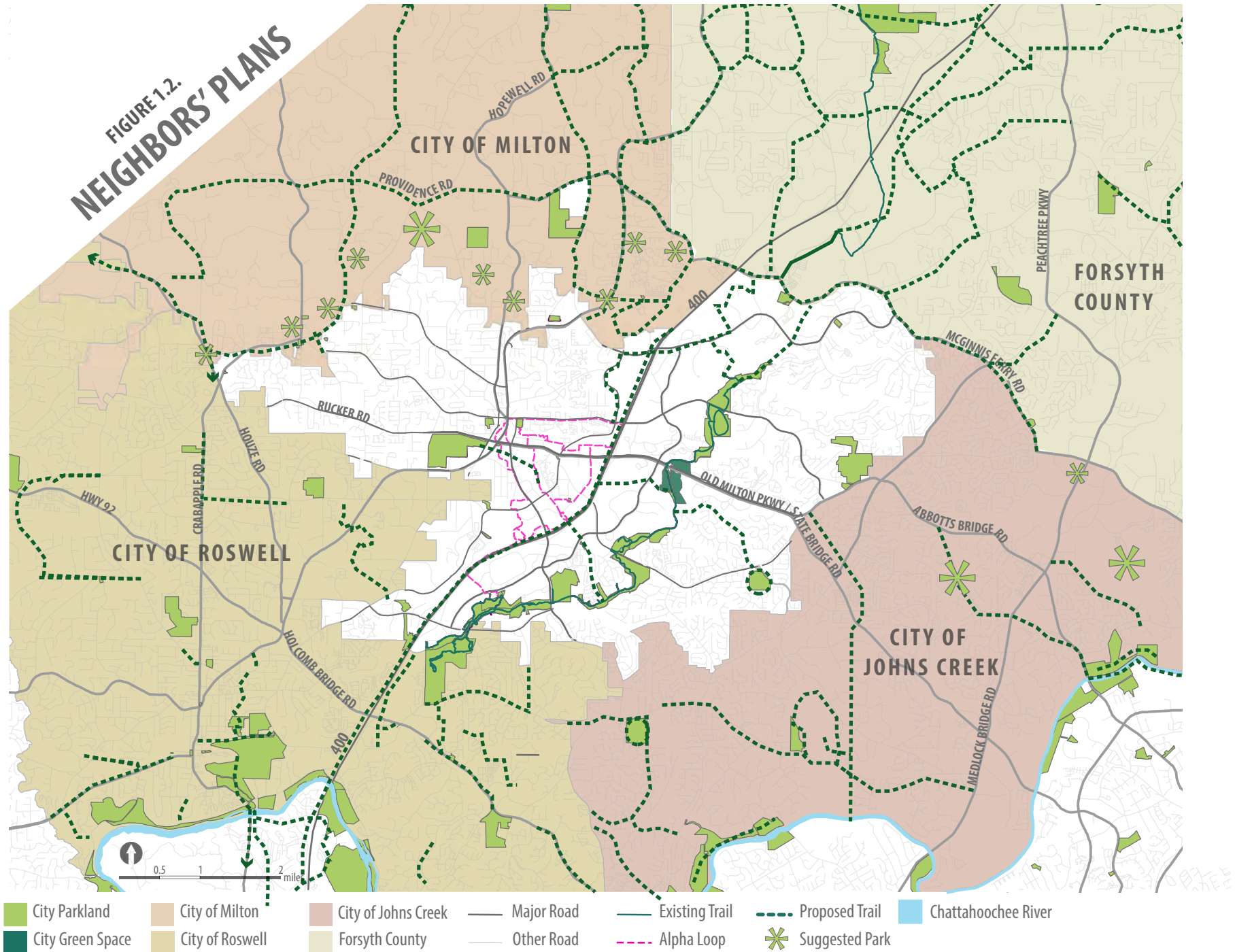
FORSYTH COUNTY

Alpharetta's neighbor to the north, Forsyth County completed a parks and recreation plan in 2016, and is currently working on its Comprehensive Transportation Plan (CTP). The parks and recreation plan identified the need for many new parks in the county, but the recommended locations are fairly far from Alpharetta and unlikely to make an impact on most of our residents. The CTP, however, identified many miles of sidewalks/multi-use paths in the southern section of the county that have the potential to link up to future trails in Alpharetta.



Ocee Park is a City of Johns Creek park **completely surrounded by Alpharetta**. It is a 37-acre park mostly devoted to baseball and softball, but also has a playground, sand volleyball, tennis, and basketball courts.

FIGURE 1.2.
NEIGHBORS' PLANS



WHAT OUR COMMUNITY SAYS

We also wanted to check in with our residents and other stakeholders: what do people really want from Alpharetta recreation and parks? As it turns out, connectivity, flexibility, and a whole lot of fun! At a community workshop on October 24, 2017, participants learned about how the Alpharetta Department of Recreation and Parks currently serves the community, plans already on the books for improvement, and the goals of the Recreation and Parks Master Plan Update. They then discussed their dream recreation system of the future. Check out their big ideas:

EXPAND AND ENHANCE TRAILS

Alpharetta residents are ready to embrace a fully connected trail system with wide, off-road paths, mile markers, and good lighting for nighttime users. They love the trails proposed in previous plans and have a few ideas for more:

- Walking path from Wills Park to Downtown
- Loop connecting new parks on Rucker Road, Mid Broadwell Road, and Mayfield Road to the proposed trail on Milton Avenue
- Connections to Webb Bridge Park
- Continue the trail along GA 400 to McFarland
- Paths between schools and parks

They're most excited to comfortably walk or bike to Downtown Alpharetta, Avalon, Wills Park, and the Big Creek Greenway.

PARTNER FOOD AND FUN

Everything is better with food! From growing local crops at community gardens to buying local produce at farmers markets or creating the final dishes in culinary arts classes, they want it all. Improved concessions and potential food trucks at parks will make the home team wins even sweeter.

MAXIMIZE FLEXIBILITY

Create space for people with different interests and conserve land by choosing multi-purpose facilities whenever possible. For example, rectangular fields can have markings for multiple sports (soccer, football, cricket!); provide large, open green spaces; and design event spaces with movable walls. Keep spaces loose enough to encourage creativity and maintain functionality.

LOAD UP THE AMENITIES

Make parks inviting spaces for people to linger by including benches and seating, pavilions, Wi-Fi, and solar charging stations. Give Fido a place to play, too.

KEEP IT NATURAL

Residents want more than activities, they want spaces to connect with nature. Include natural areas, some unpaved trails, and natural play elements for children's playgrounds.

DON'T FORGET THE NIGHT OWLS

Adults and kids alike are often busy during the day and ready to unwind and play at night. Keep paths and parks well lit for evening strollers (solar lighting, please!) and expand program offerings to include more evening and weekend classes and events.

BRING MORE FACILITIES (ESPECIALLY INDOOR!) TO THE EAST SIDE OF TOWN

The eastern half of Alpharetta has few public parks or recreation facilities compared to the rest of the city, and they want more! An indoor facility with a pool would be preferred, and residents are open to a partnership with the YMCA, as long as prices are affordable.

PLAY TO OUR STRENGTHS

Focus on improving the quality of existing parks and emphasize unique aspects. Add new facilities within existing, underutilized properties like Union Hill Park, Windward Soccer Facility, and Webb Bridge Park. Maintain and upgrade existing facilities. Keep unique character where it exists, like at the Equestrian Center and the Adult Activity Center at North Park, and add creative new elements when possible. Locate any new parks around population centers to maximize their use.

WHAT BELONGS WHERE?

Participants in the community workshop suggested specific locations for new or upgraded features within existing facilities and newly acquired parcels for soon-to-be parks. They want:

EXISTING FACILITIES

WILLS PARK

- Larger pavilion to accommodate 50+ people
- Festivals
- Outdoor exercise equipment
- Senior programs
- Challenge course
- Improved equestrian spectator facilities
- Weekday uses for the equestrian center (such as meeting rooms)

BIG CREEK GREENWAY

- Increase the number of access points and quality of bike infrastructure leading up to them

WEBB BRIDGE PARK

- Connect to the trail system
- Community garden
- Community center
- Outdoor track
- Ninja challenge course
- Indoor pool
- Programs for children with special needs
- ADA accessibility

NORTH PARK

- Upgrade concession stands and bathrooms at fields 1-4, or consider food trucks as an alternative
- Connect walking trails
- Bocce ball court

ROCK MILL PARK

- Gardening
- Benches and seating
- Playground
- Splash pad

UNION HILL PARK

- Concert venue
- Natural playgrounds
- Youth and teen programs

COGBURN ROAD PARK

- Keep it up! This is a beloved and frequented neighborhood park.

BROOKE STREET PARK

- Activate the bandstand with outdoor concerts
- Dog park
- Dance classes

WINDWARD SOCCER FACILITY

- Dog park
- Community garden
- Beach volleyball
- Not enough parking for use as soccer facility

FITNESS PARK AT WESTSIDE

- Improve visibility and use

CRABAPPLE GOVERNMENT CENTER

- Senior programs
- Adaptive programs

NEW FACILITIES

ARTS CENTER

- Sculpture and ceramics
- Music
- Culinary arts
- Jewelry and metalsmithing
- Performances

RUCKER ROAD PARK

- Community garden and farmers market
- Farm camp
- Trails

MID BROADWELL ROAD PARK

- Large, flexible green spaces
- Ropes course
- Natural areas
- Unpaved trail
- Community garden

MILTON AVENUE PARK

- Trails

MAYFIELD ROAD PARK

- Trails
- Art classes
- Events facility
- Sand volleyball court

KIMBALL BRIDGE ROAD PARK

- Playground
- Benches and seating



OUR AREAS OF FOCUS



PARKS

**Do we have
enough?**

**How good
are they?**

**What can
we do to
improve
them?**

PAGES 16-33



EQUESTRIAN CENTER

**What does
the future
of this
facility look
like?**

PAGES 34-39



TRAILS

**How do we
maximize
the Big
Creek
Greenway?**

**What
connections
are we
missing?**

PAGES 40-49



PROGRAMS

**What are
we doing
well with
programs?**

**What's
missing?**

**How do we
improve?**

PAGES 50-56



ARTS + CULTURE

**What's the
role of the
new Arts
Center?**

**How do we
get more
art in the
community?**

PAGES 57-62





PLATY
GUEST : HOME
1 2 3
DOWN TO GO BALL ON SET

2

PARKS

2. PARKS OVERVIEW

Alpharetta has 10 main parks:

- Brooke Street Park
- Cogburn Road Park
- Crabapple Government Center
- Fitness Park at West Side
- North Park
- Rock Mill Park
- Union Hill Park
- Webb Bridge Park
- Wills Park
- Windward Soccer Complex

The City also has five pocket parks, which are small parks (less than an acre) and are mostly concentrated in central Alpharetta. In total, the City has 339 acres of parks, and another 459 acres in the Big Creek Greenway. With the park bond money, the City has also purchased 28.5 more parcels for parks: four in western Alpharetta, and one in eastern Alpharetta.

PARKS IN THE PERIPHERY

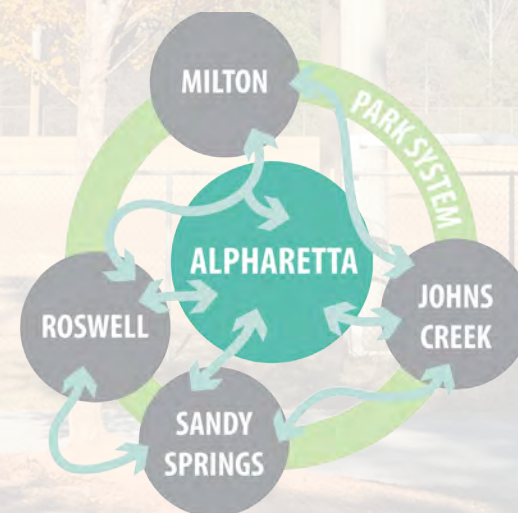
In 2005 and 2006, the landscape of North Fulton County changed forever: the Cities of Milton, Johns Creek, and Sandy Springs were created out of the remaining parts of unincorporated Fulton County.

One of the unanticipated outcomes of this was the location of many of Alpharetta's parks now at the City's periphery. When these parks were developed, it was

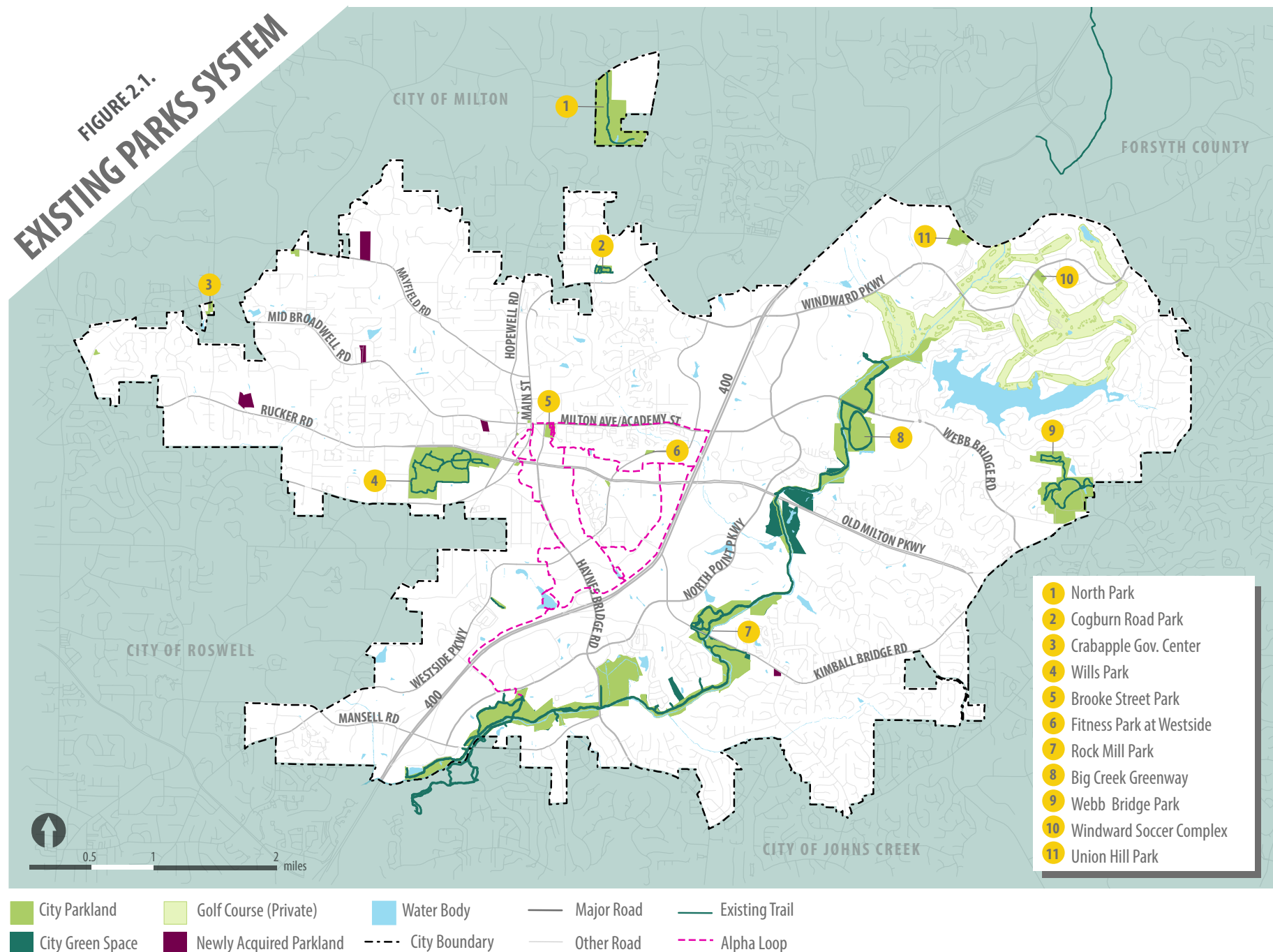
assumed that Alpharetta would grow and eventually annex land beyond them. With the creation of Milton and Johns Creek, these annexations are no longer possible. The result is that many of Alpharetta's parks are located on the edge of other cities: North Park and Crabapple Government Center are essentially in the City of Milton, and Webb Bridge Park is on the border of the City of Johns Creek.

Conversely, there are also parks owned and managed by other municipalities close to Alpharetta: Johns Creek's Ocee Park and Newtown Park and Roswell's Big Creek Park and Hembree Park.

Most people don't care which city owns which park—they go to the parks they like and that are close to them. As a result, many of Alpharetta's parks serve residents from other cities, and vice versa.



**FIGURE 2.1.
EXISTING PARKS SYSTEM**



OUR PARKS AS A GROUP

MEASURING OUR PARKS: HOW DO WE STACK UP?

One way to look at how well a city is doing in providing parks is to figure out its level of service, or “LOS.” Usually, a city’s LOS is expressed as the number of acres of parks for every 1,000 residents.

According to United States Census Community Survey in 2016, Alpharetta has about 65,338 residents. When this number is plugged into an equation with the City’s parks acreage, Alpharetta’s LOS is 5.19 acres per 1,000 residents. This number is just counting existing parks (and not the land recently acquired for future parks). When the Big Creek Greenway is included, the City’s LOS is 12.21 acres per 1,000 residents.

A LOS can also be projected out to tell us more about the future, and how growth will impact recreation and parks. When looking at Alpharetta’s future LOS, we are going to assume that the City will develop its 28.5 acres of parks it has already acquired, but not acquire anything else. With this assumption in mind, the Table 1 below shows how Alpharetta’s LOS will change over the coming years.

TABLE 1. LEVEL OF SERVICE: PARKS

Year	Population	LOS - Just Parks	LOS - Parks + Greenway
2020	67,494	5.45	12.25
2025	72,638	5.06	11.38
2030	77,035	4.77	10.73

So what does this mean? Are these numbers good?

Well, it depends. For some communities, this LOS would be very good. For others, it may just be OK. The most useful thing about an LOS calculation is that it makes it easier to compare your city to others, which is sometimes referred to as benchmarking.

BENCHMARKING: CITY OF FRANKLIN

Franklin, Tennessee is widely seen as one of the best places to live in the Nashville area. It is known for its charming downtown, and its beautiful parks and green spaces. In many ways, it’s a great point of comparison for Alpharetta.

Currently, Franklin has 706.6 acres of parkland spread among 18 different parks. When this is converted to a LOS, Franklin has 10.61 acres per 1,000 residents. Like Alpharetta, Franklin has a lot of acreage in sites that may not be considered to be parks by a standard definition. For example, about 275 acres of Franklin’s parks are in passive, natural parks, and an additional 120 acres are battlefields.

What does this tell us? Alpharetta is pretty much on par with the City of Franklin, and actually has a slightly better LOS. Although this doesn’t mean that Alpharetta’s work is done, it does mean that it is keeping pace with its peers in terms of its amount of parkland. To remain competitive, the city will need to continue to keep up this current LOS as it grows.

Recommendation

To maintain its current LOS, Alpharetta should acquire at least another 52 acres for parks by 2030. This is in addition to the 28.5 acres of land that were acquired in 2017.



The Comprehensive Plan has a goal that the City be **20 percent green/open space**. Right now, we’re at about 10 percent. To meet the full goal, the City would need to make 1,740 more acres green.

SO WE HAVE THE PARKS....BUT CAN WE GET TO THEM EASILY?

Another way to look at a city's parks is to map them out, and measure how far people have to travel to reach them.

An unofficial goal for Alpharetta is to have a park or other fun destination within a 10-minute walk of every resident. This translates into a distance of about ½ mile. Figure 2.1 on page 1922 shows 10-minute walking trips from each Alpharetta park, based on the existing network of roadways and actual access points to the parks. Every part of the city that is shown in dark pink can reach a park within a 10-minute walking trip. Those in lighter pink can reach a park within a 20-minute trip (1 mile). Once the new parks are developed on land the City already owns, residents within the dark blue color will be within a 10-minute walk of a park, and those within light blue will be within a 20-minute walk.

Every part of the city shown in white is a residential area that is outside a 1-mile trip to a park. Most of the white areas are in eastern Alpharetta, where the City has fewer recreation and parks facility. However, many neighborhoods on the east side, such as Windward, have private recreation facilities that are likely meeting at least some needs in this part of town.

Recommendation

Acquire more parkland in the eastern part of Alpharetta, particularly to serve residents who don't live in communities with private facilities.

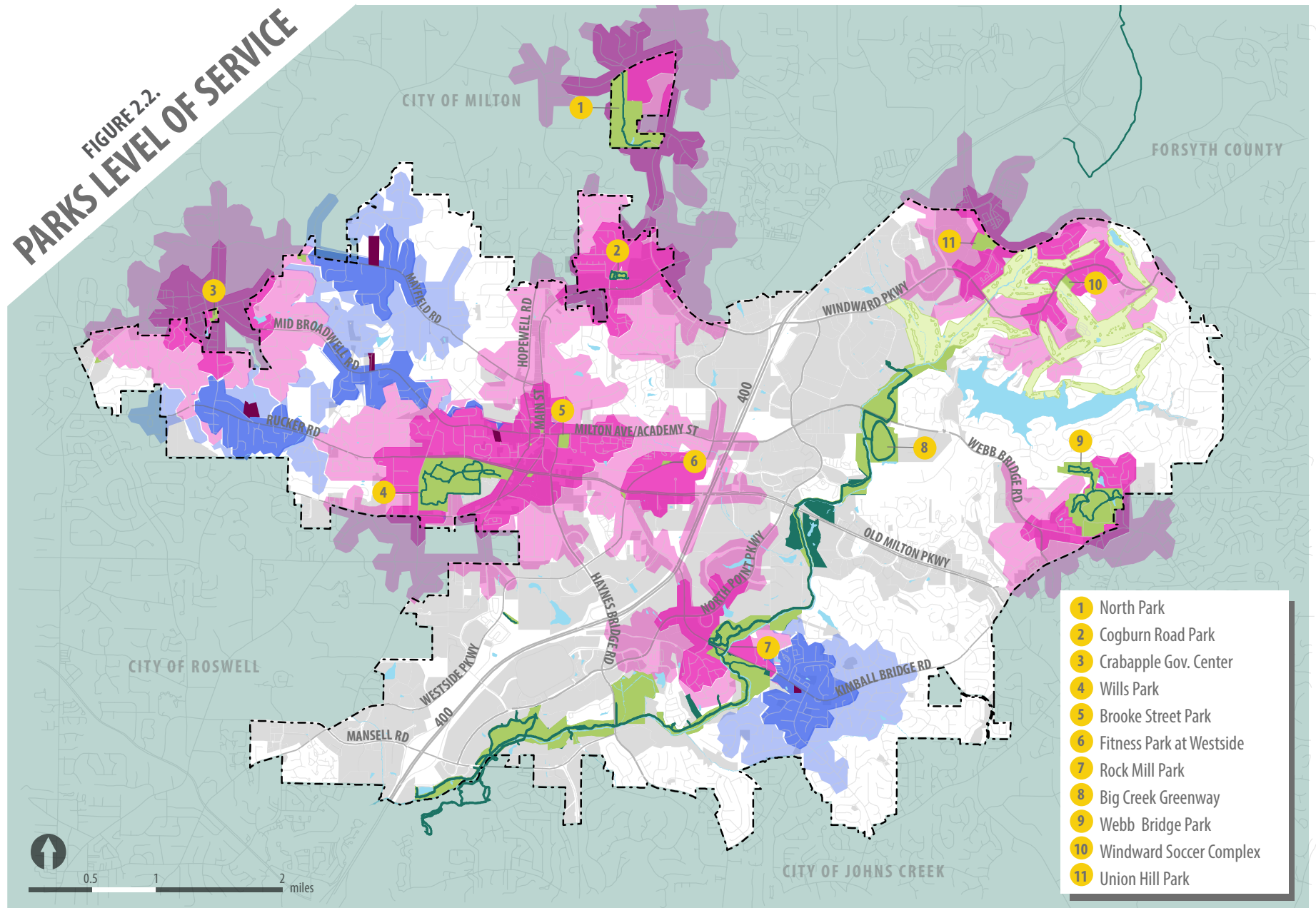
PRIVATE PARKS + OTHER PROVIDERS

One of the tricky parts of recreation and parks planning is that many neighborhoods have their own private parks and facilities. This can be as simple as a small playground or tennis court, to highly developed parks and marinas, like those that are in Windward. So, although the Parks Level of Service map shows that eastern Alpharetta needs parks, in reality many of these neighborhoods have their own facilities already.

The other piece of the parks puzzle is that private and semi-private providers also serve Alpharetta. Places like the YMCA offer a swimming pool, recreation programs, gyms, and classes to residents for the price of memberships. But the amount of service these organizations provide is difficult to measure in comparison to City facilities and programs, which are much less expensive or free.



FIGURE 2.2.
PARKS LEVEL OF SERVICE



OUR PARKS, ONE BY ONE

Looking at acreage and trip distances is helpful to see the bigger picture of recreation and parks in Alpharetta. But it doesn't get into the details of each park, and the quality of experiences they provide. How good are our parks? What are we already doing well, and what can be improved? And what projects can we get done in the next 10 years to make the best of them?

OVERALL, OUR PARKS...

- + Are high quality and well maintained
- + Have great outdoor facilities, particularly sports fields
- + Enjoy strong support from users
- Lack of strong entries, particularly signage
- Lack wayfinding/signage
- Lack a sense of place
- Aren't very visible from roadways
- Have indoor facilities that look institutional and dated



At every park, entrance upgrades are recommended. This means new, consistent entrance signage that announces the park at every major entry, as well as new landscaping to accent the sign and signal to people that they are about the experience The New Standard of Alpharetta parks.





BROOKE STREET PARK

5 acres of new park space next to City Hall with a stage, oval lawn, cool water feature, and arboretum

What's Good

- + Beautifully maintained
- + Central location next to City Hall, the library, and Downtown
- + High-quality facilities and materials
- + Water feature is a unique, engaging element
- + Flexible open space

Needs Improvement

- Lack of crosswalks across Haynes Bridge Road and Academy Street
- Northern third of park (along Academy Street) is not very active
- Currently lacks functionality to support large events

Recommendations

Brooke Street Park was just recently finished. The next step is to activate it with fun programming, and get the word out that the park is done and ready for action. The stage can be used for special events and other programming such as dance and theater classes, but needs to have better support infrastructure such as electrical access.

Over the next few years, the Recreation and Parks Department should pay close attention to how all of the park space is used, and get feedback from residents. With most activity likely centered on the lawn and the stage, the arboretum—the part of the park that faces Academy Street—may not be as well used. If additional parkland in central Alpharetta cannot be acquired, the City may need to use this part of Brooke Street Park to serve the growing population of residents downtown who need close-to-home recreation facilities, like a dog park or playground. These facilities could be designed to be part of the arboretum, with high-end, natural materials.

2018-2027 Projects

- Entrance Upgrades

Additionally, the Recreation and Parks Department should work with Public Works to stripe crosswalks across Academy Street and Haynes Bridge Road. The park is right in the middle of the Alpha Loop project, and should connect seamlessly into both the inner loop and outer loop, with signage that is easy to follow.

COGBURN ROAD PARK

5-acre park in north Alpharetta with lots of flexible green space and a popular playground

What's Good

- + Well maintained
- + Lots of flexible open space
- + Popular playground is shady and pleasant
- + Direct sidewalk to the Park at Cogburn neighborhood and shopping/restaurants to the east
- + Agreement with Lowes for overflow parking

Needs Improvement

- Not very visible from Cogburn Road
- Lack of "eyes" on park
- Park is nice, but doesn't have any special feature or unique character

Recommendations

Cogburn Road Park is a well-used neighborhood park, and is particularly popular for its playground. By 2027, the playground equipment will be up for replacement. At this point, the City could replace it with new, similar equipment but an upgrade to a unique playscape specific to Cogburn Park is recommended. This could take the form of a natural playscape, or a custom playground that is a reflection of the **New Standard** of Alpharetta parks.

2018-2027 Projects

- Entrance Upgrades
- Playground Replacement/Upgrade



10 PLACES TO PLAY...

Brooke Street Park

Cogburn Road Park

Crabapple Government Center

Fitness Park at Westside

North Park

Rock Mill Park

Union Hill Park

Webb Bridge Park

Wills Park

Windward Soccer Complex





CRABAPPLE GOVERNMENT CENTER

A shared facility on the periphery of the city, with classrooms, offices, and a gym

What's Good

- + Co-location with City of Milton recreation facilities
- + Co-location with other public services
- + Well maintained

Needs Improvement

- Facility is old and tired feeling, with a very institutional look and feel
- Location is remote from the center of the city
- Arts and crafts rooms feel small and dark
- Gymnasium is stuffy and dark
- No outdoor recreation space
- Lacks crosswalk to City of Milton playground and pavilion across Broadwell Road

Recommendations

Currently the main recreation functions at Crabapple are staff offices, arts and crafts classrooms, and the gymnasium. Arts programming is scheduled to leave the facility next year when the new Arts Center is open. Because of its location adjacent to the City of Milton, Alpharetta should discuss joint use and management of the facility and explore better uses for the center, such as a regional center for therapeutic recreation and special needs programming. In the future, staff with offices here should be relocated to Wills Park or another more central location with the rest of Department staff.

2018-2027 Projects

- Joint study with the City of Milton
- Entrance Upgrades



FITNESS PARK AT WESTSIDE

New 1-acre park on Westside Parkway with outdoor fitness equipment

What's Good?

- + Very visible location on Westside Parkway
- + New equipment

Needs Improvement:

- Lacks connections to nearby neighborhoods and across Westside Parkway
- Lack of variety of things to do

Recommendations

Fitness Park at Westside was recently deeded to the City as part of the Avalon development. Because it is so new, there are no condition issues. It is also difficult to know how much use the park will get used. The City should talk to residents in the neighborhood immediately to the north to see if they would like a direct pedestrian connection to the park. This would also open up easy pedestrian access between the neighborhood and Avalon.

2018-2027 Projects

- Entrance Upgrades



NORTH PARK

83 acres of mostly active recreation facilities nestled in the woods, surrounded by schools and the City of Milton

What's Good

- + Beautifully maintained
- + Adult Center is popular and well loved
- + Miracle League facility is unique
- + High usage of sports fields by nearby schools, some with direct paths to the park

Needs Improvement

- Poor location outside of Alpharetta
- Poor visibility from a distance
- Feels like a series of facilities strung together, rather than a single, unified park
- Adult Center is very small and not laid out well; the split into two separate buildings makes management more difficult
- Bathroom facilities are undersized
- No flexible green space
- Heavily wooded, but not managed or used as an recreation asset

Recommendations

North Park is one of the largest City parks, yet it is surrounded by the City of Milton. As part of a bigger discussion that includes Crabapple Government Center, Alpharetta should meet with the City of Milton to discuss forming an equity partnership to operate and maintain North Park jointly for both communities. One of the first steps in this partnership should be the development of a new master plan that will address circulation, better use and management of the wooded areas, upgrades to existing facilities, and better connections to the surrounding schools, churches, and neighborhoods.

The master plan should take a close look at the Adult Center. Specifically, the entry and circulation areas should be redesigned, and the arts building be directly attached. New outdoor facilities at the Adult Center should also be considered, like a bocce ball court and a covered patio/seating area.

While a partnership with the City of Milton is being developed, Alpharetta should plan for replacement projects that are needed to keep facilities current and in good working condition.

2018-2027 Projects

- Master Plan with City of Milton
- Entrance Upgrade
- Softball Field Restroom/Concessions Facility Replacement/Expansion
- Turf Replacement at Field #1
- Tennis Court Resurfacing
- Turf Replacement at Football Field #2
- Miracle League Field Turf Replacement
- Football Field #1 Restroom/Concession/Press box Facility Replacement



ROCK MILL PARK

A 17-acre park with a focus on environmental education, and a major trailhead of the Big Creek Greenway

What's Good

- + Beautifully designed and well maintained
- + Strong sense of place and a unique look
- + Use of native plants and other green design elements
- + Access to the Big Creek Greenway

Needs Improvement

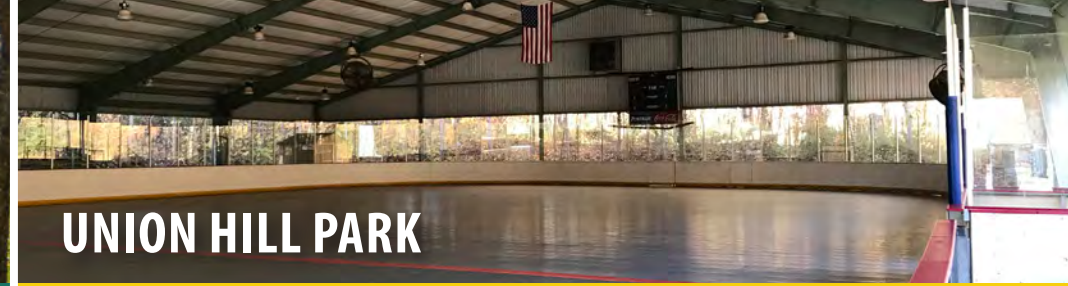
- Poor visibility and connections to the surrounding area
- Not as well used as other parks

Recommendations

Rock Mill Park is a beautifully designed facility, but it appears to be less visited than many other Alpharetta parks. Bolder, improved signage will help to signal to people that there is a park here to explore. Further into the future, the City should consider additional facilities at the park to help activate it, like a nature-based playground.

2018-2027 Projects

- Entrance Upgrade



UNION HILL PARK

An 11-acre roller hockey park in northeast Alpharetta

What's Good

- + Unique roller hockey facility has the potential to be repurposed

Needs Improvement

- Park is very under-used and facility feels abandoned in comparison to other City facilities
- Not visible from the street
- Lack of connections to the surrounding area

Recommendations

The current focus on roller hockey at Union Hill Park is no longer in tune with the types of recreation the community wants. As the Big Creek Greenway stretches north to Forsyth County, Union Hill Park will shift gears and become an important trailhead for the greenway. Although other facilities were envisioned at Union Hill Park in a master plan completed in 2017, only developing the trailhead facilities is recommended at this time. In the near-term, the City should experiment with ways to use the roller hockey rink such as short-term "indoor" soccer uses that do not require a switch to turf (futsal), and creative programming that bring people to the space for non-roller hockey activities. The park has particular potential for youth/teen programs and parties, like a holiday roller party and dodgeball tournaments.

2018-2027 Projects

- Entrance Upgrade
- Trailhead Development



WEBB BRIDGE PARK

The largest park in east Alpharetta at 96 acres, with sports fields, wooded trails, a special children's play area, tennis courts, and flexible open space

What's Good

- + Well-loved, highly used children's play area
- + New tiered seating at soccer field is unique and beautiful
- + Park is well maintained
- + Trails through wooded areas are used frequently and some of the best in the city

Needs Improvement

- Odd layout
- Lacks sense of place and arrival
- Flexible green space in far north of park is hidden and underused
- Bathrooms at back of park are not well used
- Heavily wooded, but forest is not actively managed
- Stormwater management could be improved using green methods
- Hard to see from outside the park
- Lacks strong connections to the surrounding neighborhoods
- No direct entry from Kimball Bridge Road

Recommendations

Webb Bridge Park is the only major public park on the east side of Alpharetta. Although its facilities are well maintained and certain parts are well-loved by the community, the park's layout is not intuitive, and some areas are very underused and hidden. There are also a number of facilities that are due for replacement in the next 10 years. Although the Webb Zone community playground requires a large amount of upkeep and maintenance, it is treasured by the community and should remain in place.

A new master plan is recommended to address circulation and use of all aspects of the park. This plan should also address erosion issues at a site-wide scale; active care and management of wooded areas; and ways to open up access to the park directly from Kimball Bridge Road. Other facilities to consider during the master plan process are a new multi-generational community center to serve east side residents, community gardens, an outdoor track, challenge courses, and a universal playground. This study should be part of a broader recreation plan undertaken jointly with the City of Johns Creek, in which Ocee Park (a Johns Creek Park) should also be studied and planned for based off of both communities' needs.

In the near term, access to the park can be improved through a few trail projects. One would create a sidewalk that directly links Webb Bridge Park with Lake Windward Elementary School, including a safe crossing on Fox Road. As part of the recommended master plan, a trail connection to Southlake Drive should be looked at and discussed with the neighborhood.

2018-2027 Projects

- Entrance Upgrades
- Joint Master Plan with Ocee Park (Johns Creek)
- Implementation of Phase I of Joint Master Plan
- Restroom/Concession Replacement/Expansion at Soccer Fields
- Turf Replacement at Lower Soccer Field
- Tennis Court Resurfacing
- Trail to Lake Windward Elementary School



The crown jewel of Alpharetta's recreation and parks system, Wills Park is a central, 116-acre park that has something for everyone

What's Good

- + Large diversity of activities and facilities
- + Beautifully maintained
- + Centrally located
- + Unique equestrian facility
- + Wills Park Community Center is highly used
- + Sports fields are well used
- + Outdoor recreation facilities are in excellent condition
- + Pool renovation will improve aquatics for the city by providing both a competition and leisure pool

Needs Improvement

- Lacks sense of entry, welcome signage is inadequate
- Circulation is confusing: park feels like a series of facilities instead of one cohesive place
- Bathroom facilities are too small for demand
- Lack of signs and wayfinding
- Wooded area is not used
- Maintenance facility for the entire park is located at the Equestrian Center, rather than central to all facilities
- Recreation Center is small and limited in its uses
- Community Center lacks space to meet program demand, especially gymnastics
- Presence of two centers—a community center and a recreation center—is confusing, and not an efficient distribution of resources

Recommendations

Wills Park is the crown jewel of the system, and should be a high priority for investment and improvement. Key recommendations include proactively acquiring adjacent parcels along South Main Street and Roswell Street, upgrading restroom facilities, and making aesthetic improvements to the Community Center.

Additionally, the City should develop a master plan to better tie all of its facilities together into a park with intuitive ways to get around and a unique sense of place. Working under the assumption that the park will expand in size over time, the master plan should consider the following:

- Relocation of the main maintenance shed from the Equestrian Center to a more centralized location
- A sub-plan for the Equestrian Center that includes improvements at existing facilities, new facilities, and upgraded footing
- Location of a direct trail connection to the Alpha Loop
- A feasibility study for indoor aquatics
- Improved circulation
- Solutions to streambank erosion and water quality issues
- System of signs for wayfinding
- A perimeter/loop trail around the park
- Expansion (and potential relocation) of the community garden



WILLS PARK (CONTINUED)

- Location for a centralized Recreation and Parks Department administrative office
- Cricket pitch
- Trails through wooded areas
- Large pavilion (to hold parties of over 50 people)
- Challenge course/outdoor exercise equipment

Ideally, the plan should phase improvements in a way that enables the City to continue to acquire adjacent land without holding up improvements to existing facilities.

The plan should also look specifically at the Community Center, and ways to make it the primary indoor recreation facility on the west side of town. Recommendations include:

- Expand the gymnastics center into the small adjoining gym
- Add a larger viewing to the front of the building
- Add another full-sized gym to the back of the center
- Add additional classroom space to the building for general recreation

2018-2027 Projects

- Entrance Upgrades
- Master Plan
- Master Plan Implementation – Phase I
- Bathroom Renovation/Expansion at Fields A-D
- Bathroom Renovation/Expansion at Wacky World
- Field #4 Turf Replacement
- Tennis Court Resurfacing
- Outdoor Basketball Court Resurfacing
- Kings Ridge Playground Replacement
- Community Center Renovation
- Recreation Center Playground Replacement

WINDWARD SOCCER COMPLEX

A small (3 acres), secluded park with a soccer field

What's Good

+ Well maintained

Needs Improvement

- Facility is "one note" with a single soccer field
- Park is locked when there is no scheduled use
- Very little visibility from the roadway
- No connections to the surrounding neighborhoods

Recommendations

Windward Hill Soccer Complex is currently a single use facility with a soccer field. It is difficult to see the park from the road, and the gate is often locked. The City should move forward in developing the park according to the master plan created in 2017. In addition to the facilities shown in the master plan, the heavily forested frontage of the park on Windward Parkway should be thinned to provide some visibility into the facility. Additionally, the City should engage nearby neighborhoods to see if they want direct pedestrian/bike connections to the park.

2018-2027 Projects

- Entrance Upgrades
- Master Plan Implementation – Phase I



NEW PARKS

As part of the parks bond passed in 2016, the City purchased five parcels of land for new parks. Each of these parks now needs a master plan, discussions with surrounding neighborhoods, and development of park facilities.

OLD RUCKER ROAD PARK

The Old Rucker Road property was previously used as a residence and plant nursery. When Whole Foods approached Alpharetta about donating its working farm facilities to the City, the Old Rucker Road property appeared to be a perfect fit. Because of the quick timeframe for the farm facility donation, the City needs to rapidly develop a master plan for the park, as well as determine a strategy for operating it. The master plan should also include initial programming ideas for environmental education.

KIMBALL BRIDGE ROAD PARK

This future park is located only about 1/3 mile east of the Big Creek Greenway. To help boost the amount of parkland in the east side of town, expanding this park west to the greenway is recommended. In the near term, a wide sidewalk should be provided between the park and the trail access point at Alpharetta Fire Station 86.

The master plan process for this park should be done under the assumption that the park will expand. Facilities to consider include a playground, flexible green space, a dog park, and trails that tie directly into the greenway. This expanded park should also be considered as an alternative location to Webb Bridge Park for an east side community center.

MILTON AVENUE PARK + MID BROADWELL ROAD PARK + MAYFIELD ROAD PARK

For each of these parks, the City needs to engage the surrounding neighborhoods to talk about the kinds of facilities they want to see, and

develop a master plan. For Mayfield Road Park, this process will include the City of Milton, who shares ownership of the land with the City of Alpharetta. At Milton Avenue Park, there is an opportunity to build off the character provided by the recently relocated log cabin.

Over the next 10 years, the goal should be to develop at least the first phase of facilities for each.

2018-2027 PROJECTS

- Old Rucker Road Master Plan
- Old Rucker Road Master Plan Implementation – Phase I
- Kimball Bridge Road Master Plan
- Kimball Bridge Road Master Plan Implementation – Phase I
- Milton Avenue Park Master Plan
- Milton Avenue Park Master Plan Implementation – Phase I
- Mid Broadwell Road Park Master Plan
- Mid Broadwell Road Park Plan Implementation – Phase I
- Mayfield Road Master Plan
- Mayfield Road Master Plan Implementation – Phase I

OTHER RECOMMENDATIONS

is happening in the center of the city. Most of these new developments are not being built with many of their own recreation facilities; as a result, the City will need to be prepared to provide close-to-home parks and recreation to these new residents. These facilities are likely to include flexible open space, dog parks, and playgrounds. Acquiring 3-5 acres of land in central Alpharetta is recommended for this purpose. The need for trails and greenways should be met by the Alpha Loop.

PLAYGROUNDS



FLEXIBLE OPEN SPACE



PLACES FOR PUPS





A rider in a maroon jacket and white breeches is jumping a dark horse over a white fence. The rider's jacket has a white patch with the number '5' on the sleeve. The background is a grassy field.

EQUESTRIAN

3

CENTER

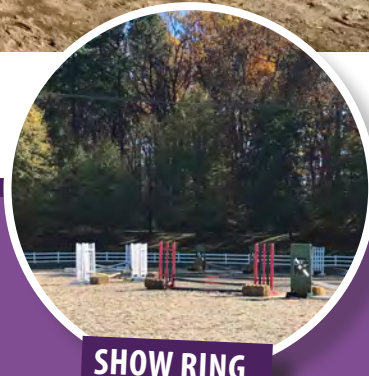


3. EQUESTRIAN CENTER

Built in the 1960s, the Equestrian Center was a Fulton County facility until Alpharetta purchased all of Wills Park in the late 1990s. It has long been a key recreation amenity in the community, and is an important part of the city's heritage.

There is something happening at the Equestrian Center almost every week of the year. In 2017, there were 50 horse shows, 8 dog shows, a rodeo, concerts, and a number of corporate rentals. This pace of events is unlikely to slow down: 50 weekends are already booked for events in 2018.

Although multiple types of events happen at the Equestrian Center, the focus is definitely on horse shows. The center is very well respected in the equestrian community as a premier site for shows. Mostly it serves as a regional level facility, with its primary market being local and A-level Hunter Jumper shows.



SHOW RING



COVERED ARENA



Because of its small size and relatively old facilities, the Equestrian Center cannot compete with other large venues in the southeast for nationally rated horse shows. Although it is well maintained, most of the buildings and structures date back to the 1960s and have an institutional look. The entry area, maintenance building, barns, covered show arena and the outdoor rings—pretty much all of the facilities—are in need of a major upgrade. To keep its position in the equestrian event market into the future, the Equestrian Center will need to be updated.

One of the facility's most unique assets, however, is its intown location. The vast majority of equestrian venues are rural, meaning most people bring everything they need with them when they come for events. With its location right in Wills Park, top-notch restaurants, shopping, and hotels are just minutes away. Its adjacency to the rest of the facilities at Wills Park is also a plus, as it brings in more people to events and offers activities for the whole family. Although this location within the park does occasionally cause security concerns and operational issues, overall it's a significant plus.

Recommendations

- The City will need to publicly commit to maintaining and improving the Wills Park Equestrian Center as a long-term recreation amenity for the community and the region.
- The City should develop an updated, long-range, capital improvement plan for the center based on the plan that was established previously. This plan, which should be part of the overall Wills Park Master Plan, needs to take a phased approach that matches available capital and operations dollars. The master plan should include the following:
 - Another show ring, schooling ring, and lunging ring
 - Relocation of the maintenance shed out of the Equestrian Center to a more centralized place in the park to better serve the rest of Wills Park
 - Phased replacement of the horse barns over a five-year period
 - Better and more spectator-friendly areas
 - Design features that provide a unique sense of place and celebrate Alpharetta's heritage
 - An economic impact study that quantifies the impact from out of town visitors/participants on the Alpharetta community



HORSE STALLS



BARN



OFFICE

- The “footing” is the key aspect of any top-flight equestrian center. This should be a top priority for improvement.
- The existing covered arena needs to be improved. This should begin with repainting the ceiling as well as installation of sun shades to eliminate the afternoon sun from crossing the arena floor.
- When the maintenance function is relocated, the existing building should be renovated into an office and indoor meeting/event site that serves as a gateway to the equestrian center. Ideally, this building should anchor the equestrian center and celebrate the history of the facility.
- There needs to be improved entry signage to the center and the overall entry experience should be upgraded to make it more inviting.
- Establish a location so food trucks can better serve horse shows and other events at the center.
- Update the P.A. system at the center.

- Promote the value of the facility to the community and attempt to provide more activities and events that will draw the general community to the center.
- Develop a private fundraising and sponsorship campaign for the center. This will require the City to update its policy on sponsorships.
- Establish a ‘Friends group’ for the center.

2018-2027 Projects

- Entrance Upgrades
- Equestrian Center Master Plan (part of Wills Park Master Plan)
- P.A. System Upgrade

BENCHMARKING: TRYON INTERNATIONAL EQUESTRIAN CENTER

Tryon International Equestrian Center is a world-class equestrian venue located 45 miles southeast of Asheville, North Carolina. Though the facility opened recently in 2014, it already has over 40 equestrian events annually, boasts over 500,000 in attendance, and has awarded over \$5 million in prize money.

The center is huge: located on over 1,400 acres in the foothills of North Carolina, it has 1,200 state-of-the-art stalls, 10 competition rings, a cross-country course, a derby field, and a host of support facilities including schooling rings, 200 RV pads, on-site cabins, and 10 restaurants.

Beyond equestrian activities, the Tryon Center hosts a packed calendar of special events. This includes Saturday Night Lights, a free event in the arena offered more than 20 times per year featuring family entertainment and performances. Other events include Derby Days, movie nights, Silo Bar concerts, holiday events, art exhibits, and BMW test drives. These events bring great crowds, and also introduce new people to the world of equestrian sports.

One of the major forces behind the Tryon Center's success is the leadership of the Tryon Equestrian Partners and deep sponsor support. This private investment has catapulted the center into being one of the highest caliber equestrian centers globally.

Although much smaller and run by a municipality, the Wills Park Equestrian Center can benefit from some of the same strategies that have made Tryon a great success. The abundance and variety of special events available at Tryon could be replicated at Wills Park at a smaller scale, and attract a larger audience of people to enjoy the facility. Additionally, private sponsorships and fundraising are currently relatively untapped at Wills Park. Drawing from private funding streams would help the facility see improvements faster, and at a larger scale than what is possible through relying solely on public money.

Image Sources: Tryon International Equestrian Center

EQUESTRIAN EVENTS



FOOD + LIVE MUSIC



+ HOTEL



A photograph of a paved trail winding through a forest. The trail is light-colored and has a dashed line down the center. The surrounding trees and foliage are in autumn colors, including shades of orange, yellow, and red. The trail curves to the left in the distance.

4 TRAILS

4. TRAILS

Trails are having a moment—across the country, communities are seeing greater and greater demand for trail facilities. The need for trails is both for recreation, and also for having alternative ways of getting around town.

Alpharetta and the greater Atlanta area are no different. The past decade has seen a surge of trails projects, from the high-profile Beltline in intown Atlanta to many smaller trails along streams and old railroad corridors.

Currently most of the trails within Alpharetta are part of the Big Creek Greenway. Stretching from the southern border of the City with Roswell up to Marconi Drive in the north, the greenway has approximately 8 miles of paved trail traveling roughly parallel to Big Creek. It connects to Roswell in the south and will soon link to Forsyth County in the north.

One of the most exciting projects right now in Alpharetta is the creation of the Alpha Loop. The Alpha Loop is actually a planned double loop of greenways and trail connecting destinations in central Alpharetta. The inner loop is planned to be about 3 miles in length, and the outer loop will be approximately 5 miles. The trails will mostly be built piece by piece by private developers but will be open for everyone to enjoy.

The only other trails currently in Alpharetta are loops contained within parks, like at Wills Park and Webb Bridge Park. The City does have some bicycle routes identified, but these are mostly roadways with wide shoulders that do not have official bicycle facilities.

BENCHMARK: ARVADA, COLORADO

Located northwest of Denver, Arvada is a wealthy suburb of about 117,000 residents. Like Alpharetta, it successfully competes for businesses with much larger cities, while still retaining its small town charm.

One of the things Arvada is best known for is its huge network of trails and bike lanes. In all, the city has 149 miles of paved hiking and biking trails, as well as an additional 30 miles of unpaved horseback riding trails. These trails are supplemented by another 54 miles of on-road bicycle lanes. In total, about one out of every ten streets in the city has official bicycle facilities.

What would it take to match this number of trails in Alpharetta? For the City's current population, Alpharetta would need about 83 miles of trail to be equal to Arvada. Right now, the City has about 15 total miles of trail when all of the Big Creek Greenway trails and trails in existing parks are counted. The Alpha Loop will add another 8. To make up the difference, Alpharetta would need to build another 60 miles of trails—the equivalent of over 7 Big Creek Greenways!



Image Sources (Clockwise from top): Fitt Co, Arvada Press, Railsnet, and City of Arvada

BIG CREEK GREENWAY

The Big Creek Greenway is the green backbone of Alpharetta's trail system. Since the 1990s, the City has been developing a 12-foot wide, concrete trail that meanders along Big Creek. The main trail is now 8 miles long, with spurs that connect to nearby areas. Currently the trail connects south to City of Roswell trail facilities, where there are plans to eventually bring the trail down all the way to the Chattahoochee River. To the north, Forsyth County has almost 10 miles of greenway along Big Creek, with another 5 miles planned. There is a 3-mile gap between Alpharetta's greenway trail and Forsyth County's, which the City is actively working to fill.

Like other City of Alpharetta facilities, the Big Creek Greenway is very well maintained. The City maintains everything within a 25-foot centerline of the trail; spur trails are cared for by their respective neighborhoods.

The greenway provides a recreation experience that is unmatched by other places in the city: while on the trail, you truly have a sense of being away from it all and immersed in nature. It also is a great resource for joggers, runners, cyclists, and skaters, who can take advantage of over 8 miles of uninterrupted trail.



There are some areas for improvement though. One of the biggest needs is for more signage to point the way and label paths to different areas—it would be very easy to get lost on the trail and all of its spurs as a first-time (or even fifth-time) visitor.

On a related note, the trail is pleasant and a great way to get into nature, but there is no special feature or aspect of it that makes it feel like a unique experience. Better signage and wayfinding could help brand the trail, as well as add more character and visual interest.

Although the main trail is in pretty good shape, there are some segments of secondary trails that are not. This is particularly true of boardwalks where the wood is not holding up well to the wet environment of Big Creek. These segments need to be replaced with materials that can stand up to the moist conditions better.

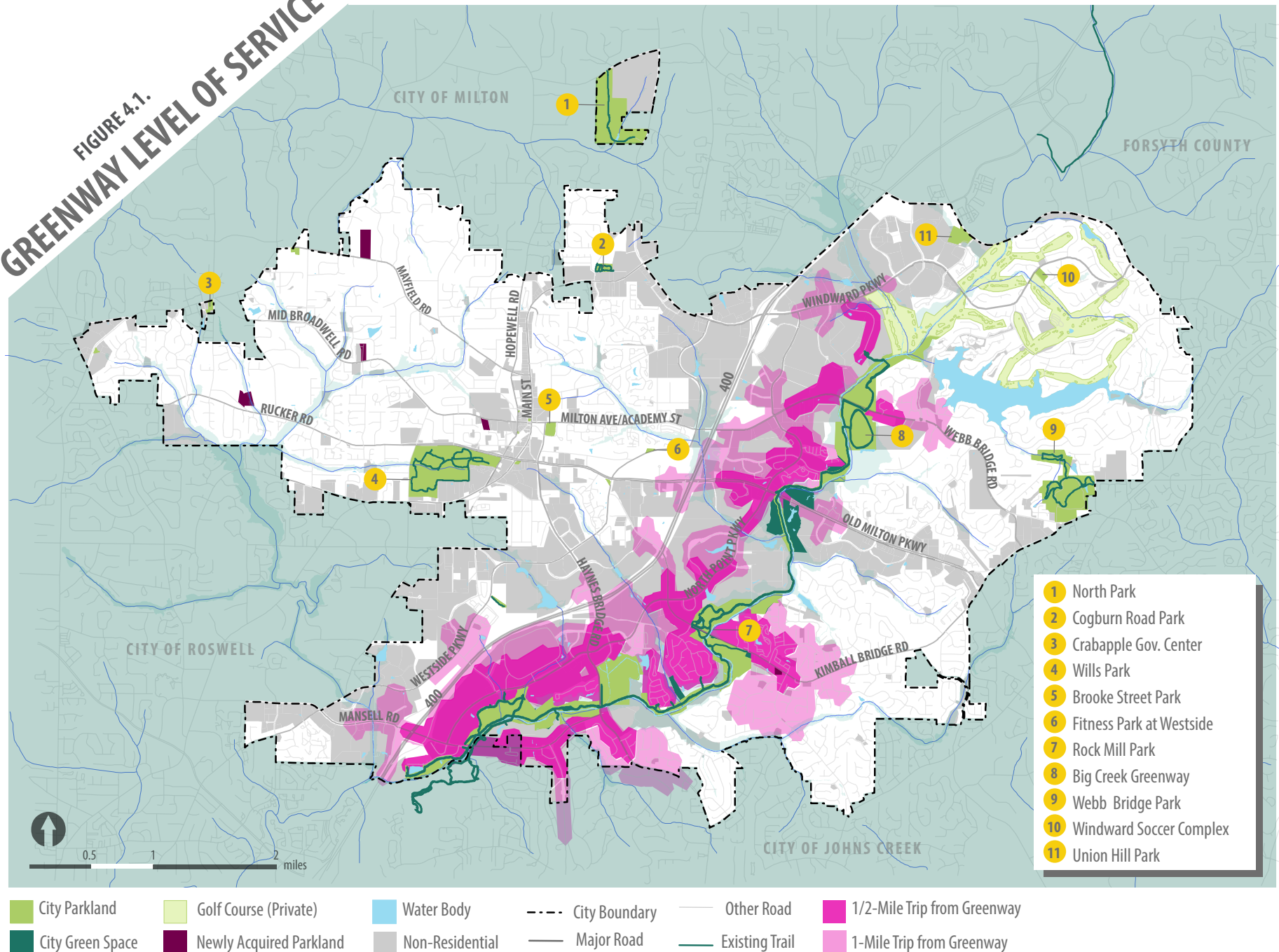
One of the biggest areas for improvement is access. Although some trailheads are very well developed, many are almost hidden and can be very hard to see.

The larger issue, however, is the location and number of access points. To figure out how easy (or difficult) it is to reach the greenway's trails, a level of service (LOS) access analysis was done. This analysis measured both 10-minute and 20-minute walking trips (Figure 4.1) from each of the official trail access points. A 10-minute walk is equal to about ½ mile, or an easy 3-minute bike ride, and a 20-minute walk trip is about a 1-mile trip, or about 6 minutes by bike.

Looking at the map, most of the areas that are within a 10-minute walk of the greenway are to the west side. Much of this area is also not residential, but shopping and/or offices. As a result, very few people east of the greenway—even those who live right next to it—are within a 10-minute walk.

When the time is increased to a 20-minute walk, the coverage is better, particularly along Kimball Bridge Road, but there are still many east side neighborhoods that don't have easy access to the trail.

FIGURE 4.1.
GREENWAY LEVEL OF SERVICE



Big Creek Greenway Recommendations

The Big Creek Greenway is one of Alpharetta's best recreation resources, and the easiest place to get immersed in nature quickly. The first priority for Alpharetta's trails is to complete the Big Creek Greenway by building the last piece that connects to Forsyth County. Plans for this are underway, and the City should continue to pursue this aggressively.

In the meantime, more benefits can be generated from the greenway, mostly in terms of access. All of the current trailheads should connect to a larger trail system. An example of this is the trailhead on Kimball Bridge Road near Fire House 86. There are no official trailhead facilities, and no way to cross Kimball Bridge Road to reach the residences on the other side.

There should also be more trailheads on the east side of the greenway. New trailheads are recommended for access to Lake Windward Drive; Alpharetta High School; multi-family communities along Kimball Bridge Road; and communities along Long Indian Creek. New trail access points should only be built in communities where there is a clear consensus of support for the project.

Additionally, some of the secondary trails in the greenway have boardwalk sections that need to be addressed. As they reach the end of their usable lives, the City should replace the boardwalks with structures made of more durable materials that can

hold up better to the moisture in the floodplain, such as concrete.

And finally, Alpharetta should elevate the user experience on the greenway by adding wayfinding signage, and integrating context-sensitive public art.

Big Creek Greenway 2018-2027 Projects

- Northern Extension
- Sewer Infrastructure Art Pilot
- Wildwings Boardwalk Replacement
- "Old Boardwalk" Creek Stabilization
- Restroom Replacement at North Point Parkway
- Entrance Upgrades
- Wayfinding
- New Access A: Lake Windward Drive
- New Access B: Alpharetta High School
- New Access C: Kimball Bridge Multi-Family Communities
- New Access D: Long Indian Creek Communities



BENCHMARK: SWAMP RABBIT TRAIL, GREENVILLE, SC

One of the most celebrated trails in the southeast, Greenville's Swamp Rabbit Trail is an example of the positive impact that trails can have on a community.

Originally a rail bed, the Swamp Rabbit Trail is now 22 miles of paved trail connecting Downtown Greenville to the nearby small town of Travelers Rest. It follows the Reedy River for much of its length, and hits area landmarks such as the picturesque waterfalls at Falls Park and the beautiful campus of Furman University.

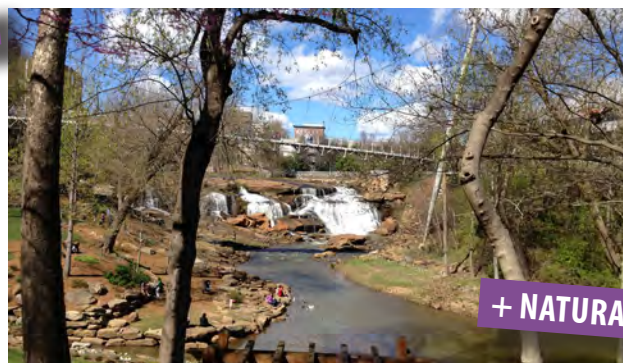
The trail's popularity has spurred a number of new businesses—many of which reference the swamp rabbit in their name or logos—and even inspired the city's minor league hockey team to change their name to the Swamp Rabbits ("Fear the Ears!"). So many restaurants have popped up along the trail that a quarterly publication, "The Carrot," now serves as a guide to the options.

Officially the trail is called the GHS Swamp Rabbit Trail. GHS stands for Greenville Health System, which is the largest corporate sponsor of the trail. Funding from GHS was essential to getting the trail built and marketed. This demonstrates the importance of sponsorships, and also the natural partnership that exists between public health and recreation facilities.

Although there are no rail-trail opportunities in Alpharetta, the Alpha Loop has the potential to serve a similar purpose to the Swamp Rabbit Trail. Its connections between major destinations in the community, and its location in areas that are attractive for new businesses, suggest that its impacts could go far beyond recreation, by spurring even more economic development and providing much-needed alternatives to driving for short trips.



IN TOWN CONNECTIONS



+ NATURAL RETREATS



ALPHA LOOP

Along with finishing the Big Creek Greenway, the major trail project in Alpharetta right now is building the Alpha Loop. As currently planned, the Loop is a system of two loops of 12- to 16-foot wide trails that will connect Downtown Alpharetta, Avalon, and the Northwinds area. The outer loop will be about 5 miles in length and run along Academy Street, Georgia 400, and a meandering trail west of Haynes Bridge Road. It will be woven into the existing city landscape, primarily along roadways.

The inner loop will originate at Brooke Street Park, then thread its way east into the core of Avalon. It then turns south on Northwinds Parkway, and turns northwest along the existing stream bed roughly parallel to Haynes Bridge Road. This part of the loop will be more of a greenway experience.

Throughout both loops there will be a series of small pocket parks, plazas, and public art. The project in its entirety will be an important asset to central Alpharetta, and may give the Big Creek Greenway a run for its money as the most popular recreation asset in town!

FIGURE 4.2. ALPHA LOOP CONCEPTUAL MASTER PLAN



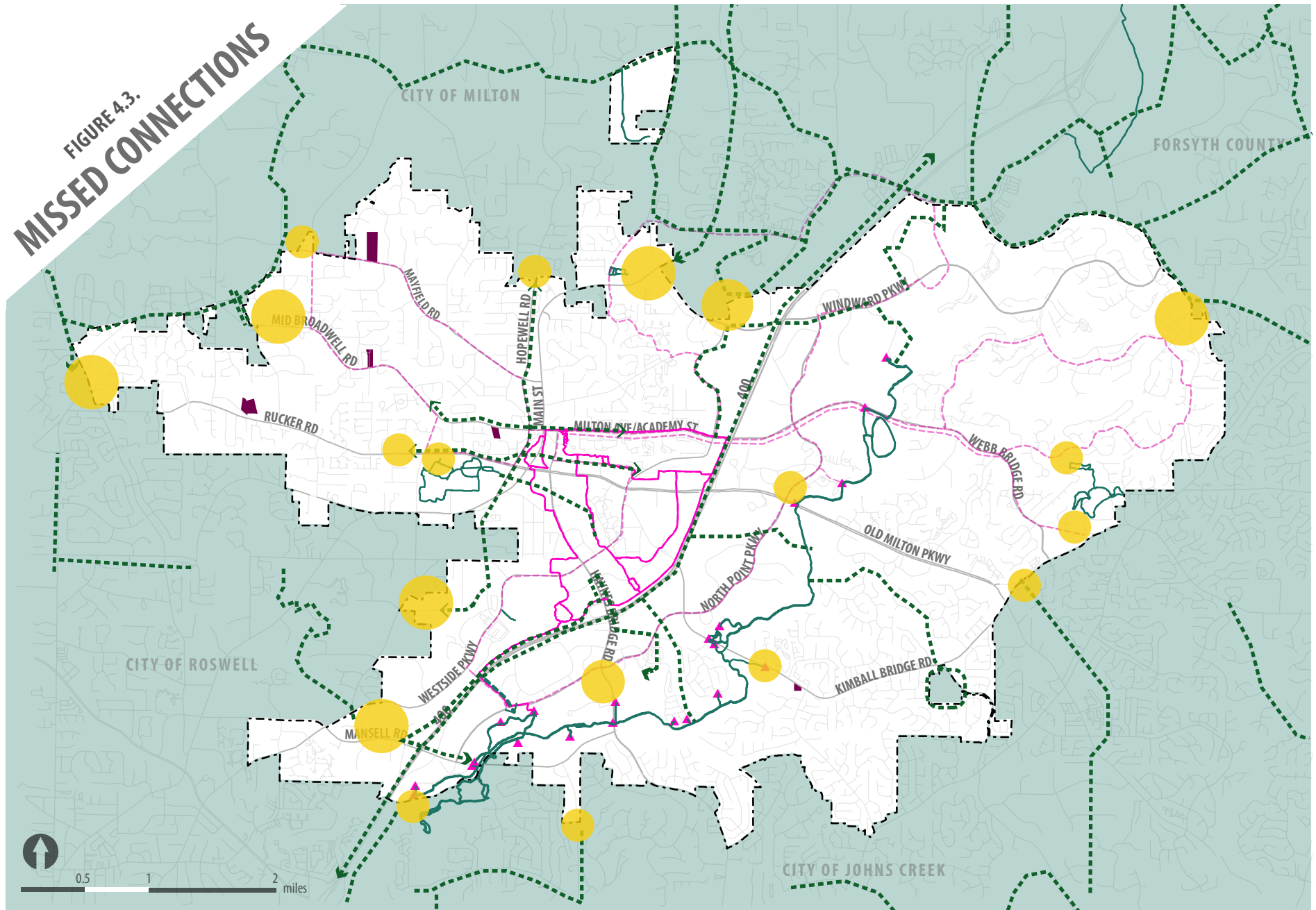
MIND THE GAPS!

A quick look at the trail plans of Alpharetta's neighbors — Johns Creek, Roswell, Milton, and Forsyth County—reveals that there is an exciting, cross-regional network of trails underway. Although the majority of the trails will not be built for many years, it signals a growing demand and desire of people to get out and get active.

Figure 4.3 shows all of the trails currently planned in and around Alpharetta. Importantly, this map also shows areas (very loudly in bright yellow) where these trail plans may not be lining up exactly with one another. Of the 19 “missed connections” identified on the map, 12 are between Alpharetta and its neighbors. This points to a need for a regional look at trails and greenway planning. The remaining seven “missed connections” also suggest that Alpharetta would benefit from a more detailed trail planning project within its own borders.



FIGURE 4.3.
MISSED CONNECTIONS



- | | | | | | |
|--|---|--|--|---|---|
| City Parkland | Newly Acquired Parkland | Big Creek Greenway Access Point | Major Road | Existing Trail | Alpha Loop |
| City Green Space | Trail Gap | City Boundary | Other Road | Proposed Trail | Bike Route |

Other Trail Recommendations

Alpharetta, along with the Cities of Johns Creek, Roswell, and Milton and Forsyth County should band together and jointly develop a regional greenways plan. This plan should not be a deep dive into exact alignments of any trails. Instead, it should identify regional greenway corridors that are important for both recreational and environmental purposes; figure out the best ways for the jurisdictions to work together; and prioritize top greenway corridors. It should also identify and “plug” any gaps in the planned trail system, including those shown in Figure 4.3.

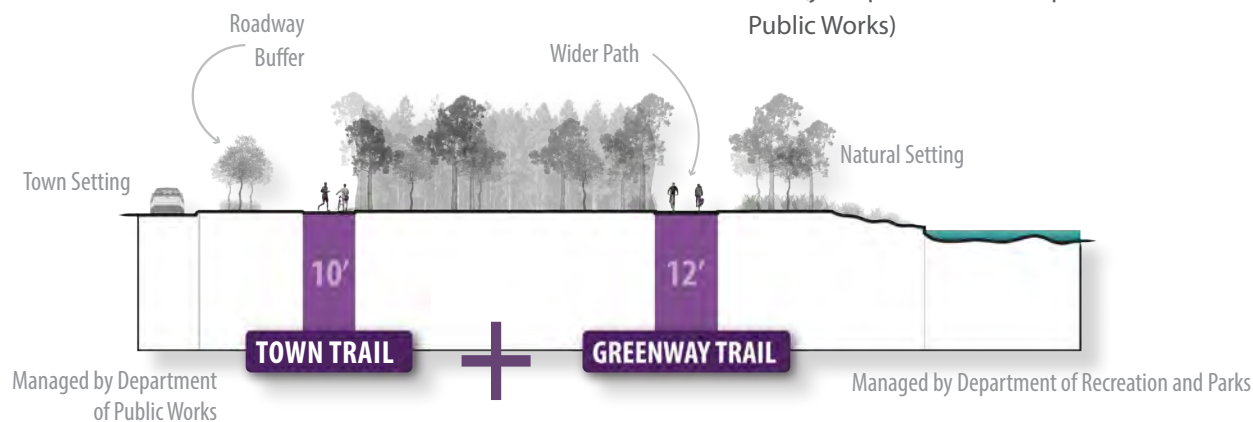
Once this broad regional greenway plan is in place, the City of Alpharetta should do a more detailed plan for its own trails. Two general types of trails are recommended: town trails and greenway trails.

Town trails are trails that would be in areas that are highly developed, like along roads. In general, these trails should be about 8 feet to 10 feet wide, and have at least a 5-foot buffer from roadways. This type of trail would be built and maintained by the Department of Public Works, and would essentially be part of the sidewalk system.

Greenway trails are more like what already exists in the Big Creek Greenway. These are trails that are much more natural in their surroundings, and are typically wider (12 feet is recommended). Greenway trails would be built and managed by the Department of Recreation and Trails.

Other Trail 2018-2027 Projects

- North Fulton/Forsyth Regional Greenways Plan
- City of Alpharetta Greenways and Trails Plan (joint plan with the Department of Public Works)



When Alpharetta starts planning trails in more detail, here are some suggested **PRINCIPLES** to get started:

- Squeeze more out of the **Big Creek Greenway**: more access points to the east, and no “orphan” trailheads—everything should connect to a bigger system
- **Fill the gaps** in the proposed system: mostly these are less than half a mile, and will have a lot of bang for the buck
- More **east-west connections**
- **Connect all parks** to the trails system
- **Connect major community destinations**—schools, shopping centers, other community facilities—to the system
- Use the **creeks as greenways**—an escape in nature throughout the city



A soccer player in a red jersey and shorts is running on a green field. The player is wearing red socks and white cleats. The background is a blurred green field with a white line.

5

PROGRAMS



Youth baseball



Adult softball at North Park

5. PROGRAMS

The City of Alpharetta’s Recreation and Parks Department offers a wide range of recreation activities and special events for the community. But like most cities in the United States, Alpharetta faces challenges getting these services to residents in an efficient, cost-effective way.

About 50 to 70 percent of most program registrants are residents of Alpharetta. Senior activities has a much lower percentage of non-residents at 20 to 40 percent. Most of the program participants who do not live in Alpharetta are coming from nearby Milton.

Key program areas include:

Program Areas	Example Programs
Special Events	Aquatics, Holiday, Cultural, Outdoor, etc.
Aquatics	Lessons, Teams, Passes
Youth Athletics	Baseball, Softball, Football, Basketball, Cheerleading, Soccer, Lacrosse
Adult Sports	Basketball, Softball, Volleyball
Recreation Programs	Sports Camps and Clinics, Gymnastics, Art, Fitness, Summer Camps, Other
Seniors	Monthly Programs: Clubs, Movies, Bingo Weekly Programs: Fitness, Games, Dance, Ping Pong, Pickleball

Programs and events take place at locations across the city. This includes both indoor and outdoor facilities, parks, athletic field complexes and specialty facilities. While this brings recreation services directly to the community, it is also more expensive and requires more staff.

The chart to the right shows the results of a program assessment, which identified current programming strengths and weaknesses. Some programs are currently stronger than others. For example, the Department conducts most of the organized team sports programs for youth in the community in cooperation with youth sports organizations, and excels in providing a variety of community-wide special events. In addition to the recreation programs and services that are provided by the City, there are a number of other organizations and facilities that are present in the market from other communities (Milton, Roswell, etc.) as well as non-profits (YMCA) and private providers.

+	Programming Strengths	-	Programming Weaknesses
	Aquatics		Fitness/Wellness
	Seniors		Outdoor Education/Recreation
	Gymnastics		Special Needs
	Youth Sports		Education
	Adult Sports		General Interest
	Summer Camps		Teens
	Special Events		-
Cultural Arts (with the new center)			





The City cannot meet all of the recreation program needs of the community. Instead, the Department should fill the role of being a **“clearinghouse” for information about recreation services** provided by other organizations in the community and the surrounding area.

Program Recommendations

Although many of the Department’s program offerings are strong, there are two overarching things that the City can do to improve its services:

1. Establish a Program Plan
2. Track and Evaluate Programs Regularly

The Program Plan

The Department should establish a new program plan for recreation services. This plan needs to take into consideration the needs of the community, the role of the City, and the expectations and role of other organizations and recreation providers in the area. There should be clearly identified areas of programmatic responsibility to make sure that overlaps are minimized, and that there are no gaps in services. As part of this planning effort, it will be important to match Department programming efforts with available staff and financial resources. This will require prioritizing programming opportunities and developing areas of specific focus.

One recommended analysis is a lifecycle study for all programs offered by the Department. Programs should be classified in three categories:

- New – programs in the start-up phase that are just starting to build in popularity.
- Mature – programs that have consistently high levels of registrations and are still growing in popularity.
- Old – programs that are seeing a decline in popularity.

Ideally, the Department should have program offerings distributed equally among each category.

Through the Program Plan, the Department will also need to identify which programs and services will be offered directly by the recreation staff and which will be contracted to other individuals or organizations. Increasingly recreation departments are turning to contracted services or the outright rental of facilities to other providers to broaden programming, and limiting the role of in-house employees.

Additionally, the Department should track program trends on a regional and national basis to make sure that program offerings are current and reflect what people want today--and may want tomorrow.

Program scheduling should also be evaluated as part of this planning process. For example, the Department should look at bundling programs so that pre-school aged/youth programs have adult classes offered at the same time. The need for evening and weekend classes for working parents with children should also be evaluated.

Finally, this plan should include a more detailed look at special events. A special events analysis should answer the following questions:

- What is our philosophy behind special events? Some communities put on events with the goal of attracting people from outside the community, promoting the community, and/or bringing a diverse community together. Others

are more focused on providing entertainment to residents, and/or economic development.

- What are our key areas of focus? Sample focus areas include youth, adults, families, celebrating history, health and wellness, cultural activities, and holidays.
- What is the role of the City? This question should address the role of not just the Recreation and Parks Department, but other City departments as well. It should also explore the number of in-house events that can be supported on an annual basis, as well as those the City can co-sponsor/support.
- What is the role of other providers? Specifically, what assistance can other organizations expect from the City?
- How will the special events program be run? The topic of administration needs to be fully explored, including how proposals for new events would be handled; fees and charges for outside events; permitting; and tracking of metrics.

Tracking + Evaluating

The Department needs to make sure there are mechanisms in place to evaluate programs at each stage. For example, every new program or service should be required to fill out a program proposal form to determine the direct cost of offering it, as well as the minimum number of participants needed to conduct the program. This proposal form should also evaluate the need for the program, its market focus, and how it fits into the Program Plan and priorities of the Department.

At the end of each program or service, staff should create a report that itemizes the exact cost and revenues that were generated and the number of people served. This will determine if the program or service met its financial and service goals. Likewise, the Department should track actual costs and revenues generated by each special event that is offered by the City. When possible, the City should also try to determine total number of attendees.

Here are some key metrics to track:

- Rates of fill for classes and programs (number of registrants compared to the capacity)
- Participation numbers by individual programs and totals by program areas, along with comparisons to past years/seasons (3- to 5-year comparisons)



- Rate of program cancellations
- Financial performance of individual programs (operating expenses versus revenues) including cost per participant
- Evaluations from participants with a numeric scoring system for comparative purposes

Though this can be tricky, the Department should also try to track use and attendance numbers for key programs and activities provided by others that use City parks and indoor facilities. This should include youth sports organizations that use City fields/facilities as well as other contract service providers.

And finally, the City should require that all contract service providers for the Department pay a minimum of 30 percent of gross revenues to the Department. If this is not possible, the City should develop straight rental agreements for use based not only on the space being used but also on the number of participants and the fee for the class.

Specific Program Recommendations

Looking ahead, the Department should start to emphasize recreation programs that focus on family/multi-generational opportunities, active seniors, and teens. Following are recommendations for each program area:

- **AQUATICS.** The Department should strongly consider operating the new aquatic center's lesson program in-house rather than contracting it out. This will provide greater consistency in programming and should also contribute a strong revenue stream for the aquatic center.
- **FITNESS/WELLNESS.** This area should have special emphasis and needs to go beyond fitness classes to include programs on wellness and healthy living. This effort should focus on youth obesity as well as senior wellness activities. Providing these programs in existing indoor facilities will be challenging, but outdoor fitness programming can be implemented immediately.
- **GENERAL INTEREST.** Developing a series of general interest programming (such as dog obedience classes and trip programs) for youth, teens, adults, families and seniors should be a priority.
- **SPECIAL NEEDS.** It is difficult for most recreation agencies to have a broad special needs program on their own. As a result, many departments in a region will often band together to provide these services in a more cost-effective manner. The Department should consider partnering

with other organizations for special needs programming; this could occur at Crabapple Government Center once the arts programming has moved out.

- **TEENS.** Additional services and programs will need to be targeted to this age group. It is anticipated that these will primarily be offered by the City and other providers with experience with teens.
- **OUTDOOR EDUCATION/RECREATION.** The Department has a number of parks with great natural resources, such as forested areas and streams. These sites could be used to expand outdoor recreation programming. Given national trends, this program area is likely to increase in demand over the next years. Programming will likely be a mix of City and other providers. The Department should work with the environmental education staff person in Public Works to expand programming in this area.
- **SPECIAL EVENTS.** As part of the Program Plan, the Department should evaluate its approach to special events. It should consider reducing the number of community-wide special events per year/month that it provides on its own. A good rule of thumb is 15 per year or 2 per month, but the City should determine its own maximum based on its staffing and goals.



6 ARTS + CULTURE

6. ARTS + CULTURE

Up to this point, arts and cultural programming has been limited by the modest facilities available at Crabapple Government Center. However, with the opening of the Arts Center, this area of programming is about to take off.

Currently, the major focus for most cultural arts programs has been on the visual arts with both adult and youth offerings in painting, drawing, and pottery. There are a limited number of music instruction classes as well. The City has also established an outdoor arts program and hopes to grow this over the coming years.

Right now there are virtually no indoor performing arts-based activities available. Although the new center will help support arts programming and arts display, it will not be a location that can easily host larger arts performances. One facility that may help to fill this void is the new 500-seat performing arts center that the school district is building at the former Milton High School site.

Arts + Culture Recommendations

The Arts Center

The new Arts Center should serve as the hub for cultural arts programs and events in the community, and act as an incubator for new programs and cultural arts organizations.

The center will need to have a well-conceived operating plan to fill this role. This plan will need to address how each of the planned spaces in the building will be used and programmed. There will need to be specific priorities for internal Department uses as well as use by other community arts organizations. While the Arts Center should provide a home for many cultural arts groups, no one group or organization should dominate it.



Department staff has set as its goal to have the new Arts Center serve four programming roles:

- Visual/Fine Arts
- Performing Arts
- Gallery Shows and Special Events
- Technology and Community Programs

These four programming areas should form the core of a cultural arts program plan, which should be a sub-section of the recommended Program Plan. This plan needs to detail out the types of programs and services that will be offered by the Department over the next three to five years and the role of other providers in this effort. As part of this effort, the City should evaluate the desire for programs in animation, audio, and film production to capitalize on this growing industry in the region and the strong technology sector already present in the city. Although these programs would require an upfront investment in equipment and technology, they could be a key differentiator between Alpharetta and its peers.

More staff will be needed to manage, operate, and provide programming at the Arts Center. This could include an additional cultural arts coordinator, center facility monitors, and a variety of part-time instructors. To offer a high quality of programming, the City will need to invest in well-educated and talented instructors for all programs and services. The center will also need a comprehensive marketing plan that should include sponsorship opportunities, which would augment City investment in the facility.

Use, event, and programming numbers need to be closely tracked at the center every year. Ideally there should be a separate budget for the Arts Center that also covers all cultural arts programs and activities. The budget should be based on a fee for service concept for most programming and activities that take place at the center. A good goal would be to recover between 30 and 50 percent of its cost of operation. The Arts Center should also have its own “Friends” group as a support group for the center and its programs and services.

CORE PROGRAMMING AREAS

- 1 VISUAL/FINE ARTS
- 2 PERFORMING ARTS
- 3 GALLERY SHOWS AND SPECIAL EVENTS
- 4 TECHNOLOGY AND COMMUNITY PROGRAMS



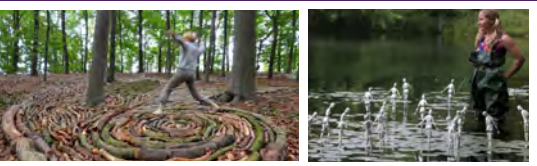
PUBLIC ART: BEYOND THE BRONZE SCULPTURE

Public art is so much more than sculptures. Check out these examples, and imagine what can happen in an Art-Infused Alpharetta.



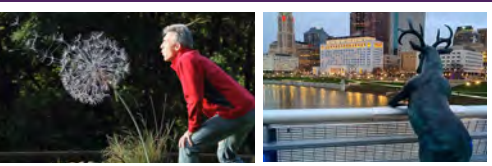
FUNCTIONAL ART

This is exactly what sounds like: art with a function or purpose, like benches, bike racks, and shelters.



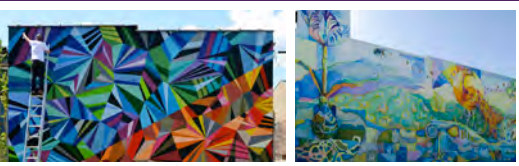
ENVIRONMENTAL ART

Nature-based art that mostly uses natural materials and is made for a specific place.



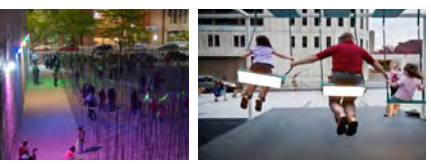
SCULPTURAL ART

What most people think of when they hear “public art,” sculpture can run the gamut between highly traditional to surprising.



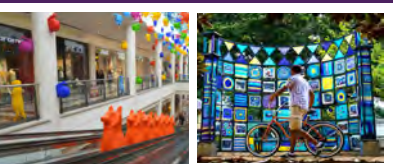
MURALS

Art—usually painted—on publicly-visible surfaces like building walls, retaining walls, and along roadways.



INTERACTIVE ART

This kind of art invites people to not just observe it, but to engage it directly. A lot of these installations take advantage of cool technology, and really shine at night.



TEMPORARY EXHIBITS

Temporary exhibits can be as quick-lived as only a few hours to many months, and are a good way to try out more experimental types of art—without a big commitment.

More than the Arts Center: An Art-Infused Alpharetta

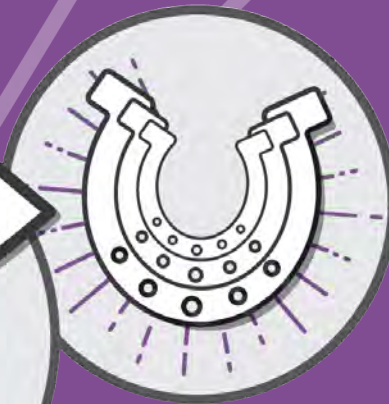
Like the Arts Center serving as a hub for arts in Alpharetta, the City will need to increasingly take on the role of a coordinating agency for arts activities and events in the city. This should include other arts organizations and facilities in the community. Forming an Alpharetta Arts Council would help with this effort. Along these lines, the Arts Center should not be the only location in the city for these types of activities to take place.

The City has an opportunity to lead the future of arts and culture in the community, particularly in how the arts can be incorporated into public spaces. To really accomplish this at a large scale, the City should undertake an Arts and Culture Master Plan, with an emphasis on public art. This plan should include the following:

- An inventory of all arts and cultural organizations operating in Alpharetta, both public and private
- Interviews with representatives from arts and cultural organizations
- At least one public workshop
- Vision and goals for arts and culture in the community
- Plan for art in public spaces, including functional art, environmental art, sculptural art, murals, interactive art, and temporary exhibits; this should include general guidelines for each and a list of potential locations
- Arts and cultural programming needs assessment and recommendations, including a close look at special events (as part of the Program Plan)
- Identification of partners and funding sources, both public and private
- Identification of policy changes required to support the vision for an Arts-Infused Alpharetta

Festivals + Other Cultural Events

A major piece of the arts and culture puzzle is festivals and special events. Festivals can be defined as events, usually put on by a local community, to celebrate some significant or unique aspect of that community. There are three main types of roles the City can play in festivals:



ART-INFUSED ALPHARETTA

- Producing the festival from top to bottom
- Co-sponsoring festivals with other organizations
- Authorizing permits required for other organizations' festivals and events

As part of the special events analysis in the Program Plan, there should be a particular focus on developing a long-term strategy for arts and cultural events. This should start with performing an inventory of all festivals and arts/cultural events in Alpharetta, and identifying any overlaps or gaps. This should also include a high-level look at arts and cultural events happening in nearby jurisdictions to see how "saturated" the market is for certain event types. This process would also be an opportunity to look at combining multiple smaller events into festivals with bigger impact.

In the near term, it is recommended that Alpharetta focus on producing a handful of cultural events that have broad community support, and encourage other organizations to put on events where the City can co-sponsor. This will not only put less pressure on Department staff, but is likely to result in a broader diversity of event types. Like other Department programs, all arts and cultural events should be evaluated following the events' conclusion to determine how successful it was, costs versus revenue, and lessons learned.

It Starts in Parks

The Recreation and Parks Department has the opportunity to lead the way in arts and cultural investment. Every improvement at the parks is an opportunity to integrate art and culture. For example:

- The raised sewer manholes along the Big Creek Greenway are opportunities for public art.
- In upgrading city-wide signage and wayfinding, local artists could be part of the design process and help establish the New Standard of art in parks. And
- Within Wills Park, horse shoes—either painted or embedded—in pathways could lead people to the Equestrian Center
- The upgraded entrance to the Equestrian Center could be a "paddock" populated with horse statues

BENCHMARK: ASHEVILLE

Despite its small size, Asheville, North Carolina, is known throughout the southeast as a premier destination for arts and culture. Although Asheville has long attracted creativity, it wasn't until the late 1990s when the City officially adopted a policy on public art. This policy stated that the City would:

- "Provide public art in buildings and public spaces.
- Promote Asheville as an arts destination city and use public art as a major attraction for cultural tourism and economic development.
- Provide a structured process to acquire public art through donations of money, or direct donation of artwork.
- Provide for maintenance of public art throughout the city.
- Educate the citizens of Asheville and visitors about local culture and history through art."

To help implement the policy, the City has a Public Art and Culture Commission that oversees the public art program. Importantly, the Commission played a vital part in developing a downtown walking trail with over 30 "stations" of public art that tell the story of Asheville's history and culture. The walking trail is considered part of the City's curated collection of public art, which also includes the Energy Loop and Deco Gecko sculptures, City Hall murals, and life-sized bronze sculpture of Martin Luther King, Jr.

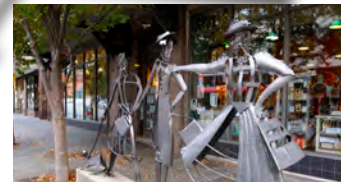
Asheville's commitment to arts and culture extends to festivals and special events. To help boost the number of festivals without producing more on its own, Asheville has a program set up for organizations to apply for co-sponsor support from the City. Support ranges from services such as waiving permits, to providing police and fire support, but it does not involve any cash investment from the City.

Importantly, the City of Asheville is not alone in providing arts and culture. Organizations such as the Asheville Art Arts Council (AAAC) play critical roles in not only providing arts programming, but also serving as conveners for arts and culture stakeholders in the region. The AAAC provides a physical home for arts and culture in its Refinery Creator Space, which provides studios for rent, exhibit halls, a media lab, office space for arts organization, special events space, and houses artists in residence.

ART TRAIL



SPECIAL EVENTS





7

TODO

7. THE TO-DO LIST

The next 10 years will be busy for the Recreation and Parks Department. This master plan points to a number of capital projects that need to be built, more studies to be done, and relationships to strengthen. It can be a lot to keep track of, but here are the big ideas:

BIG IDEAS

1

KEEP ON KEEPIN' ON.

Finish our big projects: the Big Creek Greenway, Alpha Loop, and developing the new neighborhood parks.

2

OUT WITH THE OLD

The major focus for capital projects will be to replace old and aging facilities at our parks. Restroom and concession buildings will also get expanded, and playgrounds should be upgraded with cool new designs and equipment.

3

MAKE AN ENTRANCE

Every park will get a facelift for a better first impression: this includes new signage and beautiful, eye-catching landscaping.

4

WHEN THERE'S A WILLS THERE'S A WAY

At Wills Park, there is something for everyone. We will invest in expanding the park, and also in a master plan that takes the park to a new level of fun.

6

WE'RE ALL IN IT TOGETHER.

Our neighbors are also working hard to improve and manage their parks, trails, and programs. We can net bigger benefits by working together, including joint operations/planning with the Cities of Milton and Johns Creek, and planning regionally for greenways.

5

RIISING IN THE EAST.

A lot of improvements are planned for the east. On the Big Creek Greenway, the northern extension will be finished, new trail access points will be added, and a brand new trailhead will be built at Union Hill Park. A new community park is also recommended for the east side, as is a master plan to make better use of Webb Bridge Park.

How do we accomplish this? Through:

- Getting major facilities on a regular replacement schedule
- Updating the City's Capital Improvement Plan (CIP)
- Pursuing additional funding sources
- Making key internal improvements to keep things running smoothly

Turn the page for all the details!

SUMMARY OF RECOMMENDATIONS

2018-2027

PARKS

- Acquire at least another 52 acres of parkland by 2030; target locations for new acreage should be east Alpharetta, central Alpharetta, land adjacent to Wills Park, and land adjacent to the new Kimball Bridge Road Park.
- Upgrade entrances at all parks with new, bolder signage and landscaping
- For Fitness Park at Westside, the City should talk to residents in the Jamestown neighborhood about building a direct pedestrian connection to the park.
- At Brooke Street Park, activate the space with more programming and evaluate use of the arboretum area over time
- Replace the playground at Cogburn Road Park by 2027
- Develop a joint use/management agreement with the City of Milton to operate Crabapple Government Center and North Park
- Develop a master plan for North Park
- Also at North Park, replace the softball field and football field restrooms/concessions facilities; replace turf at Fields #1, #2, and the Miracle League field; resurface the tennis courts
- Develop the planned trailhead facilities at Union Hill Park; until this happens, program the covered roller hockey rink with a range of events
- Engage Johns Creek to jointly master plan Webb Bridge Park and Ocee Park
- At Webb Bridge Park, replace the restrooms/concessions at the soccer field; replace turf at the lower soccer field; resurface the tennis courts; and build a trail linking the park directly with Lake Windward Elementary School
- Create a master plan for Wills Park that includes a specific plan for the Equestrian Center and a study of its economic impacts; also include a feasibility study for indoor aquatics at the park.
- In the meantime at Wills Park, replace/expand bathrooms at Fields A-D and Wacky World; replace turf at Field #4, resurface tennis and basketball courts; replace the Kings Ridge playground; and renovate the Community Center
- Implement the first phase of the master plan for Windward Soccer Complex
- Develop master plans for all five of the newly acquired parks parcels, and implement a first phase of building at each

EQUESTRIAN CENTER

- Establish a new master plan for the facility as part of the Wills Park master planning process (see Parks, above)
- Improve the footing and address condition issues at the covered arena
- Relocate the maintenance building away from the entrance toward the middle of Wills Park
- Establish a location specifically for food trucks
- Update the P.A. system
- Develop a fundraising and sponsorship campaign, as well as a “Friends group”

TRAILS

- Complete the northern extension of the Big Creek Greenway
- At the Big Creek Greenway, add more trailheads to the east side; address boardwalk maintenance issues; and pilot a public art project for turning the sewer infrastructure into more of an amenity
- Continue to implement the Alpha Loop
- Partner with other North Fulton County cities and Forsyth County to develop a regional greenway plan
- Develop a city-wide trails master plan detailing locations of urban trails and greenways

PROGRAMS

- The Recreation and Parks Department should act as a clearinghouse for recreation programs in the community, including programs offered by other providers
- Establish a Program Plan to guide new programming and track trends
- Increase tracking and evaluating of current programs
- When the new aquatics center at Wills Park is complete, consider operating the swimming lesson program with in-house staff
- Expand programming in fitness/wellness, general interest, special needs, and for teens
- Take a close look at special events run by the Department, and focus on those that are most successful

ARTS + CULTURE

- The new Arts Center should serve as the arts and cultural hub for the community, and be an incubator for new arts initiatives
- Develop an operating plan for the Center
- Include a special focus on arts and culture programming in the Department-wide Program Plan, with an emphasis on visual/ fine arts, performing arts, gallery shows and special events, and technology and community programs
- Develop a city-wide Arts and Culture Master Plan

REPLACEMENT PROGRAM

Almost all recreation and parks facilities and products have a known lifespan, giving the Department a good idea of when to expect to replace them.

Four of the most common (and more expensive) facilities to replace/update include restrooms, playgrounds, turf fields, and tennis/basketball courts. Their typical lifespans are:

- Restrooms: 30 years
- Playgrounds: 30 Years
- Turf Fields: 10 years
- Tennis Court Surfaces: 5-8 years

Table 7.1 shows expected replacements for each of these facilities at all Alpharetta parks through 2027. Facilities with a year that has already passed are those that are due for an upgrade as soon as possible.

This calendar should be used as a guideline, not as a hard and fast schedule. Some facilities may experience more wear and tear and require replacement sooner, whereas others may be able to hold up a few years past their typical lifespans. And in some cases, the capital funds may not be available in the exact year identified. Instead, the replacement schedule is a general pattern that can help the Department set aside funds in the CIP at about the right time.

TABLE 7.1. FACILITY REPLACEMENTS, 2015-2027

Year	Location	Facility
2015	North Park	Turf at Football Field #1
2016	North Park	Tennis Court Resurfacing
2017	Wills Park	Wacky World Playground (although “due,” this playground is not recommended for replacement; instead, ongoing maintenance should continue)
2017	Wills Park	Recreation Center Playground
2018	North Park	Softball Field Restroom/Concession Building Replacement
2019	Webb Bridge	Tennis Court Resurfacing
2019	Wills Park	Tennis Court Resurfacing
2020	Wills Park	Outdoor Basketball Court Resurfacing
2020	Wills Park	Restroom Building Replacement at Wacky World Playground
2021	North Park	Turf at Football Field #2
2021	Wills Park	Turf at Field #4
2023	Wills Park	Equestrian Bath House Building Replacement (note: to be deferred until after the master plan for Wills Park)
2023	Wills Park	Kings Ridge Playground Replacement
2024	North Park	Turf at Miracle Field
2027	Big Creek Greenway	Restroom Building Replacement off North Point Parkway
2027	Cogburn Road	Playground Replacement
2027	North Park	Football Field #1 Restroom/Concession/Press Box Building Replacement
2027	Union Hill	Restroom/Concession Building Replacement (note: to be replaced with new trailhead facilities)
2027	Webb Bridge	Soccer Field Restroom/Concession Building Replacement
2027	Webb Bridge	Turf Replacement at Lower Soccer Field
2027	Wills Park	Restroom/Concession Building Replacement at Fields A-D

Beyond 2027, the following facilities should be on the list for replacement:

TABLE 7.2. FACILITY REPLACEMENTS, 2028-2040

Year	Location	Facility
2030	North Park	Restroom/Concession Building Replacement at Fields 6-8
2030	North Park	Playground at Fields #1-4
2031	North Park	Tennis Restroom Building Replacement
2031	Webb Bridge	Baseball Restroom/Concession Building Replacement
2033	Webb Bridge	Tennis Restroom Building Replacement
2034	Big Creek Greenway	Restroom Building Replacement at YMCA
2034	North Park	Miracle League Restroom/Concession Building Replacement
2037	Rock Mill	Restroom Building Replacement
2037	Webb Bridge	Webb Zone Playground (although “due,” this playground is not recommended for replacement; instead, ongoing maintenance should continue)
2039	Webb Bridge	Phase III Restroom Building Replacement

CAPITAL IMPROVEMENT PLAN, 2018-2017

The Capital Improvement Plan (CIP) is a list of projects—mostly physical—that are identified for implementation between 2018 and 2027. These projects have all been identified through the master plan process, and a “rough order of magnitude” cost was calculated for each.

Under the “Implementation” column, those with a note that starts with “CIP” indicate that the project is part of, or can be rolled into a line item in the City’s working CIP; those that say “Request” are projects that need to be requested for inclusion. Some projects have price tags that are beyond what will reasonably be available through the City’s General Fund/Capital Fund; the costs for these are shown in the “\$ Other” column.



Cogburn Road Park Playground



North Park Concession Building

TABLE 7.3. RECOMMENDED PROJECTS, 2018-2027*

	Location	Project	Repl?	\$ CIP	\$ Other	Implementation	Year
Existing Parks	Avalon Fitness Park	Entrance Upgrades		\$20,000		CIP - Parks System Wayfinding Signage	2019-2023
	Big Creek Greenway	Northern Extension			\$6,200,000	Funded by bond	
	Big Creek Greenway	Sewer Infrastructure Art Pilot			\$16,500	Grants/partnerships	
	Big Creek Greenway	Wildwings Boardwalk Replacement		\$1,500,000		Request 2019	
	Big Creek Greenway	"Old Boardwalk" Creek Stabilization		\$220,000		Request 2020	
	Big Creek Greenway	Restroom Replacement at North Point Parkway	Yes	\$350,000		Request 2027	
	Big Creek Greenway	Entrance Upgrades		\$55,000		CIP - Parks System Wayfinding Signage	2019-2023
	Big Creek Greenway	Wayfinding		\$55,000		CIP - Parks System Wayfinding Signage	2019-2023
	Brooke Street Park	Entrance Upgrades		\$30,000		CIP - Parks System Wayfinding Signage	2019-2023
	Cogburn Road Park	Playground Replacement	Yes	\$150,000		Request 2027	
	Cogburn Road Park	Entrance Upgrades		\$20,000		CIP - Parks System Wayfinding Signage	2019-2023
	Crabapple	Entrance Upgrades		\$20,000		CIP - Parks System Wayfinding Signage	2019-2023
	North Park	Entrance Upgrades		\$30,000		CIP - Parks System Wayfinding Signage	2019-2023
	North Park	Joint Use/Management Study and Master Plan with Milton		\$30,000		CIP - Design Services	2026
	North Park	Softball Bathroom/Concessions Replacement	Yes	\$400,000		CIP - Concessions/Restrooms	2019
	North Park	Turf Replacement at Field #1	Yes	\$600,000		CIP - Synthetic Turf Replacement	2020
	North Park	Tennis Court Resurfacing	Yes	\$60,000		CIP - Tennis Court Resurfacing	2019
	North Park	Turf Replacement at Football Field #2	Yes	\$600,000		Request 2021	
	North Park	Miracle League Turf Replacement	Yes	\$400,000		Request 2024	
	North Park	Football Field 1 Restroom/Concession/Pressbox Building at North Park	Yes	\$400,000		Request 2027	
	Rock Hill Park	Entrance Upgrades		\$20,000		CIP - Parks System Wayfinding Signage	2019-2023
	Union Hill Park	Trailhead Development		\$500,000	\$1,000,000	Phase I CIP Neighborhood Park; bond recommended for Phase 2	2021

*This chart does not include all Recreation and Parks Department items currently in the working CIP, just those that are pertinent to this master

	Location	Project	Repl?	\$ CIP	\$ Other	Implementation	Year
Existing Parks	Union Hill Park	Entrance Upgrades		\$20,000		CIP - Parks System Wayfinding Signage	2019-2023
	Webb Bridge Park	Master Plan		\$50,000		CIP - Design Services	2021
	Webb Bridge Park	Master Plan Implementation			\$10,000,000	Bond recommended	
	Webb Bridge Park	Restroom/Concession Replacement/Expansion at Soccer Fields	Yes	\$400,000		CIP-Concession Restroom Improvements	2021
	Webb Bridge Park	Turf Replacement at Lower Soccer Field	Yes	\$600,000		CIP - Synthetic Turf Replacement	2018
	Webb Bridge Park	Tennis Court Resurfacing	Yes	\$40,000		CIP - Tennis Court Resurfacing	2021
	Webb Bridge Park	Entrance Upgrades		\$30,000		CIP - Parks System Wayfinding Signage	2019-2023
	Wills Park	Master Plan		\$200,000		request 2019	
	Wills Park	Master Plan Implementation			\$20,000,000	bond recommended	
	Wills Park	Bathroom Renovation/Expansion Fields A-D	Yes	\$400,000		request 2027	
	Wills Park	Bathroom Renovation/Expansion at Wacky World	Yes	\$400,000		CIP-Concession Restroom Improvements	2020
	Wills Park	Field #4 Turf Replacement	Yes	\$600,000		request 2021	
	Wills Park	Tennis Court Resurfacing	Yes	\$60,000		CIP - Tennis Court Resurfacing	2022
	Wills Park	Outdoor Basketball Court Resurfacing	Yes	\$20,000		request 2020	
	Wills Park	Kings Ridge Playground Replacement	Yes	\$220,000		partial coverage by existing line item; request for 2023	
	Wills Park	Recreation Center Playground Replacement	Yes	\$165,000		request 2019	
	Wills Park	Community Center Renovation		\$1,047,404		request 2026	
	Wills Park	PA System Upgrade at Equestrian Center		\$30,000		request 2019	
	Wills Park	Entrance Upgrades		\$110,000		CIP - Parks System Wayfinding Signage	2019-2023
	Windward Hill	Implement Master Plan		\$500,000	\$1,000,000	Phase I for 500k in CIP - Neighborhood Park Dev; bond for Phase II	2020
	Windward Hill	Entrance Upgrades		\$20,000		CIP - Parks System Wayfinding Signage	2019-2023
	Total			\$10,372,404	\$32,016,500		

	Location	Project	Repl?	\$ CIP	\$ Other	Implementation	Year
New Parks	Old Rucker Road	Master Plan		\$17,000		CIP - Park Master Plan for New Acquired Land	2018
	Old Rucker Road	Implementation		\$500,000	\$1,500,000	Phase I, CIP - Neighborhood Park Renovation/ Development; phase II bond	2019
	Milton Avenue	Master Plan		\$17,000		CIP - Park Master Plan for New Acquired Land	2018
	Milton Avenue	Implementation		\$500,000	\$1,500,000	Phase I, CIP - Neighborhood Park Renovation/ Development; phase II bond	2022
	Mid Broadwell	Master Plan		\$17,000		CIP - Park Master Plan for New Acquired Land	2018
	Mid Broadwell	Implementation		\$500,000	\$1,500,000	Phase I, CIP - Neighborhood Park Renovation/ Development; phase II bond	2023
	Mayfield	Master Plan		\$17,000		CIP - Park Master Plan for New Acquired Land	2018
	Mayfield	Implementation		\$500,000	\$1,500,000	Phase I, CIP - Neighborhood Park Renovation/ Development; phase II bond	2024
	Kimball Bridge	Master Plan		\$35,000		CIP Design Services	2024
	Kimball Bridge	Implementation		\$500,000	\$6,000,000	Phase I, CIP - Neighborhood Park Renovation/ Development; phase II bond	2025
Total				\$2,603,000	\$12,000,000		

	Location	Project	Repl?	\$ CIP	\$ Other	Implementation	Year
Trails	Greenways	North Fulton Greenway Master Plan		\$25,000		CIP - Design Services	2019
	Greenways	Alpharetta Trails Master Plan		\$75,000		CIP - Design Services	2022-2023
	Greenways	Big Creek Greenway Access A: Lake Windward Dr		\$50,000		request 2027	
	Greenways	Big Creek Greenway Access B: Alpharetta High School			\$100,000	Grants/partnerships	
	Greenways	Big Creek Greenway Access C: Kimball Bridge Multi-Family		\$140,000		request 2025	
	Greenways	Big Creek Greenway Access D: Thorn Berry - Hampton Hall		\$275,000		request 2026	
	Greenways	Webb Bridge Park link to Lake Windward Elementary School			\$120,000	Grants/partnerships	
Total				\$565,000	\$220,000		

Recommended Projects Total (All Categories)				\$13,540,404	\$44,236,500		
				Bond	\$44,000,000		



Playground at Wills Park

OTHER CIP RECOMMENDATIONS

- Align playground equipment replacement funding with actual planned playground replacements for the Wills Park Recreation Center Playground (2019), Kings Ridge Playground at Wills Park (2023) and Cogburn Road Park (2027); reserve some money annually for ongoing maintenance of Wacky World and Webb Zone.
- Delay Wills Park drainage and water quality improvements (currently in CIP for 2019-2021) until after Wills Park Master Plan is complete; try to address issues through low-impact dedevelopment (LID) principles and re-location of activities that are exacerbating erosion problems.
- Use the Webb Park Master Plan to examine erosion control issues at a site-wide level, and re-evaluate need and price of Webb Bridge Park Erosion Control/Parking Lot Repaving project (CIP 2026)

BEYOND THE CIP: FUNDING, SPONSORSHIPS, AND PARTNERSHIPS

The CIP project list is based on the City's projected General/Capital Fund. Big ticket items, such as later phases of park development, will require alternative funding sources. In order to reach the **New Standard** of Alpharetta parks, the City should consider asking voters for a Recreation and Parks bond. To cover all of the parks projects in this plan, a bond of about \$44 million would be needed.

Smaller projects, such as public art projects or short trail connections, are candidates for funding through grants and/or partnerships.

The City should also enable people to directly invest in their parks, both in terms of time and money. "Friends of" groups should be started for the City's major parks, which would provide a way for residents and stakeholders to get more involved. The City should also establish a program that allows for naming rights for parks and facilities to help fund bigger projects, such as the construction of new equestrian facilities at Wills Park.

OPERATIONAL COSTS

With every improvement to the recreation and parks system, there will be an increase to the amount of time and money the Department must spend to take care of it. A general rule of thumb is to add 5 percent to the operations budget every year.

INTERNAL TO-DO LIST

The key to instituting the recommendations of the master plan is having a strong administrative process in place to support this effort.

Currently the Recreation and Parks Department does have a strong operations structure in place, and is well-staffed. Budgeting practices are also relatively strong, and facilities are very well maintained. However, staff is located at remote locations throughout the city, and the Department generally does not expand recreation opportunities by partnering a lot with the schools.

RECOMMENDATIONS

The following recommendations will help the Department implement this update to the master plan.

- Move towards consolidating most programs and administrative staff at a central facility in Wills Park
- Improve the Department's website to better serve the community and support program registration
- Establish a program that allows naming rights for parks and facilities

- Develop an umbrella Friends of Alpharetta Parks and Recreation organization with subareas dedicated to Wills Park, the Equestrian Center and the Arts and Cultural Center
- Strengthen the relationship with Fulton County Schools to allow more use of school facilities (indoor and outdoor) at reduced fees. This would help expand services without having to add as many new facilities
- Establish a comprehensive fee setting policy that dictates procedures and formulas for setting fees for facility use, recreation programs, and rentals

Follow-on Plans and Studies:

- Create a basic **marketing plan** for the Department's parks, trails, facilities, and programs
- Develop a comprehensive **security and safety plan** for all parks, trails and facilities as well as establish a site-specific **emergency action plan**
- Expand the replacement schedule in this plan into a full **capital replacement plan** that puts all basic equipment in parks maintenance, facilities operations, and program provision on a schedule

At least every five years, the Department should also complete a demographic analysis that examines age distribution, income levels, and ethnicity of the community and the surrounding market area. It is important to recognize the changing character of Alpharetta, such as the densifying downtown area and Avalon, and how this growth will impact the delivery of parks and recreation facilities and services in the future.



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