City Council Meeting & Public Hearing
OCTOBER 25, 2021

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 & PRESENTATIONS

A. 20 Year Service Award for Beth Goldstein

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 10/18/2021)

VI. PUBLIC HEARING

A. Z-21-06/V-21-17 Kimball 154
Consideration of a rezoning and variances to allow for a 3-story, 120,000 square foot office building and re-use of 2 existing buildings for office use and amenities on 4.44 acres. A rezoning is requested from SU (Special Use) to O-P (Office-Professional). Variances are requested to reduce parking, increase lot coverage, reduce front building setback, increase building height and reduce minimum driveway separation. The property is located at 154 Kimball Bridge Road and is legally described as being located in Land Lot 801, 1st District, 2nd Section, Fulton County, Georgia.

B. MP-21-06 / CU-21-12 National Veterinary Associates (NVA) 3100 Royal Boulevard South
Consideration of a master plan amendment and conditional use to allow an 'Animal Hospital, Small Animal' for National Veterinary Associates (NVA). A master plan amendment is requested to add 'Animal Hospital, Small Animal' to Pod 12 of the Royal 400 Master Plan and a conditional use is requested to allow an 'Animal Hospital, Small Animal' use for NVA. The property is located at 3100 Royal Boulevard South and is legally described as being located in Land Lots 850 & 859, 1st District, 2nd Section, Fulton County, Georgia.

C. PH-20-07 Horizon 2040 Alpharetta Comprehensive Plan - Adoption Hearing
Consideration of a request to adopt the Horizon 2040 Comprehensive Plan.

VII. NEW BUSINESS

A. Big Creek Greenway Boardwalk Replacement Design Services, RFP 22-103

B. Taste of Alpharetta Event Management Vendor Contract

C. MOU With City Of Milton For Youth Softball And Youth Lacrosse

D. Approval of Fiscal Year 2022 Mid-Year Budget Amendment (Personnel Compensation) - 1st Reading

VIII. WORKSHOP

A. Windward Dam

IX. PUBLIC COMMENT

X. REPORTS

XI. ADJOURNMENT TO EXECUTIVE SESSION

CITY COUNCIL MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: CITY CLERK
SUBMITTED BY: LAUREN SHAPIRO
DRAFTED BY: LAUREN SHAPIRO

I. **AGENDA ITEM TITLE:** 20 YEAR SERVICE AWARD FOR BETH GOLDSTEIN

II. **REPORT IN BRIEF:**

Presentation to Beth Goldstein for her 20 years of service to the City of Alpharetta.

III. **ATTACHMENTS:**

- None

CITY COUNCIL MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: CITY CLERK
SUBMITTED BY: LAUREN SHAPIRO
DRAFTED BY: LAUREN SHAPIRO

I. **AGENDA ITEM TITLE:** COUNCIL MEETING MINUTES FROM THE MEETING OF 10-18-2021

II. **RECOMMENDATION:**

Approve the City Council meeting minutes from October 18, 2021 as part of the Consent Agenda.

III. **REPORT IN BRIEF:**

City Clerk, Lauren Shapiro, attended, recorded, and prepared a synopsis of the pertinent information that occurred during the City Council meeting on Monday, October 18, 2021.

IV. **ALTERNATIVES:**

Deny or defer the approval of the Consent Agenda until the November 1, 2021 City Council meeting.

V. **ATTACHMENTS:**

- City Council meeting minutes from 10-18-2021

City Council Meeting
OCTOBER 18, 2021
Office of the City Clerk

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

This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. 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 Gilvin called the meeting to order at 6:30 p.m.

II. ROLL CALL

- **Council Members**
  - Mayor Jim Gilvin
  - Mayor Pro Tem Donald F. Mitchell
  - Jason Binder
  - Ben Burnett
  - John Hipes
  - Dan Merkel
  - Karen Richard
- **Staff**
  - Bob Regus, City Administrator
  - Mike Stacy, City Attorney
  - James Drinkard, Asst. City Administrator
  - Lauren Shapiro, City Clerk
  - Peter Sewczwicz, Director of Public Works
  - Morgan Rodgers, Director of Recreation, Parks & Cult ural Services
  - Tom Harris, Director of Finance
  - Kathi Cook, Director of Community Development
  - Michael Woodman, Senior Planner
  - Eric Graves, Senior Traffic Engineer / Planner

III. PLEDGE TO THE FLAG

IV. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 10/4/2021)

B. Financial Management Report: Month Ending August 31, 2021

- ❖ Mayor Pro Tem Mitchell offered a motion to approve the consent agenda.
  - Council Member Burnett seconded the motion.
  - The motion was approved unanimously (6-0, as Council Member Binder was not yet present).

V. PUBLIC HEARING

A. V-21-22 Lakeview / TPA Variance to Waiting Period

Consideration of a variance to reduce the waiting period from 12 months to 6 months for City Council consideration of a public hearing request on the same property. The property is located at the southwest corner of Haynes Bridge Road and Lakeview Parkway and is legally described as being located in Land Lots 744, 745, 752 & 753, 1st District, 2nd Section, Fulton County, Georgia.

- Senior Planner, Michael Woodman, came forward to present this item.
- Staff is recommending that Mayor and Council approve V-21-22 Lakeview / TPA's request for a waiting period variance.
- The applicant, TPA Group, requests a variance to reduce the waiting period for Council consideration of an application for zoning change affecting the same property from one (1) year to six (6) months. City Council approved a public hearing request on the property on April 5, 2021 to change previous conditions of zoning (PH-21-04 TPA Group/360 Tech Village Change of Condition) related to the Alpha Loop. The subject property is located at the southwest corner of Haynes Bridge Road and Lakeview Parkway.
- The applicant notified surrounding property owners of their application and intent for the property. The report states that no comments were received.
- The applicant, Crawford Arnold, 1776 Peachtree Street, NW, Suite 100, Atlanta, GA 30309, came forward to speak on behalf of this application.

Public Comment:

- There were no public comments for this item.
- ❖ Council Member Richard offered a motion to approve the request for a waiting period variance
  - Council Member Burnett seconded the motion.
  - The motion was approved unanimously (6-0, as Council Member Binder was not yet present).

B. PH-21-15 Lakeview / TPA Change to Conditions of Zoning

Consideration of a change to previous conditions of zoning to increase the building height of 'For-Sale' townhomes from 3 stories to 4 stories, increase the height of parking decks from 5 to 6

levels, modify specimen tree saves, and allow a right-in only to the site from Haynes Bridge Road. The property is located at the southwest corner of Haynes Bridge Road and Lakeview Parkway and is legally described as being located in Land Lots 744, 745, 752 & 753, 1st District, 2nd Section, Fulton, County, Georgia.

- Senior Planner, Michael Woodman, came forward to present this item.
- Staff is recommending that Mayor and Council approve PH-21-15 TPA/Lakeview Change to Condition of Zoning, subject to the following conditions (Changes shown in Red underline):

3. Development regulations shall be as follows:

   c. 'For-Sale' Residential – Up to 60 townhome units shall be permitted in up to 4-story buildings. No more than 10% of townhomes shall be permitted to be rented, as recorded in the development covenants.

   e. Parking Decks – Maximum of 6 levels, except that parking decks along Lakeview Parkway shall be a maximum of 3 levels. The west elevation of the 6-level parking deck shall be screened from the public view to not appear as a parking deck, as approved by Design Review Board. Except for the 3 parking decks serving office buildings, all parking decks shall be wrapped with residential or non-residential uses where visible from the public right-of-way. Parking decks visible from Haynes Bridge Road, Lakeview Parkway and Morrison Parkway shall be treated with comparable materials and finishes as the buildings they serve or screened from view with evergreen landscaping, as approved by Staff. Parking decks visible from Georgia 400 and the interchange shall be screened from view with evergreen landscaping. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the Design Review Board.

9. Specimen trees shall be given special consideration and every attempt to incorporate them into the site plan shall be made as stipulated in the City's Tree Protection Ordinance. In addition, specimen trees #447, 473, 477, 512, 563, 579 (subject to City Arborist approval), 591, 593, 596, 620, 621 and 820 shall be saved subject to Alpha Loop and roadway improvement requirements.

44. Access Management

    - Signalized intersections along Lakeview Parkway shall be a minimum of 1,000' from the existing signal at the intersection of Haynes Bridge Road and Lakeview Parkway.
    - Provide a maximum of 4 site driveways on Lakeview Parkway.
    - Align driveways on Lakeview Parkway with opposing existing driveways or offset by a minimum of 150'.
    - Any full movement site driveway on Lakeview Parkway must be a minimum of 450' from Haynes Bridge Road.
    - Any right-in/right-out site driveways on Lakeview Parkway must be a minimum of 200' from Haynes Bridge Road.
    - No direct site access is allowed onto Haynes Bridge Road, but a right turn from Haynes Bridge Road into the site is allowed subject to GRTA approval.
    - No outparcels are allowed direct access on Haynes Bridge Road or Lakeview Parkway.

- Provide shared driveway between adjacent property (shown as "MetLife") and the proposed development, as shown on plan.
- All internal intersections shall be a minimum of 100' from Lakeview Parkway.

- The applicant, TPA Group, 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 for an increase to the height of the 'For-Sale' townhome product from three (3) to four (4) stories, increase the height of parking decks from five (5) to six (6) levels, modify specimen tree saves, and allow a right-in only to the site from Haynes Bridge Road. The subject property is located at the southwest corner of Haynes Bridge Road and Lakeview Parkway.
- The applicant requests a change to condition #9, which relates to specimen tree saves. An updated tree survey and assessment was provided by the applicant, which indicates that tree #568 is in 'Poor' condition (confirmed by the City Arborist). In addition, the applicant requests to replace Tree #566 (29" White Oak) with Tree #620 (26" White Oak) and 621 (26" White Oak), because #566 is impacted by the location of the multi-family building. In addition, the City Arborist has identified tree #821 as being in 'Poor' condition and therefore not a good tree save. Tree #579 is also a good save.
- The proposed change to condition #44 is related to the applicant's desire to construct a food hall at the corner of Lakeview Parkway and Haynes Bridge Road. The operator of the food hall has indicated that direct access from Haynes Bridge Road is necessary for that business. Staff has verified with GRTA that the applicant's requested change complies with the condition as currently written.
- Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request for changes to previous conditions of zoning.
- The CZIM was held on July 14, 2021. There were no public comments.

Council Member Binder joined the meeting at 6:47 p.m.

- The applicant, Crawford Arnold, 1776 Peachtree Street, NW, Suite 100, Atlanta, GA 30309, came forward to speak on behalf of this application.
- A member of the applicant's team, Charles Moore, 1776 Peachtree Street, NW, Suite 100, Atlanta, GA 30309, came forward to speak on behalf of this application.
- Jake Meek, 889 Drewry Street, Atlanta, GA 30306, Toll Brothers, came forward to speak on behalf of this application.

Public Comment:

- There were no public comments for this item.

❖ Council Member Richard offered a motion to approve subject to the following conditions:

3. Development regulations shall be as follows:

c. 'For-Sale' Residential – Up to 60 townhome units shall be permitted in up to 4-story buildings. No more than 10% of townhomes shall be permitted to be rented, as recorded in the development covenants.

e. Parking Decks – Maximum of 6 levels, except that parking decks along Lakeview

Parkway shall be a maximum of 3 levels. The west elevation of the 6-level parking deck shall be screened from the public view to not appear as a parking deck, as approved by Design Review Board. Except for the 3 parking decks serving office buildings, all parking decks shall be wrapped with residential or non-residential uses where visible from the public right-of-way. Parking decks visible from Haynes Bridge Road, Lakeview Parkway and Morrison Parkway shall be treated with comparable materials and finishes as the buildings they serve or screened from view with evergreen landscaping, as approved by Staff. Parking decks visible from Georgia 400 and the interchange shall be screened from view with evergreen landscaping. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the Design Review Board.

9. Specimen trees shall be given special consideration and every attempt to incorporate them into the site plan shall be made as stipulated in the City's Tree Protection Ordinance. In addition, specimen trees #447, 473, 477, 512, 563, 579 (subject to City Arborist approval), 591, 593, 596, 620, 621 and 820 shall be saved subject to Alpha Loop and roadway improvement requirements.

44. Access Management

- Signalized intersections along Lakeview Parkway shall be a minimum of 1,000' from the existing signal at the intersection of Haynes Bridge Road and Lakeview Parkway.
- Provide a maximum of 4 site driveways on Lakeview Parkway.
- Align driveways on Lakeview Parkway with opposing existing driveways or offset by a minimum of 150'.
- Any full movement site driveway on Lakeview Parkway must be a minimum of 450' from Haynes Bridge Road.
- Any right-in/right-out site driveways on Lakeview Parkway must be a minimum of 200' from Haynes Bridge Road.
- No direct site access is allowed onto Haynes Bridge Road, <u>but a right turn from Haynes Bridge Road into the site is allowed subject to GRTA approval.</u>
- No outparcels are allowed direct access on Haynes Bridge Road or Lakeview Parkway.
- Provide shared driveway between adjacent property (shown as "MetLife") and the proposed development, as shown on plan.
- All internal intersections shall be a minimum of 100' from Lakeview Parkway.

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

C. MP-21-08 Adora Day Care Center KB/400 Partners

Consideration of a master plan amendment to add 'Day Care Center' as a permitted use in Pod B of the KB/400 Partners Master Plan. The property is located at 5750 North Point Parkway and is legally described as being located in Land Lot 808, 2nd District, 1st Section, Fulton County, Georgia.

- Senior Planner, Michael Woodman, came forward to present this item.

- This item was considered at the 10/7/2021 Planning Commission meeting. Staff recommended approval subject to 12 conditions. There were no public comments. After discussion, Planning Commission recommended approval subject to staff's recommended conditions. Vote 7-0.
- Staff is recommending that Mayor and Council approve MP-21-08 Adora Day Care/KB400 Master Plan, subject to the following conditions:

    1. 'Day Care Center' shall be listed as a permitted use in the KB/400 Partners Master Plan Pod B.
    2. Site shall be developed substantially similar to the site plan prepared by Kent Ahrenhold Architect, dated 5/20/2021. Site shall be limited to 'Day Care Center' use only.
    3. Changes to the exterior of the existing building, new additions and signage shall be subject to approval by the DRB. There shall be no primary colors used on the exterior of the building, including on awnings or signage. At a minimum, existing building shall be pressured washed.
    4. Drop-off & Pick-up operations shall be contained on-site. Operations shall not impede traffic along Rock Mill Road and North Point Parkway.
    5. Property owner shall assess site landscaping and replace missing, dead or dying landscape material, with final approval by DRB. New landscape material shall be sustainable landscaping, with final approval by DRB.
    6. Shrub plantings between the street and parking areas shall be upgraded with a double row of shrubs, minimum 2' tall at planting. New landscape material shall be sustainable landscaping, with final approval by DRB.
    7. Fencing visible from North Point Parkway or Rock Mill Road shall be decorative, as approved by DRB.
    8. Playground area shall be screened from North Point Parkway and Rock Mill Road, with final approval by DRB.
    9. Dumpster shall have a brick or stone enclosure with painted metal doors and shall be heavily screened with landscaping, as approved by DRB.
    10. At a minimum, North Point EcoDistrict points shall include the use of sustainable landscaping and/or bioretention, subject to approval by Staff at LDP.
    11. Planter along Rock Mill Road and North Point Parkway shall be planted with a row of shrubs, as approved by DRB.
    12. Existing mechanical equipment on the south side of the building shall be screened, as approved by DRB.

- The submitted request, if approved, would allow the applicant to operate a 'Day Care Center' in a 7,786 square foot building, which was formerly a Wells Fargo Bank with drive-through. A master plan amendment is requested to the KB400 Master Plan to add the use to Pod B. The subject property is located at 5750 North Point Parkway at the northeast corner of North Point Parkway and Rock Mill Road.
- The property is zoned O-I (Office-Institutional) and is subject to the KB400 Master Plan Pod B. The 2.35-acre property was developed in 2004 with a 1-story, 4,172 square foot bank

building with drive-through facilities. Surrounding properties are zoned O-I to the west, north and east and CUP (Community Unit Plan) to the south. North Point Park office condominiums is located to the west, Milton Park to the south, and City-owned open space to the north and east.

- In 1999, the KB/400 Partners Master Plan was approved on 27 acres along North Point Parkway allowing four (4) office buildings, two (2) free-standing restaurants and one (1) free-standing bank. 'Day Care Center' is listed as a permitted use in Pod C and an accessory use in Pod A; however, the use is not listed in Pod B.
- The site plan depicts the 4,172 square foot bank building to remain and the drive-through facilities being replaced with a 2,564 square foot classroom addition and playground area. A 1,050 square foot addition is also depicted on the north side of the building, which pushes the dumpster enclosure north into the former exit lane of the drive-through. The total area of the Day Care Center is 7,786 square feet. 35 surface parking spaces are provided on the property. The UDC requires one (1) parking space/400 square feet for a Day Care Center, of which the applicant's proposal exceeds the minimum parking requirement.
- 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. Properties in the immediate vicinity are primarily developed with office and residential uses. The proposed zoning request will allow for a 'Day Care Center', which represents a neighborhood-level service use that would complement surrounding uses.

  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, which are primarily developed with office and residential uses.

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

  Response: The zoning proposal should not have significant impacts on the natural environment. The applicant proposes to re-use an existing bank building and redevelop the drive-through facilities into classrooms and a playground area.

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

  Response: KB/400 Partners Master Plan allows 'Day Care Center' as a permitted use in Pod C and as an accessory use in Pod A. It is unclear why the use was not allowed in Pod B given that the pod is approved for office and commercial uses such as, bakery, bank, and restaurant.

  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 and services. The proposed use is estimated to generate 87 PM Peak Hour trips.

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

Response: Not applicable.

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 zoning proposal reflects a reasonable balance. The proposal would complement surrounding uses, which are primarily developed with office and residential uses.

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

Response: KB/400 Partners Master Plan allows 'Day Care Center' as a permitted use in Pod C and as an accessory use in Pod A. It is unclear why the use was not allowed in Pod B given that the pod is approved for office and commercial uses such as, bakery, bank, and restaurant.

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

Response: The zoning proposal is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Corporate Office.'

- Staff has reviewed the applicant's proposal and finds that the use does not conflict with the established review criteria for a master plan amendment. The zoning proposal would allow a 'Day Care Center', which represents a neighborhood-level service use that would complement surrounding uses. In addition, the master plan allows 'Day Care Center' as a permitted use in Pod C and as an accessory use in Pod A. It is unclear why the use was not allowed in Pod B given that the pod is approved for office and commercial uses such as, bakery, bank, and restaurant.
- The CZIM was held on September 8, 2021. There were no public comments.
- The applicant, Akif Aydin, 10 Ridgedale Way, Simpsonville, SC 29681, came forward to speak on behalf of this application.

Public Comment:

- There were no public comments for this item.

❖ Council Member Richard offered a motion to approve, subject to the following conditions:

1. 'Day Care Center' shall be listed as a permitted use in the KB/400 Partners Master Plan Pod B.
2. Site shall be developed substantially similar to the site plan prepared by Kent Ahrenhold Architect, dated 5/20/2021. Site shall be limited to 'Day Care Center' use only.
3. Changes to the exterior of the existing building, new additions and signage shall be

subject to approval by the DRB. There shall be no primary colors used on the exterior of the building, including on awnings or signage. At a minimum, existing building shall be pressured washed.

4. Drop-off & Pick-up operations shall be contained on-site. Operations shall not impede traffic along Rock Mill Road and North Point Parkway.
5. Property owner shall assess site landscaping and replace missing, dead or dying landscape material, with final approval by DRB. New landscape material shall be sustainable landscaping, with final approval by DRB.
6. Shrub plantings between the street and parking areas shall be upgraded with a double row of shrubs, minimum 2' tall at planting. New landscape material shall be sustainable landscaping, with final approval by DRB.
7. Fencing visible from North Point Parkway or Rock Mill Road shall be decorative, as approved by DRB.
8. Playground area shall be screened from North Point Parkway and Rock Mill Road, with final approval by DRB.
9. Dumpster shall have a brick or stone enclosure with painted metal doors and shall be heavily screened with landscaping, as approved by DRB.
10. At a minimum, North Point EcoDistrict points shall include the use of sustainable landscaping and/or bioretention, subject to approval by Staff at LDP.
11. Planter along Rock Mill Road and North Point Parkway shall be planted with a row of shrubs, as approved by DRB.
12. Existing mechanical equipment on the south side of the building shall be screened, as approved by DRB.

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

VI. NEW BUSINESS

A. A Resolution of the Mayor and Council of the City of Alpharetta, Georgia Appointing Lauren Shapiro as City Clerk of the City of Alpharetta.

- City Administrator, Bob Regus, came forward to present this item.
- City Administrator Regus is recommending that Mayor and Council adopt a resolution appointing Lauren Shapiro as City Clerk of the City of Alpharetta.
- City Attorney, Mike Stacy, read the resolution aloud.

Public Comment:

- There were no public comments for this item.

❖ Mayor Pro Tem Mitchell offered a motion to approve the resolution.

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

B. Wills Park Improvements- Sitework at Equestrian Center and Maintenance Facility, ITB 22-003

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff is recommending that Mayor and Council award ITB 22-003 to L.G. Leone Enterprises, Inc. for the performance of the Wills Park Improvements- Sitework at Equestrian Center and Future Maintenance Facility project in an amount not to exceed $1,063,276.40 and authorize the Mayor to execute all necessary documents.
- The award of this bid is for Wills Park Improvements- Sitework at Equestrian Center and Future Maintenance Facility, with the following details:
    - **Equestrian Center Expansion Arena Sitework:** This phase of the project consists of general site scope, which includes initial erosion control, clearing / grubbing, demolition, rough grading, intermediate erosion control, utility and storm sewer installation, roadway and sidewalk modifications, fine grading, and stabilization of areas outside of the arena, etc.
    - **Wills Park Future Maintenance Facility Sitework:** This phase of the project will consist of site work for the future maintenance building and associated infrastructure such as an access road, utilities, and stormwater management facility. The future Maintenance Facility at Wills Park is a separate project that will include a maintenance building with restrooms and a gravel pad for dumpster storage which is planned to be advertised for bids in November 2021.
- The Wills Park Improvements- Sitework at Equestrian Center and Future Maintenance Facility was advertised for competitive bids on August 06, 2021. A total of three bids, listed below, were received for the project on September 14, 2021:
    - J.G. Leone Enterprises, Inc. ($1,063,276.40)
    - Everclear Grading & Landscaping, Inc. ($1,209,670.71)
    - Integrated Construction and Nobility, Inc. ($1,244,297.48)
- The low bidder, L.G. Leone Enterprises, Inc., is an experienced contractor and has worked on similar projects in the past. Staff met with L.G. Leone Enterprises, Inc. to review the scope of the work and the City's expectations on October 06, 2021, and determined L.G. Leone Enterprises, Inc. to be the lowest responsive and responsible bidder.
- Once a contract with L.G. Leone Enterprises, Inc. has been finalized and executed, construction may begin immediately. The anticipated completion date is no more than 180 days from notice to proceed.

Public Comment:

- There were no public comments for this item.

❖ Mayor Pro Tem Mitchell offered a motion to approve the award of ITB 22-003 to L.G. Leone Enterprises, Inc. for the performance of the Wills Park Improvements- Sitework at Equestrian Center and Future Maintenance Facility project in an amount not to exceed $1,063,276.40 and authorize the Mayor to execute all necessary documents.

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

C. Wills Park Improvements- Equestrian Center Arena Construction, ITB 22-004

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff is recommending that Mayor and Council award ITB 22-004 to Longwood Arenas LLC for the performance of the Wills Park Improvements: Equestrian Center Arena Construction project in an amount not to exceed $364,064.33 and authorize the Mayor to execute all necessary documents.
- The award of this bid is for Wills Park Improvements: Equestrian Center Arena Construction, with the following details:
    - **Equestrian Center Arena Construction:** This project consists of the equestrian arena scope. This includes fine grading, installation of under drains, footing installation, fencing / gates, irrigation, maintenance of intermediate erosion control items, etc.
- The Wills Park Improvements: Equestrian Center Arena Construction was advertised for competitive bids on August 06, 2021. A total of four bids, listed below, were received for the project on September 17, 2021:
    - Longwood Arenas LLC ($364,064.33)
    - Wordley & Martin Equestrian, LLC ($408,895.00)
    - Everclear Grading & Landscaping, Inc. ($570,877.54)
    - Integrated Construction and Nobility, Inc. ($1,016,670.75)
- The low bidder, Longwood Arenas LLC, is an experienced contractor and has worked on similar projects in the past. Staff met with Longwood Arenas LLC to review the scope of the work and the City's expectations on October 08, 2021, and determined Longwood Arenas LLC to be the lowest responsive and responsible bidder.
- Once a contract with Longwood Arenas LLC has been finalized and executed, construction may begin immediately. The anticipated completion date is no more than 75 days from notice to proceed.
- The Equestrian Foundation will contribute funding towards this project in accordance with the executed Memorandum of Understanding. Specifically, the City and the Foundation have agreed to jointly share all approved Equestrian Center improvement costs. As it relates to the Arena construction contract totaling $364,064.33, the City is funding 50% ($182,032.17) and the Foundation is funding the remaining 50% ($182,032.16).

Public Comment:

- There were no public comments for this item.

❖ Mayor Pro Tem Mitchell offered a motion to approve the award of ITB 22-004 to Longwood Arenas LLC for the performance of the Wills Park Improvements: Equestrian Center Arena Construction project in an amount not to exceed $364,064.33 and authorize the Mayor to execute all necessary documents.

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

D. A Resolution of the Mayor and Council of the City of Alpharetta, Georgia In Support of the McGinnis Ferry Road Widening Project

- City Administrator, Bob Regus, came forward to present this item.
- City Administrator Regus is recommending that Mayor and Council approve a resolution of the Mayor and Council of the City of Alpharetta, Georgia in support of the McGinnis Ferry Road Widening Project.
- City Attorney, Mike Stacy, read the resolution aloud.

Public Comment:

- There were no public comments for this item.

❖ Mayor Pro Tem Mitchell offered a motion to approve a resolution of the Mayor and Council of the City of Alpharetta, Georgia in support of the McGinnis Ferry Road Widening Project.

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

E. Appointment of Alternate Member to Planning Commission

❖ Council Member Richard offered a motion to appoint Alpharetta resident, Jamie Bendall, to the alternate seat on the Planning Commission.

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

VII. WORKSHOP

A. Kimball Bridge Road at Park Brook Drive Intersection Improvements

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- This item is presented for workshop purposes only, no action should or will be taken for this item.
- This project will include the addition of a center left turn lane onto Park Brooke Drive and Pine Vista Blvd. Some minor sidewalk improvements and stormwater infrastructure will also be included as part of the overall project. The addition of the center turn lanes will provide much needed vehicular safety east and west bound along Kimball Bridge at these intersections. The existing Deceleration lane (right turn into Park Brooke west bound) will be removed and become the straight through going west bound.
- City staff reached out to Bartow Paving, who has currently been awarded the City's FY22 Milling and Resurfacing contract for pricing. Bartow provided pricing in the amount of $270,000.00 to complete the project. Kimball Bridge Road is currently scheduled for resurfacing in March of 2022. The City stands to save an estimated $50,000.00 due to having most of the area to be paved, included in the FY22 Milling and Resurfacing contract. Currently, the FY 22 Milling and Resurfacing account has enough funding available to award a change order to the current contract and complete the intersection improvements at Kimball Bridge and Park Brooke Drive without any impact to planned roads to be milled and resurfaced in FY 22.

VIII. PUBLIC COMMENT

- There were no public comments.

IX. REPORTS

- Mayor Gilvin announced that Georgia Governor, Brian Kemp proclaimed Sunday, November 7, 2021 as Retired Educators Day. Mayor Gilvin read aloud Governor Kemp's Retired Educators Day proclamation.
    - Latrelle Hinckley, Co-President of the North Fulton Retired Educators Association, came forward to speak on behalf of this item and gave thanks to Mayor and Council for recognizing this day.

X. ADJOURNMENT TO EXECUTIVE SESSION

Mayor Gilvin called for a motion to adjourn to executive session at 7:36 p.m.

- ❖ Council Member Binder offered a motion to adjourn to executive session.
    - Council Member Merkel seconded the motion
    - The motion was approved unanimously (7-0).

Respectfully submitted,

Lauren Shapiro, City Clerk

CITY COUNCIL MEETING
STAFF REPORT

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

I. AGENDA ITEM TITLE: Z-21-06/V-21-17 KIMBALL 154

CITY COUNCIL: OCTOBER 25, 2021

This item was considered at the 10/7/2021 Planning Commission meeting. Staff recommended approval subject to 18 conditions. There was one (1) public comment from Pat Miller with the Alpharetta & Old Milton County Historical Society in support of the request. After discussion, Planning Commission recommended approval subject to staff's recommended conditions. Vote 7-0

II. RECOMMENDATION:

Approve Z-21-06/V-21-17 Kimball 154, subject to the following conditions:

1. The site, consisting of approximately 4.44 acres, shall be zoned O-P (Office-Professional) and developed substantially similar to site plan submitted by Kimley-Horn, revised 10/21/21, except for modifications required to comply with the conditions below. Uses shall be limited to professional office, research and development, and support retail uses and conditional uses listed in the O-P district regulations.
2. Up to 25% of the office area may be used for support retail uses and Council-approved conditional uses, as listed in the O-P zoning district regulations.
3. Maximum building height shall not exceed 3 stories and 48', which does not include the below-grade parking podium.
4. Driveway spacing and impervious area shall be as depicted on the site plan prepared by Kimley-Horn, revised 10/21/21. Impervious area exceeding the maximum 70% shall be offset with pervious hardscape, green roof, etc., with final approval by Staff.
5. Minimum 20' building setback shall be provided along Kimball Bridge Road, except that building setbacks for the Bailey-Johnson School and Gymnasium buildings shall be as depicted on the site plan prepared by Kimley-Horn, revised 10/21/21.
6. Minimum parking shall be provided at a rate of 2.9 spaces/1,000 SF of office (gross). A 3rd level shall be permitted on the rear parking deck and a 2nd level shall be permitted under the front parking podium.
7. Architecture and materials of the new office building and renovation of the existing buildings shall be substantially similar to the submitted renderings, except for modifications required to comply with these conditions, subject to final approval by DRB.
8. Parking decks visible from Kimball Bridge Road shall be clad with a decorative exterior material, with final approval by DRB. A line-of-sight study shall be provided to determine if the rear parking deck would be seen from Kimball Place or Amber Park Drive. The study shall assume a 2-level and 3-level parking deck. If any portion of the rear deck or northern face of parking under the building is visible, it shall be screened with evergreen landscape material or clad with a decorative exterior material, with final approval by DRB.
9. Unique signage types, as depicted on the submitted renderings, shall be permitted with final approval by DRB.
10. Developer shall improve the Kimball Bridge Road streetscape to include a 10' travel lane, 4' shoulder/bike lane, 2' curb/gutter, 6' planter, and 8' sidewalk, as approved by Staff. 6' planter may be reduced to 0' at locations adjacent to the gymnasium building, as depicted on the site plan prepared by Kimley-Horn, revised 10/21/21. Developer shall dedicate sufficient right-of-way in order for the City to maintain the sidewalk.

11. Developer shall improve two-way left turn lane/flush median, as depicted on the site plan prepared by Kimley-Horn, revised 10/21/21, with final approval by Staff.
12. Minimum 20' landscape strip shall be provided along Kimball Bridge Road, except that reduced landscape strip areas shall be permitted where existing buildings encroach on the landscape strip. Shrubs required to screen parking areas may overlap the landscape strip.
13. Foundation plantings, consisting of shrubs, vines and/or grasses, shall be required along buildings fronting Kimball Bridge Road, with final approval by DRB.
14. Decorative lighting and trees in maximum 4' x 4' free-standing planters shall be placed on the upper level of the parking deck, as approved by DRB.
15. Sidewalks shall connect buildings to parking areas and the public sidewalk.
16. Developer shall save trees as depicted on the site plan prepared by Kimley-Horn, revised 10/21/21. Developer shall make every effort to save additional trees on the property, including trees of quality of tree groupings.
17. Property owner shall designate the Bailey-Johnson School and Gymnasium buildings as a historic property under the City's Historic Preservation Incentive Zoning ordinance prior to a Certificate of Occupancy.
18. A marker shall be placed on the property recognizing the history of the Bailey-Johnson School.

III. REPORT IN BRIEF:

The applicant, KB Venture Partners, LLC, is requesting a rezoning of 4.44 acres from SU (Special Use) to O-P (Office-Professional) to allow for the construction of a 3-story, 120,000 square feet timber-frame office building and structured parking, as well as the adaptive re-use of the Bailey-Johnson School and Gymnasium buildings. Variances are requested to reduce building setbacks, increase maximum impervious area, increase building height, reduce driveway spacing, and reduce parking requirements. The property is located at 154 Kimball Bridge Road on the east side of Kimball Bridge Road and south of Kimball Place.

DISCUSSION

The submitted request, if approved, would allow for the adaptive re-use of the Bailey-Johnson School and Gymnasium buildings (circa 1950), as well as the construction of a 3-story, 120,000 square feet timber-frame office building and structured parking on 4.44 acres. The applicant's letter of intent indicates that the proposed development would likely be constructed as a single-phase. However, market conditions could dictate two (2) phases with the Bailey-Johnson buildings rehabilitated in a first phase and the new office building in a second phase. A rezoning is requested from SU (Special Use) to O-P (Office-Professional) and variances are requested to reduce building setbacks, increase maximum impervious area, increase building height, reduce driveway spacing, and reduce parking requirements. The property is located at 154 Kimball Bridge Road on the east side of Kimball Bridge Road and south of Kimball Place.

The subject property was originally developed as the Bailey-Johnson School in 1950 and most recently used by Fulton County Schools as a maintenance yard. Surrounding properties are zoned O-I (Office-Institutional) to the north and east, O-P to the south and R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential – Medium Density) to the west. The property has frontage along Kimball Bridge Road, with Parkway 400 Master Plan located to the north and east, Diamond Glass (formerly St. James United Methodist Church) to the south and Kimball Bridge Walk subdivision to the west. The property has a Comprehensive Land Use Plan designation of Corporate Office, which allows the applicant's zoning proposal.

The table below summarizes of the applicant's requested variances. The applicant's variance hardship is generally related to the re-use of the existing Bailey-Johnson School and Gymnasium

buildings. In addition, the property also has an unusual shape and topographic challenges resulting from over 50' of elevation change on the property.

Kimball 154 – Variance Requests

UDC Sections	Regulations	UDC Requirement	Variance Request
2.2.12(D)	Front Building Setback	65'	20'
2.2.12(D)	Maximum Building Height	40'	48'
2.2, Table 2.1	Maximum Impervious Area	70%	75%
3.5.2(G)	Driveway Spacing	Min. 300'	220', 170', 80'
2.5.1(B)	Parking	640 spaces (4/1,000)	407 spaces (2.5/1,000)

A parking memo was provided by the applicant to justify the requested parking variance. The memo references an administrative parking reduction under Unified Development Code (UDC) Subsection 2.5.5(e), which allows up to a 50% parking reduction for office and commercial uses on a historic property. The Bailey-Johnson School is approximately 71 years old and does not yet qualify for designation as a historic property under the City's Historic Preservation Incentive Zoning ordinance. However, if approved, the applicant's requested parking variance would be within the 50% reduction allowed by the ordinance. In addition, Staff looked at ITE parking generation rates, which suggest that the 85th percentile of occupied spaces should be an estimated 465 spaces for a suburban office. Therefore, it is recommended that the development provide a minimum 465 parking spaces or at a rate of 2.9 spaces/1,000 square feet.

The proposed 20' front setback is consistent with the existing buildings, which are as close as six-feet (6') from the Kimball Bridge Road right-of-way. As it relates to the request to increase the maximum impervious area of the site, it is recommended that at least five percent (5%) of the site have pervious hardscape or a green roof.

SITE PLAN

The submitted site plan depicts the one (1) story, 20,000 square foot Bailey-Johnson School building and 2-story, 20,000 square foot Gymnasium building to remain on the southern half of the property. A new three (3) story, 120,000 square foot timber-frame office building with structured parking below and two (2) level parking deck to the rear is depicted on the northern half of the property. The applicant proposes to renovate the existing buildings for use as creative loft office space and service/amenity areas for office users. A 20' building setback is proposed along Kimball Bridge Road. However, the corner of the existing gymnasium is approximately six-foot (6') from Kimball Bridge Road and the southernmost portion of the existing school building is approximately seven-feet (7') from Kimball Bridge Road.

The site plan calls out 407 parking spaces, of which 347 spaces are located in the below-grade and 2-level, rear parking deck and 60 spaces are located in two (2) surface parking areas. The UDC requires four (4) parking spaces per 1,000 square feet for professional office, or 640 spaces. Access to the below-grade parking deck is from the main project entrance between the new 3-story office building and the existing gymnasium building and from the northernmost driveway aligning with the entrance to Kimball Bridge Walk at Stratham Drive.

Four (4) curb cuts are depicted providing access to the property from Kimball Bridge Road. The northernmost driveway provides access to the below grade parking deck, the two (2) southernmost curb cuts provide access to a small surface parking area and the center curb cut

is the main entrance to the development and provides access to parking deck. An eight-foot (8') sidewalk is depicted along Kimball Bridge Road.

The applicant submitted a tree survey and assessment identifying ten (10) 'Good' condition specimen trees on the property, including several Red Oaks, an Elm, a Dogwood and two (2) Magnolias. The site plan depicts two (2) tree saves, including #353 (22" Magnolia) and #354 (25" Magnolia). It is recommended that the developer identify additional tree saves, which could include tree groupings and trees of quality. The site plan depicts an underground stormwater vault under the rear parking deck.

BAILEY-JOHNSON SCHOOL

The applicant's proposal includes the adaptive re-use of the Bailey-Johnson School and Gymnasium buildings. The buildings are proposed to be preserved, renovated, and used for office space and service/amenity areas for office users. According to *Alpharetta, Milton County – The Early Years-* (Mashburn, 2008) the Bailey-Johnson school has the following history:

> "Bailey-Johnson School was opened in 1950 to accommodate North Fulton African American students from Sandy Springs northward. School organizations included the 4-H Club, music club, science club, safety patrol, newspaper, student council, and royal court (king and queen of student body were elected). Bailey-Johnson fielded boys and girls basketball and track teams. The School's yearbook, originally called the Blue Clover, was later changed to the Lion. Bailey-Johnson had several principals, including George Garrison, Myron Johnson and Maye Clayton."

TRAFFIC

The applicant provided a trip generation report, which shows that the proposed development is expected to generate 177 AM Peak Hour trips and 178 PM Peak Hour trips (see Table 1 below).

Table 1: Net New Trip Generation

Land Use	Density	Daily Traffic			AM Peak Hour		PM Peak Hour	
		Total	Enter	Exit	Enter	Exit	Enter	Exit
General Office Building (ITE 710)	160,000 SF	1,674	837	837	152	25	28	150
Gross Project Trips		1,674	837	837	152	25	28	150
Mixed-Use Reduction		*-0*	*-0*	*-0*	*-0*	*-0*	*-0*	*-0*
Alternative Mode Reduction		*-0*	*-0*	*-0*	*-0*	*-0*	*-0*	*-0*
Pass-by Reduction		*-0*	*-0*	*-0*	*-0*	*-0*	*-0*	*-0*
Net New Trips		**1,674**	**837**	**837**	**152**	**25**	**28**	**150**

Kimball Bridge Road is a two (2) lane roadway, which has a capacity of approximately 15,000-18,000 Vehicles Per Day (VPD). According to the City's Transportation Engineer, development traffic can be accommodated at acceptable levels of service (LOS) at existing intersections and the site driveways once the left turn lanes are provided. The two (2) lane section on Kimball Bridge Road will provide a LOS 'C' or better during the peak hours for traffic.

STANDARDS FOR ZONING CHANGES

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

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

Response: The zoning proposal is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Corporate Office'. The current zoning, SU (Special Use), is typically reserved for publicly owned properties.

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

Response: The zoning proposal would not adversely affect the existing use and usability of adjacent properties. The area is predominately designated 'Corporate Office' and developed with office uses, except for the Kimball Bridge Walk and Braeden subdivisions.

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

Response: The proposed development would not adversely affect the natural environment. The proposed adaptive re-use of the Bailey-Johnson School buildings significantly limits the buildable area of the property and therefore the applicant's ability to save additional trees.

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

Response: The property is zoned SU (Special Use), which is typically applied to publicly owned properties. Therefore, the property, as currently zoned, is significantly limited in its use.

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

Response: The zoning proposal would have no impacts on schools and would generate 178 PM Peak Hour trips, of which Kimball Bridge Road has available capacity.

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

Response: Not applicable.

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 zoning proposal reflects a reasonable balance. The proposed rezoning is consistent with the future land use designation of the property.

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

Response: The property is zoned SU (Special Use), which is typically applied to publicly owned properties. Therefore, the property, as currently zoned, is significantly limited in its use.

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

Response: The Comprehensive Land Use Plan designation of the property is 'Corporate Office', which allows the proposed office development.

VARIANCE REVIEW CRITERIA

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

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

Response: There are extraordinary conditions pertaining to the subject property due to its unusual shape, topographic challenges, as well as the proposed re-use of the existing Bailey-Johnson School and Gymnasium buildings. The Bailey-Johnson School buildings are within six-feet (6') of the Kimball Bridge Road right-of-way. A parking reduction can be supported given the preservation of the Bailey-Johnson buildings. However, it is recommended that the property have at least 2.9 spaces/1,000 square feet based on Staff's analysis. In addition, it is recommended that impervious area exceeding the maximum 70% be offset with pervious hardscape, green roof, etc.

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

Response: The requested variances would likely not be needed, if the applicant was not saving the Bailey-Johnson School buildings.

(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 peculiar conditions pertaining to the subject property due to its unusual shape, topographic challenges, as well as the proposed re-use of the existing Bailey-Johnson School and Gymnasium buildings. The Bailey-Johnson School buildings are within six-feet (6') of the Kimball Bridge Road right-of-way. A parking reduction can be supported given the preservation of the Bailey-Johnson buildings. However, it is recommended that the property have at least 2.9 spaces/1,000 square feet based on Staff's analysis. In addition, it is recommended that impervious area exceeding the maximum 70% be offset with pervious hardscape, green roof, etc.

(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: Relief, if granted, would not cause substantial detriment to the public good. The Bailey-Johnson School buildings are within six-feet (6') of the Kimball Bridge Road right-of-way. A parking reduction can be supported given the preservation of the Bailey-Johnson buildings. However, it is recommended that the property have at least 2.9 spaces/1,000 square feet based on Staff's analysis. In addition, it is recommended that impervious area exceeding the maximum 70% be offset with pervious hardscape, green roof, etc.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that the request does not conflict with the established review criteria for a rezoning and variance. The rezoning request is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Corporate Office'. The new 3-story office building will be timber-frame construction, which is desirable for creative, loft office buildings. In addition, the adaptive re-use of the Bailey Johnson School and Gymnasium buildings will preserve the history of the property.

The requested variances generally can be supported given the hardship of an unusually-shaped property, topographic challenges resulting from nearly 50' of elevation change on the property, and the proposed adaptive re-use of the existing Bailey-Johnson School buildings. If approved, it is recommended that the property be designated under the City's Historic Preservation Incentive Zoning ordinance, the development have at least 2.9 spaces/1,000 square feet, and impervious area in excess of 70% be offset with pervious hardscape, green roof, etc.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that the applicant held two (2) community meetings on 5/27/2021 and 6/1/2021. According to the applicant, attendees were in support of the proposed development. One area of concern was traffic, particularly the driveway aligning with Stratham Drive and whether or not it would impact traffic in and out of Kimball Bridge Walk. The speed of traffic along Kimball Bridge Road was also a concern.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on June 9, 2021. There were questions and comments from area residents, including concerns with the applicant's secondary driveway aligning with their entrance (Stratham Drive) and how that could impact traffic in and out of Kimball Bridge Walk. A resident asked if a roundabout has been considered at that location. A resident asked about the City's long-range plans for this section of Kimball Bridge Road, of which the City does not currently have any funded, final plans. Additional questions included project timeline and if the sidewalk would be extended to the south.

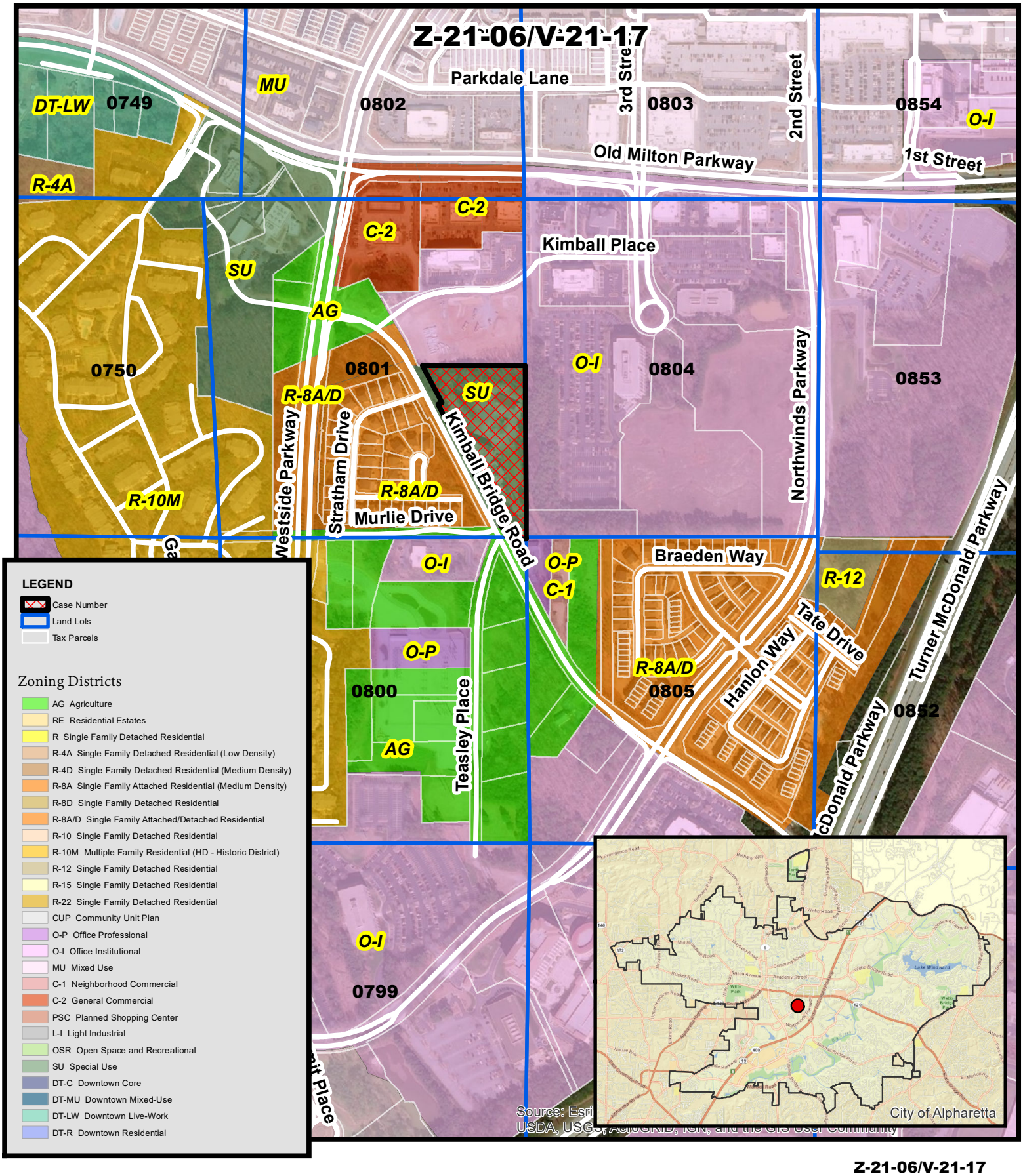
IV. ATTACHMENTS:

- Site Plan
- Renderings

Aerial Map
Kimball 154
154 Kimball Bridge Rd

Z-21-06/V-21-17
D/LL: 1/2/801
PC: 7/1/21
CC: 7/26/21

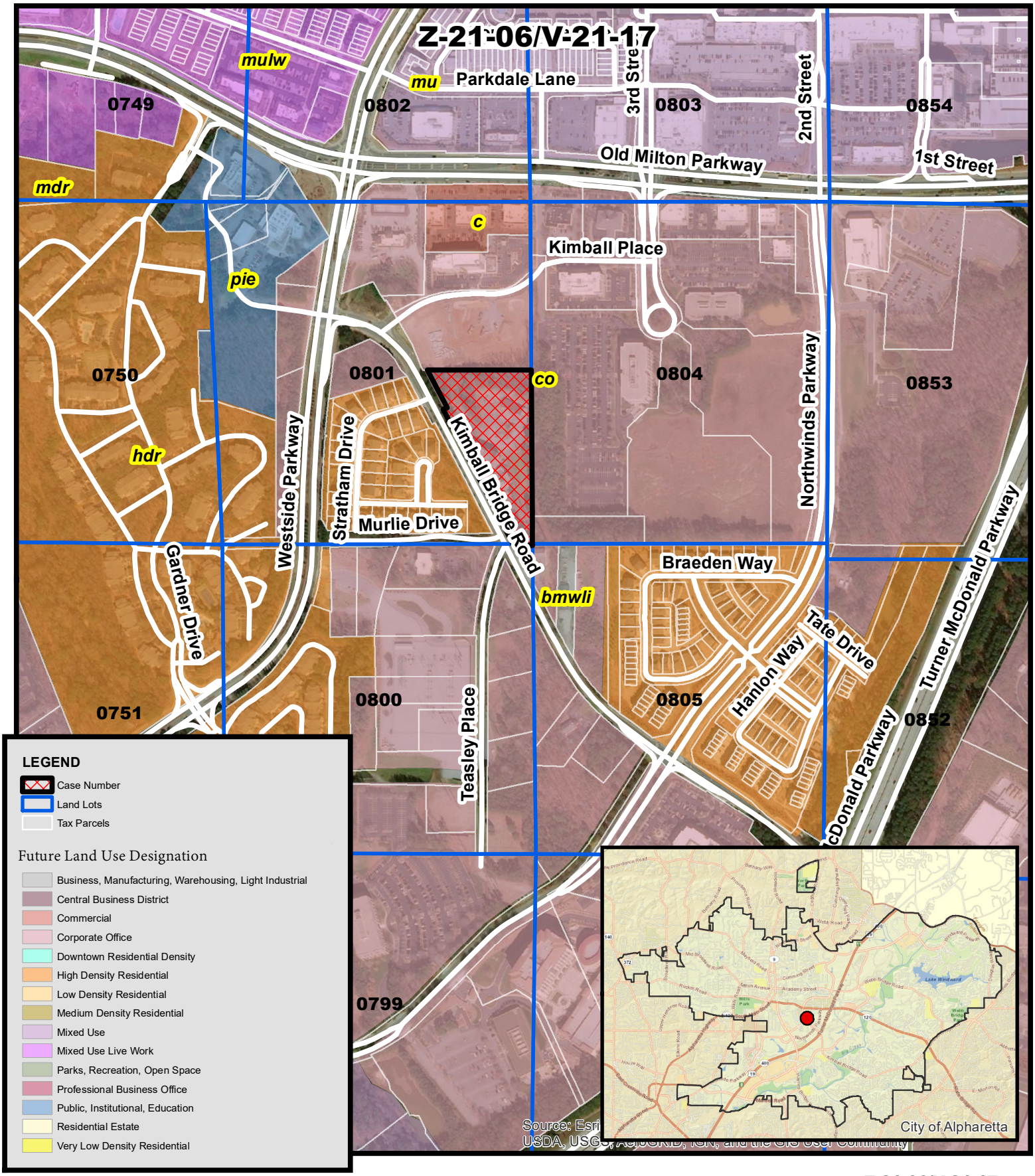
Location Map Provided by:
Community Development - GIS



Zoning Map
Kimball 154
154 Kimball Bridge Rd

Z-21-06/V-21-17
D/LL: 1/2/801
PC: 7/1/21
CC: 7/26/21

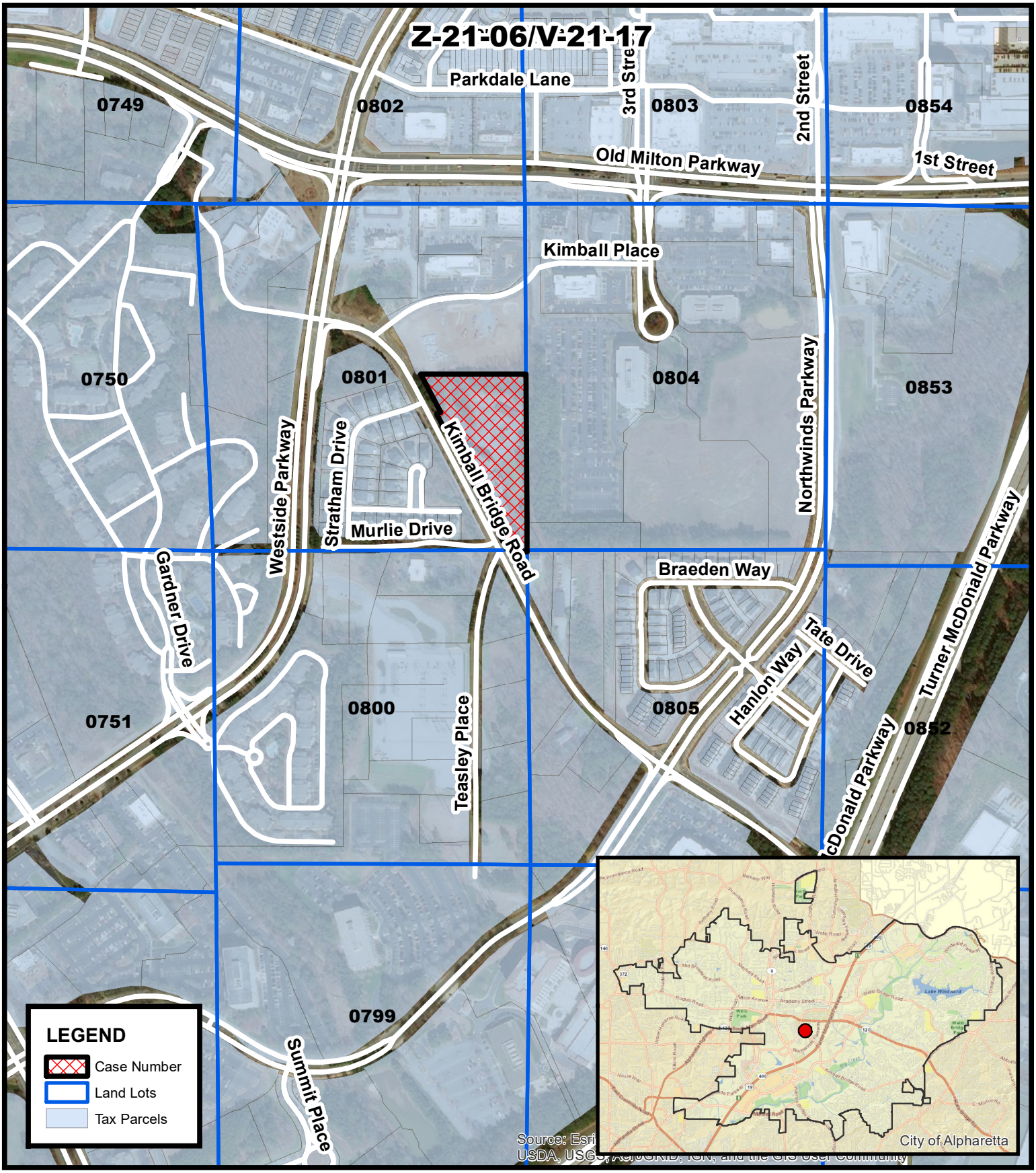
Location Map Provided by:
Community Development - GIS



Future Land Use
Kimball 154
154 Kimball Bridge Rd

Z-21-06/V-21-17
D/LL: 1/2/801
PC: 7/1/21
CC: 7/26/21

Location Map Provided by:
Community Development - GIS

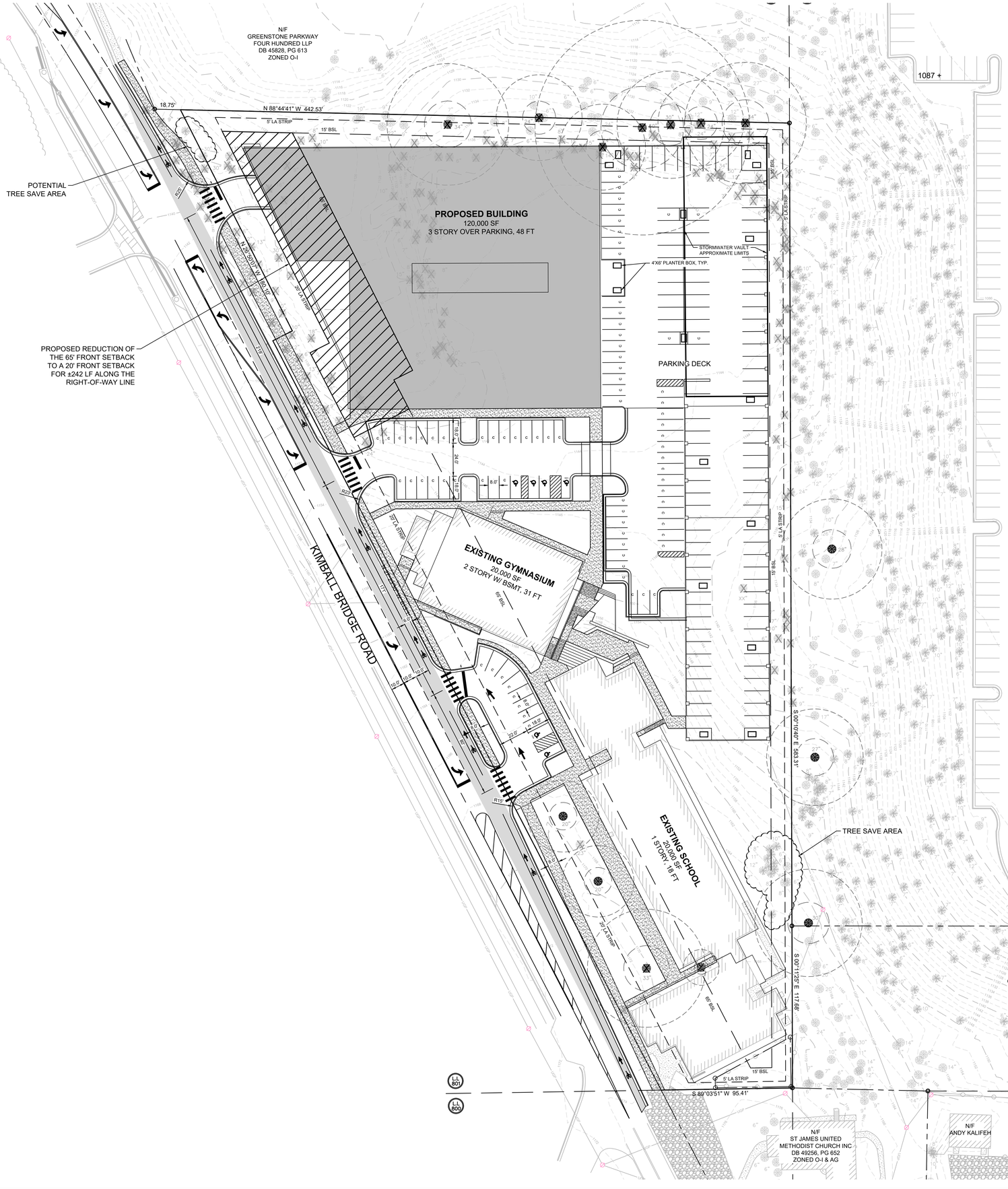


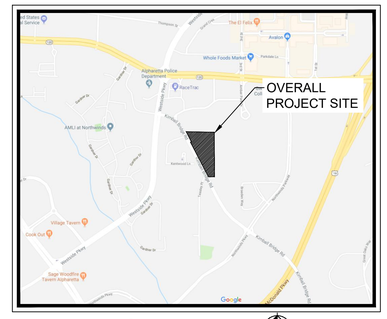
Location Map
Kimball 154
154 Kimball Bridge Rd

THE CITY OF ALPHARETTA GEORGIA

Z-21-06/V-21-17
D/LL: 1/2/801
PC: 7/1/21
CC: 7/26/21

Location Map Provided by:
Community Development - GIS





VICINITY MAP

FEMA MAP

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0058F AND 13121C0059F DATED 09/18/2013.

SITE NOTES:

PROPERTY ADDRESS:	154 KIMBALL BRIDGE ROAD
LAND LOT / DISTRICT / SECTION:	801 / 1 / 2
PARCEL ID NUMBERS:	12-2842-0801-011-1
EXISTING ZONING:	SU (SPECIAL USE)
PROPOSED ZONING:	O-P (OFFICE - PROFESSIONAL)
OVERALL SITE AREA:	4.44 ACRES
MAXIMUM LOT COVERAGE:	3.11 ACRES (70.0%)
PROPOSED LOT COVERAGE:	3.33 ACRES (75.0%)
MAXIMUM BUILDING COVERAGE:	1.78 ACRES (40.0%)
PROPOSED BUILDING COVERAGE:	1.45 ACRES (32.7%)
MAXIMUM BUILDING HEIGHT:	40'
PROPOSED BUILDING HEIGHT:	48'
MAXIMUM BUILDING STORIES:	4 STORIES
PROPOSED BUILDING HEIGHT:	3 STORIES + PARKING DECK
PROPOSED LAND USE DENSITY:	
OFFICE (HEATED AREA)	160,000 SF (36,036 SF/ACRE)
LEASABLE AREA	135,000 SF
SUPPORT/SERVICE AREA	25,000 SF
OUTDOOR AMENITIES*	20,000 SF
REQUIRED PARKING:	640 SPACES (4.00 / 1000 SF)
OFFICE (LEASABLE AREA)	640 SPACE
PROPOSED PARKING:	465 SPACES (2.91 / 1000 SF)
PARKING DECK	402 SPACES
SURFACE PARKING	63 SPACES
BUILDING SETBACK:	
FRONT	65' (KIMBALL BRIDGE)
SIDE	15'
REAR	15'

EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY BOUNDARY ZONE, INC. DATED 06/11/18.

*OUTDOOR AMENITIES ARE EXTERIOR TO THE BUILDINGS AND DO NOT CONTRIBUTE TO THE OVERALL BUILDING AREA.

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 801 of the 1st District, 2nd Section, Fulton County, Georgia, more particularly described as follows:

Beginning at ½" rebar found at the landlot corner of landlots 800, 801, 804, and 805, which is the true point of beginning, thence running S89°03'51"W along the landlot line dividing land lots 801 and 800 for a distance of 95.41' to a PK nail set on the easterly right-of-way of Kimball Bridge road (R/W varies), thence leaving said landlot line and running along the right-of-way following courses and distances, N27°23'30"W for a distance of 613.11' to a ½" rebar set, thence running N63°10'00"E for a distance of 15.86' to a ½" rebar set, thence running N26°50'07"W for a distance of 180.10' to a ½" rebar set, thence leaving said right-of-way and running N88°44'41"W for a distance of 442.53' to an axle found on the landlot line dividing landlots 801 and 804, thence running along said landlot line the following courses and distances, S00°10'40"E for a distance of 583.31' to a ½" rebar found, thence running S00°11'25"E for a distance of 117.68' to a ½" rebar found at the landlot corner, which is the true point of beginning.

Said tract or parcel of land containing 4.437 acres (193,260 square feet) more or less.

STORMWATER MANAGEMENT NOTE:

SITE WILL CONTAIN ONSITE STORMWATER CONTROLS TO MEET ALL LOCAL AND STATE REQUIREMENTS. THIS MAY INCLUDE THE COMBINATION OF SEVERAL COMPONENTS (PERVIOUS PAVING, INFILTRATION FIELDS, BIORETENTION AREAS, OR OTHER COMPONENTS) PROVIDING RUNOFF REDUCTION (IF INFILTRATION RATES ALLOW), CHANNEL PROTECTION, AND OVERBANK FLOODING PROTECTION PER THE CODE REQUIREMENTS. DETENTION SHALL BE PROVIDED WITHIN A CONCRETE VAULT BENEATH THE PARKING DECK.

VARIANCES:

PROPOSED REDUCTION OF THE 50' FRONT SETBACK TO A 20' FRONT SETBACK FOR ±242 LF ALONG THE RIGHT-OF-WAY LINE.

PROPOSED IMPERVIOUS AREA COVERAGE VARIANCE FROM 70% TO 75%.

PROPOSED BUILDING HEIGHT VARIANCE FROM 40' TO 48'.

PROPOSED DRIVEWAY SPACING VARINACE FROM 300' TO AS SHOWN ON THE PLAN.

PROPOSED REDUCTION IN THE TOTAL AMOUNT OF REQUIRED PARKING SPACES BASED ON THE PARKING REDUCTION MEMO PREPARED BY KIMLEY-HORN.

GEORGIA811. Utilities Protection Center, Inc. Know what's below. Call before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

CLIENT
KB VENTURE PARTNERS, LLC
1099 ALPHARETTA STREET
ROSWELL, GA 30075
PHONE: (770) 366.0744

No.	REVISION DESCRIPTIONS	DATE	BY

PROJECT
KIMBALL 154
154 KIMBALL BRIDGE ROAD, ALPHARETTA, GA 30009
LAND LOT 801, 1ST DISTRICT, 2ND SECTION
PARCEL ID: 12-2842-0801-011-1

GEORGIA REGISTERED 034042 PROFESSIONAL ENGINEER TYLER ROSSER
03/31/2021

GSWCC CERT. (LEVEL II)	0000072899
DRAWN BY	RAN
DESIGNED BY	JTR
REVIEWED BY	JTR
DATE	03/31/2021
PROJECT NO.	01379600

TITLE
ZONING
SITE PLAN

SHEET NUMBER
ZP-01

Drawing name: K:\ATL_Civil\01379600_154 Kimball Bridge\CAD\Exhibits\2021-10-14 Zoning Plan\211021_Kimball154_ZoningPlan-05.dwg ZP-01 ZONING PLAN Oct 21, 2021 8:58am by: tyler.rosser

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

2 Park Plaza
Alpharetta, GA 30009
Phone: 678.297.6000
www.alpharetta.ga.us

MEMO:

To: Kathi Cook
From: Eric Graves, PE
Date: July 16, 2021
RE: Kimball Bridge Road Improvement Needs

Summary
Improvement needs along Kimball Bridge Road were evaluated based on traffic growth. When accounting for reasonable development along the Kimball Bridge Corridor as well as growth of background traffic due to nearby development, a two lane corridor has the capacity to accommodate 20 years of anticipated growth.

Methodology
In conjunction with a development traffic study in 2018, 24 hour tube counts were counts were conducted along Kimball Bridge Road both east and west of Northwinds Parkway. The private developer's consultant, Kimley-Horn and Associates, recommended at that time that the appropriate roadway section for Kimball Bridge Road west of Northwinds was two lanes providing appropriate left turn lanes complemented with bike and pedestrian improvements. East of Northwinds they concluded that a four lane section may be warranted in the future.

To validate the previous consultant's recommendation, staff is looking at potential growth along the Kimball Bridge Road corridor. Using the raw traffic volumes from the 2018 report, future 2041 traffic volumes will be estimated to determine the number of lanes required to serve projected users. Current development proposals including the Baily as well as 154 Kimball (Fulton County Property) traffic was added to the system. In addition, the undeveloped AG zoned property and the Diamond Glass property were assumed to be

MAYOR
Jim Gilvin

MAYOR Pro Tem
Donald F. Mitchell

COUNCIL MEMBERS
Jason Binder
Ben Burnett
John Hipes
Dan Merkel
Karen Richard

CITY ADMINISTRATOR
Robert J. Regus

redeveloped at 35,000 SF per acre meeting the future land use of Corporate office. This equated to approximately 250,000 SF of new office. In addition, traffic on the corridor was assumed to grow due to nearby development. This background growth was estimated at 1%, consistent with regional plans and projections. These daily volumes are summarized in **Table 1** below.

Table 1: Kimball Bridge Road Corridor Traffic Projections

Source	Average Weekday Traffic (VPD)[1]
2018 Traffic Count	8,850
2021 Traffic Count[2]	4,475
The Baily (Kimball Bridge Road Trips)	1,000
154 Kimball	1,675
Redeveloped AG property	2,500
Background Traffic Growth[3]	1,950
Total Assumed 2041	**15,975 vehicles per day**

(1) Volumes Rounded
(2) NOT USED – COVID Influenced traffic volumes
(3) Assumed at 1% compounded over 20 years, using 2018 counts as 2021 volumes

Using Florida's level of service tables the LOS for a two-lane roadway with left turns and a 40 mph speed limit is LOS D. For comparison, Webb Bridge road had 2016 daily traffic volumes of 17,595 vehicles per day east of Big Creek.

Conclusion

Based on the projections of 2018 traffic volumes and assumed redevelopment of the area, a two lane road with appropriate left turn accommodations is appropriate for Kimball Bridge Road between Northwinds Parkway and Westside Parkway.

COMMUNITY DEVELOPMENT
COMMUNITY ZONING INFORMATION MEETING
JUNE 9, 2021
ZOOM
6:00 PM

I. Staff Present
   a. Kathi Cook
   b. Michael Woodman
   c. Ben Kern
   d. Lauren Shapiro

II. Kimball 154
   a. Applicant Presentation: Matt Vyverberg
      i. Old Bailey-Johnson School transformation into creative office space
      ii. Zoning request: O-P
   b. Public Comment
      i. Jack Brooks (Resident of Kimball Bridge Walk)
         1. What is the amount of traffic proposed for this intersection, especially once COVID is finished? Have you considered the idea of adding a roundabout since cars fly down this road?
         2. What is the long-term plan for Kimball Bridge Road? Will the road be widened? If it were widened it would come into Kimball Bridge Walk subdivision.
      ii. Other comments:
         1. Where would the sidewalk be extended?
            a. Applicant: property line to property line.
         2. Timeline for project completion?
            a. Applicant: Our hope would be to begin in Quarter 1 of 2022, and that it would take 14 months of construction to build and develop the site.

III. There were no chat comments for this CZIM.

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: 154 Kimball Bridge Adaptive Reuse and Redevelopment

Contact Name: KB Venture Partners, LLC - Bruce Fernald Telephone: 770-366-0744

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.

There has been no written communication received from the public at this point in time.

The attendees at the 052721 and 060121 500' Owner's meetings were very much in support of the 154 Kimball Bridge proposed development and expressions of support and positive feelings toward the development were expressed by most of those in attendance.

There one area of concern was traffic and in particular the ingress and egress under the new office building and how this might impact the traffic in and out of the Kimball Bridge Walk subdivision to the West of the property. Referencing the traffic study by Kimley-Horn, as well as subsequent follow up with Kimley-Horn, it was determined that this issue should not be a problem as the conditions are standard and adequate.

Additionally, there was some concern regarding the speed at which cars are currently traveling at on Kimball Bridge Road.

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

[x]	Letter	[ ]	Personal Visits
[x]	Telephone	[x]	Group Meeting
[ ]	Email	[ ]	Other *(Please Specify)* _____

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

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

Signature of Authorized Agent: _____ Date: 6/2/21

Print Form

KB Venture Partners, LLC
1240 Bay Pointe Terrace
Alpharetta, GA 30005

MEMORANDUM & INVITATION

DATE: May 17, 2021

MEMO TO: Property Owners within 500 feet of 154 Kimball Bridge Road
City of Alpharetta – Planning Department

MEMO FROM: KB Venture Partners, LLC c/o Fred C. Kay (fckay@comcast.net)

RE: 154 Kimball Bridge, Alpharetta
City of Alpharetta re-zoning request notification
Invitation to learn more on May 27th and June 1st

Please be advised that KB Venture Partners, LLC (KB) has submitted a re-zoning request and application for the 4+ acre property located at 154 Kimball Bridge. This property includes the Bailey-Johnson School existing buildings and additional surrounding vacant land to be developed. 154 Kimball Bridge represents the opportunity for the redevelopment of the vintage Bailey-Johnson school, complimented by a new timber-frame office building, into Alpharetta's first authentic creative office community. This sought after combination of walkable location, inspiring interiors, expansive windows and private outdoor spaces is an ideal office platform for Alpharetta's tech and creative industries.

The Bailey – Johnson school includes a 21,321 SF main school building and a 19,234 SF gymnasium. The two structures offer a unique loft-office character with expansive windows, exposed concrete ceilings, and scenic views atop one of the highest points in the city. These historic building characteristics are very rare to the North-Fulton area and highly sought after by many technology and creative companies in the submarket.

The proposed development plan also includes new construction of a complementary 115,493 SF 3-story office building and a two-level parking structure (466 parking spaces at 3.5 spaces per 1,000 SF) allowing a more expansive opportunity to fulfill the market demand for this product type.

The partners of KB would like to invite you to attend one of our information meetings which will be held on May 27th and June 1, 2021 at the Alpharetta City Hall Building in the Multi-Purpose Room (Community Room) from 7:00PM to 8:00PM. It is our sincere desire to be great neighbors and we want to keep you informed as to our plans and progress. We hope to meet you on May 27th or June 1st.

Attached herein please find the following images for your review:

- 154 Kimball Bridge Site Overview.
- 154 Kimball Bridge – Existing Bailey-Johnson School Photos.
- 154 Kimball Bridge – New Project Vision.

THANK YOU!

KB Venture Partners, LLC
1240 Bay Pointe Terrace
Alpharetta, GA 30005

MEMORANDUM & INVITATION

DATE: May 24, 2021

MEMO TO: Property Owners within 500 feet of 154 Kimball Bridge Road
City of Alpharetta – Planning Department

MEMO FROM: KB Venture Partners, LLC c/o Fred C. Kay (fckay@comcast.net)
c/o Bruce Fernald (bf@bdurban.com) [redacted]

RE: 154 Kimball Bridge, Alpharetta
City of Alpharetta File # Z-21-06/V-21-17
City of Alpharetta re-zoning request notification: CZIM Zoom Call 060921 at 6:00PM

Please be advised that KB Venture Partners, LLC (KB) has submitted a re-zoning request and application for the 4+ acre property located at 154 Kimball Bridge. This property includes the Bailey-Johnson School existing buildings and additional surrounding vacant land to be developed. 154 Kimball Bridge represents the opportunity for the redevelopment of the vintage Bailey-Johnson school, complimented by a new timber-frame office building, into Alpharetta's first authentic creative office community.

The purpose of this Memorandum & Invitation is to serve as a public notice for a Public Hearing for the re-zoning application submitted by KB Venture Partners, LLC with respect to the property located at 154 Kimball Bridge Road in the City of Alpharetta. **A Community Zoning Information Meeting (CZIM) will be held via Zoom on Wednesday, June 9, 2021 at 6:00PM. The link to the meeting is https://zoom.us/j/98955453468.** The CZIM is an informal virtual meeting with the community to provide an opportunity for the public to learn more about the re-zoning request and ask questions and provide comments. Applicants are asked to provide a brief presentation and respond to questions and comments from the public. City staff will provide presentation slides related to the application. **Please also note that that there will be a City of Alpharetta Planning Commission Meeting on Thursday, July 1, 2021 and a City Council meeting on Monday, July 26, 2021 with both of these meetings starting at 6:30PM and taking place at Alpharetta City Hall, Council Chambers, located at 2 Park Plaza, Alpharetta, Georgia 30009.**

The proposed development includes the re-development of the Bailey – Johnson school which includes a 21,321 SF main school building and a 19,234 SF gymnasium. The two structures offer a unique loft-office character with expansive windows, exposed concrete ceilings, and scenic views atop one of the highest points in the city. These historic building characteristics are very rare to the North-Fulton area and highly sought after by many technology and creative companies in the submarket.

The proposed development plan also includes new construction of a complementary 115,493 SF 3-story "timber frame" office building and a two-level parking structure (407 parking spaces at 3 spaces per 1,000 SF) allowing a more expansive opportunity to fulfill the market demand for this product type.

Variances requested by the applicant are as follows:

- Proposed reduction of the 50' front setback to a 20' front setback.
- Proposed impervious area coverage variance from 70% to 75%.
- Proposed building height variance from 40' to 48'.
- Proposed driveway spacing variance reduced from 300' (per site plan).
- Proposed reduction in the total amount of required parking from 4.0/1,000 to 3.0/1,000SF.

Previously, you should have received from KB Venture Partners a Memorandum & Invitation dated May 17, 2021 regarding two informational meetings to be held by the applicant and inviting you to attend one of these meetings. These informational meetings will still be held on Thursday, May 27th and Tuesday, June 1, 2021 at the Alpharetta City Hall Building in the Multi-Purpose Room (Community Room) from 7:00PM to 8:00PM.

It is our sincere desire to provide as much clarity, transparency and general information as possible with respect to the re-zoning request for our proposed development at 154 Kimball Bridge Road, Alpharetta.

THANK YOU!

C/KB Memo & Invite 052421

154 KIMBALL BRIDGE – PROJECT AND ZONING OVERVIEW

OVERVIEW

154 Kimball Bridge represents the opportunity for the redevelopment of the historic Bailey-Johnson school, complimented by a new timber-frame office building, into Alpharetta's first authentic creative office community. This sought-after combination of walkable location, inspiring interiors, expansive windows and private outdoor spaces is an ideal office platform for Alpharetta's tech and creative industries.

The Bailey-Johnson school includes an approximate 20,000 sf main school building and a 20,000 sf gymnasium. The two structures offer a unique loft-office character with expansive windows, exposed concrete ceilings, and scenic views atop one of the highest points in the city. These historic building characteristics are very rare to the North-Fulton area and highly sought after by many technology and creative companies in the sub-market.

The development plan includes construction of a complimentary (approximate) 120,000 sf 3-story office building and a two-level parking structure allowing a more expansive opportunity to fulfill the market demand for this product type.

DEVELOPMENT FACTS

Existing Zoning: SU (Special Use)

Proposed Zoning: O-P (Office Professional)
This proposal is consistent with the Alpharetta Comprehensive Plan and the Future Land use Map.

Parcel Size: 4.44 acres

Project Size:

160,000 SF total office area (heated)

- 120,000 SF new timber-frame building
    - 3 levels above 1 level of parking
    - 40,000 SF per level
    - 48' height
- 20,000 SF historic school and 20,000 SF historic gymnasium

+/- 12,000 SF of exterior amenity space

Parking:

- 2 level parking structure
- 407 minimum parking spaces
    - 10 spaces located in front of school building (convenience parking/drop-off)
    - 50 additional surface lot parking spaces
    - 347 parking deck spaces

TIMING

The intent of the redevelopment is a single-phase construction process commencing with each the rehabilitation of the existing building, construction of the new building and construction of the structured parking.

Pending City of Alpharetta approval, construction would begin in late 4th quarter 2021 or 1st quarter 2022.

The total duration of construction will be approximately 14 months.

VARIANCE REQUESTS

The applicant is seeking variances for Parking Ratio, Lot Coverage, Front Setback, Building Height and Driveway Spacing.

Parking Ratio

Required – 540 Spaces (4.00/1,000 SF) *
Proposed – 407 Spaces (3.01/1,000 SF) *

*Calculations based on 135,000 SF leasable SF.

- Per the ULI Shared Parking Manual, this site is expected to generate a parking demand of approximately 403 spaces during weekday peak. Likewise, a ratio of 3.0/1,000 SF is adequate for the tenant base anticipated.

Impervious Area Coverage

Allowed – 70%
Proposed – 75%

- There are a variety of extraordinary and exception conditions that require an increased Impervious Area Coverage. First, the irregular shape of the site (triangular) creates inefficient layouts yielding more impervious area. Secondly, the sprawling orientation of the school building limits use of the remaining property and creates additional need for impervious area.

Front Setback

Allowed – 50’ from Kimball Bridge property line
Proposed – 20’

- The proposed setback reduction will allow the existing gymnasium building to be in compliance with the setback requirements. Additionally, the orientation of the new office building pad at the 20’ setback allows on-site parking to be at grade or hidden below grade.

Building Height

Allowed – 40’-0” from the average grade plane along Kimball Bridge
Proposed – 48’-0”

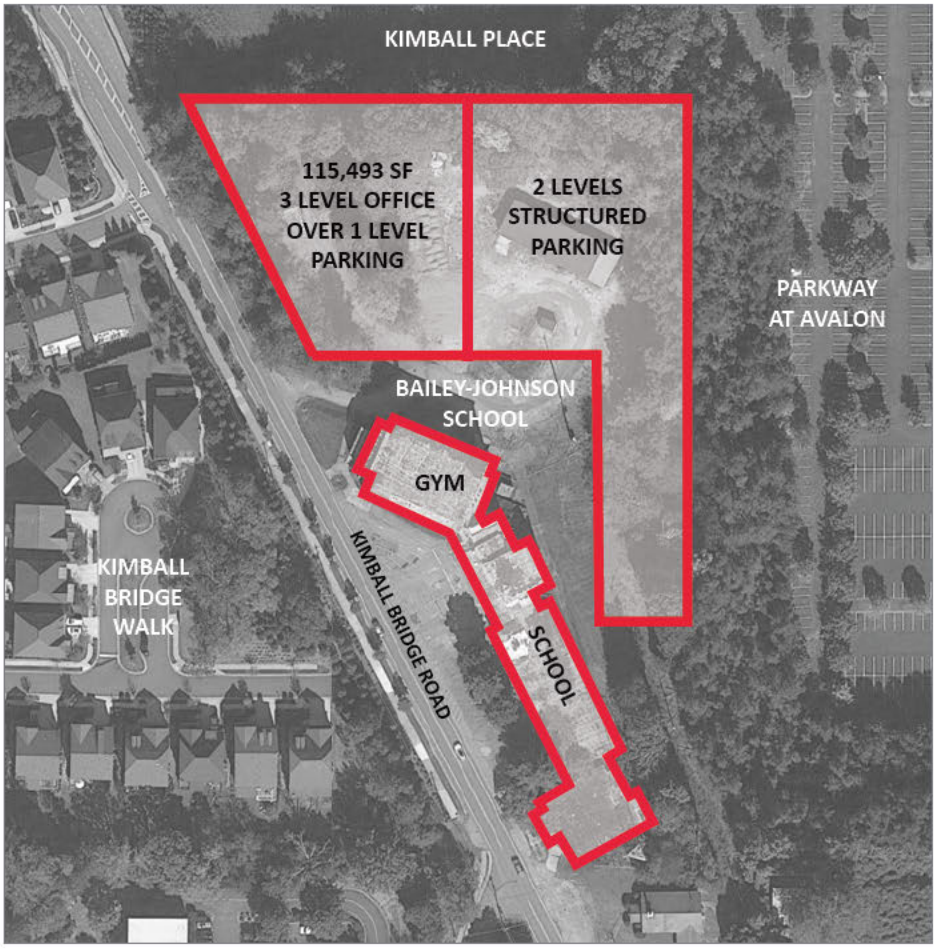
- The proposed height will allow the existing gymnasium building to be in compliance with the height requirements. Additionally, new office building standards require approximate 14’-0” floor to floor heights which requires a 48’-0” height to accommodate 3 levels as allowed in Office-Professional Zoning.

Driveway Spacing
Allowed – 300’ between curb cuts
Proposed – 219’, 171’, 80’

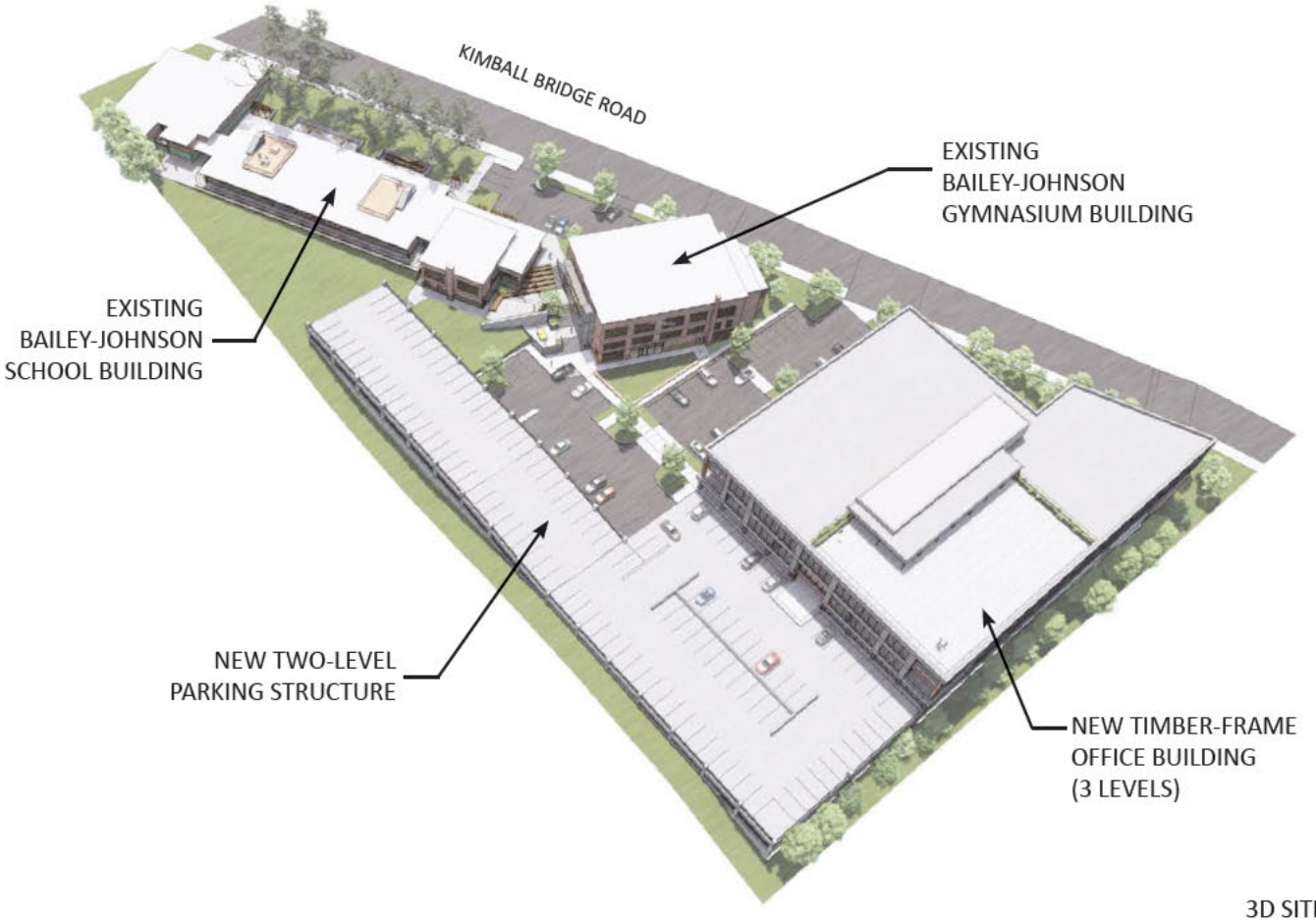
- Given the long orientation of the historic school the 300’ requirement is not feasible to accommodate two main entry/exits into the property and the drop-off area as shown on the site plan.

154 KIMBALL BRIDGE

SITE OVERVIEW

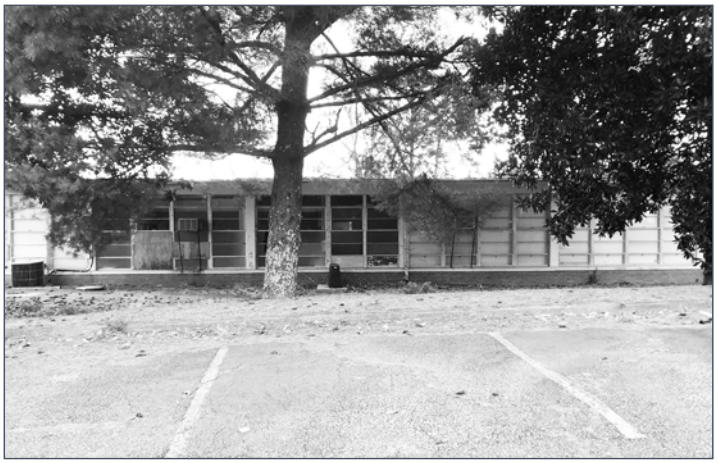


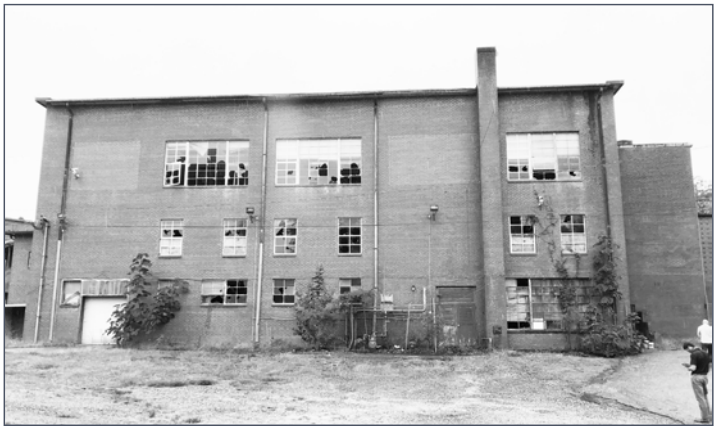
SITE AERIAL



3D SITE PLAN

154 KIMBALL BRIDGE - EXISTING BAILEY-JOHNSON SCHOOL PHOTOS





154 KIMBALL BRIDGE - NEW PROJECT VISION

KB Venture Partners, LLC
1240 Bay Pointe Terrace
Alpharetta, GA 30005

Fred C. Kay
1240 Bay Pointe
Alpharetta, GA 30005

Notice:
Re-Zoning Information for
154 Kimball Bridge Road

WHILEAWAY HOLDINGS LLC
2520 NORTHWINDS PKWY STE 285
ALPHARETTA GA 30009

WHITEHEAD JONATHAN W & SIMONE A
2620 KENTWOOD LANE
ALPHARETTA GA 30009

BERGERT JAMES S & BERGERT PAULINE B
11775 STRATHAM DR
ALPHARETTA GA 30009

ANDERSON DOROTHY MAE
165 KIMBALL BRIDGE RD
ALPHARETTA GA 30004

AGARWAL ANKITA & SHAH NIKHIL P
2618 KENTWOOD LANE
ALPHARETTA GA 30009

SHUKLA ANITA & VENKATARAMANAN VIJA YAN
11720 STRATHAM DR
ALPHARETTA GA 30009

GEORGIA POWER COMPANY TAX DEPT BIN 10120
241 RALPH MCGILL BLVD NE
ATLANTA GA 30308-3374

HARVEY JOHN M & HARVEY LAURYANN R
2616 KENTWOOD LANE
ALPHARETTA GA 30009

EDMAN DOUGLAS C
11730 STRATHAM DR
ALPHARETTA GA 30009

CARTER CHESTENE M
218 BAILEY JOHNSON RD
ALPHARETTA GA 30004-2203

EDMUNDSON CHARLES R JR & LYNDA J
2707 CANOPY CIR
ALPHARETTA GA 30009

MARTIN ORLANDO S & JACQUELINE M
11740 STRATHAM DR
ALPHARETTA GA 30009

WINDWARD EYE GROUP LLC
5315 WINDWARD PKY SUITE F
ALPHARETTA GA 30004

KIMBALL BRIDGE WALK HOMEOWNERS ASS N INC
1100 NORTHMEADOW PKWY STE 114
ROSWELL GA 30076

CARR MARK ANDREW & CARR GERALDINE ANNE
11750 STRATHAM DR
ALPHARETTA GA 30009

GIANT REALTY LLC
2104 GLEN CASTLE CT
DULUTH GA 30097

VEMULA PRIYANKA
2709 CANOPY CIR
ALPHARETTA GA 30009

KIMBALL BRIDGE WALK HOMEOWNERS ASS N INC
1100 NORTHMEADOW PKWY STE 114
ROSWELL GA 30076

GEORGIA POWER COMPANY TAX DEPT BIN 10120
241 RALPH MCGILL BLVD NE
ATLANTA GA 30308-3374

PARK MIN & JOO
11735 STRATHAM DR
ALPHARETTA GA 30009

BROOKS JOHN L & KAREN A
11810 STRATHAM DR
ALPHARETTA GA 30009

GEORGIA POWER COMPANY TAX DEPT BIN 10120
241 RALPH MCGILL BLVD NE
ATLANTA GA 30308-3374

AKTARAN KALAYCI TUBA & KALAYCI ALT AN
2705 CANOPY CIR
ALPHARETTA GA 30009

KIMBALL BRIDGE WALK HOMEOWNERS ASS N INC
1100 NORTHMEADOW PKWY STE 114
ROSWELL GA 30076

GEORGIA POWER COMPANY TAX DEPT BIN 10120
241 RALPH MCGILL BLVD NE
ATLANTA GA 30308-3374

PREDOLIN RENATO V & TORDIN JULIANA FRAGAILE
11765 STRATHAM DR
ALPHARETTA GA 30009

FLOOD LISA
11710 STRATHAM DR
ALPHARETTA GA 30009

LAMATTINA FRANCINE & ANGELA
2626 KENTWOOD LANE
ALPHARETTA GA 30009

KIMBALL BRIDGE WALK HOMEOWNERS ASS N INC
1100 NORTHMEADOW PKWY STE 114
ROSWELL GA 30076

GREENSTONE PARKWAY FOUR HUNDRED LL LP
3301 WINDY RIDGE PKWY SUITE 320
ATLANTA GA 30339

GANGE LLC
161 KIMBALL BRIDGE RD STE 100
ALPHARETTA GA 30009

ANDALUSIA PROPERTIES INC
3225 CUMBERLAND BLVD SUITE 100
ATLANTA GA 30339

WINE JESSICA
11755 STRATHAM DR
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

PATEL AAKASH Y & DESAI ANKITA A
2622 KENTWOOD LANE
ALPHARETTA GA 30009

OZTURK OZGUR & ZEHRA
11785 STRATHAM DR
ALPHARETTA GA 30009

NLB NORTHWINDS LLC
20 HEARDS OVERLOOK CT
ATLANTA GA 30328

DANIELS PAUL J & DANIELS MARGARET D
2624 KENTWOOD LANE
ALPHARETTA GA 30009

FONDY PENNY & TIMOTHY
11795 STRATHAM DR
ALPHARETTA GA 30009

WBCMT 2007 C31 AMBERPARK LIMITED P
ARTNERSHIP
1601 WASHINGTON AVE SUITE 700
MIAMI FL 33139-3164

PARR KRISTIN M
2614 KENTWOOD LANE
ALPHARETTA GA 30009

HAIM KENNETH I
11805 STRATHAM DR
ALPHARETTA GA 30009

GREENSTONE PARKWAY FOUR HUNDRED LL
LP
3301 WINDY RIDGE PKWY SUITE 320
ATLANTA GA 30339

JOHNSON KEVIN D
2612 KENTWOOD LN
ALPHARETTA GA 30009

KIMBALL BRIDGE WALK HOMEOWNERS ASS
N INC
1100 NORTHMEADOW PKWY STE 114
ROSWELL GA 30076

GREENESTONE PARKWAY FOUR HUNDRED L
LLP
3301 WINDY RIDGE PKWY SUITE 320
ATLANTA GA 30339

PACE MARYANNE
2610 KENTWOOD LANE
ALPHARETTA GA 30009

SECRETARIO NEIL & MICHELLE
11760 STRATHAM DR
ALPHARETTA GA 30009

FULTON COUNTY BOARD OF EDUCATION
786 CLEVELAND AVE
ATLANTA GA 30315

KONDABATTULA SAI B & KONDABATTULA
DEEPA
11745 STRATHAM DR
ALPHARETTA GA 30009

VERSTEEG KATHLEEN & VERSTEEG HERMA
NUS MARTINUS
11770 STRATHAM DR
ALPHARETTA GA 30009

ST JAMES UNITED METHODIST CHURCH I
NC
3000 WEBB BRIDGE RD
ALPHARETTA GA 30009

JORDAN D WESLEY
2711 CANOPY CIR
ALPHARETTA GA 30009

CHRISTIANSEN ANDREW C & NIKKI B
11780 STRATHAM DR
ALPHARETTA GA 30009

MY HOMES AT KIMBALL BRIDGE LLC
11020 KEMP RD
SUWANEE GA 30024

OWEN CRAIG A
2713 CANOPY CIR
ALPHARETTA GA 30009

SHARLOCK MARGARET
11790 STRATHAM DR
ALPHARETTA GA 30009

KALIFEH ANDY & SUSAN
1050 CANTON ST
ROSWELL GA 30075-3644

CHUNG WU PETER DII & WU CATHERINE
JEN
2715 CANOPY CIR
ALPHARETTA GA 30009

GREENSTONE PARKWAY 400 LLLP
3301 WINDY RIDGE PKWY SUITE 320
ATLANTA GA 30339

KB Venture Partners, LLC: City of Alpharetta File #Z-21-06/V-21-17 Kimball 154
154 Kimball Bridge Road – Re-Zoning Information Meetings
052721 City Hall Community Room 7:00 – 8:00PM
Attendance Sign-In Form

	Name (Print)	Address	E-Mail	Phone
1.	CHARLES L. GROGAN	3621 SATELLITE BLVD ELLENWOOD, GA	[redacted]	[redacted]
2.	Shack Lewis	12672 Waterside Dr Milton	[redacted]	[redacted]
3.	Jack & Karen Brooks	11810 Stratham Drive	[redacted]	[redacted]
4.	~~MARGARET~~ SHARLOCK	11790 ~~STATHAM~~ DR	[redacted]	[redacted]
5.	Paul & Peg Daniels	2624 KENTWOOD LN	[redacted]	[redacted]
6.	VIRGINIA PATTERSON	1045 LAKE Charles DR	[redacted]	[redacted]
7.	~~CHARLES GROGAN~~			
8.				

(10)

FRED
BRUCE
[illegible]

KB Venture Partners, LLC: City of Alpharetta File #Z-21-06/V-21-17 Kimball 154
154 Kimball Bridge Road – Re-Zoning Information Meetings
~~052~~721 City Hall Community Room 7:00 – 8:00PM
060121 **Attendance Sign-In Form**

Name (Print)	Address	E-Mail	Phone
1. Pat Miller	13040 King Rd Milton, GA 30075	[redacted]	[redacted]
2. CHARLES GIRGAN	3621 SATELLITE BLVD ELLENWOOD, GA 30294	[redacted]	[redacted]
3.			
4. Hemant Shukla	2220 Kilmington Square Alpharetta GA 30009	[redacted]	[redacted]
5.			
6.			
7.			
8.			

KB Venture Partners, LLC: City of Alpharetta File #Z-21-06/V-21-17 Kimball 154
154 Kimball Bridge Road – Re-Zoning Information Meetings
060621 Braedon HOA Presentation 6:30 – 7:30PM
Attendance Sign-In Form

Name (Print)	Address	E-Mail	Phone
1. Bob & Cindy LARKIN	205 BRAEDON WAY	[redacted]	
2. Kathy & Howard Stirne	555 Hanlon Way		
3. Rachel + John Tufaro	605 Hanlon Way		
4. Lindsay Rawls	220 Braeden Way		
5. Richard Lawson	290 BRAEDEN WAY		
6. John & Debra Warren	720 Tate Drive		
7. Robin Connor	214 Braeden Way		
8. Lisa Shippel	400 Braeden Way		

[redacted]

← Copy on City Submission + future updates

Name (Print)	Address	E-Mail	Phone
9. Rob Crews	240 Braeden Way	[redacted]	
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			

From: Woodman, Michael
To: FCKay
Cc: Bruce Fernald; Matt Vyverberg; Shapiro, Lauren
Subject: RE: Braedon Neighbors Meeting (6.6.21)
Date: Monday, June 7, 2021 5:33:49 PM

Got it, Fred. Thank you.

From: FCKay <fckay@comcast.net>
Sent: Monday, June 07, 2021 3:42 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Cc: Bruce Fernald <bf@bdurban.com>; Matt Vyverberg <mvyverberg@yahoo.com>
Subject: Fwd: Braedon Neighbors Meeting (6.6.21)

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Michael,

On June 6th Bruce Fernald from our 154 Kimball Bridge team met with a number of homeowners from the Braedon HOA. Our previous correspondence had been to Pulte Homes but we became aware that Pulte had turned the management of the HOA over to the homeowners so Bruce went the extra mile to enhance our communication efforts and met with a number of homeowners directly (please see attached sign in sheet below). Please add this email and Bruce's comments email below to our Citizen Participation Form - Part B which we originally submitted to you on June 2, 2021.

Thank you,

Fred
[redacted]

Begin forwarded message:

From: Bruce Fernald <bf@bdurban.com>
Subject: Braedon Neighbors Meeting (6.6.21)
Date: June 7, 2021 at 1:14:18 PM EDT
To: "Fred C. Kay" <fckay@comcast.net>, matt vyverberg <mvyverberg@yahoo.com>

Takeaways that I have discussed with Richard Lawson, our HOA contact:

- Generally supportive of the development.

- No objections to variance requests noted.
- Traffic discussion centered on concerns over the City's plans/funding/timing for improving Kimball Bridge. Understand that this is a City question, and we will comply as directed.
- Questioned whether or not the Diamond Glass church rehab will extend sidewalks (again a City question).
- Concern over viability of the COVID-recovering office market and possible impacts on commencing the redevelopment of Baily-Johnson.
- Requested that we initiate construction-stage meetings in order to anticipate possible noise issues and periodic adaption to driving/walking patterns.

BRUCE FERNALD | BD Urban LLC | m: [redacted] | e: bf@bdurban.com

From: Woodman, Michael
To: Bruce Fernald
Cc: Fred C. Kay; matt vyverberg; Shapiro, Lauren
Subject: RE: 154 Kimball Bridge Road / Diamond Glass Company
Date: Tuesday, June 8, 2021 8:25:01 AM

Got it, thank you Fred.

From: Bruce Fernald <bf@bdurban.com>
Sent: Tuesday, June 08, 2021 7:49 AM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Cc: Fred C. Kay <fckay@comcast.net>; matt vyverberg <mvyverberg@yahoo.com>
Subject: 154 Kimball Bridge Road / Diamond Glass Company

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning, Michael:

Yesterday I met with Andy Kalifah, owner of Diamond Glass, at the former St James UMC building adjacent to the Bailey-Johnson School. Andy provided an overview of his plan to convert the church to Diamond Glass's offices and updated me on exterior projects already completed at the building as well as future site improvements that have been approved by the City of Alpharetta in conjunction with the related 2020 rezoning.

The primary focus of our meeting was to provide an opportunity to discuss the 154 Kimball Bridge project and to walk Andy through our presentation boards in order to address any questions and concerns he might have. Andy was excited by our proposed adaptive reuse of the historic school and supportive of the project.

Best regards,

Bruce

BRUCE FERNALD | BD Urban LLC | m: [redacted] | e: bf@bdurban.com

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: PHA210026

Z-21-06 / V-21-17

☒ Fee Paid Initial: PC

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: KB Venture Partners, LLC - Bruce Fernald Telephone: 770-366-0744

Address: 1099 Alpharetta Street Suite:

City Roswell State: GA Zip: 30075 Fax:

Mobile Tel: 770-366-0744 Email: BF@bdurban.com

Subject Property Information:

Address: 154 Kimball Bridge Road Current Zoning:

District: 1 Section: 2 Land Lot: 801 Parcel ID: 12-2842-0801-011-1

Proposed Zoning: O-P Current Use: Not currently in use. Formally a maintenance facility for Fulton County Schools.

This Application For *(Check All That Apply)*:

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

APPLICANT REQUEST AND INTENT

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

The proposed use of the property is for an office community supported with parking. See Letter of Intent.

Applicant's Request (Please itemize the proposal):

Rezone from S-U to O-P with variances as detailed in the attached Site Plan and Letter of Intent.

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

See Statement of Intent.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: William C. Boyajan - Director of Land Management Telephone: 470-254-2213

Address: Fulton County Schools, 6201 Powers Ferry Rd. NW Suite:

City Atlanta State: GA Zip: 30339 -

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: KB Venture Partners, LLC (contact Bruce Fernald) Telephone: 770-366-0744

Address: 1099 Alpharetta Street Suite:

City Roswell State: GA Zip: 30075 -

So Sworn and Attested:

Owner Signature: [signature] Date: 4/30/21

Notary:

Notary Signature: Melandie G. Morrison Date: 4/30/2021

MELANDIE G MORRISON NOTARY PUBLIC DOUGLAS COUNTY GEORGIA EXPIRES 9/30/2024

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: KB Venture Partners, LLC - Bruce Fernald

Subject Public Hearing Case: 154 Kimball Bridge Adaptive Reuse and Redevelopment

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of $250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: NA Position: _____

Description of Contribution: NA Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: Date: 04.30.21

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The properties surrounding the property are zoned for similar uses.

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

The existing school building is currently vacant, in disrepair and an eyesore to the surrounding neighbors. The adaptive use of the school will bring immediate aesthetic value to the Kimball Bridge corridor. The office use is complimentary to adjacent office parcels. It is also presents a neighborhood scale to respect the nearby residential residential developments.

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

SU zoning is for school, city or park use. There is not commercial viability for this current zoning.

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

See traffic study included.

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

The development will not increase population and a traffic study is provided.

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

The proposal is consistent with both the Alpharetta Comprehensive Plan and the Future Land Use Map.

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

The existing school building is vacant and in disrepair. This development proposal will preserving the school building and its history, while adapting the property into a commercially viable use for betterment of Kimball Bridge and the 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.

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.

There are a variety of extraordinary and exceptional conditions pertaining to the property.
- The property is irregular in shape (triangular).
- The sprawling orientation of the school building limits use of the remaining property.
- Significant topographic challenges exist with over 50' of topographic change.
- The existing school building and site have been vacant for extended periods and are in disrepair.

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

Given the extraordinary and exceptional conditions listed above and given the desire to preserve the historically significant school building, the full application of Office-Professional zoning will create unnecessary hardships. These existing conditions create challenges for meeting the required parking allocation given the limited usable area of the irregular and topographically challenged parcel. Additionally, these limitations and desire to hide on-site parking limit the ability to orient the new office pad within the building setback criteria and to meet the lot coverage maximums.

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

The historically significant school building, built in 1950, is unique to the property and the Alpharetta area. This redevelopment provides a rare opportunity to preserve the history of the school in a respectable manner providing an iconic resource and value to the surrounding area for years to come.

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

The relief would not cause any detriment to the public good or impair the purpose and intent of the Zoning Code. The rehabilitation of the school building, new building and full landscaping will enhance the neighborhood and district. This unique opportunity to revive this historic school will be unique to Alphretta and North Fulton areas.

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

Sign Variance Review Criteria

Are there exceptional conditions pertaining to the property where the sign is to be located as a result of the property size, shape, or topography which are not applicable to other lands or structures in the area? If "yes," please explain.

- ☐ Yes
- ☐ No

Would the applicant be deprived of rights that are commonly enjoyed by others similarly situated? If "yes," please explain.

- ☐ Yes
- ☐ No

Would granting the variance confer on the applicant any significant privileges which are denied to others similarly situated? If "yes," please explain.

- ☐ Yes
- ☐ No

Are the exceptional circumstances the result of actions of the applicant or the applicant's representatives? If "yes," please explain.

- ☐ Yes
- ☐ No

Is the requested variance the minimum necessary to allow the applicant to enjoy rights commonly enjoyed by others similarly situated? If "no," please explain.

- ☐ Yes
- ☐ No

Would granting of the variance violate more than one standard of the Unified Development Code? If "yes," please explain.

- ☐ Yes
- ☐ No

Would granting the variance result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic? On a separate sheet or sheets, please defend your response.

- ☐ Yes ☐ No

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: 154 Kimball Bridge Adaptive Reuse and Redevelopment

Contact Name: KB Venture Partners, LLC - Bruce Fernald Telephone: 770-366-0744

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.

Kimball Bridge Walk Neighborhood Association

Kimball Place Office Building

Parkway 400 Office Park

Diamond Glass Company

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

- [x] Letter
- [x] Personal Visits
- [x] Telephone
- [x] Group Meeting
- [x] Email
- [ ] Other *(Please Specify)*

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

TBD

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: 154 Kimball Bridge Adaptive Reuse and Redevelopment

Contact Name: KB Venture Partners, LLC - Bruce Fernald Telephone: 770-366-0744

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.

TBD

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

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

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

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

Signature of Authorized Agent:_____ Date: _____

Print Form

LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LANDLOT 801 OF THE 1ST DISTRICT, 2ND SECTION, FULTON COUNTY GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" REBAR FOUND AT THE LANDLOT CORNER OF LAND LOTS 800, 801, 804, AND 805, WHICH IS THE TRUE POINT OF BEGINNING, THENCE RUNNING S89°03'51"W ALONG THE LANDLOT LINE DIVIDING LAND LOTS 801 AND 800 FOR A DISTANCE OF 95.41' TO A PK NAIL SET ON THE EASTERLY RIGHT-OF-WAY OF KIMBALL BRIDGE ROAD (R/W VARIES), THENCE LEAVING SAID LANDLOT LINE AND RUNNING ALONG THE RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES, N27°23'30"W FOR A DISTANCE OF 613.11' TO A Vi" REBAR SET, THENCE RUNNING N63°10'00"E FOR A DISTANCE OF 15.86' TO A 1/2" REBAR SET, THENCE RUNNING N26°50'07"W FOR A DISTANCE OF 180.10' TO A Vi" REBAR SET, THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING N88°44'41"W FOR A DISTANCE OF 442.53' TO AN AXLE FOUND ON THE LANDLOT LINE DIVIDING LANDLOTS 801 AND 804, THENCE RUNNING ALONG SAID LANDLOT LINE THE FOLLOWING COURSES AND DISTANCES, S00°10'40"E FOR A DISTANCE OF 583.31' TO A 1/2" REBAR FOUND, THENCE RUNNING S00°11'25"E FOR A DISTANCE OF 117.68' TO A 1/2" REBAR FOUND AT THE LANDLOT CORNER, WHICH IS THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 4.437 ACRES (193,260 SQUARE FEET) MORE OR LESS.

LESS THAN EXCEPT

COMMENCING AT A 1/2" REBAR FOUND AT THE LANDLOT CORNER OF LANDLOTS 800, 801, 804, AND 805, WHICH IS THE TRUE POINT OF BEGINNING, THENCE RUNNING S89°03'51"W ALONG THE LANDLOT LINE DIVIDING LAND LOTS 801 AND 800 FOR A DISTANCE OF 1.00' TO A POINT, THENCE LEAVING SAID LANDLOT LINE AND RUNNING N00°56'18"W FOR A DISTANCE OF 1.00'TO A POINT, WHICH IS THE TRUE POINT OF BEGINNING, THENCE RUNNING S89°03'42"W FOR A DISTANCE OF 55.00' TO A POINT,THENCE RUNNING N01°15'39"W FOR A DISTANCE OF 6.98' TO A POINT, THENCE RUNNING N61°18'58"E FOR A DISTANCE OF 62.19' TO A POINT, THENCE RUNNING S00°56'16"E FOR A DISTANCE OF 35.93' TO A POINT, WHICH IS THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 0.027 ACRES (1,181 SQUARE FEET) MORE OR LESS.

154 Kimball Bridge - Statement of Intent
(May 03, 2021)

Overview:
154 Kimball Bridge represents the opportunity for the redevelopment of the historic Bailey-Johnson school, complimented by a new timber-frame office building, into Alpharetta's first authentic creative office community. This sought-after combination of walkable location, inspiring interiors, expansive windows and private outdoor spaces is an ideal office platform for Alpharetta's tech and creative industries.

The Bailey-Johnson school includes an approximate 20,000* sf main school building and a 20,000* sf gymnasium. The two structures offer a unique loft-office character with expansive windows, exposed concrete ceilings, and scenic views atop one of the highest points in the city. These historic building characteristics are very rare to the North-Fulton area and highly sought after by many technology and creative companies in the sub-market.

The development plan includes construction of a complimentary (approximate) 120,000* sf 3-story office building and a two-level parking structure allowing a more expansive opportunity to fulfill the market demand for this product type.

Timing & Phasing:
The intent of the redevelopment is a single-phase construction process commencing with each the rehabilitation of the existing building, construction of the new building and construction of the structured parking.

Pursuant to market conditions and/or other unforeseen conditions, the development will also seek the approval in this application to "phase" construction. The first phase would rehabilitate the existing school building. The second phase would construction the new office building and structured parking.

Variances:
The applicant is seeking variances for Parking Ratio, Lot Coverage, Front Setback, Building Height and Driveway Spacing. Please refer to Site Plan, Building Height and Parking Memorandum for specific variance requests and support.

Business, Support Retail and Conditional Uses:
Pursuant to market demand and location dynamics, a compliment of Support Retail and/or Conditional Uses is beneficial to the overall program of the development and the long-term viability.

As such, the applicant requests and approval/allowance for the Businesses Uses and Support Retail listed in the underlying zoning to compliment the office program. As prescribed in the O-P zoning, the Support Retail uses would be limited to no more than 25% of the floor area of the development.

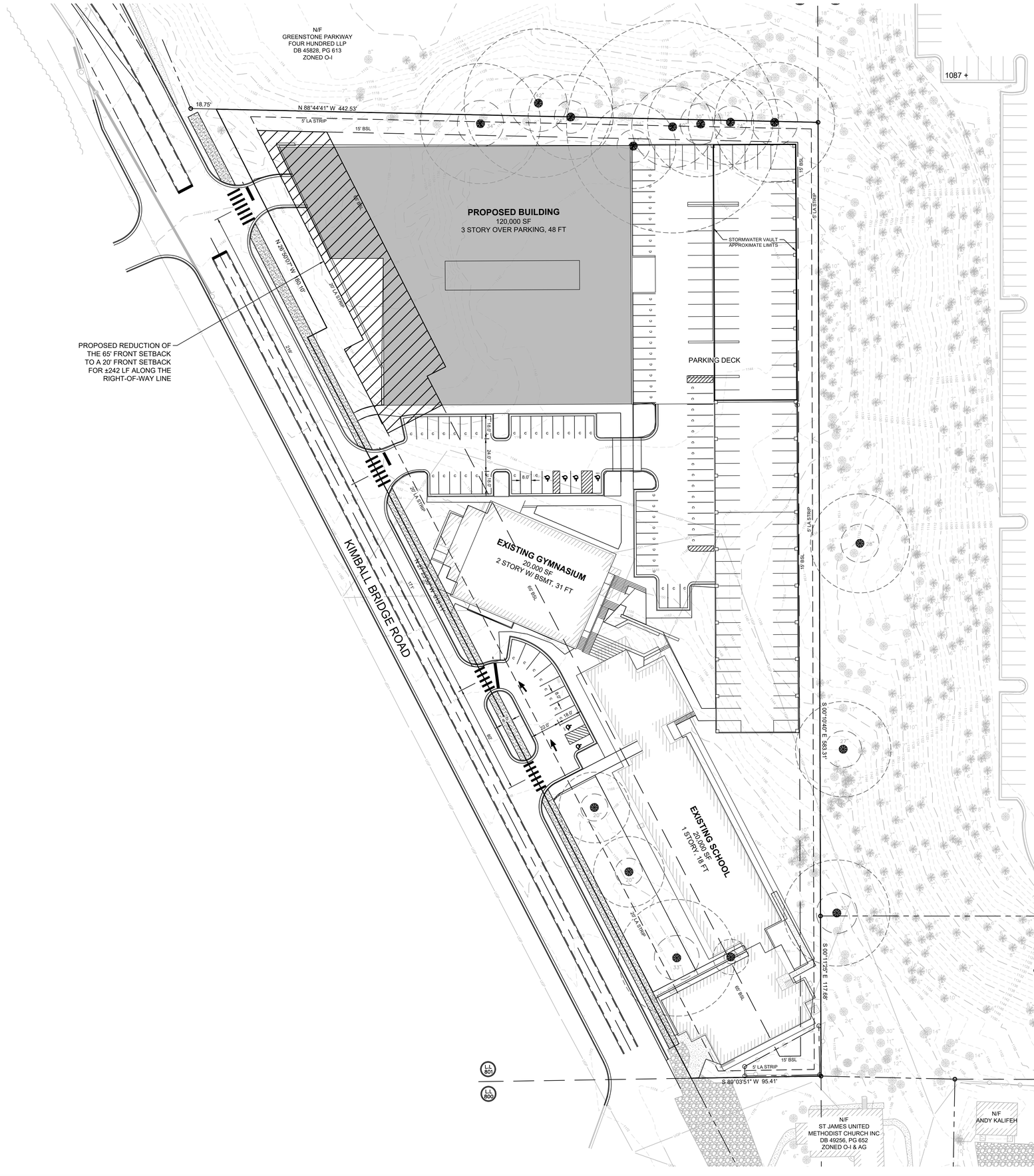
Additionally, the applicant requests approval/allowance for the specific Conditional Uses as listed herein:

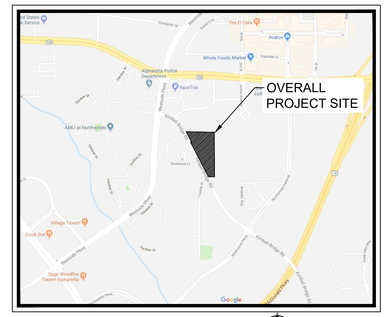
- Art Gallery
- Fitness Studio
- Restaurant without drive-through
- Shop or Studio
- School Commercial
- Spa Service.

These Conditional Uses would be limited to the 25% floor area of the development as prescribed in the Support Uses limitation.

Unique Signage:
As shown in the design intent supplemental drawings, the applicant requests a condition of approval for unique signage at rooftop and ground level locations on both the existing school/gym and new buildings.

* Buildings sizes shown represent gross heated SF.





VICINITY MAP

NORTH

FEMA MAP

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0058F AND 13121C0059F DATED 09/18/2013.

SITE NOTES:

PROPERTY ADDRESS:	154 KIMBALL BRIDGE ROAD
LAND LOT / DISTRICT / SECTION:	801 / 1 / 2
PARCEL ID NUMBERS:	12-2842-0801-011-1
EXISTING ZONING:	SU (SPECIAL USE)
PROPOSED ZONING:	O-P (OFFICE - PROFESSIONAL)
OVERALL SITE AREA:	4.44 ACRES
MAXIMUM LOT COVERAGE:	3.11 ACRES (70.0%)
PROPOSED LOT COVERAGE:	3.33 ACRES (75.0%)
MAXIMUM BUILDING COVERAGE:	1.78 ACRES (40.0%)
PROPOSED BUILDING COVERAGE:	1.45 ACRES (32.7%)
MAXIMUM BUILDING HEIGHT:	40'
PROPOSED BUILDING HEIGHT:	48'
MAXIMUM BUILDING STORIES:	4 STORIES
PROPOSED BUILDING HEIGHT:	3 STORIES + PARKING DECK
PROPOSED LAND USE DENSITY:	
OFFICE (HEATED AREA)	160,000 SF (36,036 SF/ACRE)
LEASABLE AREA	135,000 SF
SUPPORT/SERVICE AREA	25,000 SF
OUTDOOR AMENITIES*	20,000 SF
REQUIRED PARKING:	540 SPACES (4.00 / 1000 SF)
OFFICE (LEASABLE AREA)	540 SPACE
PROPOSED PARKING:	407 SPACES (3.01 / 1000 SF)
PARKING DECK	347 SPACES
SURFACE PARKING	60 SPACES
BUILDING SETBACK:	
FRONT	65' (KIMBALL BRIDGE)
SIDE	15'
REAR	15'

EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY BOUNDARY ZONE, INC. DATED 06/11/18.

*OUTDOOR AMENITIES ARE EXTERIOR TO THE BUILDINGS AND DO NOT CONTRIBUTE TO THE OVERALL BUILDING AREA.

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 801 of the 1st District, 2nd Section, Fulton County, Georgia, more particularly described as follows:

Beginning at ½" rebar found at the landlot corner of landlots 800, 801, 804, and 805, which is the true point of beginning, thence running S89°03'51"W along the landlot line dividing land lots 801 and 800 for a distance of 95.41' to a PK nail set on the easterly right-of-way of Kimball Bridge road (R/W varies), thence leaving said landlot line and running along the right-of-way following courses and distances, N27°23'30"W for a distance of 613.11' to a ½" rebar set, thence running N63°10'00"E for a distance of 15.86' to a ½" rebar set, thence running N26°50'07"W for a distance of 180.10' to a ½" rebar set, thence leaving said right-of-way and running N88°44'41"W for a distance of 442.53' to an axle found on the landlot line dividing landlots 801 and 804, thence running along said landlot line the following courses and distances, S00°10'40"E for a distance of 583.31' to a ½" rebar found, thence running S00°11'25"E for a distance of 117.68' to a ½" rebar found at the landlot corner, which is the true point of beginning.

Said tract or parcel of land containing 4.437 acres (193,260 square feet) more or less.

STORMWATER MANAGEMENT NOTE:

SITE WILL CONTAIN ONSITE STORMWATER CONTROLS TO MEET ALL LOCAL AND STATE REQUIREMENTS. THIS MAY INCLUDE THE COMBINATION OF SEVERAL COMPONENTS (PERVIOUS PAVING, INFILTRATION FIELDS, BIORETENTION AREAS, OR OTHER COMPONENTS) PROVIDING RUNOFF REDUCTION (IF INFILTRATION RATES ALLOW), CHANNEL PROTECTION, AND OVERBANK FLOODING PROTECTION PER THE CODE REQUIREMENTS. DETENTION SHALL BE PROVIDED WITHIN A CONCRETE VAULT BENEATH THE PARKING DECK.

VARIANCES:

PROPOSED REDUCTION OF THE 50' FRONT SETBACK TO A 20' FRONT SETBACK FOR ±242 LF ALONG THE RIGHT-OF-WAY LINE.

PROPOSED IMPERVIOUS AREA COVERAGE VARIANCE FROM 70% TO 75%.

PROPOSED BUILDING HEIGHT VARIANCE FROM 40' TO 48'.

PROPOSED DRIVEWAY SPACING VARINACE FROM 300' TO AS SHOWN ON THE PLAN.

PROPOSED REDUCTION IN THE TOTAL AMOUNT OF REQUIRED PARKING SPACES BASED ON THE PARKING REDUCTION MEMO PREPARED BY KIMLEY-HORN.

GEORGIA811. Utilities Protection Center, Inc. Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET
0 15 30 60

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
817 W. PEACHTREE STREET, NW
THE BILTMORE - SUITE 601
ATLANTA, GEORGIA 30308
PHONE (404) 419-8700
WWW.KIMLEY-HORN.COM

CLIENT
KB VENTURE PARTNERS, LLC
1099 ALPHARETTA STREET
ROSWELL, GA 30075
PHONE: 770.386.0744

No.	REVISION DESCRIPTIONS	DATE	BY

PROJECT
KIMBALL 154
154 KIMBALL BRIDGE ROAD, ALPHARETTA, GA 30009
LAND LOT 801, 1ST DISTRICT, 2ND SECTION
PARCEL ID: 12-2842-0801-011-1

GEORGIA REGISTERED LANDSCAPE ARCHITECTURAL ENGINEER TYLER ROSSER
04/13/2021

GSWCC CERT. (LEVEL II)	000007289
DRAWN BY	JTR
DESIGNED BY	JTR
REVIEWED BY	BRM
DATE	03/31/2021
PROJECT NO.	013796000

TITLE
ZONING
SITE PLAN

SHEET NUMBER
ZP-01

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\ALP_PNJ\013796000 - 154 Kimball Bridge\CAD\Exhibits\2021-04-29 Zoning Plan\210429_Kimball154_ZoningPlan.dwg ZP-01 ZONING PLAN Apr 29, 2021 2:07pm by tyler.rosser

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

06/11/18

BEN E. BUTTERWORTH RLS #2294 DATE

GEORGIA REGISTERED No. 2294 LICENSED LAND SURVEYOR BEN E. BUTTERWORTH

06/11/18

FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839
NOT VALID WITHOUT
ORIGINAL SIGNATURE

PRELIMINARY NOT FOR RECORDING

FLOOD STATEMENT

BY GRAPHIC PLOTTING ONLY, I HAVE EXAMINED THE INTERMEDIATE REGIONAL FLOOD PANEL CURRENTLY AVAILABLE AND FOUND THAT THE PROPERTY IN QUESTION IS WITHIN FLOOD HAZARD ZONE 'X' ACORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), PANEL NUMBER 13121C0059E, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 18, 2013, CITY OF ALPHARETTA, FULTON COUNTY GEORIGA.

LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LANDLOT 801 OF THE 1ST DISTRICT, 2ND SECTION, FULTON COUNTY GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" REBAR FOUND AT THE LANDLOT CORNER OF LANDLOTS 800, 801, 804, AND 805, WHICH IS THE TRUE POINT OF BEGINNING, THENCE RUNNING S89°03'51"W ALONG THE LANDLOT LINE DIVIDING LAND LOTS 801 AND 800 FOR A DISTANCE OF 95.41' TO A PK NAIL SET ON THE EASTERLY RIGHT-OF-WAY OF KIMBALL BRIDGE ROAD (R/W VARIES), THENCE LEAVING SAID LANDLOT LINE AND RUNNING ALONG THE RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES, N27°23'30"W FOR A DISTANCE OF 613.11' TO A ½" REBAR SET, THENCE RUNNING N63°10'00"E FOR A DISTANCE OF 15.86' TO A ½" REBAR SET, THENCE RUNNING N26°50'07"W FOR A DISTANCE OF 180.10' TO A ½" REBAR SET, THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING N88°44'41"W FOR A DISTANCE OF 442.53' TO AN AXLE FOUND ON THE LANDLOT LINE DIVIDING LANDLOTS 801 AND 804, THENCE RUNNING ALONG SAID LANDLOT LINE THE FOLLOWING COURSES AND DISTANCES, S00°10'40"E FOR A DISTANCE OF 583.31' TO A ½" REBAR FOUND, THENCE RUNNING S00°11'25"E FOR A DISTANCE OF 117.68' TO A ½" REBAR FOUND AT THE LANDLOT CORNER, WHICH IS THE TRUE POINT OF BEGINNING.
SAID TRACT OR PARCEL OF LAND CONTAINING 4.437 ACRES (193,260 SQUARE FEET) MORE OR LESS.

LESS THAN EXCEPT
COMMENCING AT A ½" REBAR FOUND AT THE LANDLOT CORNER OF LANDLOTS 800, 801, 804, AND 805, WHICH IS THE TRUE POINT OF BEGINNING, THENCE RUNNING S89°03'51"W ALONG THE LANDLOT LINE DIVIDING LAND LOTS 801 AND 800 FOR A DISTANCE OF 1.00' TO A POINT, THENCE LEAVING SAID LANDLOT LINE AND RUNNING N00°56'18"W FOR A DISTANCE OF 1.00' TO A POINT, WHICH IS THE TRUE POINT OF BEGINNING, THENCE RUNNING S89°03'42"W FOR A DISTANCE OF 55.00' TO A POINT, THENCE RUNNING N01°15'39"W FOR A DISTANCE OF 6.98' TO A POINT, THENCE RUNNING N61°18'58"E FOR A DISTANCE OF 62.19' TO A POINT, THENCE RUNNING S00°56'16"E FOR A DISTANCE OF 35.93' TO A POINT, WHICH IS THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 0.027 ACRES (1,181 SQUARE FEET) MORE OR LESS.

SITE ADDRESS:

154 KIMBALL BRIDGE ROAD
ALPHARETTA, GA 30009

ZONING INFORMATION:

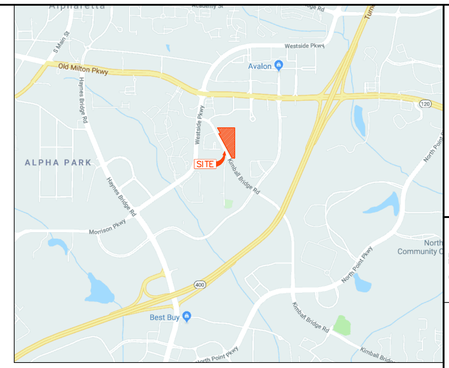
SU (SPECIAL USE DISTRICT)

*SETBACKS ARE SUBJECT TO THE CITY OF ALPHARETTA BUILDING CODE REQUIREMENTS

FRONT: 50' (LOCAL STREETS), 65' (ALL OTHER STREETS)
SIDE: 10'
REAR: 10'
MAXIMUM BUILDING HEIGHT: 40'
MAXIMUM COVERAGE BY PRINCIPAL BUILDINGS: 70%

31 PARKING SPACES AND 2 HANDICAPPED PARKING SPACES

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM THE CITY OF ALPHARETTA PLANNING AND ZONING DEPARTMENT.



VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S CERTIFICATION

THIS SURVEY IS MADE FOR THE BENEFIT OF: STONEWALK COMPANIES LLC WITH ITS SUCCESSORS AND ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(B)(1), 8, 9, 11 (PURSUANT TO SECTION 5.E.iv), 13, & 21 OF TABLE A THEREOF.

06/11/18

BEN E. BUTTERWORTH, R.L.S.
GEORGIA REG. LAND SURVEYOR NO. 2294
FOR THE FIRM BOUNDARY ZONE, INC.

PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

SURVEYOR'S CERTIFICATE:

1. THIS SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS (i) THE BOUNDARIES AND AREAS OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS THEREON AND THE DISTANCE THEREFROM TO THE NEAREST FACING EXTERIOR PROPERTY LINES OF THE SUBJECT PROPERTY; (ii) THE LOCATION OF ALL RIGHT-OF-WAY, EASEMENTS AND ANY OTHER MATTERS OF RECORD (OR OF WHICH I HAVE KNOWLEDGE OR HAVE BEEN ADVISED, WHETHER OR NOT OF RECORD) AFFECTING THE SUBJECT PROPERTY; (iii) THE LOCATION OF THE PARKING AREAS ON THE SUBJECT PROPERTY SHOWING THE NUMBER OF PARKING SPACES PROVIDED THEREBY; (iv) ALL ABUTTING DEDICATED PUBLIC STREETS PROVIDING ACCESS TO THE SUBJECT PROPERTY TOGETHER WITH THE WIDTH AND NAME THEREOF; AND (v) ALL OTHER SIGNIFICANT ITEMS ON THE SUBJECT PROPERTY;
2. EXCEPT AS SHOWN ON THIS SURVEY AND AS NOTED BELOW, THERE ARE NO ENCROACHMENTS UPON THE SUBJECT PROPERTY BY IMPROVEMENTS ON ADJACENT PROPERTY; (ii) ENCROACHMENTS ON ADJACENT PROPERTY, STREETS OR ALLEYS BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY; (iii) PARTY WALLS, OR (iv) CONFLICTS OR PROTRUSIONS;
3. ADEQUATE INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY IS PROVIDED BY KIMBALL BRIDGE ROAD, ALL REQUIRED BUILDING SETBACK LINES ON THE SUBJECT PROPERTY ARE LOCATED AS SHOWN HEREON;
4. THE PROPERTY DOES VISIBLY SERVE ADJOINING PROPERTIES FOR DRAINAGE, BUT NOT FOR INGRESS, EGRESS, OR FOR ANY OTHER PURPOSES;
5. THERE WAS NO EVIDENCE OF GRAVEYARDS, BURIAL SITES, EARTH MOVING WORK, BUILDING CONSTRUCTION, OR WETLANDS AT THE TIME OF THE SURVEY;
6. AT THE TIME OF THE SURVEY, THE SURVEYOR DID NOT FIND ANY CHANGES OR PENDING CHANGES TO THE R/W;
7. ALL ADJOINING PROPERTY LINES ARE CONTIGUOUS. THERE WERE NO GAPS OR OVERLAPS.

DATED: 06/11/18

BEN BUTTERWORTH - R.L.S. #2294
BOUNDARY ZONE INC. - L.S.F. #839
4195 SOUTH LEE STREET, SUITE 1
BUFORD, GA 30518

SCHEDULE 'B' EXCEPTIONS:

PREPARED BY: AUGUSTA TITLE INC.

TITLE COMMITMENT #78382
EFFECTIVE DATE: 04/20/18

PREPARED FOR: STONEWALK COMPANIES LLC

9. AGREEMENT FOR GUY WIRES AND ANCHORS MADE BY FULTON COUNTY BOARD OF EDUCATION TO GEORGIA POWER COMPANY, DATED DECEMBER 17, 1937, FILED FOR RECORD JANUARY 10, 1938, RECORDED AT DEED BOOK 1692, PAGE 6, FULTON COUNTY, GEORGIA RECORDS.

DOES AFFECT SUBJECT PROPERTY, BLANKET EASEMENT.

10. RIGHT-OF-WAY DEED FROM THE FULTON COUNTY BOARD OF EDUCATION TO THE CITY OF ALPHARETTA, DATED SEPTEMBER 13, 2001, FILED FOR RECORD NOVEMBER 1, 2001, RECORDED AT DEED BOOK 31234, PAGE 384, AFORESAID RECORDS.

DOES AFFECT SUBJECT PROPERTY AS SHOWN.

11. ALL MATTERS DISCLOSED ON PLAT OF SURVEY RECORDED AT PLAT BOOK 97, PAGE 56, AFORESAID RECORDS.

DOES AFFECT SUBJECT PROPERTY AS SHOWN HEREON.

NOTE: PLAT PROVIDED IS NOT LEGIBLE.

GRID NORTH
GA WEST NAD 83
DATUM NAVD 88

SCALE: 1"=30'

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		

GRAPHIC SCALE - IN FEET
0 15 30 60 90 120

ALTA / NSPS LAND TITLE SURVEY

PREPARED FOR: STONEWALK COMPANIES LLC
LAND LOT 801, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA - 06/11/18

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

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THIS DRAWING AND IT'S REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

TOTAL AREA: ACRES / SQUARE FEET

BOUNDARY REFERENCE:
FIELDWORK PERFORMED ON

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN XX FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.03 FEET.

LEGEND:

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF# 839
- R/W MONUMENT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- LIGHT POLE
- POWER/LIGHT POLE
- GUY WIRE
- POWER METER
- POWER BOX
- A/C UNIT
- MANHOLE
- CLEAN OUT
- JUNCTION BOX
- OUTFLOW STRUCTURE
- DRAINAGE INLET
- GAS METER
- GAS VALVE
- CABLE BOX
- TELEPHONE BOX
- SIGN
- —W— WATER LINE
- —U— OVERHEAD UTILITY LINE
- —S— SEWER LINE
- —G— GAS LINE
- C CABLE LINE
- —T— TELEPHONE LINE
- —X— FENCE LINE
- 920 CONTOUR LINE
- BSL BUILDING SETBACK LINE
- CONC. CONCRETE
- EOP EDGE OF PAVEMENT
- L.L. LAND LOT
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- P/L PROPERTY LINE
- OH OVERHANG
- C.B. CATCH BASIN
- CNT CANTILEVER
- H/C HANDICAP
- FFE FINISHED FLOOR ELEVATION
- BFE BASEMENT FLOOR ELEVATION
- GFE GARAGE FLOOR ELEVATION
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- NAD NORTH AMERICAN DATUM
- NAVD NORTH AMERICAN VERTICAL DATUM
- HARDWOOD TREE
- PINE TREE

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BUFORD, GEORGIA 30518

ATLANTA
235 PEACHTREE STREET NE, SUITE 400
ATLANTA, GEORGIA 30303

MARIETTA
1870 THE EXCHANGE, SUITE 100
MARIETTA, GA 30339

RALEIGH
2205-C CANDUN DRIVE, APEX
NORTH CAROLINA 27523

PROJECT
1940901

SHEET
1 OF 3

LEGEND:

CW CROSS WALK
DWL DASHED WHITE LINE
DYL DASHED YELLOW LINE
DSYL DOUBLE SOLID YELLOW LINE
SWL SINGLE WHITE LINE
SYL SINGLE YELLOW LINE
R CONCRETE RAMP
STOP BAR
BOLLARD
PARKING STOP
TRAFFIC SIGNAL POLE
TRAFFIC SIGNAL BOX
TELEPHONE MANHOLE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

06/11/18

BEN E. BUTTERWORTH RLS #2294 DATE

GEORGIA REGISTERED LAND SURVEYOR BEN E. BUTTERWORTH No. 3291

06/11/18

FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839
NOT VALID WITHOUT
ORIGINAL SIGNATURE

PRELIMINARY NOT FOR RECORDING

N/F
GREENSTONE PARKWAY
FOUR HUNDRED LLP
DB 45828, PG 613

IPF
1/2" REBAR

N 88°44'41" W 442.53'

10' BSL

IPF
AXLE

APPROX. L.L.

L.L. 801

L.L. 804

WALL

GRAVEL

FFE: 1143.03'
30" SQ. FT.

50' BSL

10' BSL

ASPHALT

TBM:
NAIL IN SIDEWALK
ELEV. 1144.67'

N 26°30'01" W 180.10'

N 27°23'30" W 613.11'

KNIGHT BRIDGE ROAD
(R/W VARIES)

2 STORY BRICK
W/BASEMENT
FFE: 1160.12'
BFE: 1147.96'
8408 SQ. FT.
BLDG HT: 1190.65'

1 STORY BRICK
FFE: 1168.96'
17443 SQ. FT.

SHED

CONC.

TBM:
PK IN SIDEWALK
ELEV. 1158.50'

N/F
WBCMT 2007 C31
AMBERPARK LIMITED
PARTNERSHIP
DB 53678, PG 226

S 00°40'09" E 583.31'

GRID NORTH
GA WEST NAD 83
DATUM NAVD 88

SCALE: 1"=30'

GRAPHIC SCALE - IN FEET
0 15 30 60 90 120

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		

ALTA / NSPS LAND TITLE SURVEY

PREPARED FOR: STONEWALK COMPANIES LLC
LAND LOT 801, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA - 06/11/18

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TOTAL AREA: ACRES / SQUARE FEET

BOUNDARY REFERENCE:
FIELDWORK PERFORMED ON

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN XX FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.03 FEET.

LEGEND:

PROPERTY CORNER
FOUND (AS NOTED)
1/2" REBAR WITH CAP SET LSF# 839
R/W MONUMENT
FIRE HYDRANT
WATER METER
WATER VALVE
POWER POLE
LIGHT POLE
POWER/LIGHT POLE
GUY WIRE
POWER METER
POWER BOX
A/C UNIT
MANHOLE
CLEAN OUT
JUNCTION BOX
OUTFLOW STRUCTURE
DRAINAGE INLET
GAS METER
GAS VALVE
CABLE BOX
TELEPHONE BOX
SIGN
—W— WATER LINE
—U— OVERHEAD UTILITY LINE
—S— SEWER LINE
—G— GAS LINE
C CABLE LINE
—T— TELEPHONE LINE
—X— FENCE LINE
-920- CONTOUR LINE
BSL BUILDING SETBACK LINE
CONC. CONCRETE
EOP EDGE OF PAVEMENT
L.L. LAND LOT
N/F NOW OR FORMERLY
R/W RIGHT-OF-WAY
P/L PROPERTY LINE
OH OVERHANG
C.B. CATCH BASIN
CNT CANTILEVER
H/C HANDICAP
FFE FINISHED FLOOR ELEVATION
BFE BASEMENT FLOOR ELEVATION
GFE GARAGE FLOOR ELEVATION
DB DEED BOOK
PB PLAT BOOK
PG PAGE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
NAD NORTH AMERICAN DATUM
NAVD NORTH AMERICAN VERTICAL DATUM
HARDWOOD TREE
PINE TREE

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MARIETTA
1870 THE EXCHANGE, SUITE 100
MARIETTA, GA 30339

RALEIGH
2205-C CANDUN DRIVE, APEX
NORTH CAROLINA 27523

PROJECT
1940901

SHEET
2 OF 3

LEGEND:

CW CROSS WALK
DWL DASHED WHITE LINE
DYL DASHED YELLOW LINE
DSYL DOUBLE SOLID YELLOW LINE
SWL SINGLE WHITE LINE
SYL SINGLE YELLOW LINE
R CONCRETE RAMP
STOP BAR
BOLLARD
PARKING STOP
TRAFFIC SIGNAL POLE
TRAFFIC SIGNAL BOX
TELEPHONE MANHOLE

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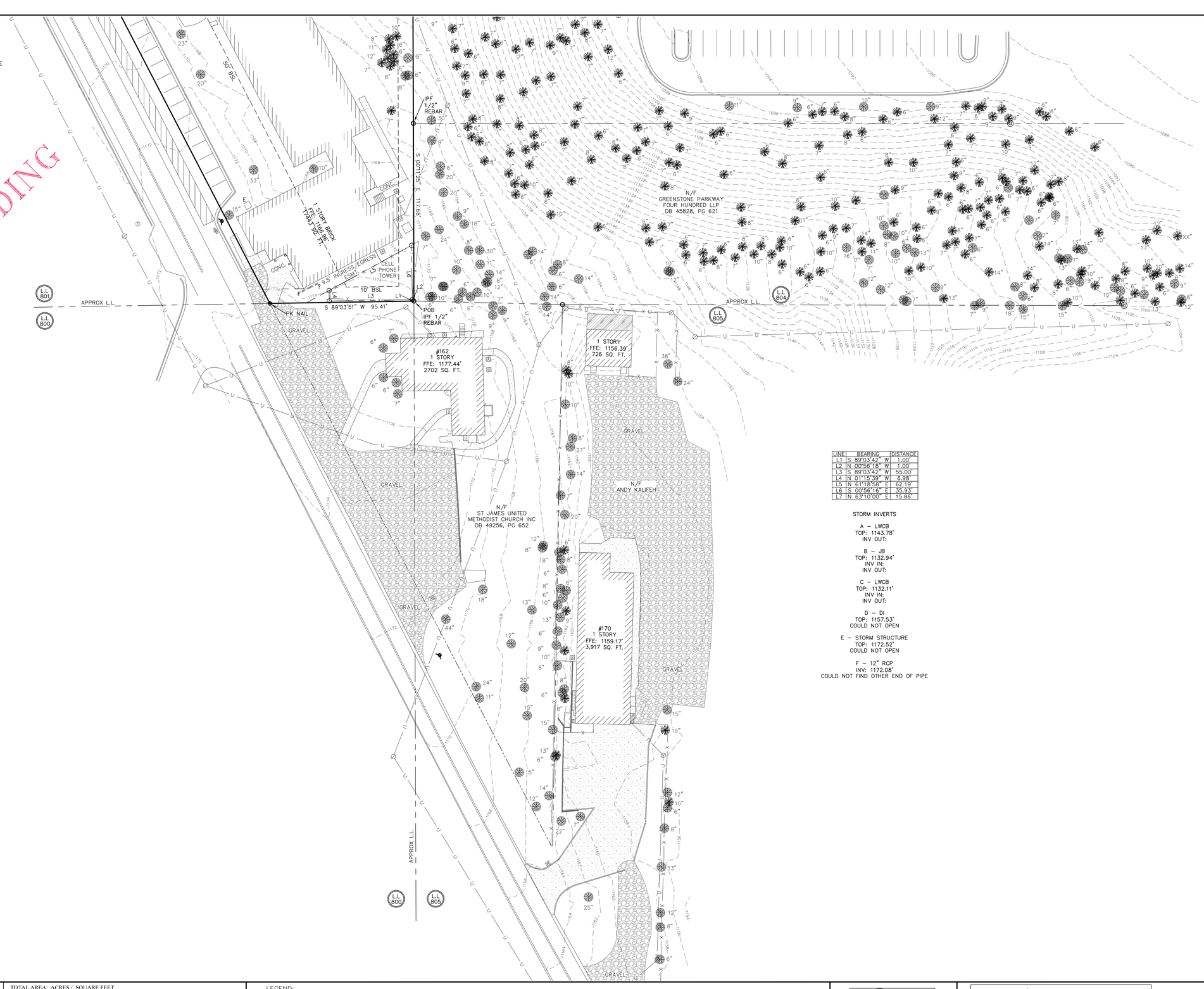
06/11/18
BEN E. BUTTERWORTH RLS #2294 DATE

GEORGIA REGISTERED No. 2294 LAND SURVEYOR BEN E. BUTTERWORTH

06/11/18
FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839
NOT VALID WITHOUT
ORIGINAL SIGNATURE

PRELIMINARY NOT FOR RECORDING



LINE	BEARING	DISTANCE
L1	S 89°03'42" W	1.00'
L2	N 00°56'18" W	1.00'
L3	S 89°03'42" W	55.00'
L4	N 01°15'39" W	6.98'
L5	N 61°18'58" E	62.19'
L6	S 00°56'16" E	35.93'
L7	N 63°10'00" E	15.86'

STORM INVERTS

A – LWCB
TOP: 1143.78'
INV OUT:

B – JB
TOP: 1132.94'
INV IN:
INV OUT:

C – LWCB
TOP: 1132.11'
INV IN:
INV OUT:

D – DI
TOP: 1157.53'
COULD NOT OPEN

E – STORM STRUCTURE
TOP: 1172.52'
COULD NOT OPEN

F – 12" RCP
INV: 1172.08'
COULD NOT FIND OTHER END OF PIPE

GRID NORTH
GA WEST NAD 83
DATUM NAVD 88

SCALE: 1"=30'

GRAPHIC SCALE - IN FEET
0 15 30 60 90 120

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		

ALTA / NSPS LAND TITLE SURVEY

PREPARED FOR: STONEWALK COMPANIES LLC
LAND LOT 801, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA - 06/11/18

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FIELDWORK PERFORMED ON

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THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.03 FEET.

LEGEND:

PROPERTY CORNER FOUND (AS NOTED)
1/2" REBAR WITH CAP SET LSF# 839
R/W MONUMENT
FIRE HYDRANT
WATER METER
WATER VALVE
POWER POLE
LIGHT POLE
POWER/LIGHT POLE
GUY WIRE
POWER METER
POWER BOX
A/C UNIT
MANHOLE
CLEAN OUT
JUNCTION BOX
OUTFLOW STRUCTURE
DRAINAGE INLET
GAS METER
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—W— WATER LINE
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—X— FENCE LINE
-920- CONTOUR LINE
BSL BUILDING SETBACK LINE
CONC. CONCRETE
EOP EDGE OF PAVEMENT
L.L. LAND LOT
N/F NOW OR FORMERLY
R/W RIGHT-OF-WAY
P/L PROPERTY LINE
OH OVERHANG
C.B. CATCH BASIN
CNT CANTILEVER
H/C HANDICAP
FFE FINISHED FLOOR ELEVATION
BFE BASEMENT FLOOR ELEVATION
GFE GARAGE FLOOR ELEVATION
DB DEED BOOK
PB PLAT BOOK
PG PAGE
POB POINT OF BEGINNING
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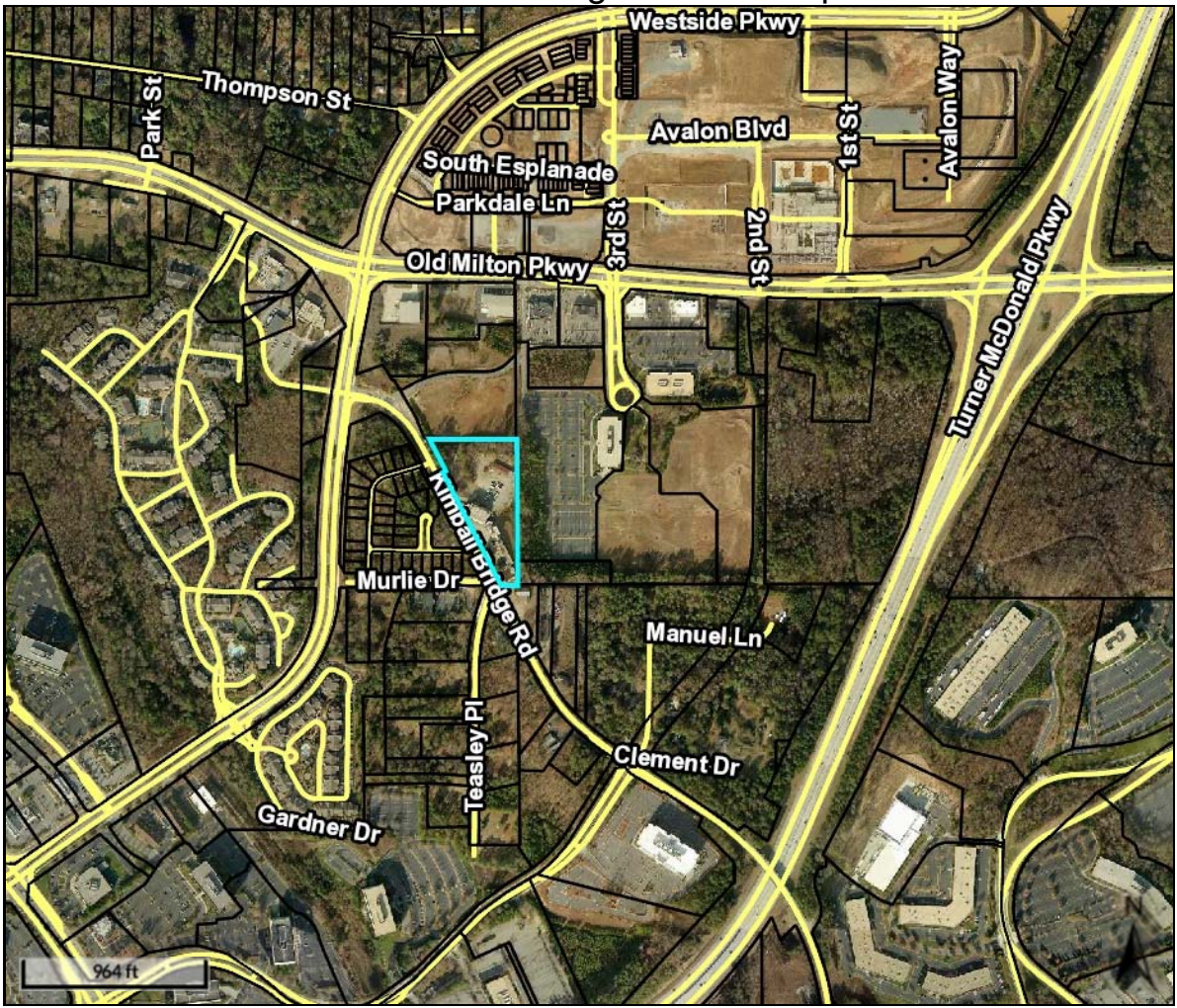
MARIETTA, GA 30339

RALEIGH
2205-C CANDUN DRIVE, APEX
NORTH CAROLINA 27523

PROJECT
1940901

SHEET
3 OF 3

154 Kimble Bridge Rd Site Map



IPF 1/2" REBAR

18.75'

N 88°44'41" W 442.53'

IPF AXLE

10' BSL

N 26°50'07" W 180.10'

WALL

50' BSL

10' BSL

ASPHALT

GRAVEL

FFE: 1143.03'
307 SQ. FT.

GRAVEL

WALL

TBM:
WALK
4.67'

A

TBM:
PK IN SIDEWALK
ELEV. 1158.50'

ASPHALT

CONC.

2 STORY BRICK
W/BASEMENT
FFE: 1160.12'
BFE: 1147.96'
8408 SQ. FT.
BLDG HT: 1190.65'

D

CONC.

WALL

CONC.

WALL

CONC.

ASPHALT

1 STORY BRICK
FFE: 1166.96'
1743 SQ. FT.

KIMBALL BRIDGE ROAD
(R/W VARIES)

N 27°23'30" W 613.11'

ASPHALT

CONC.

GRAVEL

SHED

S 00°10'40" E 583.31'

Tag #348

Tag #349

Tag #350

Tag #352

Tag #351

Tag #353

Tag #354

Tag #897

Tag #898

Tag #899

Tag #900

Tag #901

Tag #902

Tag #903

Tag #904

S 00°11'25" E 117.68'

1 STORY BRICK
FFE: 1166.96'
1743 SQ. FT.

E

F

9.5' INGRESS/EGRESS ESMT.

CELL PHONE TOWER

10' BSL

L1

L2

L3

L4

L5

L6

S 89°03'51" W 95.41'

POB
IPF 1/2"
REBAR

PK NAIL

APPROX L.L.

L.L. 801

L.L. 800

Specimen Analysis

(General Observations: The site was previously residential and has been used as commercial business. With the exception of the magnolias along Roswell St, all trees located on the site appear to be naturally established.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	City of Alpharetta's Assessme
897	35.5" Red Oak	Good	Good	Yes	Due to condition, this tree should be taken into design consideration.		
898	34.2" Red Oak	Good	Good	Yes	Boundary Tree. Due to condition, this tree should be taken into design consideration.		
899	25.7" Red Oak	Good	Good	Yes	Boundary Tree. Due to condition, this tree should be taken into design consideration.		
900	24.3" Red Oak	Good	Poor	Yes	Due to condition, this tree should not be taken into design consideration.	1 & 2	
901	41.7" Poplar - Forked (30" & 21")	Good	Poor	Yes	2 Co-Dominate Leaders with weak crotches and included bark. Large, extended wound exposing heartwood. Due to the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration	3	
902	27.2" Red Oak	Good	Poor	Yes	Due to condition, this tree should not be taken into design consideration.	4	
903	36.2" Red Oak	Good	Good	Yes	Boundary Tree. Due to condition, this tree should be taken into design		
904	30" Red Oak	Good	Good	Yes	Boundary Tree. Due to condition, this tree should be taken into design		
348	28.7" Elm	Good	Good	Yes	Boundary Tree. Due to condition, this tree should be taken into design consideration.		
349	30.7" Red Oak	Good	Good	Yes	Boundary Tree. Due to condition, this tree should be taken into design		
350	42" Red Oak - Forked(28.2" & 28.7")	Poor	Poor	Yes	Boundary Tree. 2 Co-Dominate Leaders with weak crotches and included bark. Large, extended wound exposing heartwood. Half of crown missing from power line pruning and sever insect damage. Due to the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration		
351	37.8" White Pine	Good	Poor	Yes	Large stem canker near base of tree is undesirable and a life safety issue .Due to condition tree is not a design consideration.	5	
352	10.8" Dogwood - Forked(8.7" & 8.1")	Good	Good	Yes	Due to condition, this tree should be taken into design consideration.		
353	22.3" Magnolia	Good	Good	Yes	Due to condition, this tree should be taken into design consideration.		

354	25.6" Magnolia - Forked (11.5" & 19.4")	Good	Good	Yes	Due to condition, this tree should be taken into design consideration.		

Picture #1 - Tree #900. Large stem canker

Picture #2 - Tree #900. Major dead limbs

Picture #3 - Tree #901. Extremely long stem wound and exposed hearwood. Forked near the ground as well as major sweeping in stem.

Picture #4 - Tree #902. Major dead limbs and over half the crown has died back.

Picture #5 - Tree #351. Major stem canker and heartwood exposed.

MEMORANDUM

To: Eric Graves, *City of Alpharetta*

From: John D. Walker, P.E., PTOE, *Kimley-Horn*
Allison Laber, EIT (KY), *Kimley-Horn*

Date: April 29, 2021

RE: ***154 Kimball Bridge – City of Alpharetta – Trip Generation & Traffic Study Methodology Memo***

Kimley-Horn is pleased to provide this memorandum regarding the project traffic evaluation for the proposed *154 Kimball Bridge* development in the City of Alpharetta, Georgia. A Traffic Impact Study was previously prepared for the site in 2018. Since that time, the site densities have changed, necessitating a new study to accompany the rezoning application. Please reply to us with your concurrence on the Traffic Impact Study methodology and proposed study network.

PROJECT OVERVIEW

The *154 Kimball Bridge* development is a proposed adaptive re-use office development in the City of Alpharetta, Georgia, consisting of 160,000 square feet of office space. The site is located east of the intersection of Kimball Bridge Road at Westside Parkway. The project proposes three full movement driveways, one of which will add a fourth leg to the unsignalized intersection of Kimball Bridge Road at Stratham Drive. The total acreage of the subject property is 4.4+/- acres, currently zoned SU (special use). The proposed zoning of the subject property is O-P (Office-Professional). The Future Land Use Map indicates future commercial for this tract.

TRIP GENERATION

Project traffic, for the purposes of this evaluation, is defined as the vehicle trips expected to be generated by the Subject Property. Anticipated trip generation for the *154 Kimball Bridge* development was calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition, 2017. This analysis presents the projected trips associated with the proposed project based on the General Office Building (ITE Code 710) land use.

Due to the size, nature, and location of the proposed development, mixed-use, alternative mode, and pass-by reductions were assumed to be zero.

The density and the anticipated project trip generation comparison are summarized in **Table 1**.

Table 1: Net New Trip Generation								
Land Use	**Density**	**Daily Traffic**			**AM Peak Hour**		**PM Peak Hour**	
		Total	**Enter**	**Exit**	**Enter**	**Exit**	**Enter**	**Exit**
General Office Building (ITE 710)	160,000 SF	1,674	837	837	152	25	28	150
Gross Project Trips		1,674	837	837	152	25	28	150
Mixed-Use Reduction		*-0*	*-0*	*-0*	*-0*	*-0*	*-0*	*-0*
Alternative Mode Reduction		*-0*	*-0*	*-0*	*-0*	*-0*	*-0*	*-0*
Pass-by Reduction		*-0*	*-0*	*-0*	*-0*	*-0*	*-0*	*-0*
Net New Trips		**1,674**	**837**	**837**	**152**	**25**	**28**	**150**

As shown in **Table 1**, the proposed development is projected to generate approximately 1,674 net new daily trips, 177 net new AM peak hour trips, and 178 net new PM peak hour trips.

TRAFFIC STUDY METHODOLOGY

Given the existing roadway network and the projected trip generation, the following three (3) existing intersections are recommended for detailed intersection analyses:

- Kimball Bridge Road at Westside Parkway (signalized)
- Kimball Bridge Road at Stratham Drive/Proposed Site Driveway 1 (unsignalized)
- Kimball Bridge Road at Northwinds Parkway (signalized)

The study intersections are shown on Attachment 1.

Due to COVID-19, traffic patterns and volumes may have changed. Intersection Turning Movement Counts were collected at the three (3) study intersections in August 2018 as part of a previous TIA. A growth rate of 1.0% per year (consistent with other TIAs in the area) will be applied for three (3) years to calculate Estimated 2021 Traffic Volumes.

For informational purposes, a 24-hour volume count was collected along Kimball Bridge Road east of Northwinds Parkway in February 2021. The volumes were compared to a 24-hour volume count from November 2018. **Figure 1** illustrates the comparison between November 2018 ADT and the February 2021 ADT. The 24-hour volume comparison found a 49% overall reduction in ADT from November 2017 to February 2021.

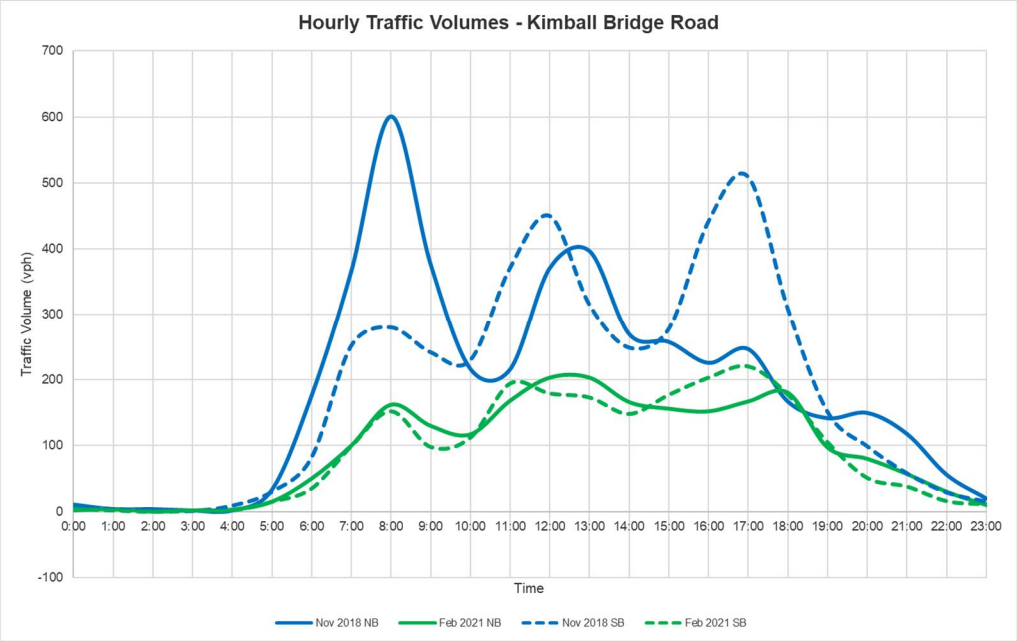


Figure 1: Kimball Bridge Road ADT Comparison

An additional background growth rate of 1.0% per year will be applied to project traffic to the 2023 build-out year.

SUMMARY

Please let us know if you find the traffic impact study methodology acceptable. We are proceeding with the traffic impact study, and hope to submit the traffic impact study with the rezoning application on May 3, 2021.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

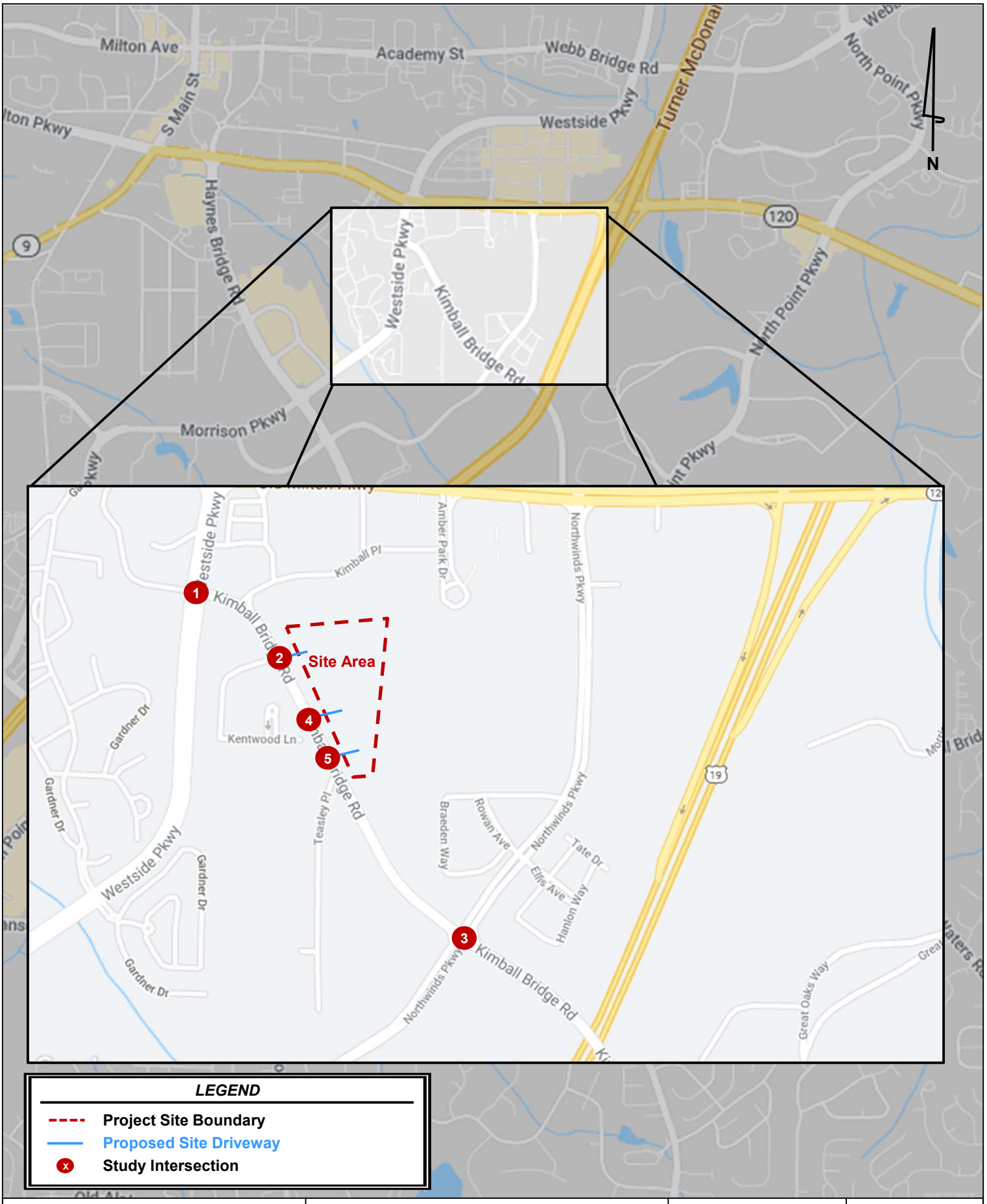
John D. Walker, P.E., PTOE
Senior Vice President/Senior Associate

Allison Laber, EIT (KY)
Project Analyst

Attachments:

- Intersection Location Map
- Trip Generation Summary

kimley-horn.com | 11720 Amber Park Drive, Suite 600, Alpharetta, GA 30009 | 770 619 4280



Kimley»Horn	*154 Kimball Bridge Road* **Traffic Impact Study**	**Site Location Map**	**Attachment 1**

Trip Generation Analysis (10th Ed. with *2nd Edition Handbook* Daily IC & *3rd Edition* AM/PM IC)
154 Kimball Bridge Road
Alpharetta, GA

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Site Traffic								
710 General Office Building	160,000 s.f.	1,674	177	152	25	178	28	150
Gross Trips		**1,674**	**177**	**152**	**25**	**178**	**28**	**150**
Office Trips		1,674	177	152	25	178	28	150
Mixed-Use Reductions		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Alternative Mode Reductions		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Adjusted Office Trips		1,674	177	152	25	178	28	150
Mixed-Use Reductions - TOTAL		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Alternative Mode Reductions - TOTAL		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Pass-By Reductions - TOTAL		*0*	*0*	*0*	*0*	*0*	*0*	*0*
New Trips		**1,674**	**177**	**152**	**25**	**178**	**28**	**150**
Driveway Volumes		**1,674**	**177**	**152**	**25**	**178**	**28**	**150**

TECH-LINK
DYNAMIK
KIMBALL 154
CREATIVE
ASD | SKY

ASD | SKY

KO-MINGLE
KIMBALL 154
CREATIVE OFFICE
S1 BUZZBIZ
S2 HOMR
S3 ATL SYS

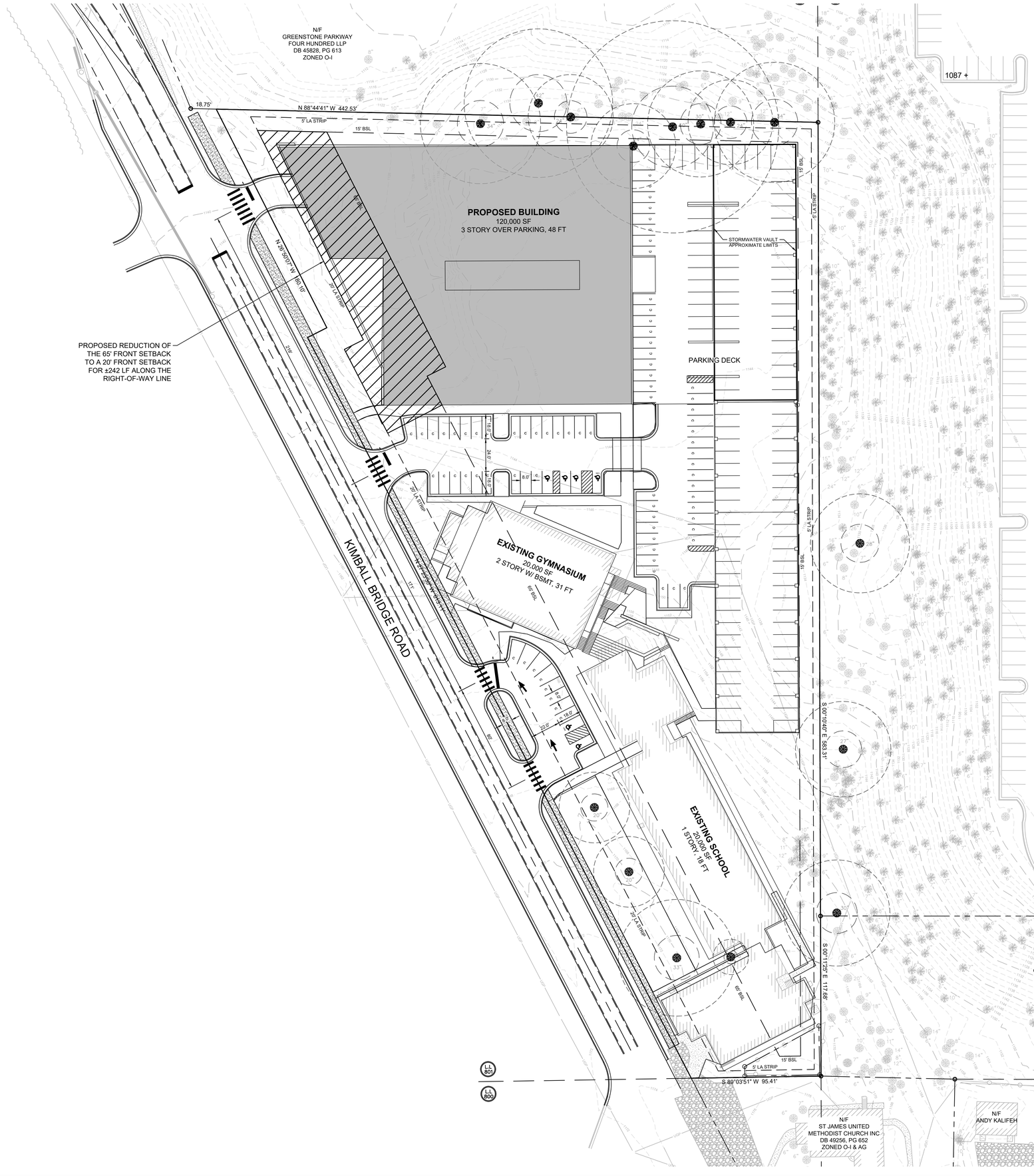
ASD | SKY

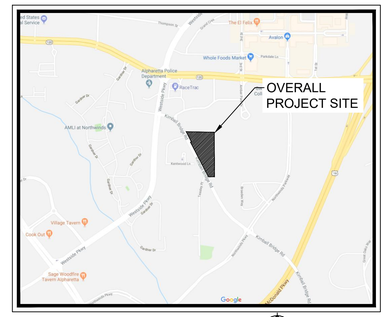
154
ASD | SKY

KIMBALL 154
DYNAMIK
Ko-Mingle
TDS
Tech-Link
Hi-Lo Studio
ASD | SKY

154
ASD | SKY

ASD | SKY





VICINITY MAP

NORTH

FEMA MAP

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0058F AND 13121C0059F DATED 09/18/2013.

SITE NOTES:

PROPERTY ADDRESS:	154 KIMBALL BRIDGE ROAD
LAND LOT / DISTRICT / SECTION:	801 / 1 / 2
PARCEL ID NUMBERS:	12-2842-0801-011-1
EXISTING ZONING:	SU (SPECIAL USE)
PROPOSED ZONING:	O-P (OFFICE - PROFESSIONAL)
OVERALL SITE AREA:	4.44 ACRES
MAXIMUM LOT COVERAGE:	3.11 ACRES (70.0%)
PROPOSED LOT COVERAGE:	3.33 ACRES (75.0%)
MAXIMUM BUILDING COVERAGE:	1.78 ACRES (40.0%)
PROPOSED BUILDING COVERAGE:	1.45 ACRES (32.7%)
MAXIMUM BUILDING HEIGHT:	40'
PROPOSED BUILDING HEIGHT:	48'
MAXIMUM BUILDING STORIES:	4 STORIES
PROPOSED BUILDING HEIGHT:	3 STORIES + PARKING DECK
PROPOSED LAND USE DENSITY:	
OFFICE (HEATED AREA)	160,000 SF (36,036 SF/ACRE)
LEASABLE AREA	135,000 SF
SUPPORT/SERVICE AREA	25,000 SF
OUTDOOR AMENITIES*	20,000 SF
REQUIRED PARKING:	540 SPACES (4.00 / 1000 SF)
OFFICE (LEASABLE AREA)	540 SPACE
PROPOSED PARKING:	407 SPACES (3.01 / 1000 SF)
PARKING DECK	347 SPACES
SURFACE PARKING	60 SPACES
BUILDING SETBACK:	
FRONT	65' (KIMBALL BRIDGE)
SIDE	15'
REAR	15'

EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY BOUNDARY ZONE, INC. DATED 06/11/18.

*OUTDOOR AMENITIES ARE EXTERIOR TO THE BUILDINGS AND DO NOT CONTRIBUTE TO THE OVERALL BUILDING AREA.

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 801 of the 1st District, 2nd Section, Fulton County, Georgia, more particularly described as follows:

Beginning at ½" rebar found at the landlot corner of landlots 800, 801, 804, and 805, which is the true point of beginning, thence running S89°03'51"W along the landlot line dividing land lots 801 and 800 for a distance of 95.41' to a PK nail set on the easterly right-of-way of Kimball Bridge road (R/W varies), thence leaving said landlot line and running along the right-of-way following courses and distances, N27°23'30"W for a distance of 613.11' to a ½" rebar set, thence running N63°10'00"E for a distance of 15.86' to a ½" rebar set, thence running N26°50'07"W for a distance of 180.10' to a ½" rebar set, thence leaving said right-of-way and running N88°44'41"W for a distance of 442.53' to an axle found on the landlot line dividing landlots 801 and 804, thence running along said landlot line the following courses and distances, S00°10'40"E for a distance of 583.31' to a ½" rebar found, thence running S00°11'25"E for a distance of 117.68' to a ½" rebar found at the landlot corner, which is the true point of beginning.

Said tract or parcel of land containing 4.437 acres (193,260 square feet) more or less.

STORMWATER MANAGEMENT NOTE:

SITE WILL CONTAIN ONSITE STORMWATER CONTROLS TO MEET ALL LOCAL AND STATE REQUIREMENTS. THIS MAY INCLUDE THE COMBINATION OF SEVERAL COMPONENTS (PERVIOUS PAVING, INFILTRATION FIELDS, BIORETENTION AREAS, OR OTHER COMPONENTS) PROVIDING RUNOFF REDUCTION (IF INFILTRATION RATES ALLOW), CHANNEL PROTECTION, AND OVERBANK FLOODING PROTECTION PER THE CODE REQUIREMENTS. DETENTION SHALL BE PROVIDED WITHIN A CONCRETE VAULT BENEATH THE PARKING DECK.

VARIANCES:

PROPOSED REDUCTION OF THE 50' FRONT SETBACK TO A 20' FRONT SETBACK FOR ±242 LF ALONG THE RIGHT-OF-WAY LINE.

PROPOSED IMPERVIOUS AREA COVERAGE VARIANCE FROM 70% TO 75%.

PROPOSED BUILDING HEIGHT VARIANCE FROM 40' TO 48'.

PROPOSED DRIVEWAY SPACING VARINACE FROM 300' TO AS SHOWN ON THE PLAN.

PROPOSED REDUCTION IN THE TOTAL AMOUNT OF REQUIRED PARKING SPACES BASED ON THE PARKING REDUCTION MEMO PREPARED BY KIMLEY-HORN.

GEORGIA811. Utilities Protection Center, Inc. Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET
0 15 30 60

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
817 W. PEACHTREE STREET, NW
THE BILTMORE - SUITE 601
ATLANTA, GEORGIA 30308
PHONE (404) 419-8700
WWW.KIMLEY-HORN.COM

CLIENT
KB VENTURE PARTNERS, LLC
1099 ALPHARETTA STREET
ROSWELL, GA 30075
PHONE: 770.386.0744

No.	REVISION DESCRIPTIONS	DATE	BY

PROJECT
KIMBALL 154
154 KIMBALL BRIDGE ROAD, ALPHARETTA, GA 30009
LAND LOT 801, 1ST DISTRICT, 2ND SECTION
PARCEL ID: 12-2842-0801-011-1

GEORGIA REGISTERED LANDSCAPE ARCHITECTURAL ENGINEER TYLER ROSSER
04/13/2021

GSWCC CERT. (LEVEL II)	000007289
DRAWN BY	JTR
DESIGNED BY	JTR
REVIEWED BY	BRM
DATE	03/31/2021
PROJECT NO.	013796000

TITLE
ZONING
SITE PLAN

SHEET NUMBER
ZP-01

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\ALP_PNJ\013796000 - 154 Kimball Bridge\CAD\Exhibits\2021-04-29 Zoning Plan\210429_Kimball154_ZoningPlan.dwg ZP-01 ZONING PLAN Apr 29, 2021 2:07pm by tyler.rosser

Traffic Impact Study

154 Kimball Bridge Road

City of Alpharetta, Georgia

Report Prepared:

March 2021

Report Revised:

April 2021

Prepared for:

KB Ventures Partners, LLC

Prepared by:

Kimley-Horn and Associates, Inc.
11720 Amber Park Drive, Suite 600
Alpharetta, GA 30009
013796001

Traffic Impact Study

154 Kimball Bridge Road

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Prepared by:

Kimley-Horn and Associates, Inc.
11720 Amber Park Drive, Suite 600
Alpharetta, GA 30009
013796001

4/29/2021

Kimley»Horn

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APPENDICES

Appendix A: Site Plan
Appendix B: Intersection Volume Worksheets
Appendix C: *Synchro* Analysis Reports
Appendix D: Raw Traffic Counts
Appendix E: Project Fact Sheets

1.0 INTRODUCTION

This report presents the analysis of the anticipated traffic impacts associated with the proposed *154 Kimball Bridge Road* development, which is expected to be completed in 2023 (referred to herein as "build-out year"). The site is located east of the intersection of Kimball Bridge Road at Westside Parkway in the City of Alpharetta, Georgia.

The site is currently occupied by a Fulton County School maintenance facility and is proposed to be redeveloped to 160,000 square feet of office space on approximately 4.4 acres. The site is proposed to be rezoned from SU (Special Use) to O-P (Office-Professional). A traffic impact study was previously prepared for the site in September 2018. Since that time, the site densities have changed, necessitating a new study to accompany the rezoning application.

This report will summarize the analyses of the following three (3) scenarios:

1. Estimated 2021 Traffic Conditions
2. Projected 2023 No-Build Traffic Conditions (Estimated 2021 Traffic Conditions, plus background traffic growth).
3. Projected 2023 Build Traffic Conditions (Projected 2023 No-Build Traffic Conditions, plus the traffic associated with the proposed *154 Kimball Bridge Road* development).

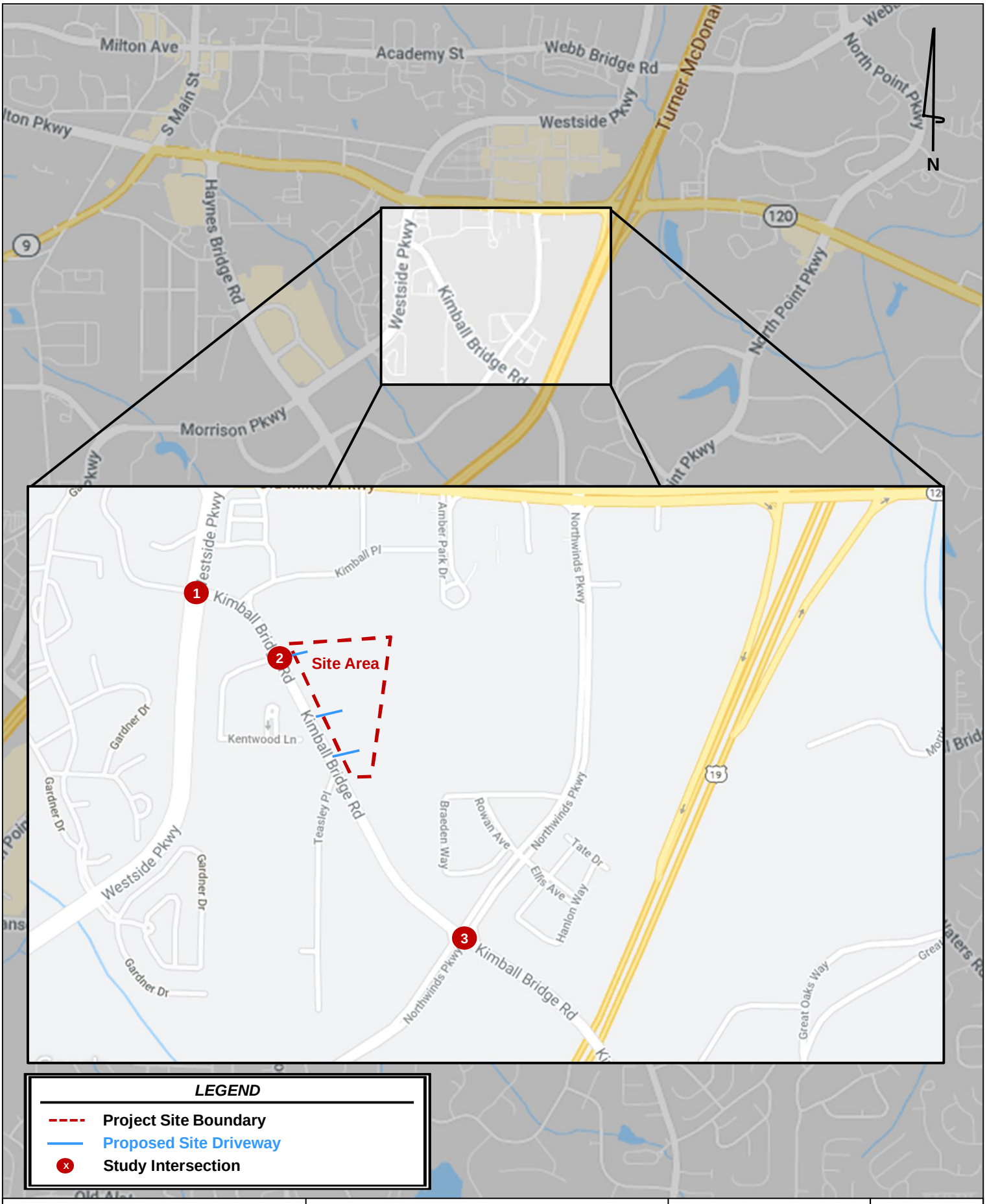
Figure 1 provides a location map of the project site. **Figure 2** provides aerial imagery of the project site. Additionally, a copy of the proposed site plan is provided in Appendix A.

2.0 STUDY AREA DETERMINATION

The study area consists of the following three (3) existing intersections, plus the site driveways:

1. Kimball Bridge Road at Westside Parkway (signalized)
2. Kimball Bridge Road at Stratham Drive (unsignalized)
3. Kimball Bridge Road at Northwinds Parkway (signalized)

This analysis considers Westside Parkway, Stratham Drive, Northwinds Parkway, Site Driveway A, Site Driveway B, and Site Driveway C as having a north-south orientation and Kimball Bridge Road as having an east-west orientation.



Kimley»Horn	*154 Kimball Bridge Road* **Traffic Impact Study**	**Site Location Map**	**Figure 1** **Page 2**

Kimley»Horn	*154 Kimball Bridge Road* **Traffic Impact Study**	**Site Aerial**	**Figure 2** **Page 3**

3.0 EXISTING TRAFFIC CONDITIONS

3.1 ROADWAY CHARACTERISTICS

The roadways within the study network have the following characteristics:

Westside Parkway is a four-lane divided minor arterial roadway with a posted speed limit of 40 MPH. GDOT counts taken north of Encore Parkway indicated an Annual Average Daily Traffic (AADT) volume of 14,200 vehicles per day in 2019.

Kimball Bridge Road is a two-lane, undivided major collector roadway with a posted speed limit of 45 MPH. Average Daily Traffic (ADT) counts collected in November 2018 indicated an ADT of 8,850 vehicles per day west of Northwinds Parkway, and 13,500 vehicles per day east of Northwinds Parkway.

Stratham Drive is a two-lane, undivided local roadway with a posted speed limit of 15 MPH. GDOT counts taken west of Kimball Bridge Road indicated an AADT volume of 70 vehicles per day in 2019.

Northwinds Parkway is a four-lane, divided local road with a posted speed limit of 35 MPH. There are no GDOT count stations along Northwinds Parkway.

3.2 EXISTING TRAFFIC VOLUMES

Per the traffic study methodology memo (dated 3/9/2021), historical vehicle peak hour turning movement counts from 2018 were utilized at the following existing study intersections:

1. Kimball Bridge Road at Westside Parkway (signalized)
2. Kimball Bridge Road at Stratham Drive (unsignalized)
3. Kimball Bridge Road at Northwinds Parkway (signalized)

Due to COVID-19, traffic patterns and volumes may have changed. The vehicle peak hour turning movement counts for the study intersections were collected on August 29, 2018 (pre-COVID). The counts were performed during the AM period (7:00 AM to 9:00 AM) and the PM period (4:00 PM to 6:00 PM). The AM and PM peak hours for each intersection are shown in **Table 1**. Complete traffic count data is provided in **Appendix D**.

Table 1: Peak Hour Summary		
Intersection	**AM Peak Hour**	**PM Peak Hour**
1. Kimball Bridge Road at Westside Parkway	7:15 AM – 8:15 AM	5:00 PM – 6:00 PM
2. Kimball Bridge Road at Stratham Drive	8:00 AM – 9:00 AM	4:30 PM – 5:30 PM
3. Kimball Bridge Road at Northwinds Parkway	8:00 AM – 9:00 AM	4:45 PM – 5:45 PM

The collected 2018 peak hour traffic volumes were increased by 1.0% per year for three (3) years to account for the expected growth in traffic through year 2021. **Figure 4** illustrates the adjusted 2021 peak hour traffic volumes at the study intersections as well as the existing roadway geometry (intersection layout).

For informational purposes, a 24-hour volume count was collected along Kimball Bridge Road west of Northwinds Parkway in February 2021 and was compared to a historical 24-Hour Volume Count from November 2018. **Figure 3** illustrates the comparison between November 2018 collected ADT and the February 2021 collected ADT. The 2021 traffic volumes were found to be approximately 50% lower than the 2018 tr.

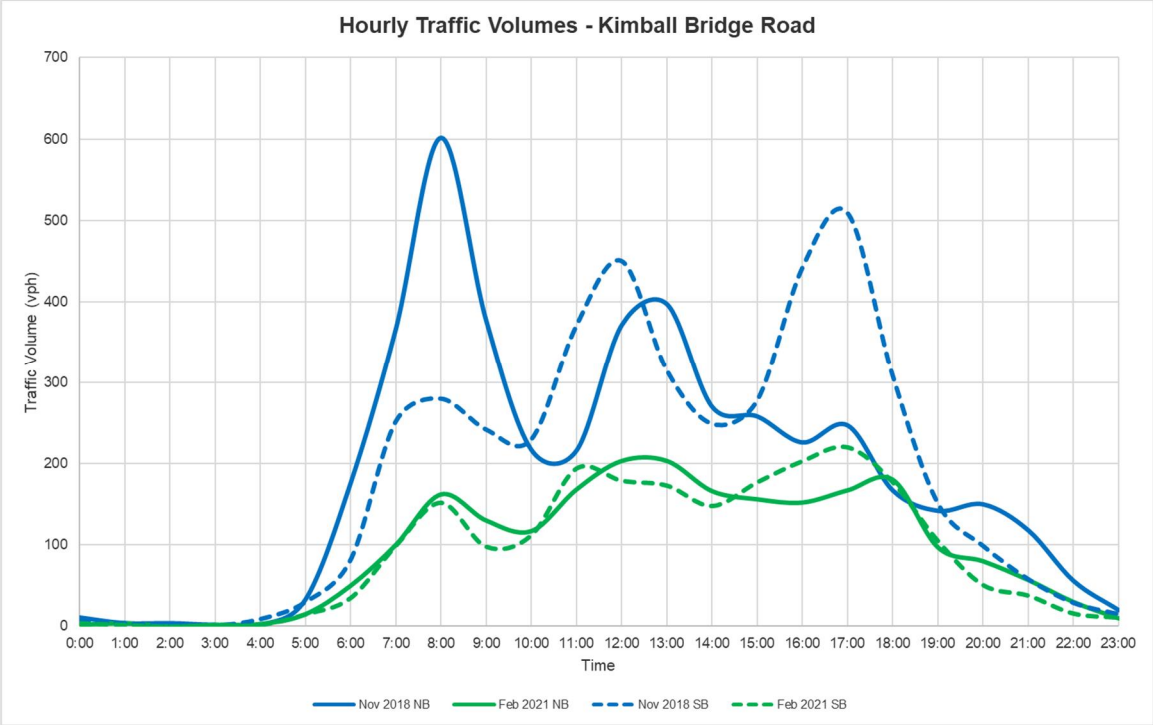
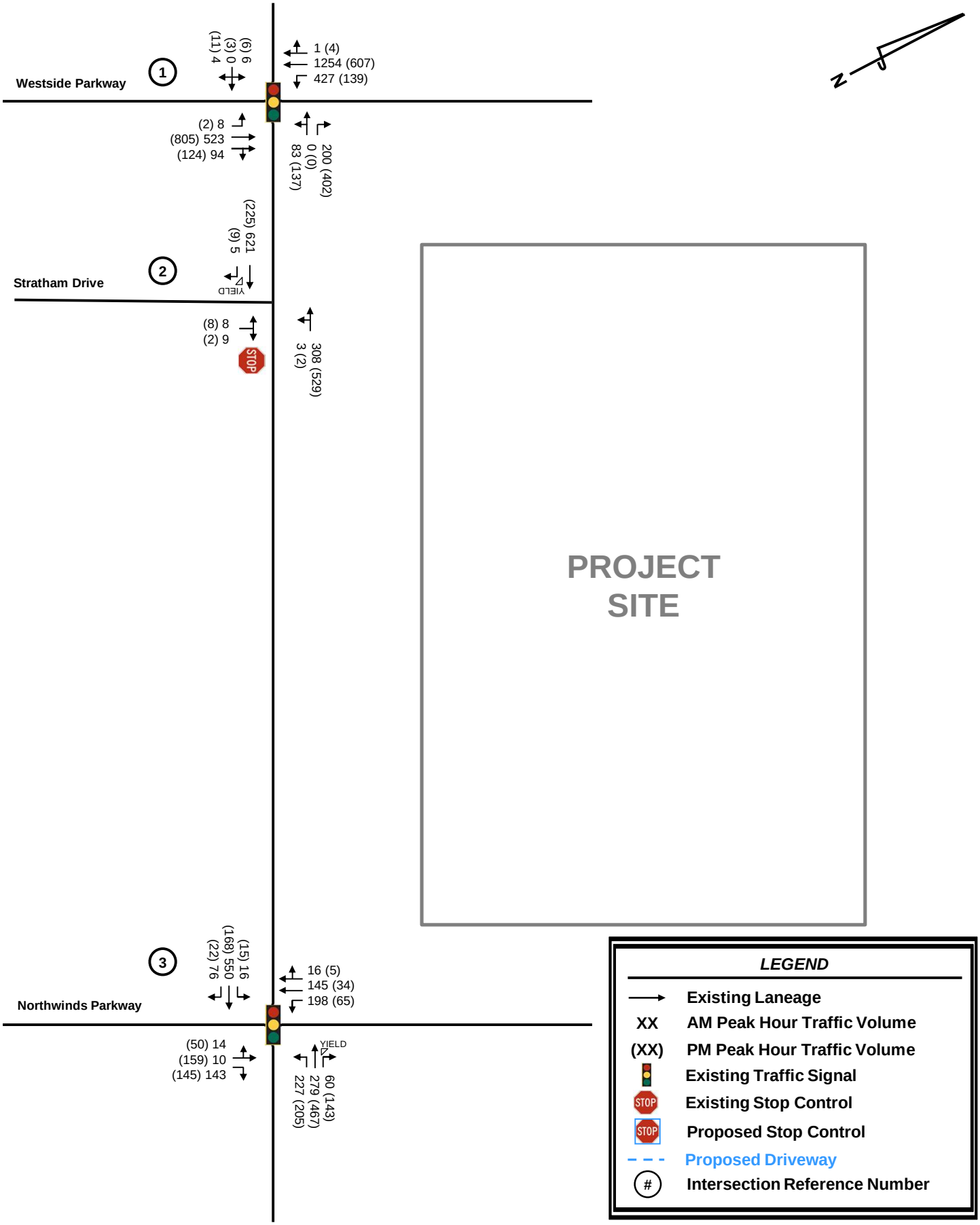


Figure 3: Kimball Bridge Road ADT Comparison


Westside Parkway
1
(6) 6
(3) 0
(11) 4
1 (4)
1254 (607)
427 (139)
(2) 8
(805) 523
(124) 94
200 (402)
0 (0)
83 (137)
(225) 621
(9) 5
Stratham Drive
2
YIELD
(8) 8
(2) 9
STOP
308 (529)
3 (2)
PROJECT SITE
(15) 16
(168) 550
(22) 76
3
16 (5)
145 (34)
198 (65)
Northwinds Parkway
(50) 14
(159) 10
(145) 143
YIELD
60 (143)
279 (467)
227 (205)
N
LEGEND
Existing Laneage
XX AM Peak Hour Traffic Volume
(XX) PM Peak Hour Traffic Volume
Existing Traffic Signal
Existing Stop Control
Proposed Stop Control
Proposed Driveway
Intersection Reference Number

4.0 PROJECTED BACKGROUND (NON-PROJECT) TRAFFIC

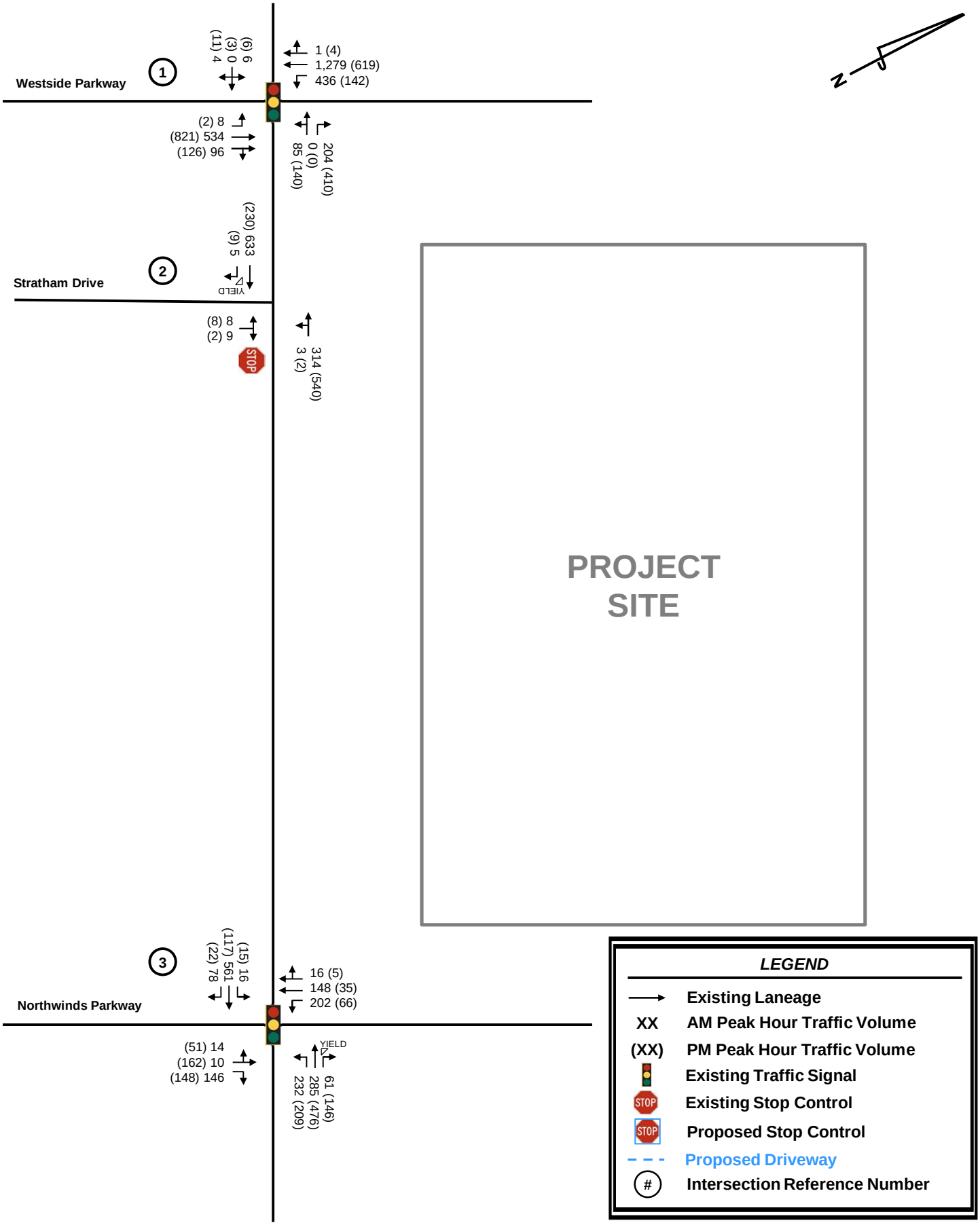
Projected background (non-project) traffic is defined as the expected traffic on the roadway network in the future year(s) absent the construction and opening of the proposed *154 Kimball Bridge Road* development. The Estimated 2021 peak hour traffic volumes were increased by 1.0% per year for two (2) years to account for the expected background growth in traffic through year 2023, build-out of the project.

Figure 5 illustrates the Projected 2023 No-Build traffic conditions for the AM and PM peak hours.

4.1 FUTURE ROADWAY/INTERSECTION PROJECTS

The Atlanta Regional Commission's *Atlanta Region's Plan* was researched for programmed transportation projects within the vicinity of the proposed development. Fact sheets are included in Appendix E.

1. **FN-176**: The project will widen Old Milton Parkway (SR 120) from four lanes to six lanes between Kimball Bridge Road and SR 400.
2. **AR-ML-300**: The project will add two new express lanes in each direction on SR 400 between the North Springs MARTA station and McGinnis Ferry Road and one express lane in each direction from McGinnis Ferry Road to McFarland Parkway.



Kimley»Horn	*154 Kimball Bridge Road* Traffic Impact Study	Projected 2023 No-Build Conditions	Figure 5
			Page 8

5.0 PROJECT TRAFFIC

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the proposed *154 Kimball Bridge Road* development, and the distribution and assignment of that traffic through the study roadway network. This traffic impact study evaluated the impacts of adding the new trips generated by the proposed *154 Kimball Bridge Road* development.

5.1 PROJECT SITE ACCESS

Access to the proposed *154 Kimball Bridge Road* development will be provided via three (3) proposed site driveways, which are shown on the proposed site plan in **Appendix A**. Brief description of the site driveways are as follows:

1. Site Driveway A – located along Kimball Bridge Road, aligned with Stratham Drive. The driveway is proposed to operate as full-movement under side street stop-control and have one (1) ingress land and one (1) egress lane on the site.
2. Site Driveway B – located along Kimball Bridge Road, south of Site Driveway A. The driveway is proposed to operate as full-movement under side street stop-control and have one (1) ingress land and one (1) egress lane on the site.
3. Site Driveway C – located along Kimball Bridge Road, south of Site Driveway B. The driveway is proposed to operate as full-movement under side street stop-control and have one (1) ingress land and one (1) egress lane on the site. The driveway does not have access to the parking facilities and will only serve accessible parking and drop-off traffic.

See the referenced site plans in Appendix A for a visual representation of vehicular access and circulation throughout the site.

5.2 TRIP GENERATION

Gross trips associated with the proposed development were estimated using the *Institute of Transportation Engineers' (ITE) Trip Generation Manual, 10th Edition, 2017,* using equations where available. Trip generation for the proposed development was calculated based upon the following land uses:

- Land Use 710: General Office Building

Table 2 summarizes the anticipated trip generation for the proposed development upon full build-out (2023). **Appendix C** provides the detailed trip generation worksheet for the proposed development.

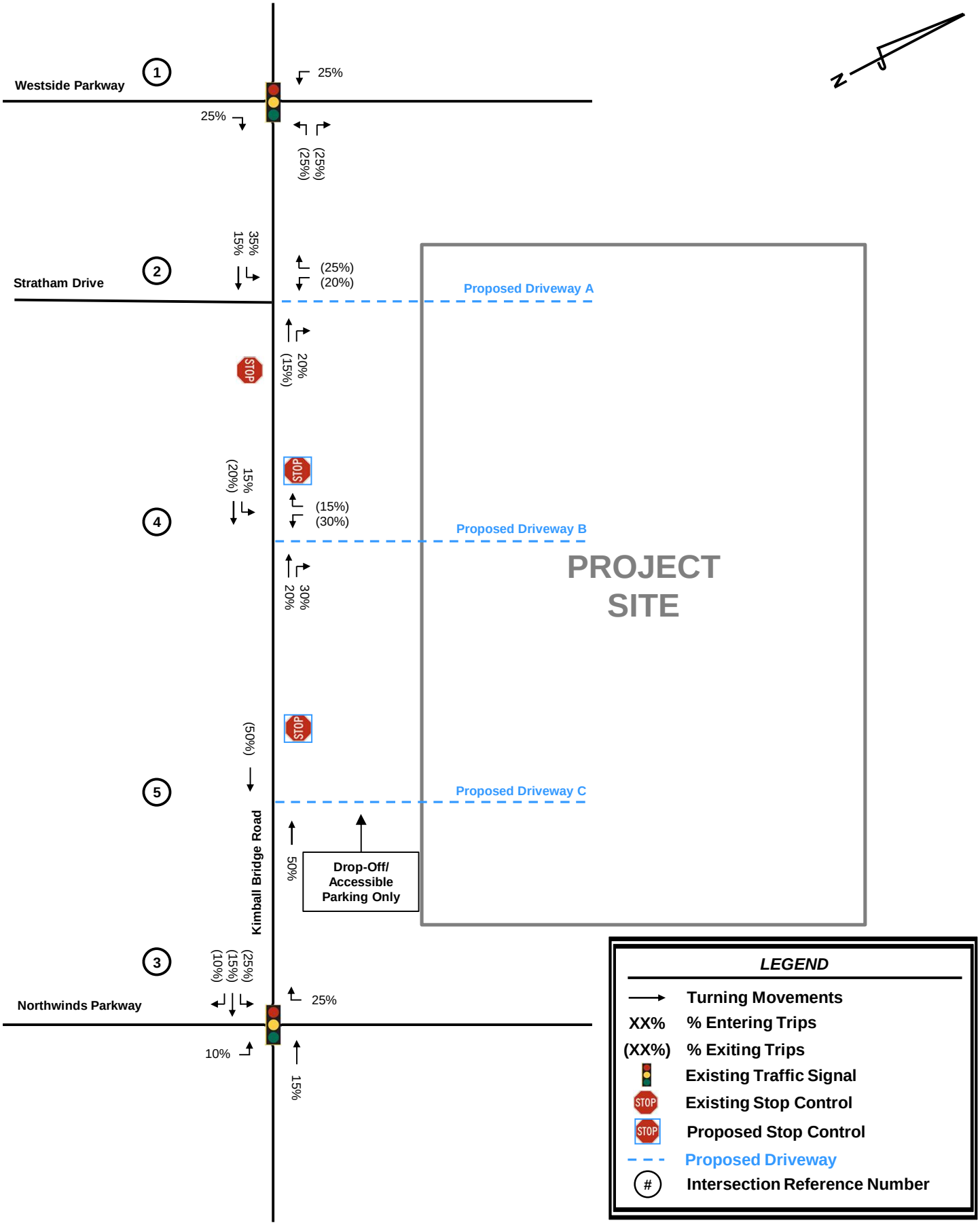
Table 2: Trip Generation								
Land Use	**Density**	**Daily Traffic**			**AM Peak Hour**		**PM Peak Hour**	
		Total	**Enter**	**Exit**	**Enter**	**Exit**	**Enter**	**Exit**
General Office Building (ITE 710)	160,000 SF	1,674	837	837	152	25	28	150
Gross Project Trips		**1,674**	**837**	**837**	**152**	**25**	**28**	**150**
Mixed-Use Reduction		*-0*	*-0*	*-0*	*-0*	*-0*	*-0*	*-0*
Alternative Mode Reduction		*-0*	*-0*	*-0*	*-0*	*-0*	*-0*	*-0*
Pass-by Reduction		*-0*	*-0*	*-0*	*-0*	*-0*	*-0*	*-0*
Net New Trips		**1,674**	**837**	**837**	**152**	**25**	**28**	**150**

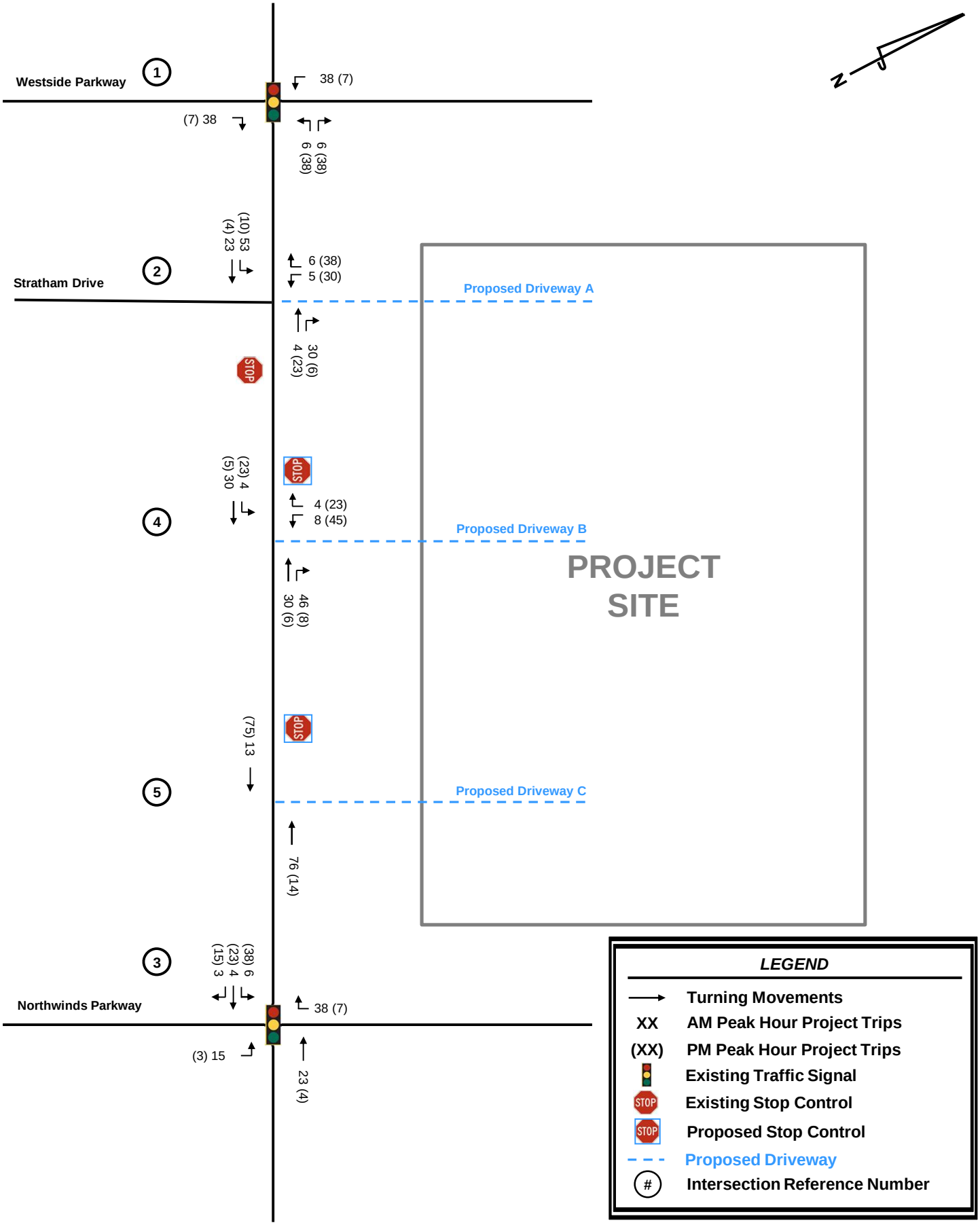
Due to the size, nature, and location of the proposed development, mixed-use, alternative mode, and pass-by reductions were assumed to be zero.

5.3 TRIP DISTRIBUTION AND ASSIGNMENT

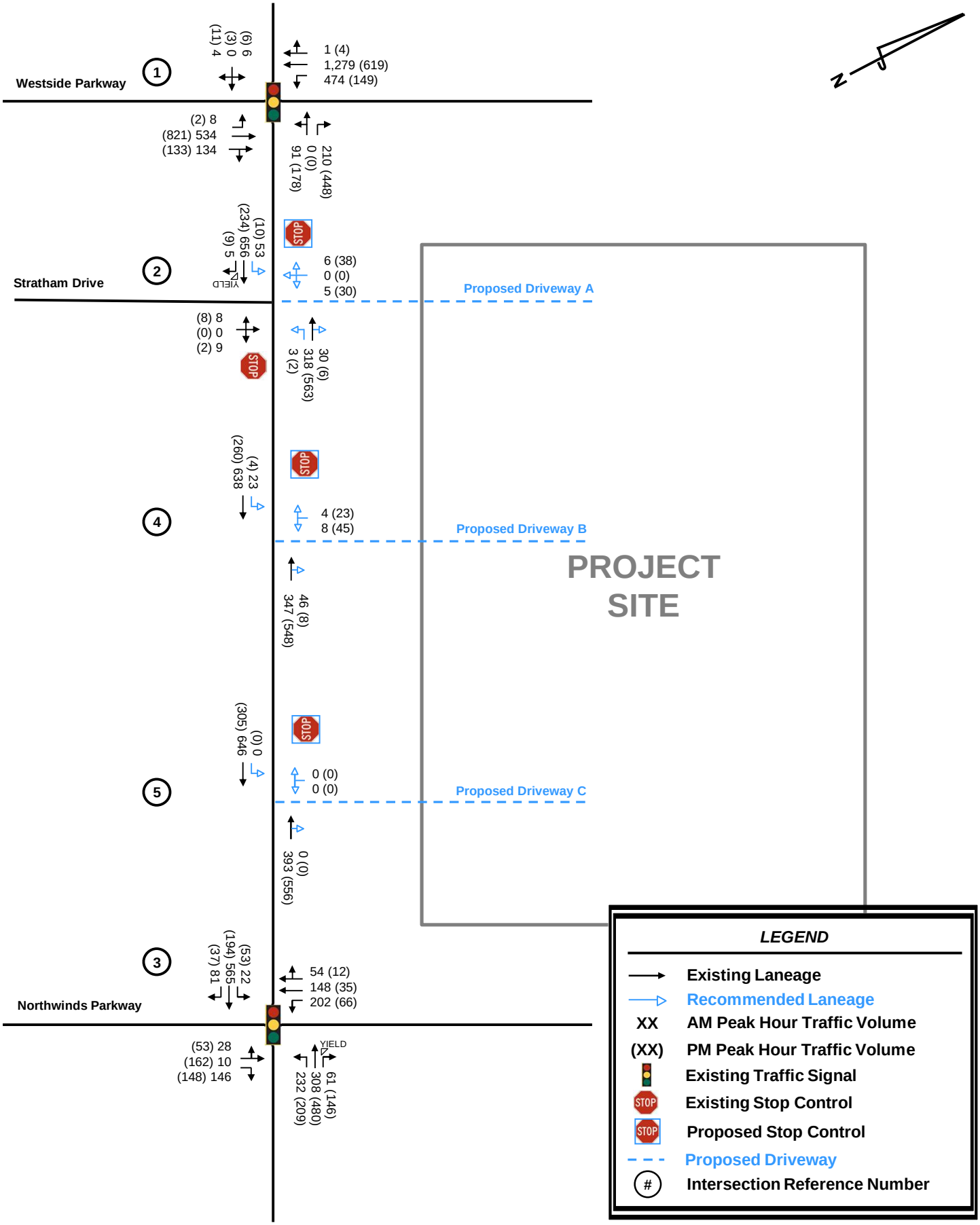
The directional distribution and assignment of new project trips was based on a review of land uses and population densities in the area; and the existing peak hour turning movement counts. Detailed trip distributions are illustrated in **Figure 6**.

Based on the trip generation from **Table 2** and the anticipated trip distribution (shown on **Figure 6**), net new project trips were assigned to the study roadway network and are illustrated on **Figure 7**. **Figure 8** illustrates the Projected 2023 Build traffic conditions for the AM and PM peak hours. Appendix B provides intersection volume worksheets for the study network.


Westside Parkway
1
25%
25%
(25%)
(25%)
35%
15%
2
Stratham Drive
(25%)
(20%)
Proposed Driveway A
20%
(15%)
STOP
15%
(20%)
STOP
4
(15%)
(30%)
Proposed Driveway B
30%
20%
PROJECT SITE
STOP
(50%)
5
Proposed Driveway C
Kimball Bridge Road
50%
Drop-Off/ Accessible Parking Only
3
(10%)
(15%)
(25%)
Northwinds Parkway
25%
10%
15%
N
LEGEND
Turning Movements
XX% % Entering Trips
(XX%) % Exiting Trips
Existing Traffic Signal
Existing Stop Control
Proposed Stop Control
Proposed Driveway
Intersection Reference Number



Kimley»Horn	*154 Kimball Bridge Road* **Traffic Impact Study**	**Project Trips**	**Figure 7** **Page 12**



Kimley»Horn	*154 Kimball Bridge Road* Traffic Impact Study	Projected 2023 Build Conditions	Figure 8
			Page 13

6.0 LEVEL-OF-SERVICE ANALYSIS

Level-of-service (LOS) determinations were made for the weekday AM and PM peak hours for the existing study network intersections and proposed access intersections using *Synchro Professional, Version 10.0*. The program uses methodologies contained in the *Highway Capacity Manual, 6th Edition* to determine the operating characteristics of an intersection. Capacity is defined as the maximum number of vehicles that can pass over a particular road segment or through a particular intersection within a specified period under prevailing roadway, traffic, and control conditions.

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

LOS for signalized intersections are reported for the intersection as a whole. One or more movements at an intersection may experience a low level-of-service, while the intersection as a whole may operate acceptably.

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

In addition to the Estimated 2021 traffic conditions, an analysis was performed for the AM and PM peak hours for the Projected 2023 No-Build and Build traffic conditions. The results of the LOS analysis for the Estimated 2021 and the Projected 2023 traffic conditions are summarized in **Table 3**. A detailed set of analyses from *Synchro* is available in Appendix C.

Table 3: Level-of-Service Summary *LOS (Delay, in seconds)*							
Intersection	**Approach / Movement**	**Estimated 2021**		**Projected 2023 No-Build**		**Projected 2023 Build**	
		AM Peak	**PM Peak**	**AM Peak**	**PM Peak**	**AM Peak**	**PM Peak**
1. Westside Parkway at Kimball Bridge Road (signalized)	Overall	A (7.9)	B (15.5)	A (8.1)	B (16.1)	A (8.5)	B (16.9)
2. Kimball Bridge Road at Stratham Drive/Site Driveway A (unsignalized)	NB	C (16.0)	B (14.4)	C (16.2)	B (14.6)	C (21.2)	C (18.6)
	WBL	A (8.9)	A (7.7)	A (8.9)	A (7.8)	A (9.0)	A (7.8)
	SB					C (18.8)	C (17.5)
	EBL					A (8.1)	A (8.7)
3. Northwinds Parkway at Kimball Bridge Road (signalized)	Overall	C (22.9)	C (20.7)	C (23.7)	C (23.1)	C (24.7)	C (24.3)
4. Kimball Bridge Road at Site Driveway B (unsignalized)	EBL					A (8.1)	A (8.7)
	SB					C (17.4)	C (17.8)
5. Kimball Bridge Road at Site Driveway C (unsignalized)	EBL					A (0.0)	A (0.0)
	SB					A (0.0)	A (0.0)

As shown in **Table 3**, all study intersections currently operate at acceptable LOS during both the AM and PM peak hours. Under the Projected 2023 No-Build and Projected 2023 Build conditions, all study intersections are projected to continue to operate at acceptable LOS during both the AM and PM peak hours.

7.0 CONCLUSION

This traffic study evaluated the traffic impacts associated with the *154 Kimball Bridge Road* development, located east of the intersection of Kimball Bridge Road at Westside Parkway in the City of Alpharetta, Georgia. The site is currently occupied by a Fulton County School maintenance facility and is proposed to be redeveloped to 160,000 square feet of office space on approximately 4.4 acres. The development is expected to be completed in 2023.

The study network, which consists of three (3) existing intersections, was analyzed for the weekday AM and PM peak hours under Estimated 2021 conditions, Projected 2023 No-Build conditions (two years of background traffic growth), and Projected 2023 Build conditions (Projected 2023 No-Build conditions plus traffic generated by the proposed *154 Kimball Bridge Road* development).

Based on the results of this traffic impact study, all study intersections currently operate at acceptable LOS during both the AM and PM peak hours. Under the Projected 2023 No-Build conditions, all study intersections are projected to continue to operate at acceptable LOS during both the AM and PM peak hours. Under the Projected 2023 Build conditions, Intersection 1 is projected to operate at LOS F during the PM peak hour. All other study intersections are projected to operate at acceptable LOS during both the AM and PM peak hours.

Kimley-Horn and Associates, Inc. does not recommend system improvements but does recommend site access improvements based on the results of this study.

7.1 SITE-ACCESS IMPROVEMENT RECOMMENDATIONS

Based on the results of this study, Kimley-Horn and Associates, Inc. recommends the following site-access improvements to serve the Projected 2023 Build traffic conditions (note: this would be the improvements needed to serve the traffic associated with the *154 Kimball Road Site* development).

- Across the site frontage, widen Kimball Bridge Road to provide a three-lane section (one travel lane in each direction and a center two-way left-turn lane) across the site frontage.
- Intersection 2 – Kimball Bridge Road at Stratham Drive/Site Driveway A
    - On the site, construct a westbound shared through/left/right-turn lane exiting the site, and construct one (1) ingress lane entering the site.
- Intersection 4 – Kimball Bridge Road at Site Driveway B
    - On the site, construct a westbound shared left/right-turn lane exiting the site, and construct one (1) ingress lane entering the site.
- Intersection 5 – Kimball Bridge Road at Site Driveway C
    - On the site, construct a westbound shared left/right-turn lane exiting the site, and construct one (1) ingress lane entering the site.

APPENDIX A

Site Plan

VICINITY MAP

FEMA MAP

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0058F AND 13121C0059F DATED 09/18/2013.

SITE NOTES:

PROPERTY ADDRESS:	154 KIMBALL BRIDGE ROAD
LAND LOT / DISTRICT / SECTION:	801 / 1 / 2
PARCEL ID NUMBERS:	12-2842-0801-011-1
EXISTING ZONING:	SU (SPECIAL USE)
PROPOSED ZONING:	O-P (OFFICE - PROFESSIONAL)
OVERALL SITE AREA:	4.44 ACRES
MAXIMUM LOT COVERAGE:	3.11 ACRES (70.0%)
PROPOSED LOT COVERAGE:	3.33 ACRES (75.0%)
MAXIMUM BUILDING COVERAGE:	1.78 ACRES (40.0%)
PROPOSED BUILDING COVERAGE:	1.45 ACRES (32.7%)
MAXIMUM BUILDING HEIGHT:	40'
PROPOSED BUILDING HEIGHT:	48'
MAXIMUM BUILDING STORIES:	4 STORIES
PROPOSED BUILDING HEIGHT:	3 STORIES + PARKING DECK
MAXIMUM LAND USE DENSITY:	
OFFICE	133,200 SF (30,000 SF/ACRE)
PROPOSED LAND USE DENSITY:	
OFFICE (HEATED AREA)	160,000 SF (36,036 SF/ACRE)
LEASABLE AREA	135,000 SF
SUPPORT/SERVICE AREA	25,000 SF
OUTDOOR AMENITIES	20,000 SF
REQUIRED PARKING:	540 SPACES (4.00 / 1000 SF)
OFFICE (LEASABLE AREA)	540 SPACE
PROPOSED PARKING:	407 SPACES (3.01 / 1000 SF)
PARKING DECK	347 SPACES
SURFACE PARKING	60 SPACES
BUILDING SETBACK:	
FRONT	65' (KIMBALL BRIDGE)
SIDE	15'
REAR	15'

EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY BOUNDARY ZONE, INC. DATED 06/11/18.

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 801 of the 1st District, 2nd Section, Fulton County, Georgia, more particularly described as follows:

Beginning at ½" rebar found at the landlot corner of landlots 800, 801, 804, and 805, which is the true point of beginning, thence running S89°03'51"W along the landlot line dividing land lots 801 and 800 for a distance of 95.41' to a PK nail set on the easterly right-of-way of Kimball Bridge road (R/W varies), thence leaving said landlot line and running along the right-of-way following courses and distances, N27°23'30"W for a distance of 613.11' to a ½" rebar set, thence running N63°10'00"E for a distance of 15.86' to a ½" rebar set, thence running N26°50'07"W for a distance of 180.10' to a ½" rebar set, thence leaving said right-of-way and running N88°44'41"W for a distance of 442.53' to an axle found on the landlot line dividing landlots 801 and 804, thence running along said landlot line the following courses and distances, S00°10'40"E for a distance of 583.31' to a ½" rebar found, thence running S00°11'25"E for a distance of 117.68' to a ½" rebar found at the landlot corner, which is the true point of beginning.

Said tract or parcel of land containing 4.437 acres (193,260 square feet) more or less.

STORMWATER MANAGEMENT NOTE:

SITE WILL CONTAIN ONSITE STORMWATER CONTROLS TO MEET ALL LOCAL AND STATE REQUIREMENTS. THIS MAY INCLUDE THE COMBINATION OF SEVERAL COMPONENTS (PERVIOUS PAVING, INFILTRATION FIELDS, BIORETENTION AREAS, OR OTHER COMPONENTS) PROVIDING RUNOFF REDUCTION (IF INFILTRATION RATES ALLOW), CHANNEL PROTECTION, AND OVERBANK FLOODING PROTECTION PER THE CODE REQUIREMENTS. DETENTION SHALL BE PROVIDED WITHIN A CONCRETE VAULT BENEATH THE PARKING DECK.

VARIANCES:

PROPOSED REDUCTION OF THE 50' FRONT SETBACK TO A 20' FRONT SETBACK FOR ±242 LF ALONG THE RIGHT-OF-WAY LINE.

PROPOSED IMPERVIOUS AREA COVERAGE VARIANCE FROM 70% TO 75%.

PROPOSED BUILDING HEIGHT VARIANCE FROM 40' TO 48'.

PROPOSED DRIVEWAY SPACING VARINACE FROM 300' TO AS SHOWN ON THE PLAN.

PROPOSED REDUCTION IN THE TOTAL AMOUNT OF REQUIRED PARKING SPACES BASED ON THE PARKING REDUCTION MEMO PREPARED BY KIMLEY-HORN.

GEORGIA811.

GRAPHIC SCALE IN FEET
0 15 30 60

Kimley»Horn
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WWW.KIMLEY-HORN.COM

CLIENT
KB VENTURE PARTNERS, LLC
1099 ALPHARETTA STREET
ROSWELL, GA 30075
PHONE: 770.998.9744

NO.	REVISION DESCRIPTIONS	DATE	BY

PROJECT
KIMBALL 154
154 KIMBALL BRIDGE ROAD, ALPHARETTA, GA 30009
LAND LOT 801, 1ST DISTRICT, 2ND SECTION
PARCEL ID: 12-2842-0801-011-1

GEORGIA REGISTERED 24043 ENGINEER JOHN TYLER ROSSER
04/28/2021

GSWCC CERT. (LEVEL II)	000007289
DRAWN BY	JTR
DESIGNED BY	JTR
REVIEWED BY	BRM
DATE	03/31/2021
PROJECT NO.	013796000

TITLE
ZONING
SITE PLAN

SHEET NUMBER
ZP-01

Drawing name: K:\ALP_PRJ\013796000_154 Kimball Bridge\CAD\Exhibits\2021-04-29 Zoning Plans\210429_Kimball154_ZoningPlan.dwg ZP-01 ZONING PLAN Apr 29, 2021 4:31pm by tyler rosser

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APPENDIX B

Intersection Volume Worksheets

INTERSECTION VOLUME DEVELOPMENT

Intersection #1

Kimball Bridge Road at Westside Parkway

AM PEAK HOUR

Description	Westside Parkway Northbound U-Turn	Left	Through	Right	Westside Parkway Southbound U-Turn	Left	Through	Right	Kimball Bridge Road Eastbound U-Turn	Left	Through	Right	Kimball Bridge Road Westbound U-Turn	Left	Through	Right
Observed 2018 Traffic Volumes	3	5	508	91	0	414	1,217	1	0	6	0	4	0	81	0	194
Pedestrians		0				0				0				0		
Conflicting Pedestrians		0		0		0		0		0		0		0		0
Heavy Vehicles	0	0	9	1	0	2	7	0	0	0	0	0	0	0	0	0
Heavy Vehicle %	2%	2%	2%	2%	0%	2%	2%	2%	0%	2%	0%	2%	0%	2%	0%	2%
Peak Hour Factor		0.97				0.97				0.97				0.97		
Adjustment	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Adjusted 2021 Volumes	3	5	523	94	0	427	1254	1	0	6	0	4	0	83	0	200
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
2023 Background Traffic	3	5	534	96	0	436	1,279	1	0	6	0	4	0	85	0	204
Project Trips																
Trip Distribution IN				25%		25%										
Trip Distribution OUT														25%		25%
Office Trips	0	0	0	38	0	38	0	0	0	0	0	0	0	6	0	6
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	0	0	38	0	38	0	0	0	0	0	0	0	6	0	6
2023 Buildout Total	3	5	534	134	0	474	1,279	1	0	6	0	4	0	91	0	210
2023 Buildout Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%

PM PEAK HOUR

Description	Westside Parkway Northbound U-Turn	Left	Through	Right	Westside Parkway Southbound U-Turn	Left	Through	Right	Kimball Bridge Road Eastbound U-Turn	Left	Through	Right	Kimball Bridge Road Westbound U-Turn	Left	Through	Right
Observed 2018 Traffic Volumes	1	1	782	120	0	135	589	4	0	6	3	11	0	133	0	390
Pedestrians		0				0				0				0		
Conflicting Pedestrians		0		0		0		0		0		0		0		0
Heavy Vehicles	0	0	8	0	0	0	4	0	0	0	0	0	0	0	0	0
Heavy Vehicle %	2%	2%	2%	2%	0%	2%	2%	2%	0%	2%	2%	2%	0%	2%	0%	2%
Peak Hour Factor		0.91				0.91				0.91				0.91		
Adjustment	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Adjusted 2021 Volumes	1	1	805	124	0	139	607	4	0	6	3	11	0	137	0	402
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
2023 Background Traffic	1	1	821	126	0	142	619	4	0	6	3	11	0	140	0	410
Project Trips																
Trip Distribution IN				25%		25%										
Trip Distribution OUT														25%		25%
Office Trips	0	0	0	7	0	7	0	0	0	0	0	0	0	38	0	38
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	0	0	7	0	7	0	0	0	0	0	0	0	38	0	38
2023 Buildout Total	1	1	821	133	0	149	619	4	0	6	3	11	0	178	0	448
2023 Buildout Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%

4/29/2021 15:34

INTERSECTION VOLUME DEVELOPMENT

Intersection #2

Kimball Bridge Road at Stratham Drive/Site Driveway A

AM PEAK HOUR

	Stratham Drive				Site Driveway A				Kimball Bridge Road				Kimball Bridge Road			
	Northbound				**Southbound**				**Eastbound**				**Westbound**			
Description	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2018 Traffic Volumes	0	8	0	9	0	0	0	0	0	0	603	5	0	3	299	0
Pedestrians		0				0				0				0		
Conflicting Pedestrians		0		0		0		0		0		0		0		0
Heavy Vehicles	0	0	0	1	0	0	0	0	0	0	4	1	0	0	9	0
Heavy Vehicle %	0%	2%	0%	11%	0%	0%	0%	0%	0%	0%	2%	20%	0%	2%	3%	0%
Peak Hour Factor		0.95				0.95				0.95				0.95		
Adjustment	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Adjusted 2021 Volumes	0	8	0	9	0	0	0	0	0	0	621	5	0	3	308	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
2023 Background Traffic	0	8	0	9	0	0	0	0	0	0	633	5	0	3	314	0
Project Trips																
Trip Distribution IN										35%	15%					20%
Trip Distribution OUT						20%		25%							15%	
Office Trips	0	0	0	0	0	5	0	6	0	53	23	0	0	0	4	30
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	0	0	0	0	5	0	6	0	53	23	0	0	0	4	30
2023 Buildout Total	0	8	0	9	0	5	0	6	0	53	656	5	0	3	318	30
2023 Buildout Heavy Vehicle %	2%	2%	2%	11%	2%	2%	2%	2%	2%	2%	2%	20%	2%	2%	3%	2%

PM PEAK HOUR

	Stratham Drive				Site Driveway A				Kimball Bridge Road				Kimball Bridge Road			
	Northbound				**Southbound**				**Eastbound**				**Westbound**			
Description	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2018 Traffic Volumes	0	8	0	2	0	0	0	0	0	0	218	9	0	2	514	0
Pedestrians		0				0				0				0		
Conflicting Pedestrians		0		0		0		0		0		0		0		0
Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	1	0	0	0	2	0
Heavy Vehicle %	0%	2%	0%	2%	0%	0%	0%	0%	0%	0%	2%	2%	0%	2%	2%	0%
Peak Hour Factor		0.94				0.94				0.94				0.94		
Adjustment	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Adjusted 2021 Volumes	0	8	0	2	0	0	0	0	0	0	225	9	0	2	529	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
2023 Background Traffic	0	8	0	2	0	0	0	0	0	0	230	9	0	2	540	0
Project Trips																
Trip Distribution IN										35%	15%					20%
Trip Distribution OUT						20%		25%							15%	
Office Trips	0	0	0	0	0	30	0	38	0	10	4	0	0	0	23	6
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	0	0	0	0	30	0	38	0	10	4	0	0	0	23	6
2023 Buildout Total	0	8	0	2	0	30	0	38	0	10	234	9	0	2	563	6
2023 Buildout Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%

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INTERSECTION VOLUME DEVELOPMENT

Intersection #3

Kimball Bridge Road at Northwinds Parkway

AM PEAK HOUR

Description	Northwinds Parkway Northbound U-Turn	Left	Through	Right	Northwinds Parkway Southbound U-Turn	Left	Through	Right	Kimball Bridge Road Eastbound U-Turn	Left	Through	Right	Kimball Bridge Road Westbound U-Turn	Left	Through	Right
Observed 2018 Traffic Volumes	1	13	10	139	0	192	141	16	0	16	534	74	0	220	271	58
Pedestrians		0				0				0				0		
Conflicting Pedestrians		0		0		0		0		0		0		0		0
Heavy Vehicles	0	1	0	2	0	0	0	2	0	1	2	0	0	0	3	0
Heavy Vehicle %	2%	8%	2%	2%	0%	2%	2%	13%	0%	6%	2%	2%	0%	2%	2%	2%
Peak Hour Factor		0.98				0.98				0.98				0.98		
Adjustment	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Adjusted 2021 Volumes	1	13	10	143	0	198	145	16	0	16	550	76	0	227	279	60
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
2023 Background Traffic	1	13	10	146	0	202	148	16	0	16	561	78	0	232	285	61
Project Trips																
Trip Distribution IN		10%						25%							15%	
Trip Distribution OUT										25%	15%	10%				
Office Trips	0	15	0	0	0	0	0	38	0	6	4	3	0	0	23	0
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	15	0	0	0	0	0	38	0	6	4	3	0	0	23	0
2023 Buildout Total	1	28	10	146	0	202	148	54	0	22	565	81	0	232	308	61
2023 Buildout Heavy Vehicle %	2%	4%	2%	2%	2%	2%	2%	4%	2%	5%	2%	2%	2%	2%	2%	2%

PM PEAK HOUR

Description	Northwinds Parkway Northbound U-Turn	Left	Through	Right	Northwinds Parkway Southbound U-Turn	Left	Through	Right	Kimball Bridge Road Eastbound U-Turn	Left	Through	Right	Kimball Bridge Road Westbound U-Turn	Left	Through	Right
Observed 2018 Traffic Volumes	1	48	154	141	0	63	33	5	0	15	163	21	0	199	453	139
Pedestrians		0				0				0				0		
Conflicting Pedestrians		0		0		0		0		0		0		0		0
Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Heavy Vehicle %	2%	2%	2%	2%	0%	2%	2%	2%	0%	2%	2%	2%	0%	2%	2%	2%
Peak Hour Factor		0.91				0.91				0.91				0.91		
Adjustment	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Adjusted 2021 Volumes	1	49	159	145	0	65	34	5	0	15	168	22	0	205	467	143
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
2023 Background Traffic	1	50	162	148	0	66	35	5	0	15	171	22	0	209	476	146
Project Trips																
Trip Distribution IN		10%						25%							15%	
Trip Distribution OUT										25%	15%	10%				
Office Trips	0	3	0	0	0	0	0	7	0	38	23	15	0	0	4	0
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	3	0	0	0	0	0	7	0	38	23	15	0	0	4	0
2023 Buildout Total	1	53	162	148	0	66	35	12	0	53	194	37	0	209	480	146
2023 Buildout Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%

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INTERSECTION VOLUME DEVELOPMENT

Intersection #4

Kimball Bridge Road at /Site Driveway B

AM PEAK HOUR

					Site Driveway B				Kimball Bridge Road				Kimball Bridge Road			
	Northbound				**Southbound**				**Eastbound**				**Westbound**			
Description	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2018 Traffic Volumes	0	0	0	0	0	0	0	0	0	0	603	0	0	0	302	0
Pedestrians		0				0				0				0		
Conflicting Pedestrians		0		0		0		0		0		0		0		0
Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	2	0	0	0	3	0
Heavy Vehicle %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	2%	0%	0%	0%	2%	0%
Peak Hour Factor		0.98				0.98				0.98				0.98		
Adjustment	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Adjusted 2021 Volumes	0	0	0	0	0	0	0	0	0	0	621	0	0	0	311	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
2023 Background Traffic	0	0	0	0	0	0	0	0	0	0	633	0	0	0	317	0
Project Trips																
Trip Distribution IN										15%					20%	30%
Trip Distribution OUT						30%		15%			20%					
Office Trips	0	0	0	0	0	8	0	4	0	23	5	0	0	0	30	46
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	0	0	0	0	8	0	4	0	23	5	0	0	0	30	46
2023 Buildout Total	0	0	0	0	0	8	0	4	0	23	638	0	0	0	347	46
2023 Buildout Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%

PM PEAK HOUR

					Site Driveway B				Kimball Bridge Road				Kimball Bridge Road			
	Northbound				**Southbound**				**Eastbound**				**Westbound**			
Description	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2018 Traffic Volumes	0	0	0	0	0	0	0	0	0	0	218	0	0	0	516	0
Pedestrians		0				0				0				0		
Conflicting Pedestrians		0		0		0		0		0		0		0		0
Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Heavy Vehicle %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	2%	0%	0%	0%	2%	0%
Peak Hour Factor		0.91				0.91				0.91				0.91		
Adjustment	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Adjusted 2021 Volumes	0	0	0	0	0	0	0	0	0	0	225	0	0	0	531	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
2023 Background Traffic	0	0	0	0	0	0	0	0	0	0	230	0	0	0	542	0
Project Trips																
Trip Distribution IN										15%					20%	30%
Trip Distribution OUT						30%		15%			20%					
Office Trips	0	0	0	0	0	45	0	23	0	4	30	0	0	0	6	8
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	0	0	0	0	45	0	23	0	4	30	0	0	0	6	8
2023 Buildout Total	0	0	0	0	0	45	0	23	0	4	260	0	0	0	548	8
2023 Buildout Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%

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INTERSECTION VOLUME DEVELOPMENT

Intersection #5

Kimball Bridge Road at /Site Driveway C

AM PEAK HOUR

					Site Driveway C				Kimball Bridge Road				Kimball Bridge Road			
	Northbound				**Southbound**				**Eastbound**				**Westbound**			
Description	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2018 Traffic Volumes	0	0	0	0	0	0	0	0	0	0	603	0	0	0	302	0
Pedestrians			0				0				0				0	
Conflicting Pedestrians		0		0		0		0		0		0		0		0
Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	2	0	0	0	3	0
Heavy Vehicle %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	2%	0%	0%	0%	2%	0%
Peak Hour Factor			0.98				0.98				0.98				0.98	
Adjustment	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Adjusted 2021 Volumes	0	0	0	0	0	0	0	0	0	0	621	0	0	0	311	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
2023 Background Traffic	0	0	0	0	0	0	0	0	0	0	633	0	0	0	317	0
Project Trips																
Trip Distribution IN															50%	
Trip Distribution OUT											50%					
Office Trips	0	0	0	0	0	0	0	0	0	0	13	0	0	0	76	0
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	0	0	0	0	0	0	0	0	0	13	0	0	0	76	0
2023 Buildout Total	0	0	0	0	0	0	0	0	0	0	646	0	0	0	393	0
2023 Buildout Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%

PM PEAK HOUR

					Site Driveway C				Kimball Bridge Road				Kimball Bridge Road			
	Northbound				**Southbound**				**Eastbound**				**Westbound**			
Description	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2018 Traffic Volumes	0	0	0	0	0	0	0	0	0	0	218	0	0	0	516	0
Pedestrians			0				0				0				0	
Conflicting Pedestrians		0		0		0		0		0		0		0		0
Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Heavy Vehicle %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	2%	0%	0%	0%	2%	0%
Peak Hour Factor			0.91				0.91				0.91				0.91	
Adjustment	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Adjusted 2021 Volumes	0	0	0	0	0	0	0	0	0	0	225	0	0	0	531	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
2023 Background Traffic	0	0	0	0	0	0	0	0	0	0	230	0	0	0	542	0
Project Trips																
Trip Distribution IN															50%	
Trip Distribution OUT											50%					
Office Trips	0	0	0	0	0	0	0	0	0	0	75	0	0	0	14	0
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	0	0	0	0	0	0	0	0	0	75	0	0	0	14	0
2023 Buildout Total	0	0	0	0	0	0	0	0	0	0	305	0	0	0	556	0
2023 Buildout Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%

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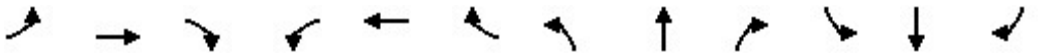
Kimley»Horn

APPENDIX C

Synchro Analysis Reports



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	6	0	4	83	0	200	8	523	94	427	1254	1
Future Volume (veh/h)	6	0	4	83	0	200	8	523	94	427	1254	1
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1900	1900	1900	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	6	0	0	86	0	13	8	539	69	440	1293	1
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	0	0	0	0	0	2	2	2	2	2	2	2
Cap, veh/h	68	0	0	154	0	100	371	2692	1201	755	2998	2
Arrive On Green	0.06	0.00	0.00	0.06	0.00	0.06	0.01	0.76	0.76	0.07	0.82	0.82
Sat Flow, veh/h	364	0	0	1739	0	1585	1781	3554	1585	1781	3644	3
Grp Volume(v), veh/h	6	0	0	86	0	13	8	539	69	440	630	664
Grp Sat Flow(s),veh/h/ln	364	0	0	1739	0	1585	1781	1777	1585	1781	1777	1870
Q Serve(g_s), s	0.7	0.0	0.0	0.0	0.0	1.2	0.2	6.9	1.8	8.3	15.6	15.6
Cycle Q Clear(g_c), s	8.1	0.0	0.0	7.5	0.0	1.2	0.2	6.9	1.8	8.3	15.6	15.6
Prop In Lane	1.00		0.00	1.00		1.00	1.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	68	0	0	154	0	100	371	2692	1201	755	1462	1539
V/C Ratio(X)	0.09	0.00	0.00	0.56	0.00	0.13	0.02	0.20	0.06	0.58	0.43	0.43
Avail Cap(c_a), veh/h	186	0	0	274	0	231	474	2692	1201	1076	1462	1539
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	77.8	0.0	0.0	73.8	0.0	70.8	4.4	5.5	4.9	3.2	3.9	3.9
Incr Delay (d2), s/veh	0.6	0.0	0.0	3.1	0.0	0.6	0.0	0.2	0.1	0.7	0.9	0.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	0.0	0.0	3.6	0.0	0.5	0.1	2.4	0.6	2.3	4.8	5.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	78.3	0.0	0.0	76.9	0.0	71.4	4.5	5.7	5.0	3.9	4.8	4.8
LnGrp LOS	E	A	A	E	A	E	A	A	A	A	A	A
Approach Vol, veh/h		6			99			616			1734	
Approach Delay, s/veh		78.3			76.2			5.6			4.6	
Approach LOS		E			E			A			A	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	5.7	137.5		16.8	16.1	127.1		16.8				
Change Period (Y+Rc), s	* 4.2	* 5.9		* 6.7	4.5	* 5.9		* 6.7				
Max Green Setting (Gmax), s	* 11	* 1.1E2		* 23	40.5	* 79		* 23				
Max Q Clear Time (g_c+I1), s	2.2	17.6		9.5	10.3	8.9		10.1				
Green Ext Time (p_c), s	0.0	30.3		0.3	1.4	8.7		0.0				

Intersection Summary			
HCM 6th Ctrl Delay		7.9	
HCM 6th LOS		A	

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

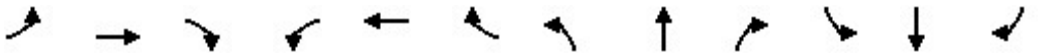
Intersection	
Int Delay, s/veh	0.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	621	5	3	308	8	9
Future Vol, veh/h	621	5	3	308	8	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	100	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	20	2	3	2	11
Mvmt Flow	654	5	3	324	8	9

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	659	0	984	654
Stage 1	-	-	-	-	654	-
Stage 2	-	-	-	-	330	-
Critical Hdwy	-	-	4.12	-	6.42	6.31
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.399
Pot Cap-1 Maneuver	-	-	929	-	275	451
Stage 1	-	-	-	-	517	-
Stage 2	-	-	-	-	728	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	929	-	274	451
Mov Cap-2 Maneuver	-	-	-	-	274	-
Stage 1	-	-	-	-	517	-
Stage 2	-	-	-	-	725	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	16
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	346	-	-	929	-
HCM Lane V/C Ratio	0.052	-	-	0.003	-
HCM Control Delay (s)	16	-	-	8.9	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	16	550	76	227	279	60	14	10	143	198	145	16
Future Volume (veh/h)	16	550	76	227	279	60	14	10	143	198	145	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1811	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	16	561	29	232	285	31	14	10	8	202	148	7
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %	6	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	479	631	534	355	816	692	36	26	54	263	511	24
Arrive On Green	0.01	0.34	0.34	0.11	0.44	0.44	0.03	0.03	0.03	0.15	0.15	0.15
Sat Flow, veh/h	1725	1870	1585	1781	1870	1585	1060	757	1585	1781	3455	163
Grp Volume(v), veh/h	16	561	29	232	285	31	24	0	8	202	76	79
Grp Sat Flow(s),veh/h/ln	1725	1870	1585	1781	1870	1585	1817	0	1585	1781	1777	1841
Q Serve(g_s), s	0.4	18.0	0.8	4.9	6.4	0.7	0.8	0.0	0.3	6.9	2.4	2.4
Cycle Q Clear(g_c), s	0.4	18.0	0.8	4.9	6.4	0.7	0.8	0.0	0.3	6.9	2.4	2.4
Prop In Lane	1.00		1.00	1.00		1.00	0.58		1.00	1.00		0.09
Lane Grp Cap(c), veh/h	479	631	534	355	816	692	62	0	54	263	263	272
V/C Ratio(X)	0.03	0.89	0.05	0.65	0.35	0.04	0.39	0.00	0.15	0.77	0.29	0.29
Avail Cap(c_a), veh/h	893	893	757	578	893	757	457	0	399	299	298	309
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	13.5	19.8	14.1	13.8	11.8	10.2	29.9	0.0	29.6	25.9	24.0	24.0
Incr Delay (d2), s/veh	0.0	6.4	0.0	0.8	0.5	0.1	1.5	0.0	0.5	13.0	1.3	1.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	8.0	0.3	1.7	2.4	0.2	0.4	0.0	0.1	3.7	1.0	1.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	13.5	26.3	14.2	14.6	12.4	10.3	31.4	0.0	30.1	38.9	25.3	25.2
LnGrp LOS	B	C	B	B	B	B	C	A	C	D	C	C
Approach Vol, veh/h		606			548			32			357	
Approach Delay, s/veh		25.4			13.2			31.1			33.0	
Approach LOS		C			B			C			C	

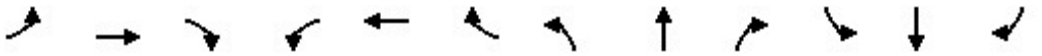
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	6.8	34.4		7.2	13.1	28.1		14.7				
Change Period (Y+Rc), s	6.1	* 6.8		* 5.1	6.1	* 6.8		5.4				
Max Green Setting (Gmax), s	15.9	* 30		* 16	14.9	* 30		10.6				
Max Q Clear Time (g_c+I1), s	2.4	8.4		2.8	6.9	20.0		8.9				
Green Ext Time (p_c), s	0.0	3.2		0.0	0.2	1.4		0.5				

Intersection Summary		
HCM 6th Ctrl Delay		22.9
HCM 6th LOS		C

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	6	3	11	137	0	402	2	805	124	139	607	4
Future Volume (veh/h)	6	3	11	137	0	402	2	805	124	139	607	4
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1900	1900	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	7	3	1	151	0	210	2	885	62	153	667	4
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	2	2	2	0	0	2	2	2	2	2	2	2
Cap, veh/h	107	39	8	294	0	255	502	2032	906	437	2273	14
Arrive On Green	0.16	0.16	0.16	0.16	0.00	0.16	0.00	0.57	0.57	0.06	0.63	0.63
Sat Flow, veh/h	259	243	50	1328	0	1585	1781	3554	1585	1781	3622	22
Grp Volume(v), veh/h	11	0	0	151	0	210	2	885	62	153	327	344
Grp Sat Flow(s),veh/h/ln	552	0	0	1328	0	1585	1781	1777	1585	1781	1777	1866
Q Serve(g_s), s	0.1	0.0	0.0	0.0	0.0	11.5	0.0	12.8	1.6	3.1	7.6	7.6
Cycle Q Clear(g_c), s	10.1	0.0	0.0	10.1	0.0	11.5	0.0	12.8	1.6	3.1	7.6	7.6
Prop In Lane	0.64		0.09	1.00		1.00	1.00		1.00	1.00		0.01
Lane Grp Cap(c), veh/h	154	0	0	294	0	255	502	2032	906	437	1115	1172
V/C Ratio(X)	0.07	0.00	0.00	0.51	0.00	0.82	0.00	0.44	0.07	0.35	0.29	0.29
Avail Cap(c_a), veh/h	256	0	0	402	0	375	671	2032	906	606	1115	1172
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	32.3	0.0	0.0	35.9	0.0	36.5	8.2	11.0	8.6	7.8	7.6	7.6
Incr Delay (d2), s/veh	0.2	0.0	0.0	1.4	0.0	9.2	0.0	0.7	0.1	0.5	0.7	0.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	0.0	0.0	3.2	0.0	5.0	0.0	4.5	0.5	1.0	2.6	2.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	32.5	0.0	0.0	37.3	0.0	45.7	8.2	11.7	8.7	8.3	8.3	8.3
LnGrp LOS	C	A	A	D	A	D	A	B	A	A	A	A
Approach Vol, veh/h		11			361			949			824	
Approach Delay, s/veh		32.5			42.2			11.5			8.3	
Approach LOS		C			D			B			A	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	6.4	62.4		21.2	11.5	57.4		21.2				
Change Period (Y+Rc), s	* 6.2	* 5.9		* 6.7	* 6.3	* 5.9		* 6.7				
Max Green Setting (Gmax), s	* 8.8	* 41		* 21	* 14	* 36		* 21				
Max Q Clear Time (g_c+I1), s	2.0	9.6		13.5	5.1	14.8		12.1				
Green Ext Time (p_c), s	0.0	8.4		0.9	0.2	10.7		0.0				

Intersection Summary		
HCM 6th Ctrl Delay		15.5
HCM 6th LOS		B

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

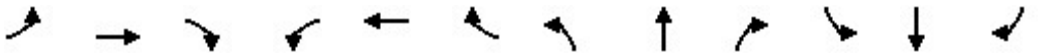
Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	225	9	2	529	8	2
Future Vol, veh/h	225	9	2	529	8	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	100	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	239	10	2	563	9	2

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	249	0	806	239
Stage 1	-	-	-	-	239	-
Stage 2	-	-	-	-	567	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1317	-	351	800
Stage 1	-	-	-	-	801	-
Stage 2	-	-	-	-	568	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1317	-	350	800
Mov Cap-2 Maneuver	-	-	-	-	350	-
Stage 1	-	-	-	-	801	-
Stage 2	-	-	-	-	567	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	14.4
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	394	-	-	1317	-
HCM Lane V/C Ratio	0.027	-	-	0.002	-
HCM Control Delay (s)	14.4	-	-	7.7	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	15	168	22	205	467	143	50	159	145	65	34	5
Future Volume (veh/h)	15	168	22	205	467	143	50	159	145	65	34	5
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	16	185	5	225	513	54	55	175	14	71	37	1
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	238	468	396	534	670	568	70	222	250	148	294	8
Arrive On Green	0.01	0.25	0.25	0.12	0.36	0.36	0.16	0.16	0.16	0.08	0.08	0.08
Sat Flow, veh/h	1781	1870	1585	1781	1870	1585	442	1406	1585	1781	3535	95
Grp Volume(v), veh/h	16	185	5	225	513	54	230	0	14	71	19	19
Grp Sat Flow(s),veh/h/ln	1781	1870	1585	1781	1870	1585	1848	0	1585	1781	1777	1853
Q Serve(g_s), s	0.4	4.9	0.1	5.2	14.6	1.4	7.2	0.0	0.5	2.3	0.6	0.6
Cycle Q Clear(g_c), s	0.4	4.9	0.1	5.2	14.6	1.4	7.2	0.0	0.5	2.3	0.6	0.6
Prop In Lane	1.00		1.00	1.00		1.00	0.24		1.00	1.00		0.05
Lane Grp Cap(c), veh/h	238	468	396	534	670	568	291	0	250	148	148	154
V/C Ratio(X)	0.07	0.40	0.01	0.42	0.77	0.10	0.79	0.00	0.06	0.48	0.13	0.13
Avail Cap(c_a), veh/h	689	940	796	761	940	796	489	0	419	314	313	327
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	17.1	18.8	17.0	12.7	17.1	12.8	24.4	0.0	21.5	26.3	25.5	25.5
Incr Delay (d2), s/veh	0.0	0.2	0.0	0.2	4.3	0.2	1.8	0.0	0.0	5.1	0.8	0.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	2.0	0.0	1.8	6.2	0.4	3.0	0.0	0.2	1.1	0.3	0.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	17.1	19.0	17.0	12.9	21.4	13.0	26.2	0.0	21.6	31.4	26.3	26.3
LnGrp LOS	B	B	B	B	C	B	C	A	C	C	C	C
Approach Vol, veh/h		206			792			244			109	
Approach Delay, s/veh		18.8			18.4			25.9			29.6	
Approach LOS		B			B			C			C	

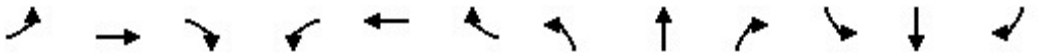
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	6.8	28.3		14.6	13.3	21.8		10.4				
Change Period (Y+Rc), s	6.1	* 6.8		* 5.1	6.1	* 6.8		5.4				
Max Green Setting (Gmax), s	15.9	* 30		* 16	14.9	* 30		10.6				
Max Q Clear Time (g_c+I1), s	2.4	16.6		9.2	7.2	6.9		4.3				
Green Ext Time (p_c), s	0.0	5.0		0.4	0.2	0.4		0.3				

Intersection Summary		
HCM 6th Ctrl Delay		20.7
HCM 6th LOS		C

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	6	0	4	85	0	204	8	534	96	436	1279	1
Future Volume (veh/h)	6	0	4	85	0	204	8	534	96	436	1279	1
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1900	1900	1900	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	6	0	0	88	0	14	8	551	69	449	1319	1
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	0	0	0	0	0	2	2	2	2	2	2	2
Cap, veh/h	68	0	0	156	0	101	361	2681	1196	748	2994	2
Arrive On Green	0.06	0.00	0.00	0.06	0.00	0.06	0.01	0.75	0.75	0.07	0.82	0.82
Sat Flow, veh/h	359	0	0	1740	0	1585	1781	3554	1585	1781	3644	3
Grp Volume(v), veh/h	6	0	0	88	0	14	8	551	69	449	643	677
Grp Sat Flow(s),veh/h/ln	359	0	0	1740	0	1585	1781	1777	1585	1781	1777	1870
Q Serve(g_s), s	0.7	0.0	0.0	0.0	0.0	1.3	0.2	7.2	1.8	8.5	16.2	16.2
Cycle Q Clear(g_c), s	8.3	0.0	0.0	7.7	0.0	1.3	0.2	7.2	1.8	8.5	16.2	16.2
Prop In Lane	1.00		0.00	1.00		1.00	1.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	68	0	0	156	0	101	361	2681	1196	748	1460	1536
V/C Ratio(X)	0.09	0.00	0.00	0.56	0.00	0.14	0.02	0.21	0.06	0.60	0.44	0.44
Avail Cap(c_a), veh/h	184	0	0	274	0	231	465	2681	1196	1066	1460	1536
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	77.8	0.0	0.0	73.7	0.0	70.7	4.6	5.7	5.0	3.3	4.0	4.0
Incr Delay (d2), s/veh	0.6	0.0	0.0	3.1	0.0	0.6	0.0	0.2	0.1	0.8	1.0	0.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	0.0	0.0	3.7	0.0	0.6	0.1	2.5	0.6	2.4	5.0	5.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	78.3	0.0	0.0	76.8	0.0	71.3	4.6	5.9	5.1	4.1	5.0	4.9
LnGrp LOS	E	A	A	E	A	E	A	A	A	A	A	A
Approach Vol, veh/h		6			102			628			1769	
Approach Delay, s/veh		78.3			76.1			5.8			4.7	
Approach LOS		E			E			A			A	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	5.7	137.4		16.9	16.4	126.6		16.9				
Change Period (Y+Rc), s	* 4.2	* 5.9		* 6.7	4.5	* 5.9		* 6.7				
Max Green Setting (Gmax), s	* 11	* 1.1E2		* 23	40.5	* 79		* 23				
Max Q Clear Time (g_c+I1), s	2.2	18.2		9.7	10.5	9.2		10.3				
Green Ext Time (p_c), s	0.0	31.6		0.3	1.4	9.0		0.0				

Intersection Summary		
HCM 6th Ctrl Delay	8.1	
HCM 6th LOS	A	

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

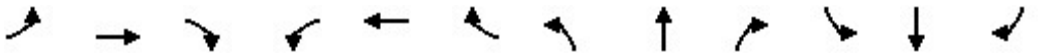
Intersection	
Int Delay, s/veh	0.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	633	5	3	314	8	9
Future Vol, veh/h	633	5	3	314	8	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	100	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	20	2	3	2	11
Mvmt Flow	666	5	3	331	8	9

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	671	0	1003	666
Stage 1	-	-	-	-	666	-
Stage 2	-	-	-	-	337	-
Critical Hdwy	-	-	4.12	-	6.42	6.31
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.399
Pot Cap-1 Maneuver	-	-	919	-	268	444
Stage 1	-	-	-	-	511	-
Stage 2	-	-	-	-	723	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	919	-	267	444
Mov Cap-2 Maneuver	-	-	-	-	267	-
Stage 1	-	-	-	-	511	-
Stage 2	-	-	-	-	720	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	16.2
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	338	-	-	919	-
HCM Lane V/C Ratio	0.053	-	-	0.003	-
HCM Control Delay (s)	16.2	-	-	8.9	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	16	561	78	232	285	61	14	10	146	202	148	16
Future Volume (veh/h)	16	561	78	232	285	61	14	10	146	202	148	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1811	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	16	572	30	237	291	31	14	10	8	206	151	8
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %	6	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	480	640	542	354	827	701	36	26	54	265	510	27
Arrive On Green	0.01	0.34	0.34	0.11	0.44	0.44	0.03	0.03	0.03	0.15	0.15	0.15
Sat Flow, veh/h	1725	1870	1585	1781	1870	1585	1060	757	1585	1781	3434	181
Grp Volume(v), veh/h	16	572	30	237	291	31	24	0	8	206	78	81
Grp Sat Flow(s),veh/h/ln	1725	1870	1585	1781	1870	1585	1817	0	1585	1781	1777	1838
Q Serve(g_s), s	0.4	18.6	0.8	5.1	6.6	0.7	0.8	0.0	0.3	7.2	2.5	2.5
Cycle Q Clear(g_c), s	0.4	18.6	0.8	5.1	6.6	0.7	0.8	0.0	0.3	7.2	2.5	2.5
Prop In Lane	1.00		1.00	1.00		1.00	0.58		1.00	1.00		0.10
Lane Grp Cap(c), veh/h	480	640	542	354	827	701	62	0	54	265	264	273
V/C Ratio(X)	0.03	0.89	0.06	0.67	0.35	0.04	0.39	0.00	0.15	0.78	0.29	0.30
Avail Cap(c_a), veh/h	886	878	744	567	878	744	449	0	392	294	293	303
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	13.6	20.1	14.2	14.0	11.9	10.2	30.4	0.0	30.2	26.4	24.4	24.4
Incr Delay (d2), s/veh	0.0	7.4	0.0	0.8	0.5	0.1	1.5	0.0	0.5	14.2	1.3	1.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	8.4	0.3	1.7	2.5	0.2	0.4	0.0	0.1	3.9	1.1	1.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	13.6	27.4	14.2	14.8	12.4	10.3	31.9	0.0	30.6	40.5	25.7	25.7
LnGrp LOS	B	C	B	B	B	B	C	A	C	D	C	C
Approach Vol, veh/h		618			559			32			365	
Approach Delay, s/veh		26.4			13.3			31.6			34.1	
Approach LOS		C			B			C			C	

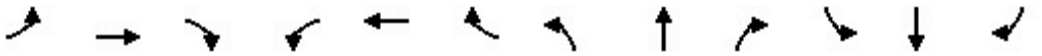
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	6.8	35.2		7.3	13.3	28.8		15.0				
Change Period (Y+Rc), s	6.1	* 6.8		* 5.1	6.1	* 6.8		5.4				
Max Green Setting (Gmax), s	15.9	* 30		* 16	14.9	* 30		10.6				
Max Q Clear Time (g_c+I1), s	2.4	8.6		2.8	7.1	20.6		9.2				
Green Ext Time (p_c), s	0.0	3.3		0.0	0.2	1.4		0.4				

Intersection Summary		
HCM 6th Ctrl Delay		23.7
HCM 6th LOS		C

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	6	3	11	140	0	410	2	821	126	142	619	4
Future Volume (veh/h)	6	3	11	140	0	410	2	821	126	142	619	4
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1900	1900	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	7	3	1	154	0	222	2	902	62	156	680	4
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	2	2	2	0	0	2	2	2	2	2	2	2
Cap, veh/h	111	41	9	303	0	266	488	2001	892	427	2247	13
Arrive On Green	0.17	0.17	0.17	0.17	0.00	0.17	0.00	0.56	0.56	0.06	0.62	0.62
Sat Flow, veh/h	273	243	52	1329	0	1585	1781	3554	1585	1781	3622	21
Grp Volume(v), veh/h	11	0	0	154	0	222	2	902	62	156	334	350
Grp Sat Flow(s),veh/h/ln	567	0	0	1329	0	1585	1781	1777	1585	1781	1777	1867
Q Serve(g_s), s	0.1	0.0	0.0	0.0	0.0	12.2	0.0	13.4	1.6	3.2	7.9	7.9
Cycle Q Clear(g_c), s	10.3	0.0	0.0	10.2	0.0	12.2	0.0	13.4	1.6	3.2	7.9	7.9
Prop In Lane	0.64		0.09	1.00		1.00	1.00		1.00	1.00		0.01
Lane Grp Cap(c), veh/h	161	0	0	303	0	266	488	2001	892	427	1102	1158
V/C Ratio(X)	0.07	0.00	0.00	0.51	0.00	0.83	0.00	0.45	0.07	0.37	0.30	0.30
Avail Cap(c_a), veh/h	252	0	0	402	0	375	658	2001	892	593	1102	1158
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	31.8	0.0	0.0	35.4	0.0	36.2	8.5	11.5	8.9	8.2	8.0	8.0
Incr Delay (d2), s/veh	0.2	0.0	0.0	1.3	0.0	10.7	0.0	0.7	0.2	0.5	0.7	0.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	0.0	0.0	3.2	0.0	5.4	0.0	4.8	0.5	1.1	2.7	2.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	32.0	0.0	0.0	36.7	0.0	46.9	8.5	12.2	9.1	8.8	8.7	8.7
LnGrp LOS	C	A	A	D	A	D	A	B	A	A	A	A
Approach Vol, veh/h		11			376			966			840	
Approach Delay, s/veh		32.0			42.7			12.0			8.7	
Approach LOS		C			D			B			A	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	6.4	61.7		21.8	11.6	56.6		21.8				
Change Period (Y+Rc), s	* 6.2	* 5.9		* 6.7	* 6.3	* 5.9		* 6.7				
Max Green Setting (Gmax), s	* 8.8	* 41		* 21	* 14	* 36		* 21				
Max Q Clear Time (g_c+I1), s	2.0	9.9		14.2	5.2	15.4		12.3				
Green Ext Time (p_c), s	0.0	8.6		0.9	0.2	10.8		0.0				

Intersection Summary		
HCM 6th Ctrl Delay		16.1
HCM 6th LOS		B

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

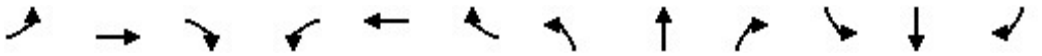
Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	230	9	2	540	8	2
Future Vol, veh/h	230	9	2	540	8	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	100	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	245	10	2	574	9	2

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	255	0	823	245
Stage 1	-	-	-	-	245	-
Stage 2	-	-	-	-	578	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1310	-	343	794
Stage 1	-	-	-	-	796	-
Stage 2	-	-	-	-	561	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1310	-	342	794
Mov Cap-2 Maneuver	-	-	-	-	342	-
Stage 1	-	-	-	-	796	-
Stage 2	-	-	-	-	560	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	14.6
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	386	-	-	1310	-
HCM Lane V/C Ratio	0.028	-	-	0.002	-
HCM Control Delay (s)	14.6	-	-	7.8	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	15	171	22	209	476	146	51	162	148	66	35	5
Future Volume (veh/h)	15	171	22	209	476	146	51	162	148	66	35	5
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	16	188	4	230	523	55	56	178	15	73	38	1
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	215	453	384	514	659	558	70	221	249	217	432	11
Arrive On Green	0.01	0.24	0.24	0.12	0.35	0.35	0.16	0.16	0.16	0.12	0.12	0.12
Sat Flow, veh/h	1781	1870	1585	1781	1870	1585	442	1406	1585	1781	3538	93
Grp Volume(v), veh/h	16	188	4	230	523	55	234	0	15	73	19	20
Grp Sat Flow(s),veh/h/ln	1781	1870	1585	1781	1870	1585	1848	0	1585	1781	1777	1854
Q Serve(g_s), s	0.4	5.5	0.1	5.9	16.5	1.5	8.0	0.0	0.5	2.5	0.6	0.6
Cycle Q Clear(g_c), s	0.4	5.5	0.1	5.9	16.5	1.5	8.0	0.0	0.5	2.5	0.6	0.6
Prop In Lane	1.00		1.00	1.00		1.00	0.24		1.00	1.00		0.05
Lane Grp Cap(c), veh/h	215	453	384	514	659	558	291	0	249	217	217	226
V/C Ratio(X)	0.07	0.41	0.01	0.45	0.79	0.10	0.81	0.00	0.06	0.34	0.09	0.09
Avail Cap(c_a), veh/h	626	862	730	703	862	730	448	0	385	288	287	300
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	19.1	20.9	18.9	14.3	19.1	14.3	26.6	0.0	23.5	26.3	25.5	25.5
Incr Delay (d2), s/veh	0.1	0.2	0.0	0.2	5.7	0.2	3.0	0.0	0.0	1.9	0.4	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	2.3	0.0	2.1	7.4	0.5	3.5	0.0	0.2	1.1	0.3	0.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	19.1	21.1	18.9	14.6	24.8	14.4	29.6	0.0	23.5	28.3	25.9	25.9
LnGrp LOS	B	C	B	B	C	B	C	A	C	C	C	C
Approach Vol, veh/h		208			808			249			112	
Approach Delay, s/veh		20.9			21.2			29.3			27.4	
Approach LOS		C			C			C			C	

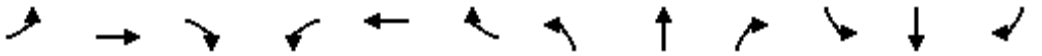
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	6.9	29.9		15.4	14.1	22.7		13.4				
Change Period (Y+Rc), s	6.1	* 6.8		* 5.1	6.1	* 6.8		5.4				
Max Green Setting (Gmax), s	15.9	* 30		* 16	14.9	* 30		10.6				
Max Q Clear Time (g_c+I1), s	2.4	18.5		10.0	7.9	7.5		4.5				
Green Ext Time (p_c), s	0.0	4.6		0.4	0.2	0.5		0.3				

Intersection Summary		
HCM 6th Ctrl Delay		23.1
HCM 6th LOS		C

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	6	0	4	91	0	210	8	534	134	474	1279	1
Future Volume (veh/h)	6	0	4	91	0	210	8	534	134	474	1279	1
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1900	1900	1900	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	6	0	0	94	0	16	8	551	96	489	1319	1
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	0	0	0	0	0	2	2	2	2	2	2	2
Cap, veh/h	68	0	0	162	0	107	359	2638	1177	738	2982	2
Arrive On Green	0.07	0.00	0.00	0.07	0.00	0.07	0.01	0.74	0.74	0.08	0.82	0.82
Sat Flow, veh/h	343	0	0	1743	0	1585	1781	3554	1585	1781	3644	3
Grp Volume(v), veh/h	6	0	0	94	0	16	8	551	96	489	643	677
Grp Sat Flow(s),veh/h/ln	343	0	0	1743	0	1585	1781	1777	1585	1781	1777	1870
Q Serve(g_s), s	0.7	0.0	0.0	0.0	0.0	1.5	0.2	7.6	2.7	9.8	16.5	16.5
Cycle Q Clear(g_c), s	8.8	0.0	0.0	8.2	0.0	1.5	0.2	7.6	2.7	9.8	16.5	16.5
Prop In Lane	1.00		0.00	1.00		1.00	1.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	68	0	0	162	0	107	359	2638	1177	738	1454	1530
V/C Ratio(X)	0.09	0.00	0.00	0.58	0.00	0.15	0.02	0.21	0.08	0.66	0.44	0.44
Avail Cap(c_a), veh/h	179	0	0	275	0	231	463	2638	1177	1041	1454	1530
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	77.7	0.0	0.0	73.4	0.0	70.3	5.0	6.3	5.7	3.6	4.1	4.1
Incr Delay (d2), s/veh	0.6	0.0	0.0	3.2	0.0	0.6	0.0	0.2	0.1	1.0	1.0	0.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	0.0	0.0	3.9	0.0	0.6	0.1	2.7	0.9	2.8	5.2	5.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	78.3	0.0	0.0	76.6	0.0	70.9	5.0	6.5	5.8	4.7	5.1	5.1
LnGrp LOS	E	A	A	E	A	E	A	A	A	A	A	A
Approach Vol, veh/h		6			110			655			1809	
Approach Delay, s/veh		78.3			75.8			6.4			5.0	
Approach LOS		E			E			A			A	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	5.7	136.8		17.5	17.8	124.7		17.5				
Change Period (Y+Rc), s	* 4.2	* 5.9		* 6.7	4.5	* 5.9		* 6.7				
Max Green Setting (Gmax), s	* 11	* 1.1E2		* 23	40.5	* 79		* 23				
Max Q Clear Time (g_c+I1), s	2.2	18.5		10.2	11.8	9.6		10.8				
Green Ext Time (p_c), s	0.0	31.5		0.3	1.5	9.3		0.0				

Intersection Summary	
HCM 6th Ctrl Delay	8.5
HCM 6th LOS	A

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

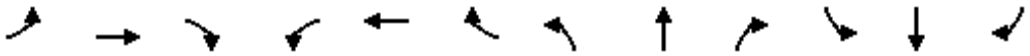
Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	53	656	5	3	318	30	8	0	9	5	0	6
Future Vol, veh/h	53	656	5	3	318	30	8	0	9	5	0	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	100	-	-	-	0	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	2	20	2	3	0	2	0	11	0	0	0
Mvmt Flow	56	691	5	3	335	32	8	0	9	5	0	6

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	367	0	0	696	0	0	1163	-	691	1167	1165	351
Stage 1	-	-	-	-	-	-	803	-	-	357	357	-
Stage 2	-	-	-	-	-	-	360	-	-	810	808	-
Critical Hdwy	4.1	-	-	4.12	-	-	7.12	-	6.31	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	-	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	-	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	2.218	-	-	3.518	-	3.399	3.5	4	3.3
Pot Cap-1 Maneuver	1203	-	-	900	-	-	172	0	429	172	196	697
Stage 1	-	-	-	-	-	-	377	0	-	665	632	-
Stage 2	-	-	-	-	-	-	658	0	-	377	397	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1203	-	-	900	-	-	160	-	429	158	180	697
Mov Cap-2 Maneuver	-	-	-	-	-	-	160	-	-	158	180	-
Stage 1	-	-	-	-	-	-	348	-	-	614	629	-
Stage 2	-	-	-	-	-	-	649	-	-	341	367	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.6	0.1	21.2	18.8
HCM LOS			C	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	240	1203	-	-	900	-	-	273
HCM Lane V/C Ratio	0.075	0.046	-	-	0.004	-	-	0.042
HCM Control Delay (s)	21.2	8.1	0	-	9	0	-	18.8
HCM Lane LOS	C	A	A	-	A	A	-	C
HCM 95th %tile Q(veh)	0.2	0.1	-	-	0	-	-	0.1



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	22	565	81	232	308	61	28	10	146	202	148	54
Future Volume (veh/h)	22	565	81	232	308	61	28	10	146	202	148	54
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1811	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	22	577	31	237	314	30	29	10	8	206	151	22
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %	6	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	462	642	544	348	822	696	59	20	69	262	460	66
Arrive On Green	0.02	0.34	0.34	0.11	0.44	0.44	0.04	0.04	0.04	0.15	0.15	0.15
Sat Flow, veh/h	1725	1870	1585	1781	1870	1585	1341	462	1585	1781	3120	447
Grp Volume(v), veh/h	22	577	31	237	314	30	39	0	8	206	85	88
Grp Sat Flow(s),veh/h/ln	1725	1870	1585	1781	1870	1585	1803	0	1585	1781	1777	1790
Q Serve(g_s), s	0.5	19.3	0.9	5.2	7.5	0.7	1.4	0.0	0.3	7.4	2.8	2.9
Cycle Q Clear(g_c), s	0.5	19.3	0.9	5.2	7.5	0.7	1.4	0.0	0.3	7.4	2.8	2.9
Prop In Lane	1.00		1.00	1.00		1.00	0.74		1.00	1.00		0.25
Lane Grp Cap(c), veh/h	462	642	544	348	822	696	79	0	69	262	262	264
V/C Ratio(X)	0.05	0.90	0.06	0.68	0.38	0.04	0.49	0.00	0.12	0.78	0.32	0.33
Avail Cap(c_a), veh/h	852	856	725	552	856	725	434	0	382	286	285	287
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	13.8	20.6	14.5	14.4	12.5	10.6	30.8	0.0	30.3	27.1	25.2	25.2
Incr Delay (d2), s/veh	0.0	8.4	0.0	0.9	0.6	0.1	1.8	0.0	0.3	15.1	1.5	1.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	9.0	0.3	1.8	2.9	0.2	0.6	0.0	0.1	4.0	1.2	1.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	13.8	29.0	14.5	15.3	13.1	10.6	32.6	0.0	30.6	42.3	26.7	26.8
LnGrp LOS	B	C	B	B	B	B	C	A	C	D	C	C
Approach Vol, veh/h		630			581			47			379	
Approach Delay, s/veh		27.7			13.9			32.3			35.2	
Approach LOS		C			B			C			D	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	7.1	35.8		8.0	13.4	29.5		15.1				
Change Period (Y+Rc), s	6.1	* 6.8		* 5.1	6.1	* 6.8		5.4				
Max Green Setting (Gmax), s	15.9	* 30		* 16	14.9	* 30		10.6				
Max Q Clear Time (g_c+I1), s	2.5	9.5		3.4	7.2	21.3		9.4				
Green Ext Time (p_c), s	0.0	3.5		0.1	0.2	1.3		0.4				

Intersection Summary		
HCM 6th Ctrl Delay		24.7
HCM 6th LOS		C

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	23	638	347	46	8	4
Future Vol, veh/h	23	638	347	46	8	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	0	2	2	0	0	0
Mvmt Flow	23	651	354	47	8	4

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	401	0	-	0	1075	378
Stage 1	-	-	-	-	378	-
Stage 2	-	-	-	-	697	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1169	-	-	-	245	673
Stage 1	-	-	-	-	697	-
Stage 2	-	-	-	-	498	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1169	-	-	-	237	673
Mov Cap-2 Maneuver	-	-	-	-	237	-
Stage 1	-	-	-	-	675	-
Stage 2	-	-	-	-	498	-

Approach	EB	WB	SB
HCM Control Delay, s	0.3	0	17.4
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1169	-	-	-	302
HCM Lane V/C Ratio	0.02	-	-	-	0.041
HCM Control Delay (s)	8.1	0	-	-	17.4
HCM Lane LOS	A	A	-	-	C
HCM 95th %tile Q(veh)	0.1	-	-	-	0.1

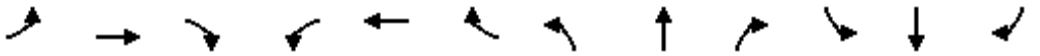
Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	646	393	0	0	0
Future Vol, veh/h	0	646	393	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	0	2	2	0	0	0
Mvmt Flow	0	659	401	0	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	401	0	-	0	1060	401
Stage 1	-	-	-	-	401	-
Stage 2	-	-	-	-	659	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1169	-	-	-	250	653
Stage 1	-	-	-	-	681	-
Stage 2	-	-	-	-	518	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1169	-	-	-	250	653
Mov Cap-2 Maneuver	-	-	-	-	250	-
Stage 1	-	-	-	-	681	-
Stage 2	-	-	-	-	518	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1169	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	-	-	0
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	6	3	11	178	0	448	2	821	133	149	619	4
Future Volume (veh/h)	6	3	11	178	0	448	2	821	133	149	619	4
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1900	1900	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	7	3	1	196	0	226	2	902	69	164	680	4
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	2	2	2	0	0	2	2	2	2	2	2	2
Cap, veh/h	93	33	6	316	0	295	537	1992	888	431	2071	12
Arrive On Green	0.19	0.19	0.19	0.19	0.00	0.19	0.06	0.56	0.56	0.06	0.57	0.57
Sat Flow, veh/h	146	177	32	1267	0	1585	1781	3554	1585	1781	3622	21
Grp Volume(v), veh/h	11	0	0	196	0	226	2	902	69	164	334	350
Grp Sat Flow(s),veh/h/ln	356	0	0	1267	0	1585	1781	1777	1585	1781	1777	1867
Q Serve(g_s), s	0.1	0.0	0.0	0.0	0.0	12.2	0.0	13.5	1.8	3.4	8.9	8.9
Cycle Q Clear(g_c), s	13.9	0.0	0.0	13.8	0.0	12.2	0.0	13.5	1.8	3.4	8.9	8.9
Prop In Lane	0.64		0.09	1.00		1.00	1.00		1.00	1.00		0.01
Lane Grp Cap(c), veh/h	132	0	0	316	0	295	537	1992	888	431	1016	1067
V/C Ratio(X)	0.08	0.00	0.00	0.62	0.00	0.77	0.00	0.45	0.08	0.38	0.33	0.33
Avail Cap(c_a), veh/h	199	0	0	388	0	375	652	1992	888	625	1016	1067
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	30.9	0.0	0.0	35.4	0.0	34.8	7.0	11.7	9.1	8.4	10.2	10.2
Incr Delay (d2), s/veh	0.3	0.0	0.0	2.1	0.0	7.1	0.0	0.7	0.2	0.6	0.9	0.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	0.0	0.0	4.2	0.0	5.1	0.0	4.8	0.6	1.2	3.3	3.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	31.2	0.0	0.0	37.5	0.0	41.8	7.0	12.4	9.3	9.0	11.0	11.0
LnGrp LOS	C	A	A	D	A	D	A	B	A	A	B	B
Approach Vol, veh/h		11			422			973			848	
Approach Delay, s/veh		31.2			39.8			12.2			10.6	
Approach LOS		C			D			B			B	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	9.2	57.4		23.4	10.2	56.3		23.4				
Change Period (Y+Rc), s	* 4.2	* 5.9		* 6.7	4.5	* 5.9		* 6.7				
Max Green Setting (Gmax), s	* 11	* 41		* 21	15.5	* 36		* 21				
Max Q Clear Time (g_c+I1), s	2.0	10.9		15.8	5.4	15.5		15.9				
Green Ext Time (p_c), s	0.0	8.5		0.9	0.3	10.8		0.0				

Intersection Summary	
HCM 6th Ctrl Delay	16.9
HCM 6th LOS	B

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

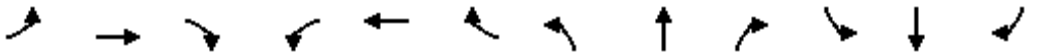
Intersection	
Int Delay, s/veh	1.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	234	9	2	563	6	8	0	2	30	0	38
Future Vol, veh/h	10	234	9	2	563	6	8	0	2	30	0	38
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	100	-	-	-	0	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	0	2	2	2	2	0	2	0	2	0	0	0
Mvmt Flow	11	249	10	2	599	6	9	0	2	32	0	40

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	605	0	0	259	0	0	897	-	249	883	887	602
Stage 1	-	-	-	-	-	-	271	-	-	606	606	-
Stage 2	-	-	-	-	-	-	626	-	-	277	281	-
Critical Hdwy	4.1	-	-	4.12	-	-	7.12	-	6.22	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	-	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	-	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	2.218	-	-	3.518	-	3.318	3.5	4	3.3
Pot Cap-1 Maneuver	983	-	-	1306	-	-	261	0	790	269	285	503
Stage 1	-	-	-	-	-	-	735	0	-	487	490	-
Stage 2	-	-	-	-	-	-	472	0	-	734	682	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	983	-	-	1306	-	-	237	-	790	265	281	503
Mov Cap-2 Maneuver	-	-	-	-	-	-	237	-	-	265	281	-
Stage 1	-	-	-	-	-	-	725	-	-	481	489	-
Stage 2	-	-	-	-	-	-	433	-	-	723	673	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.3	0	18.6	17.5
HCM LOS			C	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	276	983	-	-	1306	-	-	360
HCM Lane V/C Ratio	0.039	0.011	-	-	0.002	-	-	0.201
HCM Control Delay (s)	18.6	8.7	0	-	7.8	0	-	17.5
HCM Lane LOS	C	A	A	-	A	A	-	C
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0.7



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	55	194	37	209	480	146	53	162	148	66	35	12
Future Volume (veh/h)	55	194	37	209	480	146	53	162	148	66	35	12
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	60	213	11	230	527	50	58	178	15	73	38	1
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	247	498	422	515	651	552	71	219	249	208	413	11
Arrive On Green	0.04	0.27	0.27	0.12	0.35	0.35	0.16	0.16	0.16	0.12	0.12	0.12
Sat Flow, veh/h	1781	1870	1585	1781	1870	1585	454	1394	1585	1781	3538	93
Grp Volume(v), veh/h	60	213	11	230	527	50	236	0	15	73	19	20
Grp Sat Flow(s),veh/h/ln	1781	1870	1585	1781	1870	1585	1848	0	1585	1781	1777	1854
Q Serve(g_s), s	1.7	6.5	0.4	6.0	17.5	1.5	8.5	0.0	0.6	2.6	0.7	0.7
Cycle Q Clear(g_c), s	1.7	6.5	0.4	6.0	17.5	1.5	8.5	0.0	0.6	2.6	0.7	0.7
Prop In Lane	1.00		1.00	1.00		1.00	0.25		1.00	1.00		0.05
Lane Grp Cap(c), veh/h	247	498	422	515	651	552	290	0	249	208	207	216
V/C Ratio(X)	0.24	0.43	0.03	0.45	0.81	0.09	0.81	0.00	0.06	0.35	0.09	0.09
Avail Cap(c_a), veh/h	596	825	699	691	825	699	429	0	368	276	275	287
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	18.3	20.8	18.6	14.4	20.3	15.0	27.9	0.0	24.6	27.9	27.0	27.0
Incr Delay (d2), s/veh	0.2	0.2	0.0	0.2	6.7	0.2	4.4	0.0	0.0	2.1	0.4	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	2.6	0.1	2.2	8.0	0.5	3.9	0.0	0.2	1.2	0.3	0.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	18.5	21.0	18.6	14.7	27.0	15.2	32.3	0.0	24.6	30.0	27.4	27.4
LnGrp LOS	B	C	B	B	C	B	C	A	C	C	C	C
Approach Vol, veh/h		284			807			251			112	
Approach Delay, s/veh		20.4			22.7			31.9			29.1	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	8.6	30.6		15.9	14.2	25.0		13.4				
Change Period (Y+Rc), s	6.1	* 6.8		* 5.1	6.1	* 6.8		5.4				
Max Green Setting (Gmax), s	15.9	* 30		* 16	14.9	* 30		10.6				
Max Q Clear Time (g_c+I1), s	3.7	19.5		10.5	8.0	8.5		4.6				
Green Ext Time (p_c), s	0.0	4.3		0.4	0.2	0.5		0.3				

Intersection Summary			
HCM 6th Ctrl Delay		24.3	
HCM 6th LOS		C	

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection	
Int Delay, s/veh	1.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	4	260	548	8	45	23
Future Vol, veh/h	4	260	548	8	45	23
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	0	2	2	0	0	0
Mvmt Flow	4	286	602	9	49	25

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	611	0	-	0	901	607
Stage 1	-	-	-	-	607	-
Stage 2	-	-	-	-	294	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	978	-	-	-	311	500
Stage 1	-	-	-	-	548	-
Stage 2	-	-	-	-	761	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	978	-	-	-	309	500
Mov Cap-2 Maneuver	-	-	-	-	309	-
Stage 1	-	-	-	-	545	-
Stage 2	-	-	-	-	761	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	17.8
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	978	-	-	-	355
HCM Lane V/C Ratio	0.004	-	-	-	0.21
HCM Control Delay (s)	8.7	0	-	-	17.8
HCM Lane LOS	A	A	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0.8

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	305	556	0	0	0
Future Vol, veh/h	0	305	556	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	0	2	2	0	0	0
Mvmt Flow	0	335	611	0	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	611	0	-	0	946	611
Stage 1	-	-	-	-	611	-
Stage 2	-	-	-	-	335	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	978	-	-	-	293	497
Stage 1	-	-	-	-	546	-
Stage 2	-	-	-	-	729	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	978	-	-	-	293	497
Mov Cap-2 Maneuver	-	-	-	-	293	-
Stage 1	-	-	-	-	546	-
Stage 2	-	-	-	-	729	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	978	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	-	-	0
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	-

APPENDIX D

Raw Traffic Counts

Prepared by National Data & Surveying Services

Stratham Dr & Kimball Bridge Rd

Peak Hour Turning Movement Count

ID: 18-09450-002
City: Alpharetta

Day: Wednesday
Date: 08/29/2018

PEAK HOURS	COUNT PERIODS
08:00 AM - 09:00 AM	07:00 AM - 09:00 AM
NONE	NONE
04:30 PM - 05:30 PM	04:00 PM - 06:00 PM

Stratham Dr — SOUTHBOUND

AM	0	0	0	0	0	AM
NOON	0	0	0	0	0	NOON
PM	0	0	0	0	0	PM

EASTBOUND — Kimball Bridge Rd

AM	NOON	PM	
307	0	522	⇦
0	0	0	↶ 0
0	0	0	↱ 0
603	0	218	→ 1
5	0	9	↴ 1
AM	NOON	PM	

WESTBOUND — Kimball Bridge Rd

PM	NOON	AM	
0	0	0	↰ 0
514	0	299	← 1
2	0	3	↰ 0
0	0	0	↶ 0
220	0	612	⇨
PM	NOON	AM	

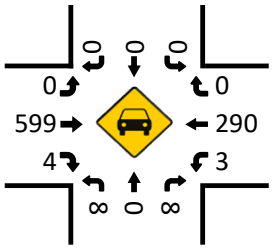
CONTROL: 1-Way Stop(NB)

	AM	NOON	PM
TEV	927	0	753
PHF	0.95		0.94

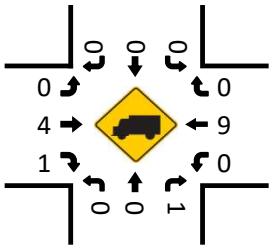
NORTHBOUND — Stratham Dr

PM	11	0	8	0	2	PM
NOON	0	0	0	0	0	NOON
AM	8	0	8	0	9	AM

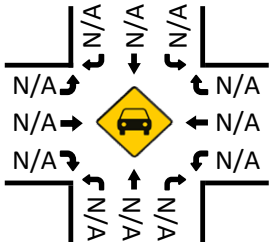
Cars (AM)



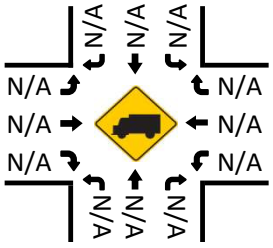
HT (AM)



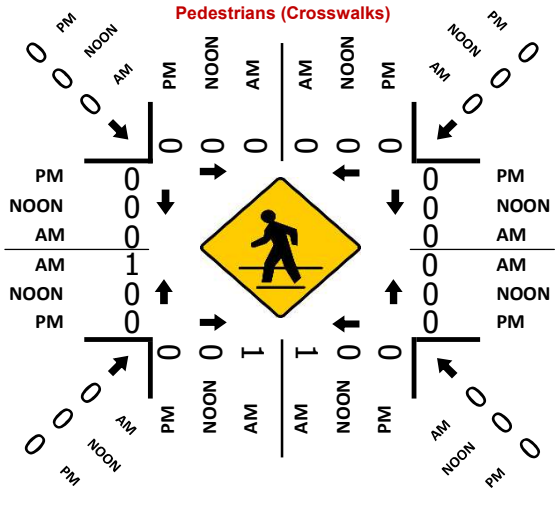
Cars (NOON)



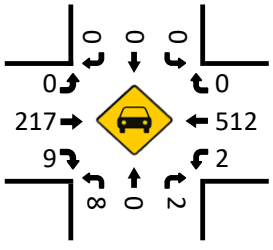
HT (NOON)



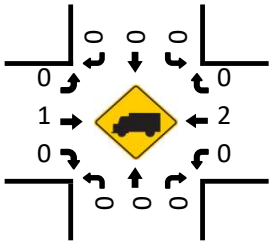
Pedestrians (Crosswalks)



Cars (PM)



HT (PM)



Project ID: 18-09450-002
Location: Stratham Dr & Kimball Bridge Rd
City: Alpharetta

Day: Wednesday
Date: 08/29/2018

Groups Printed - Cars, PU, Vans - Heavy Trucks

	Stratham Dr Northbound						Stratham Dr Southbound						Kimball Bridge Rd Eastbound						Kimball Bridge Rd Westbound						
Start Time	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Int. Total
7:00 AM	1	0	1	0	0	2	0	0	0	0	0	0	0	55	0	0	1	55	0	35	0	0	0	35	92
7:15 AM	1	0	2	0	0	3	0	0	0	0	0	0	0	80	2	0	0	82	0	49	0	0	0	49	134
7:30 AM	1	0	3	0	2	4	0	0	0	0	0	0	0	108	0	0	0	108	1	55	0	0	0	56	168
7:45 AM	2	0	2	0	0	4	0	0	0	0	0	0	0	146	0	0	0	146	1	62	0	0	0	63	213
Total	5	0	8	0	2	13	0	0	0	0	0	0	0	389	2	0	1	391	2	201	0	0	0	203	607
8:00 AM	0	0	2	0	1	2	0	0	0	0	0	0	0	162	2	0	1	164	0	77	0	0	0	77	243
8:15 AM	2	0	3	0	0	5	0	0	0	0	0	0	0	146	2	0	0	148	1	67	0	0	0	68	221
8:30 AM	3	0	2	0	1	5	0	0	0	0	0	0	0	137	0	0	0	137	2	80	0	0	0	82	224
8:45 AM	3	0	2	0	0	5	0	0	0	0	0	0	0	158	1	0	0	159	0	75	0	0	0	75	239
Total	8	0	9	0	2	17	0	0	0	0	0	0	0	603	5	0	1	608	3	299	0	0	0	302	927
BREAK																									
4:00 PM	3	0	0	0	2	3	0	0	0	0	0	0	0	70	1	0	0	71	0	99	0	0	0	99	173
4:15 PM	1	0	0	0	0	1	0	0	0	0	0	0	0	70	4	0	0	74	1	89	0	0	0	90	165
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	69	4	0	0	73	0	117	0	0	0	117	190
4:45 PM	3	0	0	0	0	3	0	0	0	0	0	0	0	45	1	0	0	46	1	119	0	0	0	120	169
Total	7	0	0	0	2	7	0	0	0	0	0	0	0	254	10	0	0	264	2	424	0	0	0	426	697
5:00 PM	3	0	0	0	0	3	0	0	0	0	0	0	0	52	1	0	0	53	1	137	0	0	0	138	194
5:15 PM	2	0	2	0	0	4	0	0	0	0	0	0	0	52	3	0	0	55	0	141	0	0	0	141	200
5:30 PM	1	0	2	0	0	3	0	0	0	0	0	0	0	49	4	0	0	53	0	122	0	0	0	122	178
5:45 PM	2	0	1	0	0	3	0	0	0	0	0	0	0	44	2	0	0	46	0	107	0	0	0	107	156
Total	8	0	5	0	0	13	0	0	0	0	0	0	0	197	10	0	0	207	1	507	0	0	0	508	728
Grand Total	28	0	22	0	6	50	0	0	0	0	0	0	0	1443	27	0	2	1470	8	1431	0	0	0	1439	2959
Apprch %	56.0	0.0	44.0	0.0	12.0		0.0	0.0	0.0	0.0	0.0		0.0	98.2	1.8	0.0	0.1		0.6	99.4	0.0	0.0	0.0		
Total %	0.9	0.0	0.7	0.0	0.2	1.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	48.8	0.9	0.0	0.1	49.7	0.3	48.4	0.0	0.0	0.0	48.6	
Cars, PU, Vans	28	0	19	0	6	47	0	0	0		0	0	0	1430	26	0		1456	6	1419	0		0	1425	2928
% Cars, PU, Vans	100.0	0.0	86.4	0.0	100.0	94.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	99.1	96.3	0.0	0.0	99.0	75.0	99.2	0.0	0.0	0.0	99.0	99.0
Heavy Trucks	0	0	3	0		3	0	0	0	0		0	0	13	1	0		14	2	12	0	0		14	31
%Heavy Trucks	0.0	0.0	13.6	0.0	0.0	6.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.9	3.7	0.0	0.0	1.0	25.0	0.8	0.0	0.0	0.0	1.0	1.0

Project ID: 18-09450-002
Location: Stratham Dr & Kimball Bridge Rd
City: Alpharetta

PEAK HOURS

Day: Wednesday
Date: 08/29/2018

AM

	Stratham Dr Northbound					Stratham Dr Southbound					Kimball Bridge Rd Eastbound					Kimball Bridge Rd Westbound					
Start Time	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Int. Total
Peak Hour Analysis from 07:00 AM to 09:00 AM																					
Peak Hour for Entire Intersection Begins at 08:00 AM																					
8:00 AM	0	0	2	0	2	0	0	0	0	0	0	162	2	0	164	0	77	0	0	77	243
8:15 AM	2	0	3	0	5	0	0	0	0	0	0	146	2	0	148	1	67	0	0	68	221
8:30 AM	3	0	2	0	5	0	0	0	0	0	0	137	0	0	137	2	80	0	0	82	224
8:45 AM	3	0	2	0	5	0	0	0	0	0	0	158	1	0	159	0	75	0	0	75	239
Total Volume	8	0	9	0	17	0	0	0	0	0	0	603	5	0	608	3	299	0	0	302	927
% App. Total	47.1	0.0	52.9	0.0	100	0.0	0.0	0.0	0.0	0	0.0	99.2	0.8	0.0	100	1.0	99.0	0.0	0.0	100	
PHF					0.850										0.927					0.921	0.954
Cars, PU, Vans	8	0	8	0	16	0	0	0	0	0	0	599	4	0	603	3	290	0	0	293	912
% Cars, PU, Vans	100.0	0.0	88.9	0.0	94.1	0.0	0.0	0.0	0.0	0.0	0.0	99.3	80.0	0.0	99.2	100.0	97.0	0.0	0.0	97.0	98.4
Heavy Trucks	0	0	1	0	1	0	0	0	0	0	0	4	1	0	5	0	9	0	0	9	15
%Heavy Trucks	0.0	0.0	11.1	0.0	5.9	0.0	0.0	0.0	0.0	0.0	0.0	0.7	20.0	0.0	0.8	0.0	3.0	0.0	0.0	3.0	1.6

PM

	Stratham Dr Northbound					Stratham Dr Southbound					Kimball Bridge Rd Eastbound					Kimball Bridge Rd Westbound					
Start Time	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Int. Total
Peak Hour Analysis from 04:00 PM to 06:00 PM																					
Peak Hour for Entire Intersection Begins at 04:30 PM																					
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	69	4	0	73	0	117	0	0	117	190
4:45 PM	3	0	0	0	3	0	0	0	0	0	0	45	1	0	46	1	119	0	0	120	169
5:00 PM	3	0	0	0	3	0	0	0	0	0	0	52	1	0	53	1	137	0	0	138	194
5:15 PM	2	0	2	0	4	0	0	0	0	0	0	52	3	0	55	0	141	0	0	141	200
Total Volume	8	0	2	0	10	0	0	0	0	0	0	218	9	0	227	2	514	0	0	516	753
% App. Total	80.0	0.0	20.0	0.0	100	0.0	0.0	0.0	0.0	0	0.0	96.0	4.0	0.0	100	0.4	99.6	0.0	0.0	100	
PHF					0.625										0.777					0.915	0.941
Cars, PU, Vans	8	0	2	0	10	0	0	0	0	0	0	217	9	0	226	2	512	0	0	514	750
% Cars, PU, Vans	100.0	0.0	100.0	0.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0	99.5	100.0	0.0	99.6	100.0	99.6	0.0	0.0	99.6	99.6
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	2	0	0	2	3
%Heavy Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.5	0.0	0.0	0.4	0.0	0.4	0.0	0.0	0.4	0.4

Prepared by National Data & Surveying Services

Westside Pkwy & Kimball Bridge Rd

Peak Hour Turning Movement Count

ID: 18-09450-001
City: Alpharetta

Day: Wednesday
Date: 08/29/2018

PEAK HOURS

AM	07:15 AM - 08:15 AM
NOON	NONE
PM	05:00 PM - 06:00 PM

COUNT PERIODS

AM	07:00 AM - 09:00 AM
NOON	NONE
PM	04:00 PM - 06:00 PM

Westside Pkwy — SOUTHBOUND

AM	1	1217	414	0	708	AM
NOON	0	0	0	0	0	NOON
PM	4	589	135	0	1178	PM

EASTBOUND — Kimball Bridge Rd

AM	NOON	PM	
6	0	5	
0	0	0	0
6	0	6	0
0	0	3	1
4	0	11	0

WESTBOUND — Kimball Bridge Rd

PM	NOON	AM	
390	0	194	1
0	0	0	0.5
133	0	81	0.5
0	0	0	0
258	0	505	

NORTHBOUND — Westside Pkwy

PM	734	1	1	782	120	PM
NOON	0	0	0	0	0	NOON
AM	1305	3	5	508	91	AM

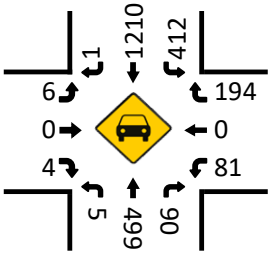
	0	2	1	0
	0	1	2	1

CONTROL

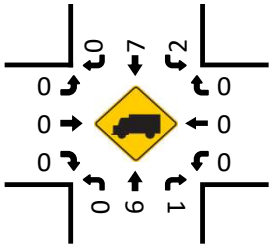
Signalized

TEV	2524	0	2175
	AM	NOON	PM
PHF	0.97		0.91

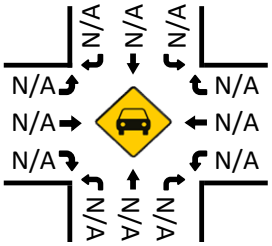
Cars (AM)



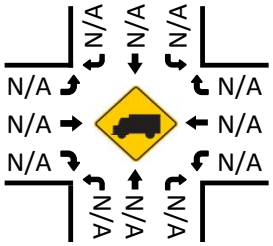
HT (AM)



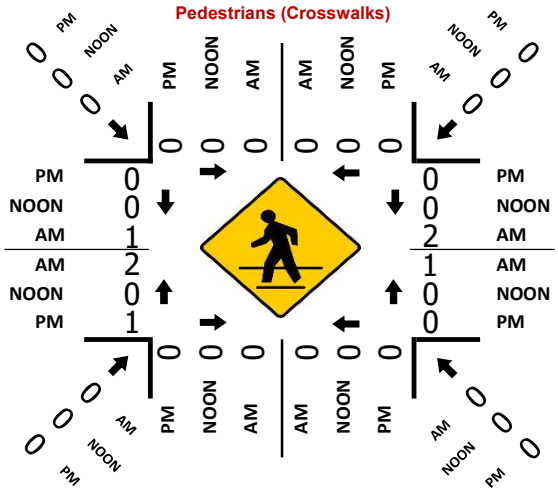
Cars (NOON)



HT (NOON)



Pedestrians (Crosswalks)


PM
NOON
AM
0
0
1
2
0
1
0
0
0
0
0
0

Project ID: 18-09450-001
Location: Westside Pkwy & Kimball Bridge Rd
City: Alpharetta

Day: Wednesday
Date: 08/29/2018

Groups Printed - Cars, PU, Vans - Heavy Trucks

	Westside Pkwy Northbound						Westside Pkwy Southbound						Kimball Bridge Rd Eastbound						Kimball Bridge Rd Westbound						
Start Time	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Int. Total
7:00 AM	2	63	5	0	0	70	43	315	1	0	0	359	0	0	2	0	0	2	17	0	24	0	1	41	472
7:15 AM	1	105	16	1	0	123	72	394	0	0	0	466	1	0	0	0	0	1	19	0	40	0	2	59	649
7:30 AM	0	138	29	1	0	168	81	267	0	0	0	348	1	0	1	0	1	2	25	0	38	0	0	63	581
7:45 AM	2	143	21	1	0	167	125	270	1	0	0	396	3	0	3	0	0	6	24	0	51	0	1	75	644
Total	5	449	71	3	0	528	321	1246	2	0	0	1569	5	0	6	0	1	11	85	0	153	0	4	238	2346
8:00 AM	2	122	25	0	0	149	136	286	0	0	0	422	1	0	0	0	2	1	13	0	65	0	0	78	650
8:15 AM	0	92	25	1	0	118	122	294	1	0	0	417	0	1	1	0	0	2	25	2	41	0	0	68	605
8:30 AM	1	87	23	1	0	112	112	300	3	0	0	415	1	0	2	0	0	3	30	0	53	0	1	83	613
8:45 AM	3	116	42	0	2	161	117	245	0	0	1	362	1	3	1	0	2	5	27	0	49	0	0	76	604
Total	6	417	115	2	2	540	487	1125	4	0	1	1616	3	4	4	0	4	11	95	2	208	0	1	305	2472
BREAK																									
4:00 PM	0	158	29	0	0	187	42	122	0	0	0	164	1	1	1	0	0	3	27	2	91	0	0	120	474
4:15 PM	3	190	32	0	0	225	52	124	0	0	0	176	4	0	1	0	0	5	18	3	72	0	0	93	499
4:30 PM	0	171	26	0	0	197	45	109	2	0	0	156	3	0	6	0	0	9	25	1	81	0	0	107	469
4:45 PM	4	159	19	0	0	182	31	151	2	0	0	184	2	1	1	0	0	4	41	1	92	0	1	134	504
Total	7	678	106	0	0	791	170	506	4	0	0	680	10	2	9	0	0	21	111	7	336	0	1	454	1946
5:00 PM	0	199	29	0	0	228	38	131	4	0	0	173	2	2	3	0	0	7	37	0	98	0	0	135	543
5:15 PM	0	223	40	0	0	263	32	144	0	0	0	176	0	0	4	0	0	4	41	0	113	0	0	154	597
5:30 PM	0	188	25	0	0	213	34	156	0	0	0	190	0	1	1	0	1	2	24	0	101	0	0	125	530
5:45 PM	1	172	26	1	0	200	31	158	0	0	0	189	4	0	3	0	0	7	31	0	78	0	0	109	505
Total	1	782	120	1	0	904	135	589	4	0	0	728	6	3	11	0	1	20	133	0	390	0	0	523	2175
Grand Total	19	2326	412	6	2	2763	1113	3466	14	0	1	4593	24	9	30	0	6	63	424	9	1087	0	6	1520	8939
Apprch %	0.7	84.2	14.9	0.2	0.1		24.2	75.5	0.3	0.0	0.0		38.1	14.3	47.6	0.0	9.5		27.9	0.6	71.5	0.0	0.4		
Total %	0.2	26.0	4.6	0.1	0.0	30.9	12.5	38.8	0.2	0.0	0.0	51.4	0.3	0.1	0.3	0.0	0.1	0.7	4.7	0.1	12.2	0.0	0.1	17.0	
Cars, PU, Vans	19	2296	407	6	2	2728	1104	3444	14		1	4562	24	9	30	0		63	419	9	1081		6	1509	8862
% Cars, PU, Vans	100.0	98.7	98.8	100.0	100.0	98.7	99.2	99.4	100.0	0.0	100.0	99.3	100.0	100.0	100.0	0.0	0.0	100.0	98.8	100.0	99.4	0.0	100.0	99.3	99.1
Heavy Trucks	0	30	5	0		35	9	22	0	0		31	0	0	0	0		0	5	0	6	0		11	77
%Heavy Trucks	0.0	1.3	1.2	0.0	0.0	1.3	0.8	0.6	0.0	0.0	0.0	0.7	0.0	0.0	0.0	0.0	0.0	0.0	1.2	0.0	0.6	0.0	0.0	0.7	0.9

Project ID: 18-09450-001
Location: Westside Pkwy & Kimball Bridge Rd
City: Alpharetta

PEAK HOURS

Day: Wednesday
Date: 08/29/2018

AM

	Westside Pkwy Northbound					Westside Pkwy Southbound					Kimball Bridge Rd Eastbound					Kimball Bridge Rd Westbound					
Start Time	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Int. Total
Peak Hour Analysis from 07:00 AM to 09:00 AM																					
Peak Hour for Entire Intersection Begins at 07:15 AM																					
7:15 AM	1	105	16	1	123	72	394	0	0	466	1	0	0	0	1	19	0	40	0	59	649
7:30 AM	0	138	29	1	168	81	267	0	0	348	1	0	1	0	2	25	0	38	0	63	581
7:45 AM	2	143	21	1	167	125	270	1	0	396	3	0	3	0	6	24	0	51	0	75	644
8:00 AM	2	122	25	0	149	136	286	0	0	422	1	0	0	0	1	13	0	65	0	78	650
Total Volume	5	508	91	3	607	414	1217	1	0	1632	6	0	4	0	10	81	0	194	0	275	2524
% App. Total	0.8	83.7	15.0	0.5	100	25.4	74.6	0.1	0.0	100	60.0	0.0	40.0	0.0	100	29.5	0.0	70.5	0.0	100	
PHF					0.903					0.876					0.417					0.881	0.971
Cars, PU, Vans	5	499	90	3	597	412	1210	1	0	1623	6	0	4	0	10	81	0	194	0	275	2505
% Cars, PU, Vans	100.0	98.2	98.9	100.0	98.4	99.5	99.4	100.0	0.0	99.4	100.0	0.0	100.0	0.0	100.0	100.0	0.0	100.0	0.0	100.0	99.2
Heavy Trucks	0	9	1	0	10	2	7	0	0	9	0	0	0	0	0	0	0	0	0	0	19
%Heavy Trucks	0.0	1.8	1.1	0.0	1.6	0.5	0.6	0.0	0.0	0.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.8

PM

	Westside Pkwy Northbound					Westside Pkwy Southbound					Kimball Bridge Rd Eastbound					Kimball Bridge Rd Westbound					
Start Time	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Int. Total
Peak Hour Analysis from 04:00 PM to 06:00 PM																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
5:00 PM	0	199	29	0	228	38	131	4	0	173	2	2	3	0	7	37	0	98	0	135	543
5:15 PM	0	223	40	0	263	32	144	0	0	176	0	0	4	0	4	41	0	113	0	154	597
5:30 PM	0	188	25	0	213	34	156	0	0	190	0	1	1	0	2	24	0	101	0	125	530
5:45 PM	1	172	26	1	200	31	158	0	0	189	4	0	3	0	7	31	0	78	0	109	505
Total Volume	1	782	120	1	904	135	589	4	0	728	6	3	11	0	20	133	0	390	0	523	2175
% App. Total	0.1	86.5	13.3	0.1	100	18.5	80.9	0.5	0.0	100	30.0	15.0	55.0	0.0	100	25.4	0.0	74.6	0.0	100	
PHF					0.859					0.958					0.714					0.849	0.911
Cars, PU, Vans	1	774	120	1	896	135	585	4	0	724	6	3	11	0	20	133	0	390	0	523	2163
% Cars, PU, Vans	100.0	99.0	100.0	100.0	99.1	100.0	99.3	100.0	0.0	99.5	100.0	100.0	100.0	0.0	100.0	100.0	0.0	100.0	0.0	100.0	99.4
Heavy Trucks	0	8	0	0	8	0	4	0	0	4	0	0	0	0	0	0	0	0	0	0	12
%Heavy Trucks	0.0	1.0	0.0	0.0	0.9	0.0	0.7	0.0	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.6

Prepared by National Data & Surveying Services

Northwinds Pkwy & Kimball Bridge Rd

Peak Hour Turning Movement Count

ID: 18-09450-003
City: Alpharetta

Day: Wednesday
Date: 08/29/2018

PEAK HOURS

AM	08:00 AM - 09:00 AM
NOON	NONE
PM	04:45 PM - 05:45 PM

COUNT PERIODS

AM	07:00 AM - 09:00 AM
NOON	NONE
PM	04:00 PM - 06:00 PM

Northwinds Pkwy — SOUTHBOUND

AM	16	141	192	0	84 AM
NOON	0	0	0	0	0 NOON
PM	5	33	63	0	308 PM

Kimball Bridge Rd — EASTBOUND

AM	NOON	PM		
300	0	506		
0	0	0	0	
16	0	15	1	
534	0	163	1	
74	0	21	1	

Kimball Bridge Rd — WESTBOUND

PM	NOON	AM		
139	0	58	1	
453	0	271	1	
199	0	220	1	
0	0	0	0	
367	0	865		

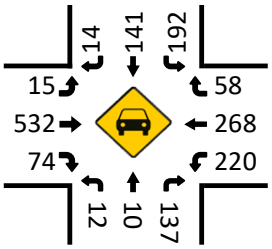
Northwinds Pkwy — NORTHBOUND

PM	254	1	48	154	141 PM
NOON	0	0	0	0	0 NOON
AM	436	1	13	10	139 AM

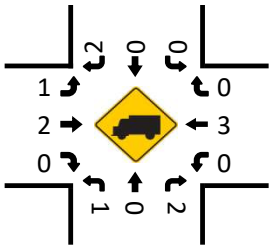
CONTROL: Signalized

TEV	1685	0	1435
	AM	NOON	PM
PHF	0.98		0.91

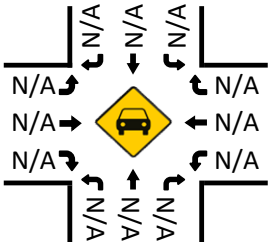
Cars (AM)



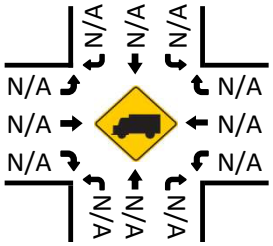
HT (AM)



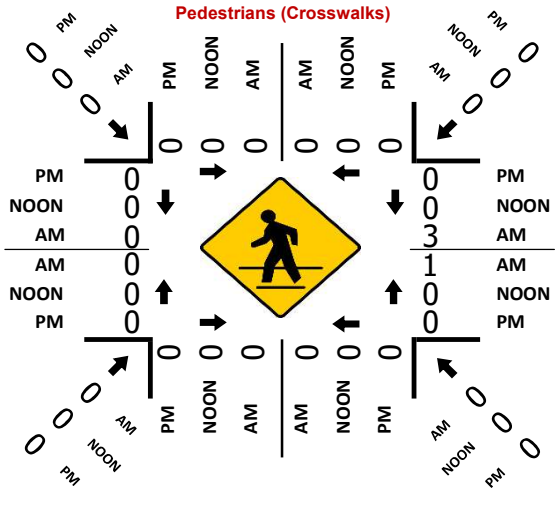
Cars (NOON)



HT (NOON)



Pedestrians (Crosswalks)


PM
NOON
AM
0
0
0

Project ID: 18-09450-003
Location: Northwinds Pkwy & Kimball Bridge Rd
City: Alpharetta

Day: Wednesday
Date: 08/29/2018

Groups Printed - Cars, PU, Vans - Heavy Trucks

	Northwinds Pkwy Northbound						Northwinds Pkwy Southbound						Kimball Bridge Rd Eastbound						Kimball Bridge Rd Westbound						
Start Time	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Int. Total
7:00 AM	2	1	10	1	0	14	44	28	2	0	0	74	0	48	6	0	0	54	53	37	4	0	0	94	236
7:15 AM	1	0	21	0	0	22	41	44	4	0	0	89	1	69	9	0	0	79	46	39	10	0	1	95	285
7:30 AM	4	5	26	0	0	35	58	54	5	0	0	117	3	91	22	0	0	116	48	51	10	0	1	109	377
7:45 AM	2	2	23	0	0	27	65	66	2	0	0	133	3	106	31	0	0	140	40	52	8	0	0	100	400
Total	9	8	80	1	0	98	208	192	13	0	0	413	7	314	68	0	0	389	187	179	32	0	2	398	1298
8:00 AM	1	1	34	0	0	36	46	39	3	0	0	88	4	142	21	0	0	167	47	76	16	0	0	139	430
8:15 AM	4	4	29	0	0	37	48	40	2	0	0	90	4	127	22	0	0	153	62	59	17	0	0	138	418
8:30 AM	5	3	31	1	0	40	48	31	5	0	0	84	4	119	20	0	0	143	53	71	14	0	1	138	405
8:45 AM	3	2	45	0	0	50	50	31	6	0	0	87	4	146	11	0	0	161	58	65	11	0	3	134	432
Total	13	10	139	1	0	163	192	141	16	0	0	349	16	534	74	0	0	624	220	271	58	0	4	549	1685
BREAK																									
4:00 PM	9	22	44	1	0	76	15	7	1	0	0	23	3	69	1	0	0	73	48	88	11	0	0	147	319
4:15 PM	6	24	63	1	0	94	15	2	4	0	0	21	2	62	4	0	0	68	52	84	22	0	0	158	341
4:30 PM	8	28	46	1	0	83	8	1	1	0	0	10	4	63	2	0	0	69	37	101	21	0	0	159	321
4:45 PM	6	26	44	0	0	76	16	4	3	0	0	23	4	39	3	0	0	46	49	113	23	0	0	185	330
Total	29	100	197	3	0	329	54	14	9	0	0	77	13	233	10	0	0	256	186	386	77	0	0	649	1311
5:00 PM	16	44	41	0	0	101	20	6	1	0	0	27	2	43	2	0	0	47	57	121	41	0	0	219	394
5:15 PM	10	38	23	0	0	71	15	13	0	0	0	28	6	44	2	0	0	52	56	118	44	0	0	218	369
5:30 PM	16	46	33	1	0	96	12	10	1	0	0	23	3	37	14	0	0	54	37	101	31	0	0	169	342
5:45 PM	11	35	9	0	0	55	11	9	3	0	0	23	3	39	9	0	0	51	45	81	32	0	0	158	287
Total	53	163	106	1	0	323	58	38	5	0	0	101	14	163	27	0	0	204	195	421	148	0	0	764	1392
Grand Total	104	281	522	6	0	913	512	385	43	0	0	940	50	1244	179	0	0	1473	788	1257	315	0	6	2360	5686
Apprch %	11.4	30.8	57.2	0.7	0.0		54.5	41.0	4.6	0.0	0.0		3.4	84.5	12.2	0.0	0.0		33.4	53.3	13.3	0.0	0.3		
Total %	1.8	4.9	9.2	0.1	0.0	16.1	9.0	6.8	0.8	0.0	0.0	16.5	0.9	21.9	3.1	0.0	0.0	25.9	13.9	22.1	5.5	0.0	0.1	41.5	
Cars, PU, Vans	103	280	519	6	0	908	511	385	38		0	934	46	1235	179	0		1460	788	1254	314		6	2356	5658
% Cars, PU, Vans	99.0	99.6	99.4	100.0	0.0	99.5	99.8	100.0	88.4	0.0	0.0	99.4	92.0	99.3	100.0	0.0	0.0	99.1	100.0	99.8	99.7	0.0	100.0	99.8	99.5
Heavy Trucks	1	1	3	0		5	1	0	5	0		6	4	9	0	0		13	0	3	1	0		4	28
%Heavy Trucks	1.0	0.4	0.6	0.0	0.0	0.5	0.2	0.0	11.6	0.0	0.0	0.6	8.0	0.7	0.0	0.0	0.0	0.9	0.0	0.2	0.3	0.0	0.0	0.2	0.5

Project ID: 18-09450-003
Location: Northwinds Pkwy & Kimball Bridge Rd
City: Alpharetta

PEAK HOURS

Day: Wednesday
Date: 08/29/2018

AM

	Northwinds Pkwy Northbound					Northwinds Pkwy Southbound					Kimball Bridge Rd Eastbound					Kimball Bridge Rd Westbound					
Start Time	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Int. Total
Peak Hour Analysis from 07:00 AM to 09:00 AM																					
Peak Hour for Entire Intersection Begins at 08:00 AM																					
8:00 AM	1	1	34	0	36	46	39	3	0	88	4	142	21	0	167	47	76	16	0	139	430
8:15 AM	4	4	29	0	37	48	40	2	0	90	4	127	22	0	153	62	59	17	0	138	418
8:30 AM	5	3	31	1	40	48	31	5	0	84	4	119	20	0	143	53	71	14	0	138	405
8:45 AM	3	2	45	0	50	50	31	6	0	87	4	146	11	0	161	58	65	11	0	134	432
Total Volume	13	10	139	1	163	192	141	16	0	349	16	534	74	0	624	220	271	58	0	549	1685
% App. Total	8.0	6.1	85.3	0.6	100	55.0	40.4	4.6	0.0	100	2.6	85.6	11.9	0.0	100	40.1	49.4	10.6	0.0	100	
PHF					0.815					0.969					0.934					0.987	0.975
Cars, PU, Vans	12	10	137	1	160	192	141	14	0	347	15	532	74	0	621	220	268	58	0	546	1674
% Cars, PU, Vans	92.3	100.0	98.6	100.0	98.2	100.0	100.0	87.5	0.0	99.4	93.8	99.6	100.0	0.0	99.5	100.0	98.9	100.0	0.0	99.5	99.3
Heavy Trucks	1	0	2	0	3	0	0	2	0	2	1	2	0	0	3	0	3	0	0	3	11
%Heavy Trucks	7.7	0.0	1.4	0.0	1.8	0.0	0.0	12.5	0.0	0.6	6.3	0.4	0.0	0.0	0.5	0.0	1.1	0.0	0.0	0.5	0.7

PM

	Northwinds Pkwy Northbound					Northwinds Pkwy Southbound					Kimball Bridge Rd Eastbound					Kimball Bridge Rd Westbound					
Start Time	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Int. Total
Peak Hour Analysis from 04:00 PM to 06:00 PM																					
Peak Hour for Entire Intersection Begins at 04:45 PM																					
4:45 PM	6	26	44	0	76	16	4	3	0	23	4	39	3	0	46	49	113	23	0	185	330
5:00 PM	16	44	41	0	101	20	6	1	0	27	2	43	2	0	47	57	121	41	0	219	394
5:15 PM	10	38	23	0	71	15	13	0	0	28	6	44	2	0	52	56	118	44	0	218	369
5:30 PM	16	46	33	1	96	12	10	1	0	23	3	37	14	0	54	37	101	31	0	169	342
Total Volume	48	154	141	1	344	63	33	5	0	101	15	163	21	0	199	199	453	139	0	791	1435
% App. Total	14.0	44.8	41.0	0.3	100	62.4	32.7	5.0	0.0	100	7.5	81.9	10.6	0.0	100	25.2	57.3	17.6	0.0	100	
PHF					0.851					0.902					0.921					0.903	0.911
Cars, PU, Vans	48	154	141	1	344	63	33	5	0	101	15	163	21	0	199	199	453	139	0	791	1435
% Cars, PU, Vans	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	0.0	100.0	100.0	100.0	100.0	0.0	100.0	100.0	100.0	100.0	0.0	100.0	100.0
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
%Heavy Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Prepared by NDS/ATD

VOLUME

Kimball Bridge Rd W/O Northwinds Pkwy

Day: Wednesday
Date: 11/7/2018

City: Alpharetta
Project #: GA18_9640_001

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	4,431	4,412	8,843

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
00:00			4		1		5		12:00			96		100		196	
00:15			3		1		4		12:15			92		113		205	
00:30			2		3		5		12:30			91		112		203	
00:45			2	11	2	7	4	18	12:45			92	371	125	450	217	821
01:00			1		3		4		13:00			119		82		201	
01:15			3		0		3		13:15			98		83		181	
01:30			0		1		1		13:30			86		76		162	
01:45			0	4	0	4	0	8	13:45			94	397	74	315	168	712
02:00			0		0		0		14:00			82		61		143	
02:15			1		0		1		14:15			62		70		132	
02:30			1		0		1		14:30			66		59		125	
02:45			2	4	1	1	3	5	14:45			60	270	59	249	119	519
03:00			0		0		0		15:00			58		43		101	
03:15			0		0		0		15:15			60		72		132	
03:30			1		1		2		15:30			73		85		158	
03:45			1	2	0	1	1	3	15:45			67	258	78	278	145	536
04:00			0		1		1		16:00			67		111		178	
04:15			0		1		1		16:15			69		98		167	
04:30			1		4		5		16:30			51		123		174	
04:45			1	2	3	9	4	11	16:45			39	226	110	442	149	668
05:00			4		4		8		17:00			50		157		207	
05:15			4		7		11		17:15			57		132		189	
05:30			9		11		20		17:30			85		110		195	
05:45			16	33	8	30	24	63	17:45			55	247	110	509	165	756
06:00			20		23		43		18:00			58		91		149	
06:15			36		18		54		18:15			37		62		99	
06:30			48		21		69		18:30			33		70		103	
06:45			72	176	20	82	92	258	18:45			39	167	85	308	124	475
07:00			66		49		115		19:00			35		55		90	
07:15			82		58		140		19:15			39		36		75	
07:30			101		70		171		19:30			36		42		78	
07:45			117	366	75	252	192	618	19:45			32	142	18	151	50	293
08:00			158		69		227		20:00			32		27		59	
08:15			137		74		211		20:15			38		28		66	
08:30			157		73		230		20:30			43		18		61	
08:45			149	601	64	280	213	881	20:45			37	150	26	99	63	249
09:00			140		54		194		21:00			31		15		46	
09:15			93		64		157		21:15			34		19		53	
09:30			64		68		132		21:30			32		13		45	
09:45			80	377	56	242	136	619	21:45			21	118	11	58	32	176
10:00			49		53		102		22:00			19		8		27	
10:15			63		62		125		22:15			20		11		31	
10:30			60		52		112		22:30			9		4		13	
10:45			45	217	63	230	108	447	22:45			8	56	6	29	14	85
11:00			55		59		114		23:00			9		4		13	
11:15			54		74		128		23:15			6		5		11	
11:30			46		111		157		23:30			2		2		4	
11:45			61	216	127	371	188	587	23:45			3	20	4	15	7	35
TOTALS				2009		1509		**3518**	**TOTALS**				2422		2903		**5325**
SPLIT %				57.1%		42.9%		**39.8%**	**SPLIT %**				45.5%		54.5%		**60.2%**

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	4,431	4,412	8,843

AM Peak Hour			08:00	11:45	**08:00**	**PM Peak Hour**			12:30	16:30	**12:15**
AM Pk Volume			601	452	**881**	**PM Pk Volume**			400	522	**826**
Pk Hr Factor			0.951	0.890	**0.958**	**Pk Hr Factor**			0.840	0.831	**0.952**
7 - 9 Volume	0	0	967	532	**1499**	**4 - 6 Volume**	0	0	473	951	**1424**
7 - 9 Peak Hour			08:00	07:45	**08:00**	**4 - 6 Peak Hour**			17:00	16:30	**17:00**
7 - 9 Pk Volume	0	0	601	291	**881**	**4 - 6 Pk Volume**	0	0	247	522	**756**
Pk Hr Factor	0.000	0.000	0.951	0.970	**0.958**	**Pk Hr Factor**	0.000	0.000	0.726	0.831	**0.913**

Prepared by National Data & Surveying Services

VOLUME

Kimball Bridge Rd N/O Teasley Pl

Day: Wednesday
Date: 2/17/2021

City: Alpharetta
Project #: GA21_180043_001

DAILY TOTALS	NB	SB	EB	WB	Total
	2,213	2,254	0	0	4,467

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
00:00	1		0				1		12:00	48		51				99	
00:15	3		1				4		12:15	43		48				91	
00:30	0		0				0		12:30	46		46				92	
00:45	0	4	1	2			1	6	12:45	42	179	58	203			100	382
01:00	1		1				2		13:00	52		59				111	
01:15	0		0				0		13:15	41		50				91	
01:30	0		2				2		13:30	43		43				86	
01:45	1	2	1	4			2	6	13:45	37	173	51	203			88	376
02:00	0		0				0		14:00	30		38				68	
02:15	0		0				0		14:15	34		45				79	
02:30	0		0				0		14:30	45		47				92	
02:45	0		0				0		14:45	39	148	36	166			75	314
03:00	0		1				1		15:00	42		43				85	
03:15	1		0				1		15:15	45		42				87	
03:30	1		1				2		15:30	51		31				82	
03:45	0	2	0	2			0	4	15:45	39	177	40	156			79	333
04:00	0		1				1		16:00	56		33				89	
04:15	0		1				1		16:15	43		42				85	
04:30	0		0				0		16:30	56		41				97	
04:45	2	2	1	3			3	5	16:45	48	203	36	152			84	355
05:00	4		0				4		17:00	48		43				91	
05:15	3		2				5		17:15	56		44				100	
05:30	4		7				11		17:30	61		34				95	
05:45	4	15	6	15			10	30	17:45	55	220	46	167			101	387
06:00	5		5				10		18:00	54		51				105	
06:15	5		8				13		18:15	48		36				84	
06:30	7		16				23		18:30	42		50				92	
06:45	18	35	21	50			39	85	18:45	33	177	43	180			76	357
07:00	17		21				38		19:00	26		30				56	
07:15	30		26				56		19:15	25		22				47	
07:30	31		20				51		19:30	36		24				60	
07:45	21	99	33	100			54	199	19:45	18	105	21	97			39	202
08:00	27		33				60		20:00	14		21				35	
08:15	36		44				80		20:15	16		21				37	
08:30	38		44				82		20:30	10		18				28	
08:45	51	152	41	162			92	314	20:45	11	51	20	80			31	131
09:00	26		28				54		21:00	10		18				28	
09:15	22		42				64		21:15	11		19				30	
09:30	25		30				55		21:30	10		8				18	
09:45	25	98	30	130			55	228	21:45	7	38	12	57			19	95
10:00	20		26				46		22:00	7		9				16	
10:15	33		25				58		22:15	3		10				13	
10:30	30		35				65		22:30	4		8				12	
10:45	29	112	31	117			60	229	22:45	2	16	3	30			5	46
11:00	31		39				70		23:00	3		4				7	
11:15	48		42				90		23:15	3		3				6	
11:30	68		45				113		23:30	4		1				5	
11:45	47	194	42	168			89	362	23:45	1	11	2	10			3	21
TOTALS		715		753				**1468**	**TOTALS**		1498		1501				**2999**
SPLIT %		48.7%		51.3%				**32.9%**	**SPLIT %**		49.9%		50.1%				**67.1%**

DAILY TOTALS	NB	SB	EB	WB	Total
	2,213	2,254	0	0	4,467

AM Peak Hour	11:15	11:45				**11:30**	**PM Peak Hour**	17:15	12:30				**17:15**
AM Pk Volume	211	187				**392**	**PM Pk Volume**	226	213				**401**
Pk Hr Factor	0.776	0.917				**0.867**	**Pk Hr Factor**	0.926	0.903				**0.955**
7 - 9 Volume	251	262	0	0		**513**	**4 - 6 Volume**	423	319	0	0		**742**
7 - 9 Peak Hour	08:00	08:00				**08:00**	**4 - 6 Peak Hour**	17:00	17:00				**17:00**
7 - 9 Pk Volume	152	162	0	0		**314**	**4 - 6 Pk Volume**	220	167	0	0		**387**
Pk Hr Factor	0.745	0.920	0.000	0.000		**0.853**	**Pk Hr Factor**	0.902	0.908	0.000	0.000		**0.958**

APPENDIX E

Project Fact Sheets

AR-ML-300

Atlanta Region's Plan RTP (2020) PROJECT FACT SHEET

Short Title	SR 400 EXPRESS LANES FROM NORTH SPRINGS MARTA STATION TO MCFARLAND ROAD
GDOT Project No.	0001757
Federal ID No.	N/A
Status	Programmed
Service Type	Roadway / Express Lanes
Sponsor	GDOT
Jurisdiction	Regional - North
Analysis Level	In the Region's Air Quality Conformity Analysis

Existing Thru Lane	0	**LCI**		**Network Year**	2030
Planned Thru Lane	4	**Flex**		**Corridor Length**	15.6 miles

Detailed Description and Justification

Project provides travel options and more reliable trip times by adding two new Express lanes in each direction on SR 400 between the North Springs MARTA station and McGinnis Ferry Road and one Express lane in each direction from McGinnis Ferry Road to McFarland Parkway.

Phase Status & Funding Information		Status	FISCAL YEAR	TOTAL PHASE COST	BREAKDOWN OF TOTAL PHASE COST BY FUNDING SOURCE			
					FEDERAL	STATE	BONDS	LOCAL/PRIVATE
PE	Interstate Maintenance	AUTH	2005	**$8,538,782**	~~$7,684,904~~	~~$853,878~~	~~$0,000~~	~~$0,000~~
PE	National Highway System	AUTH	2005	**$461,218**	~~$368,974~~	~~$92,244~~	~~$0,000~~	~~$0,000~~
PE	Federal Earmark	AUTH	2010	**$171,095**	~~$136,876~~	~~$34,219~~	~~$0,000~~	~~$0,000~~
PE	Federal Earmark Funding	AUTH	2010	**$728,806**	~~$583,045~~	~~$145,761~~	~~$0,000~~	~~$0,000~~
PE	SRTA Funds (44220)	AUTH	2011	**$2,060,253**	~~$0,000~~	~~$0,000~~	~~$0,000~~	~~$2,060,253~~
PE	Transportation Funding Act (HB 170)	AUTH	2017	**$5,000,000**	~~$0,000~~	~~$5,000,000~~	~~$0,000~~	~~$0,000~~
PE	National Highway Performance Program (NHPP)	AUTH	2018	**$9,400,000**	~~$7,520,000~~	~~$1,880,000~~	~~$0,000~~	~~$0,000~~
PE	National Highway Performance Program (NHPP)	AUTH	2019	**$17,400,000**	~~$13,920,000~~	~~$3,480,000~~	~~$0,000~~	~~$0,000~~
PE	Bus Rapid Transit	AUTH	2020	**$2,000,000**	~~$0,000~~	~~$0,000~~	~~$2,000,000~~	~~$0,000~~
PE	National Highway Performance Program (NHPP)	AUTH	2020	**$2,400,000**	~~$1,920,000~~	~~$480,000~~	~~$0,000~~	~~$0,000~~
ROW	National Highway Performance Program (NHPP)	AUTH	2019	**$19,820,000**	~~$15,856,000~~	~~$3,964,000~~	~~$0,000~~	~~$0,000~~
ROW	Bus Rapid Transit	AUTH	2020	**$6,000,000**	~~$0,000~~	~~$0,000~~	~~$6,000,000~~	~~$0,000~~

? For additional information about this project, please call (404) 463-3100 or email transportation@atlantaregional.com.

Report Generated: 10/6/2020

ROW	GRV BONDS (GARVEE Bond Program)	AUTH	2020	**$26,000,000**	~~$0,000~~	~~$0,000~~	~~$26,000,000~~	~~$0,000~~
ROW	Bus Rapid Transit		2021	**$13,250,000**	$0,000	$0,000	$13,250,000	$0,000
ROW	GARVEE Bonds		2021	**$15,000,000**	$0,000	$0,000	$15,000,000	$0,000
ROW	GARVEE Bonds		2022	**$20,000,000**	$0,000	$0,000	$20,000,000	$0,000
ROW	National Highway Performance Program (NHPP)		2022	**$65,000,000**	$52,000,000	$13,000,000	$0,000	$0,000
ROW	GARVEE Bonds		2023	**$45,000,000**	$0,000	$0,000	$45,000,000	$0,000
ROW	GARVEE Bonds		2024	**$20,000,000**	$0,000	$0,000	$20,000,000	$0,000
CST	Local Jurisdiction/Municipality Funds		2021	**$2,142,857**	$0,000	$0,000	$0,000	$2,142,857
CST	Bus Rapid Transit		2022	**$2,490,000**	$0,000	$0,000	$2,490,000	$0,000
CST	Local Jurisdiction/Municipality Funds		2022	**$2,142,857**	$0,000	$0,000	$0,000	$2,142,857
CST	National Highway Performance Program (NHPP)		2022	**$6,400,000**	$5,120,000	$1,280,000	$0,000	$0,000
CST	Bus Rapid Transit		2023	**$12,300,000**	$0,000	$0,000	$12,300,000	$0,000
CST	Local Jurisdiction/Municipality Funds		2023	**$2,142,857**	$0,000	$0,000	$0,000	$2,142,857
CST	National Highway Performance Program (NHPP)		2023	**$29,900,000**	$23,920,000	$5,980,000	$0,000	$0,000
CST	Bus Rapid Transit		2024	**$27,050,000**	$0,000	$0,000	$27,050,000	$0,000
CST	INFRA Discretionary Grants		2024	**$81,700,000**	$81,700,000	$0,000	$0,000	$0,000
CST	Local Jurisdiction/Municipality Funds		2024	**$2,142,857**	$0,000	$0,000	$0,000	$2,142,857
CST	National Highway Performance Program (NHPP)		2024	**$41,600,000**	$33,280,000	$8,320,000	$0,000	$0,000
CST	Bus Rapid Transit		2025	**$26,240,000**	$0,000	$0,000	$26,240,000	$0,000
CST	INFRA Discretionary Grants		2025	**$81,700,000**	$81,700,000	$0,000	$0,000	$0,000
CST	Local Jurisdiction/Municipality Funds		2025	**$2,142,857**	$0,000	$0,000	$0,000	$2,142,857
CST	National Highway Performance Program (NHPP)		2025	**$35,600,000**	$28,480,000	$7,120,000	$0,000	$0,000
CST	Bus Rapid Transit		LR 2026-2030	**$10,670,000**	$0,000	$0,000	$10,670,000	$0,000
CST	General Federal Aid - 2026-2050		LR 2026-2030	**$261,800,000**	$213,600,000	$48,200,000	$0,000	$0,000
CST	Local Jurisdiction/Municipality Funds		LR 2026-2030	**$4,285,715**	$0,000	$0,000	$0,000	$4,285,715
CST	Toll Revenue Bonds		LR 2026-2030	**$60,900,000**	$0,000	$0,000	$60,900,000	$0,000
CST	Transportation Funding Act (HB 170)		LR 2026-2030	**$9,300,000**	$0,000	$9,300,000	$0,000	$0,000
CST	General Federal Aid - 2026-2050		LR 2031-2040	**$750,000,000**	$600,000,000	$150,000,000	$0,000	$0,000
CST	General Federal Aid - 2026-2050		LR 2041-2050	**$750,000,000**	$600,000,000	$150,000,000	$0,000	$0,000
CST	Design Build Finance (DBF) Repayment - Federal		LR 2051+	**$900,000,000**	$720,000,000	$180,000,000	$0,000	$0,000
				$3,380,880,154	**$2,487,789,799**	**$589,130,102**	**$286,900,000**	**$17,060,253**

SCP: Scoping PE: Preliminary engineering / engineering / design / planning PE-OV: GDOT oversight services for engineering ROW: Right-of-way Acquistion
UTL: Utility relocation CST: Construction / Implementation ALL: Total estimated cost, inclusive of all phases

FN-176

Atlanta Region's Plan RTP (2020) PROJECT FACT SHEET

Short Title	SR 120 (OLD MILTON PARKWAY) WIDENING FROM NORTH POINT PARKWAY TO KIMBALL BRIDGE ROAD
GDOT Project No.	0017187
Federal ID No.	N/A
Status	Programmed
Service Type	Roadway / General Purpose Capacity
Sponsor	GDOT
Jurisdiction	Fulton County (North)
Analysis Level	In the Region's Air Quality Conformity Analysis

Existing Thru Lane	4	**LCI**		**Network Year**	2030
Planned Thru Lane	6	**Flex**		**Corridor Length**	1.94 miles

Detailed Description and Justification

This regional capacity enhancement project includes widening of SR 120 (Old Milton Parkway) from 4 lanes to 6 lanes. The City will be working with GDOT to expedite the project using mostly state and local funds.

Phase Status & Funding Information		Status	FISCAL YEAR	TOTAL PHASE COST	BREAKDOWN OF TOTAL PHASE COST BY FUNDING SOURCE			
					FEDERAL	STATE	BONDS	LOCAL/PRIVATE
PE	Local Jurisdiction/Municipality Funds	AUTH	2020	**$1,250,000**	~~$0,000~~	~~$0,000~~	~~$0,000~~	~~$1,250,000~~
PE	Transportation Funding Act (HB 170)	AUTH	2020	**$2,000,000**	~~$0,000~~	~~$0,000~~	~~$0,000~~	~~$2,000,000~~
ROW	Local Jurisdiction/Municipality Funds	AUTH	2022	**$2,000,000**	~~$0,000~~	~~$0,000~~	~~$0,000~~	~~$2,000,000~~
CST	National Highway Performance Program (NHPP)		2024	**$25,000,000**	$20,000,000	$0,000	$0,000	$5,000,000
				$30,250,000	**$20,000,000**	**$0,000**	**$0,000**	**$10,250,000**

SCP: Scoping PE: Preliminary engineering / engineering / design / planning PE-OV: GDOT oversight services for engineering ROW: Right-of-way Acquistion
UTL: Utility relocation CST: Construction / Implementation ALL: Total estimated cost, inclusive of all phases

Kimley»Horn

MEMORANDUM

To: Matt Vyverberg, KB Ventures Partners, LLC.

From: Jin Seo, P.E.
John D. Walker, P.E., PTOE
Kimley-Horn and Associates, Inc.

Date: April 30, 2021

RE: ***Parking Memo – Kimball Bridge***

INTRODUCTION

Kimley-Horn and Associates, Inc. is pleased to provide this memorandum regarding the anticipated parking demand for the *Kimball Bridge* development located in the City of Alpharetta, Georgia. The site is located northeast of Kimball Bridge Road, south of Old Milton Parkway (SR 120), and east of Westside Parkway. This evaluation considers full build-out of the project. Currently, the project proposes to provide 407 parking spaces.

The project will contain one land use, as summarized in **Table 1**. The purpose of this study is to compare local parking requirements to the proposed parking, review local zoning ordinances to adjust for site-specific conditions, and determine the parking demand for the site at full build-out.

TABLE 1: Proposed Land Uses

Land Use	Full Build-Out Quantity
General Office Building (includes existing school plus new office)	135,000 SF Total

PARKING SUPPLY

The proposed number of parking spaces to serve the *Kimball Bridge* site (407), which equates to a ratio of 3.01 spaces/ksf, will consist of structured parking (on-site) as well as surface parking. Site plan is attached.

ZONING ORDINANCE REVIEW

Table 3 summarizes current off-street parking requirements contained in the City of Alpharetta's zoning code (Unified Development Code (UDC)) Article II, Section 2.5.1(B) – Parking and Loading.

TABLE 3: Parking Ratio Comparison

Land Use	Sec. 2.5.1(B) Parking Requirement Ratios
Office	4.00 spaces/ksf[1]

[1]Code states 1.00 space/250 SF

Using the City of Alpharetta's zoning code, approximately 540 parking spaces are required for the proposed site.

However, the City of Alpharetta UDC Article II, Section 2.5 specifies:

> *"A parking study may be submitted to support a request for a proposed parking reduction. This study shall be reviewed by Community Development and must be approved prior to permitting"*

Additionally, further guidance for parking reduction applicable to this site is located in Section 2.5.5.e, *Tree Preservation*, and Section 2.9.5.A.5, *Historic Preservation Incentive Zoning:*

City of Alpharetta UDC Article II, Section 2.5.5.e:

> *"Tree Preservation. To allow an existing or new development to preserve healthy existing trees within or adjacent to a parking lot, the number of required off-street parking spaces may be reduced by up to twenty percent (20%)"*

This would result in needing approximately 432 parking spaces.

City of Alpharetta UDC Article II, Section 2.5.5.e:

> *"Historic Preservation Incentive Zoning:*
> *Parking reduction. Parking for office and commercial uses may be reduced up to 50%."*

This would result in needing approximately 270 parking spaces.

The above UDC guidance suggests that an approximate range of 270-432 parking spaces could be considered for the *Kimball Bridge* development.

ADDITIONAL CONSIDERATIONS

The parking requirements for neighboring local jurisdictions were researched and are provided for additional considerations to allow parking reductions compared to the City of Alpharetta zoning code:

- Fulton County 3.00 spaces / 1,000 SF (405 parking spaces)
- Gwinnett County 2.00 spaces / 1,000 SF (270 parking spaces)

The above suggests that an approximate range of 270-405 spaces could be considered.

CONCLUSIONS

Based on City of Alpharetta zoning ordinances, a parking ratio of 4.00/ksf for office is required (approximately 540 parking spaces).

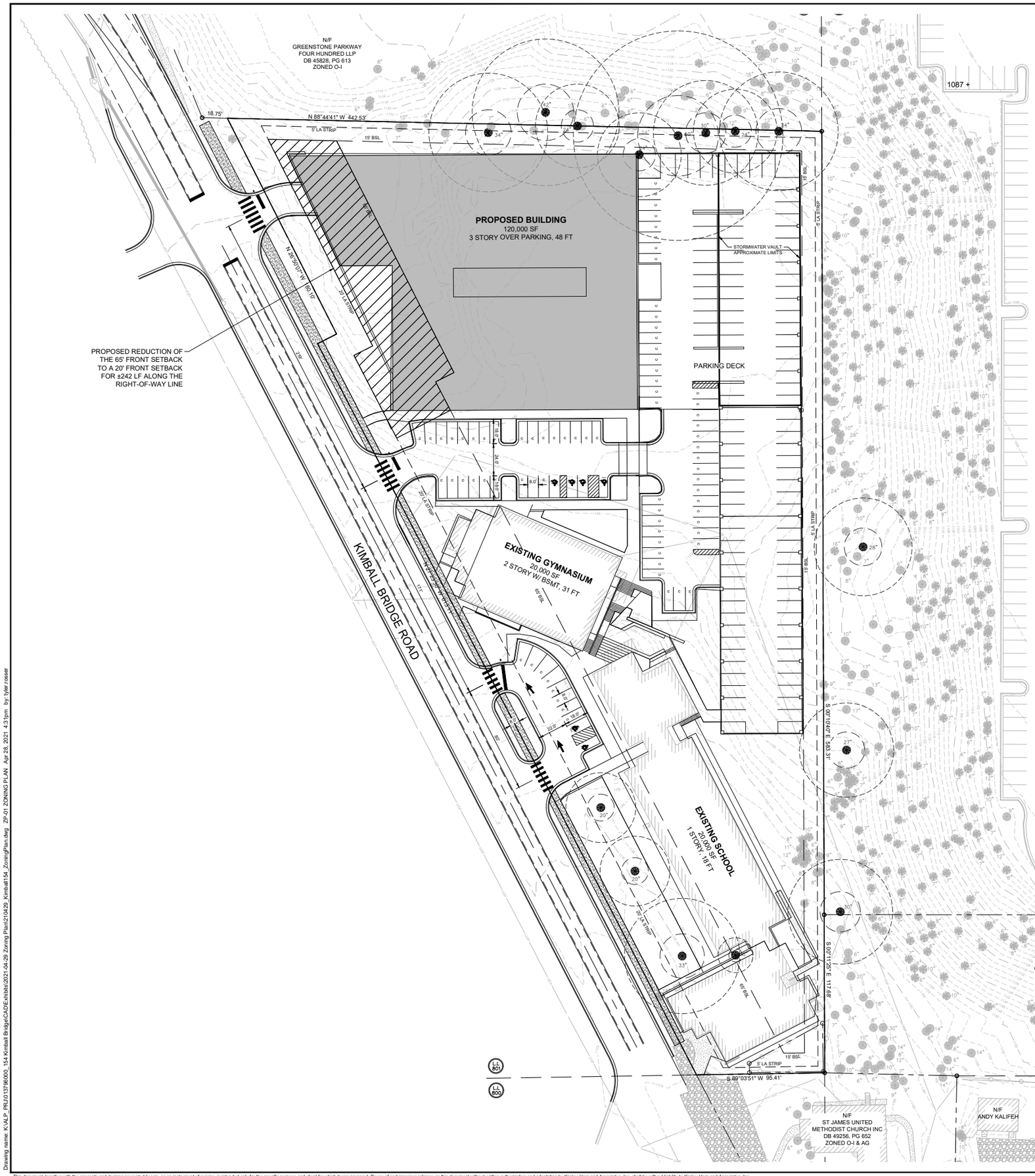
It should be noted that the parking ratios can be reduced via administrative variance if documentation is submitted and approved (UDC Article II, Section 2.5). The zoning ordinance further states parking ratios may be reduced based on meeting criteria within UDC Section 2.5.5.e, *Tree Preservation*, and Section 2.9.5.A.5, *Historic Preservation Incentive Zoning*. This equates to an approximate range of 270-432 parking spaces (or a ratio of 2.00-3.20 spaces/ksf).

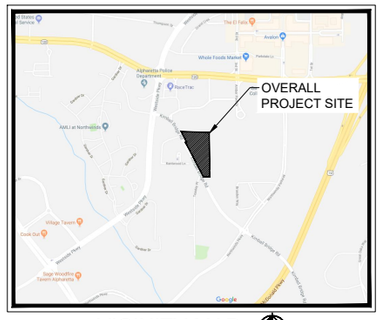
Additionally, neighboring jurisdictions were researched and compared to the City of Alpharetta zoning code. It was determined that the parking ratios of neighboring jurisdictions range from 2.00-3.00; suggesting that a range of 270-405 parking spaces could be considered.

Therefore, based on a review of the above data, a parking ratio of 3.01 spaces/ksf (407 parking spaces) for office is likely adequate to serve the demands of the proposed development.

Attachments:

- Currently Proposed Zoning Site Plan





VICINITY MAP

FEMA MAP

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0058F AND 13121C0059F DATED 09/18/2013.

SITE NOTES:

PROPERTY ADDRESS:	154 KIMBALL BRIDGE ROAD
LAND LOT / DISTRICT / SECTION:	801 / 1 / 2
PARCEL ID NUMBERS:	12-2842-0801-011-1
EXISTING ZONING:	SU (SPECIAL USE)
PROPOSED ZONING:	O-P (OFFICE - PROFESSIONAL)
OVERALL SITE AREA:	4.44 ACRES
MAXIMUM LOT COVERAGE:	3.11 ACRES (70.0%)
PROPOSED LOT COVERAGE:	3.33 ACRES (75.0%)
MAXIMUM BUILDING COVERAGE:	1.78 ACRES (40.0%)
PROPOSED BUILDING COVERAGE:	1.45 ACRES (32.7%)
MAXIMUM BUILDING HEIGHT:	40'
PROPOSED BUILDING HEIGHT:	48'
MAXIMUM BUILDING STORIES:	4 STORIES
PROPOSED BUILDING HEIGHT:	3 STORIES + PARKING DECK
MAXIMUM LAND USE DENSITY:	
OFFICE	133,200 SF (30,000 SF/ACRE)
PROPOSED LAND USE DENSITY:	
OFFICE (HEATED AREA)	160,000 SF (36,036 SF/ACRE)
LEASABLE AREA	135,000 SF
SUPPORT/SERVICE AREA	25,000 SF
OUTDOOR AMENITIES	20,000 SF
REQUIRED PARKING:	540 SPACES (4.00 / 1000 SF)
OFFICE (LEASABLE AREA)	540 SPACE
PROPOSED PARKING:	407 SPACES (3.01 / 1000 SF)
PARKING DECK	347 SPACES
SURFACE PARKING	60 SPACES
BUILDING SETBACK:	
FRONT	65' (KIMBALL BRIDGE)
SIDE	15'
REAR	15'

EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY BOUNDARY ZONE, INC. DATED 06/11/18.

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 801 of the 1st District, 2nd Section, Fulton County, Georgia, more particularly described as follows:

Beginning at ½" rebar found at the landlot corner of landlots 800, 801, 804, and 805, which is the true point of beginning, thence running S89°03'51"W along the landlot line dividing land lots 801 and 800 for a distance of 95.41' to a PK nail set on the easterly right-of-way of Kimball Bridge road (R/W varies), thence leaving said landlot line and running along the right-of-way following courses and distances, N27°23'30"W for a distance of 613.11' to a ½" rebar set, thence running N63°10'00"E for a distance of 15.86' to a ½" rebar set, thence running N26°50'07"W for a distance of 180.10' to a ½" rebar set, thence leaving said right-of-way and running N88°44'41"W for a distance of 442.53' to an axle found on the landlot line dividing landlots 801 and 804, thence running along said landlot line the following courses and distances, S00°10'40"E for a distance of 583.31' to a ½" rebar found, thence running S00°11'25"E for a distance of 117.68' to a ½" rebar found at the landlot corner, which is the true point of beginning.

Said tract or parcel of land containing 4.437 acres (193,260 square feet) more or less.

STORMWATER MANAGEMENT NOTE:

SITE WILL CONTAIN ONSITE STORMWATER CONTROLS TO MEET ALL LOCAL AND STATE REQUIREMENTS. THIS MAY INCLUDE THE COMBINATION OF SEVERAL COMPONENTS (PERVIOUS PAVING, INFILTRATION FIELDS, BIORETENTION AREAS, OR OTHER COMPONENTS) PROVIDING RUNOFF REDUCTION (IF INFILTRATION RATES ALLOW), CHANNEL PROTECTION, AND OVERBANK FLOODING PROTECTION PER THE CODE REQUIREMENTS. DETENTION SHALL BE PROVIDED WITHIN A CONCRETE VAULT BENEATH THE PARKING DECK.

VARIANCES:

PROPOSED REDUCTION OF THE 50' FRONT SETBACK TO A 20' FRONT SETBACK FOR ±242 LF ALONG THE RIGHT-OF-WAY LINE.

PROPOSED IMPERVIOUS AREA COVERAGE VARIANCE FROM 70% TO 75%.

PROPOSED BUILDING HEIGHT VARIANCE FROM 40' TO 48'.

PROPOSED DRIVEWAY SPACING VARINACE FROM 300' TO AS SHOWN ON THE PLAN.

PROPOSED REDUCTION IN THE TOTAL AMOUNT OF REQUIRED PARKING SPACES BASED ON THE PARKING REDUCTION MEMO PREPARED BY KIMLEY-HORN.

GEORGIA811. Georgia Utilities Protection Service

GRAPHIC SCALE IN FEET
0 15 30 60

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC
817 W. PEACHTREE STREET, NW
THE BILTMORE, SUITE 601
ATLANTA, GEORGIA 30308
PHONE (404) 419-8700
WWW.KIMLEY-HORN.COM

CLIENT
KB VENTURE PARTNERS, LLC
1099 ALPHARETTA STREET
ROSWELL, GA 30075
PHONE: (770) 366-0744

No.	REVISION DESCRIPTIONS	DATE	BY

PROJECT
KIMBALL 154
154 KIMBALL BRIDGE ROAD, ALPHARETTA, GA 30009
LAND LOT 801, 1ST DISTRICT, 2ND SECTION
PARCEL I.D.: 12-2842-0801-011-1

GEORGIA REGISTERED PE006427 PROFESSIONAL ENGINEER TYLER ROSSER
04/30/2021

GSWCC CERT. (LEVEL II)	00007289
DRAWN BY	JTR
DESIGNED BY	JTR
REVIEWED BY	BRM
DATE	03/31/2021
PROJECT NO.	013796000

TITLE
ZONING
SITE PLAN

SHEET NUMBER
ZP-01

Drawing name: K:\ALP_PRJ\013796000_154 Kimball Bridge\CAD\Exhibits\2021-04-29 Zoning Plans\210429_Kimball 154_ZoningPlan.dwg ZP-01 ZONING PLAN Apr 28, 2021 4:31pm by tyler.rosser

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

CITY COUNCIL MEETING
STAFF REPORT

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

I. AGENDA ITEM TITLE: MP-21-06/CU-21-12 NVA EMERGENCY VETERINARY/3100 ROYAL BOULEVARD SOUTH

CITY COUNCIL: OCTOBER 25, 2021

This item was considered at the 10/7/2021 Planning Commission meeting. Staff recommended approval subject to 7 conditions. There were no public comments. After discussion, Planning Commission recommended approval subject to staff's recommended conditions. Vote 7-0

II. RECOMMENDATION:

Approve MP-21-06/CU-21-12 NVA Emergency Veterinary/3100 Royal Boulevard South, subject to the following conditions:

1. Add 'Animal Hospital, Small Animals' to the Royal 400 Master Plan Pod 12 as a conditional use.
2. 'Animal Hospital, Small Animals' shall be added as a conditional use at 3100 Royal Boulevard South and limited to no more than 20,580 square feet.
3. Conditional use approval shall be limited to NVA; no additional 'Animal Hospital, Small Animals' businesses or subleasing shall be permitted within the approved space.
4. The business shall be permitted to operate 24-hours/day, 7 days/week.
5. Boarding of animals is limited to short-term care incidental to the hospital use.
6. Pet relief areas shall be substantially similar to locations depicted on the submitted site plan and shall be screened from the street, as approved by Staff.
7. Mobile resources supporting the business, such as a mobile MRI or X-ray, shall not be visible from North Point Parkway.

III. REPORT IN BRIEF:

The applicant, National Veterinary Associates (NVA), is requesting a master plan amendment and conditional use to allow an 'Animal Hospital, Small Animals' for NVA in a 20,580 square foot existing building. An amendment to the Royal 400 Master Plan Pod 12 is requested to add the proposed use. The subject property is located at 3100 Royal Boulevard South in the Royal 400 Master Plan.

DISCUSSION

The submitted request, if approved, will allow the applicant to operate an 'Animal Hospital, Small Animal' in a 20,580 square foot existing building on a 2.25-acre property. An amendment to the Royal 400 Master Plan is requested to add the use to Pod 12 and a conditional use is requested to allow the use for NVA. The subject property is located at 3100 Royal Boulevard South in the Royal 400 Master Plan.

The property is zoned O-I (Office-Institutional) and is subject to the Royal 400 Master Plan Pod 12. The property was developed in 1996 with a 1-story, 20,850 square foot office building. Surrounding properties are zoned O-I and are subject to the Royal 400 Master Plan. Low-rise office buildings have been developed on the adjacent properties to the east, south and west and a data center is located to the north.

The Royal 400 Master Plan was approved in 1986 as a 284-acre office park, allowing 25,000 square feet/acre of office use. The table below represents master plan amendments in the Royal 400 Master Plan.

Royal 400 Master Plan – Past Master Plan Amendments

File #	Project Name	Pod	Requested Change	Outcome	Date
V-12-31	Great Oaks Holding	17	Parking reduction for data center	Approved	1/28/13
MP-12-06 / CU-12-06	Sunrise Detox	7	Add adult detox center use	Approved	6/18/12
MP-08-09 / V-08-15	Royal 400/Data Center	13, 14, 15	Add data center use and parking variance	Approved	10/27/08
V-08-08	AT&T Mobility Data Center	16	Parking reduction for data center	Approved	5/27/08
V-04-08	Cingular	16	Parking reduction for data center	Approved	5/24/04
MP-96-04	North Point Ministries	3, 4, 5	Add church use	Approved	9/23/96

UDC Section 1.4.2 defines 'Animal Hospital, Small Animals' as, "A place where dogs, cats, birds or other animals normally kept as household pets are given medical or surgical treatment and the boarding of animals is limited to short-term care incidental to the hospital use." The use is permitted by-right in the LI (Light Industrial) district and as a conditional use in the AG (Agriculture), CUP (Community Unit Plan), O-I, C-1 (Neighborhood Commercial), C-2 (General Commercial), and PSC (Planned Shopping Center) districts.

National Veterinary Associates (NVA) is an emergency veterinary business serving cats and dogs primarily; however, the primary focus will be the practice of veterinary medicine including preventative care and surgery. NVA partners with local veterinarians to help grow the business and network of veterinary hospitals. NVA has over 1,000 partnerships worldwide. The business operates 24 hours per day, seven (7) days per week. The business does not board animals. The applicant anticipates approximately 25 employees. Two (2) pet relief areas are depicted on the site plan.

Staff prepared the table below to provide a comparison of the applicant's proposal to existing animal hospitals in the City. There are eight (8) animal hospitals approved in the City, of which one (1) is an emergency veterinary hospital.

Animal Hospital Located in the City

Project Name	Address	Zoning
Alpharetta Animal Hospital	80 Milton Ave	C-2
North Main Animal Hospital	562 North Main St	C-2
Paw Patch Animal Clinic	1150 Upper Hembree Rd	C-1
Webb Bridge Animal Hospital	3953 Webb Bridge Rd	AG
Country Place Animal Hospital	2165 Old Milton Pkwy	C-2
EasyVet Clinic	12850 Alpharetta Hwy, Suite 2200	C-2
VEG (Veterinary Emergency Group)	2725 Old Milton Parkway, Suite A	O-I
George Animal Hospital	6195 Windward Parkway, Suite 109	CUP

TRAFFIC

Staff estimates that the 20,580 square foot Animal Hospital would generate approximately 73 PM Peak Hour trips.

STANDARDS FOR MASTER PLAN AMENDMENTS

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 proposal would be suitable as it relates to the use and development of adjacent or nearby properties, which are developed with office uses.

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, which are primarily developed with office uses.

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. The applicant proposes to occupy an existing building and does not propose any exterior changes to the site.

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

Response: The subject property is approved for office use. 'Animal Hospital, Small Animal' operates similar to a medical office use.

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 and services. The proposed use would generate 73 PM Peak Hour trips.

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

Response: Not applicable.

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 zoning proposal reflects a reasonable balance. The applicant's proposal would be compatible with surrounding uses and other locations for this business type, which are similarly situated in commercial and office environments.

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

Response: The subject property is approved for office use. 'Animal Hospital, Small Animal' operates similar to a medical office use.

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

Response: The zoning proposal is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Corporate Office'.

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: The subject property was developed in compliance with site access development standards with access from two (2) driveways off Royal Boulevard South. The use should not impact vehicular and pedestrian access.

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 subject property is in compliance with regard to refuse areas, loading and service areas, off-street parking, and buffers and screening.

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 use would be compatible with the surrounding uses and other locations for this business, which are similarly situated in commercial and office environments.

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 use would be compatible with the surrounding uses and other locations for this business, which are similarly situated in commercial and office environments.

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 use would be compatible with the surrounding uses and other locations for this business, which are similarly situated in commercial and office environments.

7. Ensuring that the conditional use is appropriately separated from similar uses and conflicting uses, such as residences, government buildings, parks, churches or schools.

Response: There is currently one (1) emergency veterinary hospital in the City located approximately one (1) mile to the north at Veterinary Emergency Group (VEG). There are no conflicting uses in the immediate vicinity of the applicant's property.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that the use does not conflict with the established review criteria for a master plan amendment and conditional use. The proposed use would be compatible with surrounding uses and other locations for this business type, which are similarly situated in commercial and office environments. If approved, it is recommended that conditions be established as part of this application that regulate and limit any expansion of the business.

CITIZEN PARTICIPATION PLAN

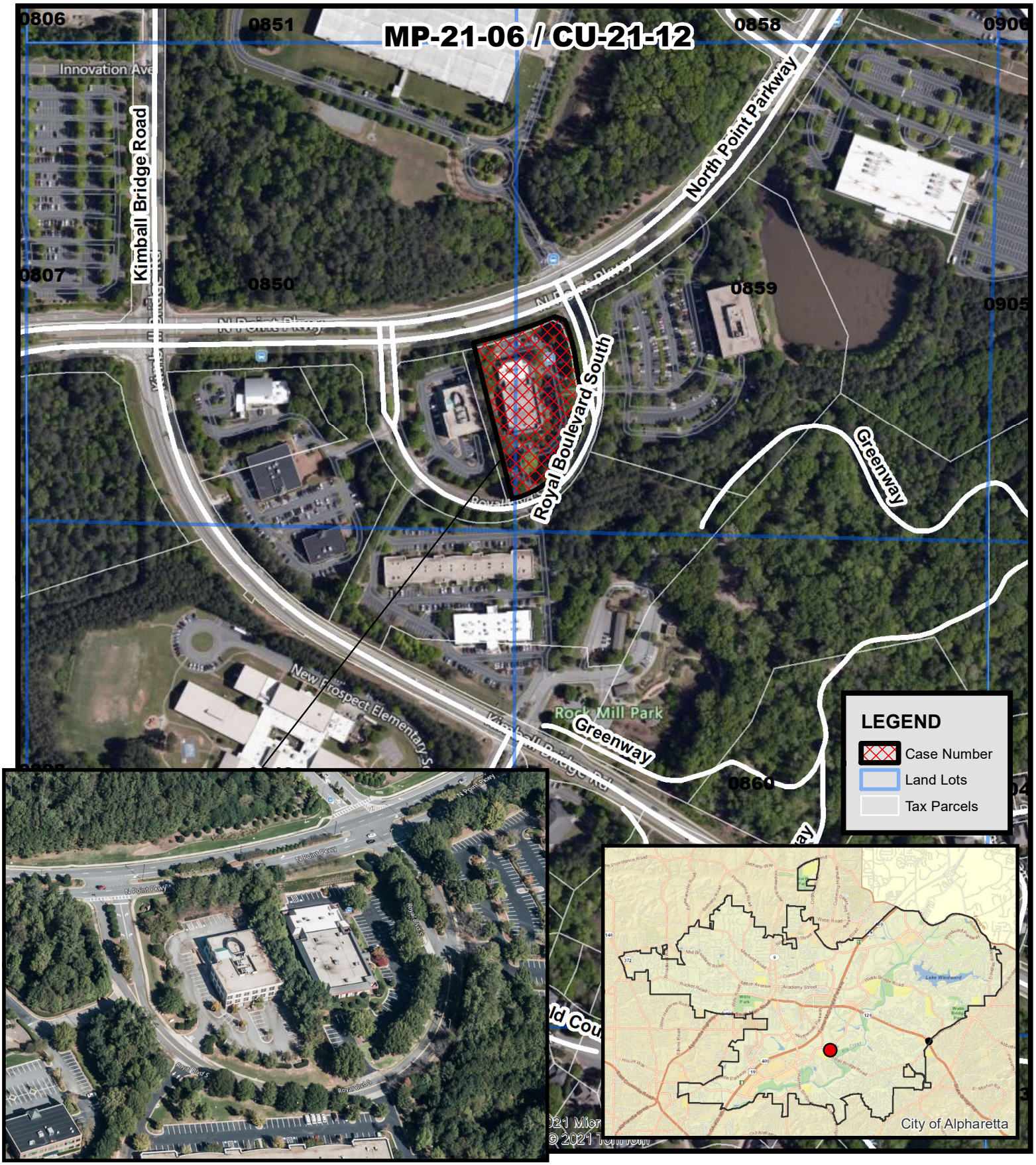
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on September 8, 2021. There was one (1) question regarding whether or not a fence would be provided around the property.

IV. ATTACHMENTS:

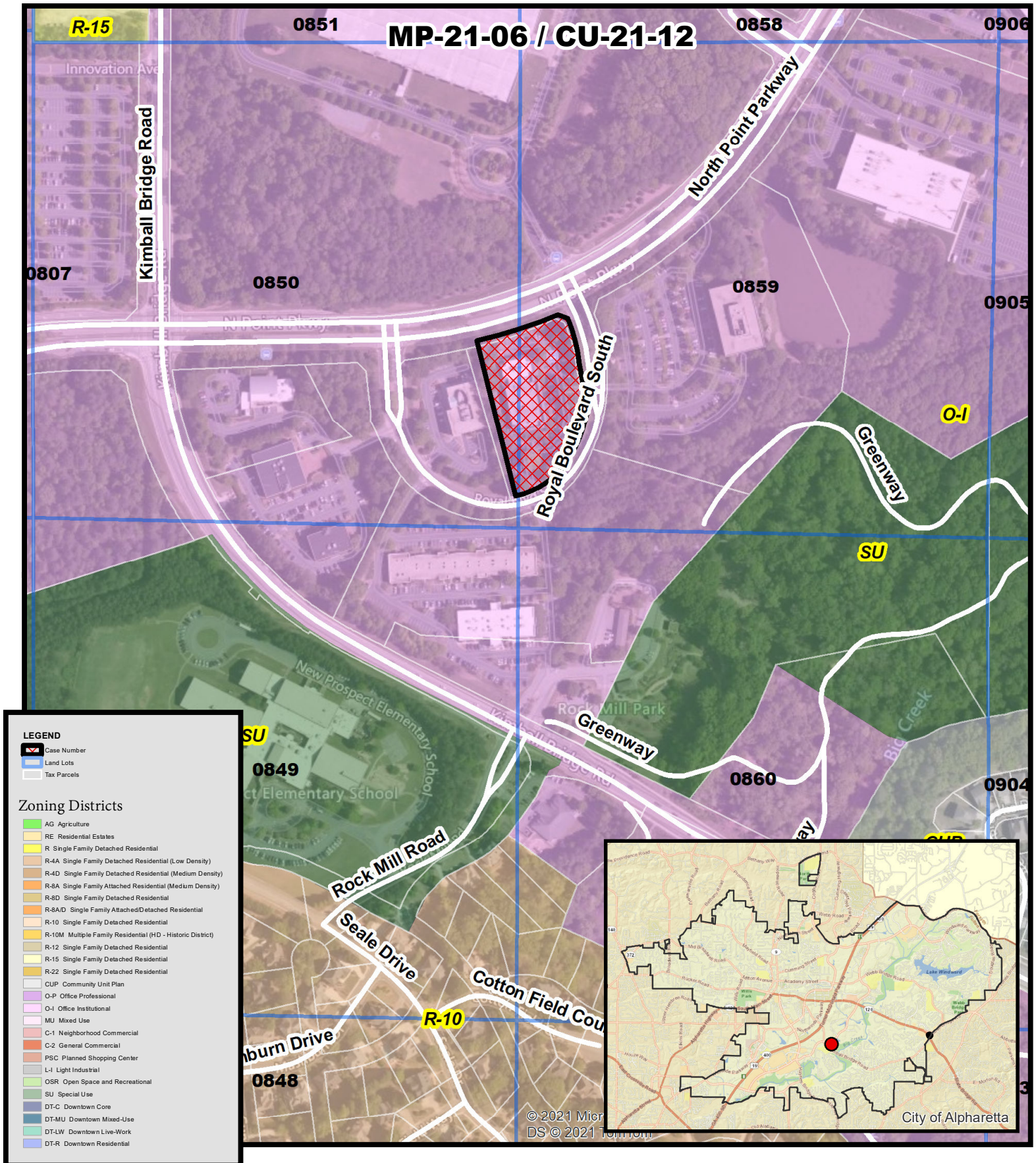
- Site Plan



Aerial Map
NVA Veterinary Hospital
3100 Royal Boulevard South

MP-21-06 / CU-21-12
D/LL: 1/2/850, 859
PC: 10/07/21
CC: 10/25/21

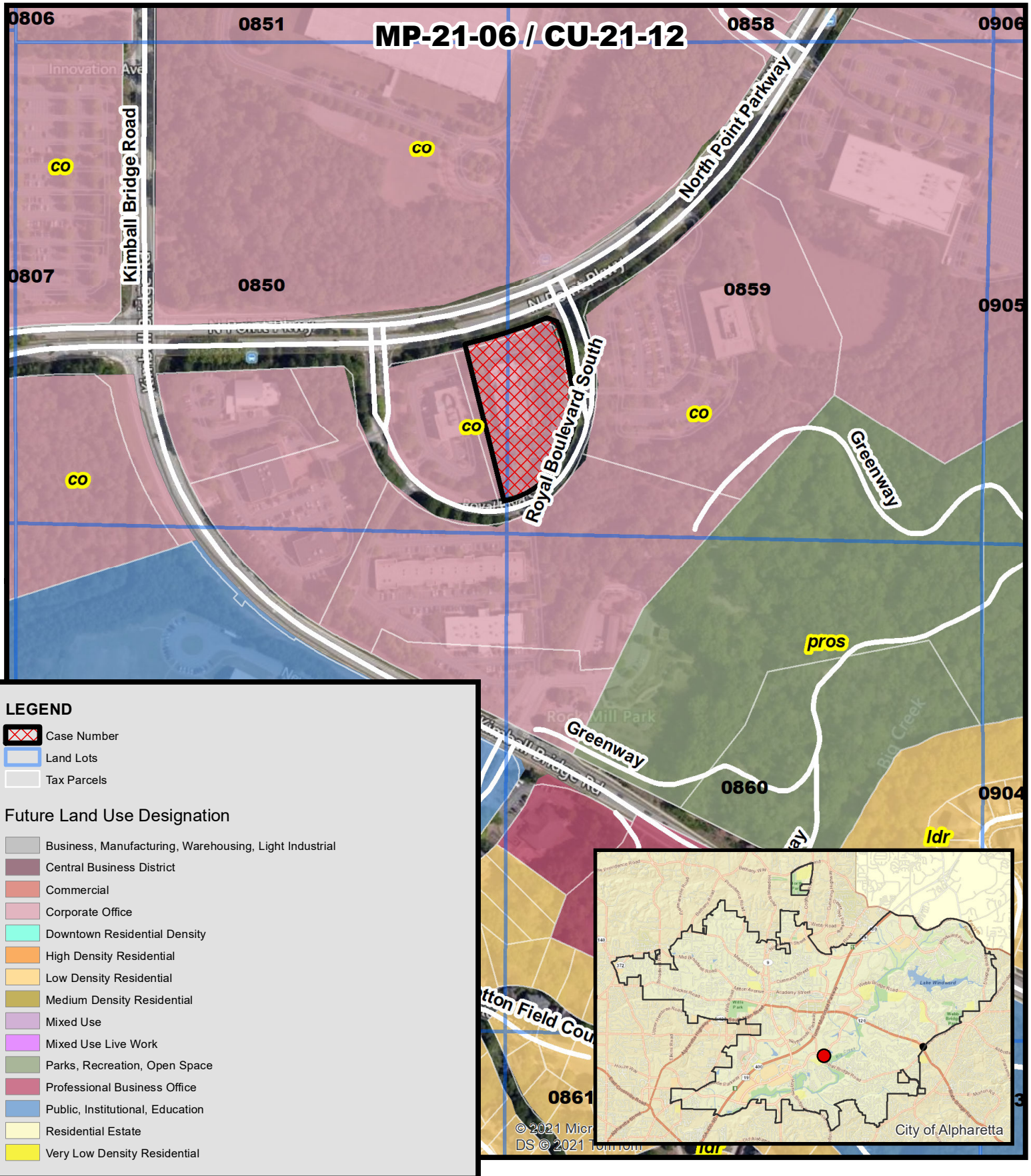
Location Map Provided by:
Community Development - GIS



Zoning Map
NVA Veterinary Hospital
3100 Royal Boulevard South

MP-21-06 / CU-21-12
D/LL: 1/2/850, 859
PC: 10/07/21
CC: 10/25/21

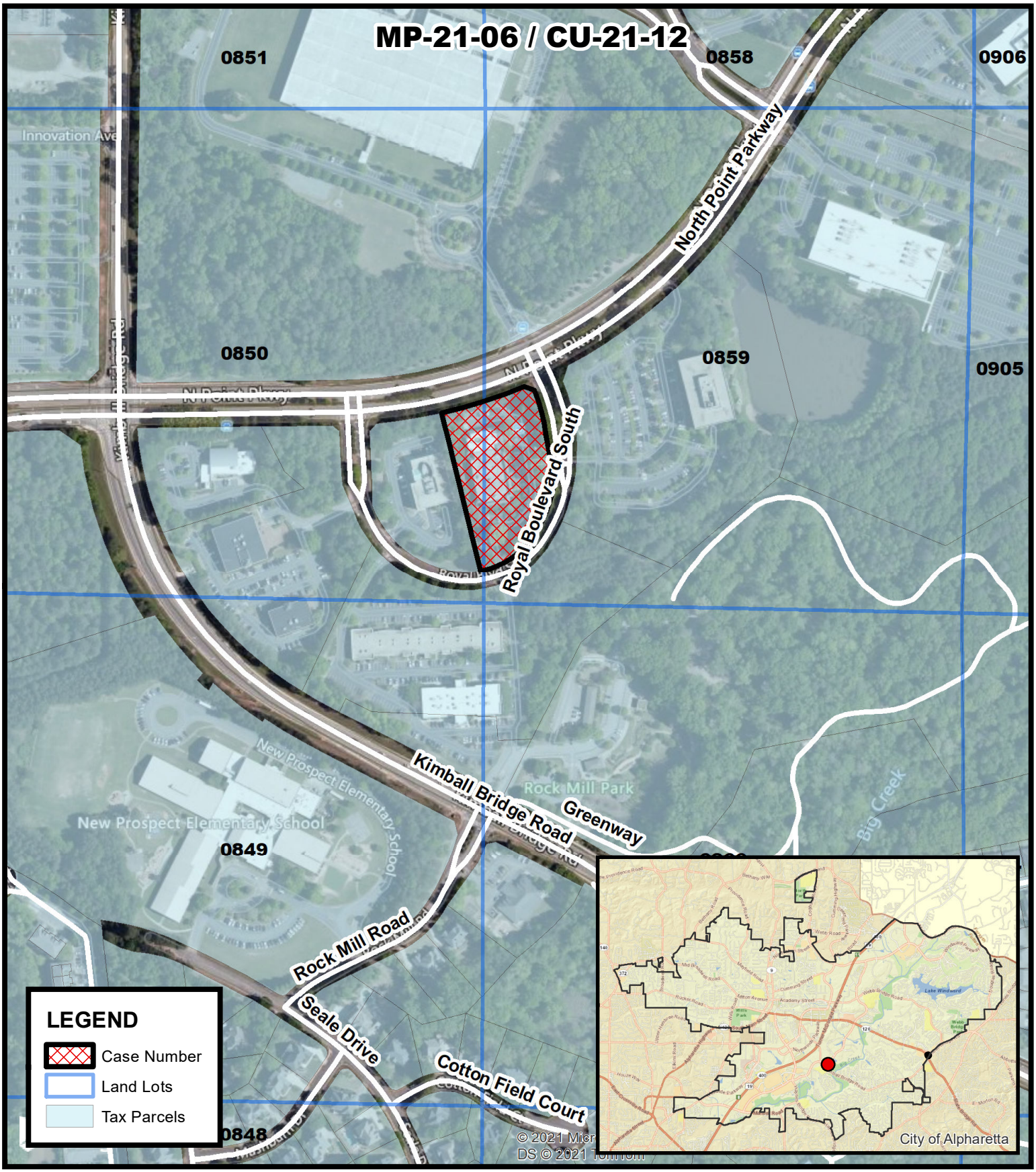
Location Map Provided by:
Community Development - GIS



Future Land Use
NVA Veterinary Hospital
3100 Royal Boulevard South

MP-21-06 / CU-21-12
D/LL: 1/2/850, 859
PC: 10/07/21
CC: 10/25/21

Location Map Provided by:
Community Development - GIS



Location Map
NVA Veterinary Hospital
3100 Royal Boulevard South

MP-21-06 / CU-21-12
D/LL: 1/2/850, 859
PC: 10/07/21
CC: 10/25/21

Location Map Provided by:
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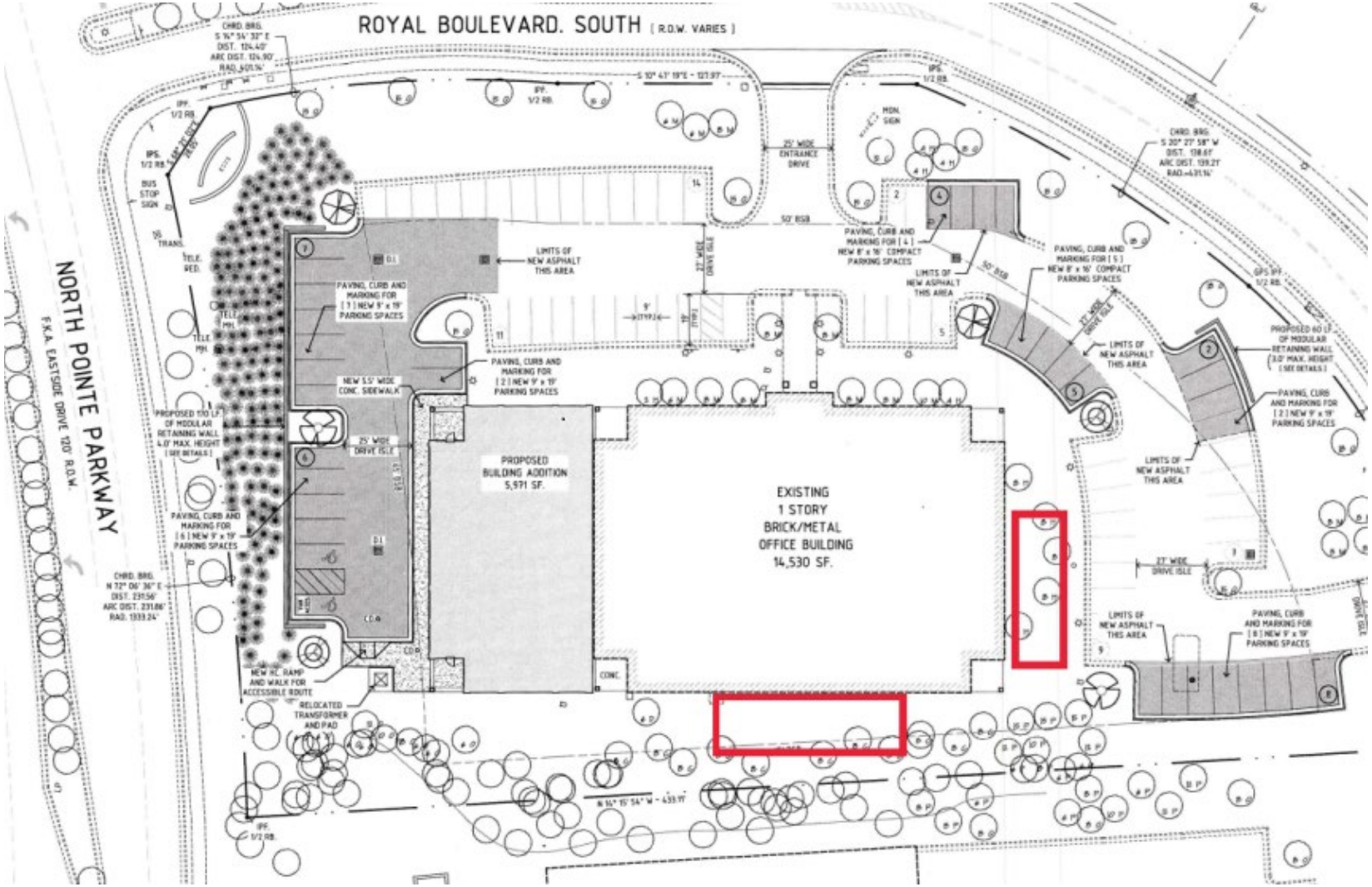

Date: 9/16/2021

COMMUNITY DEVELOPMENT
COMMUNITY ZONING INFORMATION MEETING
SEPTEMBER 8, 2021
ZOOM
6:00 PM

I. **Staff & City Council present:**
   a. Kathi Cook, Director of Community Development and Director of Economic Development
   b. Michael Woodman, Senior Planner
   c. Ben Kern, GIS Specialist / Special Projects Planner
   d. Lauren Shapiro, Planning + Zoning Coordinator
   e. Karen Richard, City Council

II. **Total attendance:** 29 total attendees, including Staff and City Council

III. **MP-21-08 Adora Day Care Center KB / 400 Partners**
   a. Applicant Presentation: Akif Aydin
      i. Adding the use of a day care at this location
      ii. Converting a former bank building into a day care center
   b. There were no public comments for this item.

IV. **MP-21-07 / CLUP-21-04 / Z-21-09 / V-21-23 Empire Communities KB / 400 Partners**
   a. **Applicant Presentation: Kathy Zickert, Kelley Rhino, Kevin Norton, Ken Wood**
      i. This site was originally to be developed for 321,000 square feet of office space, likely 4-5 story office building with surface parking
      ii. Proposing single family detached homes that have 2 car garages and driveways (front and alley access units)
      iii. Neighborhood will have a clubhouse pool with cabanas, 2 pocket parks, amenity area (boardwalk with nature trail), would like to put in treehouses (pending liability / permitting), guest parking, entrance feature for the Eco-district
      iv. Challenging topography (floodplain area)
      v. No vehicular access on Kimball Bridge Road (only emergency and pedestrian access); condensing access for the neighborhood only to Rock Mill Road
      vi. Adjusted signal timing (length of green light) already at this intersection
      vii. School overcrowding:
         1. New Prospect Elementary
            a. Capacity = 825 students and currently enrolled = 501
         2. Webb Bridge Middle
            a. Capacity = 1,150 and currently enrolled = 1,113
         3. Alpharetta High
            a. Capacity = 2,175 and currently enrolled = 2,121
      viii. Traffic would be much better with this project when compared to an office use.
         1. Residential use = 990 trips per day; peak hour = 67 am and 89 pm trips
         2. Office use = 2,390 trips per day; peak hour = 342 am and 217 pm trips

b. Public Comments + Concerns:

i. Tributary #2 stream that goes through the property and concern for altering streams or violating Clean Water Act
    1. Applicant response: Not interfering with tributary on site; there are huge fines for violating the Clean Water Act, and the City may want a no-rise certificate which shows that there was no change in the floodplain

ii. Development look like Kirkwood, Halcyon, or Harlow?
    1. Applicant response: Compare this development more to Midwick off Thompson Street in Alpharetta.

iii. Average cost of single-family homes?
    1. Applicant response: Anticipated pricing: $500,000 to $550,000

iv. Does this proposal impact the dead-end street next to New Prospect that cuts through?
    1. Applicant response: No plans to impact the dead-end street (topography issues)

v. Are you proposing that 90 residences will have no negative impact on traffic flow and school capacity challenges?
    1. Applicant response: Any new development will generate traffic. We are discussing with the City the impact at Rock Mill and North Point Parkway and do not believe this will overwhelm. By taking away the curb cut directly from North Point and Kimball Bridge, we are bringing people through the signal at Rock Bridge.

vi. Suffered through rush hours for past 5 years. If New Prospect Elementary School hits max capacity, will the school buses and nearby resident be able to survive even higher traffic volumes?
    1. Applicant response: New Prospect is well below capacity and do not suggest that we will hit that enrollment.

vii. Previous proposal was 56 homes and this one is raised to 90, and you are not expecting negative impact with such high density?
    1. Applicant response: Agree.

viii. Extra safety issues for the kids comes along with the jammed traffic?
    1. Applicant response: Traffic generated from proposal will not be a hazard for anyone; adding a pedestrian connection to Kimball Bridge Road so that you will not have to cross the road to get to the school.

ix. Bike repair shop
    1. Applicant response: No bike repair shop, there is an area where bike repairs could be made.
    2. Staff response: By the fire access there is a small bicycle repair on the site plan, so that may have been where that question comes from.

x. Civic space
    1. Applicant response: 18% is amenity space and there is 32% civic space; we have more than what is required.

xi. School capacity and how much the 90 homes will affect enrollment:
    1. Applicant response: Can look at Midwick proposal and get the numbers of school children from that development as a comparison. It is unlawful for anyone to discriminate against anyone with children or create a policy to discourage that.
    2. Staff response: The City does send proposals for residential developments to Fulton County Schools and they have responded. With the projected students

generated from 90 single-family detached homes, the elementary, middle, and high schools that serve this property would be within enrollment capacity.

xii. Schools can hold 800 kids, but roads were not designed for the changes.

xiii. Desired customer? This is a family area. Would your development attract that kind of buyer?

xiv. Midwick would be different than this one, because this is right next to an elementary school.

xv. Civic spaces
    1. Applicant response: Corner area may have a gathering area (knee wall with art feature) where you can sit and enjoy the art. Also trying to create the treehouse area as a civic space. There may be a partial trail in the area of the floodplain.
    2. Staff response: There is a trail near the bank on the other side of the stream, but not on your property.

xvi. 90 homes seems dense.

xvii. Why wasn't the Kimball Farms neighborhood properly notified of this meeting? The HOA president listed in the application is not the HOA president.
    1. Applicant response: Would like to get the correct contact information, because that was the contact that I was given. This was not intentional, and if you will let me know that contact, we would be happy to set up a meeting.
    2. Staff response: The applicant and the City is required to notify all property owners within 500 feet of this property. Kimball Farms may be further than 500 feet away, and I do not recall off the top of my head. The City's contact for the HOA might have been incorrect, and we would love to have that contact.

xviii. Medium density or high density?
    1. Applicant response: This is a medium density project.

xix. This development should be viewed into context of other developments that will affect school enrollment. Are there other new developments that will also contribute to the growth in population at each school?
    1. Staff response: Not aware of any requests for residential in this general vicinity; would have to look at other areas to confirm that, but please reach out to me via email.

xx. Civic area is intended for residents or public to gather?
    1. Applicant response: public.

xxi. Is the school directly next to the development on the map? Will there be fencing on the boarder to the school?
    1. Applicant response: Yes and yes.

xxii. Kimball Farms flooding issues
    1. Applicant response: Highly regulated by federal and state law. Not sure that this development is within the same drainage basin; will look into this.

xxiii. Other high-density properties being developed nearby, what will make this property more desirable?
    1. Applicant response: The quality of what the client builds. The Midwick project is lovely and sells itself; can get you a list with the projects.

xxiv. Flood issues – this is a big deal to our community and should be taken into consideration.
    1. Applicant response: We have taken into consideration the flooding and downstream impacts. We have proposed a pond that will not only be to treat

water quality and runoff reduction and flood protection. Will run full flood study and hydrology studies.

xxv. There is a stream that is parallel to Gunter Court (in Kimball Farms). There is a detention / retention pond toward the end of Gunter Court that has never functioned the way the City wanted it to function. The stream on the side of Wachovia does go all the way down behind all of the homes behind Gunter Court and it does impact the very large detention / retention pond behind the end of Gunter Court. We ask you to not exacerbate this, as it is a very big problem for the homeowner that sits on the pond.
    1. Applicant response: I will be reaching out to you set up something for your community.

xxvi. Civic spaces – this is a neighborhood and parts are open to the public and the civic spaces is for the public to gather, you are near a school, what kind of gatherings do you envision and who would be responsible for the maintenance, upkeep, and safety of those areas if that area is public?
    1. Applicant response: It is our property, so we would be responsible for maintaining it. We are conditioning it as a space for kids to use. The issue with how to protect them or supervise is among the issues we have to look at.

xxvii. We have several community parks (Rock Mill Park), you are applying for residential zoning but you have civic space, are you building a structure that people go into to congregate?
    1. Applicant response: I am talking about a treehouse, not an amphitheater or a structure.

xxviii. Its an open air gathering spot?
    1. Applicant response: Yes.

xxix. I was told that this is a public space and that would be under the City of Alpharetta's jurisdiction and that the maintenance or policing would be through the City of Alpharetta.
    1. Staff response: If civic areas are dedicated to the City, there would be potential for the City to police those areas. If they are not dedicated, and are just civic space on the property, the HOA would be responsible.

xxx. Gathering spots can't violate a noise ordinance or gather for a specific reason, is this just a social thing?
    1. Applicant response: Yes. Are you familiar with the North Point Plan? If you look at that plan, it has observation decks looking out into a biosoil retention area, that would be considered a civic space. This is not something formal. The City requires every development in North Point Overlay to have a 10% minimum of civic space.

xxxi. I thought for civic spaces that churches could gather and could have different types of groups gather there. I am not interested in having something like that close to our neighborhood.
    1. Applicant response: The old AMC movie theater, we were required to provide 10% civic space and we improved the trail to Big Creek Greenway and was available to use a civic amenity but was privately owned. Not every civic space is a gathering space.

xxxii. As this goes forward, can there be more specifics as to what can or cannot be allowed in that civic space in the final approval?
    1. Applicant response: Staff will be able to derive appropriate conditions for the gathering / civic space.

xxxiii. Or for a political or church gathering – groups can go to their own spaces for that. This is residential community.

xxxiv. It is in your proposal that you have a bicycle repair shop open to the public.

1. Applicant response: This is not a store where you go into to buy a chain. This is a bike repair station and they are along the Alpha Loop; we installed one at Midwick. It is a vertical station that has tools to repair a bike if someone may need it.

xxxv. I live in Kimball Farms, and my concern is traffic. What is the plan for 90-180 more cars?

1. Applicant response: Peak trips is 67 for morning and 89 for evening trips. This is pre-covid data and does not account for changes in working circumstances.

xxxvi. Safety concerns for New Prospect Elementary School kids.

V. MP-21-06 / CU-21-12 National Veterinary Associates (NVA) / 3100 Royal Boulevard South

a. Applicant Presentation: Chandler Bovitz, Jack Arnold, Merritt Lancaster

i. Amend Royal 400 Master Plan - Pod 12 to allow for a veterinary hospital use and a conditional use for NVA

ii. Stand-alone building; this will not be an overnight kennel or pet resort. May only be kept overnight if needed in case of emergency

iii. National vet brand

iv. Should have no noise or impact to property owners

b. Public Comments + Concerns

i. Will this be fenced in case an animal gets out?

1. Applicant response: There is an existing fence on the rear portion and the topography on the side of North Point Parkway is too steep for anything to run off. The nature of the use is not going to be very conducive for animals that run off. We could look into adding a fence in an area where an animal could escape.

ii. This property is next to New Prospect Elementary School, that's why he is asking about the fence.

CHAT BOX TRANSCRIPT FROM ZOOM MEETING:

18:12:28 From david dickensheets to Everyone:
Tributary # 2 stream goes through property and to Big Creek and then to Chatahoohee, Anything in the request that alters that stream,or any conflicts w/ the Clean Water Act that was recently reaffirmed.
18:13:16 From Tom Cossuto to Everyone:
Good question, ask her.
18:14:55 From Aimee Uphues to Everyone:
Is this developer intending to look like Kirkwood or Haylcon or Harlow?
18:15:38 From Ben Ward to Everyone:
What is the average cost of the single family homes that are being developed?
18:15:40 From Lynn Podsiadlo to Everyone:
does this current proposal impact the dead end street next to New prospect that cuts through?
18:15:54 From Tom Cossuto to Everyone:
Are you proposing that 90 residences will have no negative impact on traffic flow and school capacity challenges? If so, how could that possibly be the case?
18:17:26 From WANG Siting to Everyone:
I have been living in Kimball farm community for about 5 years and suffered a lot for the rush hours. If new prospect elementary school hits the max capacity as you planned, will the school buses and nearby residents be able to survive even higher traffic volumes?
18:18:11 From Aimee Uphues to Everyone:
the previous proposal was 56 homes you have raised it to 90 and not expecting negative impact with such high density
18:19:20 From WANG Siting to Everyone:
And the extra safety issues for the kids comes along with the jammed traffics?
18:20:09 From Aimee Uphues to Everyone:
why is a bike repair shop open the public? This a commercial proposal or mixed use. What do mean by civic spaces
18:20:16 From Tom Cossuto to Everyone:
Please let me know for each school (elementary, middle and high) how much of the excess capacity today that you quoted is expected to be filled by these 90 homes?
18:20:19 From WANG Siting to Everyone:
The school can hold 800m kids, but the roads were not designed for the changes.
18:20:50 From Aimee Uphues to Everyone:
the proposal stated bike repair shop open to the public
18:22:05 From Aimee Uphues to Everyone:
who is your desired customer? this is a family area would your development attract that kind of buyer?
18:23:10 From Greg Hanley to Everyone:
Downtown Midwick would likely be different than this one... as it would be right next door to an elementary school
18:23:23 From Aimee Uphues to Everyone:
can you be more specific about use of civic spaces
18:23:49 From Greg Hanley to Everyone:
90 home seems pretty dense for the amount of space proposed. Why wasn't Kimball Farms neighborhood properly notified of this meeting ? The HOA President listed in the application is not the HOA president
18:23:51 From Tom Cossuto to Everyone:

How could the High school remain within capacity? What were the current enrollment and capacity numbers you quoted earlier?

18:24:22 From Aimee Uphues to Everyone:

what else is incorrect in the proposal? medium density or high density?

18:25:57 From Ben Ward to Everyone:

These 90 homes should be viewed in the context of other new developments that will affect the capacity of the schools in our area. To the city officials... Are there other new developments that will also contribute to the growth in population at each school?

18:27:13 From Aimee Uphues to Everyone:

who is the civic area intended for people to gather? residents or public?

18:27:16 From willliam dagher to Everyone:

william dagher is the president of the HOA Kimball Farms william@sfur.com

18:27:21 From david dickensheets to Everyone:

is the school directly next to it on the map.That is no other owned property there . If so will there be fencing on the border to the school ?

18:28:11 From Ben Ward to Everyone:

Kimball Farms is already facing significant issues with flooding in some parts of our community. What assurances can we be given that this new development will not add to the existing flooding issues?

18:28:31 From Aimee Uphues to Everyone:

its a matter of legal definition

18:30:06 From Aimee Uphues to Everyone:

There are many other high density properties being built currently near by, what will make this property more desirable?

18:31:32 From Ben Ward to Everyone:

Please review the flood issue. That is a big deal to our community and it should be an issue that the developer has already taken into consideration!

18:32:26 From willliam dagher to Everyone:

william dagher would like to make a comment about the flood issue

18:40:33 From Greg Hanley to Everyone:

the adjacent property on the south of that map, is New Prospect Elementary School

18:41:11 From Greg Hanley to Everyone:

thats why he was asking about the fence

18:42:06 From Tom Cossuto to Everyone:

what are the next steps?

18:44:58 From WANG Siting to Everyone:

Will the recordings be put to on line and open to public viewing since many people can't attend the discussion in person?

18:48:51 From iPhone to Everyone:

I live in kimball farms. My main concern is traffic. What's the plan to handle 90 to 180 cars more

18:52:18 From WANG Siting to Everyone:

Thanks!

18:53:06 From WANG Siting to Everyone:

Also the safety concerns for NPES kids.

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: NVA Animal Hospital / 3100 Royal Boulevard South MP-21-06 / CU-21-12

Contact Name: Chandler Bovitz Telephone: 706-564-2264

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.

Letters were sent to all property owners within a 500 foot radius via the USPS. We did not receive any responses to the letter that were in direct reference to the proposed project.

We only received a response from FSSR alerting us that the owner of Two Point Royal, LLC was no longer a representative of them and they did not have a forwarding address.

We also received letters returned undeliverable from the Fulton county Board of Education, and A+M CAPRE NPP, LLC.

Copies of all letters sent are enclosed.

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

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] 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: Chandler Bovitz
as agent for Bridgewater Properties, LLC

Date: 09/08/2021

Print Form

Bridger Properties, LLC
245 North Highland Ave
Suite 230-383
Atlanta, Georgia 30307

August 12, 2021

A&M CAPRE NPP, LLC
c/o Alvarez & Marshal Capital Real Estate
2321 Rosecrans Ave, Suite 4205
El Segundo, California 90245

RE: NVA Animal Hospital /3100 Royal Boulevard South MP-21-06 / CU-21-12

Dear Property Owner:

Please allow this letter to serve as public notice for a **Master Plan Amendment and Conditional Subordinate Use** request at *3100 Royal Boulevard South, Alpharetta, GA 30022* to amend the Royal 400 Master Plan to allow for a veterinary hospital use in Pod 12 and for a Conditional Subordinate Use of a veterinary hospital in Pod 12 of the Royal 400 Master Plan currently zoned OI. This use is consistent with municipal guidelines as to the intent of the existing ordinance.

3100 Royal Boulevard is an isolated, stand-alone building that is optimal for this use as there will be no impact on surrounding properties by noxious odors or offensive noise. This facility will NOT operate as a kennel or overnight pet resort; however, some animals may be kept overnight for observation if needed and in case of emergency. The facility will be occupied by one of the highest-quality and nationally recognized veterinary hospital brands.

The Community Zoning Information Meeting (CZIM) for this request will be held on Wednesday, **September 8, 2021, at 6:00 p.m.** via Zoom. The link to the meeting is https://zoom.us/j/7301636794. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by the Planning Commission on Thursday, **October 7, 2021, at 6:30 PM** and City Council on **Monday, October 25, 2021, at 6:30 PM**. The meeting(s) will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at chandler.bovitz@bridger-properties.com or 706-564-2264.

Sincerely,

Bridger Properties, LLC

Chandler Bovitz
Vice President – Operations

Bridger Properties, LLC
245 North Highland Ave
Suite 230-383
Atlanta, Georgia 30307

August 12, 2021

City of Alpharetta
2 South Main Street NE, Suite 410
Alpharetta, GA 30004

RE: NVA Animal Hospital /3100 Royal Boulevard South MP-21-06 / CU-21-12

Dear Property Owner:

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Sincerely,

Bridger Properties, LLC

Chandler Bovitz
Vice President – Operations

Bridger Properties, LLC
245 North Highland Ave
Suite 230-383
Atlanta, Georgia 30307

August 12, 2021

Fivesome, LLC
9290 Old Southwick Pass
Johns Creek, Georgia 30022

RE: NVA Animal Hospital /3100 Royal Boulevard South MP-21-06 / CU-21-12

Dear Property Owner:

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Sincerely,

Bridger Properties, LLC

Chandler Bovitz
Vice President – Operations

Bridger Properties, LLC
245 North Highland Ave
Suite 230-383
Atlanta, Georgia 30307

August 12, 2021

Four Hundred Crestline, LLC
3000 Royal Boulevard South
Alpharetta, Georgia 30022-4432

RE: NVA Animal Hospital /3100 Royal Boulevard South MP-21-06 / CU-21-12

Dear Property Owner:

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Bridger Properties, LLC

Chandler Bovitz
Vice President – Operations

Bridger Properties, LLC
245 North Highland Ave
Suite 230-383
Atlanta, Georgia 30307

August 12, 2021

Forty Seven Hundred North Point Parkway Investment
2970 Clairmont Road NE, Suite 180
Atlanta, Georgia 30329

RE: NVA Animal Hospital /3100 Royal Boulevard South MP-21-06 / CU-21-12

Dear Property Owner:

Please allow this letter to serve as public notice for a **Master Plan Amendment and Conditional Subordinate Use** request at *3100 Royal Boulevard South, Alpharetta, GA 30022* to amend the Royal 400 Master Plan to allow for a veterinary hospital use in Pod 12 and for a Conditional Subordinate Use of a veterinary hospital in Pod 12 of the Royal 400 Master Plan currently zoned OI. This use is consistent with municipal guidelines as to the intent of the existing ordinance.

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The Community Zoning Information Meeting (CZIM) for this request will be held on Wednesday, **September 8, 2021, at 6:00 p.m.** via Zoom. The link to the meeting is https://zoom.us/j/7301636794. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by the Planning Commission on Thursday, **October 7, 2021, at 6:30 PM** and City Council on **Monday, October 25, 2021, at 6:30 PM**. The meeting(s) will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at chandler.bovitz@bridger-properties.com or 706-564-2264.

Sincerely,

Bridger Properties, LLC

Chandler Bovitz
Vice President – Operations

Bridger Properties, LLC
245 North Highland Ave
Suite 230-383
Atlanta, Georgia 30307

August 12, 2021

Fulton County Board of Education
786 Cleveland Avenue
Atlanta, Georgia 30315

RE: NVA Animal Hospital /3100 Royal Boulevard South MP-21-06 / CU-21-12

Dear Property Owner:

Please allow this letter to serve as public notice for a **Master Plan Amendment and Conditional Subordinate Use** request at *3100 Royal Boulevard South, Alpharetta, GA 30022* to amend the Royal 400 Master Plan to allow for a veterinary hospital use in Pod 12 and for a Conditional Subordinate Use of a veterinary hospital in Pod 12 of the Royal 400 Master Plan currently zoned OI. This use is consistent with municipal guidelines as to the intent of the existing ordinance.

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Sincerely,

Bridger Properties, LLC

Chandler Bovitz
Vice President – Operations

Bridger Properties, LLC
245 North Highland Ave
Suite 230-383
Atlanta, Georgia 30307

August 12, 2021

Georgia Power Company
Tax Department – Bin 10120
241 Ralph McGill Boulevard NE
Atlanta, Georgia 30308-3374

RE: NVA Animal Hospital /3100 Royal Boulevard South MP-21-06 / CU-21-12

Dear Property Owner:

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Sincerely,

Bridger Properties, LLC

Chandler Bovitz
Vice President – Operations

Bridger Properties, LLC
245 North Highland Ave
Suite 230-383
Atlanta, Georgia 30307

August 12, 2021

KBS Great Oaks, LLC
P.O. Box 28270
Santa Ana, California 92799

RE: NVA Animal Hospital /3100 Royal Boulevard South MP-21-06 / CU-21-12

Dear Property Owner:

Please allow this letter to serve as public notice for a **Master Plan Amendment and Conditional Subordinate Use** request at *3100 Royal Boulevard South, Alpharetta, GA 30022* to amend the Royal 400 Master Plan to allow for a veterinary hospital use in Pod 12 and for a Conditional Subordinate Use of a veterinary hospital in Pod 12 of the Royal 400 Master Plan currently zoned OI. This use is consistent with municipal guidelines as to the intent of the existing ordinance.

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Sincerely,

Bridger Properties, LLC

Chandler Bovitz
Vice President – Operations

Bridger Properties, LLC
245 North Highland Ave
Suite 230-383
Atlanta, Georgia 30307

August 12, 2021

Kimball Bridge Holdings, LLC
4905 North Point Parkway
Alpharetta, Georgia 30022

RE: NVA Animal Hospital /3100 Royal Boulevard South MP-21-06 / CU-21-12

Dear Property Owner:

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Sincerely,

Bridger Properties, LLC

Chandler Bovitz
Vice President – Operations

Bridger Properties, LLC
245 North Highland Ave
Suite 230-383
Atlanta, Georgia 30307

August 12, 2021

MCI Communications Services, Inc.
7701 E Telecom Parkway
Tampa, FL 33637

RE: NVA Animal Hospital / 3100 Royal Boulevard South MP-21-06 / CU-21-12

Dear Property Owner:

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Sincerely,

Bridger Properties, LLC

Chandler Bovitz
Vice President – Operations

Bridger Properties, LLC
245 North Highland Ave
Suite 230-383
Atlanta, Georgia 30307

August 12, 2021

Royal Centre, LLC
51 Madison Avenue, Floor 9
New York, New York 10010

RE: NVA Animal Hospital /3100 Royal Boulevard South MP-21-06 / CU-21-12

Dear Property Owner:

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Sincerely,

Bridger Properties, LLC

Chandler Bovitz
Vice President – Operations

Bridger Properties, LLC
245 North Highland Ave
Suite 230-383
Atlanta, Georgia 30307

August 12, 2021

Royal Forest Properties, LLC
P.O. Box 767522
Roswell, Georgia 30076

RE: NVA Animal Hospital /3100 Royal Boulevard South MP-21-06 / CU-21-12

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Sincerely,

Bridger Properties, LLC

Chandler Bovitz
Vice President – Operations

Bridger Properties, LLC
245 North Highland Ave
Suite 230-383
Atlanta, Georgia 30307

August 12, 2021

Royal Point Properties
3005 Royal Boulevard South, Suite 100
Alpharetta, Georgia 30022-1407

RE: NVA Animal Hospital /3100 Royal Boulevard South MP-21-06 / CU-21-12

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Sincerely,

Bridger Properties, LLC

Chandler Bovitz
Vice President – Operations

Bridger Properties, LLC
245 North Highland Ave
Suite 230-383
Atlanta, Georgia 30307

August 12, 2021

Samantha Associates, LLC
3520 Piedmont Road, Suite 125
Atlanta, Georgia 30305

RE: NVA Animal Hospital /3100 Royal Boulevard South MP-21-06 / CU-21-12

Dear Property Owner:

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Sincerely,

Bridger Properties, LLC

Chandler Bovitz
Vice President – Operations

Bridger Properties, LLC
245 North Highland Ave
Suite 230-383
Atlanta, Georgia 30307

August 12, 2021

The Scope Academy, Inc.
3105 Kimball Bridge Road
Alpharetta, Georgia 30022

RE: NVA Animal Hospital /3100 Royal Boulevard South MP-21-06 / CU-21-12

Dear Property Owner:

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Sincerely,

Bridger Properties, LLC

Chandler Bovitz
Vice President – Operations

Bridger Properties, LLC
245 North Highland Ave
Suite 230-383
Atlanta, Georgia 30307

August 12, 2021

Sugaroak Kimball Royal, LLC
481 Carlisle Drive
Herndon, VA 20170-4830

RE: NVA Animal Hospital /3100 Royal Boulevard South MP-21-06 / CU-21-12

Dear Property Owner:

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Sincerely,

Bridger Properties, LLC

Chandler Bovitz
Vice President – Operations

Bridger Properties, LLC
245 North Highland Ave
Suite 230-383
Atlanta, Georgia 30307

August 12, 2021

Two Point Royal, LLC
P.O. Box 450233
Atlanta, Georgia 31145

RE: NVA Animal Hospital /3100 Royal Boulevard South MP-21-06 / CU-21-12

Dear Property Owner:

Please allow this letter to serve as public notice for a **Master Plan Amendment and Conditional Subordinate Use** request at *3100 Royal Boulevard South, Alpharetta, GA 30022* to amend the Royal 400 Master Plan to allow for a veterinary hospital use in Pod 12 and for a Conditional Subordinate Use of a veterinary hospital in Pod 12 of the Royal 400 Master Plan currently zoned OI. This use is consistent with municipal guidelines as to the intent of the existing ordinance.

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If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at chandler.bovitz@bridger-properties.com or 706-564-2264.

Sincerely,

Bridger Properties, LLC

Chandler Bovitz
Vice President – Operations

From: Chandler Bovitz
To: Woodman, Michael; Jack Arnold
Cc: Merritt Lancaster; Shapiro, Lauren
Subject: RE: 3100 Royal Boulevard
Date: Friday, August 27, 2021 11:54:21 AM
Attachments: image002.jpg
image003.png
image004.png

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Michael,

Thanks again for taking my call. Please see commentary below in red:

Will the pet relief area be fenced? Yes it will and NVA is requesting a second pet relief area. We will have them mark the areas on a site map and resubmit. If you have hours on the weekend, what would those be? As we discussed, we'd like to clarify our application so the clinic operates 24 hours a day, 7 days per week, and 365 days per year. Hours of operation will be limited to what you propose in the final conditions of zoning. Is NVA an emergency vet? What is the primary focus of the animal hospital, preventative care, surgery, etc? NVA is an emergency vet, however the primary focus will be for the practice of veterinary medicine including preventative care and surgery.

Hope you have a great weekend.

Chandler Bovitz
Vice President – Operations
e: [redacted]
w: www.Bridger-Properties.com
m: [redacted]

From: Woodman, Michael [redacted]
Sent: Tuesday, August 24, 2021 4:07 PM
To: Jack Arnold [redacted]; Chandler Bovitz [redacted]
Cc: Merritt Lancaster <merritt.lancaster@bridger-properties.com>; Shapiro, Lauren [redacted]
Subject: RE: 3100 Royal Boulevard

Good afternoon Jack and Chandler! Hope you both are well.

Please find attached staff comments on your public hearing request. I do not see anything of

significance in the comments, so nothing to do on your part. I do have a couple questions.

Will the pet relief area be fenced? If you have hours on the weekend, what would those be? Hours of operation will be limited to what you propose in the final conditions of zoning. Is NVA an emergency vet? What is the primary focus of the animal hospital, preventative care, surgery, etc?

Best regards,

Michael A. Woodman, AICP
Senior Planner

City of Alpharetta
Community Development Department
2 Park Plaza
Alpharetta, Georgia 30009
[redacted]
www.alpharetta.ga.us

From: Jack Arnold [redacted]
Sent: Thursday, August 12, 2021 2:41 PM
To: Woodman, Michael [redacted]; Chandler Bovitz [redacted]
Cc: Merritt Lancaster [redacted]; Shapiro, Lauren [redacted]
Subject: RE: 3100 Royal Boulevard

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Many thanks Michael!

Jack Arnold
Co-Founder – Principal

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: MP-21-06 / CU-21-12
PH #: PHA210038
[X] Property Taxes & Code Violations Verified
[X] Fee Paid Initial: DH

COMMUNITY DEVELOPMENT DEPARTMENT • 2 PARK PLAZA • ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Bridger Properties, LLC c/o Chandler Bovitz Telephone: 706-564-2264

Address: 245 North Highland Ave Suite: 230-383

City Atlanta State: GA Zip: 30307 Fax: n/a

Mobile Tel: 706-564-2264 Email: chandler.bovitz@bridger-properties.com

Subject Property Information:

Address: 3100 Royal Boulevard S Current Zoning: OI

District: 1st Section: 2nd Land Lot: 859 Parcel ID: 12 299008500392

Proposed Zoning: OI Current Use: Office

This Application For *(Check All That Apply)*:

- [x] Conditional Use
- [ ] Rezoning
- [ ] Variance
- [ ] Exception
- [x] Master Plan Amendment
- [ ] Master Plan Review
- [ ] Public Hearing
- [ ] Other *(Specify)*:
- [ ] Comprehensive Plan Amendment

Applicant Request And Intent

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

The proposed use of the property is for an NVA veterinary hospital. They will have approximately 25 employees and offer on-site medical and surgical treatment for pets in a 20,580 square foot single tenant hospital. Typical hours of operation will be from 7:30am to 6:30pm Monday through Friday, with occasional weekend hours when needed. This facility will NOT operate as a kennel or overnight pet resort, however some animals may be kept overnight for observation if needed and in the case of emergency.

NVA will occupy the entire building and will not have any neighboring tenants or businesses at the site.

Applicant's Request (Please itemize the proposal):

1. Receive approval from City Council to amend the Royal 400 Master Plan to allow for a veterinary hospital use in Pod 12.

2. Receive approval from City Council for the Conditional Subordinate Use of NVA to operate a veterinary hospital in Pod 12 of the Royal 400 Master Plan currently zoned OI.

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

Section 2.2.13 of the code allows for a Conditional Subordinate Use in O-I zoned property as an Animal Hospital provided the use does not constitute more than 25% of the total project with the intent to not create a retail strip center. However to be zoned as O-I, the district must be a minimum of 25 acres. Our property which is zoned as O-I and a part of the Royal 400 Masterplan fits the criteria to be considered for the Conditional Subordinate Use approved as a veterinary hospital. Furthermore, as a free-standing building we will not be creating a strip center but rather a single-user office.

Our intent with the application is to demonstrate that this use will not adversely impact neighboring properties or businesses since 3100 Royal Boulevard is an isolated free-standing building.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Fivesome, LLC c/o Scott Russell Telephone: 404-680-1985

Address: 9290 Old Southwick Pass Suite:

City Johns Creek State: GA Zip: 30022 -

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- ☐ Annexation
- ☐ Rezoning
- ☐ Variance
- ☐ Land Use Application
- ☐ Special Use
- ☒ Conditional Use
- ☒ Master Plan
- ☐ Other

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Bridger Properties, LLC c/o Chandler Bovitz Telephone: 706-564-2264

Address: 245 North Highland Ave Suite: 230-383

City Atlanta State: GA Zip: 30307 -

So Sworn and Attested:

Owner Signature: Scott E. Russell Date: 7/29/21

Notary:

Notary Signature: Elizabeth Chandler Date: 7/29/21

ELIZABETH CHANDLER NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES JULY 26, 2023

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: Bridger Properties, LLC c/o Chandler Bovitz

Subject Public Hearing Case: 3100 Royal Boulevard S

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of $250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A - $0.00 Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: Chandler Bovitz Date: 07/29/2021

As Agent for Bridger Properties, LLC

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Surrounding properties are currently occupied and used for office or medical office use. A veterinary hospital is a subset of the medical office use and thus aligns perfectly with neighboring property users.

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

Since the property is a free-standing building with no interaction with surrounding property users, there will be no direct impact on surrounding property value or use.

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

There is high demand for a comprehensive emergency and surgery pet center in the vicinity. Given what we believe is a high vacancy rate for conventional office product in the market, we believe permitting this use in this location provides a high-demand service to the community without impacting any adjacent landowners. It will also bring increased sales tax through the business and contribute to increased property taxes as the value of this property with the tenant we seek will be materially higher than the current value.

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

There would be no increase to population or traffic.

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

There would be no impact to schools or utilities.

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

The Future Land Use Map calls for this area to be Corporate Office of which a national veterinary medical office could be considered a subsidiary.

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

The existing building is a single story building with ample parking, multiple entrances, and dedicated parking and access. Given the zoning code, this building affords a unique opportunity to provide a needed service to the community without adversely impacting any other property or business.

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

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: 3100 Royal Boulevard S

Contact Name: Chandler Bovitz Telephone: 706-564-2264

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.

Please see attached 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.*

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)*

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

Individuals will receive letters outlining the proposed use of this property along with pertinent dates for the public hearings. A representative from Bridger Properties, Chandler Bovitz, will be available to answer any concerns or questions they may have prior to the public hearing dates.

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: 3100 Royal Boulevard S

Contact Name: Chandler Bovitz Telephone: 706-564-2264

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.

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)* _____

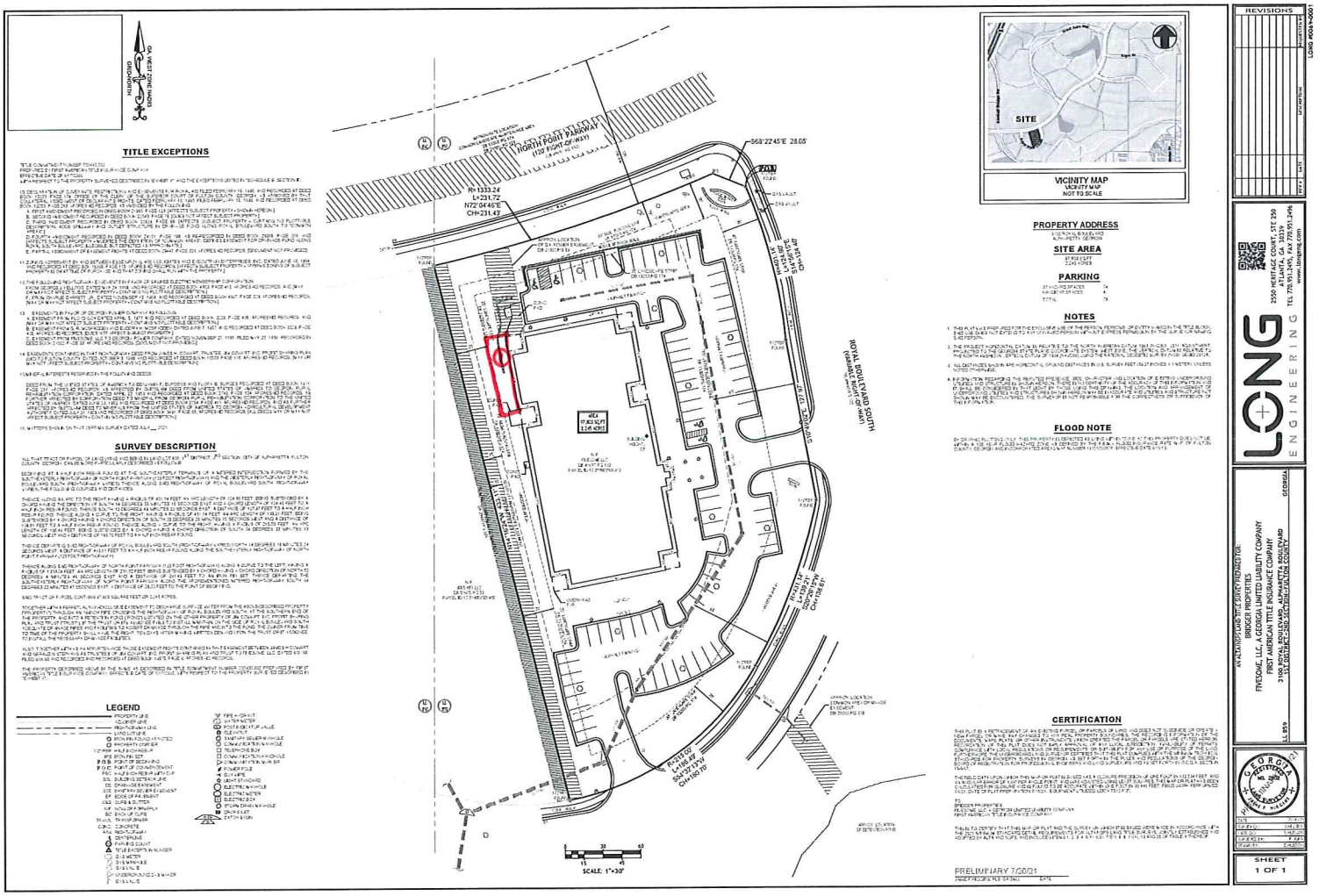
Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

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.

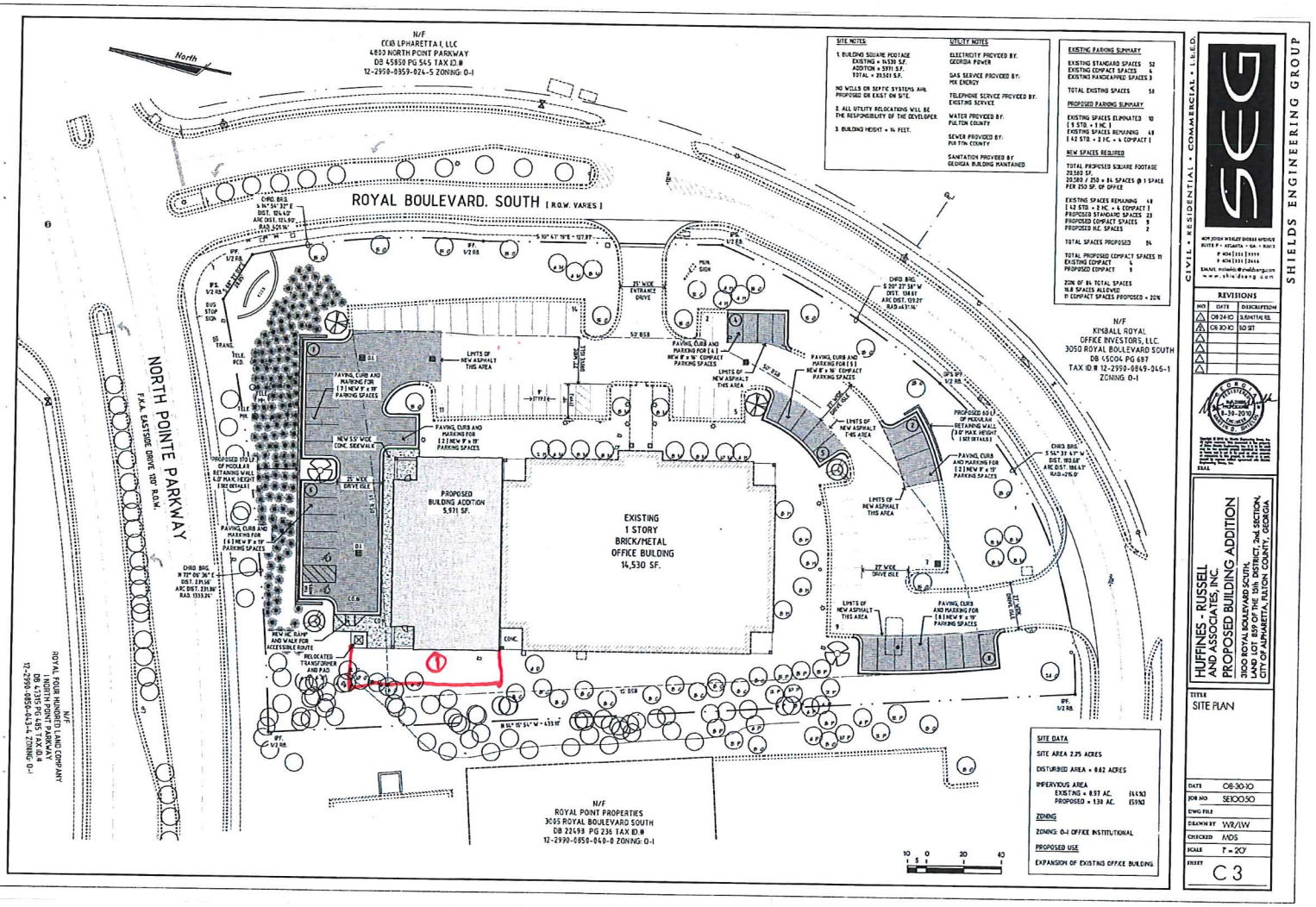
Signature of Authorized Agent: Chandler Bovitz
As Agent for Bridger Properties, LLC

Date: 07/29/2021

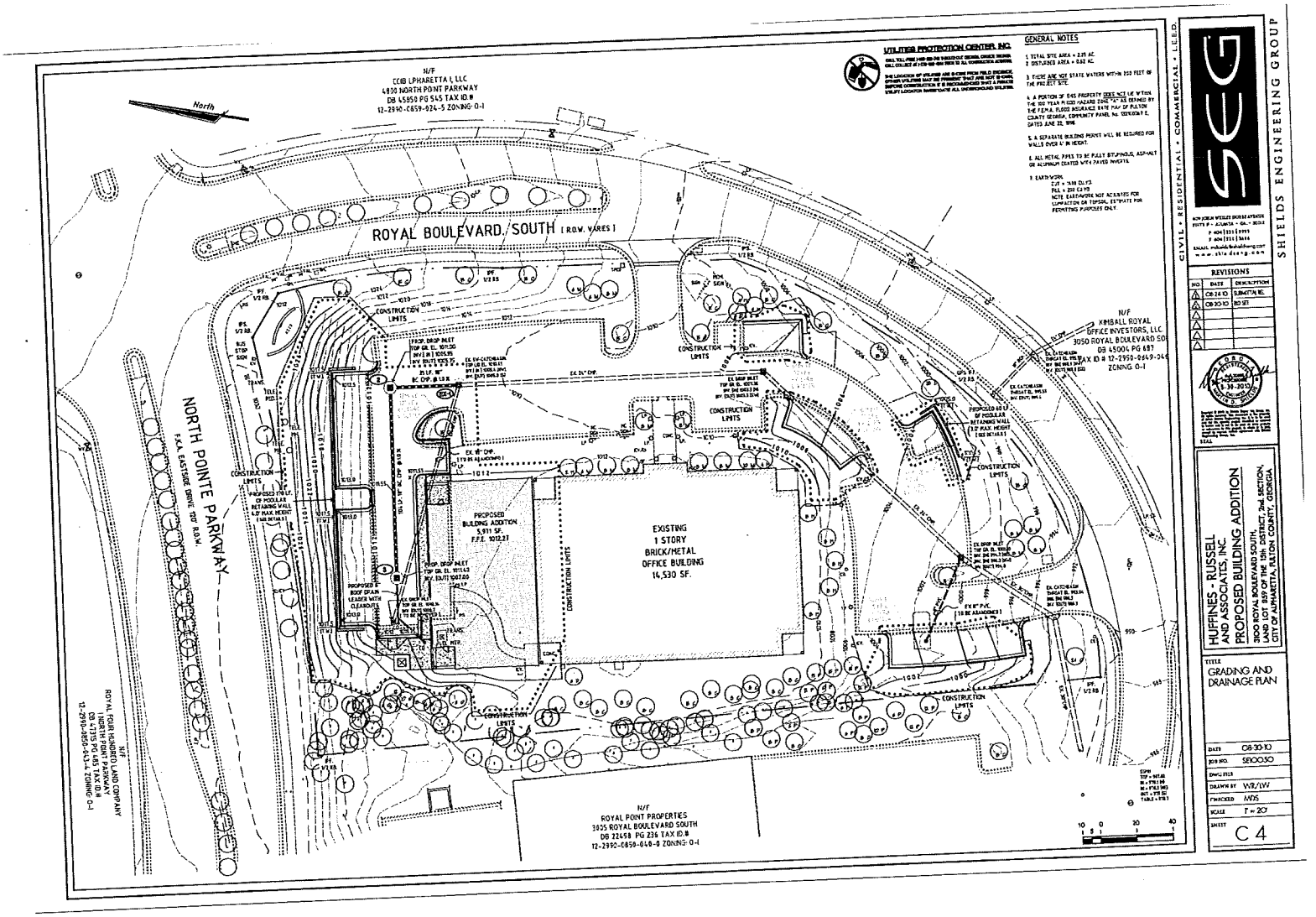
Print Form



① Pet Relief Area



① Pet Relief Area



SEG
SHIELDS ENGINEERING GROUP
CIVIL • RESIDENTIAL • COMMERCIAL • LEED

REVISIONS

NO.	DATE	DESCRIPTION
1	09.24.10	SUBMITTAL RE
2	09.30.10	BID SET
3		
4		
5		
6		

PROFESSIONAL ENGINEER
9.30.2010
GEORGIA

HUFFINES - RUSSELL
AND ASSOCIATES, INC.
PROPOSED BUILDING ADDITION
3100 ROYAL BOULEVARD, SOUTH,
LAND LOT 299 OF THE 2nd DISTRICT, 2nd SECTION,
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

TITLE
GRADING AND
DRAINAGE PLAN

DATE	08.30.10
JOB NO.	SE00030
DWG FILE	
DRAWN BY	WB/JW
CHECKED	MDS
SCALE	1" = 20'
SHEET	C 4

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT tract or parcel of land lying and being in Land Lot 859 of the 1st District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at the mitered intersection of the Southerly right-of-way line of North Point Parkway (120 foot right-of-way) and the Westerly right-of-way line of Royal Boulevard South (proposed variable right-of-way) said point being the POINT OF BEGINNING;

THENCE South 69 degrees 17 minutes 32 seconds East, along said Westerly right-of-way line of Royal Boulevard South a distance of 28.05 feet to a ½ inch rebar found;

THENCE continuing along said Westerly right-of-way line a distance of 124.90 feet on the arc of a curve to the right, said curve having a radius of 401.14 feet (chord distance of 124.40 feet, chord bearing South 14 degrees 51 minutes 02 seconds East) to a ½ inch rebar found;

THENCE South 10 degrees 43 minutes 49 seconds East, continuing along said Westerly right-of-way line a distance of 127.97 feet to a ½ inch rebar found;

THENCE continuing along said Westerly right-of-way line a distance of 139.21 feet on the arc of a curve to the right, said curve having a radius of 431.14 feet (chord distance of 138.61 feet, chord bearing South 20 degrees 31 minutes 20 seconds West) to a point;

THENCE continuing along said Westerly right-of-way line a distance of 186.49 feet on the arc of a curve to the right, said curve having a radius of 215.00 feet (chord distance of 180.70 feet, chord bearing South 54 degrees 37 minutes 26 seconds West) to a ½ inch rebar set;

THENCE North 14 degrees 11 minutes 11 seconds West, leaving said Westerly right-of-way line a distance of 433.11 feet to a ½ inch rebar set on the Southerly right-of-way line of North Point Parkway (120 foot right-of-way);

THENCE along said Southerly right-of-way line of North Point Parkway (120 foot right-of-way) a distance of 231.72 feet on the arc of a curve to the left, said curve having a radius of 1333.24 feet (chord distance of 231.43 feet, chord bearing of North 72 degrees 09 minutes 56 seconds East) to a ½ inch rebar found, said point being THE POINT OF BEGINNING.

SAID TRACT containing 97,709 square feet or 2.245 acres and being shown on plat of Boundary Survey Fivesome, LLC, SouthTrust Bank of Georgia, N.A., and Chicago Title Insurance Company, dated July 7, 1995; prepared by Piedmont Olson Hensley, drawing no. 61956.01.001.

TOGETHER WITH a perpetual, non-exclusive easement to discharge surface water from the above described property ("Property") through an 18-inch pipe ("Pipe") crossing the right-of-way of Royal Boulevard South, at the southern end of the Property, and into a retention pond ("Pond") located south and east of Royal Boulevard South and located on other property of Jim Cowart, Inc. Profit Sharing Plan and Trust ("Trust"). If the Trust or its assignee fails to install and maintain on the south side of Royal Boulevard South adequate drainage pipes and facilities to accept drainage through the Pipe and into the Pond, the owner from time to time of the Property shall have the right, ten days after making written demand upon the Trust or its assignee, to install the necessary drainage facilities.

Also, together with as an appurtenance those easement rights contained in that Easement between James H. Cowart and Gerald N. Stephens, as Trustee of the Jim Cowart, Inc. Profit Sharing Plan and Trust to Fivesome, LLC, dated August 31, 1995, filed September 6, 1995, recorded in Deed Book 19975, Page 6, Fulton County, Georgia records.

Alpharetta
GEORGIA · USA

Real Estate

View Bill

As of	7/28/2021
Bill Year	2020
Bill	2008338
Owner	FIVESOME L L C
Parcel ID	12 -2990-0850-039-2

View payments/adjustments

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2020	$3,795.00	$3,795.00	$0.00	$0.00	$0.00
TOTAL		$3,795.00	$3,795.00	$0.00	$0.00	$0.00

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MCI COMMUNICATIONS SERVICES INC
7701 E TELECOM PKWY
TAMPA FL 33637

KBS GREAT OAKS LLC
P.O. BOX 28270
SANTA ANA CA 92799

CITY OF ALPHARETTA
2 SOUTH MAIN ST NW
ALPHARETTA GA 30004-2978

SAMANTHA ASSOCIATES LLC
3520 PIEDMONT RD STE 125
ATLANTA GA 30305

FULTON COUNTY BOARD OF EDUCATION
786 CLEVELAND AVE
ATLANTA GA 30315

KIMBALL BRIDGE HOLDINGS LLC
4905 NORTH POINT PKWY
ALPHARETTA GA 30022

SCOPE ACADEMY INC THE
3105 KIMBALL BRIDGE RD
ALPHARETTA GA 30022

ROYAL CENTRE LLC
51 MADISON AVE FLOOR 9TH
NEW YORK NY 10010

FIVESOME L L C
9290 OLD SOUTHWICK PASS
JOHNS CREEK GA 30022

FOUR HUNDRED CRESTLINE L L C
3000 ROYAL BLVD S
ALPHARETTA GA 30022-4432

TWO POINT ROYAL L L C
0 P.O. BOX 450233
ATLANTA GA 31145

ROYAL POINT PROPERTIES
3005 ROYAL BLVD S # 100
ALPHARETTA GA 30022-1407

GEORGIA POWER COMPANY TAX DEPT BIN
10120
241 RALPH MCGILL BLVD NE
ATLANTA GA 30308-3374

A&M CAPRE NPP LLC ALVAREZ & MARSAL
CAPITAL REAL ES
2321 ROSECRANS AVE STE 4205
EL SEGUNDO CA 90245

ROYAL CENTRE LLC
51 MADISON AVE FLOOR 9TH
NEW YORK NY 10010

SAMATHA ASSOC L L C
3520 PIEDMONT RD NE SUITE 125
ATLANTA GA 30305-1516

SUGAROAK KIMBALL ROYAL LLC
481 CARLISLE DR
HERNDON VA 20170-4830

ROYAL FOREST PROPERTIES LLC
P.O. BOX 767522
ROSWELL GA 30076

SUGAROAK KIMBALL ROYAL LLC
481 CARLISLE DR
HERNDON VA 20170-4830

GEORGIA POWER COMPANY TAX DEPT BIN
10120
241 RALPH MCGILL BLVD NE
ATLANTA GA 30308-3374

CITY OF ALPHARETTA
2 SOUTH MAIN ST NE
ALPHARETTA GA 30004

CITY OF ALPHARETTA
2 SOUTH MAIN ST NE
ALPHARETTA GA 30004

CITY OF ALPHARETTA
2 SOUTH MAIN ST NE # 410
ALPHARETTA GA 30004

FORTY SEVEN HUNDRED NORTH POINT PA
RKWAY INVESTMEN
2970 CLAIRMONT RD NE STE 180
ATLANTA GA 30329

CITY COUNCIL MEETING
STAFF REPORT

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

I. AGENDA ITEM TITLE: PH-20-07 HORIZON 2040 COMPREHENSIVE PLAN - ADOPTION

CITY COUNCIL: OCTOBER 25, 2021

II. RECOMMENDATION:

Adopt the Horizon 2040 Comprehensive Plan.

III. REPORT IN BRIEF:

State regulations require that community comprehensive plans be prepared, adopted, and updated on a regular basis in order to ensure compliance with regional plans and maintain eligibility for grants and other funding. Council authorized Staff to transmit the draft Plan to the Department of Community Affairs (DCA) and Atlanta Regional Commission (ARC) for review on September 20, 2021. DCA and ARC have completed their review of the Horizon 2040 Comprehensive Plan and determined that the Update complies with the applicable State requirements.

DISCUSSION

Council authorized Staff to transmit the draft Plan to the Department of Community Affairs (DCA) and Atlanta Regional Commission (ARC) for review on September 20, 2021. DCA and ARC have completed their review of the Horizon 2040 Comprehensive Plan and determined that the Update complies with the applicable State requirements.

A few were minor comments were provided by DCA. Staff made a change to the Short Term Work Program table to provide a brief description of Tech Alpharetta. In addition, a change was made to the Report of Accomplishments table to change the column labeled 'Completed or Ongoing' to 'Completed'.

IV. ATTACHMENTS:

- Horizon 2040 Comprehensive Plan

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF ALPHARETTA FOR THE ADOPTION OF THE HORIZON 2040 COMPREHENSIVE PLAN

WHEREAS, in order to maintain its Qualified Local Government (QLG) status, the City of Alpharetta must periodically update its Comprehensive Plan document; and

WHEREAS, the City of Alpharetta followed the prescribed procedures for public hearing, plan adoption, and other requirements identified in the Rules of the Georgia Department of Community Affairs, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning; and

WHEREAS, the City of Alpharetta Comprehensive Plan was found to be in compliance with the requirements and standards of Chapter 110-12-1 by the Atlanta Regional Commission and Georgia Department of Community Affairs;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Alpharetta hereby adopts the Horizon 2040Comprehensive Plan.

SO RESOLVED this _____ day of _____, 2021.

CITY OF ALPHARETTA

By: _____

Jim Gilvin, Mayor

COUNCIL MEMBERS

_____
Mayor Pro Tem Mitchell

_____
Council Member Burnett

_____
Council Member Richard

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM PRECEDING PAGE]

_____
Council Member Hipes

_____
Council Member Binder

_____
Council Member Merkel

(SEAL)

Attest:

_____

Lauren Shapiro, City Clerk

Approved as to form and legal sufficiency:

_____

City Attorney

Woodman, Michael

From: Donald Shockey <DShockey@atlantaregional.org>
Sent: Saturday, October 16, 2021 4:30 PM
To: Shapiro, Lauren; Woodman, Michael; Kern, Ben; Cook, Kathi
Cc: Andrew Smith; Jared Lombard
Subject: 2021 City of Alpharetta Comprehensive Plan Update: Approved With Advisory Comments
Attachments: Comments_MARTA.pdf

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

ARC has completed the regional review and comment period for the 2021 City of Alpharetta Comprehensive Plan Update. Per the below, we're pleased to inform you that the Georgia Department of Community Affairs (DCA) has determined that the Update complies with applicable requirements.

The DCA did have several advisory comments as noted in their below email. While these comments are not technically required to be addressed, we recommend you review and address them if possible.

Please also see the attached advisory comments from MARTA.

Renewal of Qualified Local Government (QLG) status is contingent upon local adoption of the CIE Annual Update, which may take place at any time. Once adopted, please send ARC digital copies of the adoption resolution and the final, "as adopted" Update itself, so that we may forward them to DCA. Upon receiving notice of local adoption, DCA will renew the City's QLG status.

I commend the City's leadership and staff for your commitment to the comprehensive planning process. Please contact me if you have any questions or if we can provide further assistance.

Best regards,

Donald Shockey

Donald Shockey
Plan Review Coordinator, Community Development
Atlanta Regional Commission
P | 470.378.1531
DShockey@atlantaregional.org
atlantaregional.org
International Tower
229 Peachtree Street NE | Suite 100
Atlanta, Georgia 30303

From: Jon West <jon.west@dca.ga.gov>
Sent: Friday, October 1, 2021 2:37 PM
To: Jared Lombard <JLombard@atlantaregional.org>
Cc: PEMD OPQG Administration <pemd.opqga@dca.ga.gov>; Andrew Smith <ASmith@atlantaregional.org>; Donald Shockey <DShockey@atlantaregional.org>; Elizabeth Smith <elizabeth.smith@dca.ga.gov>
Subject: Alpharetta Comp Plan Update: Approved w/ Advisories

Jared,

Our staff has reviewed the comprehensive plan update for City of Alpharetta and determined that it adequately addresses the Minimum Standards for Local Comprehensive Planning. However, we have provided advisory comments that we believe could assist the local government in making their plan more useful. Please review these comments with the local government before they adopt the plan update. If you have any questions about our comments, please contact us at 404-679-5279.

Advisory Comments on the Plan Update

Please consider addressing these items before moving forward with adoption of the plan update. We believe they will improve the usability of the document and help maximize its potential benefits.

Community Work Program & Report of Accomplishments

- Revising a few of the activities listed in the new Community Work Program to make it clear exactly what is to be done to implement the activity will make the work program more usable for the community, and provide clarity for future leaders and staff who will be implementing this plan. For each activity, we recommend considering whether the current description of the activity would answer "how?" or "by doing what?" for an uninformed reader. In some cases it may make sense to break the activity out into a few specific implementation steps. In other cases, the listed activity may actually be intended as guidance for future decision-making, which means it is a policy statement probably best moved to the section of the plan for policies. Other items may be more clearly represented by simply adding a verb to the project description. A few examples of non-specific work items or policy statements include, but are not limited to, the following:
  - Economic development toolbox
  - Tech Alpharetta
  - Downtown sculpture program
  - Historic preservation initiative

- The Report of Accomplishments table included a column that indicated a project was both "complete" and "ongoing" thus making it difficult to determine the actual project outcome. We recommend revising the table to clearly indicate projects' status.

Thanks,

Jon West
Principal Planner| Manager, Community & Regional Planning
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, Georgia 30329

Learn more about our commitment to fair housing.

Direct 404-327-6872
Fax 770-302-9703
jon.west@dca.ga.gov

Alpharetta 2021 Comprehensive Development Plan Comments

Page #	Topic	Comment
General	Sidewalk Improvements	MARTA would support City efforts to push for new funding for sidewalks and other pedestrian or accessibility improvements. Projects of this nature are intrinsically tied to the usability of public transit, as they provide more residents and employees within the City ways to safely access public transit stops and stations.
44	Housing	MARTA is supportive of increased maximum permitted housing densities, and lower parking minimums, particularly on or surrounding existing MARTA property and high capacity transit stations, such as the Windward Parkway P&R and future Bus Rapid Transit Stations as part of the proposed GA400 BRT.
46	T Strategy 2.1	MARTA is supportive of streets that encourage more multi-modal transportation access, however please coordinate with MARTA staff when implementing complete streets designs to ensure safe and accessible operations of transit vehicles, including accessible bus stops and sufficient turning radii for buses, as well as pedestrian and bicycles. Additionally, implementation of bicycle and LIT lanes should be coordinated between MARTA and City staff to ensure that bus stops are safe and ADA compliant along these projects, and that buses have safe access to the curb when making stops. MARTA will consider potential bus stop location changes in coordination with bicycle and LIT lane projects.
47	T Strategy 2.6	Consider adding a policy to integrate improvements to bus stops as part of the permitting process for redevelopments or new construction, with improvements providing (at minimum) a boarding and alighting area meeting ADA requirements, and possibly including amenities such as shelters or seating. This action would help leverage private development to create improved transit stops and transit-supportive streetscapes. For example, such a policy action could be worded: "Implement a procedural framework for ensuring transit stop accessibility through the zoning and permitting processes."
47	T Strategy 2.7	Multimodal infrastructure, such as the Alpha Loop and Big Creek Greenway, can also support better first-mile/last-mile connectivity to MARTA and potential future GA400 BRT Stations.
47	Land Use	Many policies emphasize the desire for more development that emphasizes multimodal connectivity. Minimizing parking requirements, particularly in areas with greater transit service, can further reinstate a more multimodal community and greater transit usage.
58	Intergovernmental Coordination	MARTA supports greater coordination with the City in effort to improve and enhance the transit experience during roadway and mutlimodal projects, review of new developments adjacent to transit, and other related activities that may impact transit accessiblity.
64	Redevelopment Priority Areas	Please coordinate with MARTA staff to ensure projects encourage multimodal transportation options and ensure transit service is accessible and efficient to development priority areas.

Page #	Topic	Comment
69	North Point Parkway Streetscape	Please coordinate with MARTA staff to ensure streetscape project allows for accessible bus stops that meet ADA requirements. Project may also provide opportunity for bus stop placement optimization and accessibility improvements.
69	Haynes Bridge Rd Improvements	Please coordinate with MARTA staff to ensure capacity improvement project allows for accessible bus stops that meet ADA requirements. Project may also provide opportunity for bus stop placement optimization and accessibility improvements.
70	Old Milton Rd Improvements	Please coordinate with MARTA staff to ensure capacity improvement project allows for accessible bus stops that meet ADA requirements. Project may also provide opportunity for bus stop placement optimization and accessibility improvements.
70	Windward Pkwy Improvements	Please coordinate with MARTA staff to ensure improvements project allows for accessible bus stops that meet ADA requirements. Project may also provide opportunity for bus stop placement optimization and accessibility improvements.
70	Bus Shelter Program	Please coordinate with MARTA staff to ensure bus shelter program is implemented in efficient and accessible manner. MARTA staff can also provide placement and design expertise to ensure bus stop and shelter are ADA accessible.

HORIZON 2040

COMPREHENSIVE PLAN | CITY OF ALPHARETTA

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MAYOR & CITY COUNCIL

JIM GILVIN	Mayor
DONALD MITCHELL	Mayor Pro Tem - Post 1
BEN BURNETT	City Council - Post 2
KAREN RICHARD	City Council - Post 3
JOHN HIPES	City Council - Post 4
JASON BINDER	City Council - Post 5
DAN MERKEL	City Council - Post 6

CITY STAFF

BOB REGUS	City Administrator
JAMES DRINKARD	Assistant City Administrator
KATHI COOK	Director of Community Development
MICHAEL WOODMAN	Senior Planner
ERIC GRAVES	Senior Transportation Engineer / Planner
ZACHARY TRUELOVE	Stormwater Engineer
DAVID SHOSTAK	City Arborist
BRIAN BORDEN	Zoning Administrator
BEN KERN	GIS Specialist / Special Projects Planner
LAUREN SHAPIRO	Planning + Zoning Coordinator
ELICIA TAYLOR	Planning + Zoning Coordinator
JAY BURNETT	Community Development Intern

PLANNING COMMISSION

FRANCIS KUNG'U	Planning Commission Chair
FERGAL BRADY	Planning Commission Vice-Chair
LARRY ATTIG	Planning Commissioner
DANA DAVIS	Planning Commissioner
WILLIAM PERKINS	Planning Commissioner
CANDY WAYLOCK	Planning Commissioner
MARTINE ZURINSKAS	Planning Commissioner
JAMIE BENDALL	Alternate Planning Commissioner
VALERIE MANLEY	Alternate Planning Commissioner

ACKNOWLEDGEMENTS

A special thank you to these individuals for their contributions towards creating the Horizon 2040 Comprehensive Plan. This project would not have been possible without your participation.

STEERING COMMITTEE

KAREN RICHARD	City Council - Post 3
JASON BINDER	City Council - Post 5
FERGAL BRADY	Planning Commission Vice-Chair
VALERIE MANLEY	Alternate Planning Commissioner
HOLLY PALMER	Design Review Board Member
JILL BAZINET	City of Alpharetta Stormwater Engineer
KATHI COOK	City of Alpharetta Director of Economic Development
MATTHEW THOMAS	City of Alpharetta Economic Development Manager
AKASH BHATT	Alpharetta Resident, Youth Representative
AUGUST CASEY	Alpharetta Resident
BEN EASTERLING	Alpharetta Resident, Technology Representative
NICK GARZIA	Alpharetta Resident, Retail Market Representative
CHAD KOENIG	Office Market Representative
KEVIN LANDRY	Architect & Senior Project Manager, Nelson
JESSICA PLETTE	Alpharetta Resident
MORGAN REYNOLDS	Alpharetta Resident, Office Market Representative
TODD STRATTON	Alpharetta Resident
HERB VELAZQUEZ	Alpharetta Resident, Professor, Georgia Tech

COMMUNITY PARTICIPANTS

City of Alpharetta Stakeholders
Alpharetta community members who attended public meetings
Online survey respondents
Geoff Koski, KB Advisory Group

THE CITY OF
ALPHARETTA
GEORGIA

RESOLUTION NO. 2048

A RESOLUTION OF THE CITY COUNCIL OF ALPHARETTA, GEORGIA FOR THE TRANSMITTAL OF THE HORIZON 2040 COMPREHENSIVE PLAN TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS AND THE ATLANTA REGIONAL COMMISSION FOR OFFICIAL REVIEW

WHEREAS, the City of Alpharetta has completed an update of its comprehensive plan; and

WHEREAS, in drafting the Horizon 2040 Comprehensive Plan, the City of Alpharetta followed the prescribed procedures for public hearing, plan transmittal, and other requirements identified in the Rules of the Georgia Department of Community Affairs (DCA), Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning; and

WHEREAS, the required transmittal public hearings were properly advertised and held on September 2, 2021 and September 20, 2021; and

WHEREAS, the Planning Commission, at a public hearing, voted unanimously recommending approval to transmit the Horizon 2040 Comprehensive Plan to the Georgia DCA and Atlanta Regional Commission (ARC); and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Alpharetta hereby transmits the Horizon 2040 Comprehensive Plan to the Georgia DCA and the ARC for official review.

SO RESOLVED this 20 day of September, 2021.

CITY OF ALPHARETTA

By: _____

Jim Gilvin, Mayor

COUNCIL MEMBERS

Donald Mitchell

Mayor Pro Tem Mitchell

Council Member Burnett

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM PRECEDING PAGE]

Council Member Richard

Council Member Hipes

Council Member Binder

Council Member Merkel

Attest:

Erin Cobb, City Clerk

Approved as to form and legal sufficiency:

City Attorney

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"By far the greatest and most admirable form of wisdom is that needed to plan and beautify cities and human communities."

Socrates.

Philosopher, teacher & educator

INTRODUCTION

PURPOSE & SCOPE

The Horizon 2040 Comprehensive Plan serves the purpose of meeting the intent of the Georgia Department of Community Affairs' (DCA) "Minimum Standards and Procedures for Local Comprehensive Planning", as established on October 1, 2018. Preparation of the comprehensive plan in accordance with these standards is an essential requirement in maintaining the City's status as a Qualified Local Government (QLG). QLG status allows communities to be eligible for state funding and permitting programs.

The Comprehensive Plan includes a Community Involvement Plan, Existing Conditions Analysis, and the Plan Elements. Plan Elements addressed in the Horizon 2040 Comprehensive Plan are Community Goals, Needs and Opportunities, Economic Development, Housing, Land Use (Future Land Use Map), Transportation, Broadband Services, Intergovernmental Coordination, the annual Community Improvement Element (CIE), and 5-Year Short Term Work Program (STWP). A Report of Accomplishments is provided at the conclusion of the document and describes the status of projects or activities in the previous (2035) Comprehensive Plan.

WHY WE PLAN

A Comprehensive Plan is a long-range growth management tool, typically based on a 20-year horizon. The Plan provides a clear, shared vision and describes the future of the City. This allows for more certainty about where development will occur, what it will be like, when it will happen, and how development costs will be met. The Plan provides a tool for the community to achieve the development pattern it desires, addressing factors such as traditional neighborhoods, infill development, creating a sense of place, providing transportation alternatives, permitting mixed uses, protecting natural resources and encouraging economic growth. The City will continue to use the Plan to promote orderly and rational development so that the City remains physically attractive and economically viable while preserving important natural and historic resources.

COMMUNITY BENEFITS RESULTING FROM THE COMPREHENSIVE PLANNING PROCESS

- IMPROVE QUALITY OF LIFE
- CLEAR, SHARED VISION FOR THE FUTURE
- PROTECT PRIVATE PROPERTY RIGHTS
- ENCOURAGE & SUPPORT ECONOMIC DEVELOPMENT
- PROVIDE MORE CERTAINTY AROUND DEVELOPMENT

EXISTING CONDITIONS

Downtown Alpharetta in the 1960s

Downtown Alpharetta in 2019

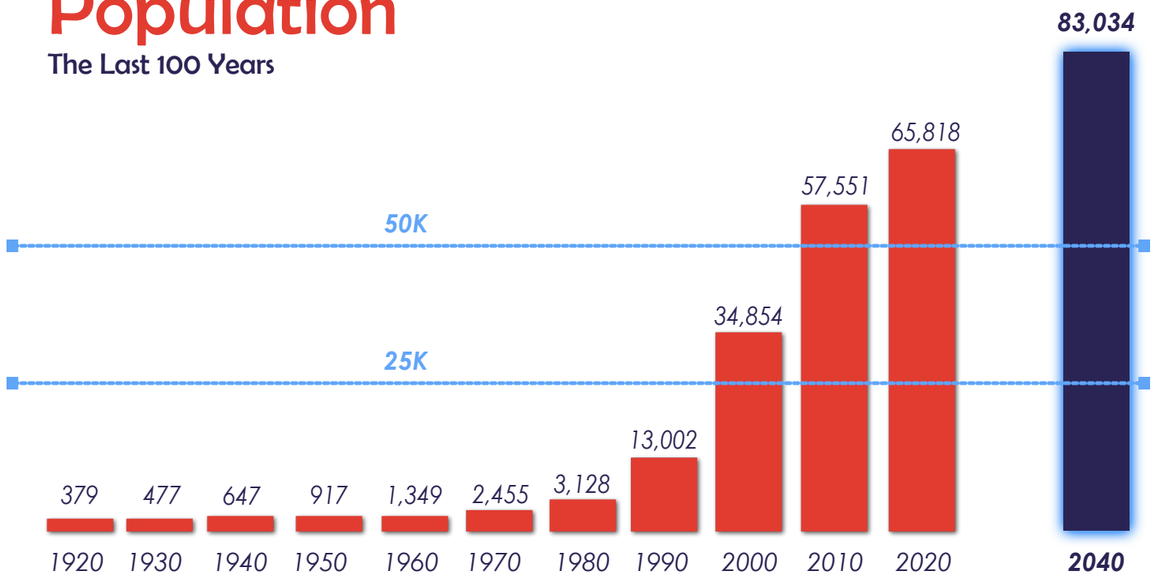
FROM THEN TO NOW

In 1980 Alpharetta was a predominantly agrarian community of just over 3,000 people. **Today's population is 21 times greater than it was in 1980.**

Located approximately 25 miles north of the City of Atlanta, Alpharetta occupies a land area of roughly 27 square miles. Originally chartered in December 1858, the City is now one of 14 incorporated cities/towns within Fulton County and is one of the fastest-growing communities in the South. The City's tremendous population growth in recent years is fueled in part by its strong economic base and through the annexation of surrounding areas. Alpharetta's environment is considered ideal for raising families and living a quality lifestyle free from the challenges found in other similar-sized communities.

Population

The Last 100 Years

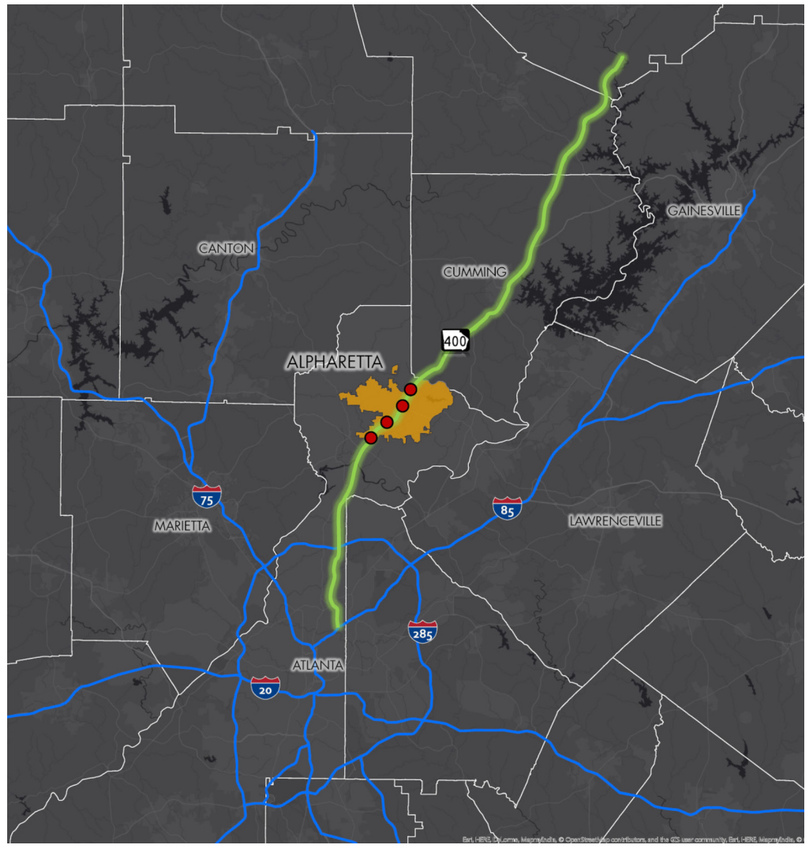


Source: World Population Review

A GROWING CITY

A huge catalyst of change was the **construction of GA 400 through the middle of Alpharetta in the 1970s/1980s.** The city received 4 interchanges and much of the land along the highway corridor was designated for future corporate offices. A robust fiber optic network followed and corporate offices and executive housing began to emerge in the following decades as many of Alpharetta's current subdivisions emerged during the 1990s and early 2000s.

Quality education has also driven much of the City's recent growth as some of the top-performing schools in the nation can be found in the Alpharetta area. Local high schools possess graduation rates of 94.4% percent, average ACT scores of 24.5, with 70% of students enrolled in AP courses. Alpharetta also has a **highly educated adult workforce with 65% possessing at least a bachelor's degree**. This concentration of educated workforce has resulted in a continuous increase in both population, as well as economic opportunities over the past three decades.



GA 400 (in green) came through the middle of Alpharetta in the 1970s/1980s. The City of Alpharetta received 4 interchanges along the new highway.

Alpharetta's 2020 population is 21 times greater than its population in 1980

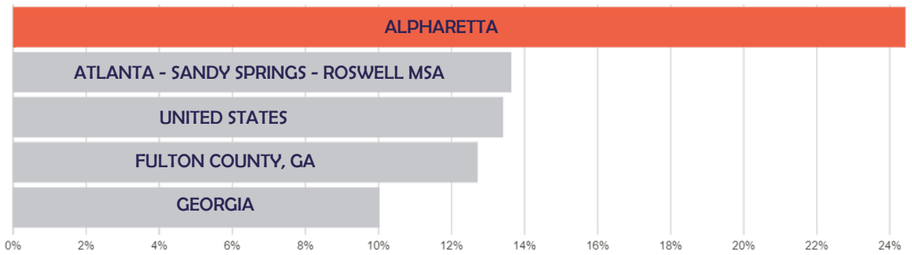
Source: US Census

DEMOGRAPHIC MAKEUP

One quarter of Alpharetta's population consists of foreign-born residents. **Alpharetta has twice as many foreign-born residents as the rest of the metro Atlanta MSA** and 2.5 times as many as the state of Georgia as a whole.

With regard to generational make-up, the periphery of the city contains many of the single-family neighborhoods, where Gen-Xers (ages 41-55) and Baby Boomers (ages 56-76) make up a predominant percentage of the people residing there. The corridor along GA 400 is where the highest percentage of the City's millenials (ages 26-40) reside.

Percentage of Foreign-Born Population



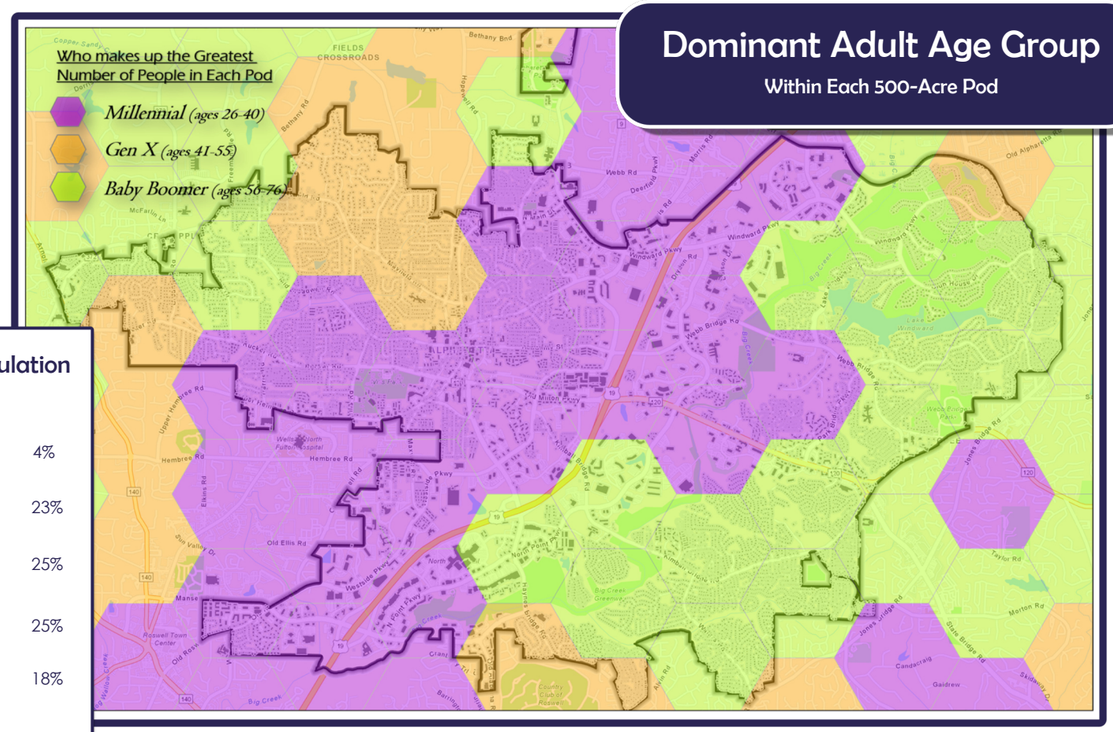
Source: data-usa/Deloitte (2018)

Percentage of Total Population by Generation

Generation Alpha (Under 5 Years Old)	4%
Generation Z (Ages 5-25)	23%
Millenial (Ages 26-40)	25%
Generation X (Ages 41-55)	25%
Baby Boomer (Ages 56-76)	18%
Silent Generation (Age 77+)	2%

Dominant Adult Age Group

Within Each 500-Acre Pod

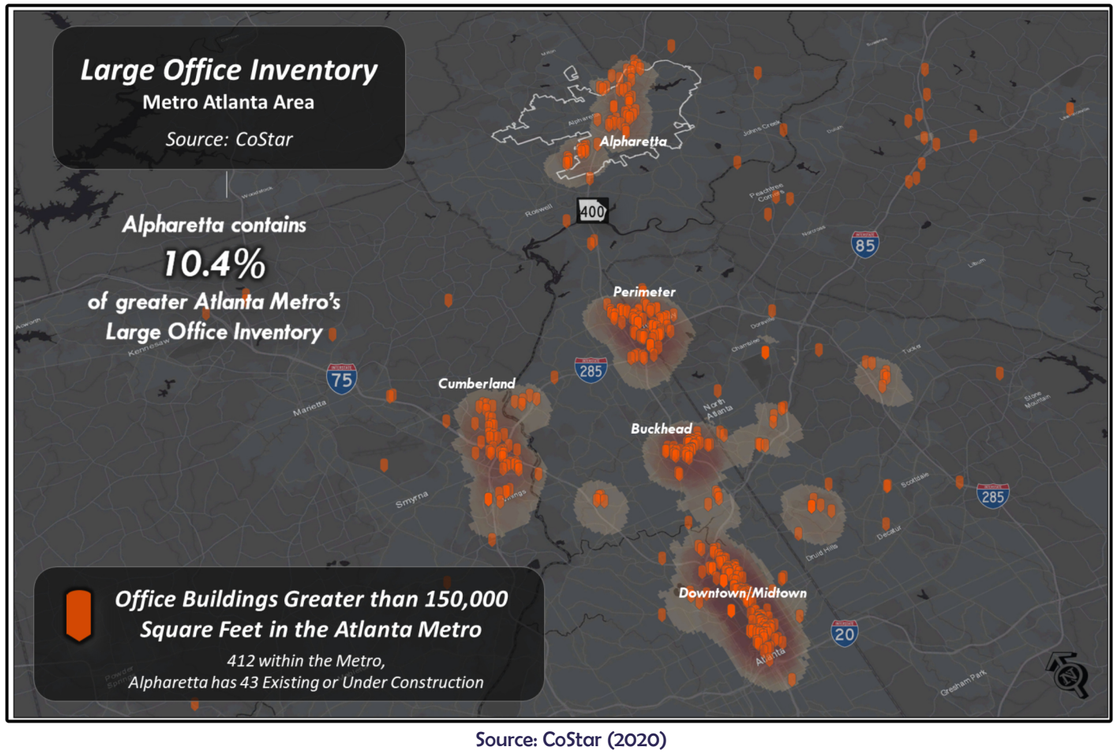


Source: Esri, American Community Survey (2020)

REGIONAL EMPLOYMENT HUB

The construction of GA 400 and subsequent development of millions of square feet of corporate office positioned Alpharetta as a major employment hub within the Southeast.

Within the entire greater Atlanta metro area, there are five main concentrations for large office buildings (buildings greater than 150,000 square feet). Downtown/Midtown, Buckhead, Cumberland, the Perimeter, and Alpharetta. **Alpharetta has over 40 of these large office buildings, making up more than 10% of the Metro area's large office inventory, while making up only less than 2% of the total population.**

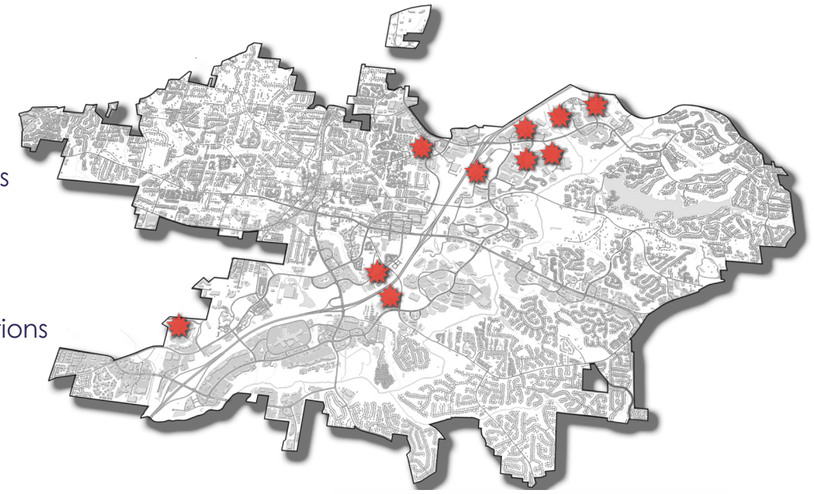


Source: CoStar (2020)

Top 10 Employers

1. ADP
2. Fiserv
3. Lexis Nexis Risk Solutions
4. Verizon Wireless
5. Jackson Healthcare
6. Change Healthcare
7. UPS Supply Chain Solutions
8. E*Trade
9. Equifax
10. Ernst & Young

Source: GrowAlpharetta (2020)



55%
OF ALPHARETTA HOUSEHOLDS MAKE OVER $100,000 ANNUALLY

Source: American Community Survey (2020)

ECONOMIC DEVELOPMENT

Alpharetta continues to be a leading destination for corporate locations, high-tech services, and retail trade. With nearly 700 technology companies, Alpharetta boasts one of the largest concentrations of high-tech firms in a single community. Like other US cities, Alpharetta experienced higher than normal vacancy rates due to Covid-19, as well as a trend toward new office being located within mixed-use/walkable developments. That, along with more employees working from home, is resulting in the desire for office space that is configured with various amenities, or less office space in general.

In the past couple decades, the City has made its mark on the region and the nation as a preferred place to live, work and prosper. But because of the changes in the market, there is a current need for stronger economic development initiatives geared toward marketing the vast quality of life amenities within Alpharetta.

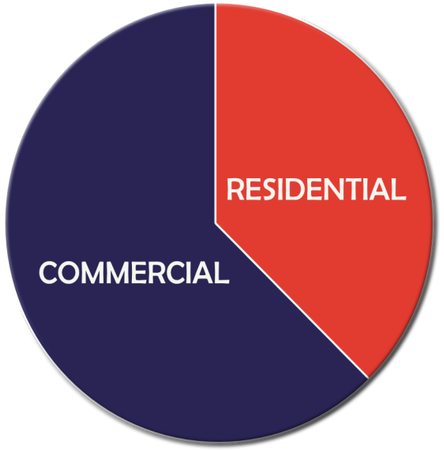
Pre Covid-19, Alphaertta ranked 3rd in the US for daytime percent population increase for cities with a popultion of 50,000 or greater (98% Increase)

Nighttime Population
67,681

Daytime Population
134,008

Source: City-data (2019)

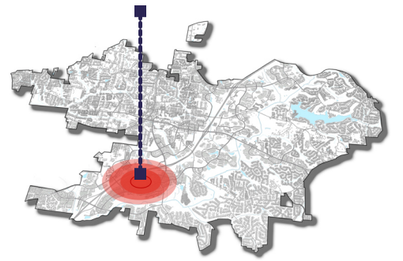
TAX BASE SEGMENTATION



Residential 40%
Commercial 60%

Source: City of Alpharetta 2019 Annual Financial Report

NORTH POINT DISTRICT



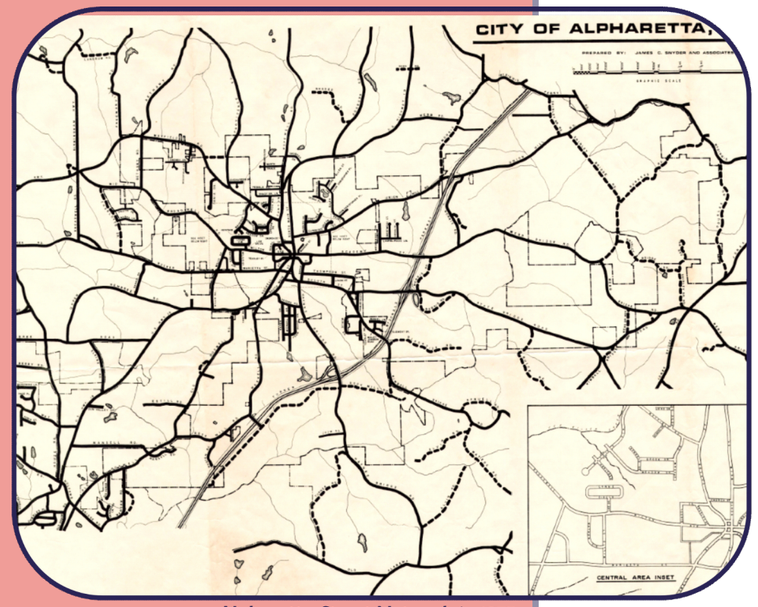
The City should continue efforts for the redevelopment of the North Point District. Built in the mid-1990s, Alpharetta's North Point District has had a huge commercial presence regionally with 3.4 million square of retail. North Point had a 10-year average vacancy rate of 4.9% (2010-2020), but by the end of 2020, the vacancy rate had reached close to 10% (per CoStar). This included over 25 closed businesses along its main commercial corridor of North Point Parkway. The fabirc of that corridor reflects an auto-centric retail development pattern that may no longer possess the market appeal that it did earlier in it's life cycle.

ECONOMIC DEVELOPMENT CONTINUED

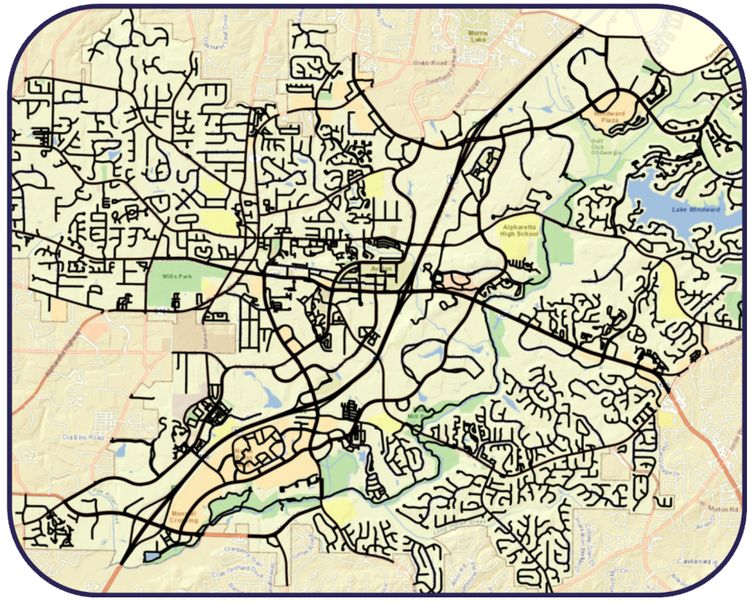
The brand messages of *Technology* and *Innovation* have served Alpharetta well and the city will also continue building on Alpharetta as "Georgia's Connected City", which enhances the already successful "Technology City of the South" branding. Marketing Alpharetta as Georgia's Connected City is a way to showcase our "Tech to Trails" infrastructure, as well as our connections to the community. Promoting key features and popular destinations will attract business to the region by enhancing existing channels such as brand campaigns, website audit, etc., with the goal to reach new audiences.

Efforts are also underway to work with Windward, the City's largest office park, to assist with research needed to brand and market the district in order to attract new investment and strengthen employee recruitment. Regional and national selectors are looking for new, highly desirable locations with compelling stories and easy access to data, available property, and quality of life amenities. Currently there is a big demand for having this kind of branding and marketing information readily available for site selectors to access and aid in company decision-making. The model for Windward, the City's largest office park, can be used for other office parks throughout the City.

The Alpharetta Development Authority actively assists with economic development initiatives. They recently approved a pilot program aimed at organizing the Downtown under the Alpharetta Chamber of Commerce to market and promote the area and attract more people to live, work and visit. Businesses, employees, residents and visitors are attracted to cities that include a vibrant downtown. The purpose of the program is to drive economic development activity through the creation, management, promotion, and execution of events and experiences that attract visitors and residents, while strengthening the retention and recruitment of business in Downtown. The Chamber will assist in creating a thriving downtown by establishing 1) unity in purpose and mission 2) implementation of a competitive marketing strategy and 3) a consistent event and program calendar.



Alpharetta Street Network in 1975



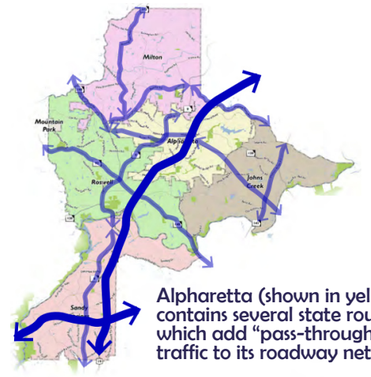
Alpharetta Street Network in 2020

TRANSPORTATION

TRAFFIC & TRANSIT

Alpharetta is situated in the heart of the north Metro Atlanta area. It's roadway system must work to balance both internal trips, as well as cross-county trips. Within the City limits there are **several transportation routes that provide connectivity to surrounding Gwinnett, Dekalb, Forsyth, Cherokee and Cobb Counties.** In 2019, sections of Old Milton Parkway, Windward Parkway and Mansell Road all saw greater than 40,000 average daily vehicular trips according to the Georgia Department of Transportation. These three roadways each have an interchange on GA 400.

Georgia Department of Transportation is currently adding express lanes to GA 400, which will result in two additional buffer-separated lanes in each direction from North Springs MARTA Station to McGinnis Ferry Road. MARTA also plans to establish a Bus Rapid Transit (BRT) line along GA 400, with stops designated for both Windward and the North Point District. Alpharetta is the northern hub for MARTA's bus network, possessing two park and ride facilities and five different bus routes (85, 140, 141, 143, 185).



Alpharetta (shown in yellow) contains several state routes, which add "pass-through" traffic to its roadway network.

Source: North Fulton Comprehensive Transporatation Plan (2018)

COMMUNTE PROFILE

TRANSPORTATION TO WORK

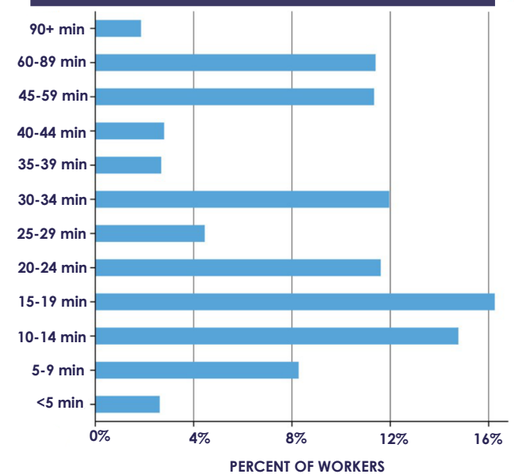
1.7% Took Public Transportation

5.5% Carpooled

1.2% Walked to Work

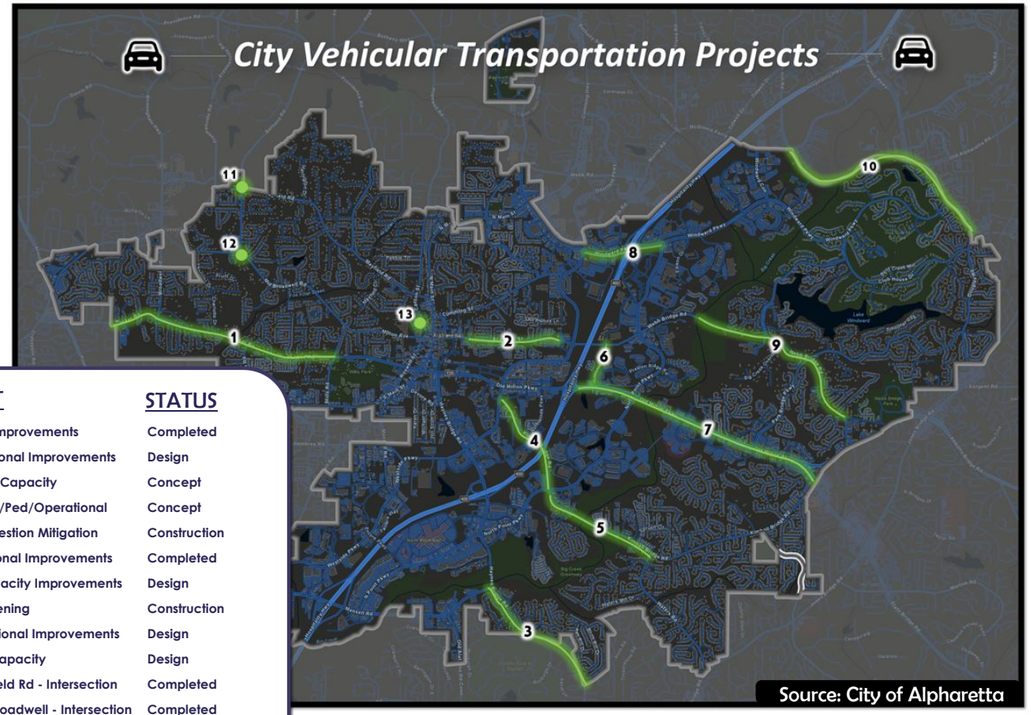
0.1% Biked to Work

TRAVEL TIME TO WORK



Source: Esri Community Analyst (2020)

Along the GA 400 corridor there are several activity nodes such as Avalon, North Point, and Windward. This corridor is also where offices are located for most of Alpharetta's largest employers. This results in a large amount of vehicular traffic along the City's major East-West arterial roadways.



TRAFFIC & TRANSIT CONTINUED

Many of the vehicular transportation projects the City has done in the last 5 years have focused on alleviating congestion/ improving operational efficiency along the major East-West arterial roadways which see the heaviest flows of both commuter and residential traffic.

	PROJECT	STATUS
1.	Rucker Rd Corridor Improvements	Completed
2.	Academy St Operational Improvements	Design
3.	Haynes Bridge Road Capacity	Concept
4.	Kimball Bridge - Bike/Ped/Operational	Concept
5.	Kimball Bridge Congestion Mitigation	Construction
6.	Morris Road Operational Improvements	Completed
7.	Old Milton Pkwy Capacity Improvements	Design
8.	Windward Pkwy Widening	Construction
9.	Webb Bridge Operational Improvements	Design
10.	McGinnis Ferry Rd Capacity	Design
11.	Bethany Rd @ Mayfield Rd - Intersection	Completed
12.	Bethany Rd @ Mid Broadwell - Intersection	Completed
13	Canton St Improvements	Completed

Concept → Design → Construction → Completion

The following list shows the daily vehicular volume for popular roadways according to GDOT Traffic Count Data. A comparison of Average Annual Daily Traffic (AADT) for both 2019 and 2020 helps show roadway use both before and after the onset of Covid-19.

Roadway	***Roadway Volume (Daily Avg)***	
	(2019)	***(2020)***
Old Milton Parkway (at Brookside Pkwy)	52,400	41,800
South Main Street (at Devore Rd)	26,300	24,200
Windward Parkway (at Westside Pkwy)	48,300	31,800
Windward Parkway (at Marconi Dr)	33,100	26,300
Westside Parkway (at Encore Dr)	14,000	12,900
Mansell Road (at Davis Drive)	44,600	41,100
Rucker Road (at Harris Rd)	22,400	20,700
Haynes Bridge Road (at North Point)	23,000	21,200

79% of owner households possess 2 or more vehicles

37% of renter households possess 2 or more vehicles

Source: American Community Survey

Household Vehicle Availability	Owner	Renter	Total
		Source: American Community Survey	
No Vehicles	202	684	886
1 Vehicle	3,024	4,548	7,572
2 Vehicles	8,469	2,676	11,145
3 Vehicles	3,037	352	3,389
4 Vehicles	673	21	694
5 or More Vehicles	104	0	104

LAND USE

LAND USE

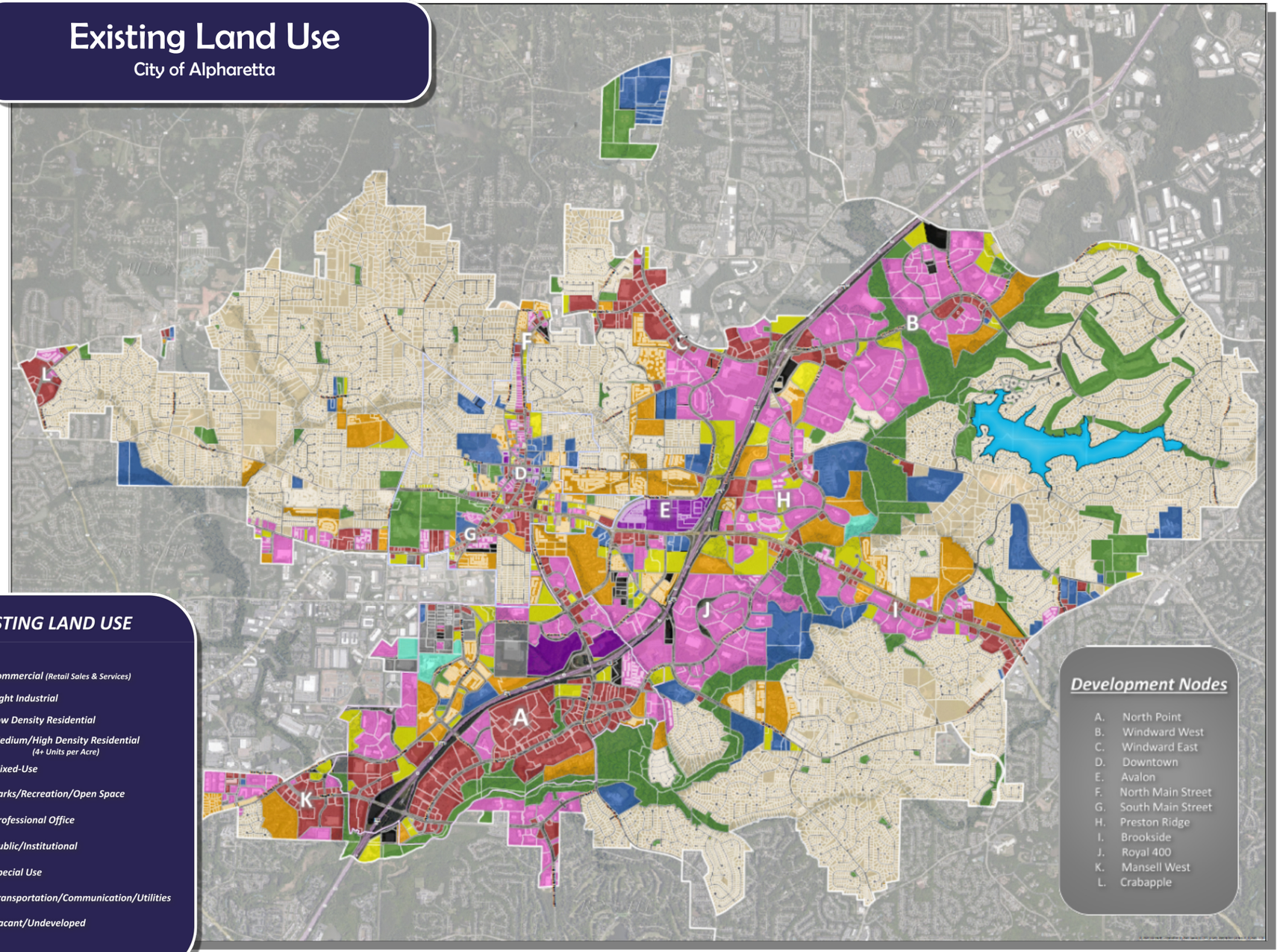
A majority of Alpharetta's commercial land is professional office, with a majority of its residential land consisting of single family detached residential.

One of the most significant changes in the last 10 years has been the emergence of Mixed-Use centers in direct or very close proximity to GA 400. This can be seen in the likes of Avalon, Northwinds Summit and TPA/Lakeview. These three projects make up less than 200 acres total but will contain a concentrated density of both commercial and residential uses.

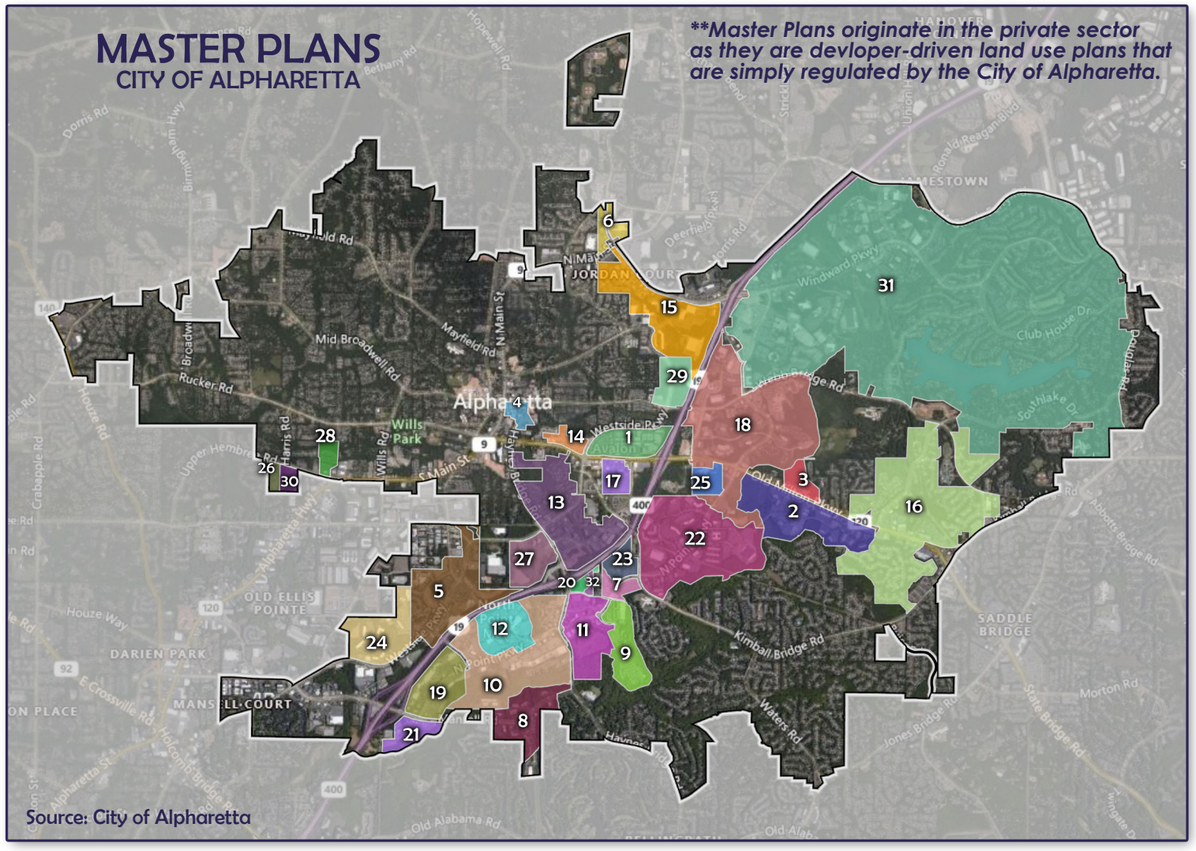
The remaining undeveloped land within the City is scattered along the GA 400 corridor and consists of land that is difficult to build on or contains significant floodplain, or both.

Existing Land Use

City of Alpharetta



Source: City of Alpharetta



WHAT IS A MASTER PLAN?

A master plan is a dynamic long-term planning document that provides a conceptual layout to guide future growth and development. Master planning is about making the connection between buildings, social settings, and their surrounding environments. A master plan includes analysis, recommendations, and proposals for a site's population, economy, housing, transportation, community facilities, and land use. It is based on public input, surveys, planning initiatives, existing development, physical characteristics, and social and economic conditions.

Of the 7 Master Plans greater than 250 acres in size, all but one were adopted in 1991 or before.

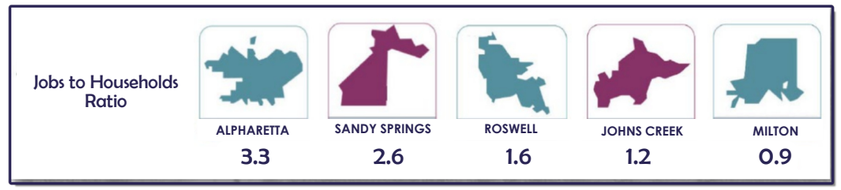
Master Plans

Name	Adoption Year	Total Acreage
1. AVALON	2012	86
2. BROOKSIDE	1997	131
3. CAMDEN POND	1997	63
4. CITY CENTER	2015	26
5. COUSINS WESTSIDE	2003	219
6. FULTON GREENS	1998	21
7. KB400	1999	27
8. MANSELL RIDGE PARK	1991	107
9. MILTON PARK	1999	110
10. NORTH POINT BUSINESS CENTER	1991	320
11. NORTH POINT COMMONS	1998	129
12. NORTH POINT MALL	1989	145
13. NORTHWINDS	1986	257
14. OLD MILTON HOLDINGS	2015	24
15. OXFORD GREEN	1998	256
16. PARK BRIDGE	1990	611
17. PARKWAY 400	1998	41
18. PRESTON RIDGE	1987	505
19. REGENCY PARK	1991	127
20. REGENCY PARTNERS	2011	10
21. RESURGENS PARK	2000	53
22. ROYAL 400	1980	377
23. SAMANTHA & ASSOC.	2000	53
24. SANCTUARY PARK	1995	137
25. SIEMENS	2001	37
26. SOUTHFUND	1995	13
27. TPA/LAKEVIEW	2019	62
28. UPPER HEMBREE PARTNERS	1991	26
29. WEBB BRIDGE RD/GA 400	2002	66
30. HARRY'S MARKET	1987	27
31. WINDWARD (COMMERCIAL)	1980	3,428
32. DELTA CREDIT UNION	2011	6

GROWING DEMAND AND COST

Per the 2020 City of Alpharetta Housing Analysis, there were a total of 26,710 total housing units within the City. Single-family detached makes up 57%, multi-family makes up 30%, townhomes make up 9% and small multi-family (2-4 units a building) make up the remaining 4%.

The median home value for owner-occupied housing in Alpharetta is $470,961, which is significantly higher then than the median home value for the Atlanta MSA, which is $249,538. Due to the nature of Alpharetta as an employment hub, **the city experiences a 3.3 jobs to houshold ratio, which is the highest of any city in the county.** This drives up demand for housing in close proximity to jobs, which in turn drives up the the price of available housing within the city of Alpharetta.



Source: North Fulton Comprehensive Transportation Plan (2018)

Between 2014 and 2019 the average cost of a newly constructed home in Alpharetta increased by $285,000

Source: 2020 City of Alpharetta Housing Analysis

DETACHED SINGLE FAMILY HOMES ARE **57%** of City of Alpharetta's housing stock.

WHILE ONLY **45%** of City of Alpharetta households have three or more people.

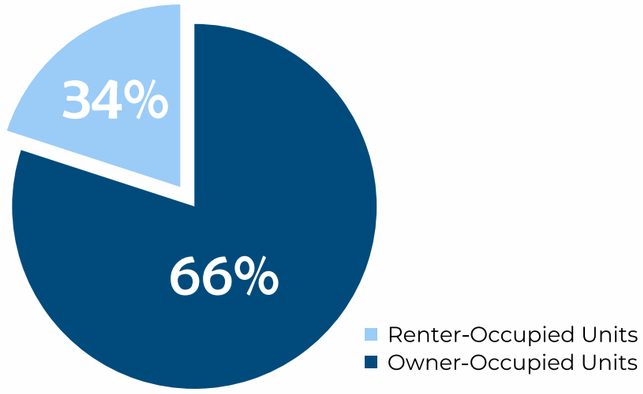
TOWNHOMES ARE **9%** of City of Alpharetta's housing stock.

MULTIFAMILY HOMES ARE ALMOST **35%** of City of Alpharetta's housing stock.

Source: 2020 City of Alpharetta Housing Analysis

$471,000
MEDIAN HOME VALUE

Source: 2020 City of Alpharetta Housing Analysis

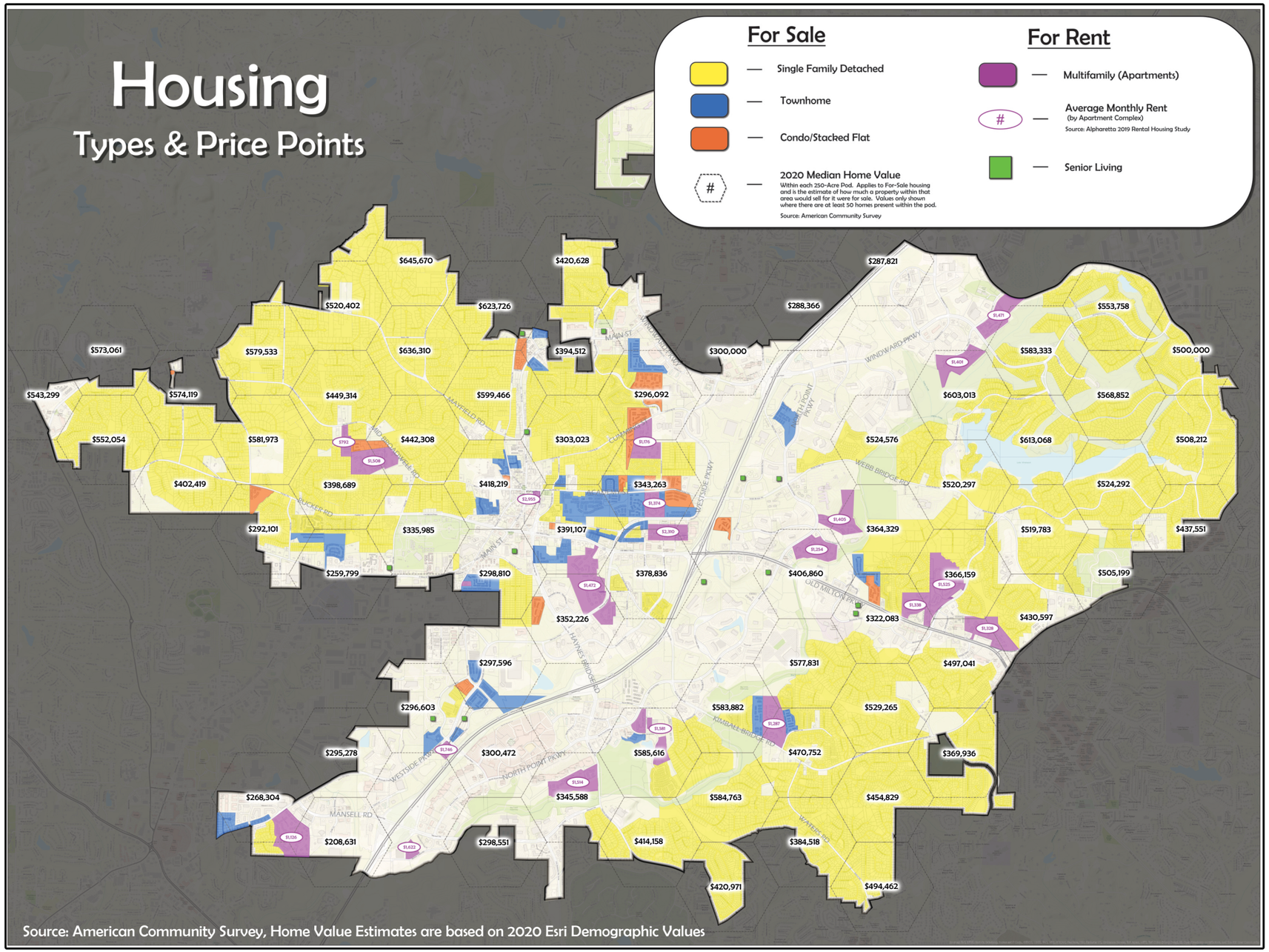


Source: 2020 City of Alpharetta Housing Analysis

HOUSING CONTINUED…

The largest percentage of the City's housing stock was built between 1990-1999. 2018 saw the single largest amount of single-family permits since Alpharetta's previous most active year, which was 1998.

Multi-family housing costs have also seen a significant shift in recent years. Multi-family rental rates in Alpharetta have increased by 39% since 2010. Increasing rents in a suburban multi-family market reflect the strength of the Atlanta MSA economy in the post-Great Recession era.



TOWNHOME TRENDS

Between 2014-2019, newly constructed townhome closings outpaces newly constructed detached home closings in the City of Alpharetta.

Source: 2020 City of Alpharetta Housing Analysis

$111,715

CITY OF ALPHARETTA'S MEDIAN HOUSEHOLD INCOME

Source: American Community Survey (2020)

OPEN SPACE

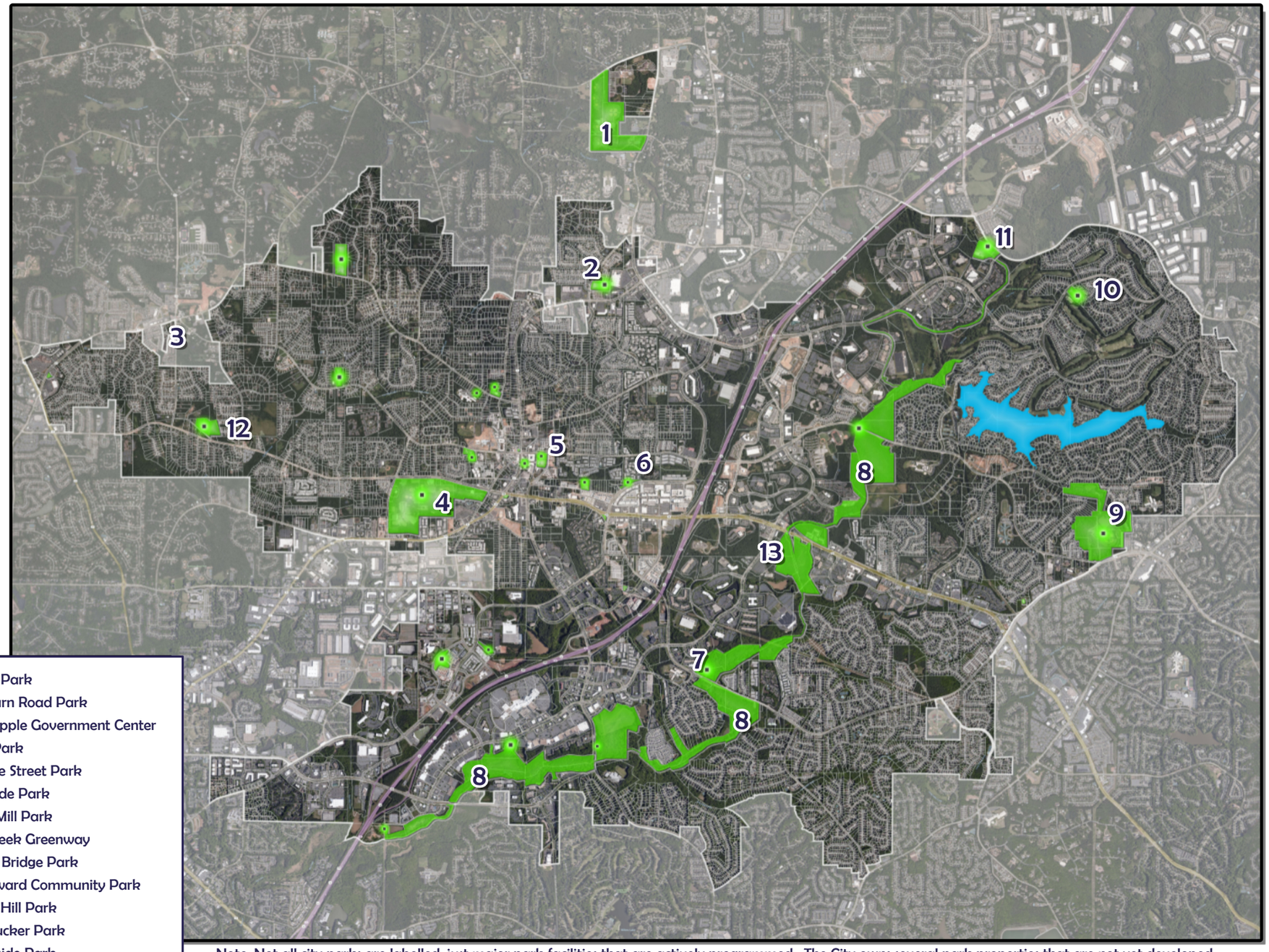
CITY OPEN SPACE

Open space consists of natural areas and preserves, formal parks, trails, neighborhood greens, and recreational facilites. It continues to be an immense driver of quality of life and is highly regarded by the citizens of Alpharetta.

Alpharetta has 339 acres of parkspace citywide, with another 459 acres belonging to the Big Creek Greenway.

The map to the right shows the locations of major City parkland and facilities. This depicts land the City owns for the sole purpose of use as parks or open space.

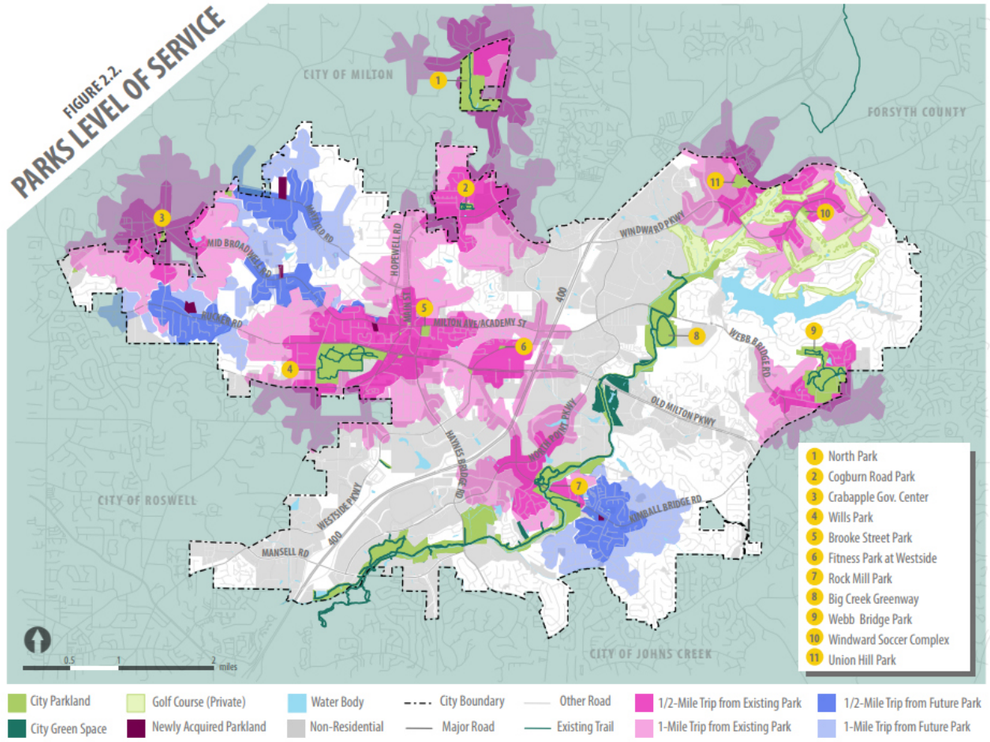
In the last 5 years, the City has purchased five additional properties for parkland. With the exception of Old Rucker Park, all of these properties are currently undeveloped with future plans to build them out for use as park space.



1. North Park
2. Cogburn Road Park
3. Crabapple Government Center
4. Wills Park
5. Brooke Street Park
6. Westside Park
7. Rock Mill Park
8. Big Creek Greenway
9. Webb Bridge Park
10. Windward Community Park
11. Union Hill Park
12. Old Rucker Park
13. Brookside Park

Note: Not all city parks are labelled, just major park facilities that are actively programmed. The City owns several park properties that are not yet developed.
Source: City of Alpharetta

FIGURE 2.2.
PARKS LEVEL OF SERVICE

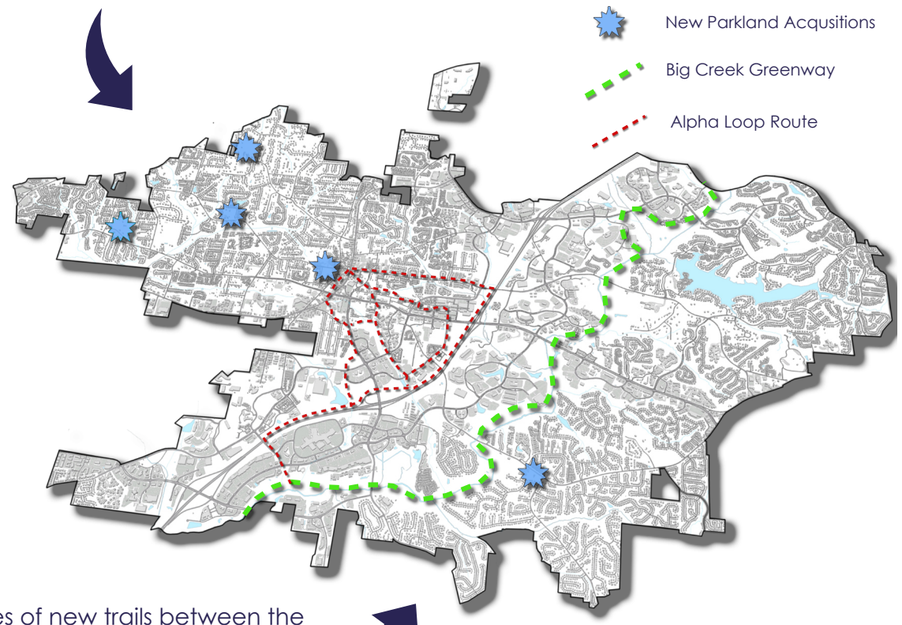


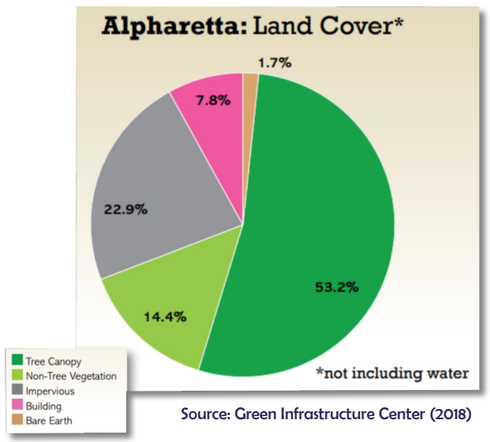
Source: Alpharetta Recreation & Parks Master Plan (2018)

A goal for Alpharetta is to have a park or other active destination within a 10-minute walk (or ½ mile) of every resident

Source: Alpharetta Recreation & Parks Master Plan (2018)

In 2016, five new parkland acquisitions were made, adding an additional 28 acres of parkland to the City.





Source: Green Infrastructure Center (2018)

A CITY OF TRAILS AND TREES

In the last three years, Alpharetta has opened over three miles of new trails between the recently completed extension of the Big Creek Greenway and Phase 1 of the Alpha Loop. The Big Creek Greenway is now 8.75 miles long and stretches from the southern city limits at Mansell Road all the way to the northern city limits at Union Hill Park. The entirety of the Big Creek Greenway runs along the east side of GA 400. The Alpha Loop, which is predominantly aligned on the west side of the City, will be approximately 8 total miles once it is completed. The two trail systems will connect in the North Point District.

Even with the high level of development activity over the past few decades, Alpharetta still maintains a robust City-wide tree canopy. A 2018 study done by the Green Infrastructure Center found that **over 53% of Alpharetta's land area is covered by tree canopy**. Because one mature tree can absorb thousands of gallons of rain water per year, open space and tree canopy are a critical component of the city's Municipal Seperate Storm Sewer System (MS4.

COMMUNITY PARTICIPATION

2020

JULY 17 - AUGUST 10, 2020 — Comprehensive Plan Pre-Survey

JULY 20, 2020 — Comprehensive Plan Kick-off **Required Public Hearing**

SEPTEMBER 9, 2020 — Steering Committee Meeting #1

OCTOBER 7, 2020 — Public Meeting # 1

OCTOBER 15 - NOVEMBER 5, 2020 — Online Surveys # 1

2021

MARCH 16, 2021 — Steering Committee Meeting #2

APRIL 27, 2021 — Public Meeting # 2

JUNE 1 - JUNE 25, 2021 — Online Surveys # 2

AUGUST 2, 2021 — City-Wide Housing Analysis presented to City Council

AUGUST 31, 2021 — Steering Committee Meeting #3

SEPTEMBER 2, 2021 — Planning Commission Transmittal Hearing

SEPTEMBER 20, 2021 — City Council Transmittal Hearing **Required Public Hearing**

OCTOBER 31, 2021 — Plan adoption no later than October 31, 2021

COMMUNITY PARTICIPATION

Gathering public input was an integral part of creating the vision of Horizon 2040. Alpharetta residents, property owners, business owners, city staff, elected and appointed officials, and stakeholders contributed to the production of this comprehensive plan. Public input was collected through both in-person meetings and through online surveys. Online surveys were created and dispersed to the community in order to diminish the effects that COVID-19 may have had on in-person attendance and participation.

STAKEHOLDERS

Before getting started, the Community Development team identified individuals who were necessary to include in the planning process of Horizon 2040, also known as stakeholders. Stakeholders included Alpharetta residents, homeowner's associations, local organizations, local newspapers, colleges and universities, city staff, and elected and appointed officials. A list of stakeholders is included within the Appendix.

STEERING COMMITTEE

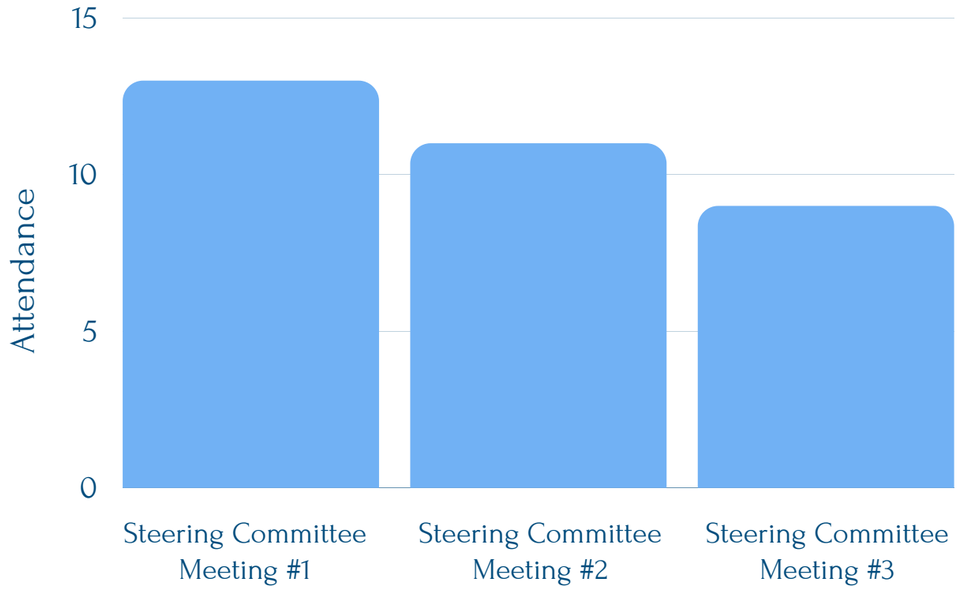
The steering committee was comprised of eighteen (18) individuals, including two (2) City Council Members, one (1) Design Review Board Member, two (2) Planning Commissioners, the City of Alpharetta's Director of Economic Development and the City of Alpharetta's Economic Development Manager, and the City of Alpharetta's Stormwater Engineer. The Mayor and each City Council Member appointed one (1) member to the steering committee. Also, Staff recommended including additional steering committee members in order to represent the younger population of the community. A list of steering committee members and meeting notes are both included within the Appendix.

The steering committee first met on September 9, 2020 to discuss how to best present community goals to the public and provided feedback on Needs and Opportunities.

On April 27, 2021, the steering committee assembled to discuss elements of the mapping exercises and future land use map that were utilized during public meeting #2.

The steering committee held its final meeting on August 31, 2021. At this meeting, the Community Development team presented a summary of the planning process and welcomed feedback on the final draft of the comprehensive plan.

STEERING COMMITTEE ATTENDANCE



COMMUNITY OUTREACH

City Staff shared opportunities for public participation on multiple media platforms in order to get a broad representation of the community involved in creating the vision for the comprehensive plan. Specific examples are included in the Appendix and a list is provided in the adjacent column.

MORE THAN

55

total social media posts, newsletter articles, advertisements, and emails were dispersed throughout the community on multiple media channels

TYPES OF COMMUNITY OUTREACH

1. Email correspondence and invitations to Steering Committee members, Stakeholders, the Mayor and City Council
2. Twitter
3. Facebook & Facebook Events
4. LinkedIn
5. Nextdoor
6. Grow Alpharetta's Social Media Pages
7. City of Alpharetta Website - Horizon 2040 Landing Page
8. Council for Quality Growth Newsletter
9. Community Impact Newsletter
10. My Alpharetta Newsletter
11. Alpharetta's COVID-19 Business Resources Newsletter
12. Alpharetta-Roswell Herald
13. Eventbrite

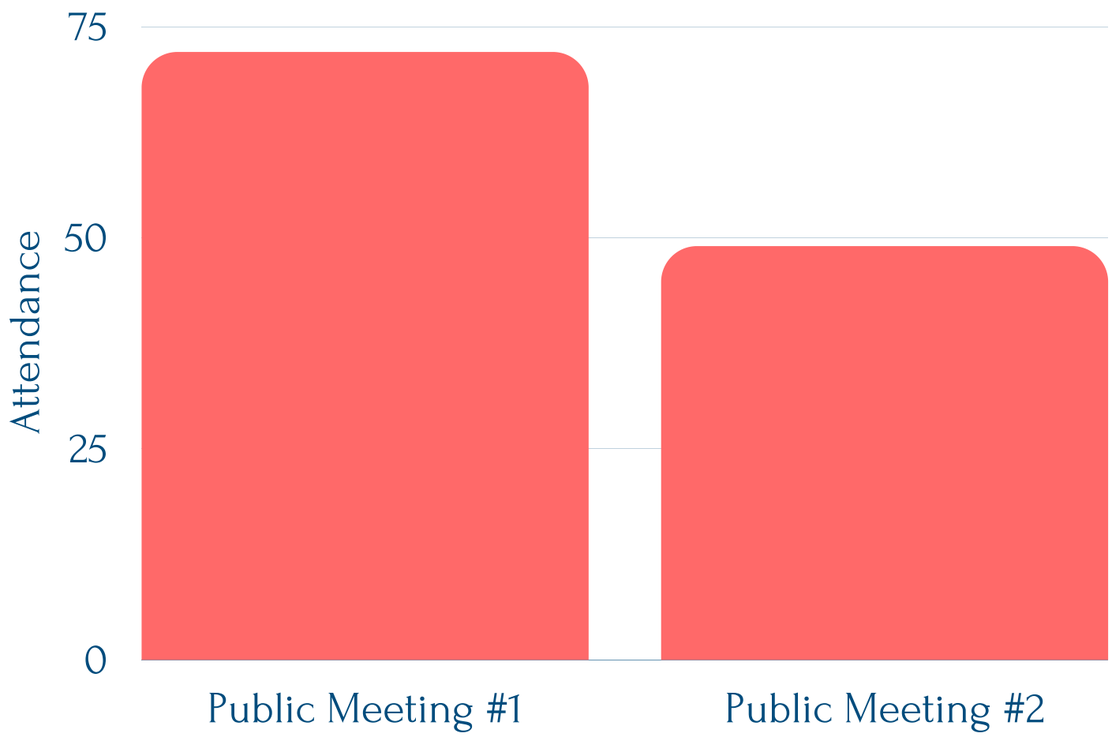
PUBLIC MEETING #1

Public Meeting #1 was held outdoors in Brook Street Park on October 7, 2020. There were approximately seventy-two (72) people in attendance. Public input exercises included a dot exercise which asked residents to identify important community policies and strategies and a mapping exercise to identify areas in need of redevelopment and where future development should be directed. The community policy topics included in the dot exercise were economic development, land use, transportation, housing, natural, historic and cultural resources, community services and facilities, intergovernmental coordination, and broadband services.

PUBLIC MEETING #2

Public Meeting #2 was on April 27, 2021 at an outdoor amenity space owned by an office building on the east side of GA400, located at 3625 Brookside Parkway. There were approximately forty-nine (49) people in attendance. Public input exercises focused on honing in on the six (6) main themes that were identified in the previous public meeting, online surveys, and steering committee meetings. The six (6) main themes are traffic and walkability, housing, placemaking, vacant retail and office, open space, and growth management.

PUBLIC MEETING ATTENDANCE



ONLINE PRESURVEY

Prior to the Horizon 2040 Comprehensive Plan Kick-off, an online survey was created and made available to the community from July 17, 2020 to August 10, 2020. Staff received 718 responses from this set of survey questions, and those responses guided the planning efforts of the steering committee.

ONLINE SURVEY #1

The exercises from Public Meeting #1 were digitized and made available to the public from October 15, 2020 to November 5, 2020. Staff received 105 responses from this set of online survey exercises.

ONLINE SURVEY #2

The exercises from Public Meeting #2 were digitized and made available to the public from June 1, 2021 to June 25, 2021. Staff received 352 responses from this set of online survey exercises.

PUBLIC HEARING #1

At the July 20, 2020 City Council meeting, Staff presented and announced the kickoff of the Horizon 2040 Alpharetta comprehensive plan. This presentation included an overview of the planning process, public participation plan, and the project schedule.

CITY COUNCIL WORKSHOP ITEM #1

At the August 2, 2021 City Council meeting, Geoff Koski with KB Advisory Group presented a City-Wide Housing Analysis during the workshop section of the meeting. The presentation to City Council was presented for informational purposes only.

PUBLIC HEARING #2

At the September 2, 2021 Planning Commission meeting, Staff presented the "final draft" of the comprehensive plan and allowed residents the opportunity to offer additional input.

PUBLIC HEARING #3

After addressing all public comments, City Staff presented the "final draft" of the comprehensive plan at the September 20, 2021 City Council meeting. After public hearing, the Mayor and City Council adopted a resolution authorizing the transmittal of the plan to the Regional Commission.

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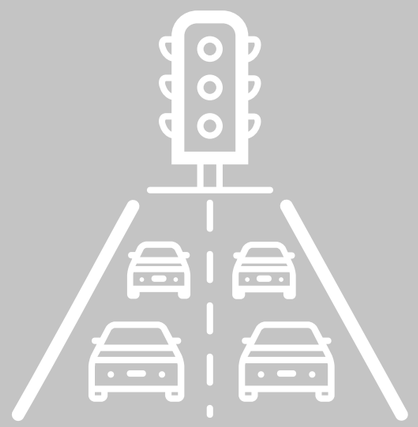
NEEDS & OPPORTUNITIES

The community identified six (6) Themes or Areas of Focus for the Horizon 2040 Comprehensive Plan, which include Traffic Congestion/Walkability, Housing, Office and Retail Vacancies, Growth Management, Sense of Place/Placemaking, and Open Space. In addition, needs and opportunities were identified by the community as it relates the new Broadband Services Element. The Broadband Services coverage map provided by the Georgia Department of Community Affairs (DCA) indicates that the Census Block located west of Encore Parkway and north of Westside Parkway is not served by broadband services. The Census Block in question covers a portion of Sanctuary Park, Somerby at Westside, Overture at Encore and Ameris Bank Amphitheatre. While the City disputes the lack of broadband coverage, needs and opportunities were identified by the community and a Broadband Services Element is included with the Horizon 2040 Comprehensive Plan.

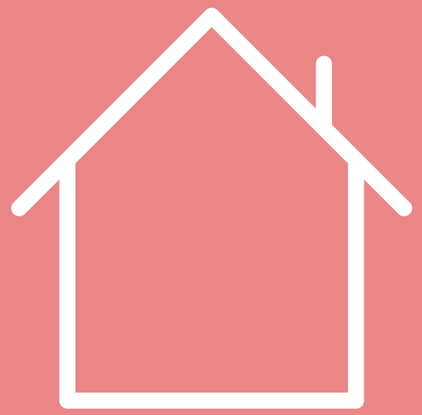
SIX MAIN THEMES/FOCUS AREAS
(AND BROADBAND ELEMENT)

- TRAFFIC CONGESTION & WALKABILITY
- HOUSING
- OFFICE & RETAIL VACANCIES
- GROWTH MANAGEMENT
- SENSE OF PLACE/ PLACEMAKING
- OPEN SPACE
- BROADBAND SERVICES



TRAFFIC CONGESTION/ WALKABILITY

- Manage congestion due to growth
- Significant infrastructure improvements are needed
- Provide targeted, alternative transportation improvements for seniors and the workforce
- Utilize smart technology to better manage signalized intersections
- Plan for alternative modes of travel
- Increase safety for pedestrians and cyclist
- Explore local shuttle, trolley and/or autonomous vehicle options
- Promote and improve walkability
- Promote and provide a system of trails
- Alpha Loop and Big Creek Greenway as transportation options
- GDOT Georgia 400 managed lanes and MARTA BRT dedicated lanes project
- North Fulton CID and North Point Tax Allocation District to fund capital projects
- Implement North Point Trail Feasibility Plan and Creative Placemaking Plan
- Develop street grid in North Point area



HOUSING

- Address affordability of housing
- Manage scale of homes to lot size
- Manage density
- Concentrate density at North Point
- Create walkable neighborhoods
- Diversify housing opportunities
- Address missing housing types/price points
- Protect existing workforce housing stock
- Redevelop large surface parking lots in North Point area and suburban office areas with residential uses
- Utilize accessory dwelling units (ADUs) to increase housing stock

NEEDS & OPPORTUNITIES

OFFICE & RETAIL VACANCIES

- Develop a plan to deal with office and retail vacancies
- Develop incentives for the North Point area
- Business recruitment should be expanded beyond a technology focus to include healthcare and renewal energy companies
- Redevelopment plan for North Point Mall
- Vacancies provide an opportunity for re-use or redevelopment
- Opportunity to incorporate sustainable practices with redevelopment
- Regional corporate office leader
- Add amenities, mix of uses, branding, and placemaking at suburban office parks
- Utilize City assets, such as the Big Creek Greenway, Alpha Loop, City Center, Avalon and schools, to help fill or redevelop vacant spaces

GROWTH MANAGEMENT

- Manage overdevelopment
- Repurpose vacant buildings
- Maintain natural areas
- Limit high density
- Limit expansion of retail uses
- Decline of suburban office provides opportunity to retrofit or redevelop
- Use transportation planning to justify growth
- Improve walkability and encourage a mix of uses to revitalize the North Point area
- Protect established neighborhoods
- Improve walkability and connectivity along the Old Milton Parkway corridor east of Georgia 400
- Create development patterns that promote walkability

SENSE OF PLACE / PLACEMAKING

- Build on the arts by expanding public art and cultural arts services
- Maintain small town feel
- Expand special events
- Create a mixed-use environment in the North Point area
- Support a strong school system
- Improve walkability (infrastructure and safety)
- Preserve history in the City
- Preserve tree canopy

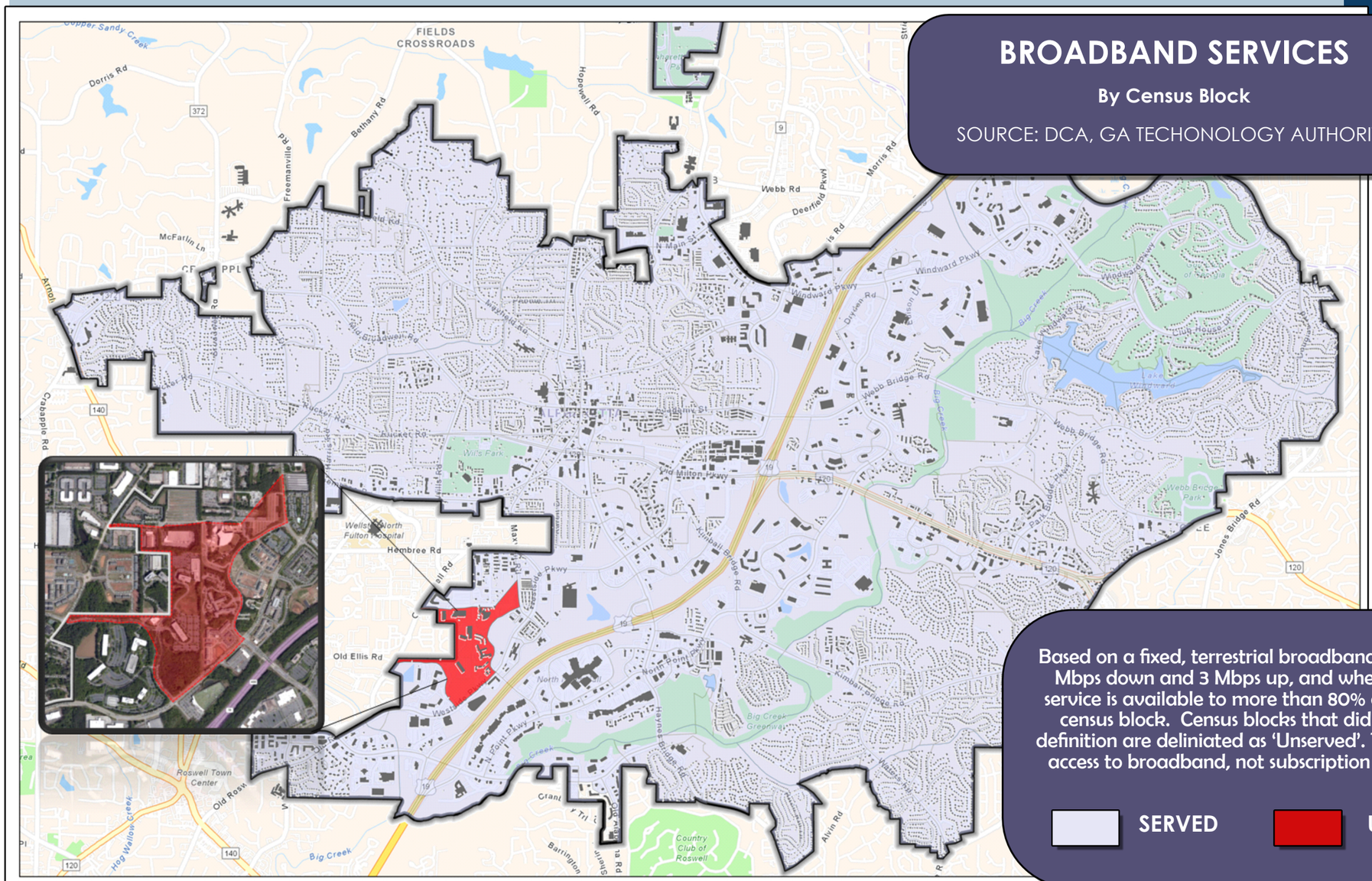
**Placemaking* is the process of creating Quality Places that people want to live, work, play, and learn in. Placemaking focuses on transforming public spaces to strengthen the connections between people and these places.

OPEN SPACE

- Provide more open space
- Provide park and recreational opportunities for all age groups
- Need a skate park in the City
- Provide and protect natural areas in parks
- Extend Big Creek Greenway and expand trail systems
- Provide more biking trails
- Improve pedestrian and bicycle connectivity between neighborhoods and open space

BROADBAND SERVICES

- Alpharetta as the Technology City of the South
- City updated Wireless Telecommunications Facilities (WTF) ordinance to comply with FCC order
- City's WTF ordinance addresses small cell technology
- North Point Creative Placemaking Plan recommends co-locating small cell technology in public art installations and distrcit monuments
- No known broadband services coverage gaps in Alpharetta



BROADBAND SERVICES

By Census Block

SOURCE: DCA, GA TECHONOLOGY AUTHORITY

Based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and where broadband service is available to more than 80% of locations in a census block. Census blocks that did not meet this definition are deliniated as 'Unserved'. The map depicts access to broadband, not subscription to broadband.

SERVED **UNSERVED**

COMMUNITY VISION

WHAT MAKES UP THE COMMUNITY VISION?

DEVELOPED WITH THE INPUT OF CITIZENS, ELECTED OFFICIALS, & COMMUNITY STAKEHOLDERS, THE VISION DEFINES THE IDEAL IMAGE OF WHAT THE CITY SHOULD BE IN THE FUTURE, TYPICALLY A 20-YEAR HORIZON.

THE COMMUNITY VISION HAS 3 MAIN COMPONENTS:

-GOALS
-POLICIES
-STRATEGIES

GOALS

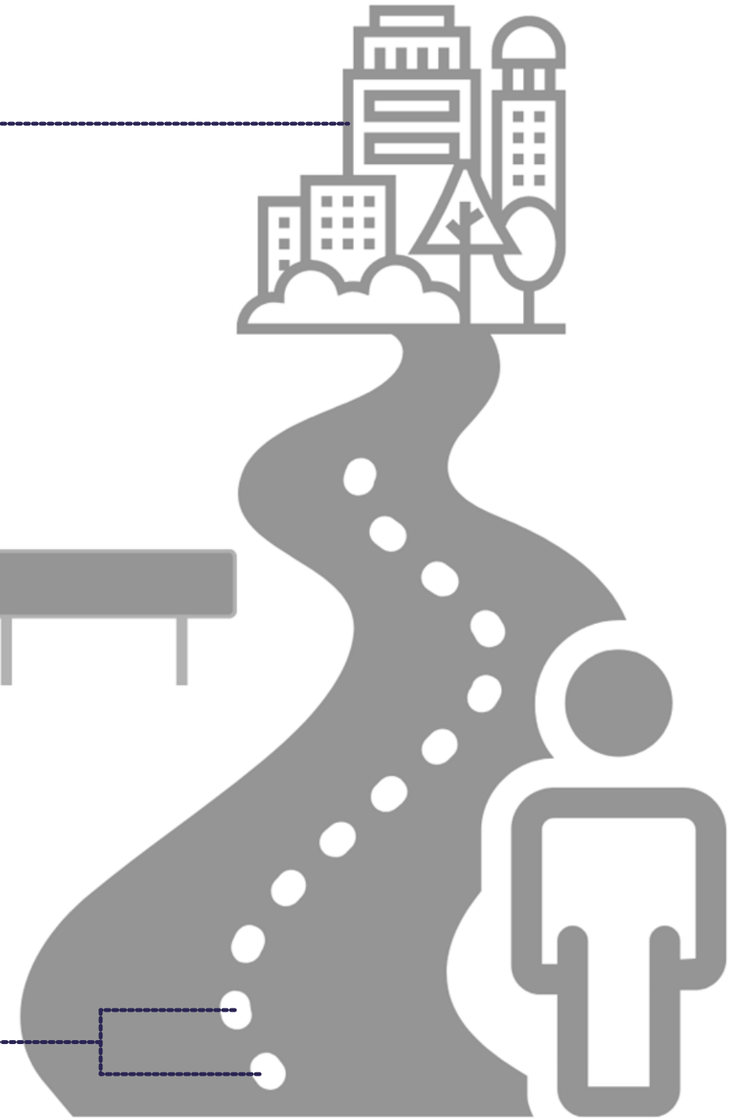
These define the desired future state of the community. They are high-level and provide guidance related to long-term decision making.

POLICIES

Policies are not as abstract as goals, yet not as concrete as stategies. Like signposts, policies help guide the way to the the future goal by clarifying prioritiies in everyday decision making.

STRATEGIES

Strategies are the most concrete, action steps to help move a community toward the desired policies and goals.



Community Housing Vision

GOAL

Capture the major market share of executive housing while providing opportunities for first-time home buyers and quality rental options.

POLICIES

- Promote and encourage residential densities and designs that ensure varied living areas and housing types.
- Maintain a balance between 'owner-occupied' and 'renter–occupied' in Alpharetta such that at least 68% of the housing stock is 'owner-occupied'.
- Preserve the character of distinct residential areas.
- Design quality and long-term value into residential development to maintain appearance and property values.
- Provide opportunities for people who work in Alpharetta to live in Alpharetta by monitoring the housing-to-jobs balance and promoting a variety of housing options, including housing types, design and price-points.
- Promote opportunities for "aging in place."

H Policy 1: Promote and encourage residential densities and designs that ensure varied living areas and housing types.

H Strategy 1.1: Encourage appropriate residential densities and mix of uses close to Downtown Alpharetta.

H Strategy 1.2: Review residential plans and master plans (existing and proposed) to determine their response to providing a variety of housing choices as to size and costs.

H Strategy 1.3: Encourage large land holdings to plan for multiple land uses.

H Strategy 1.4: Promote subdivisions that foster a sense of community and promote pedestrian mobility, the natural environment, community recreation and public open space.

H Strategy 1.5: Prioritize high density development to locate in the North Point area and limit high density development in other areas of the City. Base high density development approvals on the availability of adequate infrastructure, such as schools, roads, sidewalks, utilities, etc.

H Strategy 1.6: Manage residential densities to be consistent with the character of the area.

Denotes a policy/strategy that has been added or altered as a part of the Horizon 2040 process.

POLICY DEVELOPMENT

-HOUSING-

H Policy 2: Maintain a balance between 'owner-occupied' and 'renter–occupied' in Alpharetta such that at least 68% of the housing stock is 'owner-occupied'.

H Strategy 2.1: Use Census Data to track the number of 'owner-occupied' and 'renter-occupied' units located in Alpharetta.

H Strategy 2.2: Maintain the computerized system for land development records, building permits and engineering plans.

H Strategy 2.3: Continue biannual updates to the City's Rental Housing Study.

H Policy 3: Preserve the character of distinct residential areas.

H Strategy 3.1: Preserve Canton Street between Church Street and Vaughan Drive as residential and designate it as the 'Garden District' of Alpharetta.

H Strategy 3.2: Protect all neighborhood character areas from urban development and incompatible land uses.

H Strategy 3.3: Explore regulations that limit height, massing and lot coverage in order to protect existing neighborhoods from incompatible infill development.

H Policy 4: Design quality and long-term value into residential development to maintain appearance and property values.

H Strategy 4.1: Ensure that at the very beginning of the design process, consideration is given to the natural environment (i.e. topography, tree preservation, creek flows), and accommodations are made for amenities (i.e. sidewalks, lighting, open spaces), in order to support a high quality residential product.

Denotes a policy/strategy that has been added or altered as a part of the Horizon 2040 process.

H Policy 5: Provide opportunities for people who work in Alpharetta to live in Alpharetta by monitoring the housing-to-jobs balance and promoting a variety of housing options, including housing types, design and price-points.

H Strategy 5.1: Preserve existing neighborhoods as a source of workforce housing.

H Strategy 5.2: Assess the need of providing additional workforce housing.

H Strategy 5.3: Encourage housing types that address the 'Missing Middle Housing', such as cottage court, accessory dwelling units, live-work housing, etc.

H Strategy 5.4: Research and implement the use of housing affordability tools, such as long-time owner-occupancy program, energy-efficient updates to reduce utility costs, density bonuses, public/private partnerships, tax incentives and accessory dwelling units to address workforce housing needs in the City.

H Policy 6: Promote opportunities for "aging in place".

H Strategy 6.1: Encourage development of housing opportunities for seniors that accommodates the needs of the aging population.

H Strategy 6.2: Develop regulations that expand the use of accessory dwelling units (ADUs) (i.e. in-law suite, granny flats) in single-family detached residential areas.

H Strategy 6.3: Encourage the location of senior-oriented and age-restricted housing developments near shopping, health-related services, transit, as well as, in centrally-located areas that provide goods and services.

H Strategy 6.4: Discourage the development of single option senior housing facilities and encourage comprehensive senior housing facilities that include independent, assisted, memory care and a variety of services and amenities within a single development.

Community Transportation Vision

GOAL

Provide a transportation system that continues to keep pace with growth and integrates various modes of travel in order to allow mobility options.

POLICIES

- Increase transportation accessibility and mobility.
- Provide multi-modal transportation options.
- Improve transportation safety and neighborhood livability.
- Improve the environment and air quality.
- Maintain and preserve the existing transportation system.
- Develop a network of interconnected streets to provide more access routes and less dependence on the arterial and major collector street system.
- Maintain active involvement in state and regional transportation planning activities.
- Reduce traffic congestion by planning for alternative transportation options and encouraging the use of innovative traffic management solutions.

POLICY DEVELOPMENT

-TRANSPORTATION-

T Policy 1: Increase transportation accessibility and mobility.

T Strategy 1.1: Enhance connectivity to community destinations with a street network that expands route options for people driving, biking, walking and riding public transportation.

T Strategy 1.2: Support transit friendly streets, bicycle routes and walkable communities that provide linkages to activity centers within the city.

T Strategy 1.3: Promote the development of compact mixed-use and transit-oriented development particularly in the GA-400 corridor.

T Policy 2: Provide multi-modal transportation options.

T Strategy 2.1: Develop "Complete Streets" guidelines that encourage a system that accommodates all modes of travel while still providing flexibility to allow designers to tailor the project to unique circumstances.

T Strategy 2.2: Continue to facilitate the City's traffic calming program that involves physical improvements designed to decrease traffic speed and increase the walkability of roadways. Methods to be used can include raised crosswalks, narrower traffic lanes, addition of on-street parking, roundabouts, and landscaped medians.

T Strategy 2.3: Ensure that safe, adequate and well-designed facilities are provided for cyclists, including pavement markings, signage and intersection crossings to make biking a safe and convenient transportation option and recreation activity throughout the city. Require that new developments include dedicated bicycle facilities lanes/route as well as bike- and pedestrian-friendly streetscapes.

T Strategy 2.4: Encourage an interconnected public sidewalk and trail network within new developments and enhance connectivity area wide by linking new sidewalks and trails to existing sidewalks and trails in adjacent neighborhoods. In addition, the system should link residential areas to commercial, schools, employment centers, transit and parks.

POLICY DEVELOPMENT

-TRANSPORTATION-

T Strategy 2.5: Investigate the feasibility of effective transit options to Alpharetta, improve park and ride lots, provide express bus service and expand local bus and shuttle services.

T Strategy 2.6: While examining new development proposals, assess their ability to offer transportation alternatives and reduce the number of vehicular trips.

T Strategy 2.7: Continue to expand the Citywide trail systems, including the Alpha Loop and Big Creek Greenway.

T Policy 3: Improve transportation safety and neighborhood livability.

T Strategy 3.1: Identify roads that need to be upgraded to City standards.

T Strategy 3.2: Encourage greater levels of school bus ridership.

T Strategy 3.3: Develop an interconnected system of sidewalks that extends Citywide.

T Strategy 3.4: Provide interparcel connectivity within commercial areas.

T Strategy 3.5: Minimize cut-through traffic on local roads, and reduce speed limits, where appropriate.

T Strategy 3.6: Continue development and operation of the City's Traffic Control Center.

T Strategy 3.7: Continue implementation of prescribed streetscapes in the Downtown and North Point areas.

T Policy 4: Improve the environment and air quality.

T Strategy 4.1: Minimize transportation impacts on social, environmental, and historic resources by reducing total vehicle emissions.

T Strategy 4.2: Encourage development designs to promote pedestrian activity that reduces on-site vehicular dependence.

T Strategy 4.3: Encourage accommodations for alternative fuel vehicles.

Denotes a policy/strategy that has been added or altered as a part of the Horizon 2040 process.

T Strategy 4.4: For City street improvement projects (including new streets, street widenings, complete street design, and other street improvement measures to the extent practicable), develop public-private partnerships for integrating green infrastructure/low impact development to mitigate stormwater runoff impacts and beautify the right-of-way area.

T Policy 5: Maintain and preserve the existing transportation system.

T Strategy 5.1: Maintain the City's transportation plan on a regular annual basis.

T Strategy 5.2: Promote efficient use of the existing system, through improved operational and maintenance strategies, including access management along major corridors.

T Strategy 5.3: Encourage transportation demand management (e.g., vanpools, carpools, telecommuting, etc.) in the private and public sector, and greater development of HOV lanes on major corridors.

T Policy 6: Develop a network of interconnected streets to provide more access routes and less dependence on the arterial and major collector street system.

T Strategy 6.1: Support development of an interconnected public street network within new developments that links new streets and neighborhoods to existing public streets and adjacent subdivisions, allowing for more than one way in and one way out as well as providing for multiple route options within the development.

T Policy 7: Maintain active involvement in state and regional transportation planning activities.

T Strategy 7.1: Coordinate with North Fulton cities, North Fulton CID and ARC to implement the North Fulton Comprehensive Transportation Plan.

T Policy 8: Reduce traffic congestion by planning for alternative transportation options and encouraging the use of innovative traffic management solutions.

T Strategy 8.1: Explore an integrated transportation system for seniors to increase mobility around North Fulton.

T Strategy 8.2: Explore the use of shuttles, trolleys and autonomous vehicles in the Downtown and North Point areas, including coordination with The ATL, MARTA, and other transportation and transit agencies.

T Strategy 8.3: Explore innovative traffic management solutions and promote their use, such as The Connected Vehicle Technology.

Community Economic Development Vision

GOAL

Strengthen and sustain the economic base of Alpharetta.

POLICIES

- Maintain a highly viable, growing and attractive downtown.
- Attract highly-skilled and professional-level employment to corporate and industrial development areas while also focusing efforts to retain and grow existing quality businesses.
- Continue to attract quality retailers for commercial areas throughout the City.
- Maintain a high aesthetic standard and enhance architectural quality.
- Participate in regional efforts that support economic development.
- Promote branding and placemaking as a means of creating interesting, sustainable developments.
- Promote infill of vacant office and retail space with compatible uses and amenities that enhance synergy within the development.

POLICY DEVELOPMENT

-ECONOMIC DEVELOPMENT-

ED Policy 1: Maintain a highly viable, growing and attractive downtown.

ED Strategy 1.1: Continue *to* implement the Downtown Master Plan.

ED Strategy 1.2: Complete annual updates to the Downtown Code during regular public meetings to ensure consistency of the plan with community needs and goals.

ED Strategy 1.3: Encourage continued investment in historic downtown through façade grants and other incentives.

ED Strategy 1.4: Create and coordinate with the Alpharetta Business Association *and/or Alpharetta Chamber* on downtown marketing efforts.

ED Strategy 1.5: Explore community-oriented foot patrol policing for Downtown Alpharetta.

ED Strategy 1.6: Continue to pursue designation as Georgia Main Street Community and develop annual work plans to guide downtown development initiatives within the framework of the national Main Street approach to revitalization.

ED Strategy 1.7: Continue to build on the arts and special event programming in order to draw employers to Alpharetta.

ED Strategy 1.8: Identify public-private partnerships in order to coordinate marketing, maintenance, safety and event programming efforts in activity centers throughout the City.

ED Strategy 1.9: Continue Downtown Economic Development Initiative with the Alpharetta Chamber of Commerce in order to unify the downtown businesses.

Denotes a policy/strategy that has been added or altered as a part of the Horizon 2040 process.

POLICY DEVELOPMENT

-ECONOMIC DEVELOPMENT-

ED Policy 2: Attract highly-skilled and professional-level employment to corporate and industrial development areas while also focusing efforts to retain and grow existing quality businesses.

ED Strategy 2.1: Expand the technology forum to include the healthcare and renewable energy industries and encourage an environment of innovation, build linkages between companies with a presence in the community, and attract new firms.

ED Strategy 2.2: Continue to maintain the City's economic development action plan to ensure consistency with overall community objectives and needs.

ED Strategy 2.3: *Continue to* implement a business calling and retention program to encourage existing quality businesses to remain and grow in the city.

ED Strategy 2.4: Research the critical employment age group of 20 to 40 years and establish planning and change strategies appropriate to make Alpharetta an attractive place to live.

ED Strategy 2.5: Explore and implement economic development incentives to attract new businesses, especially in the North Point area.

ED Policy 3: Continue to attract quality retailers for commercial areas throughout the city.

ED Strategy 3.1: Encourage a variety of mobility options, such as improved public and private transportation for the retail and service employees who work in commercial centers.

ED Strategy 3.2: Support the development of locally-owned, unique shopping, dining and entertainment opportunities.

ED Strategy 3.3: Maintain a healthy and attractive retail environment that continues to draw expenditures from households outside the City of Alpharetta.

ED Strategy 3.4: Continue to inventory all vacant, underperforming and distressed retail properties in order to inform the creation of targeted development strategies.

ED Policy 4: Maintain a high aesthetic standard and enhance architectural quality.

ED Strategy 4.1: Maintain and enforce high aesthetic standards and appropriate architectural guidelines.

ED Policy 5: Participate in regional efforts that support economic development.

ED Strategy 5.1: Coordinate with regional economic development partners and marketing efforts to the benefit of North Fulton.

ED Strategy 5.2: Support regional efforts to solve environmental and infrastructure problems.

ED Policy 6: Promote branding and placemaking as a means of creating interesting, sustainable developments.

ED Strategy 6.1: Implement the North Point Creative Placemaking Plan.

ED Strategy 6.2: Promote marketing and branding in redevelopment areas and employment centers.

ED Strategy 6.3: Provide public investments in the City's redevelopment areas in order to promote private re-investment.

ED Policy 7: Promote infill of vacant office and retail space with compatible uses and amenities that enhance synergy within the development.

ED Strategy 7.1: Maintain a list of vacant office and retail space and promote the vacant spaces to companies looking to move to Alpharetta.

ED Strategy 7.2: Continue quarterly outreach efforts with tenant representatives and leasing agents in order to keep them updated on public and private development.

------ Denotes a policy/strategy that has been added or altered as a part of the Horizon 2040 process.

Community Land Use Vision

GOAL

Develop a land use pattern and structure that fully complements the vision of Alpharetta as a signature community in the region.

POLICIES

- Encourage the continued revitalization and redevelopment of Downtown Alpharetta for culture, government, dining, residential, entertainment, and retail diversity.
- Ensure that future land use and development decisions are consistent with the Comprehensive Plan and that such decisions promote social and economic well-being.
- Guide development to areas where infrastructure is available concurrent with development.
- Preserve and protect the quality of existing neighborhoods proactively through code enforcement and land use decisions that protect neighborhood integrity of these areas.
- Require subdivision design that fosters a sense of community and promotes pedestrian mobility, community recreation and an abundance of public open space.
- Support the success and expansion of employment centers.
- Ensure context-sensitive infill and redevelopment.
- Support appropriately located mixed-use development and employment centers.
- Promote redevelopment of highway corridors, with an emphasis on North Point Parkway, Old Milton Parkway and South Main Street, into pedestrian-friendly, mixed-use environments to create viable, growing and attractive areas.
- Promote the retrofitting of suburban office developments with amenities to increase marketability.

POLICY DEVELOPMENT

-LAND USE-

LU Policy 1: Encourage the continued revitalization and redevelopment of Downtown Alpharetta for culture, government, dining, residential, entertainment, and retail diversity.

LU Strategy 1.1: Continue to implement the vision detailed in the Downtown Master Plan.

LU Strategy 1.2: Support improvements to Downtown that will result in a compact arrangement of retail and commercial enterprises with office, financial, entertainment, governmental and certain residential development, all designed and situated to permit internal pedestrian circulation.

LU Strategy 1.3: Encourage residential uses in the Downtown at higher densities and in mixed use buildings in order to support the viability of Downtown.

LU Strategy 1.4: Continue to encourage revitalization of Downtown through major streetscape improvements, landscaping, formal open spaces, and transportation network connectivity.

LU Policy 2: Ensure that future land use and development decisions are consistent with the Comprehensive Plan and that such decisions promote social and economic well-being.

LU Strategy 2.1: Encourage and promote clean, high tech business activity that strengthens the economic base of the community and minimizes air and water pollution.

LU Strategy 2.2: Promote development that is pedestrian-oriented and minimizes vehicular trips.

LU Strategy 2.3: Encourage creative urban design solutions that improve physical character.

POLICY DEVELOPMENT

-LAND USE-

LU Policy 3: Guide development to areas where infrastructure is available concurrent with development.

LU Strategy 3.1: Use infrastructure as a tool to guide development into locations where the land is most cost effective to service (i.e., accessible to police, fire, sewer and the urban road network).

LU Strategy 3.2: When decisions are made about development densities, give due consideration to investments in infrastructure that have been made by the City.

LU Strategy 3.3: Monitor the impact of new development and projected infrastructure capacities.

LU Policy 4: Preserve and protect the quality of existing neighborhoods proactively through code enforcement and land use decisions that protect neighborhood integrity of these areas.

LU Strategy 4.1: Preserve large residential estate properties in Northwest Alpharetta and the Big Creek Overlook community by maintaining development densities that are generally at much lower levels than that of the rest of the city.

LU Strategy 4.2: Maintain code enforcement efforts to ensure that all residential, commercial and industrial properties are appropriately maintained in accordance with property maintenance codes.

LU Strategy 4.3: Investigate short-term rentals and explore whether or not regulations are necessary.

LU Policy 5: Require subdivision design that fosters a sense of community and promotes pedestrian mobility, community recreation and an abundance of public open space.

LU Strategy 5.1: Ensure that roads and sidewalks designed for new suburban neighborhood developments connect with adjacent established neighborhoods to provide connectivity to parks, greenspace, community amenities and commercial services.

LU Policy 6: Support the success and expansion of employment centers.

LU Strategy 6.1: Support flexibility in employment centers that allows the potential for a corporate environment to include a mix of office uses and discreet warehouse/distribution facilities (typically accommodated to the rear of the buildings).

LU Strategy 6.2: Designate major entranceways to the city, (the interchanges along GA-400) for office use in order to preserve the corporate business environment (as described in Part 2: Character-Area Focus for individual Character Areas).

LU Strategy 6.3: Limit industrial land uses to light industry only.

LU Strategy 6.4: Maintain code enforcement efforts to ensure that commercial and industrial properties are appropriately maintained in accordance with property maintenance codes.

LU Policy 7: Ensure context-sensitive infill and redevelopment.

LU Strategy 7.1: Compile an inventory of vacant, tax delinquent, or government entity-owned properties that may be appropriate for infill development to enhance existing neighborhoods and encourage development in locations already served with supporting infrastructure.

LU Strategy 7.2: Establish an Infill Development Guide and associated regulations to address appropriate site design standards for context sensitive infill development, allowing for accommodation of infill housing with building setbacks and minimum lots sizes that are compatible with surrounding homes.

LU Policy 8: Support appropriately located mixed-use development and employment centers.

LU Strategy 8.1: Allow mixed use patterns that will create activity nodes in appropriate areas, as established by the Future Development Map, that provide jobs and services within walking distance of residences, preserve open spaces, and make public transportation more effective.

LU Strategy 8.2: Focus regional-scaled, suburban, and big box commercial development into development and redevelopment nodes, rather than allowing commercial development along the full length of major corridors. In addition, promote development of smaller-scaled neighborhood centers as well as revitalization and enhancement of existing small-scale commercial centers.

Denotes a policy/strategy that has been added or altered as a part of the Horizon 2040 process.

POLICY DEVELOPMENT

-LAND USE-

LU Strategy 8.3: Encourage property owners and developers with large land holdings to plan for multiple land uses.

LU Strategy 8.4: Establish varying levels of mixed use development densities, through overlay districts or other means, such that the highest densities of office, retail and residential development will be located along the GA-400 corridor.

LU Policy 9: Promote redevelopment of highway corridors, with an emphasis on North Point Parkway, Old Milton Parkway and South Main Street, into pedestrian-friendly, mixed-use environments to create viable, growing and attractive areas.

LU Strategy 9.1: Support a cohesive approach to providing retail sales and service nodes within the city, thereby avoiding strip commercial patterns along arterial routes; these nodes should be developed on a scale that is compatible with residential development and pedestrian access.

LU Strategy 9.2: Define the boundaries of retail areas to avoid "retail creep" beyond designated retail areas.

LU Strategy 9.3: Establish and maintain attractive gateway features at major entranceways into the city, including guidelines for future development.

LU Strategy 9.4: Maintain the visual aesthetics of GA-400 by preserving and enhancing the tree buffer and prohibiting retail at the interchanges.

LU Strategy 9.5: Create small area plans/overlays for the Old Milton Parkway corridor (east of Georgia 400), South Main Street and Windward Master Plan.

LU Strategy 9.6: Plan for uses, such as a college/university, entertainment, or similar assembly uses, that will have a regional draw to the North Point area.

LU Policy 10: Promote the retrofitting of suburban office developments with amenities to increase marketability.

LU Strategy 10.1: Allow mixed use patterns that will create activity nodes in appropriate areas near or within existing suburban office developments.

LU Strategy 10.2: Establish regulations and incentives that promote retrofitting suburban office with desirable amenities.

Denotes a policy/strategy that has been added or altered as a part of the Horizon 2040 process.

Natural, Historic & Cultural Resources Vision

GOAL

Protect and nurture natural, cultural and historic resources

POLICIES

- Protect the natural, historic and scenic qualities of the city, including water resources.
- PPromote environmental awareness through education.
- Permanently protect existing open space and purchase or protect additional open space to meet a 20% open space objective.
- Continue to lead by example by incorporating green, environmentally-friendly technology into the City's day-to-day operations.
- Encourage green building design, technology and sustainable site design.
- Continue to add to the City's open space inventory and provide trail connections between parks and where people live and work.

POLICY DEVELOPMENT

-NATURAL, HISTORIC & CULTURAL RESOURCES-

NHCR Policy 1: Protect the natural, historic and scenic qualities of the city, including water resources.

NHCR Strategy 1.1: Encourage preservation and enhancement of historic structures and street tree canopies, especially in the downtown area.

NHCR Strategy 1.2: Protect the natural environment and areas that contribute to the unique character of the city by ensuring a balance between the natural and the built environment, continued use of buffers and other techniques.

NHCR Strategy 1.3: Explore regional-level partnerships to protect and enhance the natural environment, without being tied to political boundaries.

NHCR Strategy 1.4: Enlist non-profit land trusts to help preserve open space through voluntary land conservation agreements.

NHCR Strategy 1.5: Maintain the scenic tree-lined view along GA-400 through corridor setbacks, clearing and grading setbacks and signage and lighting height limitations.

NHCR Strategy 1.6: Continue to enforce standards and enact ordinances for historic preservation, tree protection, signage, landscaping, streetscape design, sidewalks, bicycle paths, greenways, open space preservation and water quality protection requirements.

NHCR Strategy 1.7: Continue to study, update, and enforce best available data for floodplains and future floodplains.

POLICY DEVELOPMENT

-NATURAL, HISTORIC & CULTURAL RESOURCES-

NHCR Strategy 1.8: Continue to evaluate water quality in City streams. Develop projects and regulations that will improve stream water quality. Continue to regulate new development with required discharge water quality measures. Encourage the use of low impact design and reuse water.

NHCR Strategy 1.9: Continue to evaluate ways to encourage Public Arts Programming and Arts Facilities.

NHCR Strategy 1.10 : Continue to work with the Historic Preservation Commission to preserve historic properties in the City of Alpharetta.

- *NHCR Strategy 1.11: Inventory and map public art throughout the City and develop a walking tour of public art in the Downtown.*
- *NHCR Strategy 1.12: Encourage public and private arts and cultural event venues (symphony, museums, music venues, amphitheaters, etc.) in the City.*
- *NHCR Strategy 1.13: Identify public-private partnerships and develop and expand Citywide special event programming.*
- *NHCR Strategy 1.14: Encourage the use of incentives to preserve historic structures.*

NHCR Policy 2: Promote environmental awareness through education.

NHCR Strategy 2.1: Promote environmental awareness among the general public and the development community through educational programs.

NHCR Strategy 2.2: Continue to utilize environmental education programs for both the general public and development community through the City's stormwater group in the Engineering/Public Works Department.

NHCR Strategy 2.3: Continue to emphasize education and current programs to further reduce the solid waste stream.

NHCR Policy 3: Permanently protect existing open space and purchase or protect additional open space to meet a 20% open space objective.

NHCR Strategy 3.1: Develop a pocket park plan and link greenspaces with linear multi-use paths in order to maximize greenspace.

NHCR Strategy 3.2: Actively pursue methods to expand, enhance, and create more multi-use trail activity.

- *NHCR Strategy 3.3: Inventory and map open space and greenspace throughout the City.*
- *NHCR Strategy 3.4: Provide a balance of amenity space (privately owned, maintained and used) and civic space (publicly or privately owned and maintained, for public use) throughout the City.*

NHCR Policy 4: Continue to lead by example by incorporating green, environmentally-friendly technology into the City's day-to-day operations.

NHCR Strategy 4.1: Utilize sustainable green design for new public buildings (and facilities) to create resource-efficient facilities that reduce cost of operation and maintenance, and address issues such as historic preservation, access to public transit and other community infrastructure systems.

NHCR Strategy 4.2: Implement technologies, incentives and code requirements that lessen dependence on fossil fuels and reduce waste by replacing low-mileage vehicles with more fuel-efficient models (e.g. hybrids, electric, natural gas, etc.), use of solar panels, reuse of materials and resources etc.

- *NHCR Strategy 4.3: Maintain the City's certification as a Green Community through the Atlanta Regional Commission.*

NHCR Policy 5: Encourage green building design, technology and sustainable site design.

NHCR Strategy 5.1: Promote low-impact development through stormwater management, wastewater management, heat island mitigation and light pollution mitigation requirements.

Denotes a policy/strategy that has been added or altered as a part of the Horizon 2040 process.

POLICY DEVELOPMENT

-NATURAL, HISTORIC & CULTURAL RESOURCES-

NHCR Strategy 5.2: Continue to offer incentives such as expedited plan review, inspections, etc. as incentives to encourage the use of "green" materials, systems, and practices.

NHCR Strategy 5.3: Develop a Sustainable Site Design Guide describing best practices.

NHCR Strategy 5.4: Continue to enforce water conservation measures in all new development in the City.

- *NHCR Strategy 5.5: Continue to update and implement the North Point Overlay EcoDistrict regulations.*

- **NHCR Policy 6: Continue to add to the City's open space inventory and provide trail connections between parks and where people live and work.**

- *NHCR Strategy 6.1: Provide a balance of active and passive open space opportunities.*

- *NHCR Strategy 6.2: Protect natural areas within passive parks.*

..... Denotes a policy/strategy that has been added or altered as a part of the Horizon 2040 process.

Community Services & Facilities Vision

GOAL

Provide high quality, sustainable public facilities and services for the citizens and businesses within the city

POLICIES

- Encourage infrastructure development that keeps pace with growth an develops concurrently with the city's population, including water and sewer service, public safety, parks and recreation, and general government services.
- Meet the health needs of residents through a combination of private and public sources.
- Enhance the quality of life for residents through the provision of greenspace, parks and recreational facilities, and cultural opportunities that are convenient to all city residents.
- Support an educational system that achieves a higher standard of learning and meets current and future population needs.
- Promote walkable communities and areas throughout the City.
- Promote community safety and security.

POLICY DEVELOPMENT

-COMMUNITY SERVICES & FACILITIES-

CSF Policy 1: Encourage infrastructure development that keeps pace with growth and develops concurrently with the city's population, including water and sewer service, public safety, parks and recreation, and general government services.

CSF Strategy 1.1: Ensure that infrastructure and public services are adequately positioned to provide coverage to areas where higher intensity developments are planned.

CSF Strategy 1.2: Continue application of the Cost of Government Services Land Use Model to forecast fiscal impacts of land use decisions within the city.

CSF Strategy 1.3: Maintain the capital improvements plan and program that is tied to the Comprehensive Plan to ensure that infrastructure keeps pace with new development.

CSF Strategy 1.4: Revise the Capital Improvements Element annually as part of the budget process.

CSF Strategy 1.5: Coordinate development activities with Fulton County to ensure that water and wastewater treatment capacities are sufficient to meet future demand and establish agreements with Fulton County concerning the volume of water the City can acquire and the reserve capacities for sewer effluent.

CSF Policy 2: Meet the health needs of residents through a combination of private and public sources.

CSF Strategy 2.1: Continue to work with the Fulton County Health Department to develop and expand programming to meet the needs of Alpharetta residents.

POLICY DEVELOPMENT

-COMMUNITY SERVICES & FACILITIES-

CSF Policy 3: Enhance the quality of life for residents through the provision of greenspace, parks and recreational facilities, and cultural opportunities that are convenient to all city residents.

CSF Strategy 3.1: Maintain the public art program to promote public art that will foster community pride and improve the visual attractiveness of public spaces.

CSF Strategy 3.2: Continue expansion of the City's Greenway Program, including the northernmost segment extending to the city limits.

CSF Strategy 3.3: Continue to implement the Alpha Loop to enhance pedestrian connectivity between the Big Creek Greenway, Wills Park, Avalon, Northwinds, North Point and the Downtown.

CSF Strategy 3.4: Continue to promote the Center for the Arts.

CSF Strategy 3.5: Expand the Senior Activity Center and explore the need for a satellite facility.

CSF Strategy 3.6: Invest in a regionally recognized equestrian center.

CSF Strategy 3.7: Encourage developers to build recreational opportunities like the Alpha Loop in conjunction with new development, and encourage permanent protection of open space for future generations to enjoy.

- *CSF Strategy 3.8: Develop a skate park in the City.*
- *CSF Strategy 3.9: Continue to support and assist the Alpha Loop Foundation, a private non-profit, to assist their efforts in seeking private funding to construct, maintain and sponsor the Alpha Loop.*

CSF Policy 4: Support an educational system that achieves a higher standard of learning and meets current and future population needs.

CSF Strategy 4.1: Communicate with the Fulton County Board of Education concerning future growth areas of the city and the school board's plans for provision of public schools to meet future capacities.

CSF Strategy 4.2: Continue to promote local opportunities for education and related human resource development and employee training.

- *CSF Strategy 4.3: Expand partnerships with area schools, such as the Old Rucker Urban Farm partnership with Cambridge High School.*

CSF Policy 5: Promote walkable communities and areas throughout the City.

- *CSF Strategy 5.1: Identify partnerships to provide centralized parking facilities to promote walking and biking.*
- *CSF Strategy 5.2: Address pedestrian improvements in areas of the City where pedestrian facilities are missing or disconnected.*
- *CSF Strategy 5.3: Continue to implement the recommendations from the Alpharetta Walkability and Pedestrian Safety Study.*

CSF Policy 6: Promote community safety and security.

- *CSF Strategy 6.1: Implement the principles of Crime Prevention Through Environmental Design (CPTED) as part of the City's site plan approval process.*
- *CSF Strategy 6.2: Implement pedestrian safety and walkability policies as part of the City's site plan approval process.*
- *CSF Strategy 6.3: Complete regular updates to the City's Hazard Mitigation Plan and prioritize projects identified in the Plan.*

..... Denotes a policy/strategy that has been added or altered as a part of the Horizon 2040 process.

Intergovernmental Coordination Vision

GOAL

Coordination with adjacent local governments as well as regional, state & federal agencies

POLICIES

- Support coordination efforts with the county and the adjacent municipalities of Forsyth County, City of Milton, City of John's Creek and City of Roswell.
- Promote partnerships between the City and county Board of Education.
- Coordinate efforts with regional, state and federal agencies.

POLICY DEVELOPMENT

-INTERGOVERNMENTAL COORDINATION-

IC Policy 1: Support coordination efforts with the county and the adjacent municipalities of Forsyth County, City of Milton, City of John's Creek and City of Roswell.

IC Policy 2: Promote partnerships between the City and county Board of Education.

IC Policy 3: Coordinate efforts with regional, state and federal agencies.

IC Policy 3: Coordinate efforts with regional, state and federal agencies.

IC Strategy 3.1: Continue to be actively involved in ongoing transportation planning activities with Atlanta Regional Commission and the North Fulton CID.

IC Strategy 3.2: Continue to work with the Atlanta Regional Commission to coordinate planning and development efforts in the region.

IC Strategy 3.3: Work with regional, state and federal agencies to identify funding opportunities to address community development and transportation needs.

IC Strategy 3.4: Coordinate and participate with the Metropolitan North Georgia Water Planning District. Establish local goals and implementation programs consistent with the water planning goals and objectives.

IC Strategy 3.5: Continue to coordinate with surrounding municipalities on watershed wide studies, projects, and improvements.

Broadband Services Vision

GOAL

Support regulations that promote access to broadband services throughout the City and for all groups regardless of socio-economic factors

POLICIES

- Promote access to broadband services, especially in areas that lack coverage.

- **BBS Policy 1: Promote access to broadband services, especially in areas that lack coverage.**

- *BBS Strategy 1.1: Continue to update the wireless telecommunications facilities ordinance to promote the availability of broadband services throughout the City.*

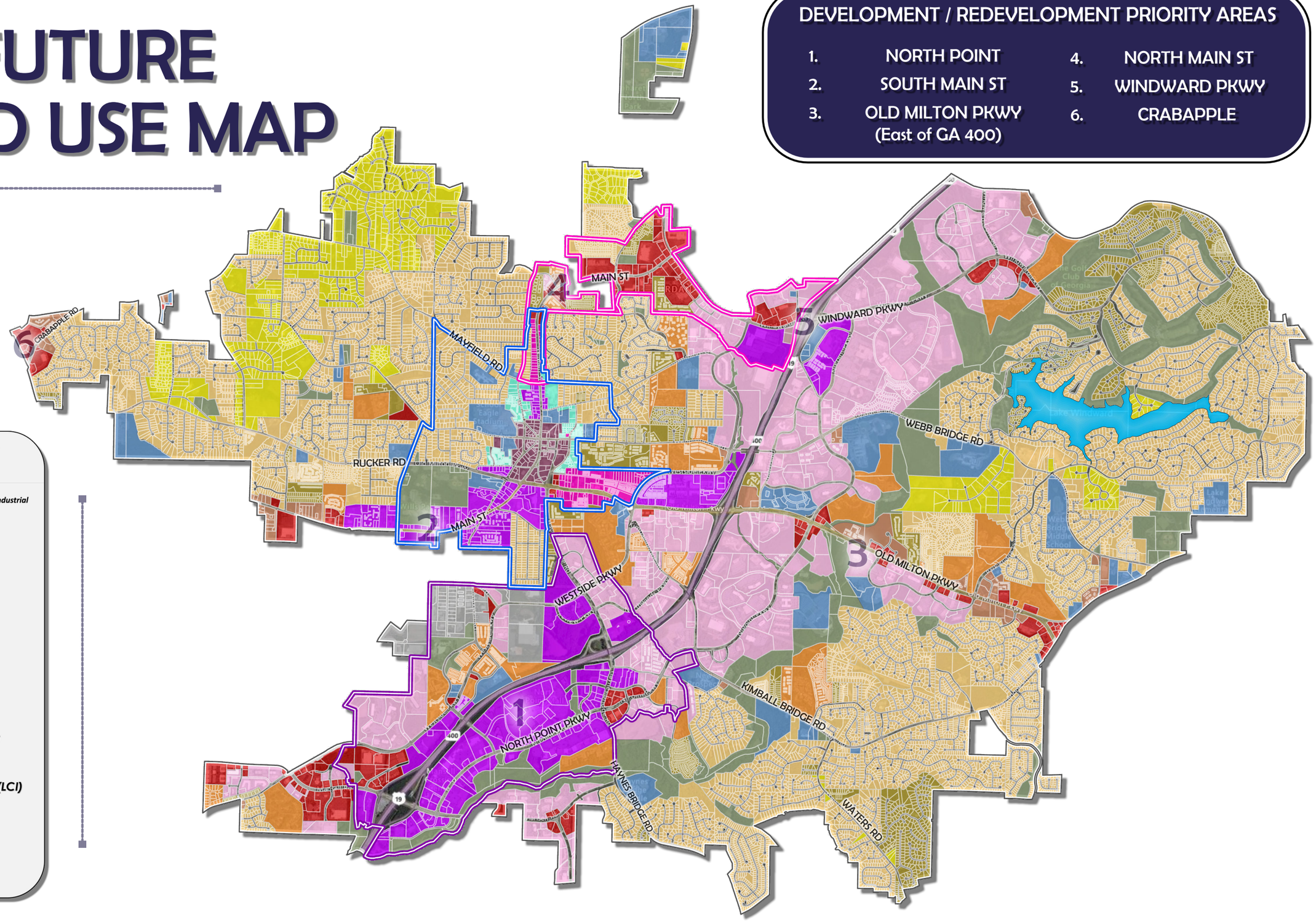
Denotes a policy/strategy that has been added or altered as a part of the Horizon 2040 process.

FUTURE LAND USE

FUTURE LAND USE MAP

DEVELOPMENT / REDEVELOPMENT PRIORITY AREAS

1. NORTH POINT
2. SOUTH MAIN ST
3. OLD MILTON PKWY (East of GA 400)
4. NORTH MAIN ST
5. WINDWARD PKWY
6. CRABAPPLE



FUTURE LAND USE DESIGNATION

- Business, Manufacturing, 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, Educational
- Very Low Density Residential

LIVABLE CENTER INITIATIVE (LCI) STUDY AREAS

- Downtown LCI
- North Point LCI
- Highway 9 LCI

VERY LOW DENSITY RESIDENTIAL	LOW DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	HIGH DENSITY RESIDENTIAL	DOWNTOWN RESIDENTIAL DENSITY	MIXED USE LIVE WORK	MIXED USE
VLDR	**LDR**	**MDR**	**HDR**	**DRD**	**MULW**	**MU**
'For-Sale' detached dwelling on minimum 22,000 square foot lot with a maximum density less than 2 units per acre.	'For-Sale' detached dwelling on minimum 12,000 square foot lot with a maximum density up to 3 units per acre.	'For-Sale' detached dwelling on minimum 10,000 square foot lot as well as 'For-sale' attached dwelling with a maximum density up to 4 units per acre.	'For-Sale' attached / detached dwelling and 'For-Rent' attached/detached dwelling with a maximum density up to 10 units per acre.	'For-Sale' attached/detached dwelling in the Downtown Overlay with densities in compliance with the Downtown Master Plan.	In the Downtown Overlay, office and residential uses mixed vertically within a building and/or horizontally within a development or area.	Office, commercial, and residential uses mixed vertically within a building and/or horizontally within a development. In the Downtown Overlay, office, commercial and residential uses mixed vertically within a building and/or horizontally within a development or area.
FUTURE ZONING	**FUTURE ZONING**	**FUTURE ZONING**	**FUTURE ZONING**	**FUTURE ZONING**	**FUTURE ZONING**	**FUTURE ZONING**
AG **R** **RE** **R-22**	**R-15** **R-12** **CUP**	**R-10** **R-4 A/D** **CUP**	**R-8 A/D** **R-10 M** **CUP**	**DT-R**	**DT-LW**	**CUP** **MU** **DT-MU**

CENTRAL BUSINESS DISTRICT	PROFESSIONAL / BUSINESS OFFICE	CORPORATE OFFICE	COMMERCIAL	BUSINESS, MANUFACTURING, WAREHOUSING, LIGHT INDUSTRIAL	PUBLIC, INSTITUTIONAL, EDUCATIONAL	PARKS, RECREATION, OPEN SPACE
CBD	**PBO**	**CO**	**C**	**BMWLI**	**PIE**	**PROS**
In the Downtown Overlay, mixed use development typical of a traditional downtown, including offices, shops, residences, and civic uses.	Office developments with businesses such as professional services, financial institutions, and medical services.	Corporate Office and Business Park development that primarily includes office buildings. Commercial uses are acceptable, but they should be subordinate to office uses and be oriented to serve businesses in the immediate area.	Businesses that provide goods and services such as shopping centers, grocery stores, retail stores, restaurants, entertainment, lodging, and other general services to meet the daily needs of the community.	Businesses with a focus on research and development, low-impact distribution and warehousing, as well as, low impact manufacturing.	Civic uses, such as: schools, places of worship, government buildings, etc.	Public and private active and passive open space, such as floodplains, natural preserves, golf courses, playgrounds, recreation centers, parks, etc.
FUTURE ZONING	**FUTURE ZONING**	**FUTURE ZONING**	**FUTURE ZONING**	**FUTURE ZONING**	**FUTURE ZONING**	**FUTURE ZONING**
DT-C	**CUP** **O-P**	**CUP** **O-I**	**CUP** **C-I** **C-2** **PSC**	**CUP** **L-I**	**OSR** **SU**	**CUP** **OSR** **SU**

DEVELOPMENT / REDEVELOPMENT

PRIORITY AREAS

1. NORTH POINT

Preserve the North Point area as a regional destination for shopping, jobs and entertainment, and enhance the area with improvements, redevelopment and new development that supports a walkable and vibrant mixed-use community destination with places to shop, work, entertain and live. Future development should emphasize connectivity, uses that generate a high level of activity and transit-oriented development that anticipates the extension of MARTA transit service to the area. The area should be supported by a range of housing types and transportation modes. A focus should be placed on expanding the street network, enhancing public transit service, creating a pedestrian-friendly environment by adding sidewalks and multi-use trails and supporting bicycle use with infrastructure that makes biking safe and convenient. This complete transportation system should link adjacent residential, office and commercial areas to major destinations within the activity center or serve as a safe and convenient connection to other destinations in the community. Expand entertainment uses and capitalize on amphitheater location.

ISSUES & OPPORTUNITIES

- Potential for redevelopment of commercial, surface parking lots, or underutilized properties into mixed-use developments
- Extension of MARTA transit (BRT) service to North Point area
- GA-400 offers access from many areas of North Fulton
- Ameris Bank Amphitheatre and North Point Mall are unique, large-scale assets with a regional draw

2. SOUTH MAIN ST

Enhance established commercial along South Main Street/ GA-9 with streetscape and property improvements, as well as vehicular, pedestrian, bicycle and public transportation connectivity to destinations along the corridor, activity centers, neighborhoods, and Wills Park. Create opportunities for new mixed-use, commercial, office and medium- and high-density residential development along the corridor. The area is envisioned to evolve as a compact, walkable mixed-use corridor with a mix of office, commercial and residential uses. Future development should emphasize connectivity and redevelopment with higher intensity mixed-use and office/ commercial uses fronting South Main Street and backed by less intense residential. Wide sidewalks, a cohesive streetscape, and direct links to Wills Park will improve pedestrian safety while bicycle infrastructure will make biking safe and convenient. This complete transportation system should link adjacent residences and the park to activity along the corridor.

ISSUES & OPPORTUNITIES

- Aging strip commercial, auto-oriented uses and unappealing look/aesthetic quality
- Traffic congestion and limited bike/pedestrian infrastructure and connectivity
- Proximity to the Downtown Core, City Center and Wills Park
- Investments/revitalization needed to improve visual quality and economic competitiveness of corridor
- Connectivity between Wills Park and Downtown
- Opportunities for redevelopment and the chance to promote unique, local businesses

3. OLD MILTON PKWY (East of GA 400)

Enhance existing commercial and office character along the corridor with streetscape and property improvements, as well as vehicular, pedestrian, bicycle and public transportation connectivity to destinations along the corridor, activity centers and neighborhoods. The corridor is envisioned to evolve into a more compact, connected, and walkable development pattern. It is primarily zoned for a mix of commercial, office, and residential. Future development should emphasize connectivity and diversity of land uses, while also expanding the street network and enhancing the pedestrian environment by adding and/or linking sidewalks. Bicycle use should also be encouraged with infrastructure that makes biking safe and convenient. This complete transportation system should link adjacent residential areas to major destinations along the corridor or serve as a safe and convenient throughway to other destinations in the community.

ISSUES & OPPORTUNITIES

- Primary east-west route, connecting to GA-400, Downtown, Avalon and Johns Creek
- Traffic congestion along parkway
- Need to balance the corridor's role as transportation corridor with continued growth of the corridor as a major destination
- Pedestrian/ bicycle connectivity and open space lacking along the corridor

DEVELOPMENT / REDEVELOPMENT

PRIORITY AREAS

4. NORTH MAIN ST

Enhance established commercial, office and residential along North Main Street/GA-9 with streetscape and property improvements, as well as vehicular, pedestrian and bicycle connectivity to destinations along the corridor, activity centers and neighborhoods. Create opportunities for new, neighborhood-scaled office and residential development along the corridor. The area is envisioned to evolve as a compact, walkable area with a mix of residential-scale office, commercial and residential uses. Future development should emphasize connectivity, neighborhood scale and diversity of land uses. It should also focus on creating a pedestrian-friendly environment by adding sidewalks and encouraging bicycle use with infrastructure that makes biking safe and convenient. This complete transportation system should link adjacent residential areas to major destinations along the corridor or serve as a safe and convenient throughway to other destinations in the community.

ISSUES & OPPORTUNITIES

- Residence transitioning to commercial/office businesses
- Shallow lot depth/lot size limits development options
- Traffic congestion
- GDOT plans for roadway improvements and multi-use sidewalks
- Near Downtown
- Connectivity is limited for people walking and biking

5. WINDWARD PKWY

Enhance existing commercial and office character with streetscape and property improvements, as well as vehicular, pedestrian, bicycle and public transportation connectivity to destinations along the corridor, activity centers and neighborhoods. Create opportunities for mixed-use, commercial, and office developments. The area is envisioned to evolve as a more compact, walkable mixed-use and office/ commercial corridor.

ISSUES & OPPORTUNITIES

- Convenient proximity and access to GA-400
- Major transportation link between GA-400 and Milton
- Traffic congestion along major roads
- Connectivity is limited for people walking and biking

6. CRABAPPLE

Enhance established shopping and business destinations at a major crossroads intersection, as well as connectivity to neighborhoods, corridors and other communities with vehicular, pedestrian, bicycle and public transportation improvements. Create new shopping and business opportunities that support the surrounding neighborhoods. Future development should emphasize connectivity, neighborhood scale and uses that serve the surrounding neighborhoods. It should also focus on creating a pedestrian-friendly environment by adding sidewalks and encouraging bicycle use with infrastructure that makes biking safe and convenient. This complete transportation system should link adjacent residential areas to major destinations within the character area or serve as a safe and convenient throughway to other destinations in the community.

ISSUES & OPPORTUNITIES

- Neighborhood shopping and business cluster at major crossroads intersection that serves many Roswell, Milton and Alpharetta residents
- Traffic congestion along major roads and intersections

BROOKSIDE SMALL AREA PLAN

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FOR BROOKSIDE SMALL AREA PLAN

SHORT TERM WORK PROGRAM

SHORT TERM WORK PROGRAM

The Five-Year Short-Term Work Program (STWP) identifies specific implementation actions the City (or other entities) intends to take during the first five-year timeframe of the planning period. This includes programs, ordinances, administrative systems, community improvements or investments, financing arrangements, or other programs/initiatives to be put in place to implement the Comprehensive Plan. For each line item, the STWP outlines the following information:

- Brief Description
- Timeframe for undertaking the activity during 2022 - 2026
- Responsible party for implementing the activity
- Cost estimate
- Funding source

ACTIVITY	YEAR	RESPONSIBLE PARTY	FUNDING SOURCE	COST ESTIMATE
ECONOMIC DEVELOPMENT				
Economic Development Toolbox Local incentives for new or growing businesses that demonstrate a serious economic impact through job creation and capital investment	2022 - 2026	Economic Development	City	$360,800
Develop and update Economic Development Strategic Plan	2022 - 2026	Economic Development	City	$150,000
Tech Alpharetta Support local business incubator	2022 - 2026	Economic Development	City	$475,000
LAND USE				
North Point Development Framework Plan	2023	Community Development	City & Grants	$120,000
South Main Street LCI Supplemental Study	2022	Community Development	City & Grants	$200,000
Planning Updates Updates to the City's master plans, LCI's, and other planning documents	2022 - 2026	Community Development	City & Grants	$800,000

SHORT TERM WORK PROGRAM

ACTIVITY	YEAR	RESPONSIBLE PARTY	FUNDING SOURCE	COST ESTIMATE
TRANSPORTATION				
Crosswalk Improvements - Milton Avenue Parking Deck across Milton Avenue	2023 - 2024	Public Works	City	$350,000
Crosswalk Improvements - Kingry & Old Milton Parkway Pavement Markings and Lighting	2023	Public Works	City	$50,000
Cumming Street (Lily Garden) Extension	2024 - 2026	Public Works	City	$800,000
McGinnis Ferry Road Capacity Improvements	2022 - 2025	Public Works	TSPLOST, Bond, & City	$8,900,000
Sidewalk Improvements Providence Road & Waters Road	2023 - 2026	Public Works	Bonds & City	$1,590,000
North Point Parkway Streetscape Design	2022 - 2026	Community Development & Public Works	City & Grants	$2,000,000
North Point Parkway Streetscape Improvements Phase 1	2025 - 2026	Public Works	City & Grants	$6,250,000
Haynes Bridge Road Capacity Improvements	2022 - 2025	Public Works	TSPLOST & City	$8,264,103
Kimball Bridge Road Improvements	2022 - 2026	Public Works	Bond, TSPLOST, & City	$15,707,024

SHORT TERM WORK PROGRAM

ACTIVITY	YEAR	RESPONSIBLE PARTY	FUNDING SOURCE	COST ESTIMATE
TRANSPORTATION (CONTINUED)				
Old Milton Parkway Capacity Improvements	2022 - 2023	Public Works	TSPLOST & Grants	$25,000,000
Webb Bridge Road Improvements	2022 - 2026	Public Works	TSPLOST & City	$34,568,904
Windward Parkway West Improvements	2022 - 2023	Public Works	TSPLOST	$996,285
Windward Parkway East Improvements	2022 - 2023	Public Works	TSPLOST	$1,615,348
Academy Street Improvements	2022 - 2025	Public Works	TSPLOST, City, & Grants	$3,089,576
GA400 Bridge - Webb Bridge Road	2022 - 2025	Public Works	TSPLOST	$1,703,000
GA400 Bridge - Kimball Bridge Road	2022 - 2025	Public Works	TSPLOST	$1,317,000
GA400 Bridge - Tradewinds	2022 - 2025	Public Works	TSPLOST	$1,866,000
Bus Shelter Construction Program	2022 - 2026	Community Development	City & Grants	$500,000
Scramble Intersection Milton Avenue and Canton Street	2026	Public Works	City	$100,000
Raised Intersection Marietta Street and Roswell Street	2023 - 2024	Public Works	City	$350,000

SHORT TERM WORK PROGRAM

ACTIVITY	YEAR	RESPONSIBLE PARTY	FUNDING SOURCE	COST ESTIMATE
TRANSPORTATION (CONTINUED)				
Various Mid-Block Crossings	2023 - 2024	Public Works	City	$300,000
Roundabout Improvements Hopewell & Vaughn, Mayfield & Canton, and Mayfield & Providence	2022 - 2026	Public Works	TSPLOST & City	$5,367,034
NATURAL, HISTORIC AND CULTURAL RESOURCES				
Downtown Sculpture Program	2022 - 2026	Recreation & Parks	City	$212,500
Alpharetta Arts Center Parking Lot Expansion	2022 - 2024	Recreation & Parks	City	$950,000
Historic Preservation Initiative	2022 - 2026	Recreation & Parks	City	$325,000
Cultural Services Plan	2023	Recreation & Parks	City	$30,000
BROADBAND SERVICES				
UDC updates to promote availability of broadband services	2024	Community Development	City	$20,000
On-call consultant Wireless telecommunication facilities assistance	2022 - 2026	Community Development	Cost Recovery	$10,000

SHORT TERM WORK PROGRAM

ACTIVITY	YEAR	RESPONSIBLE PARTY	FUNDING SOURCE	COST ESTIMATE
COMMUNITY SERVICES & FACILITIES				
Gateway Park - North Point Design and build-out	2023 - 2025	Recreation & Parks	City & Grants	$3,000,000
Alpha Loop Design and build-out	2022 - 2026	Recreation & Parks	Bonds & City	$7,500,000
Farmhouse Park Design and build-out	2022 - 2026	Recreation & Parks	Bonds & City	$2,000,000
Milton Avenue Park Build-out	2022 - 2026	Recreation & Parks	City	$2,000,000
Mid-Broadwell Park Build-out	2022 - 2026	Recreation & Parks	Bonds & City	$500,000
Old Rucker Park Design and build-out	2022 - 2026	Recreation & Parks	Bonds & City	$3,000,000
Webb Bridge Park Soccer field turf	2022 - 2026	Recreation & Parks	Bonds & City	$1,000,000
Brookside Park Build-out	2022 - 2026	Recreation & Parks	City	$2,000,000
Union Hill Park Trailhead / Redevelopment	2022 - 2026	Recreation & Parks	Bonds & City	$3,250,000
Waters Road Park Design and build-out	2022 - 2026	Recreation & Parks	Bonds & City	$1,250,000

SHORT TERM WORK PROGRAM

ACTIVITY	YEAR	RESPONSIBLE PARTY	FUNDING SOURCE	COST ESTIMATE
COMMUNITY SERVICES & FACILITIES (CONTINUED)				
Wills Park Equestrian Center Renovation Build-out	2022 - 2026	Recreation & Parks	Bonds & City	$5,000,000
Wills Park Master Plan	2022 - 2026	Recreation & Parks	Bonds & City	$6,000,000
Downtown Stormwater Studies	2022 - 2026	Public Works	City	$500,000
Downtown Stormwater Enhancements Meadow Brook Hills	2022	Public Works	City	$250,000
Downtown Stormwater Enhancements Milton Estates (design)	2023	Public Works	City	$260,000
Milton Avenue Streetscape Improvements	2023 - 2026	Public Works	City & Grants	$3,950,000
Four (4) Pedestrian Bridges Windward Parkway over Big Creek Greenway; Greenway Access	2023 - 2026	Public Works	City	$2,500,000
HOUSING				
Biannual updates to the Rental Housing Study	2022, 2024, 2026	Community Development	City	$120,000
Develop a housing affordability toolbox	2022	Community Development	City	$80,000

REPORT OF ACCOMPLISHMENTS

REPORT OF ACCOMPLISHMENTS

The Report of Accomplishments, shown in the table below, provides the status of each activity from the 2035 Comprehensive Plan Short Term Work Program, which covered the Years 2017 - 2021. The Report identifies whether each activity was completed, underway, postponed, or dropped. Explanations are provided for postponed or dropped activities.

PROJECT	COMPLETE	UNDERWAY	POSTPONED	DROPPED	PROJECT NOTES
COMMUNITY FACILITIES					
Parking Garage (west side of Main Street) Planning, construction drawings, and construction	X				
Construct of Surface Parking Lot (west side of Main Street)	X				
Downtown Enhancements	X				
Public Safety Headquarters Expansion	X				
Eastside Community Center / YMCA Partnership	X				Renamed Preston Ridge Community Center, to open June 2020
Synthetic Turf Fields (replacement)	X				Webb Bridge Park soccer field, North Park football field
ECONOMIC DEVELOPMENT					
Economic Development Toolbox Local incentives for new or growing businesses that demonstrate a serious economic impact through job creation and capital investment	X				

REPORT OF ACCOMPLISMENTS

PROJECT	COMPLETE	UNDERWAY	POSTPONED	DROPPED	PROJECT NOTES
TRANSPORTATION: INTERSECTION IMPROVEMENTS					
Pedestrian Intersection Improvements Design	X				
Rucker Road Corridor Improvements	X				
Kimball Bridge Road Congestion Migration North Point Parkway to Waters Road	X				
Windward Parkway Corridor Improvements S.R. 9 to Westside Parkway				X	Project budget considerations with City of Milton
Lily Garden Terrace Extension (Trailer Street) Construction			X		On hold due to funding considerations
TRANSPORTATION: SIDEWALKS					
Unallocated Improvements	X				
LAND USE					
Planning Updates Updates to the City's master plans, LCI's, and other planning documents	X				

REPORT OF ACCOMPLISMENTS

PROJECT	COMPLETE	UNDERWAY	POSTPONED	DROPPED	PROJECT NOTES
NATURAL, HISTORIC AND CULTURAL RESOURCES					
Alpharetta History Room	X				Alpharetta History Museum
Parkland Acquisition	X				City purchased five (5) properties, including joint purchase with City of Milton
Stormwater Studies	X				
Stormwater Enhancement Projects			X		On hold due to funding considerations
Alpharetta Arts Center Development	X				
Wills Park Pool Renovation	X				
Greenway Extension to Forsyth County	X				
Senior Citizen History Project	X				Stories Project, annual updates, including Farm House Documentary
Downtown Sculpture Program	X				Instruments of Inspirations

REPORT OF ACCOMPLISMENTS

PROJECT	COMPLETE	UNDERWAY	POSTPONED	DROPPED	PROJECT NOTES
NATURAL, HISTORIC AND CULTURAL RESOURCES (CONTINUED)					
Downtown Beautification / Façade Improvement Program	X				
Northwinds Parkway Street Lights	X				

City Council Meeting & Public Hearing
STAFF REPORT

Submitting Department: Public Works
Submitted By: Geoffrey Sarra
Sponsored By: N/A
Meeting Date: October 25, 2021

I. AGENDA ITEM TITLE: BIG CREEK GREENWAY BOARDWALK REPLACEMENT DESIGN SERVICES, RFP 22-103

II. RECOMMENDATION:

Please award RFP 22-103 to Heath & Lineback Engineers, Inc. for the performance of the Big Creek Greenway Boardwalk Replacement Design Services project in an amount not to exceed $86,000.00 and authorize the Mayor to execute all necessary documents.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES
FISCAL IMPACT: YES
INCLUDED IN CURRENT FY CPTL BUDGET: YES
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST: $86,000.00
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Greenway Repair and Maintenance (30361150-541500-C1636)	$86,000.00

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
N/A	$0.00

IV. REPORT IN BRIEF:

The award of this request for proposals is for design services associated with the replacement of approximately 1,125 linear feet of existing timber boardwalk. The existing boardwalk to be replaced provides a connection from the southern side of Mansell Road, at the former location of Buffalo Wild Wings, to the Big Creek Greenway. Originally constructed in 2008, this section of boardwalk has proven problematic to maintain and several sections have either failed or are failing, which has necessitated the closure of the boardwalk.

The replacement boardwalk will be substantially similar in style to the recent boardwalks constructed as part of the Big Creek Greenway extension from Marconi Drive to Union Hill Park. It will provide a concrete trail surface and metal handrails atop a steel frame. The alignment of the existing timber boardwalk will be maintained and the new trail will provide a minimum 8' clear width.

A scoping document was prepared by the Public Works Department and a request for proposals was issued on August 26, 2021. A total of four submissions were received on September 23, 2021. Staff from the Public Works Department evaluated and scored the proposals based on the design team's: experience and qualifications (20%); technical proposal and project approach (20%); proposed project schedule (20%); and, cost proposal (40%). The final scoring for the four proposals was:

- 93.33 Heath & Lineback Engineers, Inc.
- 66.16 Pond & Company
- 59.15 Moffatt & Nichol
- 49.00 AECOM Technical Services, Inc.

Heath & Lineback Engineers, Inc. is an experienced design firm which has worked on several projects with similar elements in Georgia, including the Big Creek Greenway Rehabilitation and Design project for Forsth County Parks and Recreation Department, the East Campus Greenway Connector project for Athens-Clarke County Unified Government, and the PATH400 project for Liveable Buckhead, Inc.

Once a contract with Heath & Lineback Engineers, Inc. has been finalized and executed, design may begin immediately. The anticipated completion date is six and a half months from notice to proceed.

V. ALTERNATIVES:

None

VI. ATTACHMENTS:

Location Map

THE CITY OF ALPHARETTA
PUBLIC WORKS

AUGUST 26, 2021

RFP# 22-103 BIG CREEK GREENWAY BOARDWALK REPLACEMENT DESIGN SERVICES - LOCATION MAP

0 50' 100'

NORTH

SHEET 1 OF 2

THE CITY OF ALPHARETTA
PUBLIC WORKS

AUGUST 26, 2021

RFP# 22-103 BIG CREEK GREENWAY BOARDWALK REPLACEMENT DESIGN SERVICES - LOCATION MAP

0 25' 50'

NORTH

SHEET 2 OF 2

City Council Meeting & Public Hearing
STAFF REPORT

Submitting Department: Recreation, Parks & Cultural Services
Submitted By: Amanda Musilli
Sponsored By:
Meeting Date: October 25, 2021

I. AGENDA ITEM TITLE: TASTE OF ALPHARETTA EVENT MANAGEMENT VENDOR CONTRACT

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES
FISCAL IMPACT: YES
INCLUDED IN CURRENT FY CPTL BUDGET: NO
INCLUDED IN CURRENT FY OPRT. BUDGET: YES
TOTAL PROJECT COST: $96437.50
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
10061900 521200 RSE05	$96,437.50

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
N/A	$0.00

IV. REPORT IN BRIEF:

The Community Services Division of Recreation, Parks, and Cultural Services published RFP # 22-101, in partnership with the Finance Department, seeking vendor applicants for a 5-year comprehensive event management services contract for the city's annual Taste of Alpharetta event.

The award of this RFP # 22-101 includes, but is not limited to, the management of all facets of the Taste of Alpharetta on the first Thursday in May, starting with May 5, 2022, and continuing for a 5-year contract. The successful event management company must provide full-service event planning and implementation services, including, financial planning, logistics, management, marketing, sponsorship, sales and fulfillment, talent and vendor contracting, all restaurant and other vendor communication, management, and evaluation of the event. The event management company shall manage day-to-day operations, supervision of volunteers, hiring and paying of contractors and sub-contractors, and act as the key contact for the event/City.

The awarded vendor shall manage supervision of contractors and sub-contractors, and act as the key contact for the City. It is further expected that the awarded vendor demonstrates a continuous effort to improve operations and work cooperatively and jointly with the City and our other contractors to provide quality seamless customer service.

The selected vendor will work directly and closely with city staff on design and timelines. The selected vendor will work directly and closely with the City’s on-call electrical services vendor for installation, as needed.

The RFP was posted to the City and State websites on August 19, 2021. The solicitation documents were downloaded by (48) document takers. Proposals were received on September 16, 2021 and consisted of three responses which were submitted to the evaluation committee for review and ranking. Each submission was evaluated based on the following criteria: company information (pass/fail), project team/resumes/statements of qualifications/references (35%), technical proposal/project approach/previous projects (35%), available resources (27%) and Alpharetta local vendor preference (3%). The resulting weighted scores, out of 100, were as follows:

1. Jacob's Eye LLC (90.4 points)
2. Premier Events LLC (72.75 points)
3. LEO Events (28.15 points)

The highest scoring firm, Jacob's Eye LLC, would be a new vendor to the City of Alpharetta. Their proposal was thorough and thoughtful. Staff found their proposal to demonstrate the creativity, knowledge, experience and resources necessary to successfully deliver an excellent Taste of Alpharetta event.

Cost was not a factor in the RFP because the City of Alpharetta will subsidize the event in 2022 at $96,437.50; in 2023 that amount will be $56,862.50, and in 2024, the City will no longer subsidize the event. It will be the responsibility of the vendor to secure funding for the event through other revenue sources, including ticket sales, vendor fees and sponsorships. *(For comparison, in FY2019 (the last fiscal year in which the event was held), the City of Alpharetta spent $192,875 putting on the event.)* Jacob's Eye LLC outlined the best plan for meeting these budgetary targets in their RFP response and providing opportunities for eliminating the subsidy entirely by year 2 of the contract.

With these factors in mind, staff recommends award of RFP # 22-101 to Jacob's Eye LLC.

V. ALTERNATIVES:

VI. ATTACHMENTS:

ToA Doc1 CompanyInfo, ToA Doc2 ProjectTeam, ToA Technical, RFP 22-101 Record of Receipt, RFP 22-101 Information and Contract TC, RFP 22-101 Scope of Work-Proposal Submission

THE CITY OF ALPHARETTA

Response to: RFP #22-101 Event Management Services for Taste of Alpharetta

Document 1: Company Information

Attention:

Abby Shipp
Procurement Agent
purchasing@alpharetta.ga.us

JACOBSEYE MARKETING AGENCY

Delano Massey
CEO and Founder
delano@jacboseye.com
678.382.4645

JacobsEye Marketing Agency
2100 Riveredge Parkway, Suite 710
Atlanta, GA 30328
www.jacobseye.com

JACOBSEYE MARKETING AGENCY

Company Information

A. Cover Letter with Brief Business Profile

JacobsEye (JE) is a Georgia-Service Disabled Veteran and Minority Owned Small Business founded in 2011. The agency provides a full suite of integrated marketing services and has extensive experience in Event Planning, Event Ownership/Production and Event Sponsorship Sales & Marketing. JacobsEye Marketing has assembled (Team JE) to respond to this RFP consisting of JacobsEye Marketing, Synertia Event productions and Hope-Beckham PR; three companies that have partnered together on a broad range of events and clients over the past three decades. Following is a brief description of each organization:

JacobsEye Marketing has produced award winning campaigns for many clients (see below). The agency's mantra is "Marketing That Matters'' in that we strive to work with organizations that have a positive benefit on consumers and communities in which they live. The agency and its principals have also sold over $2.0 Billion in sponsorship revenue for events and properties like The Atlanta Jazz Festival ($1.0M+), the BB&T Atlanta Open ($750K), the Atlanta Relay Bike Share ($3.5M), the Fox Theatre ($3.0M) the High Museum ($30M), The Woodruff Arts Center ($40M), the U.S. Open ($50M), USOC ($250M) and 5 Olympic Games ($1.0B).

JacobsEye was identified as the fastest growing business in Atlanta in 2020 by the Atlanta Business Chronicle and won the Gold Reggie Award from the Association of National Advertisers for the Best Regional and Local Marketing Campaign of the Year for its work with the Air National Guard Campaign across 134 markets including experiential pop-up events.

Headquartered in Atlanta, Team JE has experience working with the following Atlanta-based companies and organizations. Our deep history and connections in the Atlanta area will also provide the strong networking connections for sponsorships, PR opportunities and to drive attendance.

- The City of Atlanta
- The Atlanta Regional Commission
- The Coca-Cola Company
- The Atlanta Falcons
- The Atlanta Braves
- The Battery
- The State of Georgia
- The Georgia Department of Agriculture
- Cox Enterprises
- The Fox Theatre
- The BB&T Atlanta Open
- The Woodruff Arts Center
- The High Museum
- CDC

Hope-Beckham Inc., informally known as HBI, is a 20 + year old independent, multicultural public relations firm. HBI is an agency driven by a culture of insights, ideas and relationships. HBI helps brands tell their stories on local, regional and national levels and make meaningful connections with diverse audiences. HBI has produced award winning PR programs in categories including Food & Beverage, Sports & Entertainment, Professional Services, Environmental, Beauty & Fashion, Healthcare, Financial, and Technology. Throughout its 25+ year history, HBI has also planned and executed numerous events ranging in size from large – such as Coca Cola's Olympic City during the '96 Atlanta Games, to small – such as Brookhaven's Total Wine & More store grand opening.

HBI was established in 1994 by communications veterans Bob Hope and Paul Beckham. In 2021, HBI entered into a merger with GPR Global, the South's most prominent Hispanic public relations firm, adding Gina Espinosa-Meltzer as partner and former Atlanta Business Chronicle Executive Editor Mark Meltzer as Executive Vice President. The new partnership enhances HBI's reputation as one of the nation's top independent PR firms, and provides clients with unique ESG credits as well as expanded digital services.

JACOBSEYE MARKETING AGENCY

Company Information

Synertia Inc is an event production and management company that owns the Decatur BBQ and Blues Festival. Synertia has worked for some of the largest organizations in the world creating events that both drive revenue and build brands. They understand how to weave sponsors into events that result in the most impactful consumer experiences. They have worked for NBC, ABC, ESPN, the NHL, NBA and many others.

Composite Event Experience: JacobsEye Marketing owned /produced the 2019 Georgia Seafood Festival and The Home Depot Backyard Taste of Georgia Series. Synertia has owned and produced The Decatur BBQ and Blues Festival. Team JE members have been hired to general manage events such as the Virginia Nerve, LPGA Symetra Tour's Gosling's Dark & Stormy, Festival, over 20 LPGA and PGA Tour Events, the NCAA Final Four Hoop City, the ESPN Celebration Bowl, NCAA Beyond the Game tour Presented by CBS Sports for Pontiac, Coca Cola, and Cingular/AT&T Wireless, the Vans Warped Tour Drop Inn Zone and Melting Spot, produced on behalf of Title Sponsor AT&T. In addition, team members have managed PR and marketing for events such as: Latin America Taste of Atlanta, the Atlanta "Best of" Series, 2017 Rotary International, the Conference of the Master Chefs of France and La Guelaguetza.

Summary describing company strong points and why our experience with similar projects will benefit the City: Team JE has reviewed all of the companies that have-to date- looked at this opportunity and although there are several well-established firms with excellent reputations for "managing" events in the Atlanta area, none of them have **a world-class sponsor sales team (that has sold over $2B in event sponsorships, and a revenue generation and sharing model for the City** that will allow Alpharetta to achieve the goal of being able to guarantee the event to the community at NO COST to the taxpayers within the desired time frame. In addition, our team believes our financial model will not only deliver a no cost event by FY '2023 (a year ahead of schedule) but we will also be able to deliver a share of revenue to local Alpharetta food based charities as long as we have the operational/production contract. The reason we can make these commitments is because we have an OWNERSHIP and ENTREPRENEURIAL mentality and approach to events vs just being a "for hire-management company" with no skin in the game.

Team JE's food and entertainment event production and management experiences with the Georgia Seafood Festival, the Atlanta Jazz Festival and the Decatur BBQ and Blues Festival shows that we understand how to both manage and expand the Taste of Alpharetta. Unlike some management firms, we are also a full service marketing agency hence we can more quickly and effectively develop and execute the marketing plan to drive awareness and ticket/VIP sales revenue. Coincidentally, having our exceptional sponsorship sales team in house allows us the ability to seek and sell sponsorships that will bring additional entertainment and consumer engagement activities and they will also market the event to their customer databases.

B. Business information:

Company Name:	**JacobsEye Marketing LLC, www.jacobseye.com**
Point of Contact:	Delano Massey, Principal and CEO
Phone Number:	678-382-4645 (cell)
Email Address:	delano@jacobseye.com_
Company Address:	2100 RiverEdge Parkway, Suite 710, Atlanta, GA 30338

C. Contact: One person to be the single point of contact for this proposal. All communication with the City will be with this person. Supply the following contact information in the proposal:

Name:	Mr. Don Dixon – Chief Strategy Officer **(Principal in Charge of Project)**
Address:	2100 RiverEdge Parkway, Suite 710, Atlanta, GA 30338
Phone:	404-444-5573 (cell)
Email Address:	don.dixon@jacobseye.com

THE CITY OF
ALPHARETTA

Response to: RFP #22-101 Event Management Services for Taste of Alpharetta

Doc 2: Project Team, Resumes/Statements of Qualification, References

Attention:

Abby Shipp
Procurement Agent
purchasing@alpharetta.ga.us

JE
JACOBSEYE
MARKETING AGENCY

Delano Massey
CEO and Founder
delano@jacboseye.com
678.382.4645

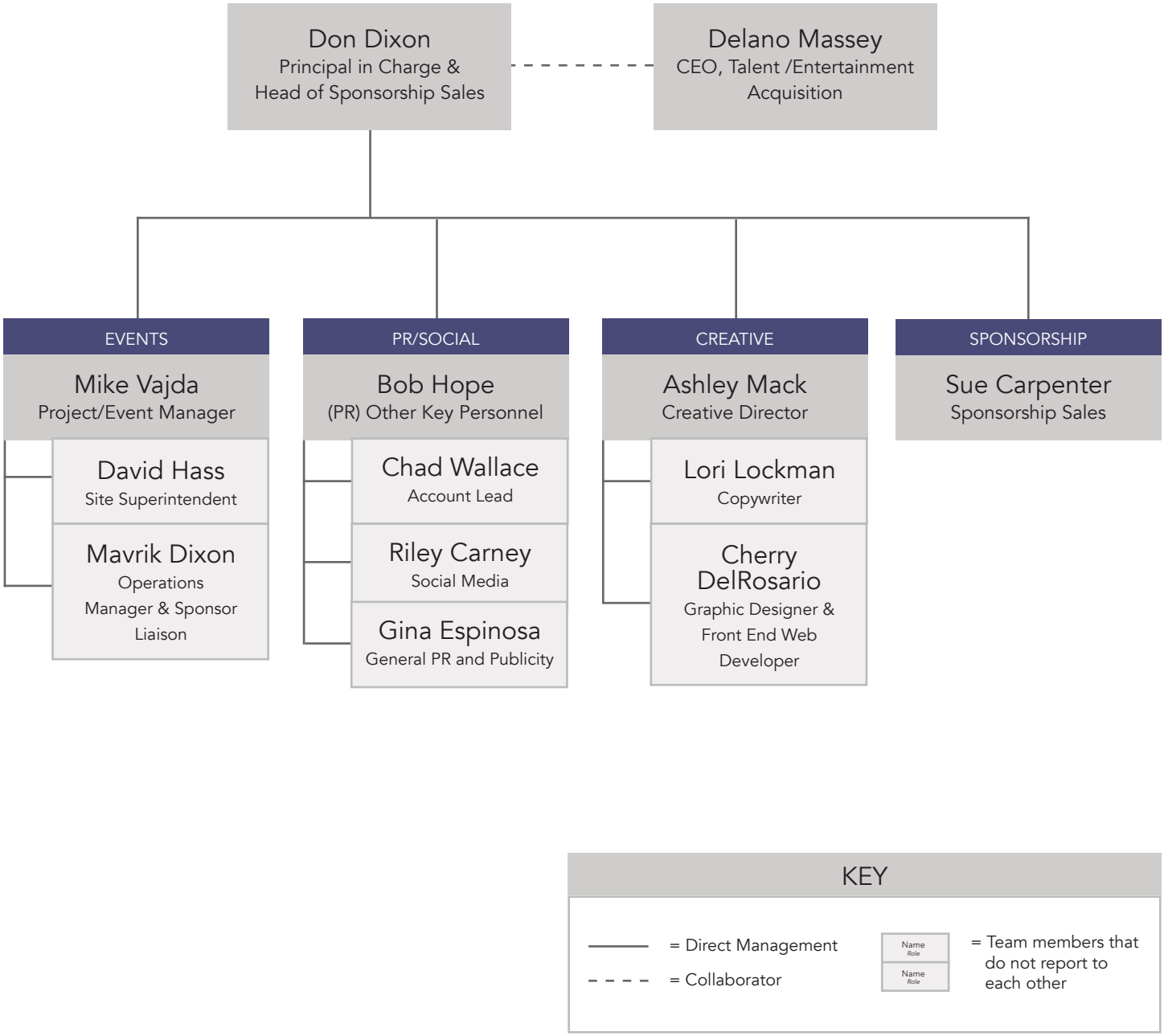
JacobsEye Marketing Agency
2100 Riveredge Parkway, Suite 710
Atlanta, GA 30328
www.jacobseye.com

JACOBSEYE MARKETING AGENCY

Org Chart & Key Personnel

A. Project Team and Resumes/Statement of Qualifications
A.i and A.ii Organizational Chart and Key Personnel

Organizational Chart for Test of Alpharetta:



JACOBSEYE MARKETING AGENCY

Key Personnel Questions & Answers

A.iii. 1 Principal in Charge of the Project

Don Dixon (Principal in Charge)

1. Where is this individual located? **Don has been an Atlanta Resident for 22 year.**

2. How long has this individual been employed by this respondent? **3 years**

3. Years of experience? **Don is an expert integrated marketer having been in the business for over 4 decades, holding senior positions with Anheuser Busch and Saatchi & Saatchi advertising Worldwide. Don has also been the CMO for the City of Atlanta prior to joining JacobsEye.**

4. Licenses or accreditation? **Don has been an approved college lecturer of the Advertising Education Foundation for over 20 years and has contributed to two text books on Integrated Marketing. He has been a board member of the Association of National Advertising.**

5. What is the availability of this individual to devote time to the project? **25% prior/100% during.**

6. What is this individual's length of experience with the project team? **Don Dixon JE's Chief Operating Officer has worked with Synertia on several projects over the past 3 decades with joint clients such as the NBA, MLB and AT&T. Don has also worked with Hope-Beckham over the past 30 years on joint clients such as TNT, Coca-Cola and the Atlanta Olympic Games.**

7. Give 3 examples of specific experience relevant to this project:

- **Atlanta Jazz Festival - Sponsor Sales: Don led sponsorship sales for the AJF as the CMO for the City from 2015-18 and supported the event after joining jacobsEye for the 2019 event. Don has sold over $750K in sponsorships for the AJF.**
- **The Fox Theatre - Sponsor Sales: From 2012-2021 Don has sold over$1.5M in sponsorships for the Fox Theatre.**
- **The Georgia Seafood Festival - Don was the Event Director for the JacobsEye produced Georgia Seafood Festival working with 18 restaurants in The Battery and managing the sales of sponsorships as well as overseeing the marketing which resulted in over 15,000 paid admissions and the sale of 200 VIP tickets. Don also brought in Brian Jordan from the Atlanta Braves as a VIP judge for the Atlanta Cooking Championships-Qualifier to the World Cooking championships and he oversaw the promotion of the event at 8 local food related festivals leading up to the GSF.**

A.iii. 2 Project/Event Manager

Mike Vajda (Project/Event Manager)

1. Where is this individual located? **Decatur, GA**

2. How long has this individual been employed by this respondent? **Mike has worked with JE on various events and project management for 4 years.**

3. Years of experience? **25+**

4. Licenses or accreditation? **None. Mike has twenty years of practical experience doing events in the metro Atlanta area of various sizes and scope to understand the associated project management tasks to make these events a success. Mike also has long standing vendor relationships to know "reliable" sources for all aspects of event planning/management for staffing, critical infrastructure, security, permits, and public health COVID compliance.**

5. What is the availability of this individual to devote time to the project? **50% prior/100% during.**

6. What is this individual's length of experience with the project team? **20 years of event and project management experience and 4 years working with the JE Team.**

7. Give 3 examples of specific experience relevant to this project:

- **Decatur BBQ Blues & Bluegrass Festival - Festival Director: Oversaw all elements. Similar event to Taste of Alpharetta. Festival consists of multi-stage events with 10 bands and over 6000+ attendees.**
- **Managed over 1000 events in career throughout North America. Everything from operations, to sponsor sales/liaison, advertising PR, operations, etc. Over 100 of these events have been "Food Focus" with multiple local restaurant and/or food truck vendors. Achieved 40% Decatur BBQ Festival sales revenue growth by enhancing sales reach while also securing Tabasco as title sponsor at $15K+ for 2-years by negotiating with their PR agency**
- **LPGA Symetra's Tour: Gosling's Dark n Stormy Classic at Atlanta National - Manager: worked with Janet Rodgers (CEO) of the Alpharetta Convention and Visitors Bureau on integrating their brand message into the event, and partnered with the ACVB as an event sponsor.**

A.iii. 3 Site Superintendent

David Haas (Site Superintendent)

1. Where is this individual located? **Alpharetta**

2. How long has this individual been employed by this respondent? **David has worked with JE on various events and project management for 4 years.**

3. Years of experience? **20+ years**

4. Licenses or accreditation? **N/A**

5. What is the availability of this individual to devote time to the project? **50% prior/100% during.**

6. What is this individual's length of experience with the project team? **20 years of event management experience.**

7. Give 3 examples of specific experience relevant to this project:
   - **NCAA's Hoop City production around its Final Four.**
   - **NCAA Beyond the Game tour Presented by CBS Sports - Producer: Produced for Pontiac, Coca Cola, and Cingular/AT&T Wireless, utilizing all the NCAA's championships to extend their brands.**
   - **Vans Warped Tour Drop Inn Zone (2008) and Melting Spot (2009) - Producer: produced on behalf of Title Sponsor AT&T. Produced Regional and National experiential marketing tours for brands including Duke's Mayonnaise, Powerade, m&m's, and Bird's Eye.**

A.iii. 4 Site Superintendent

Bob Hope (PR/Media)

1. Where is this individual located? **Bob is an Atlanta native and currently lives in downtown Decatur where he enjoys spending time with his children and grandchildren. He has recently become an avid hiker of Georgia's many trails and expresses his artistic side through painting.**

2. How long has this individual been employed by this respondent? **Bob has been with HBI since he founded the company 27 years ago in 1994.**

3. Years of experience? **Bob Hope has spent his 50+ year career on a marvelous curb observing remarkable people and events. He started working for the Atlanta Braves while in college and became the team's director of public relations and promotions at age 24. He managed the Major League Baseball All-Star Game at age 25. And he was with Hank Aaron during the chase to break the all-time home run record of Babe Ruth. Following those years, he's worked for top brands such as Coca-Cola, in NYC with the then-largest PR firm in the world, and with high-profile clients and events including the Olympics.**

4. Licenses or accreditation? **Bob is a longtime member of the Public Relations Society of America.**

5. What is the availability of this individual to devote time to the project? **Availability includes full management of team members, overseeing and directing publicity and media outreach, approximately 35* total hours over the duration of the project. *This number is an estimation based on the provided budget.**

6. What is this individual's length of experience with the project team? **More than 25 years after HBI's creation, Bob remains active in managing accounts and executing activities for a variety of clients. He and Don Dixon of JacobsEye have been connected for more than two decades beginning with their shared experience with Coca-Cola.**

7. Give 3 examples of specific experience relevant to this project:

- **Celebration Bowl by ESPN Events – an annual postseason college football game featuring the conference champions from the Mid-Eastern Athletic Conference (MEAC) and the Southwestern Athletic Conference (SWAC). The event's mission is to provide the schools, alumni, fans, and sponsors with a first-class bowl experience while continuing to celebrate the heritage, legacy, pageantry and tradition of Historically Black Colleges and Universities. HBI oversees all public relations, community outreach and social media.**
- **Latin American Taste of Atlanta (Degustar) at Atlantic Station - HB managed all publicity for this highly-attended event, including negotiating a media partnership with Cox Enterprises that included promotion in both Spanish and English in Cox-owned media outlets including the AJC and Mundo Hispanico. Television and radio publicity was also secured.**
- **Coca-Cola Olympic City – During the '96 Olympics in Atlanta, Bob managed various PR, marketing and advertising endeavors as part of the company's sponsorship of the Games. With a $17 million budget, Bob conceptualized and created Coca-Cola Olympic City, an Olympic-themed park, promotion for which included outdoor, television and radio media buys.**

JACOBSEYE MARKETING AGENCY

Key Personnel Questions & Answers

A.iii. 5 Key Sub-Consultant Personnel

Ashley Mack (Creative Director)

1. Where is this individual located? **Atlanta**

2. How long has this individual been employed by this respondent? **9 months**

3. Years of Experience? **Ashley has 12 years of experience in branding, design, concept, and strategy for events for major high traffic commercial real estate developments, including Ponce City Market, Krog Street Market, and Atlantic Station.**

4. Licenses or accreditation? **Ashley has been working in events for over a decade, including for the New York Food & Wine Festival, The History Channel, Coca-Cola, and more.**

5. What is the availability of this individual to devote time to this project? **50% prior, 25% during**

6. Length of experience with this project team? **Ashley has been working with JE full time for 9 months, collaborating with Hope-Beckham on one other project during this time.**

7. Give 3 examples of specific experience relevant to this project:

- **Ashley worked on the Sunday Supper event at Chelsea Market in NYC, coordinating over $300k in sponsorships, $1M in scholarships for young chefs, and established programming, branding, and creative concepts in tandem with The James Beard Foundation, the New York Food & Wine Festival, and over 30 chefs from across the nation.**
- **Ashley developed creative concepts, environmental design, and chef collaborations for a large pop-up event with The History Channel and the State of Louisiana to promote the TV show "Swamp People". Over 15,000+ attendees in the course of one week, and received coverage on ABC, NBC, The New York Times, New York News, and Village Voice.**
- **Ashley was responsible for event concepting and social media at Krog Street Market. Events included chef collaborations, special menus, theme nights, etc. with 27 restaurant tenants and 20+ additional pop-up food vendors; events increased foot traffic by 30%.**

A.iv Key Personnel Resumes

Don Dixon (Principal in Charge of the Project)

Summary of Experience:
Don Dixon will lead this project given his extensive background in generating over $2B in sponsor and TV revenue for global and local events as well as evaluating and buying sponsorship on behalf of Fortune 500 companies. After retiring from Cox Enterprises, Don reopened LMG again and sold over $5.0M in long-term sponsorships for the Fox Theatre, the Atlanta Open (tennis), the 2015 World Road Cycling Championships, and the 400th Anniversary of VA. In 2015, Don went to work for the City of Atlanta as head of partnerships and over the next three years sold sponsorships for the city's bike-share program to Georgia's Own Credit Union 9$3.0M) and over $700K in sponsorships for the Atlanta Jazz Festival to brands such as Budweiser, Tito's Vodka, BMW, State Farm, Atlanta United, PNC Bank, Bank of America, Children's Health Care, United Healthcare, T-Mobile, Cricket Wireless, NetFlix, the AJC, Lyft, and more.

Relevant Experience:

Chief Strategy Officer **2018 - Current**
JacobsEye Marketing

Mr. Dixon joined JacobsEye in 2018 and managed the Georgia Seafood Festival-concentrating on revenue generation-where brands such as Terrapin Lounge, the Georgia Aquarium, Georgia Dept of Agriculture, Capt Morgan Rum, the U.S. Navy, and multiple local restaurants participated.

Marketing and Partnerships **2015-2018**
The City of Atlanta

Head of Marketing and Partnerships for the City of Atlanta. Developed sponsorship sales effort for the Atlanta Jazz Festival ($1M in sales), brought in "green" trash and recycling units city-wide that are advertising supported-$1.8M value to the City, sold 5-year sponsorship of the City Bike Share program for $3.5M. developed marketing plans for the new streetcar and a broad range of other City public facing initiatives.

Head of Integrated Marketing **1996-2012**
Cox Enterprises

Don sold his company LMG (see below) to Cox and then ran all integrated marketing efforts for the Cox Media properties and AuutoTrader.com. Don negotiated broadcast and/or sponsorship (and developed related activation) deals with MLB, the San Diego Padres, 3 Super Bowls, the USOC, the NCAA Final Four, the Atlanta Braves-Hawks-Falcons, UGA, Atlanta Motor Speedway, The NE Patriots, the Boston Celtics, the SF Giants, the Philadelphia Phillies, the top 5 Auto Shows in the nation and multiple oher events.

Education and Certifications:
Prior roles include Chairman of Marketing Services for Saatchi & Saatchi Worldwide, Director of Sports Programming at Anheuser Busch managing a $60 million annual budget. PMA-Past Board Member, Association of National Advertisers. Winner: Telly Award (2x) Addy (3x), Silver Anvil (2x) and PMA Reggie (2x). B.S., Marketing, San Diego State University, San Diego, California

Mike Vajda (Project Manager)

One paragraph summary of experience:
Mike is an entrepreneurial minded event marketing leader with a broad range of brand, business development, event management, and sponsorship expertise gained while working with top properties and agencies such as the LPGA, Octagon, IMG, NHL, and Learfield Sports. Mike has an accomplished and diverse background as a brand marketer and event marketing executive. Throughout his 20 + year career he has worked with leading brands such as The Home Depot, IBM, Tabasco, Coca-Cola, GE, Kia, and Dodge among many others.

Relevant Experience:

Agency Owner **02/13 - present**
Synertia Partners, Atlanta, GA

Passionate brand marketing and brand strategy agency owner, specializing in strategic experiential brand activation programs. Responsible for profitable growth, customer acquisition, client management, thought leadership, marketing teams, budget, KPIs, production process, communication, social networking, prospecting, and revenue generation. Strategic thinker, charismatic, innovative, creative, with the ability to manage multiple initiatives simultaneously:

- Produced once in a lifetime event for Atlanta United FC (expansion teams uniform kit) within just 6- weeks resulting 2500+ sold out venue with a waiting list and most MLS jersey sales in history of league
- Achieved 40% Decatur BBQ Festival sales revenue growth by enhancing sales reach while also securing Tabasco as title sponsor at $15K+ for 2-years by negotiating with their PR agency
- Produced, promoted, and managed over 700 events throughout North America throughout his career.

Director Client Services **12/11- 01/13**
IMG Live, Atlanta, GA

Client centric account leader managing multi-disciplinary teams for Fortune 100 brand Kia Automotive and General Electric's PGA Tour and LPGA sponsorship portfolios. Provided thought leadership and collaborated with brand, property, and sports organizations on the successful marketing effectiveness of multi event brand activation programs focused on customer acquisition, data mining, social web, and strategic marketing.

- Managed PGA Tour tournament activation program at 6 events for GE official healthcare partnership
- Created on-site to online social media campaign that grew overall content sharing and created 48,000 social impressions on Facebook and Twitter for GE brand advocacy
- Managed day-to-day LPGA official auto sponsorship program at 9 events for KIA

Director Tournament Business Affairs **06/09 - 02/11**
LPGA, Daytona Beach, FL

Executive Management within the Tournament Business Affairs division at the LPGA. Roles and responsibilities consisted of contract management, contract renewal, management of contract obligations and required strong relationship building, executive management, communication, negotiations, and collaboration with tournament rights holders on multimillion-dollar multi year business and title sponsorship contracts with the tour.

Education and Certifications:
BS - Business Administration- Marking /Plymouth State University, 1991

David Haas (Site Superintendent)

Summary of Experience:

David brings more than 20 years of marketing activation and event marketing experience to our team. He has produced numerous high-profile national and international events for premier sports leagues and F500 brands.

Relevant Experience:

Managing Partner **02/13 - 02/19**
Synertia Partners, Atlanta, GA

Executive Producer tasked with bringing consumer-facing marketing concepts to reality for assigned clients including truth, Atlanta United, STARZ Network.

Director, Show Services **09/11 - 09/12**
IMG Live, Atlanta, GA

Executive Producer tasked with delivering B2B and B2C experiential marketing concepts to select audiences, in advancing specific marketing goals.

Vice President, Shared Services **03/08 - 09-11**
Mobile Media Enterprises, Atlanta, GA

Led groups of producers, creatives, and account management teams in achieving client specific marketing goals for AT&T, Dick's Sporting Goods, Advance Auto Parts, Humana, and Stanley PMI.

Education and Certifications:

Executive Master of Business Administration, Georgia State University, 2014
Bachelor of Science, NJCU 1995

Bob Hope (PR/Media)

Relevant Experience:

President and Co-founder **1994 - Present**
Hope-Beckham Inc., Atlanta, GA

Owner and operator overseeing all operations, new business development, communications and events for a variety of clients including Chick-fil-A Foundation, Turner Broadcasting, Belk, The Coca-Cola Company, Southern Company, Home Depot, Comcast and a variety of sports teams and leagues as well as non-profit organizations.

President **1991 - 1994**
Whittle Communications, Atlanta, GA

Owner and operator overseeing all communications and events for a variety of clients.

Executive Vice President **1981 - 1991**
Burson Marsteller, New York City, NY

Head of marketing worldwide and international offices managing clients including Turner Broadcasting, Coca-Cola, and Federal Express.

Director of Brand Presence **1979 - 1981**
Coca-Cola Company, Atlanta GA

Overseeing brand presence and large-scale events for Coca-Cola, primarily the brand's Olympic sponsorship and associated experiential marketing projects.

Education and Certifications:
Bachelor of Arts in Journalism, Georgia State University, 1969

Ashley Mack (Creative Director) Key Sub-Consultant Personnel

Summary of experience:

Through her project management expertise and nine years of creative experience, Ashley excels at helping people fall in love with brands. She helps agencies win new business and companies reach new customers. Ashley builds trust while leading creative teams, mentoring talent, shaping the vision, innovating to make good things great, and helping brands skyrocket with thoughtful and thorough creative work.

Relevant Experience:

Creative Project Management **Aug 2019-Present**

JacobsEye Marketing Agency, Atlanta, GA,

- Creative project manager and account strategist leading teams and driving extensive success and metrics that deliver campaign goals.
- Experienced in marketing for design quality, UX, brand identity, brand strategy, digital content marketing, social media, and product launch for public health communication and recruitment marketing.

Creative Program Manager **June 2012-Present**

MackWorks LLC (Owner), New York, NY & Atlanta, GA

- Creative Director and marketing consultant for design quality, UX, brand identity, brand strategy, digital content marketing, social media, and product launch in a variety of market verticals: advertising, real estate, retail, food & beverage, healthcare.
- Brand Management & Strategy, Strategic Partnerships, B2B, B2C.

Marketing & Creative Manager **February 2017- December 2019**

Colliers International, Atlanta, GA,

- Creative direction and brand strategy of in-house marketing agency from collaborative concepting and design to print and digital media asset production. Oversight of over 2000+ design and marketing projects to date.
- Generates new business development and maintains client relationships to support the growth and sales initiatives of the company. Overhauled marketing and design team standards increasing the team win rate from 65% to 95% over the course of one year.

Creative Quality Control, Global Digital Channels **April 2014-February 2017**

InterContinental Hotels Group (IHG), Atlanta, GA,

- Direction of internal global review & approval for digital creative across 13 global brands, 4 regional markets, 5,000+ tickets and 200,000+ assets for brand compliance, UX, & feasibility.
- Large-scale project management with 100+ team members and 30+ agencies globally to successfully integrate 80+ new brand initiatives, marketing campaigns, and creative into web and mobile platforms within target launch dates– results in $6.5B in revenue and 11.6% YoY growth.

Education and Certifications:

BFA from MICA, 2005–2009, (Maryland Institute College of Art), Magna Cum Laude (3.75 GPA), 1 of 10 Presidential Scholars

B. References

Supply at least three references for work or services like the project in this RFP (don't include the City of Alpharetta). These references must be for work or services provided within the last three years.

NOTE: We contact references to verify your ability to do the work. We also reserve the right to use any information or other references to decide your Tab 6 Propo in the ability to perform the work in this RFP. Poor references from any source are grounds to disqualify a proposal.

Project Title: Georgia Seafood Festival
Client: The Battery
Contact: John Thursby: Director of Leasing and Business Development, The Battery Atlanta (404-494-1177), john.thursby@braves.com
Period of Performance: November 2019
Value: $75,000
Description of Work Performed: JE Staged the Georgia Seafood Festival which was a big delicious hit with vendors, sponsors and over 15,000 attendees.

Project Title: The Fox Theatre Sponsorship
Client: The Fox Theatre
Contact: Jamie Vosmier- Vice President of Sales and Marketing, 404-881-2101, jamie.vosmier@foxtheatre.org
Period of Performance:2013-Current
Value: $5.0M
Description of Work Performed: Sold multi-year sponsorships to companies such as: Atlanta Beverage-Anheuser Busch, Grady Hospital, Georgia Natural Gas.

Project Title: The Atlanta Jazz Festival (note- JE's Don Dixon performed the following while CMO for the City of Atlanta from 2015-2018)
Contact: Camille Russell Love - Executive Director, 404-546-6815, CRLove@atlantaga.gov
Period of performance: 2015-2018
Value: $700K
Description of work performed: Sold sponsorships such as Coca-Cola, State Farm. Diamond Resorts, Fontis Water, GPB Media, Atlanta Hawks, Atlanta United, Tito's, Georgia's Own Credit Union, United Healthcare, Sprouts, MARTA, PNC Bank. Bank of America, Whole Foods, Regions Bank, BMW, Stella Artois, Lyft, Wind Creek Casino.

THE CITY OF
ALPHARETTA

Response to: RFP #22-101 Event Management Services for Taste of Alpharetta

Document 3: Technical Proposal, Project Approach, Previous Projects

Attention:

Abby Shipp
Procurement Agent
purchasing@alpharetta.ga.us

JACOBSEYE
MARKETING AGENCY

Delano Massey
CEO and Founder
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JACOBSEYE MARKETING AGENCY

Technical Response

A. Project Approach

Overview:

JacobsEye Marketing, Synertia Events and Hope-Beckham PR are working collectively as Team JE and understand how significant the Taste of Alpharetta Event is to the City and would be honored to offer our support. Our pledge is to continue to successfully grow the event and surpass all goals and expectations in the short and long term. Over the years, our staff have enjoyed all the excitement, great food and entertainment that the Taste of Alpharetta is known for. Year 2022 will celebrate ***the 30th Anniversary of the Taste of Alpharetta Event*** and we plan to focus on making it bigger and better than ever. This is an incredible opportunity to showcase the event and bring it to the next level in popularity and as an established avenue to generate funds for local food charities.

Team JE's Plan

Team JE acknowledges there are well-established firms with excellent reputations for managing events in Georgia, however, we have a primary skill set that sets Team JE apart, ***a world-class sponsor sales team (that has sold over $2B in event sponsorships)***. Our revenue generation plan and sharing model for events have the potential for the City of Alpharetta to ***STOP making payments to the agency after the 2022 Taste of Alpharetta Event.*** This is a major financial advantage to stage the event at NO COST and if the City approves, contribute a percentage to local food charities. Our company mantra is "Marketing That Matters' ' which means we strive to work with clients that have a positive impact in communities. Also, contributing a percentage of the surplus over costs to local food charities, will enhance the appeal of the event to sponsors prospective attendees and the City of Alpharetta.

Team JE will ensure the event is a financial success by creating a broad range of sellable elements and a VIP ticket product; and then developing high quality sales materials to support the sales effort being conducted by experienced and successful sponsor and ticket sales professionals. The sales kit we will create includes tools that sponsors can use to engage in their own pre-event marketing which will increase event awareness. We understand that to generate significant sponsorship revenue, the event must have some additional elements. Our final plan will propose several concepts that will focus on increasing event revenue by establishing additional activities and opportunities for event support.

Our team has extensive media relationships with our partners including iHeart, Entercom and Cox Media (JE's Chief Strategy Officer ran integrated marketing for ALL Cox Media properties). Our PR team is led by the iconic Bob Hope, former head of PR for the Atlanta Braves and Coca-Cola, who has the experience in generating national, regional and local press coverage. Additionally, developing campaigns for brands that serve and engage diverse audiences. Our approach to engage diverse segments will ensure the marketing and communications supporting ToA speaks to these audiences genuinely.

Our team is well equipped to provide the ticketing and attendance management. Team JE will explore with the ToA the possibility of a digital ticket platform such as TIX, FreshTix, TicketSpice, Brushfire, Zaui, etc. that will be easier for vendors and consumers to use while still deploying a backup printed process for at least year 1 of our contract.

Team JE's Strategy:

Our strategy will be to generate the right food, beverage and entertainment mix to attract paying customers and sponsors. For example, the agency recommends the **30th Anniversary** of the event be a focal point for marketing communication and stage many activities and promotional elements that work well without it being "overdone." We can use the number **30** in the pricing, number of events, types of food, etc. We recommend a number of ancillary events that will take place prior to May 5th to promote audience involvement and provide sponsors with exposure and additional marketing opportunities, as well as delivering pre-event brand and sales messaging.

Following are the new features we would like to introduce:

- A restaurateur kick-off event in February to generate maximum commitment. The entire marketing effort for the event will be laid out for their review to focus on the value of participation and paying the requested participation fee.
- A cooking competition among local chefs with area celebrity judges such as past members of the area pro and college teams and media personalities. Preliminary events in March and April will cut the number of finalists to 5 for the finals on May 5. A strategic alliance with Atlanta Eats the TV show (or a local TV channel with broad reach-like WSB-TV) will generate advance publicity for the event and coverage of the competition. Consumers are asked to submit dish suggestions to the chefs.
- A stage where cooking classes are given by participating restaurateur chefs. A weeklong "ToA Celebration" in all participating restaurants the week before the event. The restaurant's signature dishes offered at the event are prepared and customers vote on which dish they believe should be showcased at the event.
- A limited entry amatuer Georgia Agriculture focused BBQ challenge, amatuer chefs (they cannot own or work in the business) cook only products grown or raised, caught or are endemic to Georgia. Food trucks only can be set up to serve attendees and the winners in 3 categories: Ages 10-15, 16-24, 25 and over will be recognized at the Pro Chef Cooking Competition Finals during the ToA.
- Add a charity VIP dinner staged prior to the event where all sponsors are invited and the 5 finalists in the cooking competition prepare the dinner. City of Alpharetta leadership identifies the most meaningful food related charity located in Alpharetta to support. Tickets would be sold and proceeds would go to the charity. As an added step, people can PLUS UP their regular event ticket purchases to support the charity. A "silent" auction or raffle overlay would take place during the event. After tasting food at the booths, individuals can buy or win a VIP dinner cooked by each of the restaurants (65+ winners), with all proceeds going to the charity.

- Leverage the ongoing Alpharetta Chamber events to pre-promote the event and gain support:
    - Alpharetta Coffee and Commerce meetings: Deliver information and make presentations on sponsor opportunities.
    - Create a sponsor package for ALL members that results in a VIP dinner for them a week in advance-cooked by the chefs competing in the ToA GA World Cooking Qualifier. Pre-promote the event at the Alpharetta Chamber Golf Tournament in November 2021.
    - Continue the same format as in the past by selling coupons to participants but adding a digital purchase component will be easier for vendors and consumers to use while still deploying a backup printed process. The system will have the ability to:
    - Deliver immediate text messages about what is happening at the festival.
    - Electronically have tickets and use them via a scanner and allow entry in the charity raffle/auction. Submit comments and suggestions and post photos and videos within event graphics and hashtags.

- **Additional Ideas:**
    - Given the number of festivals that have been cancelled recently due to the lack of available manpower for restaurants, our team has identified a number of sources for support personnel to ensure ALL local Alpharetta restaurants will be able to participate.
    - Our goal is to promote Taste of Alpharetta as a "***DESTINATION EVENT***" promoting attendance in nearby markets and drive additional revenue for the City. Establish partnerships with Uber and other rideshare partners to offer free rides to the event. Pitch "The OTP's Urban Foodie Scene" segment to Steak Shapiro for Atlanta Eats.

Sponsor Sales Process:

The agency has an extensive database of sponsor prospects and access to the WINMO national sponsor database. Notifications of the upcoming event will be sent out in October 2021. The agency would work with the City to develop a sponsor benefits list that could include the following:

•A title and/or presenting position(s) such as: The XXX Taste of Alpharetta, Presented by YYY. ID on street light banners for 30 days. ID on the event website from January 2022 to the actual event.
Access to attendee database for pre and post event marketing. Popup digital signage throughout the event. Fixed signage on overhead banners on entry areas. ID and spots on the website, ID on stages and directional signage. For major sponsors (title) ID on digital signage on freeway off ramp.
•Inclusion in event advertising and social media posts from the event. Rights to stage an on site promotion. Sampling and/or sales at the event and product category exclusivity.
•VIP tickets and Entertainment stage sponsor and Individual entertainer sponsor. Use of the event logo for advertising and promotion and news release regarding sponsorship. ID on credentials and T-Shirts

Sponsor sales prospects will include-but not be limited to:

- Past sponsors and other festivals following the ToA (local and regional)

(Continued on next page)

- Alpharetta Chamber Members (special pricing) and Companies that sponsor other Atlanta festivals, food brands (regional) and area sports teams. International, national, regional and local vacation and staycation destinations. Any products served at the festival. Atlanta area Fortune 2000 consumer facing companies.

A.i Project Team Approach

i. Explain how the project team will approach this project.

Team JE plans a successful outcome by reverse engineering the steps, responsibilities, goals, timing and milestones we need to achieve success. We will create a fluid working document that all stakeholders have real-time access to in order to form a cohesive team approach. This will result in a detailed plan with milestones and deadlines and noted areas of responsibilities. Our team will over-communicate and make sure the City and event stakeholders have all the information they need to make critical decisions before, during and after the event. Ensure clear channels of command and communication.

From a management standpoint, the agency will be divided into 2 departments. Each department will have a point of contact responsible for the planning, management and activation of the areas outlined below.

I .Event Planning and Operations

1. Permitting and Conservation plan (green footprint goal)
2. Layout and Security
3. Parking, Load-in/out
4. Construction: Carpentry, Set-up, Electrical, Video and Sound, Staging
5. Credentialing: Categories and Distribution, Bad weather contingency
6. Ticketing: Format (Paper and Digital, Distribution, Accounting, Refund Policy)
7. Sanitation and cleaning
8. Location Map: Prioritization of restaurant and sponsor booth locations
9. Staffing: Paid and Volunteers - sourcing, scheduling, feeding
10. City Departments Liaison
11. Vendor, entertainment, exhibitor access and contracts for exhibitors, sponsors, and vendors
12. Insurance, Emergency Services, and Police
13. Proposed New Event Operations: Cooking competition, BBQ event, VIP charity dinner. onsite entertainers: Selection, Contracting, Scheduling

2. Marketing (Advertising and PR)

A. Use the ***30th Anniversary*** as the major theme -and weave into operational elements such as % of discounts, VIP Ticket pricing, etc.
B. MARCOM materials: Ads, posters, flyers,stickers, on site signage,
C. Marketing: Paid media-including barter and Owned Media: Event website: design, creative and content (creative and schedule)

D. PR push including proactive pitching, calendar listings, media alerts and press release distribution. We propose these tactics to implement and dramatically raise the visibility of the event.
   1. Create a cook-off/food prep challenge between news anchors at a selected network (morning shows or evening news.) Taped footage to be shown post-event during the news broadcast.
   2. Pitch "The OTP's Urban Foodie Scene" segment to Steak Shapiro for Atlanta Eats. Pitch "The highly anticipated return of food festivals" – a feature of several food festivals returning after the pandemic, calling out key features of each.
   3. Radio drops to identify any participating restaurants that serve coffee or pastries and deliver goodie baskets to morning shows while they are live on-air to promote the event. The goal is for the anchor to mention the "folks from the Taste of Alpharetta just dropped off donuts from XX Restaurant…"
   4. Eat Global: restaurants to demo the dish prep/cooking, providing media excellent b-roll and visibility to these small businesses. For example, we can engage Mundo Hispanico as well as other Hispanic and other segment-specific and trade publications.

A.ii Reasonable Budget

ii. Discuss how the team will approach the project within a reasonable budget.

The agency will initially develop two budgets:

1. The first will be using the basic platform of the event as it has run in the past.
2. The second will include the suggested new events which will generate higher sponsor revenue and add new revenue streams.
3. Both budgets will identify at what point elements are deemed a "GO" based on guaranteed (or close to contracted) revenue sources.
4. Both budgets will assume the city is providing sanitation, security, police, road closures, porta-johns and clean-up (and any other elements they have in the past) and the agency may keep all revenue over the fee to cover costs and potentially generate a profit for the agency and a surplus for local food charities.
5. The agency will also employ a range of cost savings measures such as:
   - Sponsors provide services and material via barter arrangements. Volunteers will be sought from high schools and colleges, as well as local businesses (For every 4 volunteer hours they get $XX in tickets) to offer as employee sweeps prizes. Media partnerships via 100% barter and discuss creating a 2-3 tier price system for restaurants based on their annual sales vs the flat rate. Secure wholesale food partners to support the event, food activities and the restaurants to keep their costs down.

A.iii Managing Interaction with City Staff

iii. Comment on how the team will manage interaction with City staff during design and project development and construction.

(Response continued on the next page)

1. Team JE will have no more than 2 staffers who engage with the city to ensure consistency and clarity of communication. We will manage the event on a project management platform ASANA, so the city can see the status of every element of the production in real time.
2. Account leadership will have a weekly call with City event leadership. We will provide bi-weekly status reports until two months out then the reports will be weekly. During the final two weeks when construction starts, we will have discussions daily. Budget recaps will be provided every month.

A.iv Critical Project Components

iv. Discuss team organization, logical sequence of work, staff coordination, quality control, and other critical project components.

Team Organization: We have written how the team will be organized in section Alpharetta Document 2, but a quick overview is provided here:

1.Principal in Charge: Don Dixon
2.Sponsorship Sales Associate: Sue Carpenter
3.Project/Event Manager: Mike Vajda
4.Site Superintendent: David Haas
5.Advertising and Marketing: Ashley Mack
6.Paid Media Manager: Fern Friedberg
7.PR and Social Media: Hope-Beckham led by Bob Hope.
8.Operations Manager & Sponsor Liaison: Mavrik Dixon
9.Logical sequence of work: Please see the preliminary Schedule and Major Milestones

A.v Preliminary Schedule with Major Milestones

v. Provide a preliminary schedule, noting major milestones.

October 2021:

- Finalize Contract and creative theme
- Finalize all services the city will provide
- Finalize activity elements, footprint, budget
- Develop sponsor inventory
- Discuss restaurant pricing and launch event website
- Develop sponsor pricing and sponsorship sales plan

November 2021:

- Chefs in Alpharetta to create Taste of
- Alpharetta Holiday Meal Recipes on social media
- Launch sponsor /official supplier sales
- Go/No go on charity relationships and activities

December 2021:

- Continue sponsor- supplier sales
- Local restaurant kick-off
- Kick-off chef solicitations for competition
- Contact event equipment suppliers for barter arrangements
- Finalize marketing plan and Develop advertising creative materials
- Early Bird VIP ticket sales as stocking stuffers

January 2022:

- Continue sponsor-supplier sales
- Launch plan to attract exhibitors
- Begin contracts with equipment suppliers
- Compete permitting and Identify entertainment options.
- Lock in security and parking details

February 2022:

- Develop manpower plan/requirements
- Start soliciting volunteers from local organizations.
- Finalize road closure
- Valentine's Day ticket sales at a savings and start contracting with entertainment

March 2022:

- Start collecting all sponsor assets for use in ID/delivering benefits.
- Begin city wide ticket sales efforts (all media/paid and owned and earned).
- Ticket sales teams at other food related events.
- Staffing plan/timing/assignments
- Finalize all participating restaurants
- Production of all on site materials (signage, banners, etc.)

April 2022:

- Assign locations to restaurants and vendors and receive all restaurant menus
- Traffic plan finalized
- Security schedule finalized
- Distribute load in load out packets to all on site vendors.
- Launch pre agreed upon pre-event.

A.vi Successful, Efficient, Cost Effective Approach

vi. Explain why the Respondent's project approach is the most beneficial for our City. What are the specific reasons why the Respondent's approach will be successful, efficient, and cost effective?

Reasons Why the Team JE Approach is the Most beneficial for the City:

1. Our team is made up of "owners and producers'' of events vs just "managers." We will have an "investment" in this property and that is why we operate at peak effecicncy. We have managed events that are similar in size, as well as much larger than the ToA. The scale of this event is in our wheelhouse, and we have the skills and motivation to grow the event with the current team.
2. Our sponsorship expertise will ensure the event has the required financial resources to stage a first class event. The additional activities being proposed will deliver incremental exposure/add value for the City of Alpharetta, bringing visitors from a larger geographical area than in previous years.
3. The proposed VIP ticket package will generate more revenue. Team JE's entertainment experience will ensure quality performers at a fair price.
4. Team JE's creative set will provide upgraded visuals and the quality look of the event. The celebrity cooking competition will generate more press for the City and event. Our successful experience in all elements of event design, staging, operations and marketing will ensure the event will be a sell out and generate sufficient revenue by year 3 to share 20% of the net products with local food charities. Our public relations talent and media relationships will allow us to secure media coverage, engage media personalities and expand the reach of the event in networks, newspapers and local trade publications.

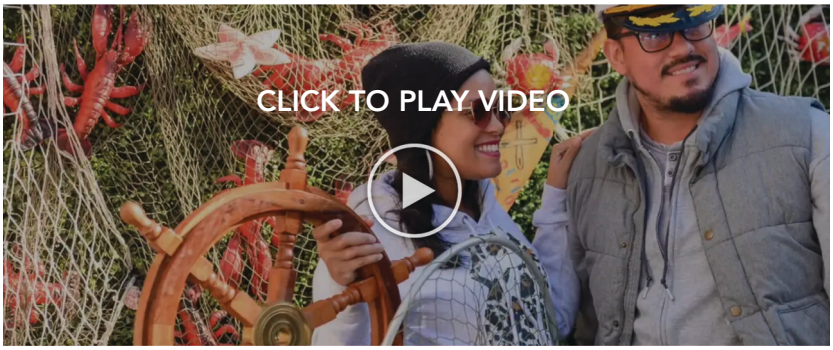
5. The JE team and our partners have successfully run events for two decades. JE have established the right vendors to keep things cost effective and within budget. Our sponsorship sales have consistently created profitability above and beyond for events for **Ponce City Market, The Battery, Atlantic Station, Krog Street Market, Decatur's BBQ and Bluegrass Festival, Atlanta United, NCAA March Madness, The Fresh District,** and more:

B. **Examples of Previous Projects**.

If it fits the purpose of this RFP, you can use this section to highlight previous work, services, etc. Keep this section to projects that are like our request in this RFP. Include no more than six (6) examples.

1. JE produced the Georgia Seafood Festival at The Battery bringing in 15,000 attendees from across Georgia. The key components of the event that made it such a success were:

- Staging the Georgia qualifier for the World Cooking Championships with celebrity judges: Exec. Chef Pano from KYMA, Exec. Chef of the White House, Exec, Chef Jernard of HSN Network and the Food Network and ex Atlanta Falcon and Atlanta Brave, Brian Jordan.
- Cooking competition in 3 stages with area video screens. Launching a robust advertising and social media and PR effort including the AJC, Marietta Journal, 680 The Fan and the Atlanta Braves. Having chefs from The Battery restaurants compete in the championships.
- Setting up entertainment in the center stage that ran all day. Bringing in extra food trucks with unique offerings. Partnering with the GA Dept of Ag and The GA Aquarium to showcase the GA fishing industry and deliver conservation messaging. Setting up a chef's cooking school onsite in which all of the competitive chefs take turns teaching cooking techniques to attendees.
- Establishing a VIP Lounge that provided additional revenue and allowed us to entertain our 15 sponsors.
- Showcasing Cobb County farmers and their fresh produce and bringing in 24 related merchandise and packaged food vendors. Engaging 18 restaurants in The Battery, each with their own unique offerings. Having Terrapin Brewery brew a special beer for the event.



2. Event: Latin American Taste of Atlanta (Degustar) at Atlantic Station
Client: Georgia Hispanic Chamber of Commerce
Details: HBI's Gina Espinosa-Meltzer managed all publicity for this highly-attended event, including negotiating a media partnership with Cox Enterprises that included promotion in both Spanish and English in Cox-owned media outlets including the AJC and Mundo Hispanico. Television and radio publicity was also secured. 25,000 attendees.

3. Event: Day of the Dead Festival
Client: Institute of Mexico and Mexican Consulate
Details: HBI promoted this event, along with sister event "Day of the Dead at Realto Center for the Arts," annually from 2010 to 2017. Hyper local publicity was secured in both Spanish and English media – TV, radio and print – and annual attendance exceeded 8,000.

4. Event: Conference of the Master Chefs of France
Client: Grand Velas Riviera Maya and Master Chefs of France
Details: HBI's Gina Espinosa-Meltzer publicized this private international conference of 300 chefs with media from Mexico and the United States.

5. Event: La Guelaguetza
Client: Plaza Las Americas
Details: HBI not only organized but also promoted this Mexican cultural festival that features music, food, dance and hand craft sales. The event, which took place on July 25, 2021, was promoted in both general public and Hispanic media in metro Atlanta. 12,000 attendees.

6. Event: 2017 Rotary International Convention
Client: Rotary International
Details: HBI was hired to publicize and promote the 2017 Rotary International Convention as well as position the event as the premier gathering of business and community leaders in the world. Activities included developing creative story angles to highlight some of the more diverse Rotary members, managing event day media and interviews for celebrity guests including Bill Gates and Ashton Kutcher, coordinating with the ACVB on welcome packages, signage and accommodations for the influx of international visitors to Atlanta, and coordinating on-site event and logistics support.

RFP 22-101: Event Management Services for Taste of Alpharetta

Submissions

Supplier	Date Submitted	Confirmation Code
LEO Events	Sep 09, 2021 11:44 AM EDT	MTYxNzA5
Jacob's Eye LLC	Sep 16, 2021 8:17 AM EDT	MTYyOTI4
Premier Events LLC	Sep 15, 2021 5:00 PM EDT	MTYyODk2

CITY OF ALPHARETTA REQUEST FOR PROPOSALS (RFP)

RFP Number: **22-101**

RFP Title: **Event Management Services for Taste of Alpharetta**

INFORMATION AND CONTRACT TERMS & CONDITIONS

RFP Information

1. Offeror Acknowledgement

By submitting a Proposal for this request, the authorized signer and represented firm have read, understand, and agree to information within this RFP's documents including all required and informational documents, files, and forms posted to the Bonfire project webpage for this RFP. These documents make up the RFP. They will become part of any contract that may be awarded because of responses to this RFP.

By sending a Proposal, the Offeror acknowledges and agrees that:

a. The Offeror has carefully examined and fully understands the conditions and requirements of any proposed Work within this RFP.
b. The Offeror acknowledges that they completed a personal examination of the site of the proposed work (if applicable).
c. The Offeror is satisfied with the actual conditions and requirements of the proposed Work.

Acknowledging these statements, the Offeror proposes and agrees that if the Offeror's proposal is accepted, the Offeror will contract with the City in full agreement with the Contract Documents.

2. City's Authority and Right to Investigate

This procurement is issued under the authority of the City of Alpharetta's Procurement Policy, also following State of Georgia and Federal applicable laws. The City has the right to reject all bids or proposals, to reject any bid or proposal that has not followed or met the City's scope of work or specifications (non-responsive), or reject any bid or proposal that shows that a bidder cannot meet one or more of the requirements (non-responsibility). The City has the right to ignore unimportant mistakes that do not affect the work or service to be provided, the purchase of requested item(s), or proposal pricing in order to award a contract that is in the best interest of the City.

The City may make such investigations as considered necessary to determine the ability of the Offeror to provide the supplies and/or perform the services specified.

General Terms and Conditions

We will incorporate the City's standard terms and conditions into the Contract. Those terms and conditions are set forth below in this document and contract draft. We ask that Offerors notify the City of any Terms and Conditions that either prevent them from responding to this procurement or add unnecessary cost. The Offeror must make this notification in writing either as a written question sent before the question deadline or with the Offeror's response.

1. Disclosure

Any Consultant as defined in O.C.G.A. §36-80-28 that is engaged to develop or draft specifications/requirements or serve in a consultative role during the procurement process for any

City procurement method, by entering into such an arrangement or executing a contract that the consultant agrees to: (1) Avoid any appearance of impropriety and must follow all policies and procedures of the City; (2) disclose to the City any material transaction or relationship pursuant to §36-80-28, considered a conflict of interest, any involvement in litigation or other dispute, relationship or financial interest not disclosed in the Disclosure form; and (3) Acknowledge that any violation or threatened violation of the agreement may cause irreparable injury to the City, entitling the City, to seek injunctive relief in addition to all other legal remedies. This requirement does not apply to confidential economic development activities pursuant to §50-18-72 or to any development authority for the purpose of promoting the development of trade, commerce, industry, and employment opportunities or for other purposes and, without limiting the generality of the foregoing, must specifically include all authorities created pursuant to Title 36 Chapter 62; However, per provisions of subparagraph (e)(1)(B)of Code Section 36-62-5 reporting of potential conflicts of interest by development authority board members is required.

2. Compliance with Title VI of the Civil Rights Act of 1964

The City of Alpharetta, as a federal grant recipient, conforms to Title VI of the Civil Rights Act of 1964 and its amendments. Title VI of the Civil Rights Act of 1964 requires that no person in the United States will, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance. Presidential Executive Order 12898 addresses environmental justice in minority and low-income populations. Presidential Executive Order 13166 addresses services to those individuals with limited English ability.

The City is committed to enforcing the provisions of Title VI and to taking positive and realistic affirmative steps to ensure the protection of rights and opportunities for all persons affected by its programs.

Any person who believes they have been subjected to unlawful discriminatory practice under Title VI has a right to file a formal complaint. Any such complaint must be filed in writing or in person with the City of Alpharetta's, Title VI Compliance Officer, within one hundred-eighty (180) days following the date of the alleged discriminatory action. For more information or Title VI Discrimination Complaint Forms contact the Title VI Compliance Officer at the following:

Human Resources: Title VI Compliance
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009
Tel: 678-297-6014

3. Substitutions and Change Orders

NO substitutions of material, schedule cancellations, or Change Orders are allowed after Contract award without written approval by the Director of the contracting City Department or his authorized representative. Cumulative Change Orders more than $50,000.00 or 10% of the original contract will require the approval of the City Council.

Where specific employees are proposed by the Contractor for the work, those employees must perform the work as long as those employees work for the Contractor, either as employees or subcontractors, unless the City agrees to a replacement or requests same based on an objective standard of review of past performance. We will review requests for any substitution and may be approved by the City at its sole discretion. We will not recognize any verbal agreements to the contrary. In the event a substitution of a Contractor employee is required due to termination of employment by Contractor, Contractor must provide the City with prompt written notice of the need for such substitution and must cooperate with the City in providing a replacement.

4. General Insurance Requirements

Upon Council approval, the awarded Contractor shall provide the City with a Certificate of Insurance (COI) to the procurement agent listed on the cover page for this RFP. The COI shall indicate the existence of the policies prior to the beginning of the contract work or term. Thereafter, a renewal certificate shall be delivered to the City at least thirty (30) days prior to the expiration date of each expiring policy. If at any time, any of the policies shall be or become unsatisfactory to the City as to form or substance, or any of the carries issuing such policies shall be or become unsatisfactory to the City, the Contractor shall deliver to the City representative upon demand a certified copy of any policy required herein for review. The Certificates of Insurance shall state that the City of Alpharetta is additionally insured.

- **Workers Compensation:** Workers Compensation $500,000 per accident per employee with waiver of subrogation. Required documentation includes certificate from insurance company showing issuance of workmen's compensation coverage for the State of Georgia.
- **Comprehensive General Liability Insurance:**
  Commercial General Liability $1,000,000 each occurrence
  $1,000,000 aggregate
- **Comprehensive Auto Liability Insurance:**
  Bodily Injury Liability $1,000,000 each occurrence
  Property Damage Liability $ 100,000 each occurrence
- **Excess Umbrella Liability:**
  Combined Single Limit Bodily Injury
  and / or Property Damage $1,000,000 each occurrence
  $1,000,000 aggregate

Insurance; Indemnification. The awarded Consultant must keep the types and amounts of insurance set forth as from time to time will be requested by the City. The awarded Consultant must supply proof of such insurance to the City at the same time as the execution of any resulting Contract and/or purchase order, and as and when requested by the City during the term hereof. Acceptance of a certificate or proof of insurance does not constitute approval or agreement by the City that the insurance requirements have been satisfied. The awarded Consultant will indemnify and hold the City harmless from all claims, demands, losses, attorneys' fees and liabilities of any type or nature arising out of or related to the Consultant's, or Consultant's agents', employees' or subconsultants', negligent performance or non-performance of any resulting Contract and/or purchase order, including, but not limited to, claims for injury to person or property; provided, however, that this indemnification obligation will not apply to claims arising from the sole negligence of the City or its employees. Nothing in this paragraph or any resulting Contract and/or purchase order will be considered to constitute a waiver of the City's sovereign immunity, create rights in any third party, or create any third-party beneficiaries.

5. Invoicing, Payment Processing, ePayables

Replying to this RFP confirms Bidder's agreement to accept electronic payments (*ePayables*) of invoices if awarded the contract.

6. Term.

The Contract is for a term of (5) years starting November 1, 2021, and ending October 31, 2026, as further provided for in the Contract and in accordance with O.C.G.A. § 36-60-13.

The term of the Contract may be extended by the City, with the written consent of the Contractor, for such added period as may be necessary or advantageous to the City.

The Contract price(s) and/or rates for the above-stated contract term will remain as offered in the Contractor's proposal cost submission and accepted/awarded by the City Council. Any contract extension beyond the above-stated contract term will be based on the same terms and conditions as the original term.

For any such renewal term commencing after the first two (2) years of this Contract, prices may be increased by the lesser of three percent (3%) or the Consumer Price Index factor (US City Average – All Items; most recent month). Contractor must provide the City with the subsequent prices or rates for any renewal term, if different from the then existing prices or rates, at least ninety (90) days prior to the expiration of the then existing term. Subsequent prices or rates are guaranteed for a minimum of twelve (12) months.

For any automatic renewal of the contract required pursuant to O.C.G.A. § 36-60-13, notice of intent to not renew will be given to the Contractor in writing by the City, no less than thirty (30) days before the expiration date of the initial term of the contract.

7. Additional Contract Provisions and Terms

The procurement, including all documents and appendices attached hereto, referenced here and/or incorporated here, and any addenda hereto, and the response of the awarded Consultant, including any amendments thereto, will be incorporated into the Contract (as previously set forth, all such documents are collectively referred to as the "Contract Documents").

The Terms and Conditions set forth here do not define the total extent of the contract language. In the event of a conflict or dispute as to the duties and responsibilities of the City and Consultant under any resulting Contract Documents, the Contract, will govern in accordance with the order of precedence set forth therein.

8. Performance Prior to Contract Execution

The successful Consultant will not begin performance of the Project prior to the execution of a formal written contract by the City and the successful Consultant. Any Consultant beginning performance prior to the execution of the Contract will be proceeding at the Consultant's risk and will not be entitled to any compensation for such performance. Under such circumstances, the City reserves the right to withdraw or cancel the award of the procurement.

9. Subconsultants

The highest-scoring responsive and responsible Consultant will be the prime consultant if a contract is awarded and executed and will be responsible, in total, for all work of any subconsultants. All subconsultants, if any, must be listed in the Consultant's response to this procurement. The City reserves the right to approve all subconsultants. The Consultant will be responsible to the City for the negligent acts and negligent omissions of all subconsultants or agents and of persons directly or indirectly employed by such subconsultants, and for the acts and omissions of persons employed directly by the Consultant. Further, nothing contained within the procurement, or otherwise in the Contract Documents created because of any contract award derived from the procurement, will create any contractual relationships between any subconsultant of the Consultant and the City.

10. Independent Consultant

The Consultant will always be acting as an independent consultant and not be considered or deemed to be an agent, employee, joint venture, or partner of the City. The Consultant will have no authority to contract for or bind City in any manner. Neither the Consultant nor its employees are employees

of the City. The Consultant will have and maintain the responsibility for and control of the rendition of the Work (including, the services performed) under the Contract, the discipline of its employees, and other matters incident to the performance of the Work (services, duties, and responsibilities as described and contemplated in the Contract). The Consultant must supply the City with proof of compliance with the Workers' Compensation Act while performing work for the City. Proof of compliance must be received with the Consultant's response to the procurement at the address listed on the Cover Page of the procurement.

11. Compliance with Illegal Immigration Reform and Enforcement Act

E-Verify Program:

The City of Alpharetta is committed to compliance with Federal and State laws requiring the verification of newly hired employees to ensure they are lawfully entitled to work in the United States. As such, the City will not enter into a contract for the physical performance of services unless the Consultant registers and takes part in a federal work authorization program (E-Verify). Further, Consultants submitting a Proposal for the physical performance of service must include a fully executed E-Verify affidavit as part of their Response to the procurement.

Requirement to Participate in a Federal Work Authorization Program (E-Verify):

No Consultant will give a response for the physical performance of service unless the Consultant takes part in a Federal Work Authorization Program and follows the requirements of O.C.G.A. § 13-10-91.

1) Per O.C.G.A. § 13-10-91, the Consultant represents, warrants, acknowledges, and/or agrees that:
    a) The Consultant has registered and participates in a federal work authorization program to verify the employment eligibility of all newly hired employees;
    b) Subconsultants will not enter into any contract with the Consultant for the physical performance of services within the State of Georgia unless such subconsultant registers and takes part in a federal work authorization program to verify the employment eligibility of all newly hired employees; and
    c) Sub-subconsultants will not enter into any contract with a subconsultant or sub-subconsultant for the physical performance of services within the State of Georgia unless such sub-subconsultant registers and takes part in a federal work authorization program to verify the employment eligibility of all newly hired employees.
2) As of the date of enactment of O.C.G.A. § 13-10-91, the applicable federal work authorization program is "E-Verify" (https://e-verify.uscis.gov/enroll/StartPage.aspx?JS=YES), operated by the United States Citizenship and Immigration Services Bureau of the United States Department of Homeland Security. Information and instructions about E-Verify program registration, corporate administrator registration, and designated agent registration can be found at such website address.

Consultant, Subconsultant, and Sub-subconsultant Evidence of Compliance:

1) The Consultant, if entering a contract with the City supplying the physical performance of services, will follow the requirements of O.C.G.A. § 13-10-91.
2) Per O.C.G.A. §13-10-91, in the event the Consultant employs or contracts with a subconsultant in connection with a covered contract, Consultant will secure from such subconsultant attestation of the subconsultant's compliance with O.C.G.A. § 13-10-91 by the subconsultant's execution of the subconsultant affidavit, the form of which is provided in Appendix B hereof and keep records of such attestation for inspection by the City at any time. Such subconsultant affidavit will become a part of the consultant/subconsultant agreement.
3) Pursuant to O.C.G.A. §13-10-91, in the event the Consultant employs or contracts with a subconsultant that employs or contracts with any sub-subconsultant, the subconsultant will secure from such sub-subconsultant attestation of the sub-subconsultant's compliance with

O.C.G.A. § 13-10-91 by the sub-subconsultant's execution of the sub-subconsultant affidavit, the form of which is also provided in Appendix A hereof, and maintain records of such attestation for inspection by the City at any time. Such sub-subconsultant affidavit will become a part of the subconsultant/sub-subconsultant agreement.

4) The Consultant must follow all other applicable requirements and provisions of O.C.G.A. § 13-10-91 and other applicable rules and regulations issued in relation thereto.
5) All portions of contracts about compliance with O.C.G.A. § 13-10-91 and all other applicable rules and regulations issued in relation thereto, and any affidavit related hereto, will be open for public inspection in this State at reasonable times during normal business hours.
6) Forms necessary to ensure compliance with this section are included in Required Forms and must be received at the address listed on the procurement's Cover Page prior to review of Consultant's response.

12. Compliance with Laws

The Consultant will, in performance of work under the Contract, fully follow all applicable federal, state, or local laws, rules, and regulations, including, but not limited to, Title VI of the Civil Rights Act of 1964 and its amendments, the Age Discrimination Act of 1975, the Americans with Disabilities Act of 1990, and Section 504 of the Rehabilitation Act of 1973. Any subletting or subcontracting by the Consultant subjects subconsultants to the same provision. The Consultant agrees that the hiring of persons to perform the contract will be made based on merit and qualifications and there will be no discrimination based upon race, color, religion, gender, national origin or ancestry, age, creed, marital status, physical or mental disability, or political ideas by the persons performing the contract.

13. Termination

This Contract may be ended prior to the term ending by either party in case of substantial failure or default of the other party to fulfill its obligations under this Contract. Prior to such termination, the non-defaulting party will give notice to the defaulting party of the failure or default. Such party will have fifteen (15) days from the date of the notice to cure the default or failure if such default or failure is capable of being cured. Upon failure to cure the default or failure within fifteen (15) days, or if such failure or default is not capable of being cured, the non-defaulting party may terminate the Contract effective at once upon the provision of written notice as provided in Section 15 (Notices). The Contract may also be ended prior to expiration of the term by the City for City's convenience upon the provision of not less than fourteen (14) days written notice to the Consultant. In case of such termination, the Consultant will be compensated for services performed prior to termination. Such amount will be paid by the City upon the Consultant's delivering or otherwise making available to the City, all data, drawings, specifications, reports, estimates, summaries and other information and materials as may have been accumulated by the Consultant in performing the services included in this Contract, whether completed or in progress. All unperformed obligations incurred by Consultant prior to such date will survive termination of this Contract.

14. Annual Appropriation and Renewal

Notwithstanding any other provision or provisions of this Contract, per O.C.G.A. § 36-60-13, this Contract will end at once and absolutely if the City finds that adequate funds are not appropriated or granted or funds are de-appropriated such that the City cannot fulfill its obligations under the Contract, which determination is at the City's sole discretion and will be conclusive.

15. Ownership of Work Product

In the event Consultant prepares, pursuant to the performance of this Contract, any drawings, plans, studies, reports, specifications, other documents (the "Work Product"), the City will be deemed the owner of the original of all such Work Product, and all statutory and common law rights with respect to such Work Product will accrue to the City, provided the City has paid for the services in full.

Contract Draft

It is the intent of the City to execute a contract like this draft with the successful Offeror. By replying to this RFP, Offerors confirm review and agreement with this contract language.

If an Offeror has any exceptions to the contract provisions, please include your requested revisions in the

BEGIN DRAFT

CITY OF ALPHARETTA
STANDARD CONTRACT FOR SERVICES

This Contract for Services for the City of Alpharetta is made and entered into and is effective upon execution, by and between [contractor], a [company type] with its principal office located at [contractor address] (the "Contractor") and the City of Alpharetta, a municipal corporation of the State of Georgia (the "City").

1. Contract Documents. The Contract Documents consist of this Contract, the City's Request for Proposal dated August 19, 2021 (the "RFP"), including any addenda thereto, and the Contractor's Proposal dated TBD (the "Proposal"), all of which collectively are incorporated herein by reference (collectively, the "Contract Documents"). In the event of any conflict in the Contract Documents, the provisions and requirements set forth in this Contract will govern; provided however, to the extent any of Contractor's obligations or duties set forth in the Proposal exceed the requirements provided within the RFP or this Contract, or the City finds any of the terms set forth in the Proposal more desirable, the terms set forth in the Proposal will control. Subject to the foregoing, if a conflict between the language in the RFP and the Proposal, the language in the former will govern.

2. Scope of Services. The Contractor's duties and scope of services are specifically set forth in the RFP (the "Work") and, in general, include the following**: EVENT MANAGEMENT SERVICES FOR TASTE OF ALPHARETTA,** providing full-service event planning and implementation services, including, financial planning, logistics, management, marketing, sponsorship, sales and fulfillment, talent and vendor contracting, all restaurant and other vendor communication, management, and evaluation of the event. The event management company shall manage day-to-day operations, supervision of volunteers, hiring and paying of contractors (except for those outlined in Section 5, i.e. toilets, trash) and sub-contractors, and act as the key contact for the event/City.

3. Contract Prices. As finally awarded by the City, the City will pay Contractor $96,437.50 for Year One (Calendar Year 2022) and $56,862.50 for Year Two (Calendar Year 2023) for Contractor's performance of Work. In Year Three (Calendar Year 2024), the event will be self-sufficient, and the City will not provide any funds.

4. This price includes the full development and provision of all deliverables as specified in the RFP and Proposal, as further supplemented or modified by the City's requirements. The City will process approved payment requests under this project to the Contractor. Payment to sub-contractors and suppliers is the responsibility of the Contractor. The City will not entertain any other payment arrangements.

   Invoices must be sent to:

   City of Alpharetta
   Recreation, Parks & Cultural Services Department
   2 Park Plaza
   Alpharetta, GA 30009

Payments may be made in the manner and on the periodic basis agreed to by the City prior to the commencement of the Work. Upon completion of the Work or, if agreed to by the City, upon completion of certain portions thereof, the Contractor must send an invoice detailing the appropriate charges as currently allowed. Upon receipt of Contractor's invoice and following inspections and confirmation of the performance of the subject portion of the Work, the City will make payment. Upon receipt of Contractor's final invoice and following final inspection and final acceptance of the Work, the City will make final payment. Subject to the withholding of any amounts due to the City as further set forth herein, all such invoices will be paid within forty-five (45) days by the City unless any items thereon are questioned, in which event payment will be withheld pending verification of the amount claimed and the validity of the claim. The Contractor will provide complete cooperation during any such investigation. No price adjustments will be made during the term or any extension of this Contract except upon mutual consent of the parties. Notwithstanding any other provision of this Contract, and without prejudice to any of City's other rights and remedies, City will have the right at any time or times to deduct and withhold from any payment for services that may become due under this Contract, such amount or amounts as may reasonably appear necessary to compensate the City for any portion of the Work that is defective, damaged, flawed, unsuitable, non-conforming or incomplete. Acceptance of final payment will constitute a waiver of all claims against the City by the Contractor except for those claims previously made in writing against the City by the Contractor, pending at the time of final payment, and identified in writing by the Contractor as unsettled at the time of its request for final payment.

5. Commencement of Work; Time for Performance.

(a) Commencement of Work. The Contractor must not proceed to perform the Work until on or after November 1, 2021.

(b) Time for Performance. Contractor's time for performance of each part of the Work will be set forth in the RFP or as otherwise mutually agreed to by the parties prior to the commencement of the work.

(c) Time is of the Essence. All limitations of time in this Contract are of the essence.

6. Term.

The Contract is for a term of (5) years, starting November 1, 2021 and ending October 31, 2026, as further provided for in the Contract and in accordance with O.C.G.A. § 36-60-13.

The term of the Contract may be extended by the City, with the written consent of the Contractor, for such added period as may be necessary or advantageous to the City.

The Contract price(s) and/or rates for the above-stated contract term will remain as offered in the Contractor's proposal cost submission and accepted/awarded by the City Council. Any contract extension beyond the above-stated contract term will be based on the same terms and conditions as the original term.

For any such renewal term commencing after the first two (2) years of this Contract, prices may be increased by the lesser of three percent (3%) or the Consumer Price Index factor (US City Average – All Items; most recent month). Contractor must provide the City with the subsequent prices or rates for any renewal term, if different from the then existing prices or rates, at least ninety (90) days prior to the expiration of the then existing term. Subsequent prices or rates are guaranteed for a minimum of twelve (12) months.

For any automatic renewal of the contract required pursuant to O.C.G.A. § 36-60-13, notice of intent to not renew will be given to the Contractor in writing by the City, no less than thirty (30) days before the expiration date of the initial term of the contract.

7. Termination. This Contract may be terminated prior to the term ending by either party in the event of substantial failure or default of the other party to fulfill its obligations under this Contract. Prior to such termination, the non-defaulting party must give notice to the defaulting party of the failure or default. Such party will have fifteen (15) days from the date of the notice to cure the default or failure if such default or failure is capable of being cured. Upon failure to cure the default or failure within fifteen (15) days, or if such failure or default is not capable of being cured, the non-defaulting party may terminate the Contract effective immediately upon the provision of written notice as provided in Section 15 (*Notices*). The Contract may also be terminated prior to term by the City for City's convenience upon the provision of not less than fourteen (14) days written notice to the Contractor. In the event of such termination, the Contractor will be compensated for services performed prior to termination. Such amount will be paid by the City upon the Contractor's delivering or otherwise making available to the City, all data, drawings, specifications, reports, estimates, summaries and other information and materials as may have been accumulated by the Contractor in performing the services included in this Contract, whether completed or in progress. All unperformed obligations incurred by Contractor prior to such date will survive termination of this Contract.

8. Representations and Warranties. Contractor represents and warrants that: (a) Contractor has full power and authority to perform its obligations hereunder and to deliver the products and services set forth in the Contract Documents to the City without the consent of any other person or entity, and the products and services must be delivered free and clear of any lien, encumbrance, security interest or other claim, of whatever nature; (b) Contractor must comply with all applicable statutes, rules, regulations and requirements of any governmental agency or authority, whether now or hereafter enacted, in performing its obligations hereunder, and the products and services must comply with all such statutes, rules, regulations and requirements in effect at the time of delivery to and acceptance by the City; (c) Contractor must perform its obligations hereunder in a good, professional and workman-like manner, and in strict accordance with City's specifications and the terms of this Contract; (d) All services performed by the Contractor under this Contract must be conducted in a manner consistent with the level of care and skill ordinarily exercised by other members of Contractor's profession or trade currently practicing in the same locality under similar conditions; and (e) Contractor, in the performance of its duties under this Contract, including but not limited to, its dealings with property owners, developers, contractors, consultants, architects and any local, state or federal governmental agency or political subdivision, will owe its primary duty of loyalty to the City.

9. Licenses, Registrations, Certifications and Permits. The Contractor will be responsible for obtaining and keeping in a valid status, all licenses, registrations, certifications and permits necessary to perform the Work as required by law. Contractor represents to the City that the Contractor and its employees are properly licensed and/or registered within the State of Georgia for the performance of the services required herein, provided such licensure and/or registration is required by applicable law. Contractor will supply copies of any such licenses, certifications or permits to the City upon request.

10. Insurance.

(a) Insurance Generally. Contractor must obtain and must continuously keep during the term of this Contract insurance of the kind and in the minimum amounts as specified in the RFP, as follows:

i. Statutory Worker's Compensation and Employers Liability Insurance in the minimum amount of Five Hundred Thousand Dollars ($500,000) or as required by applicable law,

whichever is greater, for all employees and other persons as may be required by Georgia law. If Contractor is self-insured, Contractor must additionally provide the City with a certificate from the Georgia Board of Workers' Compensation stating that the Contractor qualifies to pay its own workers' compensation claims.

ii. Comprehensive General Liability insurance with minimum combined single limits of One Million Dollars ($1,000,000) per occurrence and in the aggregate. The policy must apply to all premises and all operations of the Contractor. The policy must include coverage for bodily injury, broad form property damage (including completed operations), personal injury (including coverage for contractual and employee acts), blanket contractual, independent contractors, products, and completed operations. Further, the policy must be endorsed to provide "all risks" coverage. The policy must contain a severability of interests' provision. Coverage must be provided on an "occurrence" basis as opposed to a "claims made" basis. Such insurance must be endorsed to name the City, and its elected officials, officers, employees and agents, as additional insured parties.

iii. Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury of not less than One Million Dollars ($1,000,000) per occurrence and property damage of not less than One Hundred Thousand Dollars ($100,000) per occurrence with respect to each of the Contractor's owned, hired and non-owned vehicles assigned to or used in performance of the Work. The policy must have a severability of interests' provision. Such insurance coverage must extend to all of Contractor's subcontractors. Such coverage must include all automotive equipment used in the performance of the Contract, both on and off any work site, and such coverage must include non-ownership and hired cars (vehicles and equipment) coverage. Such insurance must be endorsed to name the City, and its elected officials, officers, employees and agents, as additional insured parties.

iv. Umbrella/Excess Liability insurance with minimum combined single limits of One Million Dollars ($1,000,000) per occurrence and in the aggregate. Such policy must supply the same coverage set forth in the Comprehensive General Liability insurance policy. Such insurance must be endorsed to name the City, and its elected officials, officers, employees and agents as additional insured parties.

(b) Requirements of Insurance.

i. Insurance must be procured and maintained with insurers with an A- or better rating as determined by Best's Key Rating Guide. All insurance must be continuously kept covering all liability, claims, demands, and other obligations assumed by the Contractor.

ii. No policy of insurance will contain any exclusion for bodily injury or property damage arising from completed operations.

iii. Every policy of insurance must provide that the City will receive notice no less than thirty (30) calendar days prior to any cancellation, termination, or a material change in such policy.

iv. Proof of required insurance must be maintained in all equipment and motor vehicles insured in accordance with the provisions of this Contract.

v. Contractor will ensure that any and all policies of insurance procured hereunder will provide for a waiver of subrogation against the City, and Contractor waives any claim against the City arising in contract or tort which is covered by its insurance hereunder.

(c) Failure to Obtain or Maintain Insurance. The Contractor's failure to obtain and

continuously maintain policies of insurance in accordance with this Section and its subsections will not limit, prevent, preclude, excuse, or modify any liability, claims, demands, or other obligations of the Contractor arising from performance or non-performance of this Contract. Failure on the part of the Contractor to obtain and to continuously maintain policies providing the required coverage, conditions, restrictions, notices, and minimum limits will constitute a material breach of this Contract upon which the City may immediately terminate this Contract without advance notice.

(d) Insurance Certificates. Contractor must provide proof of such insurance to the City contemporaneously with the execution of this Contract. Prior to commencement of the Work, Contractor must submit to the City certificates of insurance for all required insurance. Insurance limits, term of insurance, insured parties, and other information sufficient to demonstrate conformance with this Section and its subsections must be indicated on each certificate of insurance. Acceptance of a certificate or proof of insurance does not constitute approval or agreement by the City that the insurance requirements have been satisfied.

(e) Other Insurance. Contractor must maintain such other types and/or amounts of insurance as reasonably required by the City from time to time.

11. Indemnification. Contractor will, to the fullest extent permitted by law, indemnify and hold harmless the City, including its elected officials, officers, employees, and agents, from and against any and all claims, demands, losses, liabilities, suits, actions, costs, expenses (including expenses of litigation and attorneys' fees) and damages ("Claims") of any type or nature, including, but not limited to, Claims for injury to person or property, arising out of or related to any error, omission, willful misconduct, negligent act, or breach of this Contract by Contractor, or any of its officers, agents, employees or subcontractors, in the performance of this Contract; provided, however, that this indemnification obligation will not apply to any Claims arising from the sole negligence of the City. Nothing in this Section or this Contract will be deemed to constitute a waiver of the City's sovereign immunity, create rights in any third party, or create any third-party beneficiaries.

12. Subcontractors and Contractor Personnel.

(a) No Subcontractors. No subcontractor or consultant will be retained by Contractor to perform services under this Contract without the prior written consent of the City, except for those subcontractors previously identified in the Proposal.

(b) Subcontractor Requirements. Administration of any approved subcontractor will be the Contractor's responsibility and all subcontracts must require each subcontractor to be bound by all pertinent portions of this Contract and to assume all applicable obligations and responsibilities which the Contractor by this Contract assumes toward the City. In particular, and not by way of limitation, all indemnification and insurance provisions will be fully binding upon any subcontractor providing a portion of the services, for all intents and purposes as if said subcontractor were a party to this Contract.

(c) Key Staff. Where Contractor has specifically identified certain personnel in the Proposal for the performance of certain portions of the Work (such personnel hereinafter referred to as "Key Staff"), Contractor will assign and furnish such Key Staff to perform the respective tasks and responsibilities as set forth in the Proposal. Contractor agrees not to transfer or reassign any member of its Key Staff or the respective tasks or responsibilities of a member of Key Staff without the prior written consent of the City, except for the following reasons, as applicable:

(i) Situations where a member of Key Staff requests a transfer from his or her respective employer in order to accept a promotion or special assignment, which has been offered to him or her by such employer based upon his or her special education, qualifications or career path;

(ii) Disciplinary reasons;

(iii) Failure of the member of Key Staff to perform his or her respective tasks or responsibilities; or

(iv) At the request of the member of Key Staff.

In the event Contractor permanently transfers or reassigns a member of Key Staff or the respective tasks or responsibilities of a member of Key Staff for any of the foregoing reasons, Contractor will provide the City Administrator with prompt written notice of such transfer or reassignment and explain the basis of the transfer or reassignment. In the event of a vacancy in the position of any member of Key Staff, Contractor agrees to cooperate with the City in providing a replacement and make selection of a replacement without undue delay, in good faith, and in the best interests of the City.

Further, the City will have the right, utilizing an objective standard based on current and past performance of the subject Work, to require Contractor to reassign the tasks and/or responsibilities of any member of Key Staff to a different representative of Contractor. Contractor agrees to permanently transfer the tasks and responsibilities of any member of Key Staff as soon as reasonably possible upon notification by the City Administrator.

13. Independent Contractor. The Contractor will always be acting as an independent contractor and not be considered or deemed to be an agent, employee, joint venture or partner of the City. Contractor will have no authority to contract for or bind City in any manner. Contractor will have and maintain the responsibility for and control of the rendition of the Work, the discipline of its employees, and other matters incident to the performance of the Work (services, duties and responsibilities as described and contemplated herein). Notwithstanding any other provision(s) of this Contract to the contrary, no employee or subcontractor of Contractor will be considered an "employee" of the City during the performance of this Contract (the term "employee" will have the same meaning as provided in IRS Publication No. 15 (2014)(Circular E).

14. Conflict of Interest. The Contractor represents that it has not, within two (2) years preceding the execution of this Contract, made or agreed to make any valuable gift whether in the form of service, loan, thing, or promise to any person (including any member of such person's immediate family), having the duty to recommend, the right to vote upon, or any other direct influence on the selection of the Contractor to provide products and services to the City. This provision will not apply to legal campaign contributions, provided that such contributions have been disclosed in Contractor's response to the City's RFP.

15. Ownership of Work Product. In the event Contractor prepares, pursuant to the performance of this Contract, any drawings, plans, studies, reports, specifications, other documents (the "Work Product"), the City will be deemed the owner of the original of all such Work Product, and all statutory and common law rights with respect to such Work Product will accrue to the City, provided the City has paid for the services in full.

16. Notices. All contractual notices and communications under this Contract will be considered sufficient if given by certified mail or statutory overnight mail with return receipt requested, or hand delivered:

(a) If to the Contractor, at the following address:

[contractor name]
[contractor address]
Attention: [contractor contact]

(b) If to the City, at the following address:

City of Alpharetta

Recreation, Parks & Cultural Services Department
2 Park Plaza,
Alpharetta, GA 30009
Attn: Morgan Rodgers, Director

(c) With a copy to:

C. Sam Thomas
Alpharetta City Attorney
Bovis, Kyle, Burch & Medlin, LLC
200 Ashford Center North, Ste 500
Atlanta, GA 30338-2680

For the purposes of this Contract, the effective date of notice will be the date that the notice is placed in certified or statutory overnight mail or placed with a courier for hand delivery.

17. Public Records. Contractor understands that in accordance with O.C.G.A. § 50-18-70, *et seq.,* the public has a right of reasonable access to all public records of the City, subject to certain exceptions set forth therein or as otherwise provided by law, and agrees to allow access by the City to all documents subject to disclosure under applicable law. Contractor's willful failure or refusal to comply with the provisions of this Section will result in the immediate termination of this Contract by the City. Further, Contractor agrees to keep all public records in accordance with the City's records retention and disposal policies, O.C.G.A. § 50-18-92, *et seq.*, and the Georgia Administrative Code. Notwithstanding the foregoing, nothing contained herein will limit the Contractor's or the City's right to defend against disclosure of records alleged to be public.

18. Confidential Information.

(a) Access to Confidential Information. The Contractor's employees, agents and subcontractors may have access to confidential data or information maintained by the City to the extent necessary to carry out the Contractor's responsibilities under the Contract. The Contractor will presume that all information received pursuant to the Contract is confidential unless otherwise designated by the City. If it is reasonably likely the Contractor will have access to the City's confidential information, then:

i. The Contractor will provide to the City a written description of the Contractor's policies and procedures to safeguard confidential information;

ii. Policies of confidentiality will address, as appropriate, information conveyed in verbal, written, and electronic formats;

iii. The Contractor must designate one individual who will remain the responsible authority in charge of all data collected, used, or disseminated by the Contractor in connection with the performance of the Contract; and

iv. The Contractor must provide adequate supervision and training to its agents, employees, and subcontractors to ensure compliance with the terms of the Contract. The private or confidential data of the City will remain the property of the City at all times. In order to obtain access to certain data in order to perform certain portions of the Work, Contractor may be required to sign a nondisclosure agreement. Contractor understands and agrees that refusal or failure to sign such a nondisclosure agreement, if required, may result in termination of the Contract.

(b) No Dissemination of Confidential Data. No confidential data collected, maintained, or used in the course of performance of the Contract will be disseminated, unless otherwise required by law, without the written consent of the City, either during the period of the Contract or

thereafter. Subject to Section 18 (*Rights in Proprietary Data*) hereof, as between the parties, any data supplied to or created by the Contractor will be considered the property of the City, and Contractor must return any and all data collected, maintained, created or used in the course of the performance of the Contract, in whatever form it is maintained, promptly at the request of the City.

(c) Subpoena. In the event that a subpoena or other legal process is served upon the Contractor for records containing confidential information, the Contractor will promptly notify the City and cooperate with the City in any lawful effort to protect the confidential information.

(d) Reporting of Unauthorized Disclosure. The Contractor will immediately report to the City any unauthorized disclosure of confidential information.

(e) Survives Termination. The Contractor's confidentiality obligation under the Contract will survive termination of the Contract.

19. Rights in Proprietary Data; Intellectual Property; Nondisclosure and Confidentiality.

(a) Data of Contractor. The capitalized term "Proprietary Data" as used in this Section 18 will mean commercial proprietary written reports, studies, drawings, trademarks, specifications, designs, models, processes, systems, photographs, computer CADD discs, reports, plans, surveys, software, or other graphic, electronic, chemical or mechanical representations of the Contractor, and further includes Proprietary Data provided to Contractor by a third party pursuant to a non-disclosure agreement or covenant or which constitutes a trade secret pursuant to Georgia law. Proprietary Data does not include public records information compiled on the City's behalf for the purpose of performing the Work under this Contract or any written reports, studies, drawings, specifications, photographs, reports, surveys or other representations prepared by Contractor for the City in performance of the Work provided pursuant to this Contract.

(b) Rights in Data. As between the parties, all Proprietary Data will be the property of the Contractor. No title or ownership or any intellectual property or proprietary rights of Contractor, including licensed software code copyrights and licensed software documentation, are transferred to the City under this Contract. The City will have the limited right to use such Proprietary Data, without any additional payment to or approval by the Contractor, as necessary to provide for full use of the Work and project deliverables.

(c) Copyrights. No project deliverables developed or prepared in whole or in part under this Contract will be subject to copyright protection owned by a third party in the United States of America or other country. Contractor will not include in the project deliverables any copyrighted matter owned by a third party unless Contractor obtains the written approval of the City Administrator or designee and provides said City Administrator or designee with the written permission of the copyright owner allowing Contractor to use such copyrighted matter in the manner provided herein.

(d) Confidentiality. To the extent allowed by law, City will treat any information received under or through this Contract regarding Contractor's Intellectual Property, which Contractor has marked and identified as "Confidential Intellectual Property," in strictest confidence and will not disclose such information to third parties except where such information: (a) was part of the public domain when received, or becomes a part of the domain through no action or lack of action by City; (b) prior to disclosure was already in City's possession and not subject to an obligation of confidence imposed in another relationship; (c) subsequent to disclosure is obtained from a third party whom is lawfully in possession of such information and not subject to a contractual relationship to Contractor with respect to such information; (d) is in the form of a record which is otherwise subject to required disclosure as an open record under applicable Federal and state laws; or (e) is ordered to be disclosed by a court of

competent jurisdiction. In regard to other Proprietary Data received under or through this Contract, the City will work with Contractor on implementing a process designed to protect proprietary and confidential information and keep any employee receiving such information from unauthorized publication and disclosure of such information. City agrees that access to and dissemination of such information will be limited to its employees having a need to know. City will continue to keep appropriate internal policies and procedures which in its judgment are reasonably sufficient to protect the confidential nature of such information.

(e) Limitation. Except as otherwise provided for herein, nothing in this Contract will be interpreted as granting any rights to the City under any pre-existing patent, copyright, know-how, or any other intellectual or proprietary rights of the Contractor.

20. Compliance with Illegal Immigration Reform and Enforcement Act:

E-Verify Program: The City is committed to compliance with Federal and State laws requiring the verification of newly hired employees to ensure they are lawfully entitled to work in the United States. As such, the City will not enter into a contract for the "physical performance of services" (as defined in O.C.G.A. § 13-10-90) unless the Contractor registers and participates in a federal work authorization program (E-Verify). The E-Verify affidavit or the secure identifiable document submitted by the Contractor will become part of the Contract Documents.

(a) Requirement to Participate in a Federal Work Authorization Program (E-Verify):

i. Pursuant to O.C.G.A. § 13-10-91, Contractor represents, warrants, acknowledges, and/or agrees that:

The Contractor has registered and participates in a federal work authorization program to verify the employment eligibility of all newly hired employees;

Subcontractors will not enter into any contract with the Contractor for the physical performance of services within the State of Georgia unless such subcontractor registers and participates in a federal work authorization program to verify the employment eligibility of all newly hired employees; and

Sub-subcontractors will not enter into any contract with a subcontractor or sub-subcontractor for the physical performance of services within the State of Georgia unless such sub-subcontractor registers and participates in a federal work authorization program to verify the employment eligibility of all newly hired employees.

ii. As of the date of enactment of O.C.G.A. § 13-10-91, the applicable federal work authorization program is "E-Verify" (*https://e-verify.uscis.gov/enroll/StartPage.aspx?JS=YES*) operated by the United States Citizenship and Immigration Services Bureau of the United States Department of Homeland Security. Information and instructions regarding E-Verify program registration, corporate administrator registration, and designated agent registration can be found at that website address.

(b) Contractor, Subcontractor, and Sub-subcontractor Evidence of Compliance:

i. Contractor, if providing the physical performance of services under this contract, will comply with the requirements of O.C.G.A. § 13-10-91.

ii. Pursuant to O.C.G.A. § 13-10-91, in the event the Contractor employs or contracts with a subcontractor in connection with the covered contract, the Contractor will secure from such subcontractor attestation of the subcontractor's compliance with O.C.G.A. § 13-10-91 by the subcontractor's execution of the subcontractor affidavit, the form of which is included in Appendix B of the RFP, and will maintain a record of such attestation for inspection by the City at any time. Such subcontractor affidavit will become a part of the Contractor/subcontractor agreement. Further, it will be the duty of the Contractor to

submit copies of all affidavits, drivers' licenses, and/or identification cards required pursuant to this Section, as applicable, to the City within five (5) business days of receipt.

iii. Pursuant to O.C.G.A. § 13-10-91, in the event the Contractor employs or contracts with a subcontractor that employs or contracts with any sub-subcontractor, the subcontractor will secure from such sub-subcontractor attestation of the sub-subcontractor's compliance with O.C.G.A. § 13-10-91 by the sub-subcontractor's execution of the sub-subcontractor affidavit, the form of which is included in Appendix B of the RFP, and maintain records of such attestation for inspection by the City at any time. Such sub-subcontractor affidavit will become a part of the subcontractor/sub-subcontractor agreement. Any subcontractor receiving an affidavit from a sub-subcontractor will forward notice to the Contractor of the receipt, within five (5) business days of receipt, of such affidavit. Further, it will be the duty of any sub-subcontractor to forward notice of receipt of any affidavit from a sub-subcontractor to the subcontractor or sub-subcontractor with whom such receiving sub-subcontractor has privity of contract. Any subcontractor receiving notice of receipt of an affidavit from any sub-subcontractor that has contracted with a sub-subcontractor will also forward, within five (5) business days of receipt, a copy of such notice to the Contractor.

iv. In lieu of the affidavit required by this Section, if Contractor, or any subcontractor or sub-subcontractor, as applicable, has no employees and does not hire or intend to hire employees for purposes of satisfying or completing the terms and conditions of the Contract (or the subcontractor's or sub-subcontractor's portion of work utilized to perform part of the Contract with the City), such party will instead provide a copy of his or her state issued driver's license or state issued identification card.

(c) The Contractor must comply with all other applicable requirements and provisions of O.C.G.A. § 13-10-91 and other applicable rules and regulations promulgated in relation thereto.

(d) All portions of contracts pertaining to compliance with O.C.G.A. § 13-10-91 and these rules, and any affidavit related hereto, will be open for public inspection in this State at reasonable times during normal business hours.

21. Miscellaneous.

(a) Compliance with Laws; No Discrimination. The Contractor, including any approved subcontractors, must, in performance of the Work, fully comply with all applicable federal, state, or local laws, rules, and regulations, including, but not limited to, Title VI of the Civil Rights Act of 1964 and its amendments, the Age Discrimination Act of 1975, the Americans with Disabilities Act of 1990, and Section 504 of the Rehabilitation Act of 1973. In performance of the Work, the Contractor will not discriminate against any person on the basis of race, color, religion, gender, national origin or ancestry, age, creed, marital status, physical or mental disability, or political ideas and will further ensure that Contractor's agents and/or subcontractors comply with same. Further, Contractor, its agents and subcontractors must affirmatively comply with all applicable provisions of federal, state and local equal employment laws and will not engage in or commit any discriminatory practice against any employee, applicant or person based on race, age, religion, color, gender, sexual orientation, national origin, marital status, physical or mental disability, political affiliation or any other factor which cannot lawfully be used as a basis for the provision or denial of employment or service delivery.

(b) Governing Law. This Contract is executed and will be performed in the State of Georgia, and this Contract will be construed and enforced per the laws of the State of Georgia. Subject

to Subsection (j) below (*Arbitration*), venue for any action arising out of this Contract will lie in the appropriate court of Fulton County, Georgia.

(c) Captions. Titles or captions of sections contained in this Contract are inserted only as a matter of convenience and for reference, and in no way define, limit, extend or prescribe the scope of this Contract or the intent of any provision.

(d) Electronic Signature. This Contract may be executed by electronic signature, and such signature will have the same validity and effect as a signature affixed by hand and will constitute an original for all purposes.

(e) Severability. In the event that any provision hereof is held to be invalid or unenforceable, such provision will be severed from this Contract and will not affect the validity or enforceability of the remainder of this Contract.

(f) Entire Agreement. This Contract supersedes all prior discussions and agreements between the parties with respect to the matters contained herein and constitutes the sole and entire agreement between the parties.

(g) Persons Bound. This Contract will be binding upon and will inure to the benefit of the parties, their respective successors, successors in title, legal representatives, heirs and permitted assigns. This Contract may not be assigned by the Contractor without the prior written consent of the City.

(h) Amendment. No term or provision of this Contract may be amended, waived, supplemented, modified or terminated except by an instrument in writing signed by the party against whom the enforcement of the amendment, waiver, supplement, modification or termination is sought.

(i) Waiver. The City's failure or forbearance to enforce any term hereof will not be deemed to be a waiver of such right or claim, or any right of claim hereunder. Moreover, the City's waiver of any term hereof will not operate or be construed as a waiver of any subsequent breaches of the same or any other term.

(j) Arbitration. Any dispute arising out of this Contract will, at the option of the City of Alpharetta, be submitted to binding arbitration conducted in Atlanta, Georgia in accordance with the rules of the American Arbitration Association.

(k) Annual Appropriation and Renewal. Notwithstanding any other provision of this Contract, in compliance with the requirements of O.C.G.A. § 36-60-13 governing the terms and conditions of multiyear contracts, this Contract will be effective for a term commencing on upon contract execution, and terminating at midnight one year later (the "initial term"), without further obligation on the part of either party other than outstanding obligations incurred prior to the expiration of such term. Thereafter, in accordance with O.C.G.A. § 36-60-13 and subject to the further conditions provided in this Paragraph, this Contract will be automatically renewed for up to four (4) successive one (1) year terms (each one year term occurring after the initial term will be referred to as a "renewal term") unless the City delivers written notice of non-renewal to Contractor at least thirty (30) days prior to the expiration of the initial term. At the expiration of each renewal term, this Contract will be automatically renewed for an additional one (1) year term, unless the City furnishes Contractor written notice of its intent not to renew this Contract not less than thirty (30) days prior to the expiration of such renewal term. If written notice of non-renewal is given, this Contract will terminate upon expiration of the then existing term. For any such renewal term, prices may be increased by the lesser of three percent (3%) or the Consumer Price Index factor (US City Average – All Items; most recent month). Contractor will provide the City with the subsequent prices or rates for any renewal term, if different from the then existing

prices or rates, at least ninety (90) days prior to the expiration of the then existing term. Subsequent prices or rates are guaranteed for a minimum of twelve (12) months. If written notice of non-renewal is given, this Contract will terminate upon expiration of the then existing term. Nothing stated herein will obligate the City to extend this Contract beyond the initial term or any renewal term. Further, this Contract will terminate absolutely and without further obligation of the City at the close of the fiscal year in which it was executed and at the close of each succeeding fiscal year if the City Council fails to appropriate funding for the Contract for any such succeeding fiscal year. Notwithstanding any other provision or provisions of this Contract, pursuant to O.C.G.A. § 36-60-13, this Contract will terminate immediately and absolutely if the City determines that adequate funds are not appropriated or granted or funds are de-appropriated such that the City cannot fulfill its obligations under the Contract, which determination is at the City's sole discretion and will be conclusive.

(l) Additional Terms of Contractor. The City will not be bound by any terms and conditions included in any Contractor invoice, packaging, catalog, brochure, technical data sheet, or other document which attempts to impose any condition in variance with or in addition to the terms and conditions contained herein.

(m) Presumptions and Interpretations. The parties further agree that should any provision of this Contract require interpretation or construction, the court, administrative body or other entity interpreting or construing this Contract will not apply a presumption that the provisions hereof will be more strictly construed against one party by reason of the rule of construction that a document is to be construed more strictly against the party who itself or through its agents prepared same, it being agreed that all parties and/or their respective attorneys and agents have been fully afforded the opportunity to review all provisions of this Contract.

(n) No Third-Party Beneficiaries. Nothing contained in this Contract is intended to or will create a contractual relationship with, cause of action in favor of, or claim for relief for, any third party, including any agent, sub-consultant or sub-contractor of the Contractor. Absolutely no third-party beneficiaries are intended by this Contract. Any third-party receiving a benefit from this Contract is an incidental and unintended beneficiary only.

(o) No Waiver of Governmental Immunity. Nothing in this Contract will be construed to waive, limit, or otherwise modify any governmental or sovereign immunity that may be available by law to the City, its elected officials, officers, employees, contractors, or agents, or any other person acting on behalf of the City and, in particular, governmental or sovereign immunity afforded or available pursuant to Georgia Statutes.

(p) Publicity Provision. Contractor will not use any trademarks, service marks, or logos of the City without the City's express prior written consent. Contractor will not identify or make reference to the City in any advertising or other promotional modality regardless of its form without the express prior written consent of the City.

(q) Survival. Any and all provisions of this Contract creating obligations extending beyond the term of this Contract, including, without limitation, Contractor's warranty of products and labor and the indemnification provisions contained herein, will survive the expiration or termination of this Contract, regardless of the reason for such termination.

IN WITNESS WHEREOF, the parties hereto have each caused this Contract to be executed and delivered by a duly authorized officer, agent, or official as of the date set forth below.

END DRAFT

Appendix A: City Truck Route Allowed Truck Routes and Map

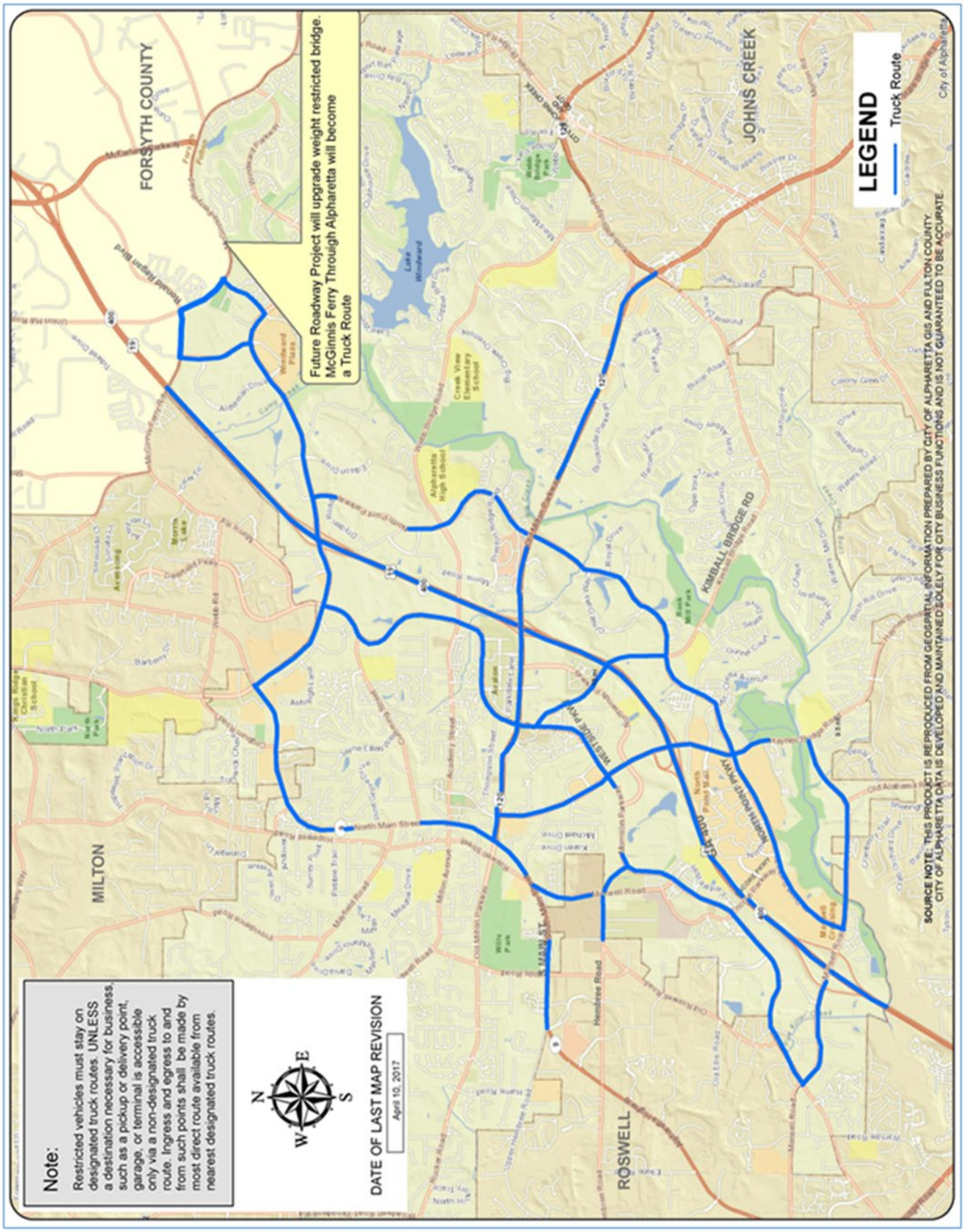
Certain trucks may travel in and through the City of Alpharetta using only those streets and roads highlighted in the Truck Route Map provided in Appendix A of this document and available for review online at:

http://www.alpharetta.ga.us/government/departments/public-works/alpharetta-truck-routes.

As noted in Chapter 18 (Traffic) of the Code of the City of Alpharetta, Georgia, except as specifically set out herein, trucks (defined as motor vehicle having a gross vehicular weight rating (G.V.W.R.) in excess of thirty-six thousand pounds (36,000 lbs.) or having an overall length in excess of thirty feet (30'), except vehicles designed to carry passengers) are prohibited from using any street within the City except those designated below:

1) SR 9 (North Main Street – South Main Street)
2) SR 120
3) Haynes Bridge Road (SR 120 to City Limits)
4) Hembree Road (Westside Parkway to Roswell City Limits continuing on Roswell Truck Route)
5) Mansell Road
6) Maxwell Road (SR 9 to Hembree Road)
7) McGinnis Ferry Road
8) North Point Parkway
9) Union Hill Road
10) Westside Parkway
11) Windward Concourse
12) Windward Parkway (SR 9 to Union Hill Road)

Exceptions to the above schedule are when the terminal, parking lot, repair garage, headquarters, place of pickup or delivery of the restricted motor vehicle is not on a designated truck route, ingress to and egress from such places will be made by the most direct route available between the terminal, parking lot, repair garage, headquarters, place of pickup or delivery and the nearest designated truck route.


LEGEND
Truck Route
Future Roadway Project will upgrade weight restricted bridge. McGinnis Ferry Through Alpharetta will become a Truck Route
Note:
Restricted vehicles must stay on designated truck routes. UNLESS a destination necessary for business, such as a pickup or delivery point, garage, or terminal is accessible only via a non-designated truck route. Ingress and egress to and from such points shall be made by most direct route available from nearest designated truck routes.
DATE OF LAST MAP REVISION
April 10, 2017
FORSYTH COUNTY
JOHNS CREEK
MILTON
ROSWELL
KIMBALL BRIDGE RD
SOURCE NOTE: THIS PRODUCT IS REPRODUCED FROM GEOSPATIAL INFORMATION PREPARED BY CITY OF ALPHARETTA GIS AND FULTON COUNTY. CITY OF ALPHARETTA DATA IS DEVELOPED AND MAINTAINED SOLELY FOR CITY BUSINESS FUNCTIONS AND IS NOT GUARANTEED TO BE ACCURATE.

Appendix B: Informational Forms

1. Subcontractor E-verify Affidavit
2. Sub-subcontractor E-verify Affidavit

Subcontractor E-verify Affidavit

AFFIDAVIT VERIFYING SUBCONTRACTOR PARTICIPATION IN FEDERAL WORK AUTHORIZATION PROGRAM

By executing this affidavit, the undersigned subcontractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services under a contract with _____ (contractor) on behalf of the **City of Alpharetta (GA)** has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned subcontractor will continue to use the federal work authorization program throughout the contract period and the undersigned subcontractor will contract for the physical performance of services in satisfaction of such contract only with sub-subcontractors who present an affidavit to the subcontractor with the information required by O.C.G.A. § 13-10-91(b). Additionally, the undersigned subcontractor will forward notice of the receipt of an affidavit from a sub-subcontractor to the contractor within five business days of receipt. If the undersigned subcontractor receives notice that a sub-subcontractor has received an affidavit from any other contracted sub-subcontractor, the undersigned subcontractor must forward, within five (5) business days of receipt, a copy of the notice to the contractor.

Subcontractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

_____
Federal Work Authorization (E-Verify) User Identification Number

_____
Date of Authorization

_____
Name of Subcontractor

_____
Name of Project

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on _____, ____, 201__ in _____ (city), _____ (state).

_____
Signature of Authorized Officer or Agent

_____
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE ____ DAY OF _____, 201__.

_____ _____
NOTARY PUBLIC My Commission Expires

Sub-subcontractor E-verify Affidavit

THE CITY OF ALPHARETTA GEORGIA

AFFIDAVIT VERIFYING SUB-SUBCONTRACTOR PARTICIPATION IN FEDERAL WORK AUTHORIZATION PROGRAM

By executing this affidavit, the undersigned sub-subcontractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services under a contract for _____ (name of subcontractor or sub-subcontractor with whom such sub-subcontractor has privity of contract) and _____ (contractor) on behalf of the **City of Alpharetta (GA)** has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned sub-subcontractor will continue to use the federal work authorization program throughout the contract period and the undersigned sub-subcontractor will contract for the physical performance of services in satisfaction of such contract only with sub-subcontractors who present an affidavit to the sub-subcontractor with the information required by O.C.G.A. § 13-10-91(b). The undersigned sub-subcontractor shall submit, at the time of such contract, this affidavit to _____ (name of subcontractor or sub-subcontractor with whom such sub-subcontractor has privity of contract). Additionally, the undersigned sub-subcontractor will forward notice of receipt of any affidavit from a sub-subcontractor to _____ (name of subcontractor or sub-subcontractor with whom such sub-subcontractor has privity of contract.

Sub-subcontractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

_____
Federal Work Authorization (E-Verify) User Identification Number

_____
Date of Authorization

_____
Name of Sub-subcontractor

_____
Name of Project

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on _____, ____, 201__ in _____ (city), _____ (state).

_____
Signature of Authorized Officer or Agent

_____
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE ____ DAY OF _____, 201__.

_____ _____
NOTARY PUBLIC My Commission Expires

CITY OF ALPHARETTA REQUEST FOR PROPOSALS (RFP)

RFP Number: 22-101
RFP Title: Event Management Services for Taste of Alpharetta

RFP SCOPE OF WORK & PROPOSAL SUBMISSION

1. RFP Period of No Communication

The no communication period starts on the issue date of this RFP August 19, 2021 and lasts until the City Council meeting for contract award recommendation (or until contract award if this isn't required to go before council for approval).

Any person or company, their employees, representatives, agents, attorneys, etc. must not contact the City's elected officials or any City staff concerning this RFP.

Contacting anyone other than the Procurement Agent named below for this RFP during this time will be reason to remove a proposal from review.

2. Procurement Agent, Single Point of Contact

Abby Shipp is the Procurement Agent and Single Point of Contact for this RFP and is the only contact representing the City for this RFP.

Enter all questions or comments using Opportunity Q&A tab at the Bonfire project web page. Abby can be reached at 678-297-6052 or purchasing@alpharetta.ga.us.

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009
Attn: Abby Shipp, Procurement Agent

3. RFP Schedule of Events

1. **Proposal Close Date, Deadline for Submissions: September 16, 2021 10:00 AM.** We may change this date during the RFP process. We will post any change in an addendum. Review web page for addenda.
2. Link to Bonfire Project Web Page: https://cityofalpharetta.bonfirehub.com/
3. This project web page has the important dates and all project documents for this RFP.
4. Enter all questions, comments, requests for information before the Questions Due Date using ✉ **Message – Opportunity Q&A** at the project web page.
5. In each question, clearly tell the RFP document and section that is in question.
6. We will share any changes or added information from the City by a written addendum. We will make the information available to the public on the project web page.
7. It is your responsibility to check the project web page for any addenda, other information, or other messages before finally uploading a proposal. You must respond using any updated information.

4. Our Review of Proposals and Review Criteria:

1. The City will make investigations as we feel necessary to make sure of the Offeror's ability to provide the supplies or perform the work or services detailed in this RFP.
2. We will first review all proposals to be sure that proposals have basic requirements and information.
3. Some scoring may simply be Pass/Fail. Any proposal that Fails any part or section that is needed will be removed from further review and scoring.
4. The Review Team will only get correct proposals for review and scoring. Proposals will be scored based on the evaluation criteria below. We may consider accepted industry standards. We may compare all proposals to each other for price, quality, quantity, contract terms, etc. We will use this review and scoring to decide the top-scoring proposal[s] and the best value for our City.
5. The Review Team may decide to create a shortlist of the top-scoring proposals. If so, the shortlisted firms may be invited for a presentation or interview with us; may be asked to set-up a site visit; or may be asked to supply more information for review. We may ask for discussion, negotiation, or a "best and final offer" to finally decide the highest-scoring proposal.
6. We will review and score each proposal using the criteria and percentage weights below:
    a. Cover letter, business profile, and business information is required but not scored.
    b. Required Forms are Pass/Fail.
    c. Contact information and Contact for Legal Notices/Contract are required but are not scored.
    d. DUNS number is not scored.
    e. Questionnaire scoring will depend on information requested. Some questionnaire responses will be information only, while others may be pass fail such as addendum acknowledgement.

Evaluation Criteria	Maximum Points
Project Team, Resumes/Statements of Qualifications, References	35
Technical Proposal, Project Approach, Previous Projects	35
Available Resources	27
Local Vendor Preference	3
Total Maximum point score	***100***

WHAT WE WANT TO DO

1. General Description

The City of Alpharetta's Recreation, Parks and Cultural Services Department, Community Services Division (Community Services) is requesting proposals from event management companies to conduct and manage all facets of the Taste of Alpharetta on the first Thursday in May, starting with May 5, 2022, and continuing for a 5-year contract. The successful event management company must provide full-service event planning and implementation services, including, financial planning, logistics, management, marketing, sponsorship, sales and fulfillment, talent and vendor contracting, all restaurant and other vendor communication, management, and evaluation of the event. The event management company will manage day-to-day operations, supervision of volunteers, hiring and paying of contractors (except for those outlined in Section 3.3, i.e. toilets, trash) and sub-contractors, and act as the key contact for the event/City. The successful offeror must demonstrate a continuous effort to improve operations, decrease turnaround times, streamline work processes, and work cooperatively and jointly with the City and our other contractors to provide quality seamless customer service. Work is performed under the general direction of the Recreation, Parks & Cultural Services Department designated staff. The coordinator will perform these services as an independent contractor and will not be a City employee.

2. Taste of Alpharetta Event Description

Alpharetta's largest food festival with more than 65 restaurants participating in a "taste-of" sampling. Fun and food-focused outdoor activities for all ages, live music, culinary competitions, and dinner "sampling" with a large variety of cuisine. Taste of Alpharetta is dedicated to the many facets of the local food system, including local restaurants, growers and producers, educators, distributors, innovators, and food rescuers.

- 1 day event
- First Thursday in May
- Hours are 5 PM – 10 PM
- Estimated attendance is between 25,000 – 45,000 people

3. Event Management Services

3.1 Planning

The event management company will:

1. Be familiar with previously completed Taste of Alpharetta events.

2. Provide an event timeline to Community Services to be used for all event logistics and planning and meet with Community Services on a regular basis to keep City updated on event planning progress.
3. Serve as the liaison between the participants, sponsors, vendors, public, and Community Services staff prior to, during, and following the events to ensure that facilities, equipment, physical setup and breakdown, and staffing provided meet the requirements of the event and all contractual agreements.
4. Develop a plan to finance, produce, stage and manage the event. Coordinate with Community Services to identify and secure venue, finalize site plan, schedule, develop implementation plan with timeline, budget, and staffing needs.
5. Work closely with impacted businesses and residents on the event site or area affected by the event. This will include all notification to downtown businesses and residents, road closure information. First notification is 3 months prior, then 2 months prior, 1 month prior, 2 weeks prior and last notification is "week of" event. Community Services staff will notify event management company if notification parameters change.
6. Handle all aspects of sponsorship from sales to final recap. Community Services will forward any sponsorship inquiries received for the event(s) to the event management company. Event management company will handle onsite management of sponsors.
7. Manage food and beverage applications for event, including fully and completely communicating and managing the restaurant applications and alcohol concessions. Additionally, process all payments, and ensure proper food safety practices are in place for the event.
8. Event management company to manage, staff, and coordinate all event ticket booths during event. Historic event ticket numbers available, upon request.
9. Event management company to manage and oversee all non-food areas, which have historically been referred to as family fun area, locally grown area, music stages and culinary competition area. All activities to comply with City safety standards
10. Meet at a mutually agreed upon time to evaluate the success of the event and discuss any necessary changes to processes or procedures to further improve the event.
11. Plan and manage the event budget, and maintain responsibility for all costs associated with the event, (with the exception being the costs outlined in Section 5 i.e. toilets and trash, which will be covered by the City).

3.2 Marketing and Sponsorship

The event management company will:

1. Develop and implement a marketing plan and social media campaign for the event, designed to engage attendees, communicate event details and build community excitement for the event.

2. Plan, coordinate, and facilitate a public relations campaign in partnership with the City and the Alpharetta Convention and Visitor's Bureau (ACVB), targeting local and regional media for the event, including pre and post event public relations.
3. Manage graphic design development of event marketing and collateral materials for the event. Develop, coordinate and purchase all marketing collateral production (event posters, event maps, banners, etc.); track all creative deadlines and ad calendars.
4. Develop copy for and maintain an updated event website, social media page(s), and media releases throughout the year.
5. Ensure full and proper representation of the City on all marketing materials, posters, printed materials, and banners, as necessary. Ensure that the City is listed as major sponsor in all print and media material and web-based sites; that City logos are affixed to all sponsor mentions in a size and fashion more prominent than any other sponsor.
6. Develop and produce road closure notifications as required by Community Services.
7. The event management company may describe themselves as producers of the event in all printed material, media materials and web-based sites. Community Services must approve other forms of recognition.
8. Ensure that Community Services has approved all visual and web- based materials prior to their dissemination.
9. Develop sponsorship proposals for event and solicit suitable sponsors for the event. Conduct negotiations with potential sponsors, solidify contracts, manage all fulfillment, and incur any costs associated with the sponsorships.
10. Manage pre- and post-event communication to the public, including but not limited to, photos from event posted on website and social media; notice of award winners on website and social media; any event audit submission to state and national event publications that event management company chooses to participate with; etc.

3.3 Vendor Management

The event management company will:

1. Maintain and manage electronic spreadsheet with participants, vendors, sponsors, and community partners and provide to Community Services within 14 calendar days of the event. Excel spreadsheet should include: contact info for vendors and sponsors participating in the event, a description of their booth participation, improvements for next year's event, and what worked at this year's event.
2. Coordinate all communication and logistics with participants, vendors, sponsors, and community partners in a professional and hospitable manner.
3. Schedule and ensure that all participating restaurants to be compliant with trash management, safe food handling, food storage and personnel hand washing at each restaurant booth.

4. Manage pre-and post-event communication to participants, vendors, sponsors, and community partners.
5. Identify, contract, and pay miscellaneous talent/entertainment that matches the theme of the event and engages all ages. May work with secondary booking agents as needed.
6. Facilitate and secure all vendors, take care of contractor delivery schedule, and manage payment to and performance of all vendors including but not limited to:
    a. Tents, tables, chairs, and event decor
    b. Stage production crew and entertainment
    c. Culinary equipment, including washing equipment (rental and sanitizing servicing), if needed
    d. Gray water and grease removal
    e. Fencing/barricade rental
    f. Radios
    g. Golf Carts
    h. Portable storage
    i. Linens/table covers
    j. Signage production
    k. Children's area
    l. Locally Grown area
    m. Food waste compost company (for non-edible food waste)
    n. Food rescue organization (for edible, donatable food)
    o. Schedule, oversee delivery and coordination of trash boxes and pickup, if needed
    p. City of Alpharetta electrical contractor to be used. Event management company to schedule, oversee delivery and coordination.
    q. Ticket printing
    r. Schedule, oversee delivery and coordination of toilets, dumpsters, and street sweepers.
7. Schedule, manage, coordinate, and facilitate participating musicians, entertainment, sponsors, and vendor on-site setup and breakdown requirements. All entertainment to be pre-approved by City of Alpharetta Community Services team.

3.4 Logistics

The event management company will:

1. Determine placement of participants/vendors and advise them on methods to best achieve event goal. Site map will be developed by the event management company to provide efficient crowd flow, ADA compliance, maximize space, ensure Public Safety, etc. 60 days prior to the event. Site map to be approved by City of Alpharetta at all stages of development.

2. Hire, schedule, direct, and pay the work of event management company personnel, including volunteers, security guards, and functionally supervise all event support staff and contracted service providers, including setup and breakdown crews.
3. Communicate with local churches and large businesses to secure additional surface parking for vendors.
4. Ensure that setup of tents, tables, chairs, electric services, stages, decorations, or other equipment is in accordance with the City's requirements, safety standards and health codes.
5. Work closely with Community Services team and Public Safety team on road closure, site issues, load-in and load-out schedule of all vendors.
6. Make or arrange for last minute adjustments, such as but not limited to rentals, staff, or layout.
7. Assist and work with City's Public Safety team on the development of a plan of action for emergencies and adverse weather conditions, including how to communicate the plan to citizens and vendors.
8. Ensure that all permits are secured for event activities; ensure all vendors have alcohol or food permits obtained not less than four weeks prior to the date of the event, as necessary.
9. Submit a schedule for setup and breakdown (event start with road closing to event finish with road opening) to the Community Services no later than ten weeks prior to the event.
10. Prepare a detailed written plan of operations that indicates what level of City support is being requested for the event, including police, fire, and public works support; waste collection and removal; park use, lighting, water, electricity, parking and other space requirements not less than eight weeks prior to the event. This plan should closely follow previous year's plan established by the City staff.
11. Provide on-site management from load-in, during all event hours and through the completion of load-out. This shall include directing all vendors, labor, and staff in the execution of the event. If needed, hire and manage labor required for logistical operations for the event (load-in, set up, operating, and load-out).
12. Ensure that all street and parking lot closings are posted and communicated to the public and surrounding residents and businesses at least two weeks prior to event.
13. Identify signage needs and provide solutions for clear directional information for event attendees. Manage on-site set up and dismantling of event signage after the event. Develop signage plan with production schedule 60 days prior to the event. Ensures that all props, decorations, signage, stage equipment on-site, are safely secured with proper weights or other appropriate safety measures.
14. Conduct pre and post event walks of the venue to document any safety issues or damage to the venue and reports any issues or damage to the City.

15. Secure and open event site facilities before and after the event, including necessary clean-up. Event site and surrounding areas affected by the event should be left cleaner than prior to the event.

3.5 Event Evaluation and Objectives

1. The event management company will be expected to maintain the size and character of the event as it has been conducted in the past; deliver a family-friendly and safe event environment for the public; and execute a successful marketing plan for the event. The City in no way wishes to hinder creativity and growth. Event companies who demonstrate the ability to foster growth and creativity as it relates to large or small events will be looked upon favorably.
2. Taste of Alpharetta is dedicated to the many facets of the local food system, including local restaurants, growers and producers, educators, distributors, innovators, and food rescuers.

4. Financial, Budget and Sponsorship Guidelines

1. Event management company will meet on regular basis with Community Services to supply progress reports.
2. City to provide the event management company $ 96,437.50 for Year One (Calendar Year 2022) and $56,862.50 for Year Two (Calendar Year 2023). In Year Three (Calendar Year 2024), the event management company will be self- sufficient, and City will not provide any funds to the event management company.
3. All city services – such as Public Safety staffing, Fire Marshal inspection, road closures and barricades, trash receptacles and staff to maintain the cleanliness of the event site, restroom facilities, either within a City facility or rented port-o-lets, electricity and on-site support from the City's contracted electrician, and Community Services team to be provided to the event management company at no cost for the duration of the contract.
4. In addition, the City's event application fee of $200 will be waived for the duration of the contract term.
5. Community Services team to be provided to the event management company at no cost for the duration of the contract. The Community Services team will serve as the general information source for the event management company, will provide the approvals for all marketing and PR collateral, and will assist with coordinating meetings, providing access to information and other things, as needed.
6. City will provide marketing support for the event to include:
   a. A banner, provided by the event producer placed in Downtown Alpharetta approximately 1-3 weeks before the event.
   b. Event listing on the City of Alpharetta's website, with link to the event's website.

c. Event co-hosting with the City's Recreation, Parks & Cultural Services Facebook page, but no additional social media promotion.

d. The right to use the City logo on event promotions. No press release is written or sent out by the City of Alpharetta on behalf of the event, but the event management company may include mention of the City in their press release. The City will provide a quote, if the organizer would like to include. City to approve artwork on all materials

e. City will maintain ownership of the event website domain and social media account(s) but will give administrative access to the event management company for content management.

7. The event management company will retain all funds collected for sponsorship.
8. Upon approval by Community Services, the event management company may submit an invoice for up to a 50% deposit up to 4 months prior to the event. The invoice description must include the event name, the event date, invoice number, total agreed upon amount for the event, and state the percentage (%) and amount requested on this invoice. The final invoice for the remaining agreed upon amount can be presented after the event and will be paid once the final reports are submitted to Community Services/City. The final invoice must include the event name, event date, invoice number, total agreed upon amount for the event (noting any previously paid amount as a credit), detail any changes to the original event scope, and the remaining balance due.

FOLLOW THIS OUTLINE

How We Want You to Construct Your Proposal

1. Using Bonfire to Submit Proposal

1.1. This is the link to Bonfire Project Web Page to get our documents and to upload your proposal: https://cityofalpharetta.bonfirehub.com/

1.2. We are accepting all proposals by online response only. You must upload completed proposals online before the closing date and time found in Project Details of the project web page for this RFP.

1.3. Don't send proposals by mail, fax, or email. We will not accept paper copy proposals. We will not accept any proposals after the closing time deadline has passed.

1.4. You have not completed your response simply by uploading proposal documents and information. You must successfully upload all the required documents, including filling out any questionnaires, price sheets, or data requests, and then you must click the submit button before the closing time.

1.5. You will receive an email confirmation receipt with a unique confirmation number shortly after you complete your proposal upload. This confirms that you have successfully turned in your proposal with all required information.

1.6. You can update your proposal at any time until the closing time.

1.7. All uploaded items and responses are Sealed and will only be visible by the City after the closing time has passed.

1.8. If the file is 'mandatory' or 'required', you won't be able to complete your proposal until you have met all requirements.

1.9. Uploading large documents may take more time, depending on the size of the file(s) and your Internet connection speed.

1.10. Pay attention to the type and number of files we have asked you to upload.

1.11. The largest upload file size is 1000 MB.

1.12. Don't embed any documents within your uploaded files. They won't be accessible or evaluated.

1.13. Minimum system requirements: Internet Explorer 11, Microsoft Edge, Google Chrome, or Mozilla Firefox. Java Script must be enabled.

2. Required Proposal Document Formats

❖ Each proposal must follow these document formats.

- Failure to follow these formats will reduce our review team's ability to evaluate and will result in a lower proposal score or in complete removal of a proposal from scoring.
- Format your documents using this outline:

- ☐ formatted to single space lines,
- ☐ 10 to 12-point font size,
- ☐ black font color, and
- ☐ upload proposal in PDF format.

DOCUMENT 1 Title: **Company Information** ***0 Points***

- This document must be no more than two (2) pages,
- Each section below will make up the Company Information document. This document must be in the following order:

A. **Cover Letter with Brief Business Profile**, length of time in business, and a summary describing company strong points and why your experience with similar projects will benefit the City.

B. **Business information**, including name and home office address. If another office address oversees work of this project, add that address information too.

C. **Contact,** one person to be the single point of contact for this proposal. All communication with the City will be with this person. Supply the following contact information in the proposal:

- Name, including business title and preferred personal/honorific title (Mr. Ms. Dr. etc.)
- mailing address,
- telephone number, cell phone number, and
- e-mail address.

DOCUMENT 2 Title: **Project Team, Resumes / Statements of Qualification, References 35** ***Points***

- This document must be no more than twelve (12) pages,

A. **Project Team and Resumes/Statement of Qualifications**

i. Provide an organizational chart for the project team.
ii. Identify the following team members:
1. Principal in Charge of the Project
2. Project Manager
3. Site Superintendent
4. Other Key Personnel
5. Key Sub-Consultant Personnel
iii. For each individual listed above, answer the following questions. Please use a separate page for each team member.
1. Where is this individual located?
2. How long has this individual been employed by this respondent?
3. Years of experience?
4. Licenses or accreditation?
5. What is the availability of this individual to devote time to the project?
6. What is this individual's length of experience with the project team?

7. Give 3 examples of specific experience relevant to this project.

iv. Provide one page resumes for all key personnel and sub-consultants identified in A ii.

B. **References**

Supply at least three references for work or services like the project in this RFP (don't include the City of Alpharetta). These references must be for work or services provided within the last three years.

NOTE: We contact references to verify your ability to do the work. We also reserve the right to use any information or other references to decide your ability to perform the work in this RFP. Poor references from any source are grounds to disqualify a proposal.

DOCUMENT 3 Title: **Technical Proposal, Project Approach, Previous Projects 35 *Points***

- This document must be no more than ten (10) pages,

A. **Project Approach**

i. Explain how the project team will approach this project.
ii. Discuss how the team will approach the project within a reasonable budget.
iii. Comment on how the team will manage interaction with City staff during design and project development and construction.
iv. Discuss team organization, logical sequence of work, staff coordination, quality control, and other critical project components.
v. Provide a preliminary schedule, noting major milestones.
vi. Explain why the Respondent's project approach is the most beneficial for our City. What are the specific reasons why the Respondent's approach will be successful, efficient, and cost effective?

B. **Examples of Previous Projects**. If it fits the purpose of this RFP, you can use this section to highlight previous work, services, etc. Keep this section to projects that are like our request in this RFP. Include no more than six (6) examples.

DOCUMENT 4 Title: **Available Resources 27 *Points***

- This document must be no more than five (5) pages,

A. **Available Resources.**

i. Include a list describing the personnel, equipment, materials, sub-contractors, and any other resources available to you and that may be needed and used in order to show your ability to do the work or services as requested in this RFP.

ii. Include **proof of insurance** that meets or exceeds required limits found in the Information and Contract Terms & Conditions document provided as part of the RFP.

Required Forms:

- We have provided a document file with three required forms. You must complete these forms and return to us with every proposal.
- We prefer all three completed forms returned as one PDF file. However, we won't lower your scoring if you return the forms separately.
- Below are the required forms for all proposals:

A. **IRS Form W-9**

B. **Bidder's Disclosures and Certifications**

C. **E-Verify** (Affidavit Verifying Contractor Participation in Federal Work Authorization Program)

> ❖ ***E-Verify side note*:** Companies return this form to us incorrectly more often than anything else we request in our RFPs.
>
> ❖ Top mistakes include wrong number or missing information.
>
> ❖ State of Georgia law requires that we have this completed form before we can review a bid or proposal.
>
> ❖ A form with errors doesn't fulfill this requirement.

All the following must be on the E-verify affidavit.

- Federal Work Authorization User Identification Number – this is only five to eight numbers.
  - ⊗ No A,B,Cs.
  - ⊗ It's different from your Tax ID, Employer Identification, or Social Security Number.
  - ⊗ It won't have a combination of letters and numbers.
- Date of Authorization – this is when you first signed up and got the E-verify number.
- Name of Contractor – your company
- Name of Project – Same as RFP title
- Date, City, and State – when and where this form was signed
- Signature of Authorized Officer or Agent – to be signed
- Printed Name and Title of Authorized Officer or Agent – the person that signed the form.
- Notarized with seal

D. **Local Vendor Preference** application is not a required document. ***3 Points***

Only if your company fits the requirements for a City of Alpharetta Local Vendor, provide the completed application along with all requested information/documents.

3. Other Required Information

Questionnaire

We use a questionnaire to gather important information needed for legal requirements, your acknowledgements, our proposal review, or information needed for writing a contract.

Some questions may require your answers about the work we have described in this RFP.

You will fill out the questionnaire provided. There is no other form or document to upload.

Information requests and response types are as follows:

- Addenda Acknowledgement, enter the number of addenda received: Response Type: 0, 1, 2, etc.
- Authorized signer for contract execution in DocuSign: Name, business title, email address, Response Type: Response Type: text entry.
- Contact for legal notices-needed for contracting: Business name and mailing address, contact name, Response Type: text entry.
- DUNS Number, Response Type: number entry.
- Acknowledgement of Contract and T&C review, Response Type: Yes, No entry.
- Insurance Requirement Acknowledgement, Response Type: Yes, No entry.
- Note any Exceptions to Contract T&Cs, Response Type: text entry.

City Council Meeting & Public Hearing
STAFF REPORT

Submitting Department: Recreation, Parks & Cultural Services
Submitted By: Morgan Rodgers
Sponsored By:
Meeting Date: October 25, 2021

I. AGENDA ITEM TITLE: MOU WITH CITY OF MILTON FOR YOUTH SOFTBALL AND YOUTH LACROSSE

II. RECOMMENDATION:

The Alpharetta Recreation Commission and Staff recommend the approval of the Memorandum of Understanding between the City of Alpharetta and the City of Milton regarding youth softball and lacrosse.

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 purpose of this MOU Is to take another step to continue to foster a long-term, mutually beneficial relationship between Alpharetta and Milton as it relates to parks and recreation programs and services as a way to better serve the cities' respective citizens, offer a wider variety of recreational services, and grow the relationship between the cities such that similar opportunities can be developed over time.

V. ALTERNATIVES:

VI. ATTACHMENTS:

Softball Lacrosse MOU 10-21-21 Updated

MEMORANDUM OF UNDERSTANDING
BETWEEN THE CITY OF ALPHARETTA AND THE CITY OF MILTON FOR
YOUTH SOFTBALL AND YOUTH LACROSSE COOPERATION

THIS MEMORANDUM OF UNDERSTANDING ("MOU") is entered into by and between the City of Alpharetta (" Alpharetta"), a municipal corporation of the State of Georgia, and the City of Milton ("Milton") a municipal corporation of the State of Georgia (Alpharetta and Milton each a "City").

WHEREAS, the Cities of Alpharetta and Milton are adjoining communities in North Fulton County; and

WHEREAS, as authorized by Article IX, Section II, Paragraph Ill of the Georgia Constitution, each City maintains and provides staff for its respective recreation department for the purpose of providing recreation and parks services; and

WHEREAS, the Cities have determined that it is to their best Interest and mutual advantage to share certain programs and facilities; and

WHEREAS, Article IX, Section Ill, Paragraph I of the Georgia Constitution provides that cities may contract with each other for the joint use of facilities and the provision of services that they are otherwise legally authorized to provide; and

WHEREAS both cities have made major investments in sport fields for the benefits of their citizens;

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, and for good and valuable consideration, the parties agree as follows:

1. GENERAL PURPOSE OF MOU.

The purpose of this MOU Is to take another step to continue to foster a long-term mutually beneficial relationship between Alpharetta and Milton as it relates to parks and recreation programs and services as a way to better serve the Cities' respective citizens, offer a wider variety of recreational services, and grow the relationship between the Cities such that similar opportunities can be developed over time.

2. GENERAL RESPONSIBILITIES OF PARTIES.

a) Alpharetta will operate the youth softball program through the Alpharetta Youth Softball Association, subject to AYSA’s continuing compliance with each City’s requirements.

b) Milton will operate the youth lacrosse program through North Georgia Recreation and Eagle Stix, subject to both organizations continuing compliance with each City’s requirements .

c) Under this agreement all participants from either City will pay resident fees and there will be no distinction of cities for the formation of teams.

d) Full time employees of each City and their immediate family members living in the same household will be considered residents of the city in which they are employed. As residents of the City, eligible employees/family members may register for recreational youth softball or lacrosse programs during the partner City's resident registration period and will pay resident registration fees. To receive the non-resident fee waiver, an employee must provide proof of employment with the partner City when registering for the program. These guidelines are not applicable for part-time and seasonal employees, contract vendors, and volunteers.

e) The MOU shall become effective November 1, 2021 and will renew automatically for one-year terms on January 1st of each subsequent year.

f) This MOU shall continue unless either City delivers written notice of non-renewal to the other City at least one hundred eighty (180) days prior to the expiration of the then-applicable term. If written notice of nonrenewal is given, this MOU will terminate upon the expiration of the existing term. Nothing stated herein shall obligate either City to extend this MOU beyond the term or any renewal term.

g) At the conclusion of each calendar year, Alpharetta and Milton officials (to include the Mayors and City Manager/Administrator, or their designees), shall evaluate the effectiveness of the MOU in the meeting goals established in Section 1 of this MOU. Officials shall evaluate participation in the youth softball and youth lacrosse programs, and the other terms of the MOU to ensure they are fair and just for both parties. The parties shall exercise their best efforts to resolve any issues.

3. ADMINISTRATION.

a) The parties place high value on regular, timely and full communications between themselves, and commit themselves to ensuring strong communication links through their actions.

b) Each party will designate a single point of contact to coordinate all activities, related to this MOU, between the parties involved.

c) Communication between the two parties at the highest level (Mayors, City Administrator/City Manager) will take place if judged necessary by the respective Recreation & Parks Director or Recreation Manager of each City.

d) More specific delineations of roles, responsibilities, resources, and commitments concerning particular matters may be addressed in written guidelines approved by the Alpharetta Recreation & Parks Director or designee, and the Milton Recreation Manager, if such guidelines are consistent with the general purposes of this MOU. Such guidelines shall be for administrative convenience and shall not be legally binding on either City until approved by the City's respective governing authority.

e) Unless otherwise provided for herein, this MOU does not impose specific program, resources, or budgetary obligations on either party.

4. OTHER PROVISIONS.

a) Insurance. Each City shall be responsible for obtaining and maintaining its own liability and property insurance against losses or liability related to this MOU.

b) No Third Party Beneficiaries. There are no third party beneficiaries to this MOU. No person or entity other than a party to this MOU shall have any rights hereunder or any authority to enforce its provisions. Nothing in this MOU shall be deemed to waive either party's sovereign or other immunity.

c) Relationship Between the Parties. In consideration of the mutual services provided herein, both parties agree that nothing contained herein is intended to be or should be construed in any manner as creating or establishing the relationship of partners or joint ventures between the parties hereto or as constituting an agency relationship in any manner whatsoever. The individual parties are and shall remain independent entities with respect to all services performed under this MOU. Each party represents that it has, or will secure all its expense, all personnel required in performing its service obligations under this MOU and that the acts of its employees performing the services under this MOU shall be the acts of employees of that entity alone. Each entity agrees that in the performance of this mutual service, its employees shall not require nor be entitled to any compensation, rights, or benefits of any kind whatsoever from the other party to this MOU, including, but not limited to, medical and hospital care, sick and vacation leave, disability, Worker's Compensation or Unemployment Compensation.

d) Severability. In the event any part or provision of this MOU is held to be invalid, the remainder of this MOU shall not be affected thereby and shall continue in full force and effect.

e) Applicable Law. This MOU shall be governed in all respects as to the validity, construction, capacity, performance, or otherwise by the laws of the State of Georgia.

f) Counterparts. This MOU may be executed in multiple counterparts each of which is deemed an original of equal dignity with the others and which is deemed one and the same instrument as the others.

g) Force Majeure. The requirements of this MOU shall be suspended for reasons outside a party's reasonable control, provided that the impacted party shall promptly notify the other party upon the beginning and conclusion of such force majeure event or situation.

h) Notice. Formal notice under this MOU shall be sent via certified mail or overnight carrier to the City Manager/City Administrator of the applicable party at its then-current address.

i) E-verify and Title VI. Each party agrees that it will comply with all E-verify and Title VI requirements and execute any documents reasonably required related to such compliance, in connection with this MOU.

[SIGNATURES CONTINUE ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals as of the day and year written below.

CITY OF ALPHARETTA, GEORGIA

Date:_____

By:_____

Jim Gilvin, Mayor

APPROVED AS TO FORM:

_____

_____, P.C. City Attorney for the City of Alpharetta, Georgia

CITY OF MILTON, GEORGIA

Date:_____

By:_____

Joe Lockwood, Mayor

APPROVED AS TO FORM:

_____

Ken Jarrard, City Attorney for the City of Milton, Georgia

City Council Meeting & Public Hearing
STAFF REPORT

Submitting Department: Finance
Submitted By:
Sponsored By:
Meeting Date: October 25, 2021

I. AGENDA ITEM TITLE: APPROVAL OF FISCAL YEAR 2022 MID-YEAR BUDGET AMENDMENT (PERSONNEL COMPENSATION) - 1ST READING

II. RECOMMENDATION:

The purpose of this meeting is to provide an overview of the Fiscal Year 2022 Mid-Year Budget (Personnel Compensation) and adopt the Budget Ordinance (1st Reading).

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: VARIES BY FUND. SEE MID-YEAR BUDGET REQUESTS (ATTACHED).

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

The purpose of the Fiscal Year (FY) 2022 Mid-Year Budget Amendment is to amend the base budget as adopted by City Council for targeted initiatives that are planned to occur before fiscal year-end.

Initiatives include:

Market-Based Personnel Compensation Adjustments

Market-based personnel compensation adjustments are proposed to ensure Alpharetta maintains its capacity to retain and attract our most valuable assets – namely, the team members that deliver excellent service to our community on a daily basis.

Compensation adjustments totaling 3% for all employees are proposed to maintain competitiveness with wage growth in the market. This is in addition to the 3% (on average) merit program that was provided in July 2021.

However, our Police and E911 personnel segments have experienced an acute rapid rise in wages that has made recruitment and retention more challenging. To offset these pressures, an additional 10% is being proposed for our Police and E911 team members (13% adjustment in total).

The compensation adjustments will take effect in November 2021.

Georgia Public Safety Officials and 1st Responders Supplement Grant

Governor Kemp recently implemented a Public Safety Officials and First Responders Supplement Grant using funding from the American Rescue Plan Act. This program was established in recognition of the sacrifice and dedication public safety officers and first responders have shown in serving Georgians and their communities during the COVID-19 pandemic. The grant will provide a $1,000 pay supplement for all eligible sworn law enforcement officials and first responders in Georgia serving during August of 2021.

This funding will be a pass-thru with the city applying for and managing the grant application and draw-down process and passing those funds to eligible employees. Current estimates identify 244 eligible employees (General Fund and E911 Fund), but this figure may change once the rules and regulations are clarified. The budget will adjust accordingly.

Funding certain Frozen/Unfunded Positions within the FY 2022 Budget

The FY 2022 Budget included 10.5 full-time equivalent (FTE) positions that were not funded but are part of the authorized workforce. These positions were to remain vacant pending a needs assessment by the City Administrator and identification of a sustainable funding source.

The City Administrator has identified 6 positions that meet the above criteria and is requesting their funding be returned:

- Police Officer (2 FTE; Public Safety);
- Public Works Crew Leader (2 FTE; Public Works);
- Public Works Tech I (1 FTE; Public Works); and
- IT Tech Analyst (1 FTE; Information Technology).

Initiatives are discussed in detail within the attached FY 2022 Mid-Year Budget Requests.

V. ALTERNATIVES:

VI. ATTACHMENTS:

2022 MidYear Budget Ordinance (Personnel), 2022 MidYear Budget (Personnel - Exhibit A)

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA, TO ADOPT A MID-YEAR FISCAL 2022 BUDGET FOR CERTAIN FUNDS OF THE CITY OF ALPHARETTA, GEORGIA APPROPRIATING THE AMOUNTS SHOWN IN EACH BUDGET AS EXPENDITURES, ADOPTING THE ITEM OF REVENUE ANTICIPATION, PROHIBITING EXPENDITURES TO EXCEED APPROPRIATIONS, AND PROHIBITING EXPENDITURES TO EXCEED ACTUAL FUNDING AVAILABLE.

WHEREAS, the Director of Finance has presented a proposed fiscal year 2022 mid-year budget to the City Council on certain funds of the City; and

WHEREAS, each of these proposed amendments will adjust expenditures and revenues originally appropriated in the fiscal year 2022 budget; and

WHEREAS, each of these mid-year amendments represent a balanced budget, so that anticipated revenues for each fund equal or exceed proposed expenditures;

NOW, THEREFORE BE IT ORDAINED that this mid-year budget, "Exhibit A" attached hereto and by this reference made a part hereof this ordinance shall be the City of Alpharetta's fiscal year 2022 mid-year budget for these certain funds for the fiscal year 2022; and

BE IT FURTHER ORDAINED that this mid-year budget be and is hereby approved and the revenue items shown in the budget for each fund in the amount anticipated are adopted and that the several amounts shown in the budget for each fund as proposed expenditures are hereby appropriated to the departments named in each fund; and

BE IT FURTHER ORDAINED that the expenditures shall not exceed the appropriations authorized by this mid-year budget or amendments thereto provided; and that expenditures shall not exceed actual funding available.

ADOPTED this _____ day of _____, 2021.

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

COUNCILMEMBERS

_____

_____

_____

_____

_____

_____

(SEAL)

Attest:

_____
City Clerk

First Reading: _____

Second Reading: _____

City of Alpharetta, Georgia
Fiscal Year 2022
Mid-Year Budget Request

The purpose of the Fiscal Year (FY) 2022 Mid-Year Budget Amendment is to amend the base budget as adopted by City Council for targeted initiatives that are planned to occur before fiscal year-end.

General Fund

This Fund is the principal operating fund of the City and includes governmental activities such as police, fire, recreation, transportation, and other general government functions that are primarily funded with property taxes, franchise fees, state shared revenues, and charges for services such as recreation program fees. State law requires that the city's budget be balanced: revenues = expenditures.

The budgetary legal level of control resides at the department level (e.g. City Administration, Recreation, Parks and Cultural Services, etc.). That is to say, a given department has the operational flexibility to reallocate appropriations within specific line-items to achieve its mission, but cannot exceed its overall appropriation level as approved by City Council. Furthermore, the Adopted Budget approves the staffing level (i.e. authorized full-time equivalent staffing level) for each department. The FY 2022 Mid-Year Budget Amendment adjusts departmental budgets to fund/authorize the targeted initiatives discussed in detail over the following pages.

GENERAL FUND LEGAL LEVEL OF CONTROL	Fiscal Year 2022				
		Compensation Adjustments	1st Responders Grant	Unfunded Positions	
	Current Budget	Mid-Year Budget Amendment	Mid-Year Budget Amendment	Mid-Year Budget Amendment	Revised Budget
Revenues by Source:					
Property Taxes	$ 24,000,000	$ 1,275,132	$ -	$ 374,510	$ 25,649,642
Motor Vehicle Title Fees, Delinquent Taxes, etc.	2,097,000	-	-	-	2,097,000
Local Option Sales Taxes	15,700,000	-	-	-	15,700,000
Other Taxes	15,727,750	-	-	-	15,727,750
Licenses and Permits	2,729,100	-	-	-	2,729,100
Intergovernmental Revenue	117,678	-	212,000	-	329,678
Charges for Services	3,741,450	-	-	-	3,741,450
Fines and Forfeitures	2,056,000	-	-	-	2,056,000
Investment Earnings	190,000	-	-	-	190,000
Other/Miscellaneous	240,787	-	-	-	240,787
Other Financing Sources					
Transfer-in from Hotel/Motel Fund	2,062,500	-	-	-	2,062,500
Budgeted Fund Balance	5,836,799	-	-	-	5,836,799
Total Revenues	**$ 74,499,064**	**$ 1,275,132**	**$ 212,000**	**$ 374,510**	**$ 76,360,706**
Expenditures by Department:					
Mayor and City Council	$ 386,092	$ -	$ -	$ -	$ 386,092
City Administration	2,128,802	21,549	-	-	2,150,351
Finance	3,478,691	39,499	-	-	3,518,190
City Attorney	750,000	-	-	-	750,000
Information Technology	2,022,562	27,225	-	80,512	2,130,299
Human Resources	689,600	6,960	-	-	696,560
Municipal Court	1,055,011	7,628	-	-	1,062,639
Public Safety	31,846,772	977,955	212,000	132,513	33,169,240
Public Works	9,022,696	76,675	-	161,485	9,260,856
Recreation, Parks and Cultural Services	10,089,025	65,639	-	-	10,154,664
Community Development	3,773,624	52,002	-	-	3,825,626
subtotal	***$ 65,242,875***	***$ 1,275,132***	***$ 212,000***	***$ 374,510***	***$ 67,104,517***
General Government:					
Insurance Premiums	$ 779,750	$ -	$ -	$ -	$ 779,750
Gwinnett Tech Bond (P&I)	289,640	-	-	-	289,640
Transfer to Capital Project Fund	5,966,799	-	-	-	5,966,799
Transfer to Stormwater Capital Fund	1,520,000	-	-	-	1,520,000
Contingency	700,000	-	-	-	700,000
subtotal	***$ 9,256,189***	***$ -***	***$ -***	***$ -***	***$ 9,256,189***
Total Expenditures	**$ 74,499,064**	**$ 1,275,132**	**$ 212,000**	**$ 374,510**	**$ 76,360,706**

The following section provides, by department, the associated detail/justification for each targeted initiative requested through the FY 2022 Mid-Year Budget Amendment.

Market-Based Personnel Compensation Adjustments

Funding Request: $1,275,132 (FY 2022 partial-year); $1,912,700 annualized (FY 2023)

Funding Source: $1,275,132 (Property Taxes)

Market-based personnel compensation adjustments are proposed to ensure Alpharetta maintains its capacity to retain and attract our most valuable assets – namely, the team members that deliver excellent service to our community on a daily basis.

Compensation adjustments totaling 3% for all employees are proposed to maintain competitiveness with wage growth in the market. This is in addition to the 3% (on average) merit program that was provided in July 2021.

However, our Police and E911 personnel segments have experienced an acute rapid rise in wages that has made recruitment and retention more challenging. To offset these pressures, an additional 10% is being proposed for our Police and E911 team members (13% adjustment in total).

The compensation adjustments will take effect in November 2021.

Georgia Public Safety Officials and 1st Responders Supplement Grant

Funding Request: $212,000

Funding Source: $212,000 (1st Responders Supplement Grant)

Governor Kemp recently implemented a Public Safety Officials and First Responders Supplement Grant using funding from the American Rescue Plan Act. This program was established in recognition of the sacrifice and dedication public safety officers and first responders have shown in serving Georgians and their communities during the COVID-19 pandemic. The grant will provide a $1,000 pay supplement for all eligible sworn law enforcement officials and first responders in Georgia serving during August of 2021.

This funding will be a pass-thru with the city applying for and managing the grant application and draw-down process and passing those funds to eligible employees. Current estimates identify 244 eligible employees (General Fund and E911 Fund), but this figure may change once the rules and regulations are clarified. The budget will adjust accordingly.

Funding certain Frozen/Unfunded Positions within the FY 2022 Budget

Funding Request: $374,510 (FY 2022 partial-year); $561,800 annualized (FY 2023)

Funding Source: $374,510 (Property Taxes)

The FY 2022 Budget included 10.5 full-time equivalent (FTE) positions that were not funded but are part of the authorized workforce. These positions were to remain vacant pending a needs assessment by the City Administrator and identification of a sustainable funding source.

The City Administrator has identified 6 positions that meet the above criteria and is requesting their funding be returned:

- Police Officer (2 FTE; Public Safety);
- Public Works Crew Leader (2 FTE; Public Works);
- Public Works Tech I (1 FTE; Public Works); and
- IT Tech Analyst (1 FTE; Information Technology).

E911 Fund

This Fund accounts for fees received from users/potential users of the City's Emergency 911 System. The fees are paid directly from wired, wireless (including prepaid cards), and voice-over-internet-protocol telecommunications providers, with expenditures occurring to maintain and run the system.

E911 FUND LEGAL LEVEL OF CONTROL	Fiscal Year 2022			
	Current Budget	Compensation Adjustments Mid-Year Budget Amendment	1st Responders Grant Mid-Year Budget Amendment	Revised Budget
Revenues by Source:				
Charges for Services	$ 3,410,000	$ -	$ -	$ 3,410,000
Intergovernmental Revenue	1,250,000	-	32,000	1,282,000
Investment Earnings	18,482	-	-	18,482
Other Financing Sources				
Capital Lease	1,565,705	-	-	1,565,705
Budgeted Fund Balance	934,898	-	-	934,898
Total Revenues	**$ 7,179,085**	**$ -**	**$ 32,000**	**$ 7,211,085**
Expenditures by Department:				
Public Safety	$ 6,294,187	$ 189,009	$ 32,000	$ 6,515,196
Public Safety (Non-Allocated)	884,898	(189,009)	-	695,889
Total Expenditures	**$ 7,179,085**	**$ -**		**$ 7,211,085**

The following section provides the associated detail/justification for each targeted initiative requested through the FY 2022 Mid-Year Budget Amendment.

Market-Based Personnel Compensation Adjustments

Funding Request: $189,009 (FY 2022 partial-year); $283,525 annualized (FY 2023)

Funding Source: $189,009 (E911 Fund Non-Allocated Reserve)

Market-based personnel compensation adjustments are proposed to ensure Alpharetta maintains its capacity to retain and attract our most valuable assets – namely, the team members that deliver excellent service to our community on a daily basis.

Compensation adjustments totaling 3% for all employees are proposed to maintain competitiveness with wage growth in the market. This is in addition to the 3% (on average) merit program that was provided in July 2021.

However, our Police and E911 personnel segments have experienced an acute rapid rise in wages that has made recruitment and retention more challenging. To offset these pressures, an additional 10% is being proposed for our Police and E911 team members (13% adjustment in total).

The compensation adjustments will take effect in November 2021.

Georgia Public Safety Officials and 1st Responders Supplement Grant

Funding Request: $32,000 (E911 staffing)

Funding Source: $32,000 (1st Responders Supplement Grant)

Governor Kemp recently implemented a Public Safety Officials and First Responders Supplement Grant using funding from the American Rescue Plan Act. This program was established in recognition of the sacrifice and dedication public safety officers and first responders have shown in serving Georgians and their communities during the COVID-19 pandemic. The grant will provide a $1,000 pay supplement for all eligible sworn law enforcement officials and first responders in Georgia serving during August of 2021.

This funding will be a pass-thru with the city applying for and managing the grant application and draw-down process and passing those funds to eligible employees. Current estimates identify 244 eligible employees (General Fund and E911 Fund), but this figure may change once the rules and regulations are clarified. The budget will adjust accordingly.

Solid Waste Fund

This Fund accounts for fees received from users of the City's solid waste program (e.g., trash, yard waste, bulky waste, and recycling programs). Services are provided on a user-fee basis and managed through a contract with a private sanitation hauler (BFI Waste Services). The budgetary legal level of control resides at the department level.

SOLID WASTE FUND LEGAL LEVEL OF CONTROL	Fiscal Year 2022		
	Current Budget	Salary Adj. Mid-Year Budget Amendment	Revised Budget
Revenues by Source:			
Charges for Services	$ 4,831,575	$ 1,062	$ 4,832,637
Investment Earnings	13,541	-	13,541
Other Financing Sources			
Budgeted Fund Balance	750,000	-	750,000
Total Revenues	**$ 5,595,116**	**$ 1,062**	**$ 5,596,178**
Expenditures by Department:			
Solid Waste Operations (Finance)	$ 5,595,116	$ 1,062	$ 5,596,178
Total Expenditures	**$ 5,595,116**	**$ 1,062**	**$ 5,596,178**

Market-Based Personnel Compensation Adjustments

Funding Request: $1,062 (FY 2022 partial-year); $1,600 annualized (FY 2023)

Funding Source: $1,062 (Charges for Services)

Market-based personnel compensation adjustments are proposed to ensure Alpharetta maintains its capacity to retain and attract our most valuable assets – namely, the team members that deliver excellent service to our community on a daily basis.

Compensation adjustments totaling 3% for all employees are proposed to maintain competitiveness with wage growth in the market. This is in addition to the 3% (on average) merit program that was provided in July 2021.

The compensation adjustments will take effect in November 2021.

CITY COUNCIL MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: ADMINISTRATION
SUBMITTED BY: BOB REGUS + PETE SEWCZWICZ
DRAFTED BY: LAUREN SHAPIRO

I. AGENDA ITEM TITLE: WINDWARD DAM WORKSHOP

II. RECOMMENDATION:

This item is being presented as a workshop and will not require a formal vote.

III. ATTACHMENTS:

- Windward Dam Timeline Memo
- Windward Dam Emails (Part 1 and 2)

Windward Dam Timeline			
Item	Date	Correspondence	Details
Letter	December 12, 2018	Letter from Georgia EPD	Status Windward Dam is Cat 1 as City is an owner.
Email #1	January 9, 2019	From Jill Bazinet to Pete Sewczwicz	Informs she spoke with GA EPD about Lake Windward Dam. Without probably cause to change dam's category status the notice does not apply; will send out letter in February to COA and Lake Windward requiring permit application (as according to the state we are both owners). Will need to submit together and application is due within 180 days of receipt of official document. An engineer's inspection is also required along with maintenance plans/to bring dam to standards. An Emergency Plan and Operations + Maintenance Plan also required. Email continues details of routine inspection requirements. References the need to talk to council and Sam / Scott to determine how to proceed with ownership responsibilities with Windward association.
Email #2	January 9, 2019	From Pete Sewczwicz to Jill Bazinet	Thanks for information; inquires as to the reason for the change. Also asks Jill to contact Valerie Manley with WCSA to begin collaboration.
Email #3	January 9, 2019	From Jill Bazinet to Pete Sewczwicz	Explains that due to backlog, we've been "lucky" to not be reclassified before now.
Email #4	January 9, 2019	From Pete Sewczwicz to Jill Bazinet	Shocked. States will craft letter to the Mayor Jim Gilvin; Bob Regus on the details.
Email #5	January 9, 2019	From Jill Bazinet to Pete Sewczwicz	Believes last updates occurred in 2016 in which updated EAP requirements with deadlines for existing dams (that were Cat 1 at the time).
Email #6	January 9, 2019	From Jill Bazinet to Valerie Manley	Informs the City received a letter from the GA EPD about the reclassification of the Lake Windward Dam. New classification means inspections and maintenance requirements will increase. Requests meeting between PW and Windward reps to discuss plans to move forward.
Email #7	January 9, 2019	From Valerie Manley to Jill Bazinet; Pete Sewczwicz; Mayor Jim Gilvin	Unsure if WCSA received copies of the letters from the EDP; requests scanned copies the city received.
Email #8	January 10, 2019	From Jill Bazinet to Valerie Manley; Pete Sewczwicz; Mayor Jim Gilvin	Sends the letters received as attachments. Informs EPD has Northmeadow Pkwy address for Windward Assn.

This timeline excludes emails that constiute as attorney-client privilege and/or work product.

Item	Date	Correspondence	Details
Email #9	January 10, 2019	From Valerie Manley to Pete Sewczwicz	Inquires if anyone has looked up the parcel referenced in the letter.
Email #10	January 10, 2019	From Pete Sewczwicz to Valerie Manley	No.
Email #11	January 10, 2019	From Valerie Manley to Pete Sewczwicz	Has looked up parcel to confirm it is 6235 Pin Oak Lane however there is a house on it. Questions why the house next to it would not be an issue.
Email #12	January 10, 2019	From Pete Sewczwicz to Jill Bazinet	Forwards Valerie Manley's question to Jill for an answer.
Email #13	January 10, 2019	From Jill Bazinet to Valerie Manley	Informs that it's simply the first property EPD saw downstream. There are more; just once they find one, they do not list the rest.
Email #14	January 10, 2019	From Pete Sewczwicz to Jill Bazinet	Still trying to understand why, when 2016 changes were established, the reason we were reclassified from Cat II to I. What was the catalyst?
Email #15	January 10, 2019	From Jill Bazinet to Pete Sewczwicz	As far as she knows, dam was Cat II. Categories are determined by potential loss of human life. Newly reevaluated, the dam must now be Cat I.
Email #16	January 10, 2019	From Pete Sewczwicz to Jill Bazinet	If we tear down the house on the parcel in question, are we still Cat 1?
Email #17	January 10, 2019	From Jill Bazinet to Pete Sewczwicz	There are several properties, not just one.
Email #18	January 10, 2019	From Pete Sewczwicz to Jill Bazinet	Ok, but the letter references just the one parcel as the issue.
Email #19	January 10, 2019	From Jill Bazinet to Pete Sewczwicz	Understood. Will draft a response.
Email #20	January 14, 2019	From Valerie Manley to Jill Bazinet; Pete Sewczwicz; Mayor Jim Gilvin	In response to Jill's 1.10.2019 email; connected with Windward's property management company and they are on it. The engineering firm they use is reviewing the details. Will organize a meeting with City when key WCSA team member returns from being out of the country.
Email #21	January 23, 2019	From Jill Bazinet to Pete Sewczwicz; John Robison; Joe Popadics	Informs of the situation and the need to meet with Windward Association reps on how to proceed with the new classification requirements and responsibilities of the dam being Cat I.
Email #22	January 23, 2019	From Pete Sewczwicz to Jill Bazinet	Let John know that Joe can represent in his stead.
Email #23	January 23, 2019	From Jill Bazinet to Pete Sewczwicz	Windward requested him specifically.
Email #24	January 23, 2019	From Pete Sewczwicz to John Robison	Windward likes you.
Email #25	February 5, 2019	From Jill Bazinet to Chuck Wilson; Tyler Coats	Sends latest draft of EAP for Windward along w/ original 2017 comment memo and response memo.
Email #26	February 8, 2019	From Jill Bazinet to Pete Sewczwicz	Provides PW updates and stats for council retreat which includes Windward Dam details.

Item	Date	Correspondence	Details
Email #27	March 26, 2019	From Mayor Jim Gilvin to Brian Wolf	Answers Windward resident's inquiry about the impact of privatizing the roads on costs incurred (including the Windward dam).
Email #43	November 25, 2019	From James Drinkard to Valerie Manley	Forward Sam Thomas's redlined contract to Windward contact.
Email #44	November 25, 2019	From Valerie Manley to James Drinkard	Thanks for forwarding contract; what are next steps? Does WCSA respond to revisions? If accepted, when would Mayor Jim Gilvin sign?
Email #45	November 25, 2019	From James Drinkard to Valerie Manley	If WCSA accepts, it will go before Council in mid-January. If not accepted, then would provide alternative language or a meeting to discuss differences.
Email #46	November 26, 2019	From Bob Regus to James Drinkard; Sam Thomas; Pete Sewczwicz	Why do we share costs on the dam? Earlier agreement?
Email #47	November 26, 2019	From James Drinkard to Bob Regus; Sam Thomas; Pete Sewczwicz	As James Drinkard understands it, the dam is necessary for the road, the road is public, so we share the cost.
Email #48	November 26, 2019	From Sam Thomas to James Drinkard; Bob Regus; Pete Sewczwicz	Sam Thomas struck the provision where we would be jointly liable for damages resulting from the failure of the dam and asks if that is correct.
Email #49	November 26, 2019	From Pete Sewczwicz to Sam Thomas; James Drinkard; Bob Regus	Confirming since our road traverses over the dam we have responsibility for maintenance and if there is a failure.
Email #50	December 16, 2019	From David Hill to James Drinkard	Transmits to James Drinkard from Windward Legal Counsel the contract with a couple of requested changes.
Email #55	January 22, 2020	From James Drinkard to David Hill	James advises agreement requires no action by city council, only the Mayor's signature.
Email #56	January 23, 2020	From Erin Cobb to Sam Thonnas; Tom Harris; Shawn Mitchell	Forwards executed Windward Dam contract.
Email #57	March 23, 2020	From David Hill to James Drinkard; Valerie Manley	FYI.
Email #58	March 23, 2020	From James Drinkard to David Hill	James Drinkard confirms receipt, and that document has been provided to City Attorney; PW Director.
Email #59	March 23, 2020	From James Drinkard to David Hill; Valerie Manley; Pete Sewczwicz	Informs David Hill that PW will handle the necessary paperwork and documentation. Pete Sewczwicz copied and will be lead on city's end.
Email #60	March 23, 2020	From Pete Sewczwicz to David Hill; Valerie Manley; Jill Bazinet; James Drinkard	PW to connect w/ Schnabel Engineering to start paperwork; develop plan to phase in required improvements.

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Email #61	March 24, 2020	From Jill Bazinet to Pete Sewczwicz	Requests a check-in with Sam Thomas about the agreement.
Email #62	March 24, 2020	From Pete Sewczwicz to James Drinkard	Inquires as to whether Sam Thomas has finalized agreement; has no record.
Email #63	March 25, 2020	From Jill Bazinet to David Hill; Valerie Manley; Tyler Coats; Chuck Wilson	To Chuck & Tyler - Requests a quote for completion of necessary work for the new requirements of the Category 1 dam status. To David Hill & Valerie - City Attorney is currently reviewing agreement to determine payment responsibilities.
Email #64	March 27, 2020	From Tyler Coats to Jill Bazinet	Acknowledges request and will begin crafting proposal.
Email #65	April 10, 2020	From Tyler Coats to Jill Bazinet	Informs that Schnabel is wrapping up proposal and hope to have it ready early next week.
Email #66	April 10, 2020	From Jill Bazinet to Tyler Coats; David Hill; Valerie Manley; Chuck Wilson; Jennifer Gaines	Thanks Tyler.
Email #67	April 14, 2020	From Tyler Coats to Jill Bazinet; David Hill; Valerie Manley; Chuck Wilson; Jennifer Gaines; Melissa Cuylear	Provides proposal for engineering services associated with permitting the dam with the GA Safe Dams Program.
Email #68	April 14, 2020	From Jill Bazinet to Pete Sewczwicz	Sends Schnabel proposal totaling $45k in work; does not included Emergency Action Plan created by Dewberry. Also inquires about status of WCSA agreement on cost sharing.
Email #69	April 14, 2020	From Pete Sewczwicz to Valerie Manley; Jill Bazinet	States expenses should be split 50/50 with Windward.
Email #70	April 14, 2020	From Pete Sewczwicz to James Drinkard	Inquires with James Drinkard once more on whether he found the finalized agreement.
Email #71	April 14, 2020	From James Drinkard to Pete Sewczwicz	James Drinkard sends final agreement to Pete Sewczwicz.
Email #72	April 14, 2020	From Pete Sewczwicz to James Drinkard	Acknowledges receipt.
Email #73	April 14, 2020	From Pete Sewczwicz to Valerie Manley; Jill Bazinet	Sends the agreement.
Email #74	April 14, 2020	From Jill Bazinet to David Hill	Sends agreement unsure if he had received an original yet.
Email #75	April 14, 2020	From David Hill to Jill Bazinet	Thanks Jill; confirms prior receipt of original.
Email #76	April 14, 2020	From Jill Bazinet to David Hill	I have started the procurement approval for 50% of the Schnabel proposal.

Item	Date	Correspondence	Details
Email #78	August 30, 2021	From Donald Mitchell to Council; Bob Regus; Steven Jones; Pete Sewczwicz	Informs council of the insurance issue surrounding Windward dam and its reclassification; states have been working with Karen Richard and Valerie Manley to determine mutual responsibilities.
Email #79	October 8, 2021	From Valerie Manley to Council; Harry Lampe; Bob Regus; James Drinkard	Thanks for role; informs Windward has been reviewing all options for liability insurance and drafted a letter which is attached.
Email #80	October 9, 2020	From Bob Regus to Council; James Drinkard; Mike Stacy, Pete Sewczwicz	Informs that Mike Stacy is aware of the request/letter and he and Bob will work towards solutions to be presented during executive session on October 18.
Email #81	October 11, 2021	From Donald Mitchell to Council; Steven Jones; Bob Regus; Mike Stacy	Requests that Steven and Mike inform council how Karen Richard and Donald Mitchell have been actively discussing the issue of the dam for some time.
Email #82	October 12, 2021	From Mike Stacy to Council	Confirms that the issue is being addressed and whether it warrants an executive session if not how, how best to approach the matter. Will follow-up with thoughts and guidance shortly.
Email #83	October 12, 2021	From Mayor Jim Gilvin to Mike Stacy; Council; Bob Regus; Wes Skinner	Thanks Mike; appreciates making the dam priority.
Email #85	October 15, 2021	From Erin Cobb to Bob Regus	Forwards the email she received from Jill Bazinet regarding the Lake Windward Dam reclassification and related documents.
Email #88	October 19, 2021	From Donald Mitchell to Council; Mike Stacy; Bob Regus; Pete Sewczwicz; Tom Harris	Response to text message Mayor sent to him on the topic, preference is to have conversations publicly. Restates he and Karen Richard have been working on the issue for some time.
Email #89	October 19, 2021	From Ben Burnett to Council; Mike Stacy; Bob Regus; Pete Sewczwicz; Tom Harris	Please use city email address for city business.
Email #90	October 19, 2021	From Donald Mitchell to Council; Mike Stacy; Bob Regus; Pete Sewczwicz; Tom Harris	Informs Mayor that he sought his guidance on 8.10.21 to no avail; stresses importance of issue; provides timeline of correspondence.
Email #91	October 20, 2021	From Mayor Jim Gilvin to Council; Mike Stacy; Bob Regus; Pete Sewczwicz; Tom Harris	Addresses Donald Mitchell's concerns.
Email #92	October 20, 2021	From Ben Burnett to Council; Mike Stacy; Bob Regus	Requests all emails be pulled related to "Windward Dam"; provides his stance on issue; addresses tone of current correspondence.

This timeline excludes emails that constiute as attorney-client privilege and/or work product.

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Email #93	October 20, 2021	From Bob Regus to Council; Mike Stacy; Wes Skinner	Having IT pull every email with the words "Windward Dam"; will work with Mike Stacy to piece together a timeline ASAP. Will have issue on October 25 agenda.
Email #94	October 20, 2021	From Mike Stacy to Bob Regus; Wes Skinner	Let us know when you have the emails, and we can get to work.
Email #95	October 20, 2021	From John Hipes to Council; Bob Regus; Mike Stacy; Wes Skinner	Will you also obtain emails from non-city email accounts?
Email #96	October 20, 2021	From Bob Regus to Council; Mike Stacy; Wes Skinner	Working with James and Amber to pull together emails and documents related to the Windward Dam issue; plan is to present all as a workshop agenda item for October 25 to then develop a strategy on how to move forward.
Email #97	October 21, 2021	From Donald Mitchell to Council; Bob Regus; Mike Stacy; Wes Skinner	You have all my emails from all my accounts.
Email #98	October 20, 2021	From Tyler Coats to David Hill; Pete Sewczwicz; Chuck Wilson; Jennifer Gaines	Restated need to perform a full analysis of the auxiliary spillway channel for the dam to comply with GA Safe Dams Program guidelines and requirements for Cat 1 structures. Amended scope of services is attached and drilling can begin late November if budget amendment authorized in timely manner.
Email #99	October 21, 2021	From Pete Sewczwicz to Tyler Coats; David Hill; Chuck Wilson; Jennifer Gaines	Since lump sum contract, requests omitting the statement of a 4% increase in project cost/budget; also requests soil boring vendor information. Schedule appears to be 14 weeks with all work accomplished by March 1.
Email #100	October 21, 2021	From Pete Sewczwicz to Bob Regus; Mike Stacy	Passes along email and response regarding the next phase of work associated with Cat 1 compliance since it is on the workshop for October 25.
Email #101	October 20, 2021	From Tom Harris to Bob Regus	Based on review, first aware of insurance requirement in October 2020 at which time requested broker investigate requirement and our ability to obtain insurance.

GEORGIA
DEPARTMENT OF NATURAL RESOURCES
ENVIRONMENTAL PROTECTION DIVISION

Richard E. Dunn, Director

Watershed Protection Branch
2 Martin Luther King, Jr. Drive
Suite 1152, East Tower
Atlanta, Georgia 30334
[redacted]

December 12, 2018

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
7009 1680 0001 4651 8169

The Honorable Jim Gilvin, Mayor
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

SUBJECT: George Parsons Lake Dam
Fulton County

Dear Mayor Gilvin:

The Environmental Protection Division (Division) is charged with properly classifying dams based upon their hazard potential. The George Parsons Lake Dam has recently been evaluated by the Division and based upon the information reviewed, a Category I classification is being proposed for this dam. A Category I determination means that a probable loss of life would occur in the event of failure of the dam. This determination is based upon the location and elevation of the structure identified as parcel number 21558111820117 by Fulton County, located approximately 314 feet downstream of the dam. The Category I classification is **not** based upon the condition of the dam. Since the City of Alpharetta maintains Lake Windward Drive over the crest of the dam, the city controls part of the dam, and is considered an owner of the dam.

The purpose of this letter is to inform you of this pending action by the Division. If you have information supportive of keeping the dam classified as a Category II dam, please provide that information within **30 days** of receipt of this letter.

If you have questions about the classification process or your dam in general, please contact the Safe Dams Program at [redacted].

Sincerely,

Dallon Thomas Woosley, P.E.
Program Manager
Safe Dams Program

DTW:nh
cc: Windward Community Services Association, Inc.
Mr. Pete Sewczwicz, Director of Public Works, City of Alpharetta

From: Sewczwicz, Peter
Sent: Wednesday, January 09, 2019 3:50 PM
To: Bazinet, Jill <jbazinet@alpharetta.ga.us>
Subject: RE: Lake Windward Dam

Thanks for the info. I presume requirements from a category II to a I have changed recently? In other words, why now are we a category I and not the last few years? Lastly, please contact the WCSA, you can start with Valerie Manley [redacted] Since they were sent a letter as well we need to let them know we are working several items regard the various requirements. Thanks

Pete

From: Bazinet, Jill
Sent: Wednesday, January 9, 2019 3:20 PM
To: Sewczwicz, Peter <psewczwicz@alpharetta.ga.us>
Subject: Lake Windward Dam

Pete-

I was able to speak to a representative from the Georgia EPD Safe Dams Program about the Lake Windward Dam.

Unless we have documentation that will convince the state that the Dam should not be classified as a Category I Dam (i.e. studies showing no potential loss of life in a dam break analysis), the 30 days' notice does not apply.

In early February they will send out the official document to both city of Alpharetta and Lake Windward Association requiring permit application. According to the state we are both owners of the dam (the roadway on top of the dam makes us an owner by their definition). As owners, we will both need to submit permit applications (they can be submitted together but we both need to complete one). The application is due within 180 days of receipt of the official document. It is a 2 page document. Along with the application, an engineer's inspection will be required along with any plans necessary for needed maintenance or bringing the dam up to standards. An Emergency Action Plan and an Operations and Maintenance Plan will be required to be submitted. The EAP is the document we started years ago. We are still waiting on Windward to approve that document. The O&M Plan is something I have not seen before. Instructions are available on the state's website.

After the 180 day submittal, the owners are required to complete quarterly inspections. (Jan-March, April-June, July – Sept, and Oct-Dec). In co-owner situations, they would like the owners to complete only one inspection per quarter, not one per owner per quarter. These inspections must be submitted to the state by April 30 of the following year. At least once every two years (between October and March), an engineer must inspect the dam. (Most owners have the dam inspected

by the same engineer each quarter, so this requirement is met). Windward has had Schnabel Engineering (the designer of the dam) completing inspections for them. I would suggest this continue, but I expect that we will be on the hook for some of the payment for the inspection and maintenance they suggest unless we come to an agreement with Windward Association about how the ownership requirements are divided).

We will need to talk to Council and Sam / Scott to figure out how we want to proceed with ownership responsibilities with Windward Association.

Sincerely,

Jill Bazinet, PE CFM
Senior Stormwater Engineer
City of Alpharetta
Public Works Department
Phone: [redacted]
Fax: [redacted]
Cell: [redacted]
www.alpharetta.ga.us

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On Jan 9, 2019, at 4:54 PM, Bazinet, Jill <jbazinet@alpharetta.ga.us> wrote:

I think the latest updates happened in 2016. They added in requirements about the EAP with deadlines for existing dams (that were Cat 1 at the time) and created deadlines of July 1, 2017 in the state rules.

Sincerely,

Jill Bazinet, PE CFM
Senior Stormwater Engineer
City of Alpharetta
Public Works Department
Phone: [redacted]
Fax: [redacted]
Cell: [redacted]
www.alpharetta.ga.us

From: Sewczwicz, Peter
Sent: Wednesday, January 09, 2019 4:45 PM
To: Bazinet, Jill <jbazinet@alpharetta.ga.us>
Subject: RE: Lake Windward Dam

You're kidding me!

I will get out my creative writing skills and craft something to the Mayor and Bob.

From: Bazinet, Jill
Sent: Wednesday, January 9, 2019 4:19 PM
To: Sewczwicz, Peter <psewczwicz@alpharetta.ga.us>
Subject: RE: Lake Windward Dam

The only reason we weren't cat I before is because they have a backlog of dams to inspect and we were 'lucky'. They are trying to catch up on inspections which include category determinations.

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Drinkard, James

Sent: Thursday, January 10, 2019 8:36 AM
To: Valerie Manley
Cc: Sewczwicz, Peter;Gilvin, Jim
Subject: RE: Lake Windward Dam - Georgia EPD letter
Attachments: letter 1.pdf

Valarie-

I have attached both letters to this email. It appears that the EPD has a Northmeadow Parkway address in Roswell for the Windward Association.

Sincerely,

Jill Bazinet, PE CFM
Senior Stormwater Engineer
City of Alpharetta
Public Works Department
Phone: [redacted]
Fax: [redacted]
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From: Valerie Manley [redacted]
Sent: Wednesday, January 09, 2019 8:44 PM
To: Bazinet, Jill <jbazinet@alpharetta.ga.us>
Cc: Sewczwicz, Peter <psewczwicz@alpharetta.ga.us>; Gilvin, Jim <jgilvin@alpharetta.ga.us>
Subject: Re: Lake Windward Dam - Georgia EPD letter

Jill,

I was talking with Jim and with Pete at an event tonight — it looks like you might have the originals of both letters from EDP about the Lake Windward dam. I don't know yet whether anyone from WCSA also got a copy — I'm a little worried that if EDP sent them one, they may have mailed it to our old management company.

Could I ask you to scan both and shoot them to me? It sounds as though there's a very short response window, so I'm looking to move as quickly as possible.

Thanks!
Valerie
[redacted]

On Jan 9, 2019, at 4:24 PM, Bazinet, Jill <jbazinet@alpharetta.ga.us> wrote:

Valerie-

Hope you are doing well. The city got a letter from the Georgia EPD Safe Dams Program about a reclassification of the Lake Windward Dam. Based on the new classification, the dam inspections and maintenance requirements will increase. The Emergency Action Plan that we began a couple years ago will be required along with an Operations and Maintenance Plan.

Pete and I would like to set up a meeting with you and any other Windward Association representatives so we can collectively discuss a plan on how to move forward with the new requirements.

Let me know if you have a couple best days or times in the next couple weeks to meet and I can coordinate from here.

Thank you.

Sincerely,

Jill Bazinet, PE CFM
Senior Stormwater Engineer
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Thanks!
Valerie
[redacted]

> On Jan 9, 2019, at 4:24 PM, Bazinet, Jill <jbazinet@alpharetta.ga.us> wrote:
>
> Valerie-

Drinkard, James

Sent: Thursday, January 10, 2019 8:36 AM
To: Valerie Manley
Cc: Sewczwicz, Peter;Gilvin, Jim
Subject: RE: Lake Windward Dam - Georgia EPD letter
Attachments: letter 1.pdf

Valarie-

I have attached both letters to this email. It appears that the EPD has a Northmeadow Parkway address in Roswell for the Windward Association.

Sincerely,

Jill Bazinet, PE CFM
Senior Stormwater Engineer
City of Alpharetta
Public Works Department
Phone: [redacted]
Fax: [redacted]
Cell [redacted]
www.alpharetta.ga.us

From: Valerie Manley [redacted]
Sent: Wednesday, January 09, 2019 8:44 PM
To: Bazinet, Jill <jbazinet@alpharetta.ga.us>
Cc: Sewczwicz, Peter <psewczwicz@alpharetta.ga.us>; Gilvin, Jim <jgilvin@alpharetta.ga.us>
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Pete

On Jan 10, 2019, at 9:50 AM, Valerie Manley [redacted] wrote:

> Following up from last night's conversations: anybody had a chance to look up that parcel number yet?
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Valerie-

Hope you are doing well. The city got a letter from the Georgia EPD Safe Dams Program about a reclassification of the Lake Windward Dam. Based on the new classification, the dam inspections and maintenance requirements will increase. The Emergency Action Plan that we began a couple years ago will be required along with an Operations and Maintenance Plan.

Pete and I would like to set up a meeting with you and any other Windward Association representatives so we can collectively discuss a plan on how to move forward with the new requirements.

Let me know if you have a couple best days or times in the next couple weeks to meet and I can coordinate from here.

Thank you.

Sincerely,

Jill Bazinet, PE CFM
Senior Stormwater Engineer
City of Alpharetta
Public Works Department
Phone: [redacted]
Fax: [redacted]
Cell: [redacted]
www.alpharetta.ga.us

<letter 1.pdf><letter 2.pdf>

Drinkard, James

From: psewczwicz@alpharetta.ga.us
Sent: Thursday, January 10, 2019 10:51 AM
To: Bazinet, Jill
Subject: Fwd: Lake Windward Dam - Georgia EPD letter

See below...can you answer Valerie's question. Please include everyone cc on the original email in your response. Thanks

Pete

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> **From:** Valerie Manley [redacted]
> **Date:** January 10, 2019 at 9:59:27 AM EST
> **To:** "Sewczwicz, Peter" <psewczwicz@alpharetta.ga.us>
> **Subject: Re: Lake Windward Dam - Georgia EPD letter**
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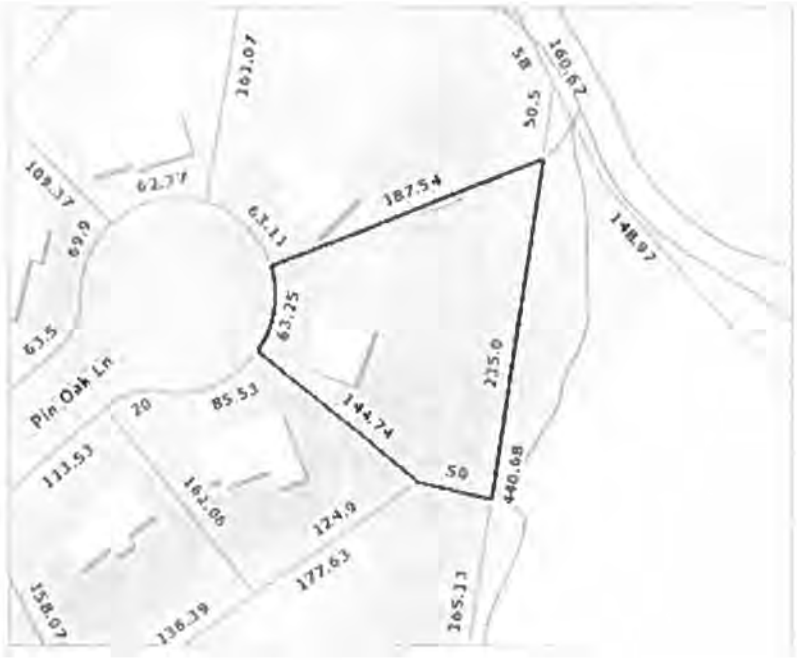
> OK — I just did. It's 6235 Pin Oak Lane, and there is a house on it. Looking at the plat, I'm confused about why the house next to it isn't also a problem.



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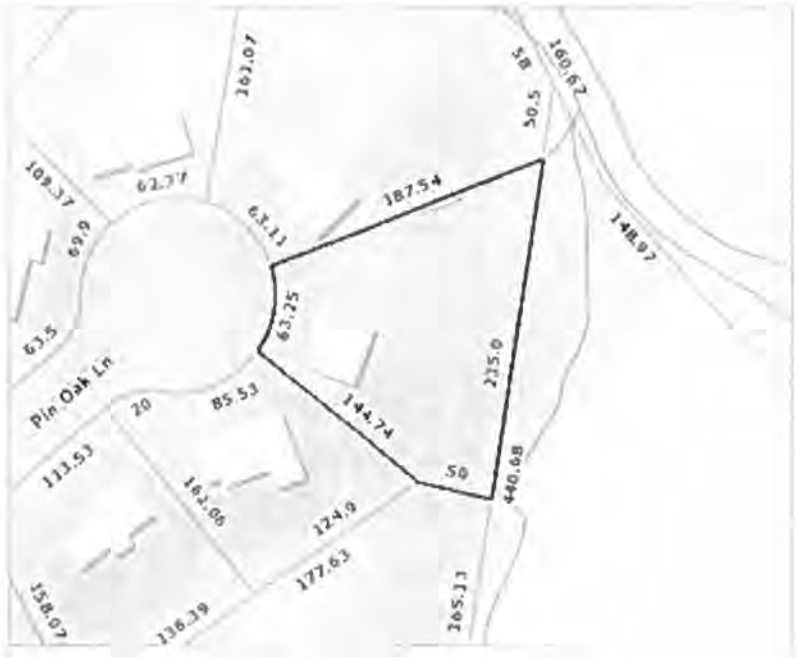

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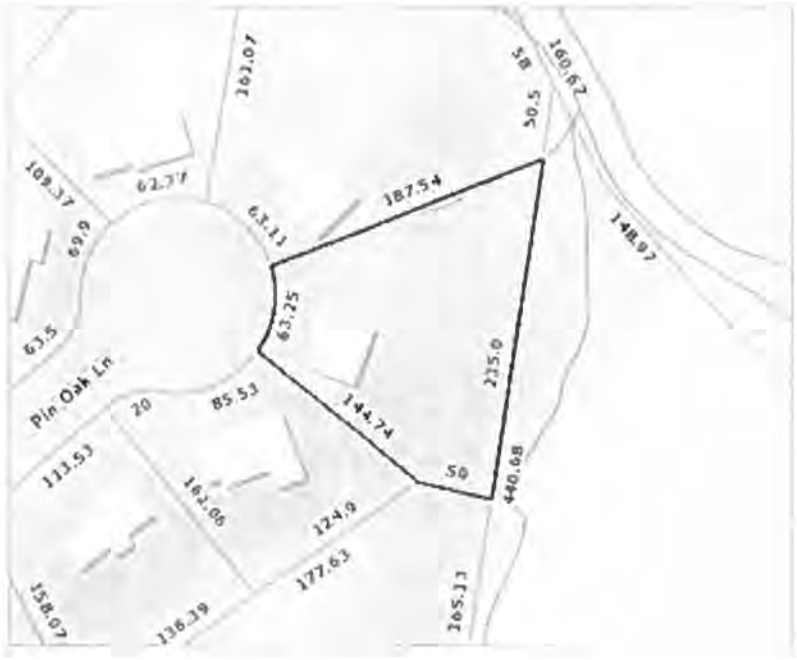

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Categories: COMMUNITY DEVELOPMENT

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Connected with Windward's property management company on the dam reclassification. They're on it. The engineering firm we use is looking at the details. One of the key WCSA team members involved, Martine Zurinskas, is out of the country right now; when she's back we can organize a meeting.

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The dam was classified as a CAT II when it was built (or shortly thereafter – I'm not exactly familiar with the process from back then). I do know that it has been a Cat II since before I started at the city 13 years ago. As far as I know it hasn't been re-evaluated until now.

The Safe Dams Program has been under funded for a while and they have been working to get out to all dams in Georgia (Cat I and Cat II) to reevaluate them. They finally made their way to Lake Windward.

It is highly probable that we met the conditions for Cat I for a long time, but just had not been looked at.

The difference in Cat I and Cat II is the potential for loss of human life if the dam was to fail. Situations constituting "probable loss of life" are those situations involving frequently occupied structures or facilities, including but not limited to, residences, commercial and manufacturing facilities, schools, and churches.

If Lake Windward Dam was to fail we have limited time to evacuate some buildings as buildings and roads both up and downstream on Big Creek would be impacted. This is what was determined and analyzed in the Emergency Response Plan (EAP) that we worked on a couple years ago.

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Main desk: [redacted]
Fax: [redacted]
Direct: [redacted]

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Drinkard, James

Subject:	Windward Dam - Meeting with Representatives from Windward and Schnabel Engineering
Location:	Public Works Conference Room
Start:	Mon 2/4/2019 2:30 PM
End:	Mon 2/4/2019 4:00 PM
Recurrence:	(none)
Meeting Status:	Meeting organizer
Organizer:	Bazinet, Jill
Required Attendees:	Popadics, Joe; Sewczwicz, Peter; Robison, John

The Georgia EPD is in the process of reclassifying the dam at Lake Windward. This reclassification includes a determination that the dam is co-owned by Windward and Alpharetta (previously the dam ownership was listed as Windward). With the reclassification comes a number of required documents and inspections. As co-owners it is important to us to plan together how the dam maintenance and regulatory requirements are managed.

Windward will be bringing representatives to the meeting. They will also be bringing the engineer who designed the dam and has been involved in maintenance and inspections since construction.

As you may recall, a couple years ago the city hired a consultant to create an Emergency Action Plan (EAP) for the dam. At that time an EAP was not required, so it was never signed and submitted to the state. Now, with the reclassification, an EAP is required. A copy of the latest draft is attached to this invitation for your review. Please note that this document is still a draft and may need additional updates.

The intent of this meeting is to formulate a plan for meeting the requirements of the Georgia Safe Dams Program for a Category I Dam. We will talk about the plan for completing the permit paperwork, application, EAP, Operations and Maintenance Plan, and required inspections.

Please let me know if you have anyone else you would like to be included in this invitation.

Emergency Action Plan (EAP)
Windward Lake Dam

National Inventory of Dams (NID) No. GA03846
State ID No. 060-127-03812
Fulton County, Georgia

Reviewed and Updated:

_____ _____

Windward Community Services Association, Inc. *The City of Alpharetta*

_____ _____

Date *Date*

Copy ___ of___

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Basic EAP Data

Purpose

The purpose of this EAP is to reduce the risk of human life loss and injury and minimize property damage during an unusual or emergency event at Windward Lake Dam.

Potential Impacted Area

See *People at Risk* tab (Appendix B–5) for the locations and contact information of residents and businesses that may be flooded if the dam should fail and the estimated time for the flood wave to travel from the dam to these locations. The following provides a description of major structures that may be impacted if the dam should fail and a general description of the area in the potential inundation zone:

Immediately downstream of the dam on the north side of Caney Creek is a community park with several structures that are affected by the flood wave. Additionally, three houses located on the south side of Caney Creek will be immediately impacted. Once the flood wave reaches the confluence of Big Creek, Caney Creek, and Camp Creek, the flood wave will propagate in three different directions: 1) Upstream along Big Creek; 2) Downstream along Big Creek; and 3) Upstream along Camp Creek. Due to the flood wave propagation in three directions, three structures are expected to be impacted 15 minutes after the initial breach. These structures are: 1) Windward Parkway located 1 mile upstream Big Creek; 2) Windward Parkway located 1.3 miles upstream Camp Creek; and 3) Webb Bridge Road located 0.9 miles downstream Big Creek. Additionally, the following structures are overtopped during a dam breach: 1) McGinnis Ferry Road located 1.5 miles upstream Big Creek; 2) Old Milton Parkway located 2.2 miles downstream Big Creek; 3) Kimball Bridge Road located 3.8 miles downstream Big Creek; and 4) Grimes Bridge Road located 10.5 miles downstream Big Creek. The area likely to be impacted by the inundation zone primarily consists of a large, forested floodplain. However, the area around the floodplain is highly developed with residential, commercial, and industrial structures.

Dam Description

Height: 59.5 ft

Built: 1981

Legal Description: Parcel ID 21-5580-1173-008-5

Latitude: 34.0825 Longitude: -84.2381

National Inventory of Dams No.: GA03846

Drainage Area: 4.5 mi

Hazard Classification: Category II

Dam Operator: Windward Community Services Association, Inc.

Major Property Owner: Windward Community Services Association, Inc.

Dam Designer: Law Engineering

See detailed design data in *Appendix B* tab.

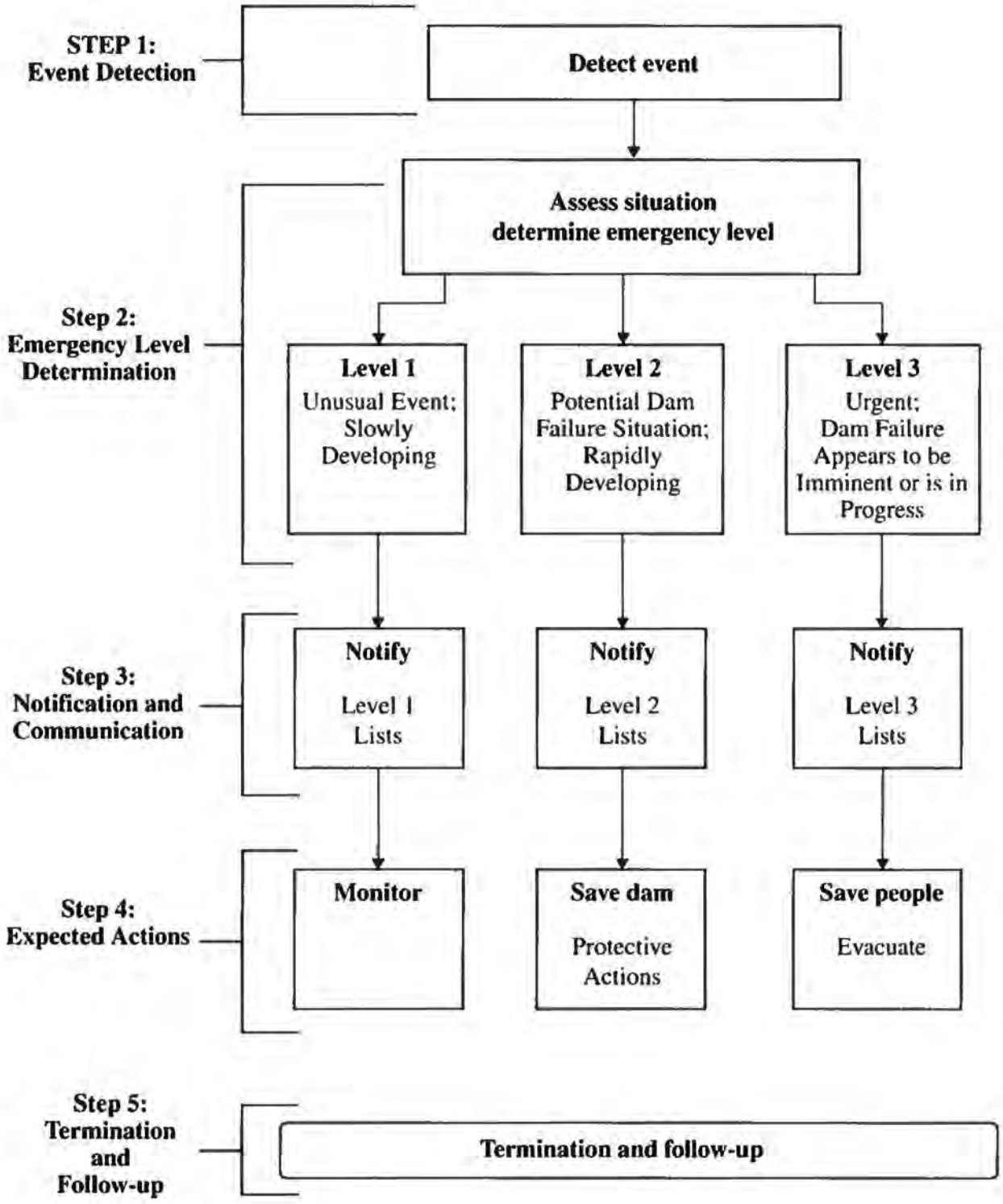
Directions to dam (See *Location and Vicinity Map*; Appendix B–2.)

Windward Lake Dam can be accessed by traveling northbound on GA-400/US-19 and taking exit 10 for GA-120/Old Milton Parkway toward Alpharetta. At the bottom of the exit ramp, turn right onto GA-120/Old Milton Parkway. Continue along GA-120/Old Milton Parkway for 1.8 miles before turning left onto Park Bridge Parkway. Follow Park Bridge Parkway for 1.1 miles before turning left onto Webb Bridge Road. Continue along Webb Bridge Road for 0.5 miles before turning right onto Lake Windward Drive. You will arrive at Lake Windward Dam after traveling along Lake Windward Drive for 0.5 miles.

Note: The above route should be used if the dam has already breached. Vehicles will be required to cross GA-120/Old Milton Parkway which will be partially overtopped with floodwater and rated as a Low Danger Zone. The following route is provided as a faster alternative if the dam has not breached.* ***The following route CANNOT be used if the dam has already breached because Webb Bridge Road will be overtopped by 7 feet of water and rated as a High Danger Zone.**

Windward Lake Dam can be accessed by traveling northbound on GA-400/US-19 and taking exit 10 for GA-120/Old Milton Parkway toward Alpharetta. At the bottom of the exit ramp, turn right onto GA-120/Old Milton Parkway then immediately turn left onto Morris Road. Travel along Morris Road for 0.4 miles before turning right onto Webb Bridge Road. Continue on Webb Bridge Road for 1.6 miles before turning left onto Lak Windward Drive. You will arrive at Lake Windward Dam after traveling along Lake Windward Drive for 0.5 miles.

EAP Overview



Roles and Responsibilities

Dam Operator's Representative (Windward Community Services Association, Inc.)

- As soon as an emergency event is observed or reported, immediately determine the emergency level (see *Emergency Levels* tab).
  - Level 1: unusual event, slowly developing
  - Level 2: potential dam failure situation, rapidly developing
  - Level 3: dam failure appears imminent or is in progress
- Immediately notify the personnel in the order shown on the notification chart for the appropriate level (see *Notification Charts* tab).
- Provide updates of the situation to the police/sheriff dispatcher to assist them in making timely and accurate decisions regarding warnings and evacuations.
- Provide leadership to assure the EAP is reviewed and updated annually and copies of the revised EAP are distributed to all who received copies of the original EAP.

Incident Commander/ Emergency Management Services (The City of Alpharetta)

- Serve as the primary contact person responsible for coordination of all emergency actions.
- When a Level 2 situation occurs:
  - Prepare emergency management personnel for possible evacuations that may be needed if a Level 3 situation occurs.
  - Alert the public as appropriate.
- When a Level 3 situation occurs:
  - Alert the public.
  - Initiate warnings and order evacuation of people at risk downstream of the dam.
  - Notify local emergency management services to carry out the evacuation of people and close roads within the breach zone (see *Inundation Map* tab).
- Decide when to terminate the emergency.
- Participate in an annual review and update of the EAP.

Dam Operator's Technical Representatives (Schnabel Engineering)

- Advise the dam operator of the emergency level determination, if time permits.
- Advise the dam operator of remedial actions to take if Level 2 event occurs, if time permits.

State Dam Safety Agency (Georgia Safe Dams)

- Advise the dam operator of the emergency level determination, if time permits.
- Advise the dam operator of remedial actions to take if Level 2 event occurs, if time permits.

The Five-step EAP Process

Step 1 Event Detection

This step describes the detection of an unusual or emergency event and provides information to assist the Windward Community Services Association in determining the appropriate emergency level for the event.

Unusual or emergency events may be detected by:

- Observations at or near the dam by government personnel (local, state, or Federal), landowners, visitors to the dam, or the public
- Evaluation of instrumentation data**
- Earthquakes felt or reported in the vicinity of the dam
- Forewarning of conditions that may cause an unusual event or emergency event at the dam (for example, a severe weather or flash flood forecast)

See *Guidance for Determining the Emergency Level* table for assistance in evaluating specific events to determine if they are unusual or potential emergency situations.

Available Instrumentation

**Instrumentation data for the Windward Dam includes four monitoring wells and an internal drainage system outlet that are measured annually.

Step 2 Emergency Level Determination

After an unusual or emergency event is detected or reported, Windward Community Services Association Property Manager is responsible for classifying the event into one of the following three emergency levels. For High Flow conditions that approach the crest of the auxiliary spillway and/or engage the auxiliary spillway, refer to "Earth spillway flow" event in the Guidance for Determining the Emergency Level table.

Emergency Level 1—Nonemergency, unusual event, slowly developing:
This situation is not normal but has not yet threatened the operation or structural integrity of the dam, but possibly could if it continues to develop. A Schnabel Engineering technical representative or Georgia Safe Dams official should be contacted to investigate the situation and recommend actions to take. The condition of the dam should be closely monitored, especially during storm events, to detect any development of a potential or imminent dam failure situation. The City of Alpharetta should be informed if it is determined that the conditions may possibly develop into a worse condition that may require emergency actions.

Emergency Level 2—Potential dam failure situation, rapidly developing:
This situation may eventually lead to dam failure and flash flooding downstream, but there is not an immediate threat of dam failure. The City of Alpharetta should be notified of this emergency situation and placed on alert. The Windward Community Services Association should closely monitor the condition of the dam and periodically report the status of the situation to the City of Alpharetta. If the dam condition worsens and failure becomes imminent, the City of Alpharetta must be notified immediately of the change in the emergency level to evacuate the people at risk downstream.

If time permits, Schnabel Engineering and Georgia Safe Dam officials should be contacted to evaluate the situation and recommend remedial actions to prevent failure of the dam. The Windward Community Services Association should initiate remedial repairs (note local resources that may be available—see Appendix B–1). Time available to employ remedial actions may be hours or days.

This emergency level is also applicable when flow through the earth spillway has or is expected to result in flooding of downstream areas and people near the channel could be endangered. Emergency services should be on alert to initiate evacuations or road closures if the flooding increases.

Emergency Level 3—Urgent; dam failure appears imminent or is in progress:
This is an extremely urgent situation when a dam failure is occurring or obviously is about to occur and cannot be prevented. Flash flooding will occur downstream of the dam. This situation is also applicable when flow through the earth spillway is causing downstream flooding of people and roads. The City of Alpharetta should be contacted immediately so emergency services can begin evacuations of all at-risk people and close roads as needed.

See the following pages for guidance in determining the proper emergency level for various situations.

Guidance for Determining the Emergency Level

Event	Situation	Emergency level*
Earth spillway flow	Reservoir water surface elevation at auxiliary spillway crest or spillway is flowing with no active erosion	1
	Spillway flowing with active gully erosion	2
	Spillway flow that could result in flooding of people downstream if the reservoir level continues to rise	2
	Spillway flowing with an advancing headcut that is threatening the control section	3
	Spillway flow that is flooding people downstream	3
Embankment overtopping	Reservoir level is 1 foot below the top of the dam	2
	Water from the reservoir is flowing over the top of the dam	3
Seepage	New seepage areas in or near the dam	1
	New seepage areas with cloudy discharge or increasing flow rate	2
	Seepage with discharge greater than 10 gallons per minute	3
Sinkholes	Observation of new sinkhole in reservoir area or on embankment	2
	Rapidly enlarging sinkhole	3
Embankment cracking	New cracks in the embankment greater than ¼-inch wide without seepage	1
	Cracks in the embankment with seepage	2
Embankment movement	Visual movement/slippage of the embankment slope	1
	Sudden or rapidly proceeding slides of the embankment slopes	3
Instruments**	Instrumentation readings beyond predetermined values	1
Earthquake	Measurable earthquake felt or reported on or within 50 miles of the dam	1
	Earthquake resulting in visible damage to the dam or appurtenances	2
	Earthquake resulting in uncontrolled release of water from the dam	3
Security threat	Verified bomb threat that, if carried out, could result in damage to the dam	2
	Detonated bomb that has resulted in damage to the dam or appurtenances	3
Sabotage/ vandalism	Damage to dam or appurtenance with no impacts to the functioning of the dam	1
	Modification to the dam or appurtenances that could adversely impact the functioning of the dam	1
	Damage to dam or appurtenances that has resulted in seepage flow	2
	Damage to dam or appurtenances that has resulted in uncontrolled water release	3

* Emergency Level 1: Nonemergency unusual event, slowly developing
* Emergency Level 2: Potential dam failure situation, rapidly developing
* Emergency Level 3: Urgent; dam failure appears imminent or is in progress
** Instrumentation data for the Windward Dam includes four monitoring wells and an internal drainage system outlet that are measured annually.

Examples of Emergency Situations

The following are examples of conditions that usually constitute an emergency situation that may occur at a dam. Adverse or unusual conditions that can cause the failure of a dam are typically related to aging or design and construction oversights. Extreme weather events that exceed the original designed conditions can cause significant flow through the auxiliary spillway or overtopping of the embankment. However, accidental or intentional damage to the dam may also result in emergency conditions. The conditions have been grouped to identify the most likely emergency-level condition. The groupings are provided as guidance only. Not all emergency conditions may be listed, and the dam operator is urged to use conservative judgment in determining whether a specific condition should be defined as an emergency situation at the dam.

Pre-existing conditions on this dam: There has been a small seepage area near the downstream toe on the north side of the release channel. This was first noticed in the 1990s, but has not changed since that time.

Earth Spillway Flows

Emergency Level 2—Potential dam failure situation; rapidly developing:

1. Significant erosion or headcutting of the spillway is occurring, but the rate does not appear to threaten an imminent breach of the spillway crest that would result in an uncontrolled release of the reservoir.
2. Flow through the earth auxiliary spillway is or is expected to cause flooding that could threaten people, homes, and/or roads downstream from the dam.

Emergency Level 3—Urgent; dam failure appears imminent or is in progress:

1. Significant erosion or headcutting of the spillway is occurring at a rapid rate, and a breach of the control section appears imminent.
2. Flow through the earth auxiliary spillway is causing flooding that is threatening people, homes, and/or roads downstream from the dam.

Embankment Overtopping

Emergency Level 2—Potential dam failure situation; rapidly developing:

1. The reservoir level is within 1 foot from the top of the dam.

Emergency Level 3—Urgent; dam failure appears imminent or is in progress:

1. The reservoir level has exceeded the top of the dam, and flow is occurring over the embankment.

Seepage and Sinkholes

Emergency Level 2—Potential dam failure situation; rapidly developing:

1. Cloudy seepage or soil deposits are observed at seepage exit points or from internal drain outlet pipes.
2. New or increased areas of wet or muddy soils are present on the downstream slope, abutment, and/or foundation of the dam, and there is an easily detectable and unusual increase in volume of downstream seepage.
3. Significant new or enlarging sinkhole(s) near the dam or settlement of the dam is observed.
4. Reservoir level is falling without apparent cause.
5. The following known dam defects are or will soon be inundated by a rise in the reservoir:
   - Sinkhole(s) located on the upstream slope, crest, abutment, and/or foundation of the dam; or
   - Transverse cracks extending through the dam, abutments, or foundation.

Emergency Level 3—Urgent; dam failure appears imminent or is in progress:

1. Rapidly increasing cloudy seepage or soil deposits at seepage exit points to the extent that failure appears imminent or is in progress.
2. Rapid increase in volume of downstream seepage to the extent that failure appears imminent or is in progress.
3. Water flowing out of holes in the downstream slope, abutment, and/or foundation of the dam to the extent that failure appears imminent or is in progress.
4. Whirlpools or other evidence exists indicating that the reservoir is draining rapidly through the dam or foundation.
5. Rapidly enlarging sinkhole(s) are forming on the dam or abutments to the extent that failure appears imminent or is in progress.
6. Rapidly increasing flow through crack(s) eroding materials to the extent that failure appears imminent or is in progress.

Embankment Movement and Cracking

Emergency Level 2—Potential dam failure situation; rapidly developing:

1. Settlement of the crest, slopes, abutments and/or foundation of the dam that may eventually result in breaching of the dam.
2. Significant increase in length, width, or offset of cracks in the crest, slopes, abutments, and/or foundation of the dam that may eventually result in breaching of the dam.

Emergency Level 3—Urgent; dam failure appears imminent or is in progress:

1. Sudden or rapidly proceeding slides, settlement, or cracking of the embankment crest, slopes, abutments, and/or foundation, and breaching of the dam appears imminent or is in progress.

Step 3 Notification and Communication

Notification

After the emergency level has been determined, the people on the following notification charts for the appropriate emergency level shall be notified immediately.

Communication

Emergency Level 1—Nonemergency, unusual event; slowly developing:
The Windward Community Services Association should contact Schnabel Engineering and Georgia Safe Dams. Describe the situation, and request technical assistance on next steps to take.

Emergency Level 2—Emergency event, potential dam failure situation; rapidly developing:
The following message may be used to help describe the emergency situation to the City of Alpharetta:

> *"This is Windward Management Team, David Hill & Melissa Cuylear, Community Association Managers.*
>
> *We have an emergency condition at Windward Lake Dam, also known as the George Parsons Lake Dam, located 1.5 miles east of the intersection of GA-400 and Windward Parkway.*
>
> *We have activated the Emergency Action Plan for this dam and are currently under Emergency Level 2.*
>
> *We are implementing predetermined actions to respond to a rapidly developing situation that could result in dam failure.*
>
> *Please prepare to evacuate the area along low-lying portions of Big Creek.*
>
> *We will advise you when the situation is resolved or if the situation gets worse.*
>
> *I can be contacted at the following number [redacted]. If you cannot reach me, please call the following alternative number [redacted]*

This information is variable and is dependent on the person reporting the event.

Emergency Level 3—Urgent event; dam failure appears imminent or is in progress:
The City of Alpharetta should be contacted immediately and the area evacuated. The following actions should be taken:

1. Call the City of Alpharetta's dispatch center. Be sure to say, "This is an emergency." They will call other authorities and the media and begin the evacuation. The following message may be used to help describe the emergency situation to the City of Alpharetta:

   "This is an emergency. This is Windward Management Team, David Hill & Melissa Cuylear, Community Association Managers.
   Windward Lake Dam, also known as the George Parsons Lake Dam, located 1.5 miles east of the intersection of GA-400 and Windward Parkway, is failing. The downstream area must be evacuated immediately. Repeat, Windward Lake Dam, is failing; evacuate the area along low-lying portions of Big Creek, Caney Creek, and Camp Creek.
   We have activated the Emergency Action Plan for this dam and are currently under Emergency Level 3.
   I can be contacted at the following number [redacted] *If you cannot reach me, please call the following alternative number* [redacted]

2. Do whatever is necessary to bring people in immediate danger (anyone on the dam, downstream from the dam, boating on the reservoir, or evacuees) to safety if directed by the City of Alpharetta.
3. Keep in frequent contact with the City of Alpharetta and emergency services to keep them up-to-date on the condition of the dam. They will tell you how you can help handle the emergency.
4. If all means of communication are lost: (1) try to find out why, (2) try to get to another radio or telephone that works, or (3) get someone else to try to re-establish communications. If these means fail, handle the immediate problems as well as you can, and periodically try to re-establish contact with the Incident Commander and emergency services.

The following prescripted message may be used as a guide for the City of Alpharetta to communicate the status of the emergency with the public:

Attention: This is an emergency message from the City of Alpharetta. Listen carefully. Your life may depend on immediate action.

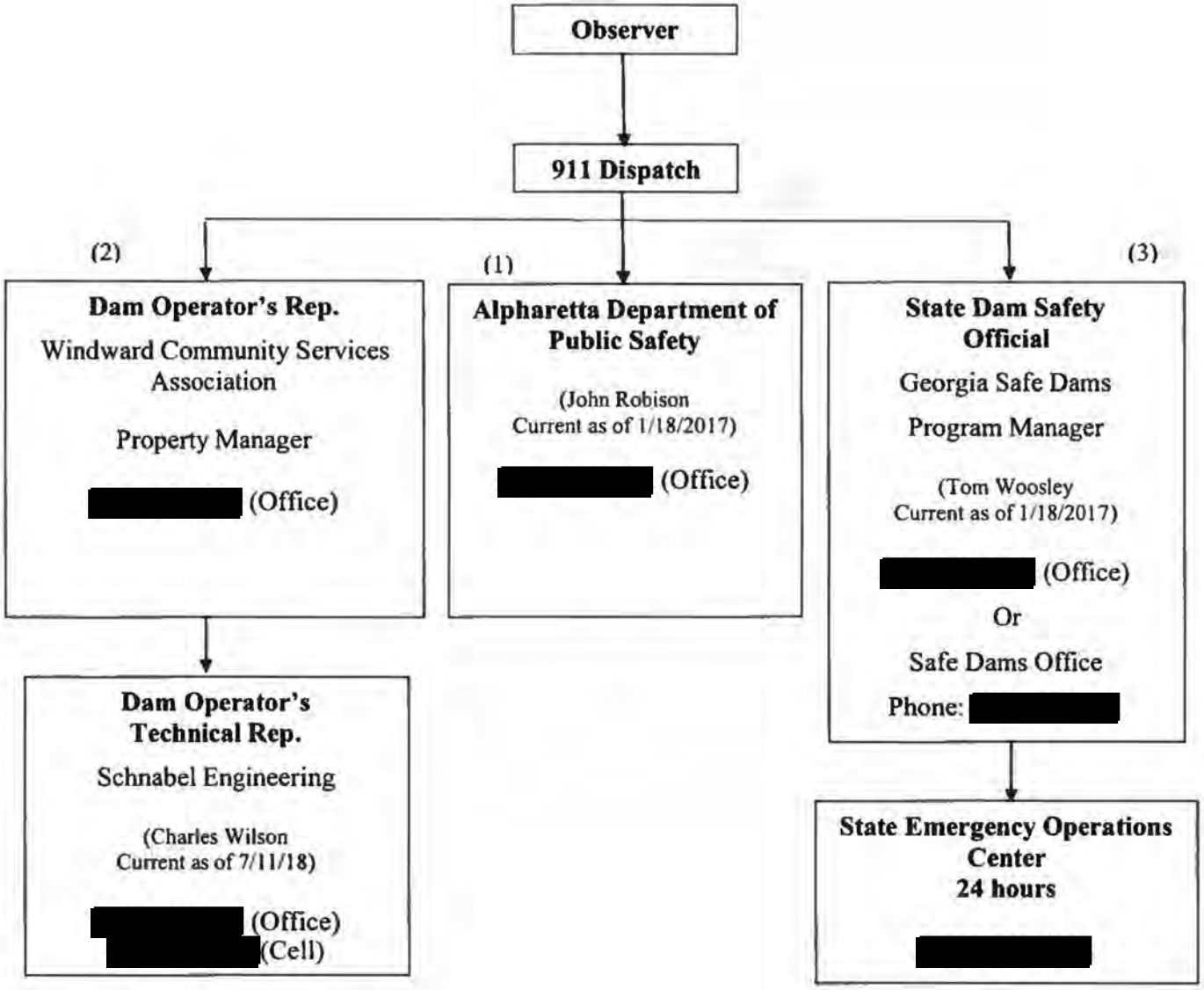
Windward Lake Dam, also known as the George Parsons Lake Dam, located 1.5 miles east of the intersection of GA-400 and Windward Parkway, is failing. Repeat, Windward Lake Dam, is failing.

If you are in or near this area, proceed immediately to high ground away from the valley. Do not travel on Windward Parkway, Webb Bridge Road, Grimes Bridge Road, Kimball Bridge Road, or McGinnis Ferry Road. Do not return to your home to recover your possessions. You cannot outrun or drive away from the flood wave. Proceed immediately to high ground away from the valley.

Repeat message.

Emergency Level 1 Notifications

Nonemergency
unusual event; slowly developing



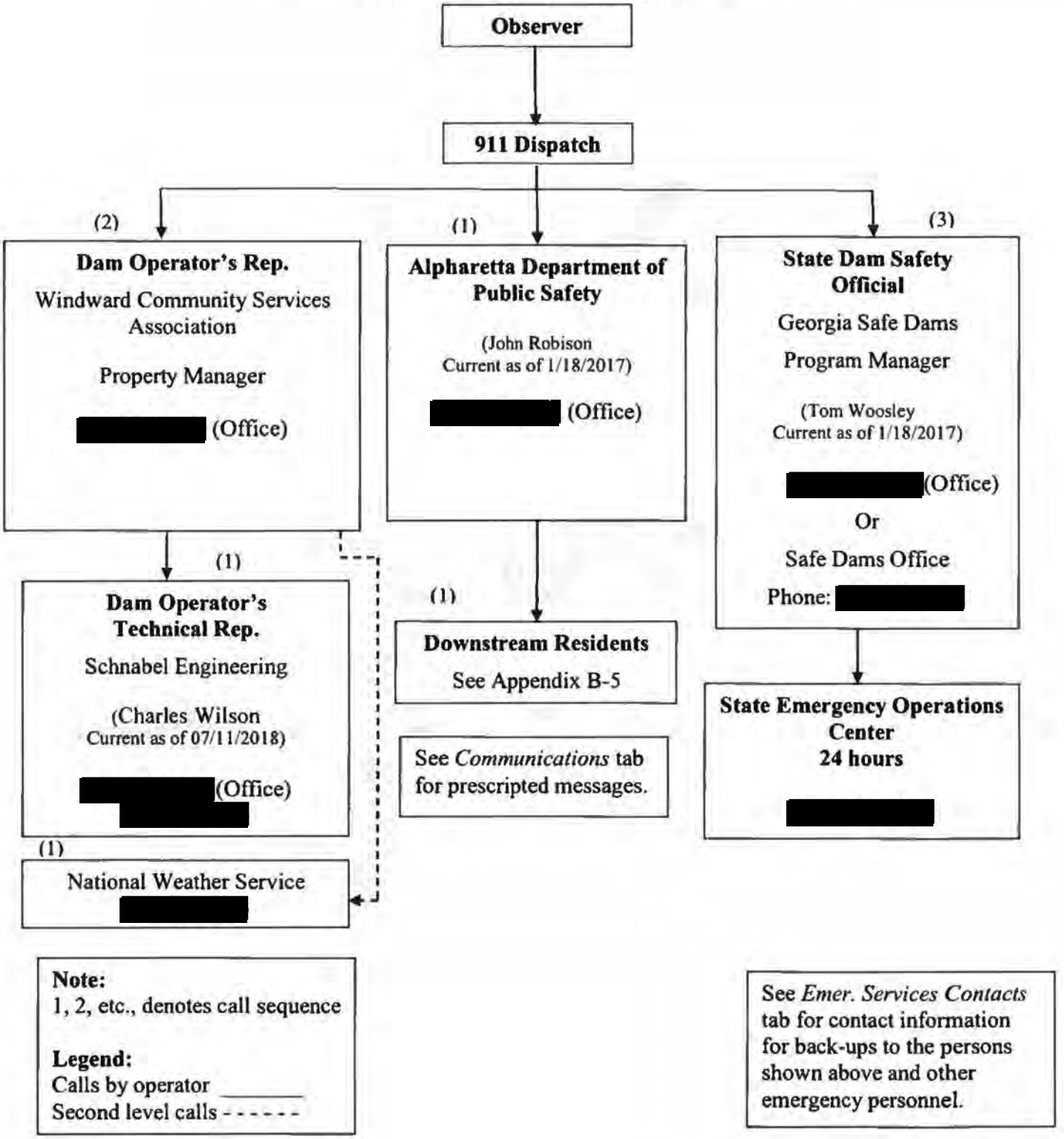
Note:
1, 2, etc., denotes call sequence

Legend:
Calls by operator _____
Second level calls - - - - -

See *Emer. Services Contacts* tab for contact information for back-ups to the persons shown above and other emergency personnel.

Emergency Level 2 Notifications

Emergency event, potential dam failure situation; rapidly developing



Emergency Level 3 Notifications

Urgent event, dam failure appears imminent or is in progress

Observer

911 Dispatch

(2)

Dam Operator's Rep.

Windward Community Services Association

Property Manager

[redacted] (Office)

(1)

Alpharetta Department of Public Safety

(John Robison
Current as of 1/18/2017)

[redacted] (Office)

(3)

(1)

Dam Operator's Technical Rep.

Schnabel Engineering

(Charles Wilson
Current as of 07/11/2018)

[redacted] (Office)

(1)

Downstream Residents

See Appendix B-5

See *Communications* tab for prescripted messages.

(1)

National Weather Service

[redacted]

(2)

Local News & TV Stations

See *Emer. Services Contacts* tab for contact information for back-ups to the persons shown above and other emergency personnel.

Note:
1, 2, etc., denotes call sequence

Legend
Calls by operator _____
Second level calls - - - - -

Emergency Services Contacts

Agency / Organization	Principal contact	Address	Office telephone number	Alternate telephone numbers
Alpharetta Department of Public Safety	John Robison		[redacted]	
Windward Community Services Association	David Hill & Melissa Cuylear	1100 Northmeadow Pkwy, Suite 114 Roswell, GA 30076	[redacted]	
Schnabel Engineering	Charles Wilson	6445 Shiloh Road, Suite A Alpharetta, GA 30005	[redacted]	[redacted]
City of Alpharetta/City of Milton 911 Services			911	
Roswell 911 Services			[redacted]	
Roswell Fire	Chief Ricky Burnett		[redacted]	
Roswell Transportation	Steve Acenbrak	38 Hill Street, Suite 235, Roswell, GA 30075	[redacted]	
City of Johns Creek Emergency Management	Grant Hickey		[redacted]	Patrick O'Neill*: [redacted] Jason Harper*: [redacted]
Forsyth County 911 Services			[redacted]	
Atlanta-Fulton County Emergency Management Agency	Matt Kallmyer	130 Peachtree Street SW, Suite G-157 P-Level, Atlanta, GA 30303	[redacted]	
GA Emergency Management Agency	Homer Bryson	935 East Confederate Ave. SE, Atlanta, GA 30316	[redacted]	
National Weather Service	Kent Frantz	4 Falcon Drive, Peachtree City, GA 30269	[redacted]	
GA Department of Transportation		1 Georgia Center, 600 West Peachtree St. NW, Atlanta, GA 30308	[redacted]	
Big Creek Greenway	John Robison		[redacted]	
The Golf Course of Georgia		1 Golf Club Dr, Alpharetta, GA 30005	[redacted]	
WSB-TV (ABC – Channel 2)		1601 West Peachtree St. NE Atlanta, GA 30309	[redacted]	
WGCL-TV (CBS – Channel 46)		425 14th Street NW Atlanta, GA 30318	[redacted]	
FOX 5 – TV (FOX – Channel 5)		1551 Briarcliff Road NE Atlanta, GA 30306	[redacted]	

WXIA – TV (NBC – Channel 11)		1 Monroe Place NE Atlanta, GA 30324	[redacted]	
News 95.5/AM 750 WSB		1601 West Peachtree St. NE Atlanta, GA 30309	[redacted]	

* Back-up to primary contact

Step 4 Expected Actions

If the City of Alpharetta receives a 911 call regarding observations of an unusual or emergency event at the dam, they should immediately contact Windward Community Services Association. After the Windward Community Services Association determines the emergency level, the following actions should be taken. If time permits, Schnabel Engineering and Georgia Safe Dams should be contacted for technical consultation.

Emergency Level 1—Nonemergency, unusual event; slowly developing:

A. The Windward Community Services Association should inspect the dam. At a minimum, inspect the full length of the upstream slope, crest, downstream toe, and downstream slope. Also, check the reservoir area, abutments, and downstream channel for signs of changing conditions. **If increased seepage, erosion, cracking, or settlement are observed, immediately report the observed conditions to Schnabel Engineering or Georgia Safe Dams; refer to the emergency level table for guidance in determining the appropriate event level for the new condition and recommended actions.**

B. Record all contacts that were made on the *Contact Checklist* (Appendix A–1). Record all information, observations, and actions taken on the *Event Log Form* (Appendix A–2). Note the time of changing conditions. Document the situation with photographs and video, if possible.

C. The Windward Community Services Association should contact Schnabel Engineering and request technical staff to investigate the situation and recommend corrective actions.

Emergency Level 2—Potential dam failure situation; rapidly developing:

A. The Windward Community Services Association should contact Schnabel Engineering and the Georgia Safe Dams to report the situation and, if time permits, request technical staff to investigate the situation and recommend corrective actions.

B. The Windward Community Services Association should contact the City of Alpharetta to inform them that the EAP has been activated and if current conditions get worse, an emergency situation may require evacuation. Preparations should be made for possible road closures and evacuations.

C. Provide updates to the City of Alpharetta and emergency services personnel to assist them in making timely decisions concerning the need for warnings, road closures, and evacuations.

D. If time permits, the Windward Community Services Association should inspect the dam. At a minimum, inspect the full length of the upstream slope, crest, downstream toe, and downstream slope. Also, check the reservoir area, abutments, and downstream channel for signs of changing conditions. **If piping, increased seepage, erosion, cracking, or settlement are observed, immediately report the observed conditions to the Schnabel Engineering and Georgia Safe Dams; refer to the emergency level table for guidance in determining the appropriate event level for the new condition and recommended actions.**

E. Record all contacts that were made on the *Contact Checklist* (Appendix A–1). Record all information, observations, and actions taken on the *Event Log Form* (Appendix A–2). Note the time of changing conditions. Document the situation with photographs and video, if possible.

F. If time permits, the following emergency remedial actions should be taken as appropriate.

Emergency Level 2—Potential dam failure situation; rapidly developing—continued:

Emergency remedial actions

If time permits, the following emergency remedial actions should be considered for Emergency Level 2 conditions. Immediate implementation of these remedial actions may delay, moderate, or prevent the failure of the dam. Several of the listed adverse or unusual conditions may be apparent at the dam at the same time, requiring implementation of several modes of remedial actions. Close monitoring of the dam must be maintained to confirm the success of any remedial action taken at the dam. Time permitting, any remedial action should be developed through consultation with Schnabel Engineering and Georgia Safe Dams. See *Resources Available* (Appendix B–1) for sources of equipment and materials to assist with remedial actions.

Embankment overtopping

1. If the water level in the reservoir is no longer rising, place sandbags along the low areas of the top of the dam to control wave action, reduce the likelihood of flow concentration during minor overtopping, and to safely direct more water through the spillway.
2. Cover the weak areas of the top of the dam and downstream slope with riprap, sandbags, plastic sheets, or other materials to provide erosion-resistant protection.

Seepage and sinkholes

1. Open the principal spillway gate to lower the reservoir level as rapidly as possible to a level that stops or decreases the seepage to a nonerosive velocity. If the gate is damaged or blocked, pumping or siphoning may be required.

   Continue lowering the water level until the seepage stops.
2. If the entrance to the seepage origination point is observed in the reservoir (possible whirlpool) and is accessible, attempt to reduce the flow by plugging the entrance with readily available materials such as hay bales, bentonite, soil or rockfill, or plastic sheeting.
3. Cover the seepage exit area(s) with several feet of sand/gravel to hold fine-grained embankment or foundation materials in place. Alternatively, construct sandbag or other types of ring dikes around seepage exit areas to retain a pool of water, providing backpressure and reducing the erosive nature of the seepage.
4. Prevent vehicles and equipment from driving between the seepage exit points and the embankment to avoid potential loss from the collapse of an underground void.

Embankment movement

1. Open outlet(s) and lower the reservoir to a safe level at a rate commensurate with the urgency and severity of the condition of the slide or slump. If the gate is damaged or blocked, pumping or siphoning may be required.
2. Repair settlement of the crest by placing sandbags or earth and rockfill materials in the damaged area to restore freeboard.
3. Stabilize slides by placing a soil or rockfill buttress against the toe of the slide.

Earthquake

1. Immediately conduct a general overall visual inspection of the dam.
2. Perform a field survey to determine if there has been any settlement and movement of the dam embankment, spillway, and low-level outlet works.
3. Drain the reservoir, if required.

Emergency Level 3—Urgent; dam failure appears imminent or is in progress:

A. The Windward Community Services Association shall immediately contact the City of Alpharetta and others shown on the notification chart.

B. The City of Alpharetta shall lead the efforts to carry out warnings, close roads, and evacuate people at risk downstream from the dam.

C. The City of Alpharetta shall alert the public and immediately evacuate at-risk people and close roads as necessary. The City of Alpharetta will utilize the following services to communicate with at-risk people:

- Smart-911 (Smart Notify)
- Social Media via Facebook and Twitter updates
- Posted Messages on the City's Website
- Activation of the City's Weather Emergency Sirens
- Communication with Local News Media

D. The Windward Community Services Association shall maintain continuous communication and provide the City of Alpharetta with updates of the situation to assist him/her in making timely decisions concerning warnings and evacuations.

E. The Windward Community Services Association should record all contacts that were made on the *Contact Checklist* (Appendix A–1). Record all information, observations, and actions taken on the *Event Log Form* (Appendix A–2). Note the time of changing conditions. Document the situation with photographs and video, if possible.

F. Advise people monitoring the dam to follow safe procedures. Everyone should stay away from any of the failing structures or slopes and out of the potential breach inundation areas.

Step 5 Termination

Whenever the EAP has been activated, an emergency level has been declared, all EAP actions have been completed, and the emergency is over, the EAP operations must eventually be terminated and follow-up procedures completed.

Termination responsibilities

The City of Alpharetta is responsible for terminating EAP operations and relaying this decision to the Windward Community Services Association. It is then the responsibility of each person to notify the same group of contacts that were notified during the original event notification process to inform those people that the event has been terminated.

Prior to termination of an Emergency Level 3 event that has not caused actual dam failure, Schnabel Engineering's technical representative or Georgia Safe Dams will inspect the dam or require the inspection of the dam to determine whether any damage has occurred that could potentially result in loss of life, injury, or property damage. If it is determined that conditions do not pose a threat to people or property, the City of Alpharetta will be advised to terminate EAP operations as described above.

The Windward Community Services Association shall assure that the *Dam Safety Emergency Situation Report* (Appendix A–3) is completed to document the emergency event and all actions that were taken. The Windward Community Services Association shall distribute copies of the completed report to Georgia Safe Dams and Schnabel Engineering.

Maintenance—EAP Review and Revision

EAP annual review

The Windward Community Services Association will review and, if needed, update the EAP at least once each year. The EAP annual review will include the following:

- Calling all contacts on the three notification charts in the EAP to verify that the phone numbers and persons in the specified positions are current. The EAP will be revised if any of the contacts have changed.
- Contacting the local law enforcement agency to verify the phone numbers and persons in the specified positions. In addition, the Windward Community Services Association will ask if the person contacted knows where the EAP is kept and if responsibilities described in the EAP are understood.
- Calling the locally available resources to verify that the phone numbers, addresses, and services are current.

Revisions

The Windward Community Services Association is responsible for updating the EAP document. The EAP document held by the Windward Community Services Association is the master document. When revisions occur, the Windward Community Services Association will provide the revised pages and a revised revision summary page to all the EAP document holders. The document holders are responsible for revising outdated copy of the respective document(s) whenever revisions are received. Outdated pages shall be immediately discarded to avoid any confusion with the revisions.

EAP periodic test

The Windward Community Services Association will host and facilitate a periodic test of the EAP at least once every 5 years.

The periodic test will consist of a meeting, including a tabletop exercise, conducted at the Windward Community Services Association's office. Attendance should include the Windward Community Services Association representative(s), City of Alpharetta Public Works staff member(s), Schnabel Engineering staff member(s), Alpharetta Department of Public Safety staff member(s), and others with key responsibilities listed in the EAP. At the discretion of the Windward Community Services Association, other organizations that may be involved with an unusual or emergency event at the dam are encouraged to participate. Before the tabletop exercise begins, meeting participants will visit the dam during the periodic test to familiarize themselves with the dam site.

The tabletop exercise will begin with the facilitator presenting a scenario of an unusual or emergency event at the dam. The scenario will be developed prior to the exercise. Once the scenario has been presented, the participants will discuss the responses and actions that they would take to address and resolve the scenario. The narrator will control the discussion, ensuring realistic responses and developing the scenario throughout the exercise. The Windward Community Services Association should complete an event log as they would during an actual event.

After the tabletop exercise, the five sections of the EAP will be reviewed and discussed. Mutual aid agreements and other emergency procedures can be discussed. The Windward Community Services Association will prepare a written summary of the periodic test and revise the EAP, as necessary. A copy of the summary and the revised EAP will be provided to the City of Alpharetta.

Record of Holders of Control Copies of this EAP

Copy No.	Organization	Person receiving copy	Title
1	Windward Community Services Association Address	David Hill & Melissa Cuylear	Property Manager
2	City of Alpharetta Department of Public Safety 1790 Hembree Road Alpharetta, GA 30009	John Robison	Director of Public Safety
3	City of Roswell 38 Hill Street Roswell, GA 30075		
4	City of Johns Creek Emergency Management 12000 Findley Road, Suite 400 Johns Creek, GA 30097	Grant Hickey	Special Projects Coordinator
5	Schnabel Engineering 6445 Shiloh Road, Suite A Alpharetta, GA 30005	Charles Wilson	Engineer
6			
7			

Record of Revisions and Updates Made to EAP

Revision Number	Date	Revisions made	By whom
0	MM/DD/YY	Creation and distribution of original EAP document	Windward Community Services Association

Concurrences

By my signature, I acknowledge that I, or my representative, have reviewed this plan and concur with the tasks and responsibilities assigned herein for me and my organization.

1. _____

Signature *Organization* *Date*

Printed name and title: Property Manager, Windward Community Services Association, Inc.

2. _____

Signature *Organization* *Date*

Printed name and title: John Robison, Director, Department of Public Safety, City of Alpharetta

3. _____

Signature *Organization* *Date*

Printed name and title: Charles Wilson, PE/Principal, Schnabel Engineering

4. _____

Signature *Organization* *Date*

Printed name and title: Tom Woosley, GA Safe Dams, Program Manager

Appendices—Forms, Glossary, Maps, and Supporting Data

Appendix A

A–1 Contact Checklist

A–2 Unusual or Emergency Event Log Form

A–3 Dam Emergency Situation Report Form

A–4 Glossary of Terms

Appendix B

B–1 Resources Available

B–2 Location and Vicinity Maps

B–3 Watershed Project Map

B–4 Residents/Businesses/Highways at Risk

B–5 Plan View of Dam

B–6 Reservoir Elevation-Area-Volume and Spillway Capacity Data

B–7 National Inventory of Dams (NID) Data

Appendix A–1

Contact Checklist

Windward Lake Dam (George Parsons Lake Dam)

Fulton County, Georgia Date _____

The following contacts should be made immediately after the emergency level is determined (see pages 7–10 for guidance to determine the appropriate emergency level for a specific situation). The person making the contacts should initial and record the time of the call and who was notified for each contact made. See the *Notification Charts* tab for critical contact information and *Emer. Services Contacts* tab for contact information for other possible emergency services.

Emergency Level 1 (see page 13)	Person Contacted	Time Contacted	Contacted by
___ Windward Comm. Services Ass.			
___ Alpharetta Dept. of Public Safety			
___ Schnabel Engineering			
___ Georgia Safe Dams			

Emergency Level 2 (see page 14)	Person Contacted	Time Contacted	Contacted by
___ Windward Comm. Services Ass.			
___ Alpharetta Dept. of Public Safety			
___ Schnabel Engineering			
___ Georgia Safe Dams			

Emergency Level 3 (see page 15)	Person Contacted	Time Contacted	Contacted by
___ Windward Comm. Services Ass.			
___ Alpharetta Dept. of Public Safety			
___ Schnabel Engineering			
___ Georgia Safe Dams			

Appendix A–2

Unusual or Emergency Event Log

(to be completed during the emergency)

Dam name: Windward Lake Dam (George Parsons Lake Dam) County: Fulton County

When and how was the event detected? _____

_____

Weather conditions: _____

_____

General description of the emergency situation: _____

_____

_____

Emergency level determination: _____ Made by: _____

Actions and Event Progression

Date	Time	Action/event progression	Taken by

Report prepared by: _____ Date: _____

Appendix A–3

Dam Emergency Situation Report

(to be completed following the termination of the emergency)

Dam name: Windward Lake Dam (George Parsons Lake Dam)

National Inventory of Dams (NID) No.: GA03846

Dam location: Northeastern portion of Alpharetta, GA Fulton County Caney Creek

(City) *(County)* *(Stream/River)*

Date: _____ Time: _____

Weather conditions: _____

General description of emergency situation:

_____

_____

Area(s) of dam affected:

_____

_____

Extent of dam damage: _____

Possible cause(s): _____

Effect on dam's operation: _____

Initial reservoir elevation: _____ Time: _____

Maximum reservoir elevation: _____ Time: _____

Final reservoir elevation: _____ Time: _____

Description of area flooded downstream/damages/injuries/loss of life: _____

_____

_____

Other data and comments:

_____

Observer's name and telephone number: _____

Report prepared by: _____ Date: _____

Appendix A–4
Glossary of Terms

Abutment That part of the valleyside against which the dam is constructed. The left and right abutments of dams are defined with the observer looking downstream from the dam.

Acre-foot A unit of volumetric measure that would cover 1 acre to a depth of 1 foot. One acre-foot is equal to 43,560 cubic feet or 325,850 gallons.

Berm A nearly horizontal step (bench) in the upstream or downstream sloping face of the dam.

Boil A disruption of the soil surface due to water discharging from below the surface. Eroded soil may be deposited in the form of a ring (miniature volcano) around the disruption.

Breach An opening through the dam that allows draining of the reservoir. A controlled breach is an intentionally constructed opening. An uncontrolled breach is an unintended failure of the dam.

Conduit A closed channel (round pipe or rectangular box) that conveys water through, around, or under the dam.

Control section A usually level segment in the profile of an open channel spillway above which water in the reservoir discharges through the spillway.

Cross section A slice through the dam showing elevation vertically and direction of natural water flow horizontally from left to right. Also, a slice through a spillway showing elevation vertically and left and right sides of the spillway looking downstream.

Dam An artificial barrier generally constructed across a watercourse for the purpose of impounding or diverting water.

Dam failure The uncontrolled release of a dam's impounded water.

Dam Operator The person(s) or unit(s) of government with responsibility for the operation and maintenance of dam.

Drain, toe, foundation, A water collection system of sand and gravel and typically pipes along the downstream portion of the dam to collect seepage and convey it to a safe outlet.

Drainage area (watershed) The geographic area on which rainfall flows into the dam.

Drawdown The lowering or releasing of the water level in a reservoir over time or the volume lowered or released over a particular period of time.

Emergency A condition that develops unexpectedly, endangers the structural integrity of the dam and/or downstream human life and property, and requires immediate action.

Emergency Action Plan (EAP)	A formal document identifying potential emergency conditions that may occur at the dam and specifying preplanned actions to minimize potential failure of the dam or minimize failure consequences including loss of life, property damage, and environmental impacts.
Evacuation map	A map showing the geographic area downstream of a dam that should be evacuated if it is threatened to be flooded by a breach of the dam or other large discharge.
Filter	The layers of sand and gravel in a drain that allow seepage through an embankment to discharge into the drain without eroding the embankment soil.
Freeboard	Vertical distance between a stated water level in the reservoir and the top of dam.
Gate, slide or sluice, or regulating	An operable, watertight valve to manage the discharge of water from the dam.
Groin	The area along the intersection of the face of a dam and the abutment.
Hazard classification	A system that categorizes dams (high, significant, or low) according to the degree of their potential to create adverse incremental consequences such as loss of life, property damage, or environmental impacts of a failure or misoperation of a dam.
Height, dam	The vertical distance between the lowest point along the top of the dam and the lowest point at the downstream toe, which usually occurs in the bed of the outlet channel.
Hydrograph, inflow	A graphical representation of either the flow rate or flow depth at a specific point above or below the dam over time for a specific flood occurrence.
Incident Commander	The highest predetermined official available at the scene of an emergency situation.
Instrumentation	An arrangement of devices installed into or near dams that provide measurements to evaluate the structural behavior and other performance parameters of the dam and appurtenant structures.
Inundation area or map	The geographic area downstream of the dam that would be flooded by a breach of the dam or other large discharge.
Notification	To immediately inform appropriate individuals, organizations, or agencies about a potentially emergency situation so they can initiate appropriate actions.
Outlet works (principal spillway)	An appurtenant structure that provides for controlled passage of normal water flows through the dam.
Piping	The progressive destruction of an embankment or embankment foundation by internal erosion of the soil by seepage flows.

Probable Maximum Precipitation (PMP) or Flood (PMF)	The theoretically greatest precipitation or resulting flood that is meteorologically feasible for a given duration over a specific drainage area at a particular geographical location.
Reservoir	The body of water impounded or potentially impounded by the dam.
Riprap	A layer of large rock, precast blocks, bags of cement, or other suitable material, generally placed on an embankment or along a watercourse as protection against wave action, erosion, or scour.
Risk	A measure of the likelihood and severity of an adverse consequence.
Seepage	The natural movement of water through the embankment, foundation, or abutments of the dam.
Slide	The movement of a mass of earth down a slope on the embankment or abutment of the dam.
Spillway (auxiliary or emergency)	The appurtenant structure that provides the controlled conveyance of excess water through, over, or around the dam.
Spillway capacity	The maximum discharge the spillway can safely convey with the reservoir at the maximum design elevation.
Spillway crest	The lowest level at which reservoir water can flow into the spillway.
Tailwater	The body of water immediately downstream of the embankment at a specific point in time.
Toe of dam	The junction of the upstream or downstream face of an embankment with the ground surface.
Top of dam (crest of dam)	The elevation of the uppermost surface of an embankment which can safely impound water behind the dam.

Appendix B–1
Resources Available

Locally available equipment, labor, and materials:
The City of Alpharetta has the following resources that can be utilized in the event of an emergency:

- two front-end loaders/backhoes
- one loader
- one backhoe
- one excavator
- two tractors
- eight dump trucks

Contact the City of Alpharetta Public Works Department—see *Emer. Services Contacts* tab.

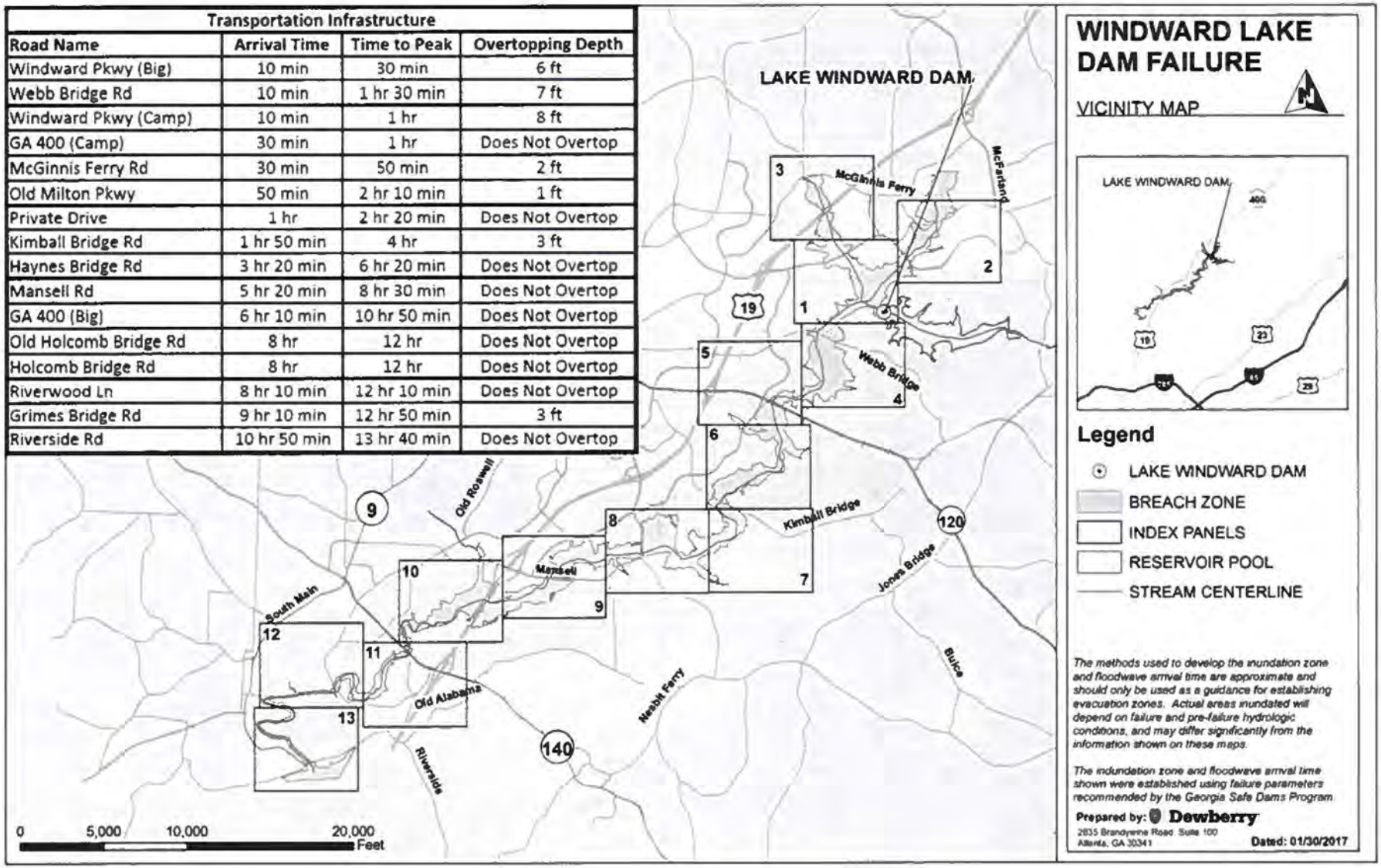
Other locally available resources include:

Heavy equipment service and rental	**Sand and gravel supply**	**Ready-mix concrete supply**
Ahern Rentals 4174 Jiles Road NW Kennesaw, GA [redacted]	River Sand Incorporated [redacted]	Thomas Concrete 695 Sims Industrial Blvd Alpharetta, GA [redacted]
Alpha Rental 515 North Main Street Alpharetta, GA [redacted]	Green Bros. Earth Works 3445 Francis Road Alpharetta, GA [redacted]	
Fulton County Public Works 141 Pryor Street SW Atlanta, GA [redacted]		
Neff Rental 3763 Longmire Way Atlanta, GA [redacted]		
Sunbelt Rentals 10580 Duke Drive Alpharetta, GA [redacted]		

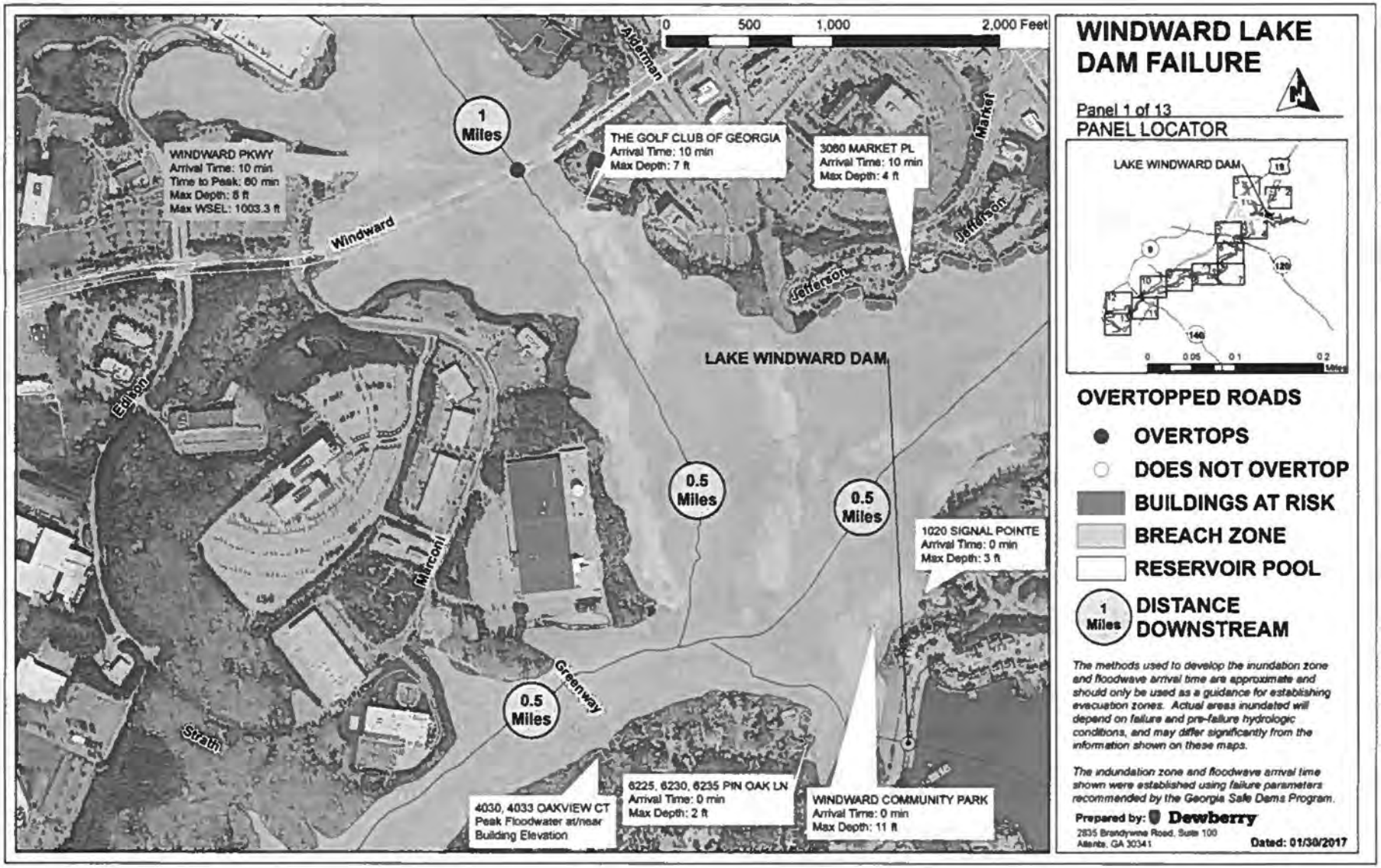
United Rentals 165 Peachtree Industrial Buford, GA [redacted]		
Volvo Rentals 185 Creamer Dr. Alpharetta, GA [redacted]		
Yancey Bros. Co 330 Lee Industrial Blvd. Austell, GA [redacted]		
Pumps	**On-site contractor**	**Sand bags**
B&J Hydraulics 1661 Old 41 Highway NW Marietta, GA [redacted]	Earth Development Inc. 5085 Old Ellis Pointe Roswell, GA [redacted]	Lowes 4925 Windward Parkway Alpharetta, GA [redacted]
Northern Tool & Equipment 119 Cobb Parkway N Marietta, GA [redacted]	Downey Tree 5055 Shadburn Road Cumming, GA [redacted]	Home Depot 5300 Windward Parkway Alpharetta, GA [redacted]
	Kennedy & Tillman Grading and Piping 1868 Old Concord Road Marietta, GA [redacted]	Wood Ace Hardware 4715 Hammond Industrial Dr Cumming, GA [redacted]
		W.W. Grainger Inc. 1455 Hembree Road Roswell, GA [redacted]

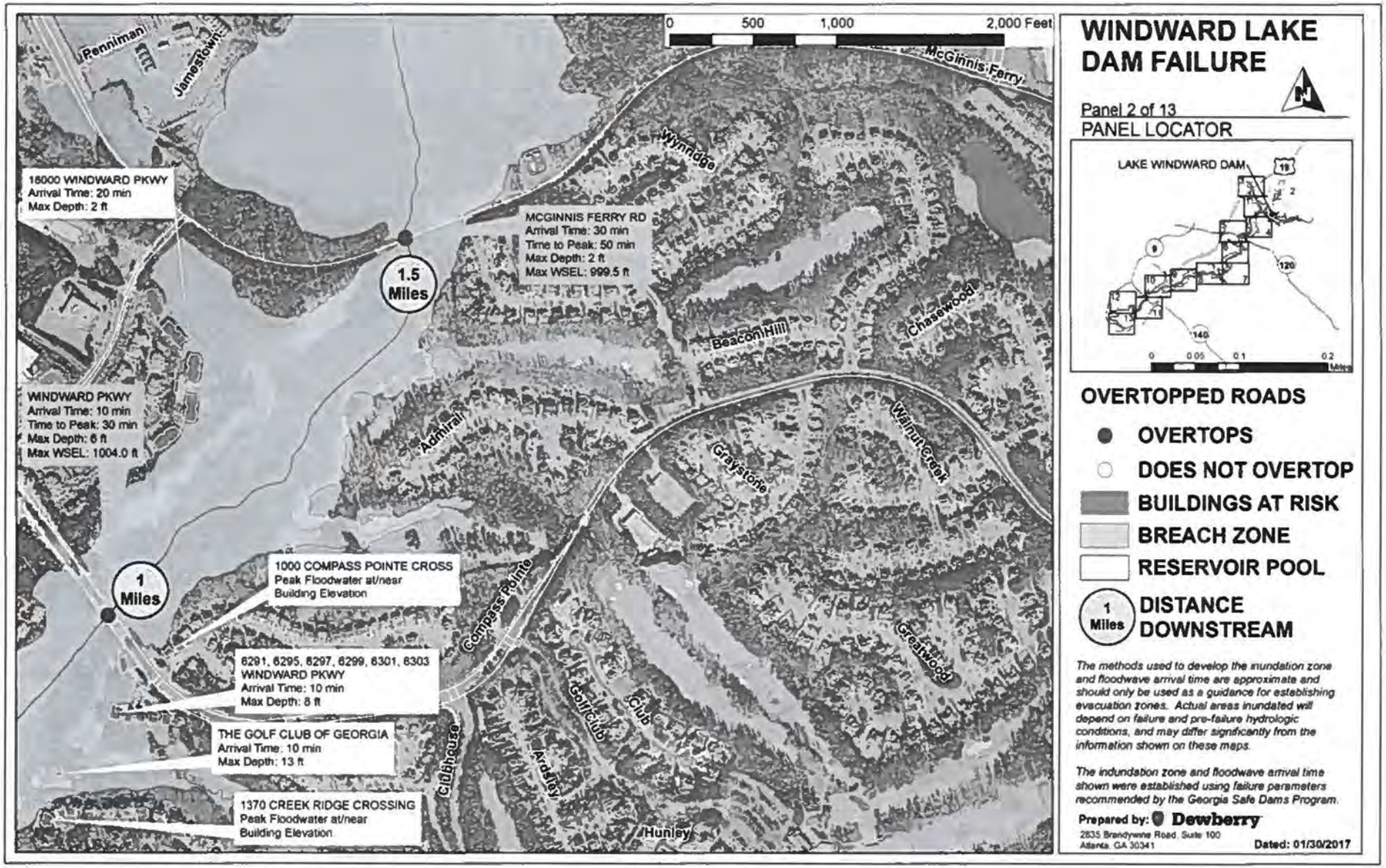
Appendix B–2
Location and Vicinity Maps

Transportation Infrastructure			
Road Name	**Arrival Time**	**Time to Peak**	**Overtopping Depth**
Windward Pkwy (Big)	10 min	30 min	6 ft
Webb Bridge Rd	10 min	1 hr 30 min	7 ft
Windward Pkwy (Camp)	10 min	1 hr	8 ft
GA 400 (Camp)	30 min	1 hr	Does Not Overtop
McGinnis Ferry Rd	30 min	50 min	2 ft
Old Milton Pkwy	50 min	2 hr 10 min	1 ft
Private Drive	1 hr	2 hr 20 min	Does Not Overtop
Kimball Bridge Rd	1 hr 50 min	4 hr	3 ft
Haynes Bridge Rd	3 hr 20 min	6 hr 20 min	Does Not Overtop
Mansell Rd	5 hr 20 min	8 hr 30 min	Does Not Overtop
GA 400 (Big)	6 hr 10 min	10 hr 50 min	Does Not Overtop
Old Holcomb Bridge Rd	8 hr	12 hr	Does Not Overtop
Holcomb Bridge Rd	8 hr	12 hr	Does Not Overtop
Riverwood Ln	8 hr 10 min	12 hr 10 min	Does Not Overtop
Grimes Bridge Rd	9 hr 10 min	12 hr 50 min	3 ft
Riverside Rd	10 hr 50 min	13 hr 40 min	Does Not Overtop



Appendix B–3
Watershed Project Map





WINDWARD LAKE DAM FAILURE

Panel 2 of 13

PANEL LOCATOR

OVERTOPPED ROADS

- OVERTOPS
- DOES NOT OVERTOP

BUILDINGS AT RISK

BREACH ZONE

RESERVOIR POOL

1 Miles DISTANCE DOWNSTREAM

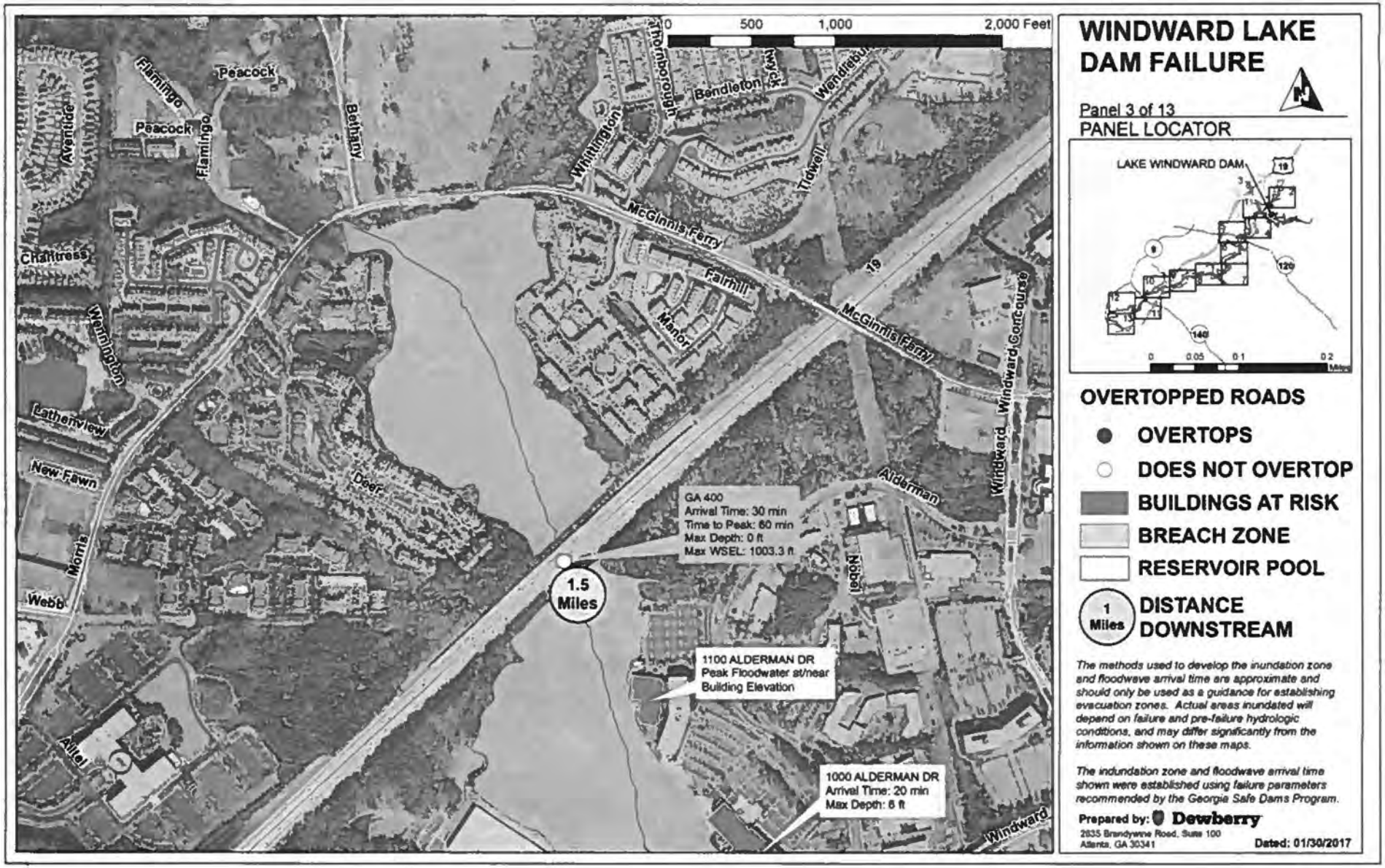
The methods used to develop the inundation zone and floodwave arrival time are approximate and should only be used as a guidance for esteblishing evacuation zones. Actual areas inundated will depend on failure and pre-failure hydrologic conditions, and may differ significantly from the information shown on these maps.

The indundation zone and floodwave arrival time shown were established using failure parameters recommended by the Georgia Safe Dams Program.

Prepared by: Dewberry

2835 Brandywine Road, Suite 100
Atlanta, GA 30341

Dated: 01/30/2017


0 500 1,000 2,000 Feet
WINDWARD LAKE DAM FAILURE
Panel 3 of 13
PANEL LOCATOR
LAKE WINDWARD DAM
OVERTOPPED ROADS
OVERTOPS
DOES NOT OVERTOP
BUILDINGS AT RISK
BREACH ZONE
RESERVOIR POOL
1 Miles
DISTANCE DOWNSTREAM
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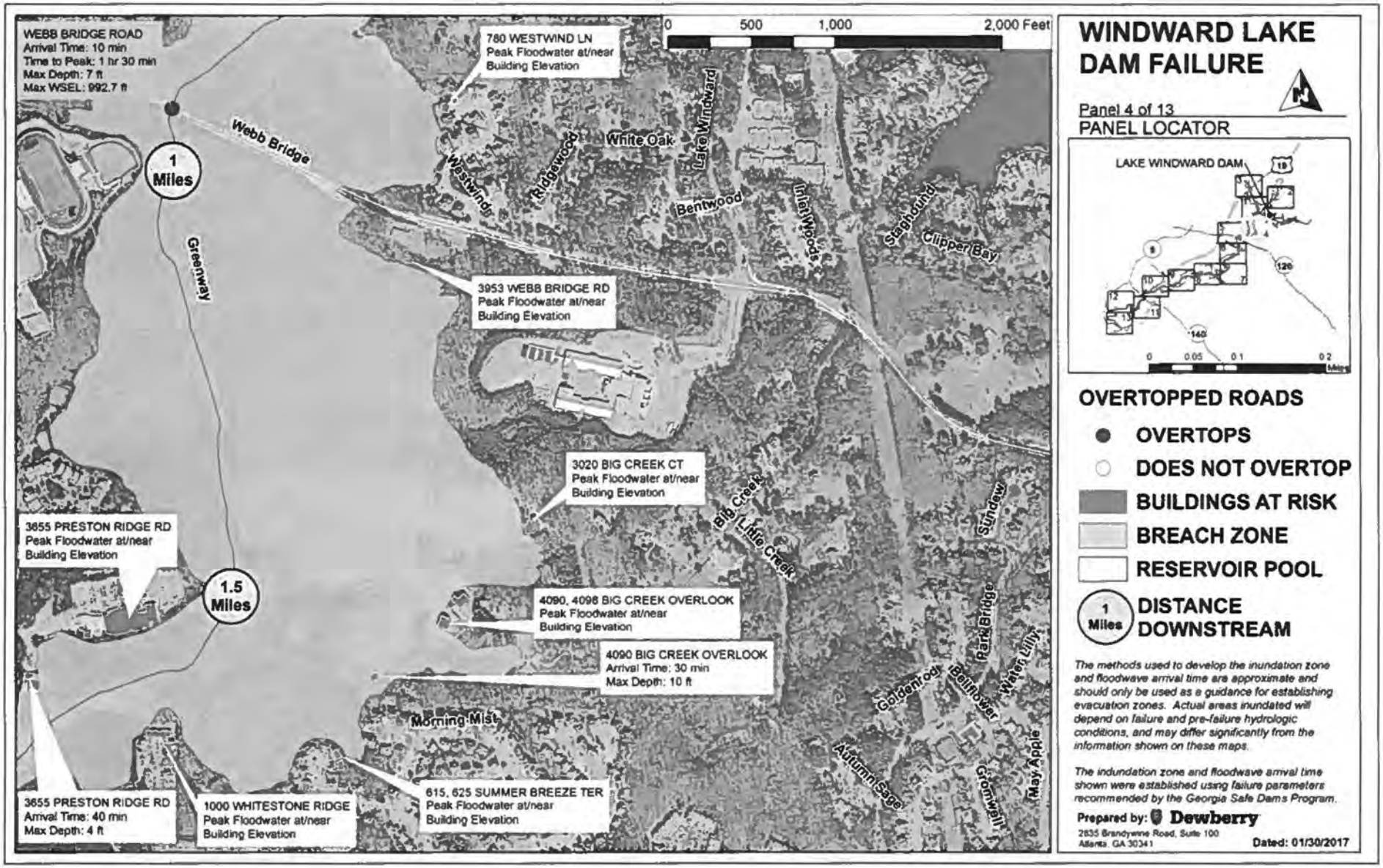
Prepared by: Dewberry
2835 Brandywine Road, Suite 100
Atlanta, GA 30341
Dated: 01/30/2017
GA 400
Arrival Time: 30 min
Time to Peak: 60 min
Max Depth: 0 ft
Max WSEL: 1003.3 ft
1.5 Miles
1100 ALDERMAN DR
Peak Floodwater at/near Building Elevation
1000 ALDERMAN DR
Arrival Time: 20 min
Max Depth: 6 ft
McGinnis Ferry
Windward
Alderman
Webb
Morris
Deer
New Fawn
Lathenview
Warrington
Chattress
Aventide
Flamingo
Peacock
Bethany
Whittington
Thornborough
Bendleton
Tidwell
Fairhill
Manor
Windward Concourse
Abbott
Alltel


WEBB BRIDGE ROAD
Arrival Time: 10 min
Time to Peak: 1 hr 30 min
Max Depth: 7 ft
Max WSEL: 992.7 ft
780 WESTWIND LN
Peak Floodwater at/near
Building Elevation
0 500 1,000 2,000 Feet
Webb Bridge
1 Miles
Greenway
Westwind
Ridgewood
White Oak
Lake Windward
Bentwood
Inlet Woods
Seaghound
Clipper Bay
3953 WEBB BRIDGE RD
Peak Floodwater at/near
Building Elevation
3020 BIG CREEK CT
Peak Floodwater at/near
Building Elevation
Big Creek
Little Creek
Sundew
3655 PRESTON RIDGE RD
Peak Floodwater at/near
Building Elevation
1.5 Miles
4090, 4098 BIG CREEK OVERLOOK
Peak Floodwater at/near
Building Elevation
4090 BIG CREEK OVERLOOK
Arrival Time: 30 min
Max Depth: 10 ft
Rare Bridge
Water Lilly
Goldenrod
Bellflower
Morning Mist
Autumn Sage
Cromwell
May Apple
3655 PRESTON RIDGE RD
Arrival Time: 40 min
Max Depth: 4 ft
1000 WHITESTONE RIDGE
Peak Floodwater at/near
Building Elevation
615, 625 SUMMER BREEZE TER
Peak Floodwater at/near
Building Elevation
WINDWARD LAKE DAM FAILURE
Panel 4 of 13
PANEL LOCATOR
LAKE WINDWARD DAM
OVERTOPPED ROADS
OVERTOPS
DOES NOT OVERTOP
BUILDINGS AT RISK
BREACH ZONE
RESERVOIR POOL
1 Miles
DISTANCE DOWNSTREAM
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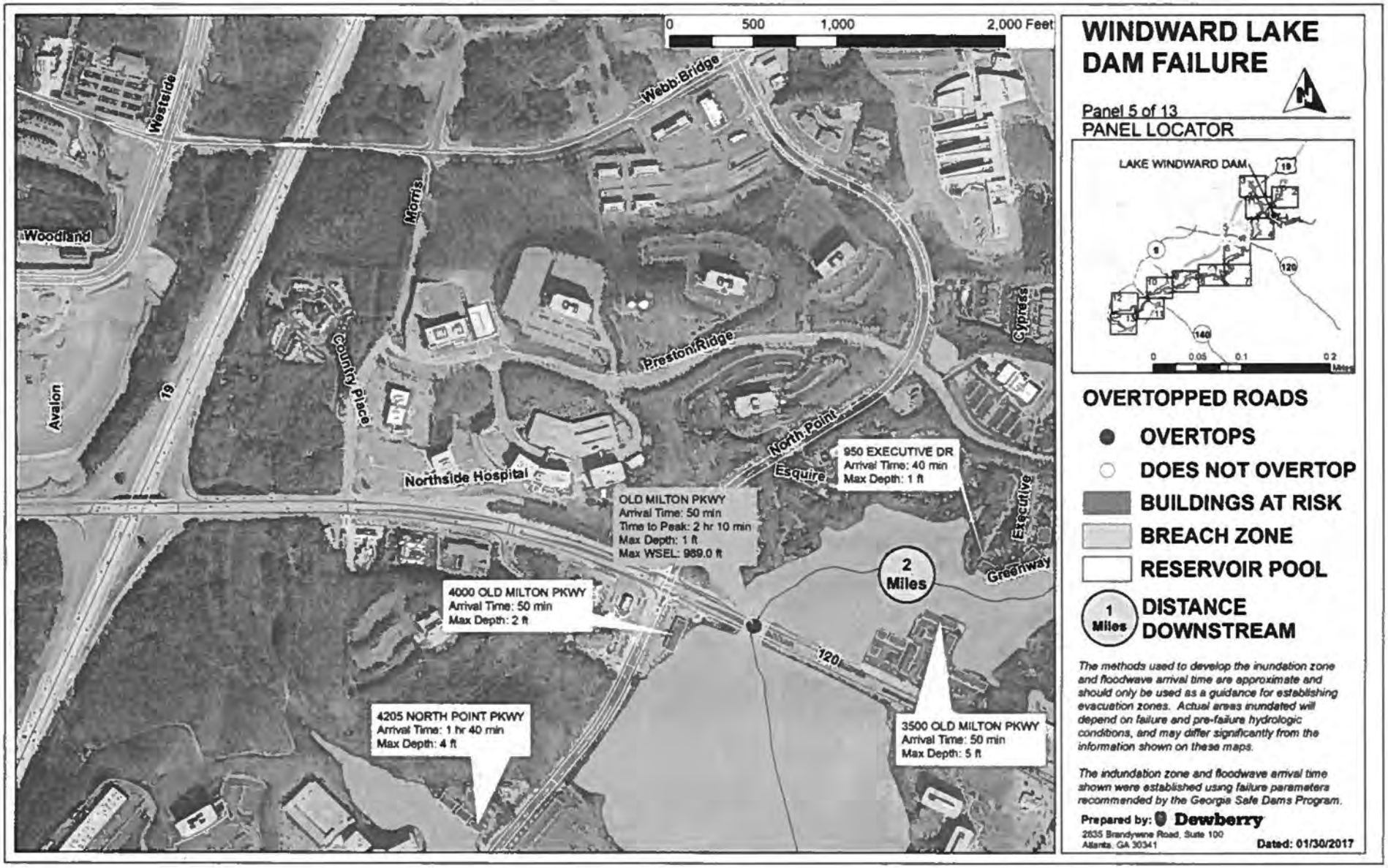
Atlanta, GA 30341
Dated: 01/30/2017


0 500 1,000 2,000 Feet
WINDWARD LAKE DAM FAILURE
Panel 5 of 13
PANEL LOCATOR
LAKE WINDWARD DAM
OVERTOPPED ROADS
OVERTOPS
DOES NOT OVERTOP
BUILDINGS AT RISK
BREACH ZONE
RESERVOIR POOL
DISTANCE DOWNSTREAM
Westside
Webb Bridge
Morris
Woodland
Avalon
19
County Place
Preston Ridge
Cypress
North Point
Esquire
Northside Hospital
950 EXECUTIVE DR
Arrival Time: 40 min
Max Depth: 1 ft
OLD MILTON PKWY
Arrival Time: 50 min
Time to Peak: 2 hr 10 min
Max Depth: 1 ft
Max WSEL: 989.0 ft
Executive
Greenway
2 Miles
4000 OLD MILTON PKWY
Arrival Time: 50 min
Max Depth: 2 ft
120
4205 NORTH POINT PKWY
Arrival Time: 1 hr 40 min
Max Depth: 4 ft
3500 OLD MILTON PKWY
Arrival Time: 50 min
Max Depth: 5 ft
1 Miles
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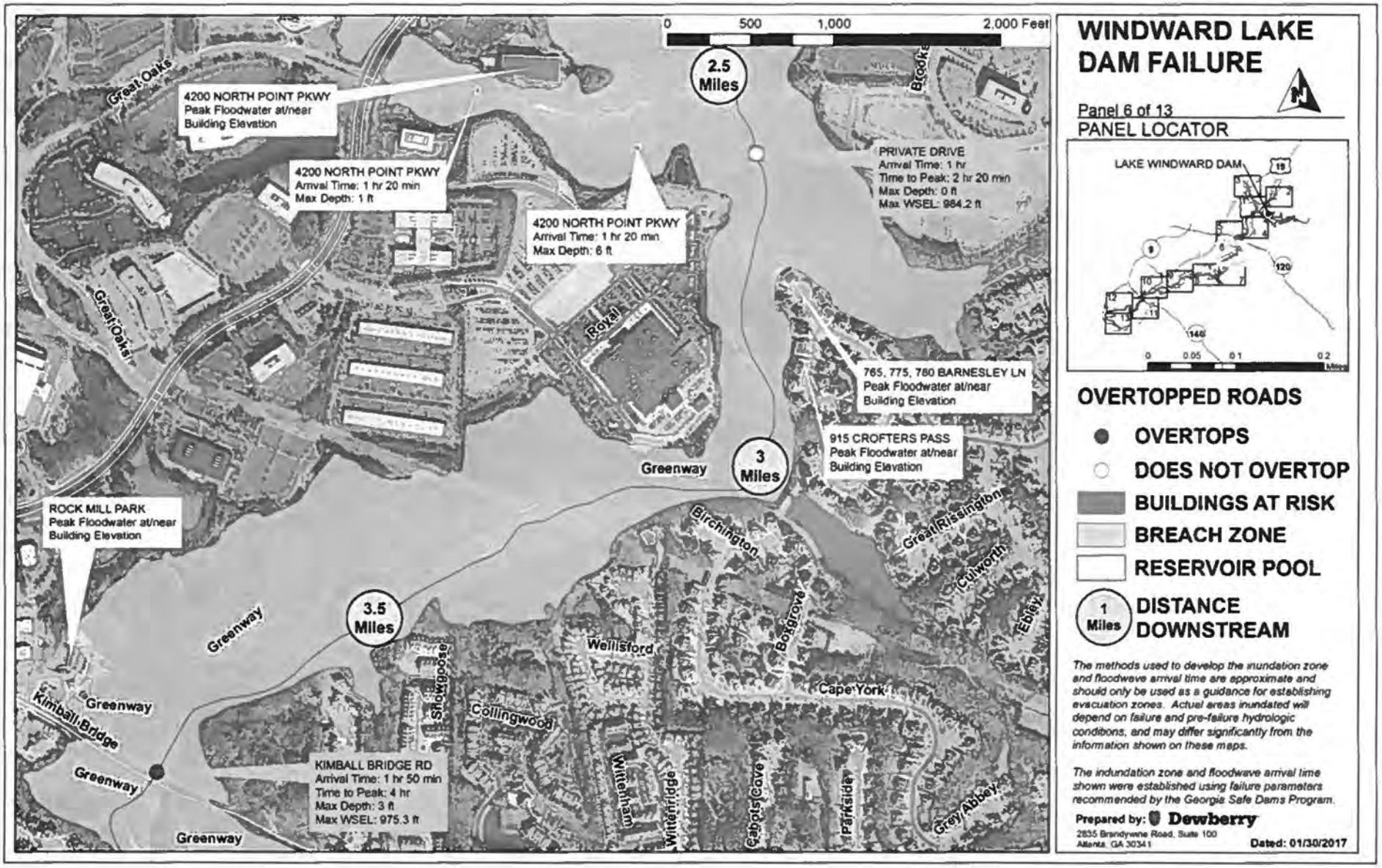
0 500 1,000 2,000 Feet
WINDWARD LAKE DAM FAILURE
Panel 6 of 13
PANEL LOCATOR
LAKE WINDWARD DAM
4200 NORTH POINT PKWY
Peak Floodwater at/near Building Elevation
4200 NORTH POINT PKWY
Arrival Time: 1 hr 20 min
Max Depth: 1 ft
4200 NORTH POINT PKWY
Arrival Time: 1 hr 20 min
Max Depth: 6 ft
PRIVATE DRIVE
Arrival Time: 1 hr
Time to Peak: 2 hr 20 min
Max Depth: 0 ft
Max WSEL: 984.2 ft
765, 775, 780 BARNESLEY LN
Peak Floodwater at/near Building Elevation
915 CROFTERS PASS
Peak Floodwater at/near Building Elevation
ROCK MILL PARK
Peak Floodwater at/near Building Elevation
KIMBALL BRIDGE RD
Arrival Time: 1 hr 50 min
Time to Peak: 4 hr
Max Depth: 3 ft
Max WSEL: 975.3 ft
2.5 Miles
3 Miles
3.5 Miles
Great Oaks
Royal
Greenway
Kimball Bridge
Snowgoose
Collingwood
Wellsford
Birchington
Bosgrove
Great Rissington
Cotworth
Ebley
Cape York
Witteham
Witanridge
Cabots Cove
Parkside
Grey Abbey
OVERTOPPED ROADS
OVERTOPS
DOES NOT OVERTOP
BUILDINGS AT RISK
BREACH ZONE
RESERVOIR POOL
1 Miles
DISTANCE DOWNSTREAM
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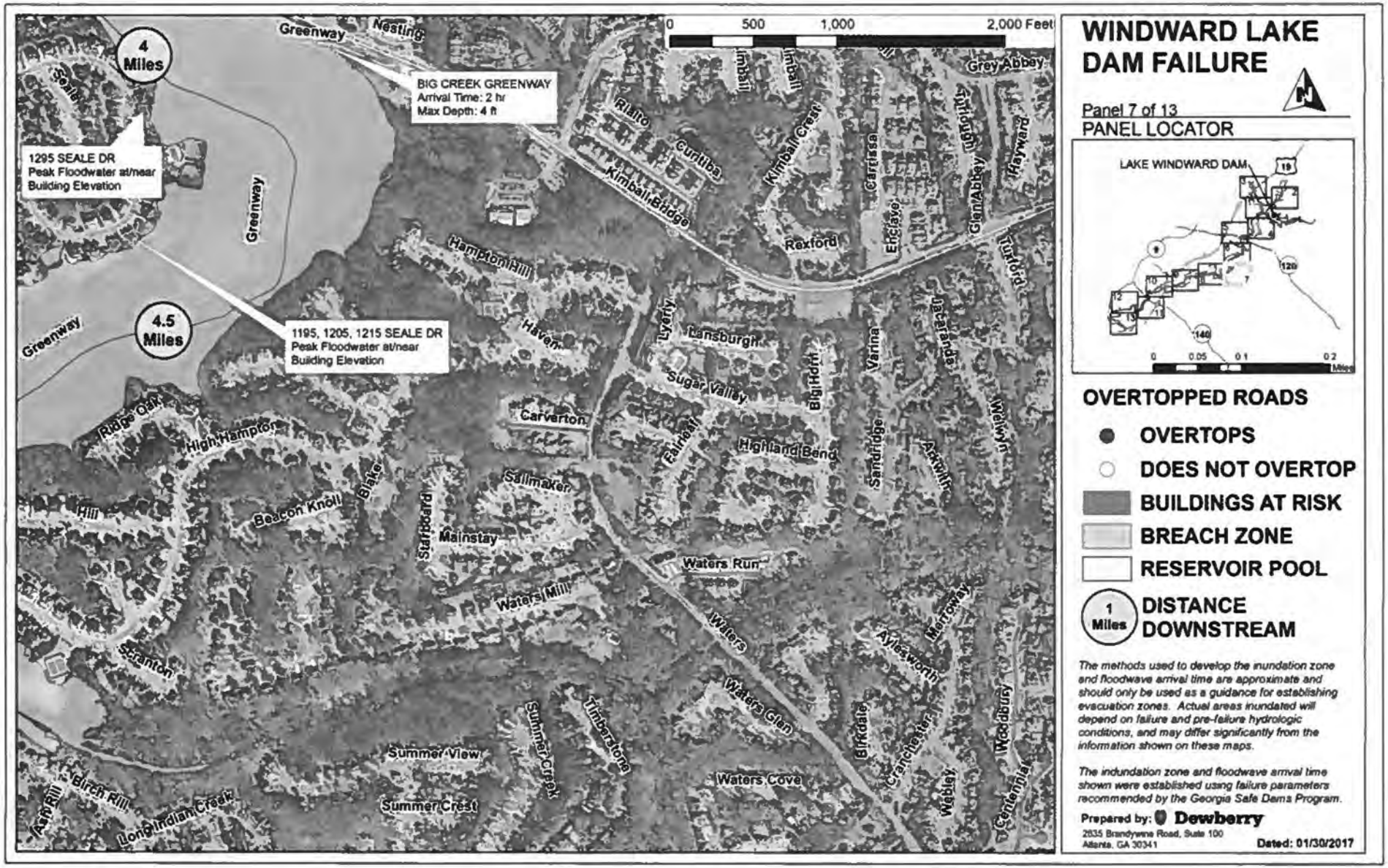
WINDWARD LAKE DAM FAILURE
Panel 7 of 13
PANEL LOCATOR
LAKE WINDWARD DAM
0 500 1,000 2,000 Feet
4 Miles
4.5 Miles
BIG CREEK GREENWAY
Arrival Time: 2 hr
Max Depth: 4 ft
1295 SEALE DR
Peak Floodwater at/near Building Elevation
1195, 1205, 1215 SEALE DR
Peak Floodwater at/near Building Elevation
Greenway
Nesting
Seale
Rialto
Curitiba
Kimball Bridge
Kimball Crest
Carrissa
Enclave
Glen Abbey
Hayward
Grey Abbey
Rexford
Turnford
Hampton Hill
Haven
Lyerly
Lansburgh
Sugar Valley
Big Horn
Varina
Jacaranda
Welwyn
Carverton
Fairleaf
Highland Bend
Sandridge
Ashwith
Ridge Oak
High Hampton
Blake
Salimaker
Beacon Knoll
Hill
Starboard
Mainstay
Waters Run
Waters Mill
Waters
Marroway
Aylesworth
Scranton
Waters Glen
Summer Creek
Timberstone
Birkdale
Manchester
Woodbury
Webley
Centennial
Summer View
Waters Cove
Summer Crest
Birch Rill
Ash Rill
Long Indian Creek
OVERTOPPED ROADS
OVERTOPS
DOES NOT OVERTOP
BUILDINGS AT RISK
BREACH ZONE
RESERVOIR POOL
1 Miles
DISTANCE DOWNSTREAM
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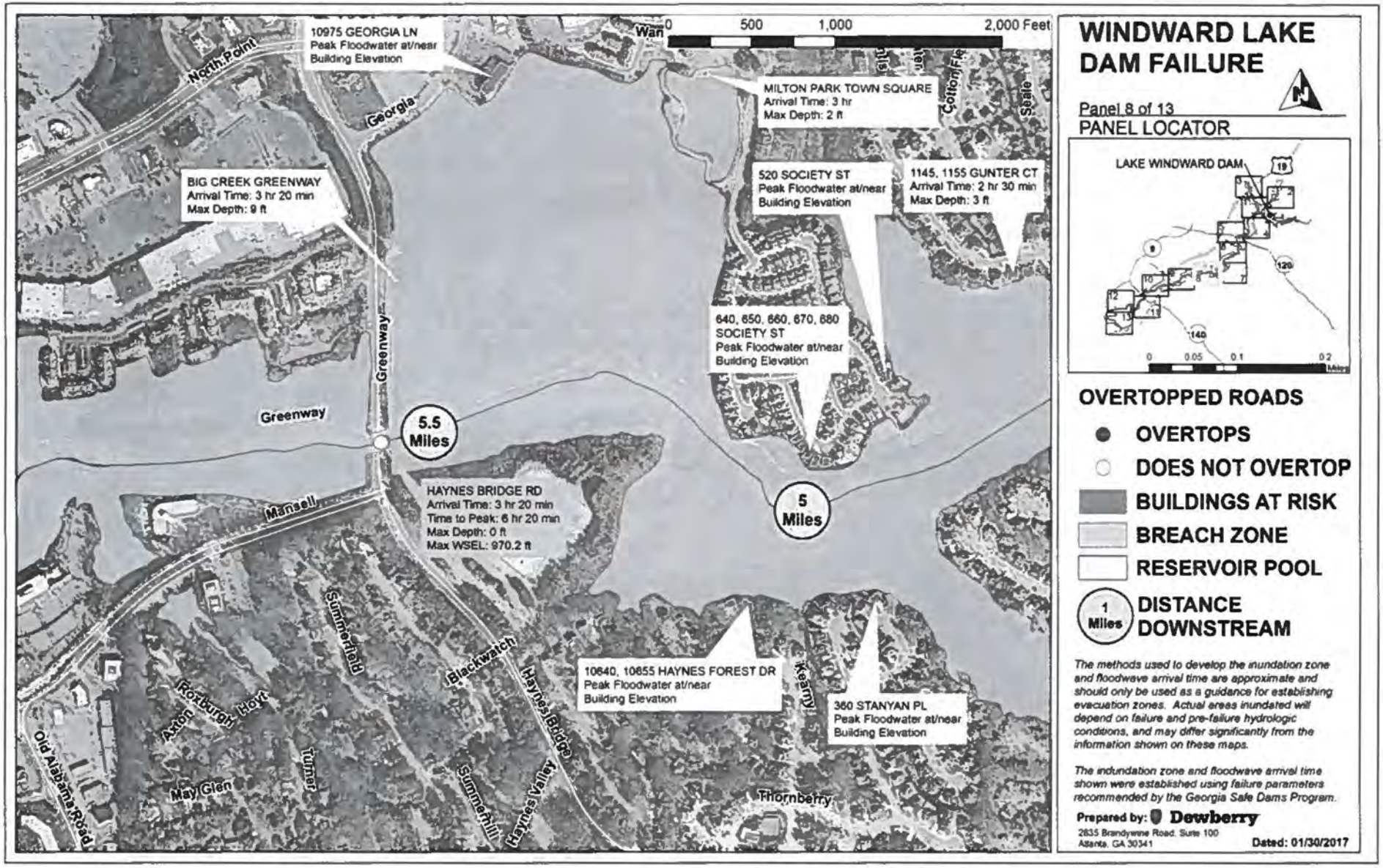
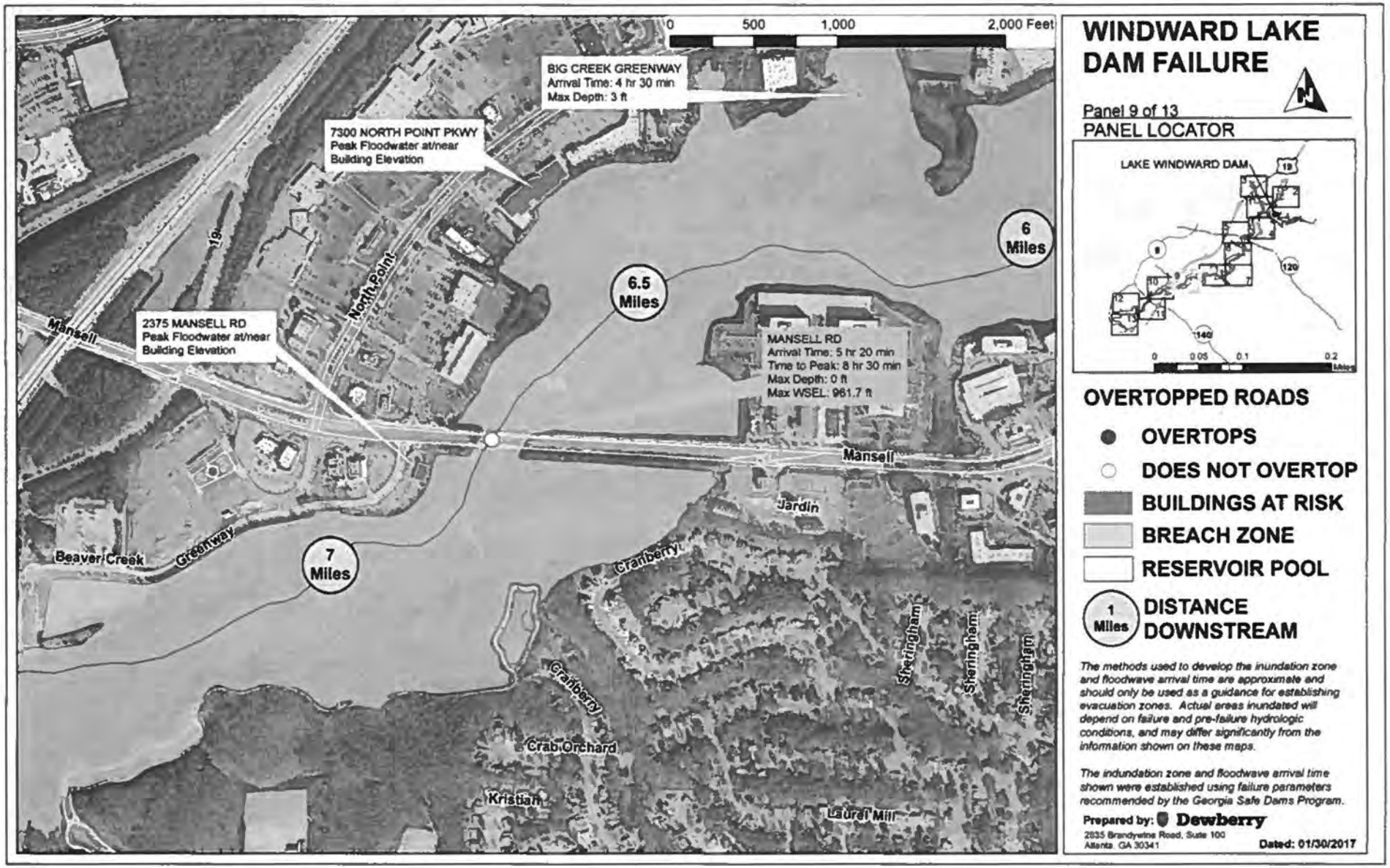

WINDWARD LAKE DAM FAILURE
Panel 8 of 13
PANEL LOCATOR
LAKE WINDWARD DAM
0 500 1,000 2,000 Feet
10975 GEORGIA LN
Peak Floodwater at/near Building Elevation
MILTON PARK TOWN SQUARE
Arrival Time: 3 hr
Max Depth: 2 ft
BIG CREEK GREENWAY
Arrival Time: 3 hr 20 min
Max Depth: 9 ft
520 SOCIETY ST
Peak Floodwater at/near Building Elevation
1145, 1155 GUNTER CT
Arrival Time: 2 hr 30 min
Max Depth: 3 ft
640, 650, 660, 670, 680 SOCIETY ST
Peak Floodwater at/near Building Elevation
5.5 Miles
5 Miles
HAYNES BRIDGE RD
Arrival Time: 3 hr 20 min
Time to Peak: 6 hr 20 min
Max Depth: 0 ft
Max WSEL: 970.2 ft
10640, 10655 HAYNES FOREST DR
Peak Floodwater at/near Building Elevation
360 STANYAN PL
Peak Floodwater at/near Building Elevation
North Point
Georgia
Greenway
Mansell
Summerfield
Blackwatch
Haynes Bridge
Kearny
Rosburgh
Hoyt
Axton
Old Alabama Road
Turner
May Glen
Summerhill
Haynes Valley
Thornberry
OVERTOPPED ROADS
OVERTOPS
DOES NOT OVERTOP
BUILDINGS AT RISK
BREACH ZONE
RESERVOIR POOL
1 Miles
DISTANCE DOWNSTREAM
The methods used to develop the inundation zone and floodwave arrival time are approximate and should only be used as a guidance for establishing evacuation zones. Actual areas inundated will depend on failure and pre-failure hydrologic conditions, and may differ significantly from the information shown on these maps.
The inundation zone and floodwave arrival time shown were established using failure parameters recommended by the Georgia Safe Dams Program.
Prepared by: Dewberry
2835 Brandywine Road, Suite 100
Atlanta, GA 30341
Dated: 01/30/2017


0 500 1,000 2,000 Feet
BIG CREEK GREENWAY
Arrival Time: 4 hr 30 min
Max Depth: 3 ft
7300 NORTH POINT PKWY
Peak Floodwater at/near
Building Elevation
2375 MANSELL RD
Peak Floodwater at/near
Building Elevation
MANSELL RD
Arrival Time: 5 hr 20 min
Time to Peak: 8 hr 30 min
Max Depth: 0 ft
Max WSEL: 961.7 ft
6 Miles
6.5 Miles
7 Miles
Mansell
Mansell
North Point
19
Jardin
Cranberry
Cranberry
Sheringham
Sheringham
Sheringham
Crab Orchard
Kristian
Laurel Mill
Beaver Creek
Greenway
WINDWARD LAKE DAM FAILURE
Panel 9 of 13
PANEL LOCATOR
LAKE WINDWARD DAM
OVERTOPPED ROADS
OVERTOPS
DOES NOT OVERTOP
BUILDINGS AT RISK
BREACH ZONE
RESERVOIR POOL
1 Miles
DISTANCE DOWNSTREAM
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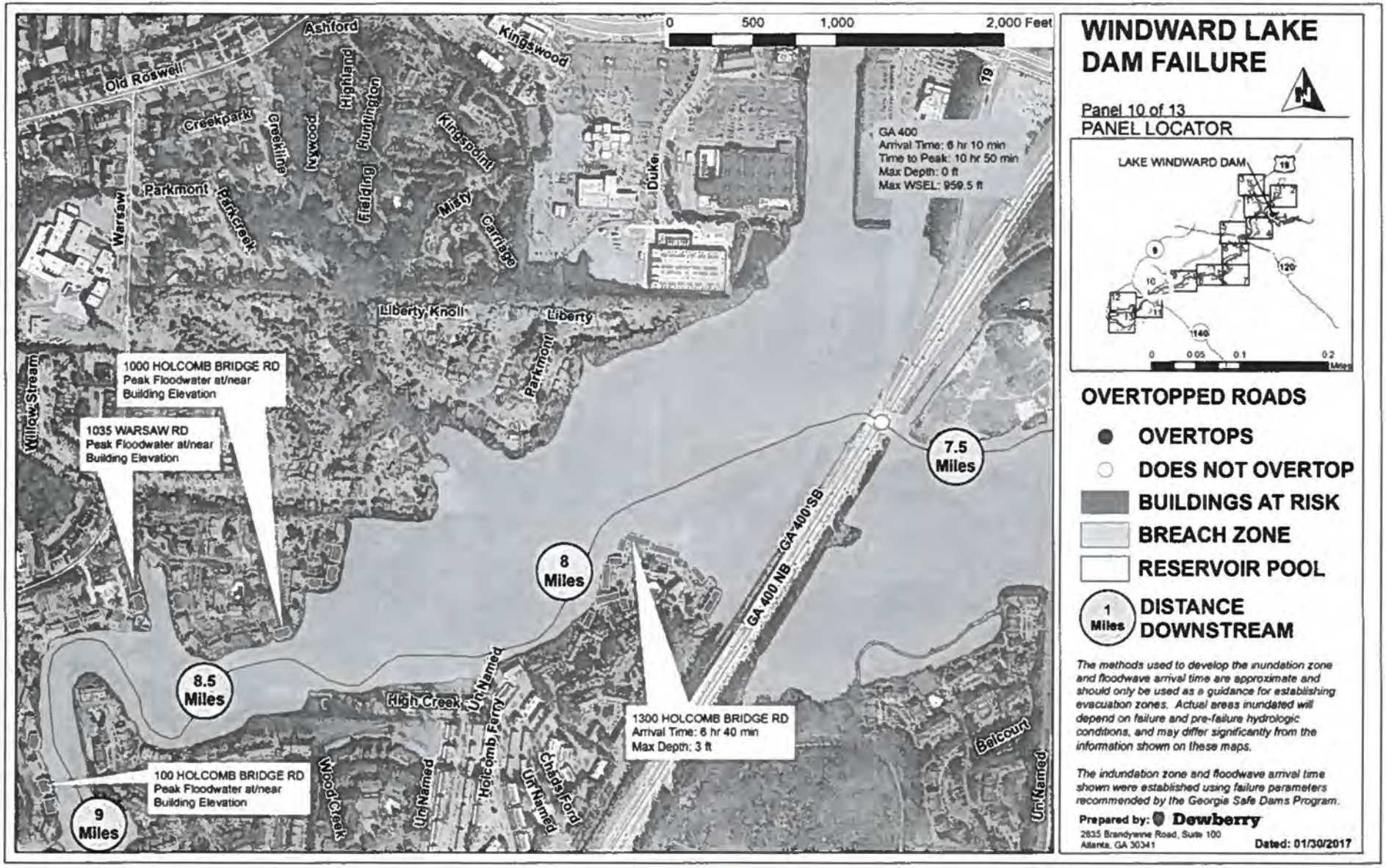

WINDWARD LAKE DAM FAILURE

Panel 10 of 13

PANEL LOCATOR

OVERTOPPED ROADS

- OVERTOPS
- DOES NOT OVERTOP

BUILDINGS AT RISK

BREACH ZONE

RESERVOIR POOL

1 Miles DISTANCE DOWNSTREAM

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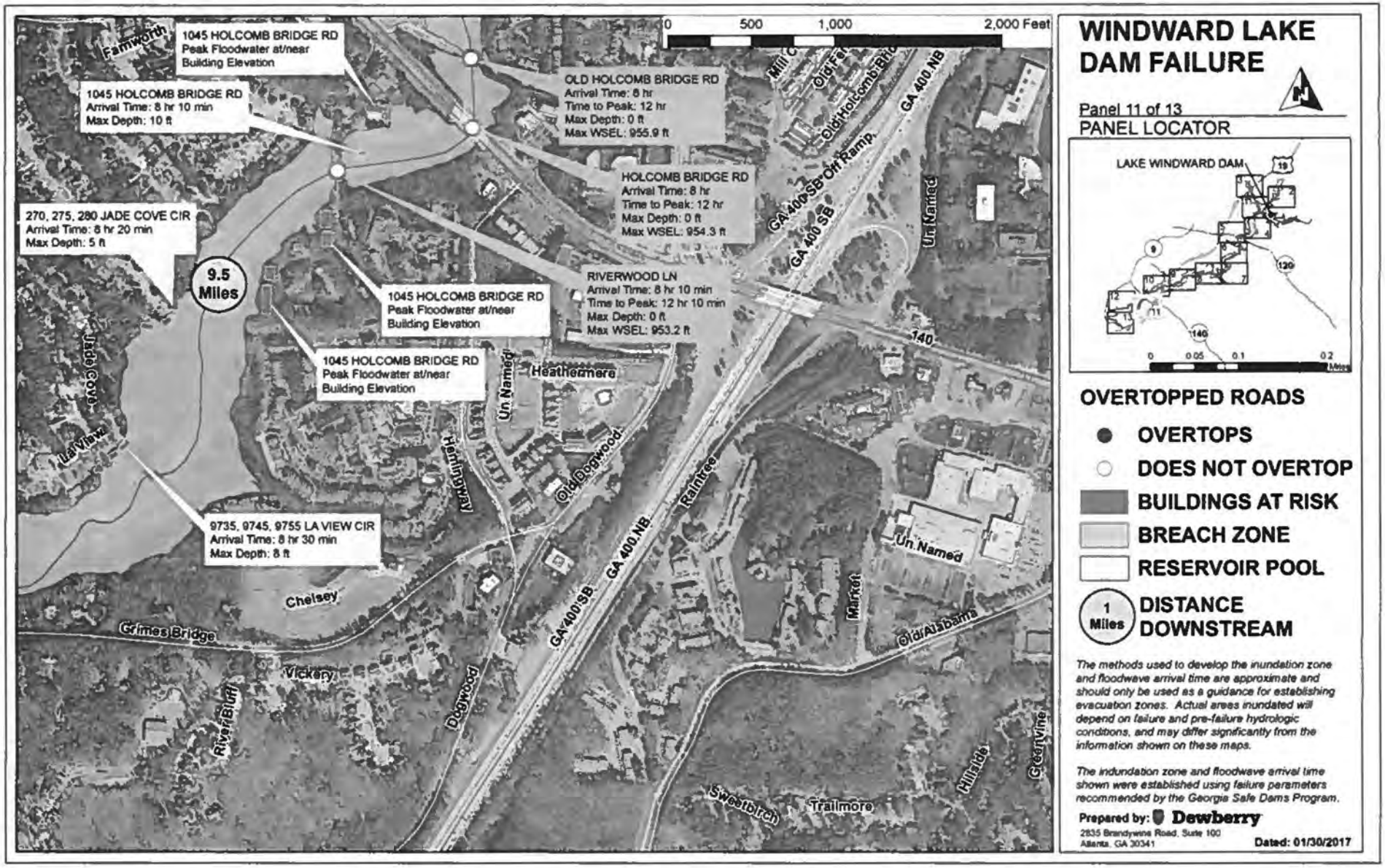

WINDWARD LAKE DAM FAILURE

Panel 11 of 13

PANEL LOCATOR

OVERTOPPED ROADS

- OVERTOPS
- DOES NOT OVERTOP

BUILDINGS AT RISK

BREACH ZONE

RESERVOIR POOL

1 Miles DISTANCE DOWNSTREAM

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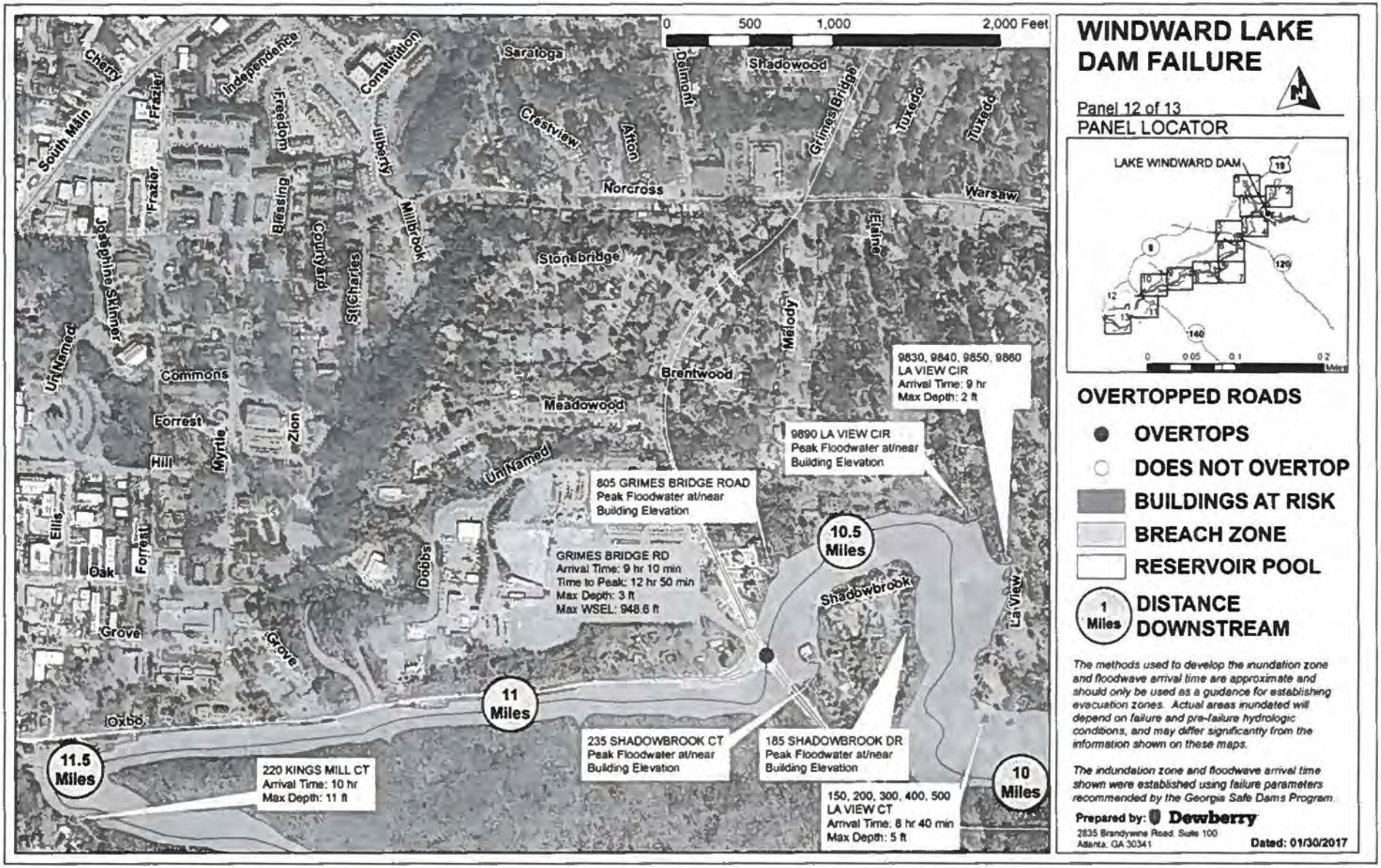
0 500 1,000 2,000 Feet
WINDWARD LAKE DAM FAILURE
Panel 12 of 13
PANEL LOCATOR
LAKE WINDWARD DAM
OVERTOPPED ROADS
OVERTOPS
DOES NOT OVERTOP
BUILDINGS AT RISK
BREACH ZONE
RESERVOIR POOL
1 Miles DISTANCE DOWNSTREAM
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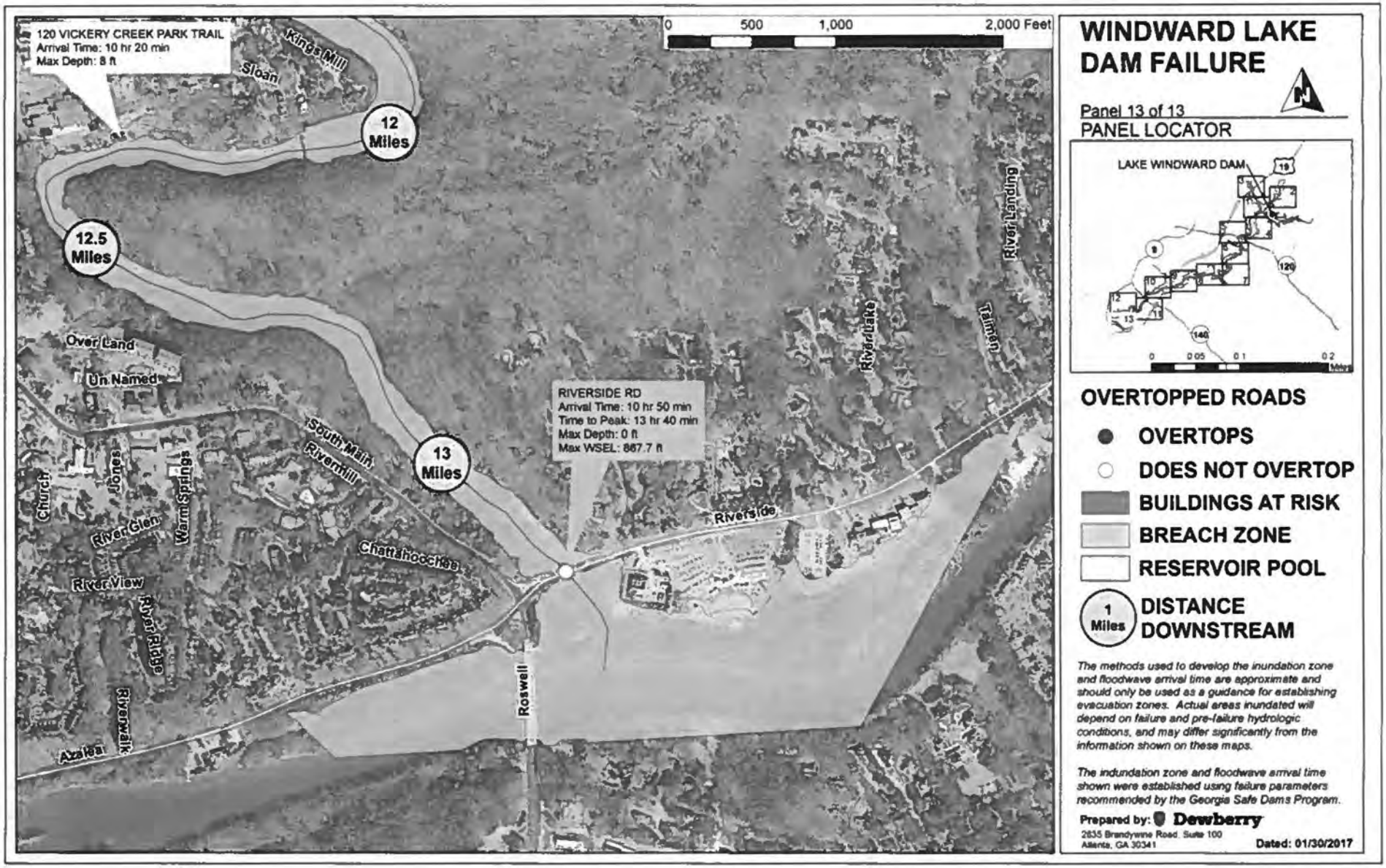
Prepared by: Dewberry
2835 Brandywine Road, Suite 100
Atlanta, GA 30341
Dated: 01/30/2017
9830, 9840, 9850, 9860 LA VIEW CIR
Arrival Time: 9 hr
Max Depth: 2 ft
9890 LA VIEW CIR
Peak Floodwater at/near Building Elevation
805 GRIMES BRIDGE ROAD
Peak Floodwater at/near Building Elevation
GRIMES BRIDGE RD
Arrival Time: 9 hr 10 min
Time to Peak: 12 hr 50 min
Max Depth: 3 ft
Max WSEL: 948.6 ft
10.5 Miles
11 Miles
11.5 Miles
10 Miles
220 KINGS MILL CT
Arrival Time: 10 hr
Max Depth: 11 ft
235 SHADOWBROOK CT
Peak Floodwater at/near Building Elevation
185 SHADOWBROOK DR
Peak Floodwater at/near Building Elevation
150, 200, 300, 400, 500 LA VIEW CT
Arrival Time: 8 hr 40 min
Max Depth: 5 ft
Cherry
South Main
Frazier
Independence
Freedom
Constitution
Liberty
Saratoga
Crestview
Afton
Delmont
Shadowood
Grimes Bridge
Tuxedo
Warsaw
Norcross
Millbrook
Blessing
Courtyard
St Charles
Josephine Skinner
Stonebridge
Elaine
Melody
Brentwood
Meadowood
Commons
Forrest
Hill
Myrtle
Zion
Uni Named
Ellis
Oak
Dobbs
Shadowbrook
La View
Grove
Oxbo


120 VICKERY CREEK PARK TRAIL
Arrival Time: 10 hr 20 min
Max Depth: 8 ft
0 500 1,000 2,000 Feet
King's Mill
Sloan
12 Miles
12.5 Miles
Over Land
Un Named
South Main
Riverhill
13 Miles
RIVERSIDE RD
Arrival Time: 10 hr 50 min
Time to Peak: 13 hr 40 min
Max Depth: 0 ft
Max WSEL: 867.7 ft
River Landing
River Lake
Talmon
Riverside
Chattahoochee
Church
Jones
Warm Springs
River Glen
River View
River Ridge
Riverwalk
Azalea
Roswell
WINDWARD LAKE DAM FAILURE
Panel 13 of 13
PANEL LOCATOR
LAKE WINDWARD DAM
OVERTOPPED ROADS
OVERTOPS
DOES NOT OVERTOP
BUILDINGS AT RISK
BREACH ZONE
RESERVOIR POOL
1 Miles
DISTANCE DOWNSTREAM
The methods used to develop the inundation zone and floodwave arrival time are approximate and should only be used as a guidance for establishing evacuation zones. Actual areas inundated will depend on failure and pre-failure hydrologic conditions, and may differ significantly from the information shown on these maps.
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Prepared by: Dewberry
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Atlanta, GA 30341
Dated: 01/30/2017

Appendix B–4

Residents/Businesses/Highways at Risk

A major flood caused by a sudden breach of the dam is estimated to inundate 141 properties with buildings, and seven highways. These homes and businesses are located east of State Highway 9 and north of the Chattahoochee River.

House/ business no.*	Address	Distance downstream from dam (ft)	Travel time** (hr)	Max water depth above first floor (ft)
1	6225 PIN OAK LN	410	0.0	Peak floodwater at/near Building Elevation
2	6230 PIN OAK LN	440	0.0	2
3	6235 PIN OAK LN	420	0.0	2
4	WINDWARD COMMUNITY PARK	2,000	0.0	11
5	1020 SIGNAL POINTE	2,300	0.0	3
		4860	0.3	7
		5,040	0.3	6
		7,010	0.3	8
6	6299 WINDWARD PKWY	4,520	0.2	4
7	1000 COMPASS POINTE CROSS	5,100	0.2	Peak floodwater at/near Building Elevation
8	3080 MARKET PL	3,100	0.2	4
9	3080 MARKET PL	3,300	0.2	4
10	3080 MARKET PL	3,350	0.2	4
11	3080 MARKET PL	3,600	0.2	3
12	3080 MARKET PL	3,900	0.2	2
13	3080 MARKET PL	4,000	0.2	4
14	3080 MARKET PL	4,200	0.2	2
15	THE GOLF CLUB OF GEORGIA	4,100	0.2	13
16	THE GOLF CLUB OF GEORGIA	4,235	0.2	7
17	4030 OAKVIEW CT	2,500	0.2	Peak floodwater at/near Building Elevation
18	1370 CREEK RIDGE CROSSING	3,800	0.2	Peak floodwater at/near Building Elevation
19	4033 OAKVIEW CT	2,300	0.2	Peak floodwater at/near Building Elevation
20	6295 WINDWARD PKWY	4,500	0.2	8

21	6291 WINDWARD PKWY	4,800	0.2	7
22	6303 WINDWARD PKWY	4,540	0.2	5
23	6301 WINDWARD PKWY	4,530	0.2	5
24	6297 WINDWARD PKWY	4,510	0.2	5
25	18000 WINDWARD PKWY	6,800	0.3	Peak floodwater at/near Building Elevation
26	18000 WINDWARD PKWY	5,900	0.3	Peak floodwater at/near Building Elevation
27	18000 WINDWARD PKWY	6,800	0.3	Peak floodwater at/near Building Elevation
28	18000 WINDWARD PKWY	6,400	0.3	2
29	18000 WINDWARD PKWY	6,300	0.3	Peak floodwater at/near Building Elevation
30	18000 WINDWARD PKWY	6,700	0.3	1
31	1000 ALDERMAN DR	7,530	0.3	6
32	780 WESTWIND LN	4,200	0.3	Peak floodwater at/near Building Elevation
33	3953 WEBB BRIDGE RD	6,200	0.3	Peak floodwater at/near Building Elevation
		8,180	0.5	2
34	1100 ALDERMAN DR	8,975	0.5	Peak floodwater at/near Building Elevation
35	4090 BIG CREEK OVERLOOK	8,100	0.5	10
36	625 SUMMER BREEZE TER	8,400	0.5	Peak floodwater at/near Building Elevation
37	615 SUMMER BREEZE TER	8,400	0.5	Peak floodwater at/near Building Elevation
38	3020 BIG CREEK CT	7,400	0.5	Peak floodwater at/near Building Elevation
39	4090 BIG CREEK OVERLOOK	7,850	0.5	Peak floodwater at/near Building Elevation
40	4098 BIG CREEK OVERLOOK	7,800	0.5	1
41	3655 PRESTON RIDGE RD	8,500	0.7	6
42	3655 PRESTON RIDGE RD	8,500	0.7	2
43	950 EXECUTIVE DR	9,500	0.7	1
44	950 EXECUTIVE DR	9,500	0.7	2
45	950 EXECUTIVE DR	9,500	0.7	Peak floodwater at/near Building Elevation

46	950 EXECUTIVE DR	9,500	0.7	Peak floodwater at/near Building Elevation
47	3655 PRESTON RIDGE RD	8,500	0.7	Peak floodwater at/near Building Elevation
48	3655 PRESTON RIDGE RD	8,500	0.7	4
49	3655 PRESTON RIDGE RD	8,500	0.7	Peak floodwater at/near Building Elevation
50	3655 PRESTON RIDGE RD	8,500	0.7	Peak floodwater at/near Building Elevation
51	1000 WHITESTONE RIDGE	8,650	0.7	Peak floodwater at/near Building Elevation
		11,570	0.8	1
52	3500 OLD MILTON PKWY	9,950	0.8	Peak floodwater at/near Building Elevation
53	3500 OLD MILTON PKWY	9,950	0.8	1
54	4000 OLD MILTON PKWY	11,700	0.8	2
55	3500 OLD MILTON PKWY	9,950	0.8	Peak floodwater at/near Building Elevation
56	3500 OLD MILTON PKWY	9,950	0.8	Peak floodwater at/near Building Elevation
57	3500 OLD MILTON PKWY	9,950	0.8	2
58	3500 OLD MILTON PKWY	9,950	0.8	5
59	780 BARNESLEY LN	14,650	1.2	Peak floodwater at/near Building Elevation
60	915 CROFTERS PASS	15,100	1.2	Peak floodwater at/near Building Elevation
61	775 BARNESLEY LN	14,750	1.2	Peak floodwater at/near Building Elevation
62	765 BARNESLEY LN	14,800	1.2	Peak floodwater at/near Building Elevation
63	4200 NORTH POINT PKWY	13,100	1.3	1
64	4200 NORTH POINT PKWY	13,100	1.3	Peak floodwater at/near Building Elevation
65	4200 NORTH POINT PKWY	13,100	1.3	6
66	4205 NORTH POINT PKWY	13,300	1.7	3
67	4205 NORTH POINT PKWY	13,300	1.7	4
68	4205 NORTH POINT PKWY	13,300	1.7	3
		20,165	1.8	3
69	ROCK MILL PARK	19,700	1.8	Peak floodwater at/near Building Elevation

70	ROCK MILL PARK	19,700	1.8	Peak floodwater at/near Building Elevation
71	1295 SEALE DR	21,350	2.0	Peak floodwater at/near Building Elevation
72	BIG CREEK GREENWAY	21,300	2.0	4
73	BIG CREEK GREENWAY	21,300	2.0	2
74	1195 SEALE DR	23,300	2.3	Peak floodwater at/near Building Elevation
75	1205 SEALE DR	23,250	2.3	Peak floodwater at/near Building Elevation
76	1215 SEALE DR	23,200	2.3	Peak floodwater at/near Building Elevation
77	1145 GUNTER CT	24,700	2.5	Peak floodwater at/near Building Elevation
78	1155 GUNTER CT	24,650	2.5	3
79	680 SOCIETY ST	26,350	2.8	Peak floodwater at/near Building Elevation
80	670 SOCIETY ST	26,300	2.8	Peak floodwater at/near Building Elevation
81	660 SOCIETY ST	26,300	2.8	Peak floodwater at/near Building Elevation
82	10640 HAYNES FOREST DR	26,600	2.8	Peak floodwater at/near Building Elevation
83	10655 HAYNES FOREST DR	26,550	2.8	Peak floodwater at/near Building Elevation
84	650 SOCIETY ST	26,250	2.8	Peak floodwater at/near Building Elevation
85	640 SOCIETY ST	26,200	2.8	Peak floodwater at/near Building Elevation
86	360 STANYAN PL	26,150	2.8	Peak floodwater at/near Building Elevation
87	520 SOCIETY ST	25,600	3.0	Peak floodwater at/near Building Elevation
88	MILTON PARK TOWN SQUARE	27,500	3.0	1
89	MILTON PARK TOWN SQUARE	27,500	3.0	2
90	MILTON PARK TOWN SQUARE	27,500	3.0	1
91	10975 GEORGIA LN	28,200	3.2	Peak floodwater at/near Building Elevation
92	BIG CREEK GREENWAY	29,200	3.3	9
93	BIG CREEK GREENWAY	33,100	4.5	3
94	7300 NORTH POINT PKWY	34,300	4.7	Peak floodwater at/near Building Elevation
95	2375 MANSELL RD	35,800	5.3	Peak floodwater at/near Building Elevation

96	1300 HOLCOMB BRIDGE RD	41,300	6.7	2
97	1300 HOLCOMB BRIDGE RD	41,300	6.7	3
98	1300 HOLCOMB BRIDGE RD	41,300	6.7	3
99	1300 HOLCOMB BRIDGE RD	41,300	6.7	1
100	1300 HOLCOMB BRIDGE RD	41,300	6.7	2
101	1300 HOLCOMB BRIDGE RD	41,300	6.7	2
102	1300 HOLCOMB BRIDGE RD	41,300	6.7	Peak floodwater at/near Building Elevation
103	1000 HOLCOMB BRIDGE RD	43,900	7.2	Peak floodwater at/near Building Elevation
104	1000 HOLCOMB BRIDGE RD	43,900	7.2	Peak floodwater at/near Building Elevation
105	1000 HOLCOMB BRIDGE RD	44,100	7.2	Peak floodwater at/near Building Elevation
106	1000 HOLCOMB BRIDGE RD	44,300	7.3	Peak floodwater at/near Building Elevation
107	1035 WARSAW RD	46,200	7.7	Peak floodwater at/near Building Elevation
108	100 HOLCOMB BRIDGE RD	46,800	7.8	Peak floodwater at/near Building Elevation
109	100 HOLCOMB BRIDGE RD	47,000	7.8	Peak floodwater at/near Building Elevation
110	100 HOLCOMB BRIDGE RD	47,150	7.8	1
111	1035 WARSAW RD	45,400	8.0	Peak floodwater at/near Building Elevation
112	1000 HOLCOMB BRIDGE RD	44,800	8.0	Peak floodwater at/near Building Elevation
113	1035 WARSAW RD	45,400	8.0	Peak floodwater at/near Building Elevation
114	1045 HOLCOMB BRIDGE RD	49,050	8.2	10
115	1045 HOLCOMB BRIDGE RD	48,800	8.2	Peak floodwater at/near Building Elevation
116	1045 HOLCOMB BRIDGE RD	49,900	8.2	Peak floodwater at/near Building Elevation
117	1045 HOLCOMB BRIDGE RD	50,100	8.2	Peak floodwater at/near Building Elevation
118	1045 HOLCOMB BRIDGE RD	49,250	8.2	Peak floodwater at/near Building Elevation
119	1045 HOLCOMB BRIDGE RD	49,300	8.2	Peak floodwater at/near Building Elevation
120	270 JADE COVE CIR	50,300	8.3	5
121	280 JADE COVE CIR	50,400	8.3	4

122	275 JADE COVE CIR	50,450	8.3	2
123	9735 LA VIEW CIR	51,500	8.5	8
124	9745 LA VIEW CIR	51,550	8.5	4
125	9755 LA VIEW CIR	51,650	8.5	1
126	500 LA VIEW CT	53,900	8.7	1
127	400 LA VIEW CT	53,550	8.7	3
128	150 LA VIEW CT	52,750	8.7	Peak floodwater at/near Building Elevation
129	300 LA VIEW CT	53,050	8.7	3
130	200 LA VIEW CT	52,850	8.7	5
131	9890 LA VIEW CIR	54,800	9.0	Peak floodwater at/near Building Elevation
132	9860 LA VIEW CIR	54,600	9.0	Peak floodwater at/near Building Elevation
133	9850 LA VIEW CIR	54,500	9.0	2
134	9840 LA VIEW CIR	54,400	9.0	1
135	9830 LA VIEW CIR	54,300	9.0	Peak floodwater at/near Building Elevation
136	185 SHADOWBROOK DR	54,200	9.0	Peak floodwater at/near Building Elevation
		56,250	9.2	3
137	805 GRIMES BRIDGE ROAD	55,800	9.2	Peak floodwater at/near Building Elevation
138	SHADOWBROOK CT	56,300	9.2	Peak floodwater at/near Building Elevation
139	235 SHADOWBROOK CT	56,400	9.2	Peak floodwater at/near Building Elevation
140	220 KINGS MILL CT	61,050	10.0	11
141	120 VICKERY CREEK PARK TRAIL	64,950	10.3	8

* See Appendix B–4.

** Estimated time for breach wave (peak) to travel from dam to downstream locations

Basis for computation of evacuation area and flooding depths

Breach inundation study completed by Dewberry–September 2016

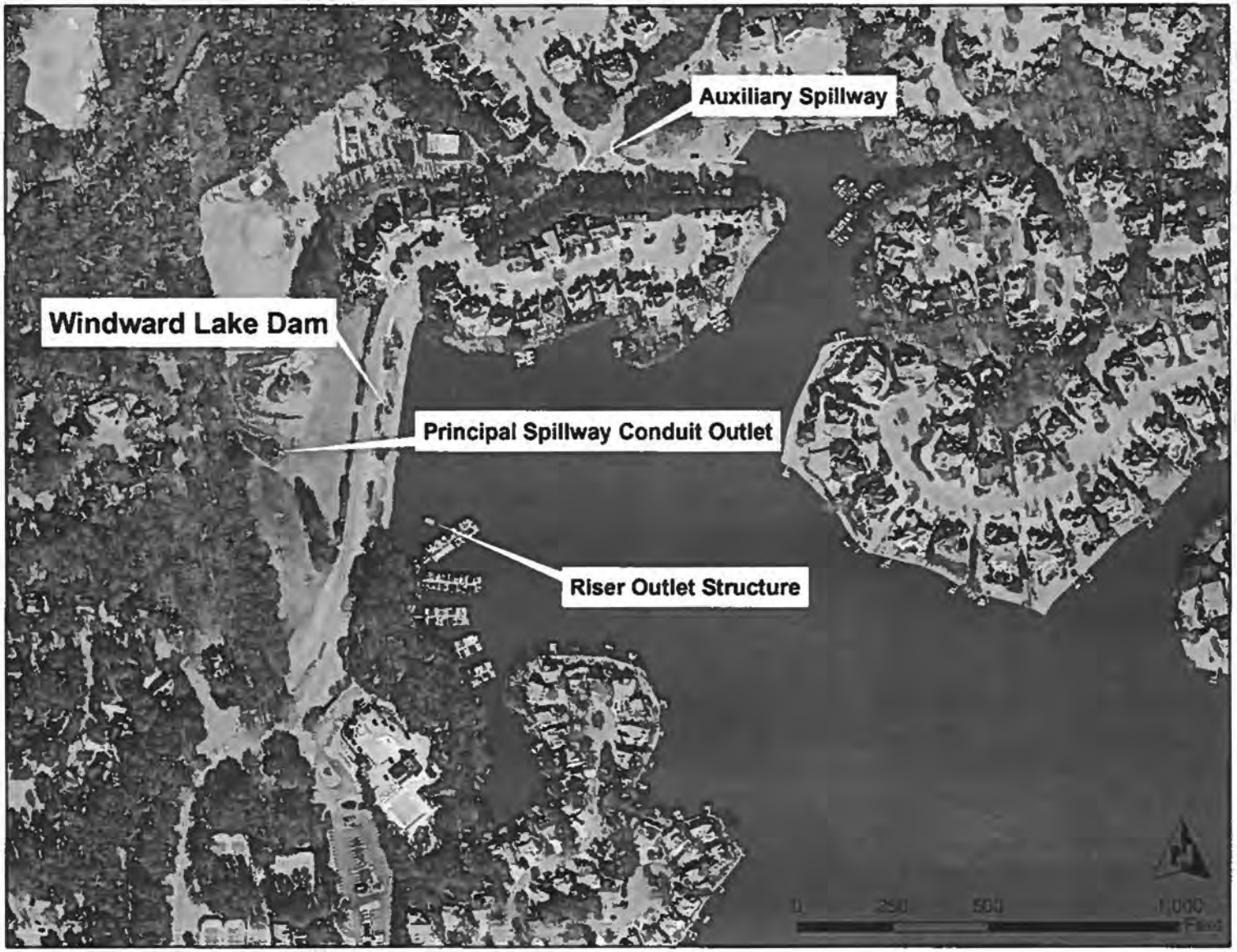
Hydraulic model used: HEC-RAS v. 5.0.1 (routing)

Model assumptions:

- "Sunny Day" Breach (no inflow into the reservoir)
- Water surface elevation in reservoir prior to breach = 1041.0' (top of dam)
- Total volume of breach hydrograph = 7550 acre-ft

- Height of water at time of breach = 1041.0' ft
- Peak breach discharge = 276,375 ft^3/s
- Downstream area defined by field surveys consisting of 0 cross sections and 14 bridge openings
- First floor elevation is assumed to be coincidental with adjacent ground elevation created from City of Alpharetta and City of Roswell terrain data.

Appendix B–5
Plan View of Dam



Appendix B–6
Reservoir Elevation-area-volume and Spillway Capacity Data

WINDWARD LAKE DAM

Elevation	Reservoir Storage	Spillway Discharge
	acre-ft	ft^3/s
982	0	0
985	272.7	0
990	727.3	0
995	1181.8	0
1000	1636.4	0
1005	2090.9	0
1010	2545.5	0
1015	3000	0
1020	3454.5	0
1025	Principal Spillway Crest	
1025.5	3981	31
1026	4086	87
1026.5	4173	159
1027	4268.12	246
1028	4460.23	451
1029	Emergency Spillway Crest	
1030	4863.6	1590
1031	5075.5	3030
1032	5294	4830
1033	5519.2	6924
1034	5751.8	9276
1035	5992.2	11857
1036	6236.1	14650
1037	6494.7	17637
1038	6757.8	20809
1039	7021.6	24153
1040	7307.3	27662
1041	7593.1	31171

Appendix B–7
National Inventory of Dams (NID) Data

Dam name: **Lake Windward (George Parsons) Dam**

State: **GA**

NID ID: **GA03846**

Longitude: **-84.2381**

Latitude: **34.0825**

Legal Description: **Parcel ID 21-5580-1173-008-5**

County: **Fulton**

Stream: **Caney Creek**

Nearest town: **Alpharetta**

Distance to nearest town: **2 mi**

Operator: **Windward Community Services Association**

Year constructed: **1981**

Max. discharge: **276,375 ft^3/s**

Max. storage: **7750 acre-ft**

Normal storage: **3937.5 acre-ft**

Surface area: **168 acre**

Drainage area: **4.5 mi^2**

Inspection frequency: **1 yr**

State regulated?: **Yes**

State reg. agency: **Georgia Safe Dams Program**

Federal funding: **N/A**

Federal design: **N/A**

Federal constructed: **N/A**

Program authority: **N/A**

Watershed No.: **N/A**

Watershed name: **Upper Chattahoochee Basin**

Service life: **unknown**

O&M insp. resp.: **Schnabel Engineering**

O&M insp. current?: **Yes**

Population at risk: **>1**

Dam height: **59.5 ft**

Dam length: **750 ft**

Dam volume: **N/A yd^3**

Design hazard potential: **Category II**

Current hazard potential: **Category II**

Hazard potential class. year: **N/A**

Sediment storage: **N/A acre-ft**

Flood storage: **N/A acre-ft**

Surcharge storage: **N/A acre-ft**

Other storage: **N/A acre-ft**

Principal spillway type: **Concrete pipe**

Principal spillway conduit diameter: **40 in**

Auxiliary spillway type: **Earth Side Channel**

Auxiliary spillway width: **200 ft**

Drinkard, James

From: psewczwicz@alpharetta.ga.us
Sent: Wednesday, January 23, 2019 5:03 PM
To: Robison, John
Subject: Fwd: Windward Dam - Meeting with Representatives from Windward and Schnabel Engineering

Windward likes you....

Pete

Begin forwarded message:

> **From:** "Bazinet, Jill" <jbazinet@alpharetta.ga.us>
> **Date:** January 23, 2019 at 3:48:42 PM EST
> **To:** "Sewczwicz, Peter" <psewczwicz@alpharetta.ga.us>
> **Subject: Re: Windward Dam - Meeting with Representatives from Windward and Schnabel Engineering**
>
> Windward requested him, that is why I included him on the invite. I don't think they know Joe.
>
> Jill Bazinet, PE CFM
> City of Alpharetta
> Main desk: [redacted]
> Fax: [redacted]
> Direct: [redacted]
>
> Sent from my iPhone
>
> On Jan 23, 2019, at 12:23 PM, Sewczwicz, Peter <psewczwicz@alpharetta.ga.us> wrote:
>
> > Please let John know if he does not need to be present and that Joe could fill him in. Thanks
> >
> > -----Original Appointment-----
> > **From:** Bazinet, Jill <jbazinet@alpharetta.ga.us>
> > **Sent:** Wednesday, January 23, 2019 9:34 AM
> > **To:** Popadics, Joe; Sewczwicz, Peter; Robison, John
> > **Subject:** Windward Dam - Meeting with Representatives from Windward and Schnabel Engineering
> > **When:** Monday, February 4, 2019 2:30 PM-4:00 PM (UTC-05:00) Eastern Time (US & Canada).
> > **Where:** Public Works Conference Room
> >
> > The Georgia EPD is in the process of reclassifying the dam at Lake Windward. This reclassification includes a determination that the dam is co-owned by Windward and Alpharetta (previously the dam ownership was listed as Windward). With the reclassification comes a number of required documents and inspections. As co-owners

Drinkard, James

From: psewczwicz@alpharetta.ga.us
Sent: Wednesday, January 23, 2019 5:03 PM
To: Robison, John
Subject: Fwd: Windward Dam - Meeting with Representatives from Windward and Schnabel Engineering

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Drinkard, James

Sent: Tuesday, February 5, 2019 10:16 AM
To: [redacted]
Subject: Windward EAP draft including memo addressing 2017 comments
Attachments: WindwardLakeDam_EAP_Draft-20190204.pdf

Chuck and Tyler –

It was a pleasure meeting you yesterday. I have enclosed the latest draft EAP for Windward along with the original 2017 comment memo and response memo.

Please let me know if you need any additional information.

Thank you.

Sincerely,

Jill Bazinet, PE CFM
Senior Stormwater Engineer
City of Alpharetta
Public Works Department
Phone: [redacted]
Fax: [redacted]
Cell: [redacted]
www.alpharetta.ga.us

Drinkard, James

Sent: Friday, February 8, 2019 1:32 PM
To: Sewczwicz, Peter
Subject: Council retreat data
Attachments: council retreat info fy19 - February 2019.docx

Pete-

Attached is some information for the Council Retreat.

The first page gives you some of the numbers / statistics / data that might be of interest
The second, third, and fourth page is a summary of the ongoing larger projects beginning with the Pavement Analysis project. Page 4 is the map of our city roads / conditions. Please make sure you point out that this has not been reviewed or go through QA/QC.
The last three pages show the capital accounts, current non-encumbered balances, and plans for that money.

Sincerely,

Jill Bazinet, PE CFM
Senior Stormwater Engineer
City of Alpharetta
Public Works Department
Phone: [redacted]
Fax: [redacted]
Cell: [redacted]
www.alpharetta.ga.us

Council Retreat 2/10-11/2019

By the Numbers

Roadways

# Lane Miles	**569**
# Centerline Miles	**227**

# Storm Structures	**8,298**	
# and length of Storm Pipe	**6,985 pipes at 643,364 LF or 122 miles**	
# Lane Miles resurfaced FY18	**28.67 miles**	**($2,359,583.21)**
Ave cost / lane mile FY18	**$82,301**	
Ave cost / lane mile FY14-17	**$69,697 (37.87 miles)**	
	$69,627 (35.72 miles)	
	$79,460 (24.52 miles)	
	$93,078 (25.24 miles)	

20% of all structures and pipes are inspected each year (city divided into 5 areas, we inspect one area a year)
On average 20% need repairs when inspected

FY19 Paving
With extra 1 million

# Lane Miles plan for resurface FY19		**($3,301,963.20)**
Breakdown -	**# residential**	**20.11**
	# non-residential	**9.76**

In the queue

# WO storm structures	**525**
# WO pipe lining	**246**
# WO pipe unclogging	**135**
# WO sidewalk repairs	**710 * to be replaced with sidewalk analysis project**

Current Projects

Pavement Analysis –

Uses technology to provide clear and consistent quality controlled analysis of roadway conditions. Looks at cracking, potholes, roughness, etc.

Then prioritizing future years, look at worst roads, group neighborhood streets together (don't want to pave one street one year, then another the next year – makes sense to do roads in the neighborhood at once if generally in the same scoring range), look at preservation techniques to extend life of roads.

Updates our GIS mapping to have all the roadway conditions in the map.

Will be able to project budget needs.

Current status:

- About 70% of roadways are currently in the system and being reviewed for QA/QC.
- Estimated average score is 68.
- Estimated annual required budget for maintaining roads to keep current rating average (this doesn't account for increased wear and tear on truck routes) $3,100,000
- Estimated annual required budget for maintaining roads to improve average rating to 75 in five years (this doesn't account for increased wear and tear on truck routes) $3,500,000
- A map showing non-reviewed roadway status for the 70% of the total roads is attached.

Sidewalk Analysis –

This project will build on the same principles as the roadway ratings. Dynatest will be reviewing all sidewalk segments and providing a condition score (good, fair, poor, very poor). Repairs will scheduled based on location, score, proximity to other work orders (grouping work for cost savings), and public requests.

Milling and Resurfacing –

Milling and resurfacing has started. The paving company has two crews working in the city. They are currently in Brierfield subdivision and in the smaller subdivisions off of Charlotte Drive

Wills Park Stream Restoration –

The City identified a stream restoration project in Wills Park during a master stormwater study of the Foe Killer Creek Watershed. Alpharetta Rotary donated the design completed by Engineering303. Proposals came in above the current budget. Additional funds will be requested in FY20 budget.

Big Creek Erosion Study –

Tetra Tech has identified areas of erosion concern along Big Creek. The have identified two different types of repairs – standard maintenance items and large capital improvement projects. For the maintenance projects, Tetra Tech prioritized the repairs. They also put together standard details so that Recreation and Parks can get quotes or bids to do those maintenance repairs. For the larger capital projects, Tetra Tech will complete full designs on 2 of the projects (one was included in the scope of the study and the second one was funded but not yet awarded in the FY19 budget). These are projects that will require local, state, and possibly federal permitting. The budgets are for design and permitting only (not construction).

Southlake Culvert Replacement –

Pond and Company is working on the design of a culvert replacement on Southlake at Westchester Way. This project has not been funded for construction. We intend to complete construction Summer of 2020. It will close the roadway similar to the closure at Mayfield Road. The culvert design is similar to Mayfield but includes an additional metal screen at the upstream end to capture trash and woody debris before it crosses under the roadway and into the sediment trap just before entering Lake Windward.

Pipe lining –

IPR is currently working in Mannings Ridge. Upon completion they will be reviewing pipes in Lynne Circle for condition assessment to determine if pipe lining is feasible. Current plans include asking council to approve award of an addition $150,000 to IPR (from the storm pipe and structure maintenance budget line item) to complete work on Surrey Point and Providence Road.

Structure Maintenance –

Butch Thompson completed the first part of the Mannings Ridge project. We are currently waiting for the subdivision to lower the lake to complete some dredging so a conditions assessment can be made on the 54" pipe that flows into the lake. This pipe will either need to be lined or replaced. If replacement is required, Butch Thompson would do this work.

Pipe Unclogging –

Working to unclog pipes throughout the city. Ongoing maintenance.

Windward Dam Breech – Emergency Action Plan

The City has been notified by the Georgia Department of Natural Resources Safe Dams Program that they intend to reclassify Lake Windward dam as a Category I dam. With this reclassification, they have also labeled the city as a co-owner due to the public road at the top of the dam.

Owners of Category I dams are required to submit a permit application, completed an assessment of the dam (including hydrologic analysis of the pond), complete and Emergency Action Plan, have a quarterly inspection program, submit annual inspection results, complete maintenance as necessary, and have an approved Operations and Maintenance Plan.

The City has been in contact with Windward Association to begin the plans for framing an co-ownership agreement that addresses all of these requirements. The Windward Association will be providing a draft agreement for the city's legal review and council review and approval.

Updates to the stormwater ordinances –

The MNGWPD is updating the stormwater model ordinances. When this happens, the City is required to update the changes to be at least as stringent as the model ordinance. The City is also planning to take this opportunity to clarify items in the ordinance and stormwater management manual.

New MS4 Permit –

In June the EPD will issue our new 5 year MS4 permit. Once issued the city will have 180- days to update our ordinances, policies, procedures, and SWMP to come into compliance with the new requirements.

Drinkard, James

From: [redacted]
Sent: Tuesday, March 26, 2019 10:39 AM
To: Brian Wolf;Gilvin, Jim
Cc: Robison, John
Subject: Re: Windward

Categories: CITIZEN CONCERNS / COMMENTS

Hi Jim

Thanks for your prompt and detailed response.

I knew that Windward would be responsible for road maintenance if we gated the neighborhood and I realize that it a large expense. I figured I would be righting an uphill battle if the increased HOA dues were just due to guards/gates/roads but I wasn't aware that Alpharetta currently shared half of the dam exposure. I suspect that exposure is pretty sizeable so given that risk as well as the fact that many Windward residents do not even live in the area that would be gated, I think the chances of Windward ever becoming gated is slim to none.

That brings us to the other solutions that you mentioned. I'm hoping that the widening of McGinnis Ferry will relieve some of the traffic in Windward, too. I've definitely seen an increased presence of your officers in the past several weeks so that is GREATLY appreciated. I even saw one at the Newport/Clubhouse intersection at about 6:15 last night.

Please let me know if there is anything I can do to help your office or John's. I hope that you both have a great day.

Brian Wolf

On Mon, 3/25/19, Gilvin, Jim <jgilvin@alpharetta.ga.us> wrote:

Subject: Re: Windward
To: "Brian Wolf" [redacted]
Cc: "Robison, John" <jrobison@alpharetta.ga.us>
Date: Monday, March 25, 2019, 4:51 PM

Brian,

It was great seeing you at the homeowners meeting. Sorry to hear about the terrible behavior you experienced from road rage.

I know there is a great deal of cut thought traffic in Windward and unfortunately too many of the drivers do ignore speed limits and even stop signs in our neighborhood. I know I have seen a much more visible presence of Alpharetta traffic enforcement officers writing tickets for similar problems around Newport Bay in recent months but I am copying our Director of Public Safety, John Robison, on this email so he can bring the areas you mention to their attention too. It is not a bother for you to let us know when you see such dangerous behavior.

Privatizing the roads you suggest may be possible but it wouldn't be easy and would be an extremely expensive undertaking for several reasons.
It currently costs the City of Alpharetta millions of dollars to maintain and resurface the streets you mention and if Windward were to privatize them the cost of those expenses would have to be paid for by Windward residents.

In addition the public road over the Windward dam requires the city to incur half the burden and risk for the dam itself. Privatizing the dam completely would likely also result in additional financial risks and burdens.

As mayor one of my top priorities is to relieve the horrible congestion on McGinnis Ferry Road and Old Milton Road because they are so bad it is creating much of the cut through traffic that would otherwise take those major corridors. We are currently working on plans to widen McGinnis Ferry to four lanes and add another two lanes to Old Milton Parkway.

Of course if the Windward HOA is willing to pursue privatizing those roads it may still be an option but I'm not sure how likely it would be even then. Regardless, don't hesitate to let us know when you see people running stop signs or causing other issues.

Thanks,
Jim Gilvin

> On Mar 25, 2019, at 3:27 PM, Brian Wolf [redacted] wrote:
>
> Hi Jim,
>
> My name is Brian Wolf and I live in the Bent Creek section of Windward. I actually sat next to you in the back of the cafeteria at the Windward annual meeting a couple of weeks ago.

>
> I am reaching out to
you to see if you think it is possible to gate Windward, specifically Southlake, Clubhouse, Lake Windward Drive and the other one or two roads that connect the major neighborhoods east of Windward Parkway and west of Douglas. I live in Bent Creek and have seen first-hand how much traffic that road gets and how people regularly speed down Clubhouse and run the stop signs on that road. I realize that some of the offenders are Windward residents and that there are non-residents that do not speed or run the stop signs. However, if we could decrease the number of cars that travel on Southlake, Clubhouse and Lake Windward Drive, it will greatly reduce the likelihood of a serious accident/injury/death occurring due to careless drivers.
>
> I've
had a couple instances in the past six months where people behind me have road-rage because I actually stop at the stop signs. Last week a guy threatened to beat me up because he was running the stop signs behind me and tried
(unsuccessfully) to pass me in the right-hand lane (that turns onto Webb Bridge) when travelling south on Lake Windward Drive. He stopped his car, rolled down his window, and was screaming and cussing about what he was going to do to me. I took a picture of his license plate but it's blurry so the numbers/letters are difficult to read.
>
> I'm
probably taking these situations much too seriously but I've honestly thought about moving out of Windward because it is not enjoyable to drive through our neighborhood. Any thoughts or suggestions that you have are definitely welcome. I've called the non-emergency police number a few times the past couple of years and the officers have been great in increasing their patrolling of the neighborhood for a few weeks. I don't want to bother the officers on a regular basis with these traffic issues so I feel that gating Windward would alleviate a lot of the traffic and a lot of problems. I know that Crooked Creek gated their neighborhood a few years ago and that one of the reasons they did so was to get rid of the cut-through traffic. What are your thoughts on the matter?
>
> Thanks so much for
your time and for everything you and your staff do for the city of Alpharetta.
>
> Feel free to email me or call me on my cell anytime. My cell number is [redacted]
>
> Brian Wolf

Drinkard, James

From: Drinkard, James
Sent: Wednesday, January 22, 2020 7:16 AM
To: David Hill
Subject: Re: Windward - dam maintenance agreement

Good Morning, David.

The agreement requires no action by City Council; only the Mayor's signature. The document was placed in the stack of items awaiting his signature, which I believe he took with him last night.

We should have the fully executed agreement before the end of this week.

James

JAMES T. DRINKARD
ASSISTANT CITY ADMINISTRATOR
CITY OF ALPHARETTA, GEORGIA
WORK: [redacted]
CELL: [redacted]
FAX: [redacted]
EMAIL: jdrinkard@alpharetta.ga.us
2 Park Plaza
Alpharetta, GA 30009
Phone: 678.297.6000
www.alpharetta.ga.us

From: David Hill [redacted]
Sent: Wednesday, January 22, 2020 6:33:36 AM
To: Drinkard, James <jdrinkard@alpharetta.ga.us>
Subject: Windward - dam maintenance agreement

James,
I wasn't able to make it to the City Council meeting last night. Is everything squared away with the agreement?

Thanks!

David Hill, CMCA, AMS, PCAM
Windward CSA Manager
Access Management Group
1100 Northmeadow Pkwy, Suite 114
Roswell, GA 30076
D: [redacted]
O [redacted]
F: [redacted]
www.accessmgt.com

Join The Access Management Group community at:

DISCLAIMER: This communication may include an attempt to collect a debt. Any information obtained will be used for that purpose. This email communication, including any attached files, may contain material that is proprietary, privileged, confidential, or otherwise exempt from disclosure. The Communication is intended solely for the use of the individual or entity which it is addressed. If you are not the intended recipient or the person responsible for delivering this Communication to the intended recipient, do not retain, use, disseminate, forward, print, or copy this communication. If you have received this communication in error please notify the sender via return email or telephone.

JuLee L. Ortega

From: Cobb, Erin <ecobb@alpharetta.ga.us>
Sent: Thursday, January 23, 2020 4:06 PM
To: Harris, Tom; Sam Thomas
Cc: Mitchell, Shawn
Subject: Windward Dam Cost Agreement
Attachments: Windward Dam Cost Agreement.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Good Afternoon,

Attached is a copy of the executed cost agreement for the Windward dam.

Not sure if James has already sent this to you; he has been working with Windward to get this executed.

Thank you,
Erin Cobb
City Clerk
Phone [redacted] FAX [redacted]

City of Alpharetta
Department of Administration
2 Park Plaza
Alpharetta, GA 30009

Return to:
Stephen A. Winter
Winter Capriola Zenner, LLC
3490 Piedmont Road NE
Suite 800
Atlanta, GA 30305

Cross-reference to:
Declaration recorded at:
Deed Book 8468, Page 198
Fulton County, Georgia records

EASEMENT AND COVENANT TO SHARE COSTS AGREEMENT

This **EASEMENT AND COVENANT TO SHARE COSTS AGREEMENT** (hereinafter referred to as the "Agreement") is made and entered into as of this 16th day of January, 2020 by and between **WINDWARD COMMUNITY SERVICES ASSOCIATION, INC.**, a Georgia non-profit corporation (hereinafter referred to as the "Association"), and the **CITY OF ALPHARETTA, GEORGIA**, a municipal corporation organized under the laws of the State of Georgia (hereinafter referred to as the "City") (singularly, a "Party"; collectively, the "Parties").

WITNESSETH:

WHEREAS, the Association is a community association created pursuant to the Georgia Nonprofit Corporation Code, O.C.G.A. §14-3-101, *et seq.*, and the Declaration of Covenants, Conditions, and Restrictions for Windward Community Services Association recorded in Deed Book 8468, Page 205, et. seq., Fulton County, Georgia records, as amended (hereinafter, the "Declaration"); and

WHEREAS, the Association is located within the boundaries of the City; and

WHEREAS, pursuant to Article IV, Section 1 of the Declaration, the Association is required to maintain and keep in good repair the Common Area and Area of Common Responsibility (as such terms are defined in the Declaration) (hereinafter referred to as the "Common Area"); and

WHEREAS, located upon the Common Area is a certain dam (hereinafter, the "Dam") as depicted in Exhibit "A" attached hereto; and

WHEREAS, the Parties desire to share monetary contributions towards the future maintenance, inspections, improvements, consultations, repairs, replacement and insurance of said Dam in accordance with the terms and conditions set forth in this Agreement, with the unified goal of maintaining safe and efficient infrastructure; and

WHEREAS, in connection with such maintenance to the Dam, the Association desires to grant and the City desires to accept certain easements over portions of the Common Area as more specifically set forth below; and

WHEREAS, unless defined in this Agreement, terms and definitions used in this Agreement shall have the meanings set forth in the Declaration; and

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

ARTICLE I.
GRANT OF EASEMENT

1.1 Grant of Access Easement. The Association, by execution herein below, on behalf of itself and the Association Owners, does hereby grant, bargain and convey unto the City a non-exclusive, perpetual easement for ingress, egress, access, use and travel over and upon the Association Common Area as is reasonably required for the purpose of performing its obligations under this Agreement. All of the rights of the City may be exercised by City Personnel or their authorized contractors or agents.

1.2 Termination or Modification of Easement. Except as specifically provided otherwise herein, the easement granted herein may only be changed, amended, modified, cancelled or terminated by an instrument in writing executed by the Parties and recorded in the land records of Fulton County, Georgia. Upon termination of said easement, any and all improvements made to the Association Common Area pursuant to the obligations imposed by this Agreement shall become the property of the Association.

ARTICLE II.
OBLIGATION TO MAINTAIN

2.1 Obligation to Maintain. The Association shall be solely responsible for maintaining, inspecting, improving, repairing, and replacing the Dam on behalf of the Parties from the Effective Date until such time as this Agreement is properly terminated, if ever. Maintenance shall include all regular and emergency maintenance, repairs and replacement of portions or the entirety of the Dam. Inspections shall mean quarterly, annual, emergency or follow up inspections. The Association's obligation to maintain, inspect, improve, repair and replace includes, but is not limited to, the following:

a. Mowing, weeding, landscaping or otherwise maintaining, to the extent the Association, in its reasonable discretion, deems appropriate, the area immediately surrounding the Dam which is not located on the property of an Association Owner. The Association shall have reasonable discretion in the aesthetics of the Dam and the surrounding landscaping;

b. Cleaning, checking for cracks and/or leaks, removing debris and obstructions, or otherwise maintaining the Dam, to the extent the Association, in its reasonable discretion, deems appropriate;

c. Accounting for the costs and expenses of maintaining, inspecting, improving, repairing, and replacing the Dam and notifying the Parties of their share of such costs and expenses pursuant to Article III;

d. Insuring, in accordance with Section 2.2, against the risks of loss associated with maintaining, improving, repairing and replacing the Dam;

e. Selecting, employing, retaining, contracting with, firing, dismissing and otherwise coordinating with any qualified Person for the purpose of carrying out any of the obligations imposed upon the Association by this Agreement with respect to the maintenance, improvement, repair, or replacement of the Dam;

f. Acting as necessary, to the extent the Association, in its reasonable discretion, deems appropriate, to comply with local, state, or federal law, or to prevent injury to persons or property;

g. Taking any other action which the Association, in its reasonable discretion, deems necessary to operate, manage, maintain, repair and insure the Dam and surrounding area.

2.2 Insurance. The Association shall, until such time as this Agreement is properly terminated, if ever, maintain insurance which, in its reasonable discretion, covers the risks of loss associated with the operation and maintenance of the Dam. The Association shall be solely responsible for all premiums and other costs associated with such insurance. The City shall, until such time as this Agreement is properly terminated, if ever, maintain

insurance which, in its reasonable discretion, covers the risks of loss associated with the operation and maintenance of the Dam. The City shall be solely responsible for all premiums and other costs associated with such insurance. Nothing in this section or any other section of this Agreement shall be deemed to waive sovereign immunity, if applicable, or create rights in any third party.

2.3 **Limitation of Obligation.** The Parties shall not be obligated to maintain any drainage or other kind of easement or thing for which it is not already obligated to maintain pursuant to circumstances which exist outside of this Agreement. All such creeks, streams, tributaries, other bodies or channels of water, easements or things shall be maintained by the Party obligated to maintain any such creek, stream, tributary, other body or channel of water, easement or thing prior to the execution of this Agreement. The Association shall be solely responsible for the operation and maintenance of Lake Windward.

2.4 **Inspection Vendor**. Schnabel Engineering, LLC, a Virginia limited liability company ("Schnabel"), shall be designated as the sole vendor for consultations and inspections of the Dam, unless otherwise agreed upon in writing by both Parties. The Association agrees to perform all annual inspections as may be required by the State of Georgia, the report of which will become the property of the Parties.

ARTICLE III.
COVENANT TO SHARE COSTS

3.1 **Allocation of Expenses Among Parties.** Each Party shall be responsible for fifty percent (50%) of all costs and expenses related to any maintenance, inspections, improvements, consultations, repairs and replacements of the Dam until such time as this Agreement is properly terminated, if ever.

3.2 **Expenses.** The Association shall provide the City with a copy of any invoice of actual amounts owed or incurred for any maintenance, inspections, improvements, consultations, repairs and replacements of the Dam within ten (10) days of the Association receiving any invoice or other bill. The City shall pay the Association its fifty percent (50%) share or the total expenses within thirty (30) days of receipt of the invoice from the Association. Each Party shall be responsible for their respective costs and expenses incurred related to the preparation, drafting, negotiation and recording of this Agreement, including, but not limited to, their respective attorneys' fees.

3.3 **Taxes**. The Association shall be separately responsible for paying all ad valorem taxes associated with the ownership of the Dam. Ad valorem taxes shall not be assessed as an expense or special expense under this Agreement.

ARTICLE IV.
GENERAL PROVISIONS

4.1 **Remedies upon Failure to Pay Share of Costs.** Any dispute concerning the terms and provisions of this Agreement, including the payment of invoices, shall be resolved by binding arbitration pursuant to the rules of the American Arbitration Association.

4.2 **Termination.** This Agreement may be terminated only upon a written agreement signed by the Parties. Upon termination of this Agreement, the easement granted herein shall automatically terminate.

4.3 **Amendment; Waiver.** Any provision of this Agreement may be amended or waived, but only if such amendment or waiver is in writing and signed, in the case of an amendment, by all Parties and, in the case of a waiver, by the Party against whom such waiver is to be effective. No failure or delay by any party in exercising any right, power or privilege hereunder shall operate as a waiver thereof, nor shall any single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any other right, power or privilege.

4.4 **Binding Effect.** The provisions of this Agreement shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns.

4.5 **Severability.** If any provision of this Agreement shall be held void, invalid or inoperative, no other

provision of this Agreement shall be affected as a result thereof, and, accordingly, the remaining provisions of this Agreement shall remain in full force and effect as though such void, invalid or inoperative provision had not been contained herein, so long as the essential provisions of this Agreement for each Party remain valid, binding and enforceable.

4.6 **Headings.** The Section headings contained in this Agreement are for convenience and reference purposes only and are not entitled to define, limit or describe the scope or intent of any provision of this Agreement.

4.7 **Governing Law.** This Agreement and the provisions contained herein shall be governed by and construed in accordance with the laws of the State of Georgia.

4.8 **Nonexclusive Remedies.** Any right or remedy provided herein for the enforcement of this Agreement shall be cumulative and not exclusive of any other right or remedy provided by law or in equity.

4.9 **Interpretation.** This Agreement shall not be construed more strictly against any Party hereto regardless of which Party is responsible for its preparation, it being agreed that this Agreement was fully negotiated by the Parties.

4.10 **Time of the Essence.** Time is of the essence in performing the terms and provisions of this Agreement.

4.10 **Authority.** The undersigned persons signing on behalf of each of the Parties hereby certify under oath that they are fully authorized to enter into this Agreement on behalf of such Party and have obtained all approvals, consents and subordinations necessary to its execution, delivery and effect.

4.11 **Notices.** All notices, consents, requests and other communications hereunder shall be in writing and shall be sent by hand delivery, by certified or registered mail (return-receipt requested) or by a recognized national overnight courier service as set forth below:

If to the Association:	Windward Community Services Association, Inc. c/o David Hill, PCAM Access Management Group 1100 Northmeadow Pkwy, Suite 114 Roswell, GA 30076
	With copy to: Stephen A. Winter, Esq. Winter Capriola Zenner, LLC 3490 Piedmont Road, N.E. Suite 800 Atlanta, Georgia 30305
If to the City:	City of Alpharetta c/o City Administrator 2 Park Plaza Alpharetta, Georgia 30009
With a copy to:	C. Sam Thomas Bovis, Kyle, Burch & Medlin, LLC 200 Ashford Center North Suite 500 Atlanta, Georgia 30338-2680

Notices delivered pursuant to this Section shall be deemed given by the sender and received by the recipient: (i) at the time delivered, if personally delivered; (ii) at the time received, if mailed; or (iii) two (2) business days after timely delivery to the overnight delivery company. Any Party hereto may change the address to which notice is to be sent by written notice to the other Parties in accordance with this Section.

4.12 **Entire Agreement.** This Agreement contains the entire agreement and understanding concerning the subject matter hereof between the Parties and specifically supersedes any other agreement or understanding among

the Parties related to the subject matter hereof.

IN WITNESS WHEREOF, THE UNDERSIGNED, being duly appointed by the respective Parties hereto, have executed this Easement and Covenant to Share Costs Agreement as of the date first above written.

Signed, sealed, and delivered
this 16th day of January, ~~2019~~ 2020
in the presence of:

Witness

Notary Public

My Commission Expires:

[NOTARY SEAL]

DAVID D HILL
NOTARY PUBLIC
COMMISSION EXPIRES
MARCH 29, 2020
FULTON COUNTY, GEORGIA

WINDWARD COMMUNITY SERVICES ASSOCIATION, INC.
a Georgia non-profit corporation

By: _____ (SEAL)
Name: Angela Lyons
Title: President

Attested

By: _____ (SEAL)
Name: Craig Johnson
Title: Secretary

[CORPORATE SEAL]

Signed, sealed, and delivered
this 23 day of January, ~~2019~~ 2020
in the presence of:

Witness

Notary Public

My Commission Expires: 01/17/2023

[NOTARY SEAL]

ERIN RUTH COBB
NOTARY PUBLIC
FORSYTH COUNTY, GEORGIA
MY COMMISSION EXPIRES
JANUARY 17, 2023

CITY OF ALPHARETTA, GEORGIA
a municipal corporation organized under the laws of the State of Georgia

By: _____
Name:
Title: Jim Gilvin
Mayor

By: _____
Name:
Title:

Approved As To
Form and Legal Sufficiency
City Attorney

2 Park Plaza
Alpharetta, GA 30009
Phone: 678.297.6000
www.alpharetta.ga.us

From: Drinkard, James
Sent: Monday, March 23, 2020 4:42 PM
To: David Hill [redacted]
Cc: 'Valerie Manley' [redacted]
Subject: RE: Windward - now a Cat 1 dam

Thank you, David. I have provided the document to our City Attorney and Director of Public Works.

JAMES T. DRINKARD
ASSISTANT CITY ADMINISTRATOR
CITY OF ALPHARETTA, GEORGIA

WORK: [redacted]
CELL: [redacted]
FAX [redacted]
EMAIL: jdrinkard@alpharetta.ga.us

2 Park Plaza
Alpharetta, GA 30009
Phone: 678.297.6000
www.alpharetta.ga.us

From: David Hill [redacted]
Sent: Monday, March 23, 2020 2:36 PM
To: Drinkard, James <jdrinkard@alpharetta.ga.us>
Cc: 'Valerie Manley' [redacted]
Subject: Windward - now a Cat 1 dam
Importance: High

James,

FYI.

Thanks,

David Hill, CMCA, AMS, PCAM
Windward CSA Manager
Access Management Group
1100 Northmeadow Pkwy, Suite 114
Roswell, GA 30076
D: [redacted]
O: [redacted]
F: [redacted]
www.accessmgt.com

For the protection of our clients and staff, all representatives of the Access Management Team will be working remotely and our office will

be closed until further notice. We apologize for this inconvenience and thank you for your understanding.

Join The Access Management Group community at:

<image001.png> <image002.png> <image003.png> <image004.png>

DISCLAIMER: This communication may include an attempt to collect a debt. Any information obtained will be used for that purpose. This email communication, including any attached files, may contain material that is proprietary, privileged, confidential, or otherwise exempt from disclosure. The Communication is intended solely for the use of the individual or entity which it is addressed. If you are not the intended recipient or the person responsible for delivering this Communication to the intended recipient, do not retain, use, disseminate, forward, print, or copy this communication. If you have received this communication in error please notify the sender via return email or telephone.

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Cc: Bazinet, Jill <jbazinet@alpharetta.ga.us>; Drinkard, James <jdrinkard@alpharetta.ga.us>
Subject: RE: Windward - now a Cat 1 dam

PW will reach out to Schnabel Engineering and start the paperwork process. I am bringing Jill Bazinet into the loop and collectively we will work through the paperwork process and develop a plan to phase in any and all required improvements. Thanks and please do not hesitate to contact me if anyone has any questions. Thanks

Pete Sewczwicz, PE
Director of Public Works
City of Alpharetta
1790 Hembree Road
Alpharetta, GA 30009
Office: [redacted]
Direct: [redacted]
Cell: [redacted]

From: Drinkard, James <jdrinkard@alpharetta.ga.us>
Sent: Monday, March 23, 2020 4:51 PM
To: David Hill [redacted]
Cc: 'Valerie Manley' [redacted]; Sewczwicz, Peter <psewczwicz@alpharetta.ga.us>
Subject: RE: Windward - now a Cat 1 dam

David:

Our Public Works Team will handle the necessary paperwork and documentation.

Copied on this message is Pete Sewczwicz, our Director of Public Works. He will be our lead on this end.

James

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ASSISTANT CITY ADMINISTRATOR
CITY OF ALPHARETTA, GEORGIA

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FAX: [redacted]
EMAIL: jdrinkard@alpharetta.ga.us
2 Park Plaza
Alpharetta, GA 30009
Phone: [redacted]
www.alpharetta.ga.us

From: Sewczwicz, Peter <psewczwicz@alpharetta.ga.us>
Sent: Tuesday, March 24, 2020 8:48:59 AM
To: Drinkard, James <jdrinkard@alpharetta.ga.us>
Subject: Fwd: Windward - now a Cat 1 dam

Did Sam finalize the agreement? I can't find anything in my emails. Thanks

Pete

Begin forwarded message:

From: "Bazinet, Jill" <jbazinet@alpharetta.ga.us>
Date: March 24, 2020 at 8:34:50 AM EDT
To: "Sewczwicz, Peter" <psewczwicz@alpharetta.ga.us>
Subject: Re: Windward - now a Cat 1 dam

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Thank you-
Jill

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> 1790 Hembree Road
> Alpharetta, GA 30009
> Office: [redacted]
> Direct: [redacted]
> Cell: [redacted]

Thank you. We look forward to hearing from you.

Jill Bazinet, PE CFM
City of Alpharetta
Main desk: [redacted]
Fax: [redacted]
Direct: [redacted]

Sent from my iPhone

On Mar 27, 2020, at 7:57 AM, Tyler Coats [redacted] wrote:

> Jill,
>
> Chuck and I will begin putting together a proposal for the requested services. We appreciate the opportunity. Have a good day!
>
> Tyler
>
> **From:** Bazinet, Jill [redacted]
> **Sent:** Wednesday, March 25, 2020 2:02 PM
> **To:** David Hill [redacted]; 'Valerie Manley' [redacted]; Tyler Coats [redacted]; Chuck Wilson [redacted]
> **Subject:** Re: Windward - now a Cat 1 dam
>
> **Chuck and Tyler-**
>
> As you may have heard from the Windward community already, the city and the Windward Community Services Association have been officially notified that the George Parsons Lake Dam is now considered a Category I dam and the application process (and timeline) has begun.
>
> Because Schnabel has the unique experience of designing and on-going inspections of the dam, we would like to continue that relationship as we move to the new requirements of Category I status.
>
> I am requesting from you a quote for completion of the following work including cost to create / complete, cost to submit, and cost to address any comments from Georgia EPD (our 180 day timeline ends September 15, 2020) :
>
> 1. Application form (for both owners)
> 2. Visual Inspection Report

3. Design documents (including geotechnical report and hydraulic& hydrologic calculations) (The city will provide all record files we have related to the permit of the dam.)
4. Operations and Maintenance Plan
5. Emergency Action Plan (updates if needed to the attached EAP)
6. Any other pertinent information as required by Rule 391-3-8-.08

Ongoing maintenance costs:

1. Cost to complete quarterly inspections and submit them for both owners to Georgia EPD (we understand that these inspections are not required to be done by a PE, but we would feel more secure knowing these inspections are done by a trained professional who is familiar with the dam).
2. Cost for inspection during or after major flood events
3. Cost to host tabletop exercises to practice EAP (the city can provide a location for this exercise)
4. Cost to review and update the EAP annually.

Finally, it is our understanding that the VIR listed above (or any future quarterly inspections) may identify additional design and maintenance requirements. If those do occur, we will ask for an additional quote from Schnabel to design, permit, and oversee all construction and maintenance.

Should you see the need for additional work that I have left out of my request above, please add that to the list.

David and Valerie -
Our city attorney is reviewing an agreement document with WCSA to determine payment responsibilities for the dam.

Please also feel free to add anything that I have missed with my list above.

Sincerely,

Jill Bazinet, PE CFM
Senior Engineer
[redacted]

Thank you. We look forward to hearing from you.

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City of Alpharetta
Main desk: [redacted]
Fax: [redacted]
Direct: [redacted]

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Tyler

J. Tyler Coats, PE
Senior Engineer

Schnabel Engineering
T [redacted]
6445 Shiloh Road, Suite A
Alpharetta, GA 30005
schnabel-eng.com

Build Better. Together.

From: Bazinet, Jill <jbazinet@alpharetta.ga.us>
Sent: Friday, April 10, 2020 2:47 PM
To: Tyler Coats [redacted]
Cc: David Hill [redacted]; Valerie Manley [redacted] Chuck Wilson [redacted]; Jennifer Gaines [redacted]
Subject: Re: Windward - now a Cat 1 dam

Thank you. Have a great weekend.

Jill Bazinet, PE CFM
City of Alpharetta
Main desk: [redacted]
Fax: [redacted]
Direct: [redacted]

Sent from my iPhone

On Apr 10, 2020, at 2:45 PM, Tyler Coats [redacted] wrote:

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Also included in this proposal are the general fee estimates for the quarterly inspections, inspections after severe weather, annual tabletop exercise, and annual plan document review. We will need to enter into a separate agreement for this annual work.

Have we heard anything back from Sam on the cost sharing agreement with WCSA?

How would you like me to proceed with the approval of this proposal? As we discussed earlier, based on their unique history with the dam (designers and inspectors for the life of the dam), Schnabel is uniquely qualified as a sole source for this work. Also, they are currently (and have been for the life of the dam) under contract with WCSA for all of their service needs on the dam. We currently have $100,000 set aside in

30241100541430-C1503 Stormwater Studies for this project. (Any money remaining will be used for dam rehabilitation as required by the inspection).

Sincerely,

Jill Bazinet

From: Tyler Coats [redacted]
Sent: Tuesday, April 14, 2020 1:44 PM
To: Bazinet, Jill <jbazinet@alpharetta.ga.us>
Cc: David Hill [redacted]; Valerie Manley [redacted] Chuck Wilson [redacted] Jennifer Gaines [redacted] Melissa L Cuylear [redacted]
Subject: RE: Windward - now a Cat 1 dam

Jill,

Per your request, please find our proposal for engineering services associated with permitting the dam with the Georgia Safe Dams Program. Please note that a good portion of the fee is associated with survey of the dam and auxiliary spillway channel to the north of the dam. A survey of the dam and auxiliary spillway channel will be important for several reasons including hydrological and hydraulic modeling of the spillway system, identification of utilities within the embankment, and verification of property boundaries. Chuck also wanted me to convey that Schnabel maintains records for the dam, including some of the design documents, that we have obtained from various sources including the WCSA. With permission from the WCSA, Schnabel can review the documents in our files and make them available, as necessary, to facilitate the permitting process with Safe Dams. We appreciate the opportunity to be of service to you, the City of Alpharetta, and the WCSA. Please let us know if you have any questions about the proposal. Have a good afternoon!

retain, use, disseminate, forward, print, or copy this communication. If you have received this communication in error please notify the sender via return email or telephone.

From: Bazinet, Jill <jbazinet@alpharetta.ga.us>
Sent: Tuesday, April 14, 2020 3:01 PM
To: David Hill [redacted]
Subject: Fw: Windward - now a Cat 1 dam

David-

Just got this from Pete. It is the signed agreement for cost sharing on the Windward Dam.

I don't know if an original was already sent your way (or to your attorney). This is the first I have seen of it. If you are still looking for the original, please let me know and I will work on tracking it down.

Jill

From: Sewczwicz, Peter <psewczwicz@alpharetta.ga.us>
Sent: Tuesday, April 14, 2020 2:52 PM
To: 'Valerie Manley' [redacted]; Bazinet, Jill <jbazinet@alpharetta.ga.us>
Subject: RE: Windward - now a Cat 1 dam

The ...you know what agreement is attached.

Pete

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Sent: Tuesday, April 14, 2020 2:42 PM
To: 'Valerie Manley' [redacted]; Jill Bazinet (jbazinet@alpharetta.ga.us) <jbazinet@alpharetta.ga.us>
Subject: FW: Windward - now a Cat 1 dam

The expenses should be split 50-50 with Windward.

Pete

From: Bazinet, Jill <jbazinet@alpharetta.ga.us>
Sent: Tuesday, April 14, 2020 2:26 PM
To: Sewczwicz, Peter <psewczwicz@alpharetta.ga.us>
Subject: Fw: Windward - now a Cat 1 dam

Pete-

We have received the proposal from Schnabel for the initial application process for the Lake Windward Dam (see attached). The total for that work is $45,000. (This does not include any changes needed to the Emergency Action Plan created by Dewberry - if there are comments on that Plan, we would need to coordinate updates with Dewberry separately on an hourly or lump sum basis).

Also included in this proposal are the general fee estimates for the quarterly inspections, inspections after severe weather, annual tabletop exercise, and annual plan document review. We will need to enter into a separate agreement for this annual work.

Have we heard anything back from Sam on the cost sharing agreement with WCSA?

How would you like me to proceed with the approval of this proposal? As we discussed earlier, based on their unique history with the dam (designers and inspectors for the life of the dam), Schnabel is uniquely qualified as a sole source for this work. Also, they are currently (and have been for the life of the dam) under contract with WCSA for all of their service needs on the dam. We currently have $100,000 set aside in

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retain, use, disseminate, forward, print, or copy this communication. If you have received this communication in error please notify the sender via return email or telephone.

From: Bazinet, Jill <jbazinet@alpharetta.ga.us>
Sent: Tuesday, April 14, 2020 3:01 PM
To: David Hill [redacted]
Subject: Fw: Windward - now a Cat 1 dam

David-

Just got this from Pete. It is the signed agreement for cost sharing on the Windward Dam.

I don't know if an original was already sent your way (or to your attorney). This is the first I have seen of it. If you are still looking for the original, please let me know and I will work on tracking it down.

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Sent: Tuesday, April 14, 2020 2:52 PM
To: 'Valerie Manley' [redacted]; Bazinet, Jill <jbazinet@alpharetta.ga.us>
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RE: Windward - now a Cat 1 dam

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Yes. Here's your dam contract. (Had to do it.)

JAMES T. DRINKARD
ASSISTANT CITY ADMINISTRATOR
CITY OF ALPHARETTA, GEORGIA

WORK: [redacted]
CELL: [redacted]
FAX: [redacted]
EMAIL: jdrinkard@alpharetta.ga.us

2 Park Plaza
Alpharetta, GA 30009
Phone: 678.297.6000
www.alpharetta.ga.us

From: Sewczwicz, Peter <psewczwicz@alpharetta.ga.us>
Sent: Tuesday, April 14, 2020 2:44 PM
To: Drinkard, James <jdrinkard@alpharetta.ga.us>
Subject: RE: Windward - now a Cat 1 dam

Did you ever find the agreement, finalized agreement? Thanks

Pete

From: Drinkard, James <jdrinkard@alpharetta.ga.us>
Sent: Tuesday, March 24, 2020 8:50 AM
To: Sewczwicz, Peter <psewczwicz@alpharetta.ga.us>
Subject: Re: Windward - now a Cat 1 dam

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From: jbazinet@alpharetta.ga.us
Sent: Tuesday, April 14, 2020 5:43 PM
To: David Hill
Subject: Re: Windward - now a Cat 1 dam

Excellent. I have started the process to get procurement approval for 50% of the Schnabel proposal. I'll let you know as it progresses.

Jill Bazinet, PE CFM
City of Alpharetta
Main desk: [redacted]
Fax: [redacted]
Direct: [redacted]

Sent from my iPhone

On Apr 14, 2020, at 5:38 PM, David Hill [redacted] wrote:

> Thanks Jill – we actually did receive it previously. 😊
>
> Sincerely,
>
> David Hill, CMCA, AMS, PCAM
> Windward CSA Manager
> **Access Management Group**
> 1100 Northmeadow Pkwy, Suite 114
> Roswell, GA 30076
> D: [redacted]
> O: [redacted]
> F: [redacted]
> www.accessmgt.com
>
> For the protection of our clients and staff, all representatives of the Access Management Team will be working remotely and our office will be closed until further notice. We apologize for this inconvenience and thank you for your understanding.
>
> Join The Access Management Group community at:
>
>
>
> DISCLAIMER: This communication may include an attempt to collect a debt. Any information obtained will be used for that purpose. This email communication, including any attached files, may contain material that is proprietary, privileged, confidential, or otherwise exempt from disclosure. The Communication is intended solely for the use of the individual or entity which it is addressed. If you are not the intended recipient or the person responsible for delivering this Communication to the intended recipient, do not

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-

----- Forwarded Message -----
From: DONALD MITCHELL [redacted]
To: City Council and Mayor 2021 <citycouncilandmayor@alpharetta.ga.us>; Bob Regus <bregus@alpharetta.ga.us>; Steven L. Jones [redacted]; Sewczwicz <psewczwicz@alpharetta.ga.us>
Sent: Monday, August 30, 2021, 06:32:48 PM EDT
Subject: The Windward Dam Issue

Fellow council members, I wanted each of you to know what has been going on with the Insurance issue concerning the Windward Dam. It was recently downgraded by the state from a class 2 Dam to a Class 1 Dam. We have since found that this is solely due to all the development downstream both as a result of county and city permits. This has nothing to do with the structural integrity of the dam. The dam itself is in excellent shape and undergoes regular inspections both by the city and the HOA. Pete has also confirmed our inspection of the dam and found it to be in excellent shape.

It is our understanding that as a result of this downgrading, their insurance dues went up five times to around 100,000. Karen and I have been working with Valerie Manley and their committee to try and see what our mutual responsibilities are. Jimmy, Sam and Bob were notified and now Steven is researching along with Tom (insurance) the cities role in this. As you may know Windward's Lakeside Drive is a city road that runs along the top of the actual dam. Of course Valerie was seeking help from the city as they have no direct responsibility or control over the downstream development.
At this point Stephen, Tom, Bob and Pete met today to better understand our position and Stephen is now investigating the legal aspect of it from the cities perspective. The Windward HOA and their subcommittee are investigating their insurance and all aspects of how their policy just exploded. They are also reaching out to Seven Oaks development in Forsyth county as they just experienced a similar fate because of their downgrading.
I wanted to make you all aware of Valerie reaching out to us for some hopeful help on the premiums. We immediately reached out to both Bob and Sam and now Stephen for guidance. They have done their due diligence before reaching out to us and continue to research their obligation.
Feel free to call but this sums this up to this point and also feel free to contact Valerie should you want more information as we wait for Stephens report. I hope after it is ready we can all sit down at the table and seek to resolve this issue in a fair way for both parties. Thanks Donald

-

Regus, Bob

From: Regus, Bob
Sent: Friday, October 8, 2021 1:30 PM
To: City Council and Mayor; Mitchell, Donald - External
Cc: Drinkard, James; Michael D. Stacy; Sewczwicz, Peter
Subject: RE: Request from Windward Community Services Association regarding Lake Windward Dam

Mayor and Council,

Mike Stacy is aware of the request [redacted]

Bob

Bob Regus
City Administrator
City of Alpharetta
[redacted]

-----Original Message-----
From: Valerie Manley [redacted]
Sent: Friday, October 8, 2021 12:46 PM
To: Mitchell, Donald <dmitchell@alpharetta.ga.us>
Cc: City Council and Mayor <CityCouncilandMayor@alpharetta.ga.us>; Harry Lampe [redacted]; Regus, Bob <bregus@alpharetta.ga.us>; Drinkard, James <jdrinkard@alpharetta.ga.us>
Subject: Request from Windward Community Services Association regarding Lake Windward Dam

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councilman Mitchell,

Thank you for taking an active role in engaging the City of Alpharetta regarding the significant impact that the recent reclassification of the Lake Windward dam is having on the Windward Community. As we've discussed, Windward Community Services Association has been extensively researching all available options regarding liability insurance, looking for responsible opportunities to reduce the financial burden resulting from the reclassification. The WCSA Board has voted, based on the results of that analysis, to present its request to the City of Alpharetta in the attached letter.

We look forward to discussing further and hope to hear from you soon. Please reach out to the WCSA Board of Directors President Harry Lampe (contact information included in the attached letter) or myself with any questions.

Sincerely,
Valerie Manley
Director and Civic Liaison, Windward Community Services Association
5140 Southlake Drive

Alpharetta GA 30005
[redacted]

Windward

October 8, 2021

Hon. Jim Gilvin, Mayor, City of Alpharetta
Jason Binder, City Council Member
Ben Burnett, City Council Member
John Hipes, City Council Member
Dan Merkel, City Council Member
Donald Mitchell, City Council Member
Karen Richard, City Council Member

2 Park Plaza
Alpharetta, Georgia 30009

Dear Mayor and Council,

Extensive development and use of property downstream of Lake Windward has substantially increased the potential for damage from any form of failure of the Lake Windward Dam. As a result, the Lake Windward dam has been reclassified to Class 1 status. Because of this reclassification, it is not possible for WCSA to purchase insurance to cover the potential magnitude of the risk that now exists. This extensive development had been approved by the City of Alpharetta in the years since the dam was built; WCSA was not a party to the approvals and did not benefit from them, where the City Alpharetta did.

The City, in response to the recent reclassification, executed an agreement with Windward Community Services Association to share the cost of maintenance and repairs to the dam. Under the terms of that agreement, the City is kept apprised of WCSA's excellent care of the dam. WCSA has been and will remain steadfast in executing its duty to maintain that level of care.

Accordingly, we ask that The City of Alpharetta absolve WCSA of any financial responsibility for the risk of flood damage to all downstream property development. To accomplish this, we request that the City of Alpharetta execute a contractual indemnification and hold harmless in favor of WCSA for any and all damage downstream from the dam arising from failure of or damage to the Lake Windward Dam.

We are available to discuss further and hope for timely resolution. We appreciate your attention on this matter.

Sincerely,
Harry Lampe
President, Windward Community Services Association Board of Directors
[redacted]

cc: Valerie Manley (WCSA Director, Civic Liaison)

Attachment

Windward

WCSA REQUEST TO CITY OF ALPHARETTA FOR FINANCIAL PROTECTION RELATED TO DOWNSTREAM DEVELOPMENT OF THE LAKE WINDWARD DAM

1. Georgia EPD reclassified the Lake Windward dam in 2021 as a 'Class 1" lake (higher risk), in the event of a dam failure, due to the significantly increased downstream residential and commercial development and use.

2. WCSA (Windward HOA) owns the lake and dam. The Lake Windward dam is in good condition and has been properly maintained.

3. The City of Alpharetta public street (Lake Windward Drive) traverses the top of the Windward dam.

4. The magnitude of the potential damage to downstream development is effectively uninsurable.

5. City of Alpharetta has approved and authorized significant downstream development within its jurisdictional area. It is this expansion of development that has caused the Lake Windward dam to be reclassified, and the downstream liability to be uninsurable.

6. WCSA requests the City of Alpharetta provide financial protection to WCSA as follows:
    a. Unconditional indemnification and hold harmless agreement against any and all claims arising from damage to downstream development and use including, but not limited to, property damage, personal injury or death, and financial claims of damage (e.g., consequential damages). The source of potential claims includes property owners, family members, guests, and business owners.
    b. City of Alpharetta Resolution approved by the majority of City Council members approving and adopting the above indemnification/hold harmless agreement in favor of WCSA.

Windward

October 8, 2021

Hon. Jim Gilvin, Mayor, City of Alpharetta
Jason Binder, City Council Member
Ben Burnett, City Council Member
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From: Regus, Bob
Sent: Friday, October 8, 2021 1:30 PM
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Cc: Drinkard, James; Michael D. Stacy; Sewczwicz, Peter
Subject: RE: Request from Windward Community Services Association regarding Lake Windward Dam

Mayor and Council,

Mike Stacy is aware of the request [redacted]

Bob

Bob Regus
City Administrator
City of Alpharetta
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Cc: City Council and Mayor <CityCouncilandMayor@alpharetta.ga.us>; Harry Lampe [redacted]; Regus, Bob <bregus@alpharetta.ga.us>; Drinkard, James <jdrinkard@alpharetta.ga.us>
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To: Michael D. Stacy [redacted]
Cc: Mitchell, Donald - External [redacted]; City Council and Mayor <CityCouncilandMayor@alpharetta.ga.us>; Regus, Bob <bregus@alpharetta.ga.us>; Wes Skinner [redacted]
Subject: Re: The Windward Dam Issue

Thanks Mike. I appreciate you making this a priority.

Jim Gilvin
Mayor
2 Park Plaza
Alpharetta, GA 30009

On Oct 12, 2021, at 9:18 AM, Michael D. Stacy [redacted] wrote:

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Mayor and Council:

We have been looking into whether this issue is one that would require/allow for an executive session (particularly, whether and to what extent it would fall under the litigation and/or real estate bases) and, if it is not properly a matter for executive session, to provide you with some guidance as to how to approach it.

We should be finished with our research this morning, and I will be back with you either this morning or early afternoon with further thoughts and guidance.

Please let me know if you need anything in the meantime.

Best,

Mike

From: DONALD MITCHELL [redacted]
Sent: Monday, October 11, 2021 1:26 PM
To: Steven L. [redacted]; City Council and Mayor 2021 <citycouncilandmayor@alpharetta.ga.us>; Bob Regus <bregus@alpharetta.ga.us>; Michael D. Stacy [redacted]
Subject: Fw: The Windward Dam Issue

Steven and Mike, Please explain to the council that this issue has been a matter of public and council discussion in previous emails for quite some time. Karen and I have both been actively engaged with the HOA in discussions of the issue at hand and efforts to understand the states role in the downgrading of the dam. It is at this point a matter of public discussion. I am not even certain as to why has to be handled in executive session please clarify? It is not a matter of real estate, litigation or H.R. Why can this issue not be handled in a public workshop?

To: Michael D. Stacy [redacted]
Cc: Mitchell, Donald - External [redacted]; City Council and Mayor <CityCouncilandMayor@alpharetta.ga.us>; Regus, Bob <bregus@alpharetta.ga.us>; Wes Skinner [redacted]
Subject: Re: The Windward Dam Issue

Thanks Mike. I appreciate you making this a priority.

Jim Gilvin
Mayor
2 Park Plaza
Alpharetta, GA 30009

On Oct 12, 2021, at 9:18 AM, Michael D. Stacy [redacted] wrote:

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor and Council:

We have been looking into whether this issue is one that would require/allow for an executive session (particularly, whether and to what extent it would fall under the litigation and/or real estate bases) and, if it is not properly a matter for executive session, to provide you with some guidance as to how to approach it.

We should be finished with our research this morning, and I will be back with you either this morning or early afternoon with further thoughts and guidance.

Please let me know if you need anything in the meantime.

Best,

Mike

From: DONALD MITCHELL [redacted]
Sent: Monday, October 11, 2021 1:26 PM
To: Steven L. [redacted]; City Council and Mayor 2021 <citycouncilandmayor@alpharetta.ga.us>; Bob Regus <bregus@alpharetta.ga.us>; Michael D. Stacy [redacted]
Subject: Fw: The Windward Dam Issue

Steven and Mike, Please explain to the council that this issue has been a matter of public and council discussion in previous emails for quite some time. Karen and I have both been actively engaged with the HOA in discussions of the issue at hand and efforts to understand the states role in the downgrading of the dam. It is at this point a matter of public discussion. I am not even certain as to why has to be handled in executive session please clarify? It is not a matter of real estate, litigation or H.R. Why can this issue not be handled in a public workshop?

To: Michael D. Stacy [redacted]
Cc: Mitchell, Donald - External [redacted]; City Council and Mayor <CityCouncilandMayor@alpharetta.ga.us>; Regus, Bob <bregus@alpharetta.ga.us>; Wes Skinner [redacted]
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Regus, Bob

From: Cobb, Erin
Sent: Friday, October 15, 2021 9:11 AM
To: Regus, Bob
Subject: FW: Lake Windward Dam Reclassification Application
Attachments: Contract Routing Form -Reclassification Application Form.docx; Lake Windward Dam Permit Application (Alpharetta) 09022020.pdf; Lake Windward Dam Permit Application (Alpharetta) 09022020.pdf

Bob,

Here is the email from Jill regarding the Lake Windward Dam Reclassification.

I will keep looking trough executive session minutes to see if I can find something pertaining to the dam.

Thank you,
Erin Cobb, City Clerk
City of Alpharetta
Phone 678-297-6003 FAX 678-802-3293

From: Bazinet, Jill <jbazinet@alpharetta.ga.us>
Sent: Wednesday, September 2, 2020 10:39 AM
To: Cobb, Erin <ecobb@alpharetta.ga.us>
Subject: Lake Windward Dam Reclassification Application

Erin-

I need your help getting a signature from the mayor on the following:

The Georgia EPD Safe Dams Program has recently reclassified Lake Windward Dam from a Category II dam to a Category I dam. This reclassification includes a requirement for submission of and application and various inspection and engineering documents by September 15th.

The City and Windward Community Services Association are listed as co-owners. As co-owners we have hired an engineering firm together to complete all the documentation required for the state.

The forms for submission are required to be signed by the Mayor. I will need two original signed documents sent to me ASAP so that I can forward them to the engineering firm before the 9/15 deadline.

I have attached the contract routing form and 2 copies of the application form for signature (second page under owner). (Since I am working remotely, can you scan a copy of the signed document and email it to me when it is signed and also send the originals in interoffice mail? I will have one of the guys at the office prep it for the engineers to pick up).

Please let me know if you need any additional information.

Sincerely,

Jill Bazinet
[redacted]

GEORGIA
DEPARTMENT OF NATURAL RESOURCES
ENVIRONMENTAL PROTECTION DIVISION

Richard E. Dunn, Director

Watershed Protection Branch
2 Martin Luther King, Jr. Drive
Suite 1152, East Tower
Atlanta, Georgia 30334
[redacted]

APPLICATION FOR PERMIT TO CONSTRUCT & OPERATE DAM

In accordance with the Safe Dams Act of Georgia, O.C.G.A. Section 12-5-376, a permit is required to construct and/or operate a Category I dam. Section 12-5-374, (1)(F) requires the owner(s) to send information to the local government for them to record the dam on the official land plat. The following information is to be completed to the fullest extent possible as part of the permit application. A complete permit application includes a completed application (from each owner/operator), a condition assessment report, design documents, an Emergency Action Plan, and an Operation & Maintenance Plan, as applicable. Additionally, a certification from the engineer stating he is responsible for the design of the dam and that the dam meets the standards of the Safe Dams Act, Rules for Dam Safety, and the Engineering Guidelines is required.

Dam Information

Name of Dam: George Parsons Lake Dam

Preferred Name of Dam (if different): Lake Windward Dam

Alternative Name(s) of Dam: Windward Lake Dam

State ID: 060-127-03812 USACOE NID #: GAGA03846

County: Fulton Latitude: 34.08194 Longitude: -84.23806

Other location information (e.g. subdivision, business, etc…): Windward Residential Development

Directions to dam (use Atlanta as origination point): See attached.

Primary Purpose(s) (recreation, irrigation, flood control, drinking water): Recreation

Date Built (if known): October 1981

Ownership Information

Owner/Operator's Name: City of Alpharetta

Mailing Address: 2 Park Plaza

City, State, Zip Code: Alpharetta, Georgia 30009

Phone Number(s): 678-297-6000 Email: _____

Name and contact information of person immediately responsible for dam if different than name listed above:

Name: Department of Public Works, attn: Jill Bazinet

Mailing Address: 1790 Hembree Road

City, State, Zip Code: Alpharetta, GA 30009

Phone Number(s): 678-297-6203 Email: jbazinet@alpharetta.ga.us

Application Information

This permit application contains the following information. A response of "No" requires an explanation to justify the response.

Item	Yes	No	Explanation
Official Land Plat	☒	☐	
Condition Assessment Report	☒	☐	
Design Report	☒	☐	
Construction Plans	☐	☒	Original construction plans for the dam are not available
Technical Specifications	☐	☒	Original technical specifications for the dam are not available
Operation & Maintenance Plan	☒	☐	
Emergency Action Plan	☒	☐	

As the Engineer of Record for this project, I certify that I have the necessary training and experience to design such a dam or modification and to the best of my knowledge, understanding, and belief the design meets the standards of the Safe Dams Act, Rules for Dam Safety and the Safe Dams Program Engineer Guidelines.

Signature of Engineer:_____ Date:_____

I certify that the above information is true to the best of my knowledge.

Signature of Applicant:_____ Date:_____

Send this completed two-page application to: Georgia Safe Dams Program, 2 Martin Luther King Jr. Drive SE, Suite 1362 East Tower, Atlanta, GA 30334.

From GA Safe Dams Program (2 M.L.K Jr. Dr. SE, Atlanta, GA 30334) to Windward Lake Dam

- Take 85-N for 5.8 miles and merge onto GA-400 N.
- Travel 19.7 miles to Exit 10, GA-120 E/Old Milton Pkwy.
- Turn right onto GA-120 E/Old Milton Pkwy.
- Continue 0.2 miles and utilize left 2 lanes to turn left onto Morris Rd.
- Travel 0.2 miles and utilize traffic circle to continue onto Morris Rd.
- Travel 0.2 miles and turn right onto Webb Bridge Rd.
- Continue 1.6 miles on Webb Bridge Rd. and turn left onto Lake Windward Dr.
- Continue one-half (½) mile on Lake Windward Dr., which traverses the dam crest.

GEORGIA
DEPARTMENT OF NATURAL RESOURCES
ENVIRONMENTAL PROTECTION DIVISION

Richard E. Dunn, Director

Watershed Protection Branch
2 Martin Luther King, Jr. Drive
Suite 1152, East Tower
Atlanta, Georgia 30334
[redacted]

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Preferred Name of Dam (if different): Lake Windward Dam

Alternative Name(s) of Dam: Windward Lake Dam

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Other location information (e.g. subdivision, business, etc...): Windward Residential Development

Directions to dam (use Atlanta as origination point): See attached.

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Owner/Operator's Name: City of Alpharetta

Mailing Address: 2 Park Plaza

City, State, Zip Code: Alpharetta, Georgia 30009

Phone Number(s): 678-297-6000 Email: _____

Name and contact information of person immediately responsible for dam if different than name listed above:

Name: Department of Public Works, attn: Jill Bazinet

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Application Information

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Construction Plans	☐	☒	Original construction plans for the dam are not available
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Operation & Maintenance Plan	☒	☐	
Emergency Action Plan	☒	☐	

As the Engineer of Record for this project, I certify that I have the necessary training and experience to design such a dam or modification and to the best of my knowledge, understanding, and belief the design meets the standards of the Safe Dams Act, Rules for Dam Safety and the Safe Dams Program Engineer Guidelines.

Signature of Engineer:_____ Date:_____

I certify that the above information is true to the best of my knowledge.

Signature of Applicant:_____ Date:_____

Send this completed two-page application to: Georgia Safe Dams Program, 2 Martin Luther King Jr. Drive SE, Suite 1362 East Tower, Atlanta, GA 30334.

From GA Safe Dams Program (2 M.L.K Jr. Dr. SE, Atlanta, GA 30334) to Windward Lake Dam

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- Continue 1.6 miles on Webb Bridge Rd. and turn left onto Lake Windward Dr.
- Continue one-half (½) mile on Lake Windward Dr., which traverses the dam crest.

Contract Routing Form

PLEASE ATTACH THIS FORM TO ALL CONTRACTS FOR EXECUTION

DATE: September 2, 2020 CONTRACTING DEPARTMENT: Public Works

FINANCE CONTACT: Debora Westbrook

CONTRACT NUMBER (use bid or RFP# unless otherwise noted): N/A

CONTRACT NAME: Reclassification of Lake Windward Dam - EPD Application Form

Responsible Party	Description	Initials & Date Received	Action to be Taken	Date Sent
Finance	Collect (scan if needed) all contract backup documents (agenda item, summary, quote/bid documents, etc.)		Email to Legal with copy of this form	
Legal	Create Contract		Email/mail to Contractor with a request for **three (3) Contract Originals** to be signed by the Contractor and retuned to Legal	
Legal	Receive signed originals from Contractor		Approve as to form and Forward all Originals to City Clerk	
City Clerk	Facilitate Department Director's and Mayor's approval/ signature of all Originals		Forward all Originals to Finance (Purchasing)	
Finance	Retain one Original for Finance records		*(Finance- Note Final Routing)*	

Notes for contract routing:

Please return originals to Jill Bazinet to send to consultant for submittal. Application is due 9/15. EPD reclassified Windward Dam. This requires submittal of detailed inspection and engineering documents. The application form is to be signed by the Mayor for submittal to EPD.

Regus, Bob

From: Ben Burnett <benjaminburnett@gmail.com>
Sent: Tuesday, October 19, 2021 11:15 AM
To: Burnett, Ben; Mitchell, Donald - External
Cc: Regus, Bob; Merkel, Dan; Jason Binder; Hipes, John; Richard, Karen; Michael D. Stacy; Sewczwicz, Peter; Harris, Tom; Gilvin, Jim
Subject: Re: Winward Dam Agreement

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Please use my city email address for city business

On Tue, Oct 19, 2021 at 11:08 AM DONALD MITCHELL [redacted] wrote:

Jimmy, In response to your text message yesterday regarding your desire to discuss the Windward dam, my preference is to have these conversations publicly. I wish to discuss the existing shared maintenance agreement with the uncapped liability in the next council meeting. As liaison this information was never discussed with me by you, legal or Pete. In addition, we need to separately address Winward's recent request regarding indemnification.

Every ounce of correspondence I have sent has been public. As you and the council know, Karen and I have been working with Valerie Manly for months now trying to uncover what had transpired regarding this issue. In August Valerie, asked us initially to help cover the increased insurance premiums. [redacted]

I and other council member want the shared maintenance agreement brought forward in the next council meeting, recommendation from staff regarding how to address the uncapped maintenance liabilities. There is no need to hold private conversations concerning this issue. Windward and the city are in harms way and we need to help resolve this situation as soon as possible in a legitimate and fiscally responsible way. Donald Mitchell

[redacted]

[redacted]

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[redacted]

[redacted]

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From your second email:

During our conversation on August 17 with Sam, Steven and Bob we inquired as to what this maintenance agreement was all about and asked for a copy of the agreement. We did not receive this until this past Thursday Oct. 14 2021. at 5:00

Every single day there are thousands of meetings, phone calls, emails and conversations going on between the 450 employees of the City of Alpharetta and members of the public as they work to achieve the goals and tasks set by our City Council. As Mayor and CEO of this organization I fully accept that I am personally responsible to the public for everything our employees do or say. And I accept personal responsibility for trying to make sure that our organization communicates effectively. However, I will not accept personal responsibility for ensuring that every member of our council is aware of each one of those millions of communications taking place every year.

That is why our charter allows the Mayor to appoint council liaisons as they see fit. As Mayor, I appoint liaisons to act as conduits of information between me, each city department and all of our council members. The whole reason I appoint city council liaisons is for them to stay informed about what is going on within their assigned departments and keep me and the rest of council informed. Unfortunately, based on your previous emails above, it is clear that you have failed to fulfill that role as my appointed liaison to Alpharetta's Public Works Department.

The existing dam maintenance agreement with WCSA was developed at the request of our Public Works Department and was negotiated between December 2018 and January 2020. And yet your statements above seem to blame me and Director Sewczwicz for the fact that you were unaware of the dam discussions that were taking place for more than a year. As Mayor, I expected you to be aware of what was going on in your assigned department and keep me informed not the other way around. None of us are perfect but in my ten years working with Director Sewczwicz, he has always been a consummate professional who bends over backwards to keep anyone informed about matters of interest to them whether it be members of city council or members of the public. Under those circumstances, it would certainly be unusual if Director Sewczwicz had not discussed something as significant as the dam agreement with his liaison at some point, but I have no reason to doubt your statement that such a conversation never took place.

I hope these explanations are helpful in clearing up some of the confusion you seem to have had from my previous email. I look forward to working in unity with you and the rest of our city council as we now work together to resolve the important Windward dam issue.

And for future reference, the Windward subdivision is spelled with two d's.

Kind Regards,

Jim Gilvin

On Oct 19, 2021, at 3:27 PM, DONALD MITCHELL [redacted] wrote:

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jimmy I had reached out to you in our initial email to you on August 10, 2021 seeking guidance and did not hear anything from you since then as well nothing from you regarding every other correspondence since August 10. There has been no interaction from you about your knowledge of this situation at all. That's two months of not hearing anything from you until yesterday Oct. 18th. During our conversation on August 17 with Sam, Steven and Bob we inquired as to what this maintenance agreement was all about and asked for a copy of the agreement. We did not receive this until this past Thursday Oct. 14 2021. at 5:00

This is an extremely important issue for the Windward HOA and now for our city. Lets work together to solve it as a city working in unity. Here is the time line of how these invents have unfolded since August 10. Please send your correspondence and emails in the year prior to this date as I nor Karen were included in any of those emails or conversations.
Donald

Timeline

8/10/21 - DM email to Sam Thomas, copies KR, JG, BR, PS

Asks Sam for guidance regarding Windward's request to assist WCSA in covering the increase in their liability insurance premiums related to the reclassification of the dam. Windward's request made reference to the existing cost-sharing maintenance contract between WCSA and city.

8/16/21 - 3:21 pm Sam sends legal opinion to DM and KR

8/16/21 - 5:20 pm DM requests a conference call on 8/17 to discuss Sam's memo. copies KR, BR

8/16/21 - 5:35 pm DM sends follow-up email to Sam copies KR, BR, JG, PS

further explaining the downstream development impact to their liability insurance premiums.

8/17/21 - 2:30 pm conference call with Sam, Steven Jones, BR, PS, KR and DM

Sam reviews his findings and agrees to get further information from Derek in Finance regarding the City's existing insurance policy on the dam in a week's time.

8/26/21 - DM sends follow-up email to BR, Steven Jones, Tom Harris, and KR requesting an update on the insurance questions Sam was researching.

8/27/21 - Tom Harris responds copying everyone. Broker informed city they can't insure the dam if they don't own it. Tom advises staff needs to wait for Pete to return from

vacation next week to get an understanding of the history and costs city is committed to covering under the existing agreement.

8/30/21 - DM emails council regarding ongoing dam discussions

8/31/21 - Valerie Manley emails DM and KR with insurance premium details and asks the city for consideration of relief similar to the existing cost-sharing maintenance agreement.

Some time after 8/31/21 Valerie verbally informs DM and KR that WSCA Board is re-looking at their options and will be back in touch once they are finalized.

10/8/21 - Valerie Manley send email to DM, copies council asking city to consider indemnification.

10/14/21 The council receives the Shared Maintenance Agreement requested from the city on August 10.

Regus, Bob

From: Gilvin, Jim
Sent: Wednesday, October 20, 2021 9:04 AM
To: Mitchell, Donald - External
Cc: Burnett, Ben; Ben Burnett; Harris, Tom; Hipes, John; Jason Binder; Merkel, Dan; Michael D. Stacy; Regus, Bob; Richard, Karen; Sewczwicz, Peter
Subject: Re: Winward Dam Agreement

Donald,

Based on your request for correspondence and emails for the year preceding August 10, 2021, it is clear that you did not understand my earlier response to your original email. I will try once more to address some of your concerns in a way that is easier to understand and will be glad to discuss any other concerns you have in a public meeting.

Point 1:

> Please send your correspondence and emails in the year prior to this date as I nor Karen were included in any of those emails or conversations.

I cannot find any emails or correspondence regarding the Windward dam in the year preceding August 10, 2021. To my knowledge, there were no discussions with WCSA regarding the dam during that time period because they had been resolved with the agreement negotiated by staff between December of 2019 and January of 2020.

Point 2:

> There has been no interaction from you about your knowledge of this situation at all. That's two months of not hearing anything from you until yesterday Oct. 18th.

I appreciate you keeping me in the loop on the recent discussions which began in August between you, Councilwoman Richard and representatives of WCSA. As representatives of the City of Alpharetta, every member of our city council is constantly having discussions with outside organizations regarding potential agreements, initiatives or policies. There are dozens of such conversations going on every day and I trust each of you to conduct those discussions without my active participation unless requested. Perhaps it was a mistake on my part to assume that you were capable of conducting the negotiations with WCSA without my active participation. But based on the framework of an insurance reimbursement discussion you described, I felt you were up to the task and did not see the need for inserting myself into the process at that point.

It was only after WCSA presented us with an unprecedented request for total indemnity rather than the insurance sharing request you had previously described that I realized your efforts resulted in something never previously discussed so I needed to step in. Regardless, now that I am fully engaged in the Windward dam discussion I will be working with everyone on council to resolve the situation for the good of Windward and all Alpharetta residents.

Point 3:

From your original email:
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And for future reference, the Windward subdivision is spelled with two d's.

Kind Regards,

Jim Gilvin

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Regus, Bob

From: Michael D. Stacy [redacted]
Sent: Wednesday, October 20, 2021 2:13 PM
To: Regus, Bob
Cc: Wes Skinner
Subject: RE: Winward Dam Agreement

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Bob:

Just let us know when you have the e-mails and we can get to work on this.

Best,

Mike

From: Regus, Bob <bregus@alpharetta.ga.us>
Sent: Wednesday, October 20, 2021 11:46 AM
To: Burnett, Ben <bburnett@alpharetta.ga.us>; Gilvin, Jim <jgilvin@alpharetta.ga.us>; Mitchell, Donald - External [redacted]; Hipes, John <jhipes@alpharetta.ga.us>; Jason Binder <jason@jasonbinder.com>; Merkel, Dan <dmerkel@alpharetta.ga.us>; Richard, Karen <krichard@alpharetta.ga.us>
Cc: Michael D. Stacy [redacted]; Wes Skinner [redacted]
Subject: RE: Winward Dam Agreement

Ben, and Mayor and Council,

I am having IT pull every email with the words Windward Dam in it. Mike Stacy and I will piece all of these together into a time line and get it to you as soon as possible.

We will have this as a workshop item on the October 25th agenda.

Bob

Bob Regus
City Administrator
City of Alpharetta
[redacted]

From: Burnett, Ben <bburnett@alpharetta.ga.us>
Sent: Wednesday, October 20, 2021 11:22 AM
To: Gilvin, Jim <jgilvin@alpharetta.ga.us>; Mitchell, Donald - External [redacted]
Cc: Hipes, John <jhipes@alpharetta.ga.us>; Jason Binder <jason@jasonbinder.com>; Merkel, Dan <dmerkel@alpharetta.ga.us>; Michael D. Stacy [redacted]; Regus, Bob <bregus@alpharetta.ga.us>; Richard, Karen <krichard@alpharetta.ga.us>
Subject: Re: Winward Dam Agreement

Bob,

can you pull all the emails out of exchange on the Windward Dam. It's a more objective way to find results. I don't need them but apparently others do.

I won't be in attendance on Monday but I am comfortable with a cost sharing agreement similar to what Jim signed in 2019. I'd be okay with a cap on annual expenses at $50k annually. I don't think the city indemnifying liability from the hoa is wise; and I'm not entire sure it would matter in court even if we could.

If anybody else has a better idea then I'm fine with that too. I understand the hoa doesn't want to do that. But that is what I'm in favor of at this time. If y'all could include that in the record for a work session item should it come up. I'd appreciate it.

This issue is why the city would benefit from giving the city administration the power to work through these agreements absent of politics/politicians. There's more wisdom with Bob and his team than there is with the 7 of us who are likely to make decisions based on motives that may feel wise today, and end up unwise tomorrow.

I am plenty capable of doing exactly what the mayor did on any given day and with any given issue. I don't say that to poke holes. I said that to say… nobody is any better or worse than what happened or where we stand today. I don't think anyone's intentions were off base.

But these emails have become entirely too personal and not based in the best interest of moving forward for our residents.

Everybody ran for office because they thought they had ideas that would make this a better place to live. And guess what! everybody has their contributions. Those are the things that are important. This fight, isn't important. The people it impacts are important. Alpharetta exemplifies a well run meritocracy. Over all of our neighbors. Those intentions should be reflected. I'm plenty guilty of stirring the pudding. But this needs to get productive.

And yes. this is a cold day in hell. (And I pulled staff of this email besides Bob.)

We should all be better,

B

Get Outlook for iOS

Regus, Bob

From: Michael D. Stacy [redacted]
Sent: Wednesday, October 20, 2021 2:13 PM
To: Regus, Bob
Cc: Wes Skinner
Subject: RE: Winward Dam Agreement

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Bob:

Just let us know when you have the e-mails and we can get to work on this.

Best,

Mike

From: Regus, Bob <bregus@alpharetta.ga.us>
Sent: Wednesday, October 20, 2021 11:46 AM
To: Burnett, Ben <bburnett@alpharetta.ga.us>; Gilvin, Jim <jgilvin@alpharetta.ga.us>; Mitchell, Donald - External [redacted]; Hipes, John <jhipes@alpharetta.ga.us>; Jason Binder <jason@jasonbinder.com>; Merkel, Dan <dmerkel@alpharetta.ga.us>; Richard, Karen <krichard@alpharetta.ga.us>
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Ben, and Mayor and Council,

I am having IT pull every email with the words Windward Dam in it. Mike Stacy and I will piece all of these together into a time line and get it to you as soon as possible.

We will have this as a workshop item on the October 25th agenda.

Bob

Bob Regus
City Administrator
City of Alpharetta
[redacted]

From: Burnett, Ben <bburnett@alpharetta.ga.us>
Sent: Wednesday, October 20, 2021 11:22 AM
To: Gilvin, Jim <jgilvin@alpharetta.ga.us>; Mitchell, Donald - External [redacted]
Cc: Hipes, John <jhipes@alpharetta.ga.us>; Jason Binder <jason@jasonbinder.com>; Merkel, Dan <dmerkel@alpharetta.ga.us>; Michael D. Stacy [redacted]; Regus, Bob <bregus@alpharetta.ga.us>; Richard, Karen <krichard@alpharetta.ga.us>
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John D. Hipes

Alpharetta City Council

Post 4

[redacted]

jhipes@alpharetta.ga.us

Regus, Bob

From: DONALD MITCHELL [redacted]
Sent: Thursday, October 21, 2021 8:43 PM
To: Hipes, John; Burnett, Ben; Gilvin, Jim; Jason Binder; Merkel, Dan; Richard, Karen; Regus, Bob
Cc: Michael D. Stacy; Wes Skinner
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THE CITY OF ALPHARETTA GEORGIA

DONALD F. MITCHELL
MAYOR PRO TEM

WORK: [redacted]
EMAIL: dmitchell@alpharetta.ga.us

2 Park Plaza
Alpharetta, GA 30009
Phone: 678.297.6000
www.alpharetta.ga.us

On Thursday, October 21, 2021, 02:53:05 PM EDT, Regus, Bob <bregus@alpharetta.ga.us> wrote:

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DONALD F. MITCHELL
MAYOR PRO TEM

WORK: [redacted]
EMAIL: dmitchell@alpharetta.ga.us

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To: Regus, Bob; Mike Stacy
Subject: FW: Lake Windward Dam - Schnabel Budget Amendment Request - Full SITES Analysis
Attachments: Lake Windward Dam - Schnabel Budget Amendment Request - Full SITES Analysis.pdf

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To: Tyler Coats [redacted]; David Hill [redacted]
Cc: Chuck Wilson [redacted]; Jennifer Gaines [redacted]
Subject: RE: Lake Windward Dam - Schnabel Budget Amendment Request - Full SITES Analysis

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Pete Sewczwicz, PE
Director of Public Works
City of Alpharetta
1790 Hembree Road
Alpharetta, GA 30009
Office: [redacted]
Direct: [redacted]
Cell: [redacted]

From: Tyler Coats [redacted]
Sent: Wednesday, October 20, 2021 5:59 PM

To: David Hill [redacted]; Sewczwicz, Peter <psewczwicz@alpharetta.ga.us>
Cc: Chuck Wilson [redacted]; Jennifer Gaines [redacted]
Subject: Lake Windward Dam - Schnabel Budget Amendment Request - Full SITES Analysis

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David & Pete,

Schnabel briefed you both individually about the need to perform a full analysis of the auxiliary spillway channel for the dam, based on preliminary results, in order to comply with Georgia Safe Dams Program guidelines and requirements for Category I, "high-hazard" structures. Schnabel met with Safe Dams personnel earlier this week to discuss the amended scope of services which is presented in the attached budget amendment request. Safe Dams has agreed in principal with the proposed approach, which involves geotechnical drilling and laboratory testing to characterize the materials which comprise the auxiliary spillway outlet channel, as well as Schnabel's time to update the SITES model and summarize the results in an updated Condition Assessment Report. Please review the attached request and let us know if either of you have any questions.

Based on conversations with the driller we plan to use for the project, we understand that the drilling described in the attached request can be scheduled to begin in late November if the budget amendment request can be authorized in a timely manner. Have a good evening!

Tyler

J. Tyler Coats, PE
Associate

Schnabel Engineering
T [redacted]
6445 Shiloh Road, Suite A
Alpharetta, GA 30005
schnabel-eng.com

Build Better. Together.

Schnabel ENGINEERING

T [redacted] / F [redacted]
6445 Shiloh Road, Suite A / Alpharetta, GA 30005 schnabel-eng.com

October 20, 2021

Windward Community Services Association
c/o David Hill, CMCA, AMS, PCAM
Access Management Group
1100 Northmeadow Pkwy, Suite 114
Roswell, GA 30076

Via email: [redacted]

Pete Sewczwicz, PE
Director
Department of Public Works, City of Alpharetta
2 Park Plaza
Alpharetta, Georgia 30009

Via email: psewczvicz@alpharetta.ga.gov

Subject: **Budget Amendment Request, Full SITES Analysis of Auxiliary Spillway, Windward Lake Dam, Alpharetta, GA, Schnabel Contract Number 21C17041.00**

Dear Mr. Hill and Mr. Sewczwicz:

SCHNABEL ENGINEERING, LLC (Schnabel) is currently under contract with both the city of Alpharetta (Alpharetta) and the Windward Community Services Association (WCSA) to provide permitting support services associated with the recently reclassified Windward Lake Dam in Alpharetta. Based on our work to date, and to comply with Georgia Safe Dams Program (SDP) requirements for Category I, high-hazard dams, Schnabel is requesting an amendment to the currently authorized budget to complete a full integrity analysis of the earthen auxiliary spillway for the dam.

The SDP has categorized the subject dam as a Category I, "high-hazard" potential structure. This means that improper operation or failure of the dam would result in the probable loss of human life. Based on initial comments received from the SDP after their review of the permit application package developed for the Windward Lake Dam, the SDP requires that an analysis of the auxiliary spillway be performed. As such, Schnabel utilized the NRCS Computer Program SITES to model the performance of the spillway during the SDP design storm event to evaluate whether or not the earthen auxiliary spillway will be adversely impacted.

In an attempt to reduce costs to the dam owners, Schnabel initially performed the SITES analysis using conservatively "assumed" soil material parameters with the goal of requesting a waiver from the SDP if the conservative analysis indicated that the spillway could withstand erosion during the design storm event without the "attack" (Oe/b) exceeding a value of 10. As noted in past correspondence with the owners, SDP guidelines permit this approach for dams less than 35 feet in height and with storage less than 1,000 acre-ft. For dams exceeding these criteria (which is the case for Windward Lake Dam), a full SITES analysis is required by the guidelines.

Based on the results of the initial SITES analysis, the auxiliary spillway "attack" parameter (which quantifies the volume of flow per foot of spillway width) during the design storm exceeds a value of 10. Additionally, the engineering analysis of the auxiliary spillway which utilized assumed soil material parameters indicates that the spillway would breach during the design storm event. Both of these results necessitate further evaluation of the auxiliary spillway in the form of a full SITES analysis. The following sections describe the additional Scope of Services required for Schnabel to complete the SITES analysis for the auxiliary spillway to satisfy SDP guidelines.

AMENDED SCOPE OF SERVICES

Based on the results of the initial SITES analysis, Schnabel held a virtual meeting with SDP personnel on October 18, 2021, to discuss the approach for completing a full SITES analysis of the auxiliary spillway. The Amended Scope of Services described in the following sections has been agreed to, in principal, by the SDP.

Subsurface Exploration

Utilizing the services of a drilling contractor with whom we have worked in the past, Schnabel will observe and document the advancement of five (5) soil test borings in the outlet channel of the existing auxiliary spillway of the dam. A preliminary boring location plan is enclosed with this amendment request. Schnabel will field locate the proposed borings and, after completion, make arrangements to have the actual locations surveyed by the survey subconsultant who prepared the topographic survey of the dam and spillway. Schnabel assumes that the WCSA and/or Alpharetta will provide utility location services to identify any underground utilities within 50 feet of a proposed boring. Neither Schnabel nor its subcontractors will be responsible for damage to any unmarked utilities.

The soil test borings will be advanced to a target elevation that is commiserate with the stream channel at the downstream end of the auxiliary spillway, or to auger refusal, whichever is encountered first. If auger refusal is encountered in the upstream three borings, up to ten (10) feet of rock will be cored to evaluate the quality and strength of rock material within the spillway. Schnabel anticipates that the depths of each boring will range from approximately 10 feet to 40 feet.

Standard penetration testing (SPT) will be performed at industry-standard depth intervals to evaluate the density of subsurface soils in the spillway outlet channel. A Schnabel representative will observe the drilling operations, log each boring, and collect split-spoon samples to facilitate classification of the soils. Selected soil samples will be subjected to laboratory soils testing. If encountered, rock will be cored and samples collected to describe the quality of the rock, as well as to determine the unconfined compressive strength of the rock in a laboratory setting.

After borings are completed, the resulting boreholes will be backfilled with cementitious grout and any soil cuttings from the hole will be spread evenly over the ground surface in the vicinity of the borehole. Schnabel's fees associated with the subsurface exploration do not include ground restoration, seeding, strawing, or landscaping of areas that may be damaged as a result of drilling equipment ingress and egress. Schnabel assumes that any restoration of disturbed areas will be the responsibility of the WCSA and/or Alpharetta. We note that the planned borings will be drilled in unpaved areas.

Upon the completion of the subsurface exploration field work, Schnabel will develop boring logs for each boring to describe the materials encountered. These logs will be incorporated into an updated Condition Assessment Report (CAR) for the dam.

Laboratory Testing

In order to determine soil and rock material parameters required to complete the full SITES analysis of the auxiliary spillway, Schnabel will subject selected samples of soil and rock obtained from the subsurface exploration to laboratory testing. The following laboratory tests, along with the number of tests planned to be performed, will be completed:

- Soil Gradation Analysis with Hydrometer (10)
- Specific Gravity (10)
- Atterberg Limits (10)
- Unconfined Compressive Strength of Rock (5)

The results of the laboratory testing will be summarized and included in an updated CAR for the dam.

SITES Analysis & Reporting

Utilizing the results of the subsurface exploration and laboratory testing, Schnabel will update the profile of the auxiliary spillway and evaluate the integrity of the spillway during the design storm event. Updating the SITES model will involve the calculation of headcut erodibility indices for various soil densities and rock strengths, if any, encountered within the auxiliary spillway. Based on SPT data recorded during the subsurface exploration activities, Schnabel will categorize auxiliary spillway soils into density groups in accordance with Chapter 52, Part 628 of the Natural Resources Conservation Service (NRCS) National Engineering Handbook. Soil parameters determined during the laboratory testing procedures, including plasticity index, clay content, and representative diameter, will be paired with their respective density groups to profile the subsurface condition of the auxiliary spillway. Schnabel will re-run the SITES model during the design storm event for the dam to determine if the actual material composition and geometry of the auxiliary spillway is capable of passing one-half of the Probable Maximum Precipitation (1/2 PMP) without breaching.

Upon the completion of the full SITES analysis, Schnabel will update the CAR to document the performance of the spillway during the design storm event. Schnabel will resubmit the CAR to the SDP on behalf of the WCSA and Alpharetta, along with a response letter to the comments received from the SDP during the permit application review process.

ASSUMPTIONS

Schnabel has made the following assumptions during the development of this proposal:

- The subsurface exploration will be performed over 5 consecutive days of field work. The number, depths, and locations of borings may be modified as required such that all production field work is conducted during the assumed 5-day period.
- Based on the planned location of the proposed borings, Schnabel does not anticipate the need for traffic control services. Schnabel will require coordination with the WCSA to provide access to the Sports Park portion of the Windward development, where the proposed borings are located. Schnabel understands that access to the Sports Park is controlled by a lockable gate. During subsurface exploration activities, Schnabel assumes that the WCSA will restrict community access to the areas of the Sports Park where borings are planned to be advanced.
- Schnabel will not be responsible for locating any utilities on the property at the locations of the soil test borings. We assume that WCSA/Alpharetta will coordinate and provide private utility clearance for the proposed subsurface exploration.
- Schnabel will obtain the services of a registered land surveyor to obtain the locations (x, y, z coordinates in the Georgia State Plane system, and to NAVD88) for the resulting boreholes upon completion of the subsurface exploration.

EXCLUSIONS

The following services are excluded from the proposed Scope of Services, but can be provided in subsequent phases of work upon request:

- Traffic Control Plans and Maintenance
- Private Utility Locates
- Geophysical surveys
- Geotechnical engineering analyses other than those specifically described herein
- Topographic survey beyond location of the boreholes
- Engineering design services

SCHEDULE

Schnabel anticipates that the following schedule, relative to the date that written authorization for this budget amendment request is received, will be required to complete the Amended Scope of Services described above:

• Subsurface exploration field work	8 weeks from authorization
• Laboratory testing	4 weeks from completion of field work
• Updated SITES and CAR	2 weeks from receipt of lab test results

COMPENSATION

Schnabel will perform the Scope of Services described in this budget amendment request on a lump sum basis for the sum of $26,000 ($13,000 for each entity). Additional services beyond those described herein will be requested and authorized in writing prior to performance and billing of such services.

Schnabel's invoices will be submitted monthly or at intervals when considerable time charges have accrued, with a final invoice submitted after completion of the services outlined herein. Payment will be

due on receipt of our invoices and will be considered past due 30 days after the invoice date. Interest at 1.5 percent a month will be charged on all overdue amounts. On January 1, 2022, and annually thereafter, all remaining budgets will increase by four percent, with the remaining terms unchanged.

To authorize this budget amendment, we request that you sign and return one copy of this request for our files. Please note that the Terms and Conditions, which were agreed to as part of the original contract for which this budget amendment is being requested, continue to be applicable. We appreciate the opportunity to provide continued professional services for this project. Please contact the undersigned at your convenience if you have any questions about this request.

Sincerely,

SCHNABEL ENGINEERING, LLC

J. Tyler Coats, PE
Associate

Charles B. Wilson, PE
Principal

JLG:CBW:JTC

The terms and conditions of this proposal, including the attached Standard Contract Terms and Conditions are:

ACCEPTED BY: Windward Community Services Association c/o Asset Management Group

SIGNATURE: _____

PRINTED NAME: _____

TITLE: _____ **DATE:** _____

ACCEPTED BY: City of Alpharetta

SIGNATURE: _____

PRINTED NAME: _____

TITLE: _____ **DATE:** _____

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Office: [redacted]
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From: Tyler Coats [redacted]
Sent: Wednesday, October 20, 2021 5:59 PM

Regus, Bob

From: Harris, Tom
Sent: Wednesday, October 20, 2021 2:06 PM
To: Regus, Bob
Subject: FW: Windward Dam

THOMAS G. HARRIS, CPA
DIRECTOR OF FINANCE

From: Harris, Tom
Sent: Wednesday, October 20, 2021 1:50 PM
To: Mitchell, Donald - External [redacted]
Subject: Windward Dam

Per your request.

Based on my review, it appears that Finance first became aware of the insurance requirement in October of 2020. At which time we requested that our broker investigate the requirement and our ability to obtain insurance. I believe at that time Sam Thomas was reviewing as well and handling the next steps to be taken.

Tom

THE CITY OF ALPHARETTA GEORGIA

THOMAS G. HARRIS, CPA
DIRECTOR OF FINANCE

WORK: [redacted]
FAX:
EMAIL: tharris@alpharetta.ga.us

2 Park Plaza
Alpharetta, GA 30009
Phone:
www.alpharetta.ga.us