CITY COUNCIL MEETING & PUBLIC HEARING
APRIL 24, 2023

ALPHARETTA CITY HALL
FIRST FLOOR – COMMUNITY ROOM
2 PARK PLAZA
6:30 PM

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE TO THE FLAG

4. PRESENTATIONS & PROCLAMATIONS

A. Proclamation: Building Safety Month 2023

5. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 3/27/2023)
Consideration of approval of the City Council meeting minutes from the meeting of March 27, 2023.

B. Alcoholic Beverage License Application
Consideration of approval of the following alcoholic beverage license application:

1. PH-23-AB-08 Yumbii Atwater, LLC, d/b/a Yumbii
2685 Old Milton Parkway Suite 150, Alpharetta, GA 30004
Restaurant
Consumption on Premises
Distilled Spirits, Beer, Wine & Sunday Sales
Owner: Yumbii Atwater, LLC
Registered Agent: Carson Young

6. PUBLIC HEARING

A. MP-23-01 Windward Park
Consideration of a master plan amendment to amend development regulations and to amend the remaining residential development mix to allow 100 'For-Sale' townhomes and 130 'For-Sale' condominium units. The property is located at 0 North Point Parkway and 0 Dryden Road and is legally described as being located in Land Lots 1112, 1177, 1188, and 1189, 2nd District, 1st/2nd Section, Fulton County, Georgia.

B. Ordinance: Text Amendment to The Code of the City of Alpharetta, Georgia Alcohol Ordinance
First Reading
Consideration of an Ordinance to amend Chapter 4 of The Code of the City of Alpharetta, Georgia to revise provisions related to delivery, consumption sales, and retail establishments, to add provisions related to mixed drink sales, to repeal provisions related to delivery of alcoholic beverages, and to revise provisions related to sale or possession for purpose of sale without license or beyond boundaries of premises covered by license; to provide an effective date; and for other purposes.

7. NEW BUSINESS

A. Ordinance: Municipal Election Superintendent and Contracting with Fulton County for Such Purposes
SECOND READING
The first reading occurred during the April 17, 2023 City Council Meeting and Public Hearing.
Consideration of adoption of an Ordinance to amend Article I of Chapter 2 of the Code of the City of Alpharetta, Georgia to authorize the appointment of a municipal election superintendent, to authorize the Fulton County Board of Registration and Elections to conduct municipal elections in the City; to authorize the City to enter into a contract with Fulton County for such purposes; to appoint the Fulton County Board of Registration and Elections as Election Superintendent; and for other purposes.

B. Resolution: Right of Way Acquisition Policy
Consideration of adoption of a Resolution authorizing the negotiation and settlement of right-of-way acquisitions for transportation and infrastructure improvements in accordance with certain procedures.

C. 2023 - 2024 Citywide Group Medical, Dental, Vision, Disability, and Life Insurance Coverages
Consideration of approval of the award for Plan Year 2023-2024 the City's group Medical and Dental coverage to Cigna; Vision coverage to Eye Med; and Life and Disability coverage to New York Life and authorize the Mayor to execute any necessary documents.

D. First Amendment to the 2018 Memorandum of Understanding between the City of Alpharetta and Fulton County Schools for Building Plan Review and Inspection
Consideration of approval of a First Amendment to the Memorandum of Understanding by and between Fulton County School District and the City of Alpharetta for building plan review and inspection of Fulton County School Districts capital and facilities improvement projects.

E. Intergovernmental Agreement with the City of Roswell: Alpharetta Jail
Consideration of an Intergovernmental Agreement by and between the City of Alpharetta, Georgia, the City of Roswell, Georgia, the Fulton County Sheriff's Office, and Fulton County, Georgia, to Board and Provide for the Housing of Inmates at the Alpharetta Jail.

F. Memorandum of Understanding: Public Safety & Fulton County Schools
Consideration of approval of a Memorandum of Understanding between Fulton County School System and the City of Alpharetta for the purposes of collaboration and cooperation with law enforcement on school property and overall safety near school property.

G. Union Hill Park Design Conceptual Site Plan
Approval of the conceptual site plan for Union Hill Park designed by Dix-Hite Plus Partners Inc.

8. PUBLIC COMMENT

9. REPORTS

10. EXECUTIVE SESSION (IF NECESSARY)

11. ADJOURNMENT

A PROCLAMATION BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA
"Building Safety Month – May 2023: Building Safety Starts with YOU"

WHEREAS: The City of Alpharetta recognizes that our growth and strength depends on the safety and economic value of the homes, buildings, and infrastructure that house our citizens, both in everyday life and in times of natural disaster; and

WHEREAS: Our confidence in the structural integrity of our community is achieved through the devotion of our building safety inspectors and officials, fire marshals, architects, engineers, builders, tradespeople, design professionals, laborers, and others in the construction industry who work year-round to ensure the safe construction of buildings and infrastructure; and

WHEREAS: These individuals are dedicated members of the International Code of Council, a U.S. organization that brings together local, state, and federal officials who are experts in their profession and create and implement the highest quality codes to protect us in the buildings where we live, learn, work, worship, and play; and

WHEREAS: Our nation benefits economically and technologically from using the International Codes. Our government can avoid the high cost and complexity of developing and maintaining these codes. The International Code is the most widely adopted building safety and fire prevention code in the nation; this code includes safeguards to protect the public from natural disasters, such as hurricanes, snowstorms, tornadoes, wildland fires, floods, and earthquakes; and

WHEREAS: Building Safety Month is sponsored by the International Code of Council to remind the public about the critical role of our local code officials. Our code officials assure us of safe, efficient, and livable buildings that are essential to keep America and Alpharetta safe; and

WHEREAS: The theme for Building Safety Month 2023 is "Building Safety Starts with YOU," and it encourages all Americans to raise awareness about the importance of safe and resilient construction, fire prevention, disaster mitigation, energy conservation, water safety, training the next generation, and new technologies in the construction industry; and

WHEREAS: Each year, in observance of Building Safety Month, people all over the world are asked to consider the commitment to improve building safety, resilience and economic investment (at home and in the community), and to acknowledge the essential service provided to all of us by local and state building departments, fire prevention bureaus, and federal agencies in protecting lives and property.

NOW THEREFORE: We, the Mayor and City Council, of the City of Alpharetta do hereby proclaim May 2023 as "**Building Safety Month**" in the City of Alpharetta.

SO PROCLAIMED: This first day of May two-thousand and twenty-three, by the Mayor of the City of Alpharetta, Georgia.

_____

Jim Gilvin
Mayor of the City of Alpharetta

_____

Lauren Shapiro
City Clerk for the City of Alpharetta

STAFF REPORT

Department: City Clerk
Submitted By: Lauren Shapiro
Meeting Date: April 24, 2023

AGENDA ITEM:

Council Meeting Minutes (Meeting of 3/27/2023)
Consideration of approval of the City Council meeting minutes from the meeting of March 27, 2023.

STAFF RECOMMENDATION:

Approve the City Council meeting minutes from the meeting of March 27, 2023, as part of the consent agenda.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO
FISCAL IMPACT: NO
INCLUDED IN CURRENT FY CPTL BUDGET: NO
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST:
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

ITEM DESCRIPTION:

City Clerk, Lauren Shapiro, prepared a synopsis of the pertinent information that occurred during the City Council Meeting & Public Hearing on March 27, 2023.

ALTERNATIVES:

Do not approve the March 27, 2023 City Council Meeting Minutes.

ATTACHMENTS:

1. CC Minutes 3.27.2023

City Council Meeting & Public Hearing
MARCH 27, 2023
UNOFFICIAL MINUTES
Office of the City Clerk

ALPHARETTA CITY HALL
COMMUNITY ROOM | 2 PARK PLAZA | 6:30 PM

This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. This is not an official record of the Alpharetta City Council Meeting proceedings. Meetings are recorded and available for review at https://www.youtube.com/user/alpharettagov.

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 Dan Merkel
  - Donald F. Mitchell
  - Brian Will
  - John Hipes
  - Jason Binder
- **Council Members Absent**
  - Douglas J. DeRito
- **Staff**
  - Chris Lagerbloom, City Administrator
  - Melissa Tracy, City Attorney with Jarrard & Davis
  - James Drinkard, Assistant City Administrator
  - Lauren Shapiro, City Clerk
  - Adam Montgomery, Interim Director of Information Technology
  - John Robison, Director of Public Safety
  - Kathi Cook, Director of Community and Economic Development
  - Morgan Rodgers, Director of Parks, Recreation, and Cultural Services
  - Pete Sewczwicz, Director of Public Works

- Thomas Harris, Director of Finance
- Michael Woodman, Planning & Development Services Manager
- Jim Cheatham, Public Safety Analyst

III. PLEDGE TO THE FLAG

IV. CONSENT AGENDA

A. Council Work Session Minutes (Meeting of 3/20/2023)

Consideration of approval of the City Council meeting minutes from the Work Session on March 20, 2023.

PUBLIC COMMENTS

- There were no public comments.

❖ Council Member Hipes offered a motion to approve the Council Work Session Minutes from 3/20/2023.

- Council Member Mitchell seconded the motion.
- The motion was approved unanimously (6-0).

V. PUBLIC HEARING

A. Z-23-01 / V-23-03 KJ Luxury Homes / 1580 Mayfield Road

Consideration of a rezoning and variances to allow for the construction of 7 'For-Sale' single-family detached homes on 5.66 acres. A rezoning is requested from AG (Agriculture) to R-22 (Dwelling, 'For-Sale', Residential) and variances are requested to reduce the right-of-way width of a local street from 50' to 44' and to have a sidewalk on 1 side of the street. The property is located at 1580 Mayfield Road and is legally described as being located in Land Lots 1057 and 1104, 2nd District, 2nd Section, Fulton County, Georgia.

- Ethan Underwood, attorney for the applicant, came forward to request a deferral to next month and would like to request that the applicant not have to go back to Planning Commission. The applicant is looking to come to an agreement with the Harrington Falls subdivision for reduced lot and more restrictive zoning.

CITY COUNCIL DISCUSSION

- Mayor Pro Tem Merkel shared that he is happy to defer, but staff will reevaluate and have the ability to determine whether or not the application needs to go back to Planning Commission.
- Council Member Will asked about the request not to go back to Planning Commission.
  - The applicant shared that they would prefer not to go back to Planning Commission based on the timing perspective.
- Council Member Binder asked whether or not Planning Commission is required to make a recommendation.

- City Attorney, Melissa Tracy, says that per the Chartern, the Plannning Commission may make a recommendation, but it is not required.

❖ Mayor Pro Tem Merkel offered a motion to postpone Z-23-01 / V-23-03 KJ Luxury Homes / 1580 Mayfield Road for a minimum of thirty days and leave the discretion of whether to go back to Planning Commission to the Community Development Director.

- Council Member Mitchell seconded the motion.
- The motion was approved unanimously (6-0).

B. PH-23-01 Unified Development Code (UDC) Text Amendment – Crabapple Overlay
Consideration of text amendments to the Unified Development Code (UDC) to create an overlay district for the Crabapple area and applicable regulations.

- Community and Economic Development Director, Kathi Cook, came forward to present this item.
- City Attorney, Melissa Tracy, read the Ordinance title aloud.
- This item was considered at the 3/2/2023 Planning Commission meeting. There was one (1) public comment from a property owner in the proposed overlay asking if the overlay would require streetscape improvements to the existing site. A Planning Commissioner requested that bike racks be added to the street furniture section. After discussion, Planning Commission recommended approval (vote 7-0).
- Approximately nine (9) acres of land in the Crabapple area is located in Alpharetta, with the remaining area located in the City of Milton. Through various planning efforts, Milton has established and is implementing their vision for Crabapple, which promotes the area as Milton's Downtown. In order to implement a cohesive look and vision for the area, it is recommended that the City adopt an overlay district to ensure compatible with the City of Milton's vision for Crabapple.
- In preparing the Crabapple Overlay, City Staff reviewed Milton's zoning regulations, zoning map, applicable long-range planning documents, and GDOT plans for Crabapple Road. In coordination with City of Milton staff, the proposed Crabapple Overlay addresses regulations related to site design standards, streetscapes, parking and loading, landscaping and screening, building design and street furniture.
- The proposed Unified Development Code Text Amendments are attached hereto as "Exhibit A."

CITY COUNCIL DISCUSSION

- Council Member Hipes suggested defining the building heights where it states 3 stories or 40 feet, to ensure that it is a maximum of 40 feet.

PUBLIC COMMENTS

- There were no public comments.

- ❖ Mayor Pro Tem Merkel offerd a motion to approve PH-23-01 Unified Development Code (UDC) Text Amendment – Crabapple Overlay, with a change to the reference of height for a maximum of 3 stories, not to exceed 40 feet.
    - Council Member Binder seconded the motion.
    - The motion was approved unanimously (6-0).

C. E-23-01 Peachtree Immediate Care Sign Exception

Consideration of a sign exception to allow one (1) additional wall sign for Peachtree Immediate Care. The property is located at 870 North Main Street and is legally described as being located in Land Lot 1112, 2nd District, 2nd Section, Fulton County, Georgia.

- Planning and Development Services Manager, Michael Woodman, came forward to present this item.
- Staff is recommending approval of E-23-01 Peachtree Immediate Care Sign Exception, subject to the following conditions:
    1. Wall sign location, number, and size shall be limited to the submitted plans, dated 12/23/22, except to comply with the conditions below, as approved by Staff.
    2. Wall signs shall not have an internally illuminated sign face. Wall signs shall be reverse lit, externally illuminated, or non-illuminated, as approved by Staff. Wall signs shall comply with the sign regulations applicable in the Downtown Overlay.
- The submitted request, if approved, would allow for two (2) wall signs on a commercial building. The applicant proposes to aggregate allowable wall sign area and distribute to signs on the northeast and southeast building elevations. The subject property is located at 870 North Main Street near the northwest corner of North Main Street and Windward Parkway.
- For free-standing commercial establishments, the City's Sign Code allows one (1) wall sign per road frontage no greater than one square foot (1 SF) of area per one linear foot (1 LF) of frontage.
- The frontage facing North Main Street is 65 linear feet; therefore, a 65 square foot wall sign is permitted on the southeast elevation of the building.
- The applicant is proposing to split up the allowable sign area. The sign on the northeast elevation is proposed to be 20.7 square feet and the southeast elevation sign is proposed to be 42.63 square feet, for a total of 63.33 square feet.
- Staff has reviewed the applicant's request against the review criteria for a sign exception. The proposal should not have significant impacts on surrounding properties, which are developed with non-residential uses. Because the property sits below the grade of North Main Street, the building entrance was oriented to the parking lot which is located on the side of the building. The property is approved to operate as an urgent care clinic which requires strong visibility and access for the public and emergency vehicles. If approved, walls signs should meet the sign regulations applicable in the Downtown Overlay.

- The Citizen Participation Plan report submitted by the applicant states that adjacent property owners were contacted regarding the applicant's intent. The report states that no comments have been received.
- The Community Zoning Information Meeting was held on February 8, 2022. There were no public comments.
- Kim Wakefield, on behalf of the applicant, came forward to speak on behalf of this application.

CITY COUNCIL DISCUSSION

- Council Member Mitchell asked about how large the red letters are and believed that the sign was going to stick out.

PUBLIC COMMENTS

- There were no public comments.

❖ Mayor Pro Tem Merkel offered a motion to approve E-23-01 Peachtree Immediate Care Sign Exception, subject to the following conditions:

1. Wall sign location, number, and size shall be limited to the submitted plans, dated 12/23/22, except to comply with the conditions below, as approved by Staff.
2. Wall signs shall not have an internally illuminated sign face. Wall signs shall be reverse lit, externally illuminated, or non-illuminated, as approved by Staff. Wall signs shall comply with the sign regulations applicable in the Downtown Overlay.

- Council Member Binder seconded the motion.
- The motion was approved (4-2-; with Council Member Hipes and Council Member Mitchell in opposition).

D. PH-23-04 South Main Street Livable Centers Initiative (LCI)

Consideration of adoption of the South Main Street Livable Centers Initiative (LCI).

- Director of Community and Economic Development, Kathi Cook, and Eric Bosman, with Kimley-Horn & Associates, came forward to present this item.
- City Attorney, Melissa Tracy, read the Resolution title aloud.
- This item was considered at the 3/2/2023 Planning Commission meeting. Staff recommended approval of the item. There were no public comments. After discussion, Planning Commission recommended approval (vote 7-0).
- Staff is recommending that Mayor and Council adopt a Resolution to adopt the South Main Street Livable Centers Initiative Study.
- The Atlanta Regional Commission's (ARC) Livable Centers Initiative (LCI) is a program that incentivizes local jurisdictions to re-envision their communities as vibrant, walkable places that offer increased mobility options, encourage healthy lifestyles and provide improved access to jobs and services. The LCI program is funded by federal transportation dollars (FHWA's Surface Transportation Program).

- On February 22, 2021, Mayor and Council authorized Staff to submit an application to the ARC Livable Centers Initiative (LCI) Program seeking grant funding for the South Main Street LCI Study. ARC awarded the City $160,000 to complete the Study, with a 20% match from the City in the amount of $40,000. On February 7, 2022, Mayor and Council awarded the LCI Study contract to Kimley-Horn & Associates, Inc.
- The LCI Study kicked off in March 2022 and reached conclusion in December 2022. A steering committee, consisting of property owners, residents and business owners, was assembled to help guide the process and provide valuable input into the study. The public participation plan included three (3) steering committee meetings and three (3) public meetings. The final study includes an existing conditions assessment, housing and market study analysis, and final recommendations report.
- The South Main LCI Study Final Recommendations Report is attached hereto as "Exhibit B."

CITY COUNCIL DISCUSSION

- Council Member Hipes asked about the feasibility of the Accessory Dwelling Units.
    - Director Cook shared that there would need to be a code change for the accessory dwelling units.
- Council Member Binder asked when staff will bring back the text amendments for the Accessory Dwelling Units.
    - Director Cook shared that the Alpha Park will be the first section to focus on (at least 90 days to put a draft together).
- Mayor Gilvin asked about the vines and maintenance of the walls and whether or not the city would be responsible for the walls.
    - Director Sewczwicz says that we would have to get permission from GDOT.

PUBLIC COMMENTS

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to approve and adopt PH-23-04 South Main Street Livable Centers Initiative.
    - Council Member Mitchell seconded the motion.
    - The motion was approved unanimously (6-0).

VI. NEW BUSINESS

A. Resolution: Fulton County to Conduct 2023 Municipal General Election

Consideration of adoption of a Resolution to authorize the Fulton County Board of Registration and Elections to conduct the City of Alpharetta's November 7, 2023 Municipal General Election; to authorize the City to enter into a contract with Fulton County for such purposes; and for other purposes.

- City Clerk, Lauren Shapiro, came forward to present this item.
- City Attorney, Melissa Tracy, read the resolution title aloud.

- Staff is recommending that Mayor and Council adopt a Resolution to authorize the Fulton County Board of Registration and Elections to conduct the City of Alpharetta's November 7, 2023 Municipal General Election; to authorize the City to enter into a contract with Fulton County for such purposes; and for other purposes.
- The City of Alpharetta will hold a non-partisan general election on Tuesday, November 7, 2023, to elect the Mayor and three (3) members of the City Council (Posts 4, 5, and 6) for a full, four (4) year term each. Historically, the Fulton County Board of Registration and Elections has operated as the superintendent for municipal elections.
- On or about January 23, 2023, the Mayor and Council adopted Resolution Number 2168, resolving that, instead of authorizing the Fulton County Board of Registration and Elections to conduct the November 7, 2023 general election, the City would pursue the appointment of a municipal election superintendent. During the City Council Work Session on March 20, 2023, Mayor and City Council discussed whether or not Fulton County should conduct this year's election, and as such, this Resolution is being brought forward for consideration.
- If approved, this Resolution would appoint the Fulton County Board of Registration and Elections as the election superintendent and the County would perform all duties related to conducting this year's elections, with the exception of qualification of the candidates. Further, this resolution prescribes that the City will adopt a future ordinance contemplating the same and also enter into a new intergovernmental agreement with Fulton County Board of Registration and Elections to facilitate the November 7, 2023 election.

CITY COUNCIL DISCUSSION

- Council Member Will asked about how many voting locations would be within the City of Alpharetta, specifically if we would have 13 locations.
    - City Clerk, Lauren Shapiro, shared that Fulton County proposed combining two of the voting locations this year and the Milton Library will no longer be an early voting location since they are hosting their own elections. There may be 12 voting locations, but will be determined by Fulton County as it gets closer to the election (and based on the number of registered voters).

PUBLIC COMMENTS

- Birdel Jackson (1055 Chasewood Trail, Alpharetta, Georgia 30005) came forward to speak in favor of this item.
- Dr. Kay Howell (285 Snowgoose Court, Alpharetta, GA 30022) came forward to speak in favor of this item.

❖ Council Member Will offered a motion to adopt a Resolution to authorize the Fulton County Board of Registration and Elections to conduct the City of Alpharetta's November 7, 2023 Municipal General Election; to authorize the City to enter into a contract with Fulton County for such purposes; and for other purposes.

- Mayor Pro Tem Merkel seconded the motion.

- The motion was approved unanimously (6-0).

B. **Resolution: Adoption of the Alpha Loop Downtown Link**

Consideration of adoption of a Resolution to adopt the Alpha Loop Downtown Link as a framework to connect Downtown to the Larger Alpha Loop.

- Director of Community and Economic Development, Kathi Cook, came forward to present this item.
- City Attorney, Melissa Tracy, read the resolution title aloud.
- Alpharetta has continued to experience high quality growth since the Alpha Loop was originally planned. Development continues to boom, with residences and mixed-use lifestyle centers in various stages of development emerging throughout the downtown district. Establishing a clear and comprehensive vision for the Downtown portion of the trail is critical to maximizing the public benefit of these private investments and ensuring a cohesive and connected Alpha Loop system for commuters and recreational users alike.
- The design team identified two key goals for the study: (1) Realizing opportunities for enhancing safety and placemaking; and, (2) establishing a cohesive transportation network. The framework plan being presented for adoption provides unique experience within the public realm, optimizing connections to open space and Downtown attractions, while recognizing the opportunities and constraints inherent to building in an established urban area. Projects and design standards identified within the plan can be developed as adjacent private projects come online and the cost estimates can assist programming public improvements as public funding and grant opportunities become available.
- The focus areas of the study became crossing and interacting with city streets connecting existing and planned Alpha Loop sections to Downtown. Specifically, the Old Roswell Street Section, crossing Old Milton at Roswell Street, the new Devore Road at Roswell Street intersection, and crossing Old Milton Parkway at Kingry Lane.
- The Alpha Loop Downtown Link Conceptual Design Report is attached hereto as "Exhibit C."

CITY COUNCIL DISCUSSION

- Council Member Binder asked about the material usage throughout the plan and the use of cobblestone.
    - Director Cook shared that we are open to using other materials in terms of cost and best usage for the area. Grant fundings may show that a new product that is better than what is currently proposed.

PUBLIC COMMENTS

- There were no public comments.

❖ Mayor Pro Tem Merkel offered a motion to approve the adoption of a Resolution to adopt the Alpha Loop Downtown Link as a framework to connect Downtown to the Larger Alpha Loop.

- Council Member Binder seconded the motion.
- The motion was approved unanimously (6-0).

C. RFP # 22-115: Public Safety CAD / RMS System

Consideration of RFP 22-115 and award to Hexagon Corporation for the CAD/RMS System and authorize the Mayor to execute all necessary documents.

- Director of Public Safety, John Robison, came forward to present this item.
- Staff is recommending that Mayor and Council approve the award of RFP 22-115 to Hexagon Corporation for the CAD/RMS System and authorize the Mayor to execute all necessary documents.
- The quest to replace the current Computer Aided Dispatch (CAD) and Records Management System (RMS) has been an almost two-year comprehensive process. This process was initiated due to multiple factors: notification that no future enhancements would be forthcoming other than state mandates decreased support and attention to service requests increased difficulty of officers to provide accurate National Incident Based Reporting System (NIBRS) incident reports due to current mobile and server-based software limitations.The requested sub-grant from GEMA/Homeland Security is $151,200 and will be used to sustain/purchase equipment for the Department's Hazardous Material (HazMat) program.
- The current system has been in place since 2007 and needs to be replaced to meet new reporting standards, increase data analytics, and improve intelligence capabilities. Comprehensive research and a competitive RFP process have been conducted to find an appropriate vendor for a new system. One vendor stands out from the rest by not only meeting our requirements but also establishing themselves as a capable and customer service focused partner.
- In August of 2021, a team from Public Safety attended the Association of Public-Safety Communications Officials (APCO) conference. Numerous CAD/RMS vendors were on display at the conference, and the team was able to gather a tremendous amount of information on the current capabilities of CAD/RMS systems as well as some insight into the direction of the industry.
- In February 2022, the RFP for Public Safety Computer Aided Dispatch and Records Management System was opened for submissions. We received proposals from seven vendors (Hexagon, 365Labs, Central Square Technologies, Tyler Technologies, Motorola Solutions, Mark43, Pulsiam). All vendors that submitted proposals were present and displayed their products at the previously attended APCO conference. This exposure became very helpful when reviewing the proposals. A vendor selection committee was established, and all the submissions were reviewed.
- At the conclusion of the demonstration phase of the RFP, the short list was dropped to two proposals, Central Square and Hexagon. During the course of the demonstration phase, it became clear that the product offered by 365Labs was not ready for implementation and did not meet the needs and specifications listed in the original RFP.
- The CAD/RMS replacement process results show that Hexagon is the vendor of choice to replace our current CAD/RMS system.The cloud-based system proposed by Hexagon will significantly improve our CAD/RMS system functions and capabilities. Implementing

and utilizing a CAD/RMS system is a long-term commitment. Hexagon stands out from the other vendors as a partner for success.

- In addition to the response to the Best and Final Offer, Hexagon offered an additional $50,000 discount in implementation fees and a combined discount of $150,000 over the balance of the ten-year term which resulted in a total project cost reduction of $200,000.
- Director Robison also shared the following points, that are incredibly important with this approval:
    - The Hexagon system is a cloud based software that will allow officers to remain in their patrol vehicles and out on the streets to complete their reports. Currently, all officers have to come back to headquarters to write their reports.
    - Every other Tuesday, the current system must be shutdown for at least 3.5 hours for rebooting. This requires officers and 911 team to use pencil and paper in order to perform their jobs.
    - Hexagon will give officers access to real-time data on the way or when present at an investigation and would allow a dispatch center to be set up outside of headquarters.
    - Since 2021, the public safety team has made 140 calls for support with the current CAD / RMS vendor, and each support call has an average closure/resolution time of 66 days.

PUBLIC COMMENTS

- There were no public comments.

❖ Council Member Will offered a motion to approve the award of RFP 22-115 to Hexagon Corporation for the CAD/RMS System and authorize the Mayor to execute all necessary documents.

- Mayor Pro Tem Merkel seconded the motion.
- The motion was approved unanimously (6-0).

VII. WORKSHOP ITEMS

A. Replacement of Council Chambers Video Wall Displays

- Interim Director of Information Technology, Adam Montgomery, came forward to present this item.
- The displays in the chambers are due for replacement. One of the displays has failed, and the other has reached the end-of-life. Our goal is to replace the current displays with aesthetically and functionally appropriate displays to enhance the audience's experience in the room. This item will be a discussion of two options:
    - Should the Council choose the change order from OneDiversified, a consideration for award approval to OneDiversified, LLC in the amount not

exceeding $6,446.93, and authorize the Mayor to execute all necessary documents.

- Should Council choose another option, funding and vendors would need to be identified for later procurement and approval.

CITY COUNCIL DISCUSSION

- Mayor Pro Tem asked about the warranty and support.
  - Director Montgomery shared that the costs for warranty and support are for phone/ticket help desk support and site visits to fix the monitors if a monitor were to go down during a meeting.
- Council Member Will shared the cost was too high to support either of the options presented in this item.
- Council Member Hipes shared that he wanted to know about the "burn in" image if one were to happen with the tv and if it would be covered by the warranty.
- Mayor Gilvin shared that the residents deserve something to be able to see during a meeting and supports item number 1.

VIII. PUBLIC COMMENT

- There were no public comments.

IX. REPORTS

- Council Member Hipes shared that the Farmer's Market opens this Saturday, April 1st.

X. EXECUTIVE SESSION

- There was not an executive session.

XI. ADJOURNMENT

- With there being no further items to consider or discuss, Mayor Gilvin adjourned the meeting at 8:50 p.m.

Respectfully submitted,

Lauren Shapiro

Lauren Shapiro, City Clerk

EXHIBIT A

SECTION 2.11 CRABAPPLE OVERLAY

2.11.1. General Provisions.

A. *Title.* This Section shall be known as the "Crabapple Overlay" or may be internally cited as "this overlay."

B. *General Purpose.* The purpose of this overlay is to enable and support a cohesive vision for the Crabapple area.

C. *Applicability.*

1. This overlay applies within the area be shown on the Official Zoning Map and labeled "Crabapple Overlay."

2. Parcels within this overlay shall be subject to both the requirements of this Section and the requirements of their underlying zoning district, subject to the conflict provisions in "3" immediately below.

3. When requirements of this overlay conflict with any requirement of the underlying zoning or any other provision of the City Unified Development Code (UDC), the requirements of this overlay shall prevail.

4. When the word "street" is used it means both public and private streets unless stated otherwise.

D. *Conformance Requirements.*

1. All buildings, structures or land, in whole or in part, must be used or occupied, in conformance with this overlay. All buildings or structures, in whole or in part, must be erected, constructed, moved, enlarged or structurally altered in conformance with this overlay.

2. Nothing in this overlay shall require any change in the plans, construction or intended use of a building or structure for which a lawful permit has been issued or a lawful permit application has been accepted before the effective date of this overlay, provided that the construction under the terms of such permit is diligently followed until its completion.

E. *Conflicting Provisions.*

1. It is not the intent of this overlay to interfere with or abrogate or annul any easements, covenants or other agreements between parties; provided, however, that where this overlay imposes a greater restriction upon the use of property, or requires more space than is imposed or required by other resolutions, rules or regulations, or by easements, covenants or agreements, the provisions of this overlay shall govern.

2. Nothing herein shall be construed as repealing or modifying the conditions of operation or conditions of site development accompanying those zoning approvals, variances, or use permits issued prior to the existence of this overlay; however, modification or repeal of these past conditions of approval may be accomplished through a zoning change in accordance UDC Section 4.2.

F. *Place Making.* The design of streets, streetscapes, open spaces, civic spaces, and other features regulated by this overlay must incorporate signage, plantings, lighting, materials, and other placemaking elements as follows:

1. In accordance with placemaking plans adopted by the City of Alpharetta; or

2. As submitted by the applicant and approved by the Director of Community development if no plans identified in "1" immediately above have been adopted.

2.11.2. Site Regulations.

A. *Corridor Types Established.* This overlay uses corridor types to regulate the design of sidewalks, sites, buildings, and other purposes, as shown in the Site Regulation Table and as referenced in other Sections. Corridor types include:

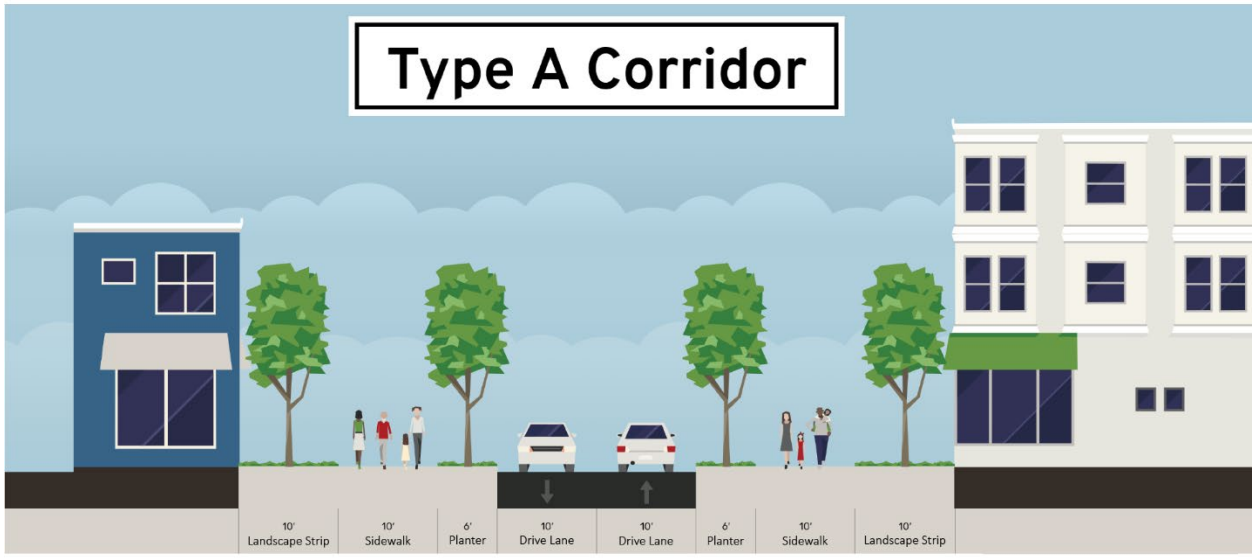
1. **Type A Corridors**, which include Crabapple Road and Broadwell Road.

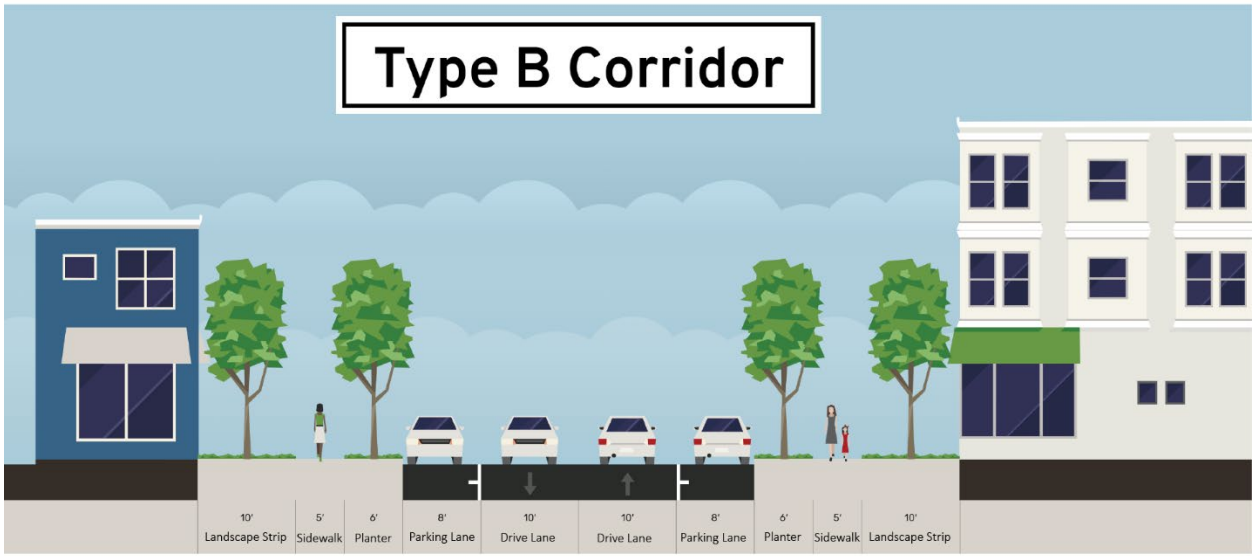
2. **Type B Corridors**, which include Marstrow Road, Arklow Drive, and new streets.

B. *Site Regulation Table.* Sites must be developed in accordance with the following Site Regulation Table.

Site Regulation Table

Site Design Standards		
	Type A Corridors	**Type B Corridors**
Building Setback (from the back of required sidewalk)	10 ft. min./ 20 ft max.	10 ft. min./ 60 ft. max.
Building Height (as measured along the applicable corridor)	20 ft. or 2 story min., whichever is higher/ Max. per Sec. 2.11.3.D.	20 ft. or 2 story min., whichever is higher/ Max. per Sec. 2.11.3.D.
Surface Parking Lots (see UDC Sec. 3.2.8.C and Sec. 2.11.5.A)	No parking allowed between primary buildings and a public street.	Only one row of parking (parallel with the road) is allowed between primary buildings and a public street.
Streetscape Standards		
	Type A Corridors	**Type B Corridors**
Sidewalk	10 ft. min.	5 ft. min.
Planter	6 ft. min.	6 ft. min.
Planter Pedestrian Light Spacing (see Sec. 2.10.4.C.2)	40 ft. on-center max.	40 ft. on-center max.
Planter Tree Spacing (see Sec. 2.10.4.C.1)	40 ft. on-center max.	40 ft. on-center max.
On-Street Parking	8 ft. min. (if required)	8 ft. min.
Landscape Strip	Per UDC Sec. 3.2.8.D (see note 1)	Per UDC Sec. 3.2.8.D (see note 1)





Note 1: The Director of Community Development has the authority to reduce or eliminate UDC Sec. 3.2.8.D landscape strips adjacent to buildings with ground floor commercial uses that front and are accessible from the adjacent sidewalk.

C. *Minimum Lot Size.*

1. Minimum lot size in accordance with the underlying zoning district.

D. *Maximum Building Height.*

1. Maximum building height shall not exceed 3 stories or 40’.

2.11.3. Streets.

A. *Applicability.*

1. The Section applies to:

   a. New development;

   b. Existing developed sites when more than 25% of the site area is disturbed, except as provided for in "2" immediately below;

   c. Existing principal buildings that are expanded, except as provided for in "2" immediately below; and

   d. Existing principal buildings that are renovated or repaired and the value of said work exceeds 50% of the building's replacement cost, except as provided for in "2" immediately below.

2. The Director of Community Development may grant variances to any requirement of this Section for existing developed sites and existing buildings (except as specifically delegated to the City Transportation Engineer) when one or more of the following exists:

   a. The streetscape would render a site non-conforming with regard to vehicular parking; or

   b. Existing topography, trees, buildings, bridges, utilities, retaining walls, or other existing features render this Section unreasonable.

3. This Section does not apply on a parcel for which a Land Disturbance Permit or Building Permit is issued but where the Director of Community Development determines that the permit is for an accessory use or structure to the principal use or structure or for minor repairs or additions to the principal building or structure in existence.

B. *Streetscapes.*

1. *Streetscapes Required.*

   a. New public and private streets must include sidewalks and planters as identified in the Streetscape Standards of the Site Regulation Table prior to the issuance of Certificate of Occupancy, except as indicated in "d" immediately below.

   b. Existing streets that do not meet the Streetscape Standards of the Site Regulation Table must be brought into compliance with said standards along the site's frontage prior to the issuance of Certificate of Occupancy, except as indicated in "d" immediately below.

   c. On existing streets where there is insufficient right-of-way for the required streetscape improvements, the right-of-way needed for such improvements may be expanded by mutual agreement between the property owner and the entity holding the right-of-way, or a public access easement may be provided to the City to meet the required improvements.

   d. On streetscapes that are or will be within the public right-of-way, root barriers are required between the sidewalk and any adjacent landscape strips or planters, subject to approval of the City Arborist.

   e. The City encourages the use of multi-functional runoff reduction measures in the streetscape, including bioretention areas, stormwater tree box, and planter box. The dimensional standards for planting area, tree spacing, and planting type be varied to accommodate runoff reduction measures.

C. *Planter.*

1. Street trees must be planted in the planter as follows:

a. Overstory trees must be planted in the planter in accordance with the Streetscape Standards of the Site Regulation Table. Newly planted trees shall be a minimum of 3½ inches in caliper, and must be limbed up to a minimum of 7 feet.

b. Trees must have a pervious planting area that is at least 6 feet wide by 10 feet long, 3 feet deep, and 1,800 cubic feet in soil volume. Tree grates are not allowed unless the City Arborist determines that they will not negatively impact tree health.

c. Shrubs, groundcover, or mulch must be installed in the tree planting area identified in "b" immediately above when tree grates are not installed. Shrubs must conform to "1" immediately above.

2. Pedestrian Lights.

a. Pedestrian lights must be installed in the planter in accordance with the Streetscape Standards of the Site Regulation Table.

b. Pedestrian lights must be spaced evenly between overstory street trees.

c. Pedestrian light spacing may be increased by the Director or Community Development along existing streets when trees, traffic control devices, or other existing conditions prevent the required spacing.

D. *On-Street Parking.* Newly-created on-street parking on public or private streets must conform to the following:

1. A bulbout must be provided at the end of every three (3) parallel parking spaces.

2. Each bulbout must include at least one overstory tree. Newly planted trees must be a minimum of 3½ inches in caliper, and must be limbed up to a minimum of 7 feet.

3. Trees must have a pervious planting area that is at least 6 feet wide by 10 feet long, 3 feet deep, and 1,800 cubic feet in soil volume. Tree grates are not allowed unless the City Arborist determines that they will not negatively impact tree health.

2.11.4. Parking and Loading.

A. *Vehicular Parking.*

1. Minimum parking requirements are as required by UDC Section 2.5. Parking requirements may be reduced based upon an Urban Land Institute shared parking analysis or other parking analyses acceptable to the City, subject to approval of the Director of Community Development.

2. Where on-street parking spaces exist in the public right-of-way, one on-street parking space may be substituted for every required parking space, provided:

a. The on-street space immediately abuts the subject property.

b. Each on-street parking space may only be counted for one property. Where a space straddles an extension of a property line, the space may only be counted by the owner whose property abuts 50% or more of the on-street parking space.

c. The Director of Community Development, in consultation with the City Transportation Engineer, may determine that to ensure future roadway capacity or other public purposes, the on-street parking credit may not be available.

B. *Driveways.*

1. *Applicability.* The following applies to driveways, including those serving alleys, but not to new streets in conformance with Sec. 2.10.4.A.

2. *Location.* Driveways may not be located on a Type A Corridor when access is available from a Type B Corridor.

C. *Design of Parking Structures.*

1. When a parking structure fronts a Type A Corridor its ground story must have active uses (such as, but not limited to, residential, commercial, office, or civic space) between the parking structure and said street. The active use must be at least 20 feet deep.

2. Where any portions of structured parking are adjacent to or visible from any street, they must be screened so that cars and ramps are not visible from ground level view from the adjacent parcel or adjacent street (not including an alley). Screening must include:

a. Evergreen trees, vines, and landscaping that physically attached to the parking; or

b. A facade having the appearance of a horizontal storied building; or

c. A combination of "a" and "b" immediately above.

D. *Loading.*

1. Loading areas for new buildings must be located to the rear of buildings. Loading areas may not be placed between a building and the closest adjacent street.

2. If a loading area is provided, it must meet the following:

a. Screening must consist of either:

i. An 8-foot high wall compatible with the principal building in terms of texture, quality, material and color; or

ii. Evergreen plant material that can be expected to reach a height of 8 feet with a spread of 4 feet within 3 years of planting.

E. *Parking Locations.* Driveway and off-street parking lots are only allowed between a building and the closest street when indicated in the Site Regulations Table.

2.11.5. Landscaping and Screening.

A. *Parking Lot Landscaping.* All parking lots must conform to the requirements of UDC Sec. 3.2.8.C and these additional standards.

1. Landscaped areas within the interior of the parking area may be designed as bio-retention areas, using inwardly draining swales without curbs, in lieu of raised planting areas surrounded by curbs, provided that each parking space provides a wheel stop and provided that depressed areas adjacent to driving aisles are surrounded by painted lines or flush curbing to separate landscaping from driving aisles.

2. Landscape design and material selection may incorporate practices of water conservation and xeriscape. Use of native materials is encouraged. Plant materials should be arranged so that plants that require similar amounts of irrigation are placed together wherever possible.

B. *Foundation Plantings.* All building foundations facing a public street must conform to these standards, except as provided for in "3" immediately below:

1. Foundations must be screened with continuous evergreen or semi-evergreen shrubs

2. At the time of installation, the screening must be at least 1 foot in height and reach a height of 3 feet within 3 years of planting.

3. Foundation plantings are not required adjacent to ground floor commercial fenestration when said plantings would obstruct views into the commercial establishments, subject to approval of the Director of Community Development.

C. *Service Areas.*

1. Trash and recycling collection and other similar service areas must be located to the side or rear of buildings and may not be between a building and the street.

2. Service areas must be screened on 3 sides and on the 4th side by a solid gate at a minimum of 6 feet in height.

3. Screening must consist of:

   a. A 6-foot high wall; or

   b. Evergreen plant material that can be expected to reach a height of 6 feet with a spread of 4 feet within three years of planting.

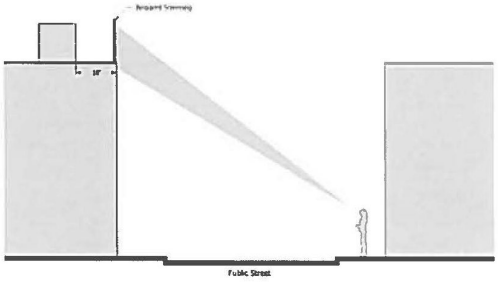
4. Screening walls must be opaque and be constructed of one or a combination of the following: architectural block; brick; stone; cast-stone; or stucco over standard concrete masonry blocks.

5. The gate must be self-locking and maintained in good working order.

D. *Roof-Mounted Equipment.*

1. Roof-mounted equipment must be set back at least 10 feet from the edge of the roof and screened from ground level view from the abutting parcel or street (not including an alley).

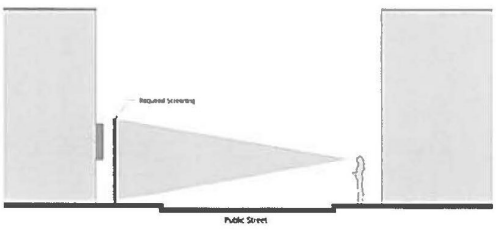
2. New buildings must provide a parapet wall or other architectural element that is compatible with the principal building in terms of texture, quality, material, and color that fully screens roof-mounted equipment from ground level view.



3. For buildings with no or low parapet walls, roof mounted equipment must be screened on all sides by an opaque screen compatible with the principal building in terms of texture, quality, material, and color.

E. *Wall-Mounted Equipment.*

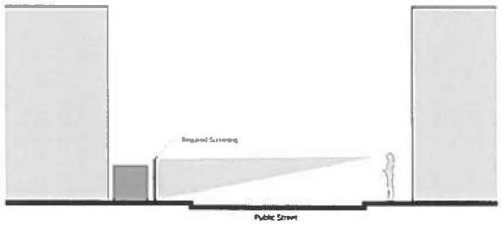
1. Wall-mounted equipment located on any surface that is visible from a street (not including an alley) must be fully screened by landscaping or an opaque wall or fence that is compatible with the principal building in terms of texture, quality, material, and color.



2. If required, screening must be of a height equal to or greater than the height of the mechanical equipment being screened.

F. *Ground-Mounted Equipment.*

1. Ground-mounted mechanical equipment that is visible from a street (not including an alley) must be fully screened by landscaping or an opaque wall or fence that is compatible with the principal building in terms of texture, quality, material, and color.



2. Screening must be of a height equal to or greater than the height of the mechanical equipment being screened.

G. *Plant Material.* All plant material shall conform to UDC Sec. 3.2.8.A, Sec. 3.2.8.C, and the following standards:

1. Plant materials must be hardy to zone 7b in accordance with the U.S. Department of Agriculture's Plant Hardiness Zone Map.

2. Plant materials must be able to survive on natural rainfall once established with no loss of health. However, irrigation may be provided as the option of the property owner.

3. No artificial plants, trees, or other vegetation may be installed as required landscaping and screening.

H. *Maintenance of Landscaping.*

1. The property owner is responsible for maintaining all required landscaping and screening in good health and condition. Any dead, unhealthy, damaged or missing landscaping and screening must be replaced with landscaping and screening that conforms to this Section within 90 days (or within 180 days where weather concerns would jeopardize the health of plant materials) as approved by the City Arborist.

2. All planting areas must be stabilized from soil erosion immediately upon planting and must be maintained for the duration of the use.

2.11.6. Building Design.

A. *Applicability.* This Section applies to all new buildings, additions to existing buildings, and any change to a building facade except ordinance maintenance and repairs.

B. *Building Architectural Standards.*

1. All buildings, except single-family detached residential, shall be designed in one of the following styles:

a. Vernacular

b. Greek Revival

c. Italianate

d. Gothic

e. Queen Anne

f. Colonial Revival

g. Adams/Federal

2. Specific elements of the required styles can be found in A Field Guide to American Houses by Virginia Savage McAlester, Residential Architectural Styles in Georgia by the Historic Preservation Division of the Georgia Department of Natural Resources, or other architectural resources.

C. *Exterior Walls.*

1. Technical and aesthetic requirements.

a. Wall finishes on sides of individual buildings seen from a public road shall be the same on all visible sides; architecturally significant portions must conform; appendages or secondary wings assume a differing finish according to visibility and architectural merit.

b. Wood shingles shall be level at the bottom edge. Corners shall be mitered. Decorative novelty shapes are prohibited.

c. Trim shall be consistent on all sides of the building; the primary building mass or the Façade may be further embellished or enhanced.

d. Service wings may be expressed in a more simplistic manner, but shall exhibit clear design intent.

2. Materials.

a. No more than three different exterior materials, exterior colors, or any combination thereof may be used on a single building, not including windows, doors, porches, balconies, foundations, and architectural details.

b. Materials may be combined on exterior walls only horizontally, with the heavier below the lighter.

c. Exterior material shall be limited to brick, natural stone, clapboard, board and batten, hard-coat stucco, or wood shingles.

d. Vinyl or aluminum siding, and synthetic stone veneer are prohibited.

e. Stone, brick, and mortar color and style shall match building style.

f. Hard-coat stucco shall be a 3-coat plaster finish, integral finish, applied on brick or concrete block; control joints shall be concealed where possible.

g. Clapboards and board and battens shall be wood or cementitious board. Hardi board shall have a 4 inch maximum exposure, while Artisan series Hardi board or full three-quarter inch wood siding may have up to an 8 inch lap. False wood graining is prohibited.

h. Wood shingles shall be level at the bottom edge.

D. *Roofs.*

1. Technical and aesthetic requirements

a. The roof slope on a single mass shall be the same on all sides, except for cat-slides and sheds.

b. Roof slopes shall match building style.

c. Vents and stacks shall be painted to match the roof material and hidden from view to the extent possible.

d. Overhangs that shed water within 5 feet of an adjacent lot shall be guttered or piped, and diverted away from adjacent lots.

2. Materials.

a. Materials shall be wood shingles, wood shakes, standing-seam paint grip galvanized metal, slate or asphalt shingles (architectural weathered, wood, or classic green or red), or concrete simulated slate or wood shingles.

b. Gutters may be ogee or half-round with round downspouts, metal-lined wood, or architecturally formed or molded. Gutter finishes may be copper, unpainted galvanized metal, or color to resemble galvanized metal

c. Wood shingles shall not drain onto metal roofs.

E. *Foundations.*

1. Foundations shall be constructed of poured concrete or concrete masonry units.

2. Foundations may be finished with smooth stucco, brick, or stone.

3. Front porches of wood shall be supported on masonry piers finished in smooth stucco, masonry, brick, or stone. Piers shall have a minimum width of 18 inches and a minimum depth of 8 inches.

F. *Windows.*

1. The provision of windows shall match building style.

2. Technical and aesthetic requirements.

a. Windows and casings shall match building style.

b. Windows shall not be omitted on elevations.

c. Window sills shall have a minimum depth of 1.5 inches.

d. Ganged windows and bays shall have a continuous sill and 4 inch mulls minimum.

e. Grill between glass, reflective glazing, and pop-in grills are prohibited.

f. Windows shall be True Divided Lite or Simulated Divided Lite.

3. Materials.

a. Windows shall have sash with a minimum face width of 2 inches; the dimensions of the glass surface to sash and muntin face shall be a minimum of 0.75 inch.

b. Non-glass exterior window components shall be faced in wood, clad wood, or polymer materials, and said materials shall be paint grade or pre-finished.

G. *Doors and windows that operate as sliders are prohibited along Frontages.*

H. *Doors.*

1. Technical and aesthetic requirements.

a. Doors and casings shall match building style.

b. Exterior front doors or doors visible from a public way, shall be hardwood, and may be stained or painted.

2. Materials.

a. Plastic laminated, stamped metal, and leaded/beveled glass doors are prohibited. Tropical hardwoods are prohibited unless Forest Stewardship Council certified.

b. Exterior doors shall be a durable, stable wood or clad in wood. Heart pine, wormy chestnut, walnut, cypress, pecan, are acceptable varieties.

c. Garage doors shall be wood, composite, or metal. Faux strap hinges, embellishments, standard paneled doors, and arched glass panels shall be prohibited.

I. *Shutters.*

1. Shutter design shall match building style.

2. Shutters shall be solid-core polymers or durable hardwoods.

3. Vinyl, nail-on, false wood graining, and pre-finished shutters are prohibited.

4. Shutters shall be authentic, fully operable, and capable of totally closing over the window sash. Plank or louver shutters are acceptable. The minimum thickness of shutters shall be 1.25 inches.

5. Shutters Shall occur in pairs, except that windows narrower than 3 feet may utilize a single shutter.

J. *Chimneys.*

1. Chimneys shall be proportioned, tapered, and shall match building style.

2. Stacks shall be faced in smooth integral finish stucco, brick, stone, or detailed as exposed metal flues.

3. Siding or stucco board is prohibited as a finish material for chimneys.

K. *Porches and Balconies.*

1. Technical and aesthetic requirements.

a. Columns shall match building style

b. Classical columns shall be architecturally correct.

c. Railings shall be simple pickets or fretwork centered on rails.

2. Materials.

a. Porch floors shall be wooden, brick, or stone, and shall rest on masonry piers finished in brick, stone, or smoothed stucco.

b. Porch ceilings shall be beaded nominal 1 by 4 inch or 1 by 6 inch, flush boards, tongue and groove boards, or exterior gypsum board with decorative nominal 1 by 4 inch or 1 by 6 inch shallow coffers or strips.

c. Plywood ceilings, with or without beads, are prohibited.

d. Areas between porch piers, if left open, shall be in-filled with custom wood lattice, wood louvers, brick lattice, or wire mesh planted with vines, and shall match building style. The opening is not required to be in-filled if the distance from grade to bottom of floor structure is less than one foot.

e. Columns shall be wood, resin material, or masonry.

f. Sheet metal and foam columns are prohibited.

g. Railing systems shall be painted wood, iron, or masonry.

h. Synthetic and prefabricated railing systems are prohibited.

i. Plain, round tapered, fretwork, and straight pickets are permitted.

j. Precast classical balusters and ornate spindle work are prohibited.

L. *Trim.*

1. Trim shall match building style.

    a. Trim shall be consistent on all sides of building masses, with emphasis on the primary building mass and façade.

    b. Trim for wings not along a Frontage may be simplified to match building style.

2. Materials.

    a. Trim shall be of wooden or synthetic planks with enough thickness to conceal the edge of the siding. When used on buildings clad in horizontal siding, corner boards, casings, frieze boards, and similar architectural details shall be 1.25 inch thick material.

    b. Pressure treated trim is prohibited.

    c. All trim shall be dressed.

2.11.7. Street Furniture.

A. Pedestrian lighting. Poles shall be Georgia Power “Washington” type in black and fixtures shall be Georgia Power “Granville” type.

B. Benches shall be Victor Stanley Classic Series CR-138 in black with no center arm rest.

C. Trash cans shall be Victor Stanley D-35 in black.

D. Bicycle racks shall be Dero Round Rack in black.

EXHIBIT B

THE CITY OF
ALPHARETTA
GEORGIA

SOUTH MAIN

LIVABLE CENTERS INITIATIVE STUDY

Final Recommendations Report

FEBRUARY 23, 2023



Kimley»Horn

In Collaboration with TSW and UKBA

SOUTH MAIN LCI Study

Introduction

The City of Alpharetta in partnership with the Atlanta Regional Commission (ARC) conducted a Livable Centers Initiative "LCI" study focused on the South Main Street (Alpharetta Highway / State Route 9) area from Downtown Alpharetta to the city limits bordering the City of Roswell. The intent of this study was to evaluate challenges and opportunities related to future development, transportation improvements, and investments in greenspace and public space, and create a vision for a reimagined South Main area. The nine-month LCI kicked-off in March of 2022 and included interactive stakeholder and public engagement, including three public meetings held a various locations throughout the City. This report is a compilation of analysis and engagement, recommendations, and an action plan.



How To Use This Document

This report is organized into four chapters. Chapter 1: Project Foundations includes highlights of the Existing Conditions Assessment and Market Analysis. Chapter 2: Community Engagement details the public and stakeholder engagement strategies and activities completed during the study process. Chapter 3: Study Area Concepts explores the near-term initiatives, as well as mid-term priority redevelopment concepts. Finally, Chapter 4: Implementation Strategies outlines the action plan and specific short, mid, and longer-term steps needed to realize the community's vision for the future.

- Chapter 1: Project Foundations
- Chapter 2 Community Engagement
- Chapter 3: Study Area Concepts
- Chapter 4: Implementation Strategies

Project Schedule

The South Main LCI planning process included several phases of analysis and collaboration over a 9-month period. The first two phases included a review and assessment of the impact of previous planning efforts and an analysis of an existing conditions assessment. This work along with community and stakeholder input created the foundation for developing development concepts and the 5-Year Implementation Plan.



Project Foundations

Using data provided by the City as well as data gathered throughout the Study process, an analysis was completed to best understand existing conditions within the Study Area now, as well as other challenges and constraints the area may have in the future.

PREVIOUS PLANNING EFFORTS

A thorough review of previous planning efforts was conducted at the start of this Study to gather an understanding of area trends and refine project goals. Many plans were reviewed including the Downtown Master Plan, Walkability and Pedestrian Safety Study, Rental Housing Study, and the 2040 Comprehensive Plan. Regional plans were also reviewed, including the North Fulton Comprehensive Transportation Plan, Fulton County Transit Master Plan, and the Blueprint North Fulton III. A summary of the plans that were reviewed is provided in the Existing Conditions Report, available in the appendix and project website.

EXISTING CONDITIONS ASSESSMENT

An Existing Conditions Analysis was conducted as part of the South Main LCI Study, including a review of development activity, property ownership, existing and future land use, environmental features,street conditions and roadway classifications, transit service, as well as bike and pedestrian facilities. For more information regarding the key takeaways, please refer to Appendix A and the Existing Conditions Report for the Alpharetta South Main LCI Study, located on the project website.

MARKET POTENTIAL

A market analysis was conducted for the Study Area, including the 241 acres and 805 tax parcels. A few of the demographic highlights from the Study Area are listed below, and the full market analysis can be found in **Appendix B.**

- The estimated current Study Area population is just under 1,400 people and has increased by approximately 95% since 2000.
- In the long-term, the Study Area is expected to grow faster than the City overall through 2027.
- Nearly 1/3 of residents living in the Study Area are Millennials. Compared to the City of Alpharetta, the area experiences a smaller share of Baby Boomers and Gen Z residents as well as fewer children.
- Seniors over 65 comprise a significant share of the population with 9% aged 65 or older.
- The median age in the Study Area is approximately 40.8 years, while the median age in the City of Alpharetta is about 37.9.
- Just over 50% of residents in the Study Area are white, 18% are black, 19% are Asian, approximately 5% are another race alone, and 5% are two or more races, reflecting similar trends to that of Alpharetta and North Fulton.
- More than half of the residents in the Study Area hold a bachelor's degree or higher.
- 47% of households in the Study Area earn above $100,000 annually.
- The median household income is $35,000 lower in the Study Area, compared to the entire City of Alpharetta.
- Nearly 60% of households in the Study Area are smaller households (1 or 2 people)
- Approximately 22% of the households in the Study Area are without children
- The area has a smaller share of medium and large households (3-4/more than 5 people) compared to surrounding areas
- Approximately 25% of the Study Area is comprised of non-family households.
- Over 50% of the households in the Study Area are renters, representing a larger share of renters when compared to Alpharetta and North Fulton.
- The average housing stock age in the Study Area is 8.9 years (versus 20.1 years old in the City of Alpharetta)

SOUTH MAIN LCI Study

VISION AND GOALS

Word clouds developed during the first round of stakeholder and public involvement were used to form the vision and goals for the Alpharetta South Main LCI Study. The vision and goals will help define future growth, identify desired placemaking elements for activation, and inform transportation investments to enhance mobility in the South Main area.

Which one word describes the study area today?



Which one word describes your vision for the study area?



Study Vision and Goals



Improve **walkability and pedestrian safety** through the identification of sidewalk segments and intersections that may enhance the pedestrian experience: connections to the AlphaLoop and Wills Park, side street lighting, pedestrian signals and crosswalks.



Develop a **well-connected area that is designed** for bicyclists, pedestrians, and motorists through the strategic use of lane markings, turn signals, driving signage, and wayfinding tools.



Identify **subareas** that may be designated to provide or preserve a scale of **attainable housing**.



Create a **unique and vibrant sense of place** in the area through the identification of community gathering spaces, public art, as well as a mix of destinations and quality establishments to create a reason to visit the area both day and night.



Continue to **preserve the lush greenery** of the area, including the mature tree canopy seen in many parts of the Study Area.



Encourage **redevelopment of lots** that have existing uses that do not contribute to a walkable environment.

SUSCEPTIBILITY TO CHANGE

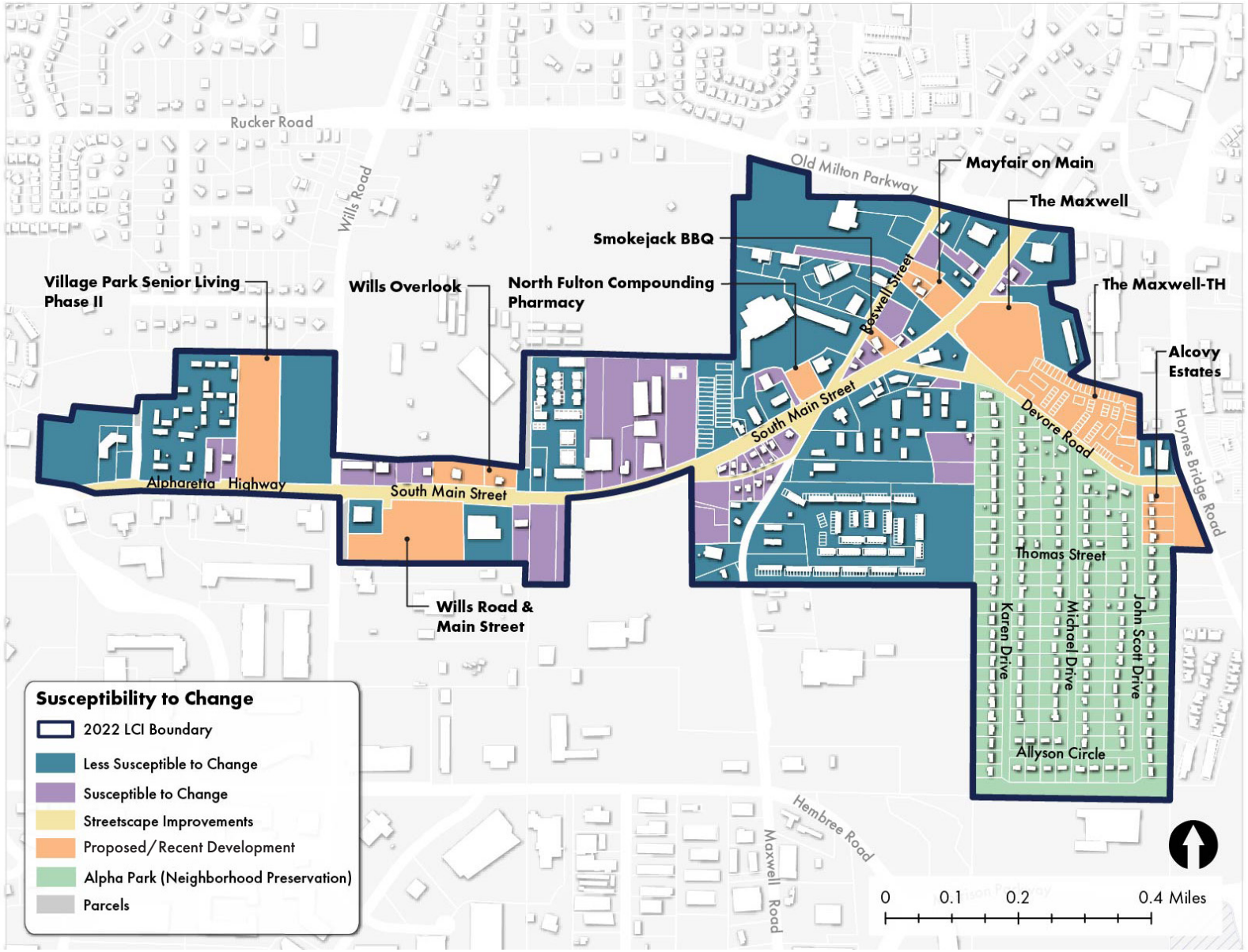
Many opportunities exist to change the use of parcels and buildings within the study area as time passes. The map to the right shows the susceptibility to change parcel by parcel for the study area, based on in-person site visits and Geographic Information System (GIS) analysis. This map is divided into three categories, which include:

- **Land Less Susceptible to Change**: Includes newly constructed buildings, proposed development that the City has been notified of as of December 2022, occupied single-family housing, and civic uses such as parks and schools.
- **Land Susceptible to Change:** Includes vacant land, structures that are distressed, areas with excessive surface parking, and development that does not reflect the highest and best use OR is not likely to remain for the foreseeable future.
- **Streetscape Improvements:** Includes of portions of roadway that should be evaluated for pedestrian, landscape, or vehicular streetscape improvements.
- **Alpha Park:** While the Alpha Park neighborhood was analyzed for its susceptibility to change, the focus of this area will be a focus on the preservation of existing character and affordability, while still allowing for limited infill.








Rucker Road
Wills Road
Old Milton Parkway
Mayfair on Main
The Maxwell
Smokejack BBQ
Village Park Senior Living Phase II
Wills Overlook
North Fulton Compounding Pharmacy
Boswell Street
The Maxwell-TH
Alcovy Estates
South Main Street
Devore Road
Haynes Bridge Road
Alpharetta Highway
South Main Street
Thomas Street
Karen Drive
Michael Drive
John Scott Drive
Wills Road & Main Street
Allyson Circle
Hembree Road
Maxwell Road
Susceptibility to Change
2022 LCI Boundary
Less Susceptible to Change
Susceptible to Change
Streetscape Improvements
Proposed/Recent Development
Alpha Park (Neighborhood Preservation)
Parcels
0
0.1
0.2
0.4 Miles

Community Engagement

Consistent contact with key stakeholders and targeted efforts to involve South Main community members helped the planning team develop a strategic and relevant plan for the study area. Over the course of the planning process, three stakeholder committee meetings and three public engagement events were held. These stakeholder committee and public engagement meetings provided the opportunity for community members to offer input on the challenges facing the area as well as to express their goals and vision for future development enhancements. Within this input, several recurring themes and priorities emerged, including walkability, quality development, and creating a unique part of the city. These themes, in conjunction with other plan analysis, helped shape a cohesive strategy and framework for the future of the South Main area.

STAKEHOLDER COMMITTEE

The Stakeholder Committee was comprised of various residents, business owners, and engaged citizens from within the Study Area. The full Steering Committee contact list can be found in Appendix X. The stakeholder committee was asked to meet three times during the duration of the project. The following sections highlight each of these engagements.

Stakeholder Committee Meeting #1

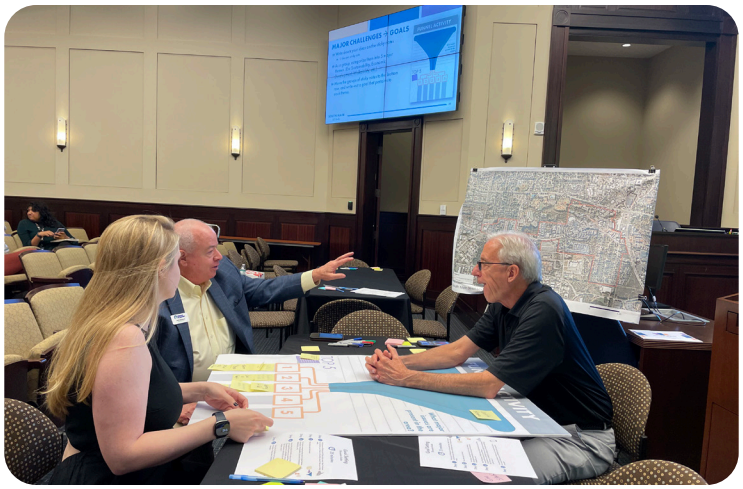
The first Stakeholder Committee meeting was held on May 11, 2022, at Alpharetta City Hall. This session was used to help set the vision and goals of the Study. Following this meeting, the remaining members of the Stakeholder Committee were engaged through an online survey so that they were able to help inform the vision and goals as well.

During the first Stakeholder Committee meeting, three planning activities were completed. The first activity included an interactive poll where members submitted one word to describe the Study Area now, as well as one word to describe their vision for the Study Area.

The second activity was an exercise to identify concepts for the future Study Area. These concepts were grouped by “Gotta Have”, “Nice to Have”, and “Never Gonna Have”. During this exercise, participants identified and noted ideas and concepts that fell into the respective category and posted the idea on the large poster board.

The final activity during the stakeholder committee meeting was used to identify the challenges within the Study Area and develop goals to address each challenge. The Study Area goals are listed below.

- Improve walkability and pedestrian safety through the identification of sidewalk segments and intersections that may enhance the pedestrian experience: connections to the AlphaLoop and Wills Park, side street lighting, pedestrian signals and crosswalks.
- Develop a well-connected area that is designed for bicyclists, pedestrians, and motorists through the strategic use of lane markings, turn signals, driving signage, and wayfinding tools.
- Identify subareas that may be designated to achieve or maintain a scale of attainable housing.
- Create a unique and vibrant sense of branding in the area through the identification of community gathering spaces, public art, as well as a mix of destinations and quality establishments to create a reason to visit the area both day and night.
- Continue to preserve the lush greenery of the area, including the mature tree canopy seen in many parts of the Study Area.
- Encourage redevelopment of lots that have existing land use patterns that do not contribute to a walkable environment.





Stakeholder Committee Meeting #2

The second Stakeholder Committee meeting was held on September 13, 2022, at Alpharetta City Hall. The focus of this meeting was to share the preliminary concepts with the stakeholders and gain feedback on what parts of the designs they liked and disliked. During this meeting, various preliminary streetscapes were presented as well as precedent imagery for the overall character and theme of the Study Area.

The information gathered during this meeting helped inform and prepare the project team for the second round of public engagement that took place two weeks later. During this meeting, one large roll plot map of the Study Area was also presented to the Stakeholder Committee with various sub-area designs highlighted for review and discussion.





Stakeholder Committee Meeting #3

The third and final Stakeholder Committee meeting was held on November 30, 2022, at Alpharetta City Hall. The focus of this meeting was to share the draft final concepts with the stakeholders and gain feedback. The meeting also included discussing near-term corridor-wide strategies, long-term recommendations, and the draft 100-Day Action Plan. The near-term strategies and long-term recommendations were shown on large roll plots for the members of the stakeholder committee to mark up and provide feedback.

When discussing the long-term recommendations, questions about each area were prompted, such as: Does this support the vision of the South Main Street area? Are the land uses appropriate? What should the plan include to support this vision? During this time, the members of the stakeholder committee were asked to identify what they believed to be the three most important 100-Day Action Plan items. This input directly informed the development of the Final Plan.





PUBLIC ENGAGEMENT

Three public meetings were held during the study process to engage and gain feedback from members of the public. Prior to each meeting, the City of Alpharetta advertised the event through the City's social media channels and website, and mailers were sent to residents and businesses in the Study Area boundaries. The specific locations of the public engagement events were selected in order to attract residents and business owners from within the Study Area.

Public Meeting #1

The first public engagement event was held on June 21, 2022, at the Fairway Social in the Maxwell District. Approximately 60 members of the public attended the open house. The meeting was set up with various board and easel stations for the public to walk through and learn about the study area before providing feedback in the form of dot exercises, mapping exercises, and one-word surveys. Additionally, there was a large roll plot map of the Study Area was provided so that attendees could identify areas of concern or ideas they had for the South Main area. Members of the public were also asked to use one word to describe the South Main area today as well as one word to describe their vision for the South Main Area.







Public Meeting #2

The second public engagement event was held on September 29, 2022, at the Alpharetta Community Center on the edge Wills Park in the Study Area. Approximately 15 members of the public attended the open house. The room was set up with various board stations for the public to engage with and provide feedback. Members of the public used green and red dots to provide their like or dislike for various character imagery and building materials as well as streetscape elements, such as bus stops, street furniture, lights, crosswalks, public art components, and trash cans. Attendees were also invited to leave general feedback on any of the images, elements, or concepts presented during the meeting.





Public Meeting #3

The third public engagement event was held on December 6, 2022, at the Alpharetta City Hall in the Multipurpose Room. During this event, approximately 20 members of the public attended and provided feedback to the project team. The open house was set up with various board and easel stations for the public to walk through and gain information before providing feedback in the forms of dot exercises and comment forms.

Attendees began by reorienting themselves with the overall Study Area before learning about the proposed near-term corridor-wide enhancements, followed by the mid- and long-term recommendations. This also included various area-specific boards for each of the four focus areas of the Study Area. The final boards included information regarding the market demand of the area, and exercises to vote and provide feedback on study area branding as well as what the City should prioritize for the first 100 days after the plan is complete.





THIS PAGE INTENTIONALLY LEFT BLANK

Study Area Concepts

NEAR-TERM CORRIDOR-WIDE INITIATIVES

Drawing on information from the stakeholder committee and public engagement events, four area-wide initiatives were identified to address study area goals. These four initiatives are focused on study area character, streetscape improvements, green space, activation, transit, and creative placemaking, all with the aim of enhancing the area as a more vibrant, unique, and walkable destination. These four initiatives are detailed on the following pages.

SR 9 Corridor Enhancements

Connectivity into Wills Park

SR 9 Public Art Program

Corridor branding and theme

SR 9 CORRIDOR DEVELOPMENT CHARACTER

The first area-wide initiative, enhancing the State Route 9 Corridor, will require developing a sense of character that is unique to the South Main Street area and that is well-defined as future developments take place. As part of this process, the Project Team considered various architectural styles that were presented to the public for feedback. The overall character of the Study Area that has naturally emerged is a traditional/mercantile architecture style, as shown in the pictures below. The style shown in these pictures pairs well with the Downtown Alpharetta aesthetic; however, there is an opportunity to guide this area to have a slightly different, more artistic and innovative style.












STREETSCAPE ELEMENTS

The second area-wide initiative, includes the introduction of streetscape elements that fit into the overall character of the Study Area and that encourages visitors and residents of the area to socialize, interact with their environment, and discover the creative district. Some potential elements may include outdoor lighting and furniture, unique bus shelters and creative crosswalks that activate the area to encourage and promote a balanced and interconnected network. The following pages create a guide for future streetscape improvements included in any future developments.

BUS SHELTERS

There are currently 12 MARTA bus stops within the Study Area. All 12 of these stops are along South Main Street. Currently, there is only one stop with a shelter. Bus shelters protect transit patrons from the elements and can also add to the character of the area. Bus shelters also offer an opportunity to create a transit stop that fits into the streetscape and adds to the character of the area. The following images show precedent imagery of bus shelters that could be used inform the design of future shelters in the Study Area. These bus shelters have heavy wood and steel components, aligning with the overall character of the area.



to

In 2019, the North Fulton CID (NFCID) began a MARTA Bus Shelter Program by creating a fund for CID members who are required, or choose to, improve existing or planned bus stops adjacent to their property and within the public right-of-way. Funded amounts are intended to be used to reimburse bus shelter upgrades consistent with the shelter design standards approved by the CID Board of Directors and the City of Alpharetta. The initial program, as approved, provided $40,000 in landscape and hardscape reimbursement funds per installation. To initiate the program, the NFCID also approved funding to construct three initial upgraded shelters. To date, a total of five new bus shelters have been constructed within the City of Alpharetta and the NFCID that are in accordance with the new district design standards.

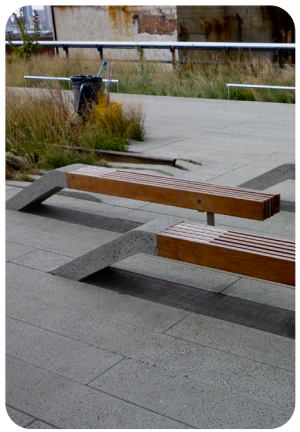
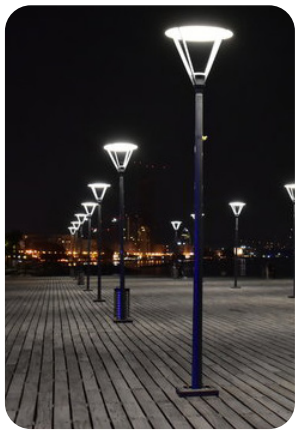
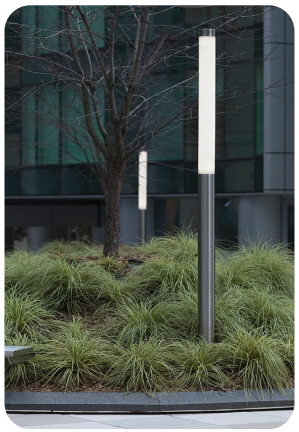
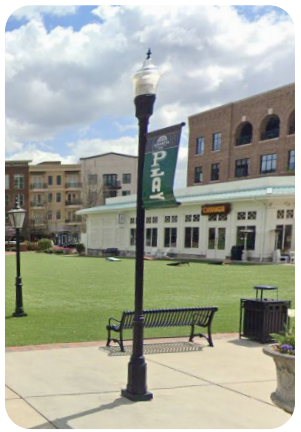


*IMAGES FOR ILLUSTRATIVE PURPOSES ONLY**

FURNITURE, LIGHTING, AND WASTE RECEPTACLES

Street furniture that is properly integrated into the design of a public space can help create an identity and develop a sense of place. Selecting appropriate furniture and lighting should serve a function, fit into the character and layout of the area, and lastly have a durability that will last. Street furniture creates a setting for resting, sitting, and social encounters with others. Street furniture can give a comforting and appealing feeling to draw people to the area, supporting into the area-wide initiative of creating active street life. The two left pictures below highlight the types and styles of outdoor furniture that could be used as inspiration for future development, including wood and steel features, with the opportunity for brighter, colorful features.



Street lighting can serve many functions. It can illuminate an area, provide wayfinding, create a social space, and also enhance safety or security. Lighting can illuminate important spaces, such as building entrances, intersections, or key public spaces or amenities. Street lighting should be designed carefully, considering placement, intensity, and color. Additionally, the style of street light should seamlessly fit into the overall character of the area. The two right pictures above highlight various types of street lamps and lighting that could fit into the overall character of the South Main Street area, highlighting important features and creating a sense of space that connects the South Main Street area to the rest of Alpharetta and Wills Park. Some lighting, seating, and other elements will be within public ROW or on public property while others will be on private property. Those on public property should mirror what has already been installed along Main Street. Elements on private property can be similar, but also present an opportunity to provide more unique and creative solutions.

An additional component of streetscape elements that are typically placed in the public right of way is trash receptacles. These receptacles should be highly visible and accessible in order to minimize litter. The following images show types of trash receptacles that fit into the overall character of the area that serve their core purpose. These receptacles are located in high-volume areas near other items of street furniture like benches and shelters. It is also important to locate trash receptacles near the entrances and exits to Wills Park and the AlphaLoop.





STREETSCAPE ACTIVATION - CREATIVE CROSSWALKS

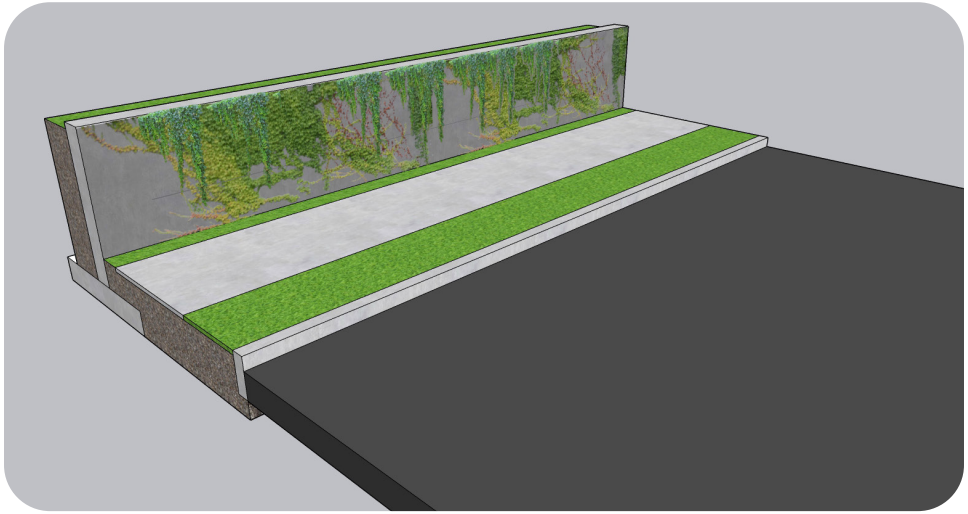
Another unique streetscape element that can be used to develop a creative district identity is painted or artistically enhanced crosswalks. Pedestrian crosswalks serve an important safety function to keep pedestrians safe while crossing streets and are located at many high visibility intersections. However, crosswalks can also create a sense of community through the use of bright colors and unique designs. These "creative crosswalks" have historically received a positive reaction from the public, providing an opportunity to involve local artists or residents in their design and creation. Creative crosswalks can strongly enhance the overall aesthetic and character of the area, providing an accessible way to jump start the creative district around South Main Street.







The SR 9 / South Main Street corridor is currently undergoing a significant project led by the Georgia Department of Transportation (DOT). This project includes new sidewalks on both sides of the road, road and intersection realignments, and the addition of signalized intersections. While this work is being completed to meet GDOT standards, there are opportunities for small but impactful improvements along the corridor to enhance the look and feel, especially for pedestrians utilizing this area. The first near-term corridor-wide initiative includes coordinating with GDOT to implement street trees, lighting, median plantings and retaining wall enhancements where appropriate along the SR 9 corridor. The following two renderings show what the South Main Street corridor could look like in the future. Additionally, the following pages provide inspirational imagery for the overall character and streetscape elements.



A possible solution for the GDOT retaining walls and parapet walls along South Main include adding planters to the top or behind the wall with greenery growing above or cascading down the wall, as shown above.



STATE ROUTE 9 PUBLIC ILLUSTRATIVE RENDERING



STATE ROUTE 9 PUBLIC ILLUSTRATIVE RENDERING

CONNECTIVITY INTO WILLS PARK

The second corridor-wide near term initiative includes connectivity into Wills Park. During the public outreach phases, there was a significant amount of feedback regarding connecting South Main Street into the south part of Wills Park, including the addition of visible connections from SR 9 or other nearby road that will lead pedestrians and into the park.

The City of Alpharetta can introduce major or minor gateways into Wills Park that fit in well with the overall style of the area as well as the Wills Park Master Plan. These major and minor gateways are recommended to be visible from South Main Street.



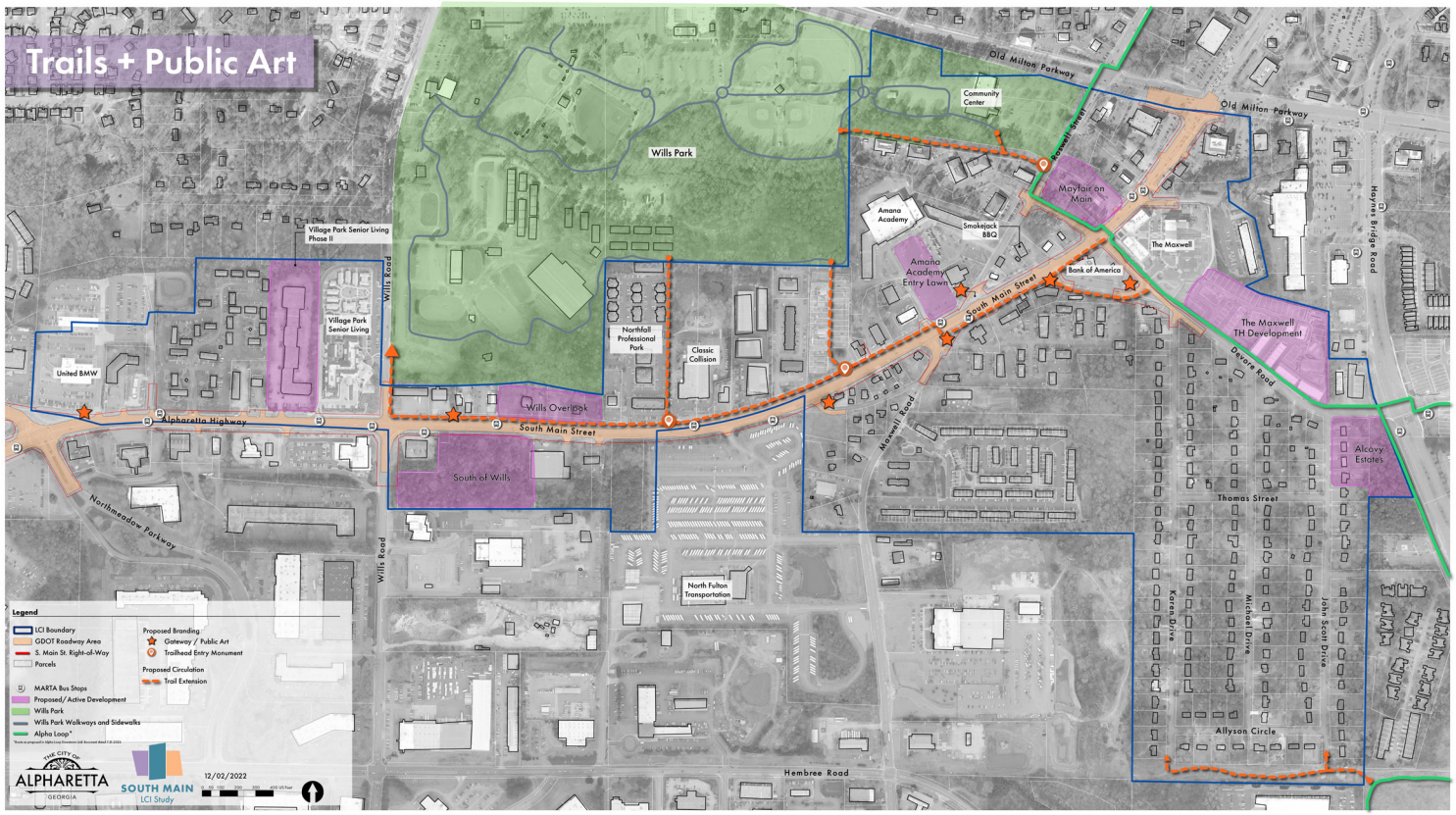
PREFERRED DESIGN



ALTERNATE DESIGN

SR 9 PUBLIC ART PROGRAM

Public art can refer to a variety of improvements and additions such as sculptures, murals, and other artworks that are located in publicly visible or accessible spaces, often but not always outdoors. Public art has the ability to enhance the environment and activate public spaces. Public art can recognize local art culture and may also highlight the functional aspects of areas, drawing people towards it, and contributing to the active street life of the South Main Street area. These features may be used to serve as focal points on streets and in public areas, especially at key locations or intersections. Public art may be permanent or temporary and creates an opportunity to engage local artists. It should also be noted that the City of Alpharetta provides a 50% funding match for approved public art including murals and sculptures. The preferred width for new trails is 8 feet and should include lighting and other amenities where appropriate.



Once completed, the GDOT project along SR 9 will include several "leftover" small places that are in the GDOT right of way but that will not be used for roadway or sidewalk improvements. A near-term recommendation includes working with GDOT to leverage these small spaces within the right-of-way to add new small greenspaces and locations for public art. The map on the previous page identifies these small spaces that could be leveraged in the future. The following section identifies examples of public art that could help create character and support the branding of the area.

Examples include the realignment of the Maxwell Road intersection across from the Amana Academy as well as the Devore Road / Old Devore Road intersection. These areas are likely spaces for impactful public art that would solidify this area as unique district. The photos to the right provide examples of public art pieces that have an aesthetic type that could fit in well with the South Main Street area.















CORRIDOR BRANDING AND THEME

The final corridor-wide near term initiative includes identifying and creating a corridor brand and theme for the South Main Street area. This may include the City of Alpharetta partnering with a branding company to create a name for the area as well as design and style pieces for the area that would help establish the area.

During the various stakeholder and public meetings, many attendees expressed the need for unique branding for the South Main area that is separate from Downtown Alpharetta. The project team used various activities to capture what the overall theme or source of the branding could be, and received a large amount of feedback. Many wanted the area to be branded based on Wills Park, as it is a large identifying feature for the area. Additionally, people wanted to create a new identity for the area, based on the potential for public art and spaces for artists in the area. Members of the stakeholder committee envisioned this area as a gateway to Downtown, and wanted to brand it something similar to the Gateway District, Village District, SoMa (South Main) District, South of Wills (SOW) District, or Parks and Arts District.

The project team created a few inspirational ideas based on elements of these potential brands such as the Gateway, Arts, Parks, and South Main. It is important to note that these are initial ideas based on feedback from various engagement efforts. Additional discussion on area branding is needed before finalizing any theme, design, or other elements.













Near Term Concept



MID-TERM RECOMMENDATIONS

Mid-term recommendations were developed that could be implemented over the next 3-5 years. These four recommendations are based on feedback from the stakeholder committee and public engagement and will be discussed on the following pages.

Facade grant and frontage improvement program

Redevelopment Guidelines

Maxwell Road extension

South Main Central North semi-permanent structures

FACADE GRANT AND FRONTAGE IMPROVEMENT PROGRAM

One of the mid-term recommendations that was voiced by members of the stakeholder committee was to establish a facade and frontage improvement grant program for the South Main Street Area.

The purpose of this program would be to assist property owners in the South Main street corridor enhance their existing property and buildings in alignment with the future vision of the area. The type of eligible projects could include a variety of ideas such as the addition of awnings, painting / repairing the outside of buildings, or refreshing building signage.

This program would be led by the City of Alpharetta in conjunction with a review board to oversee the grant program and ensure that improvements remain in alignment with the character of the area. The City has used this type of program in the past with much success and would be adequately prepared to execute such a recommendation.

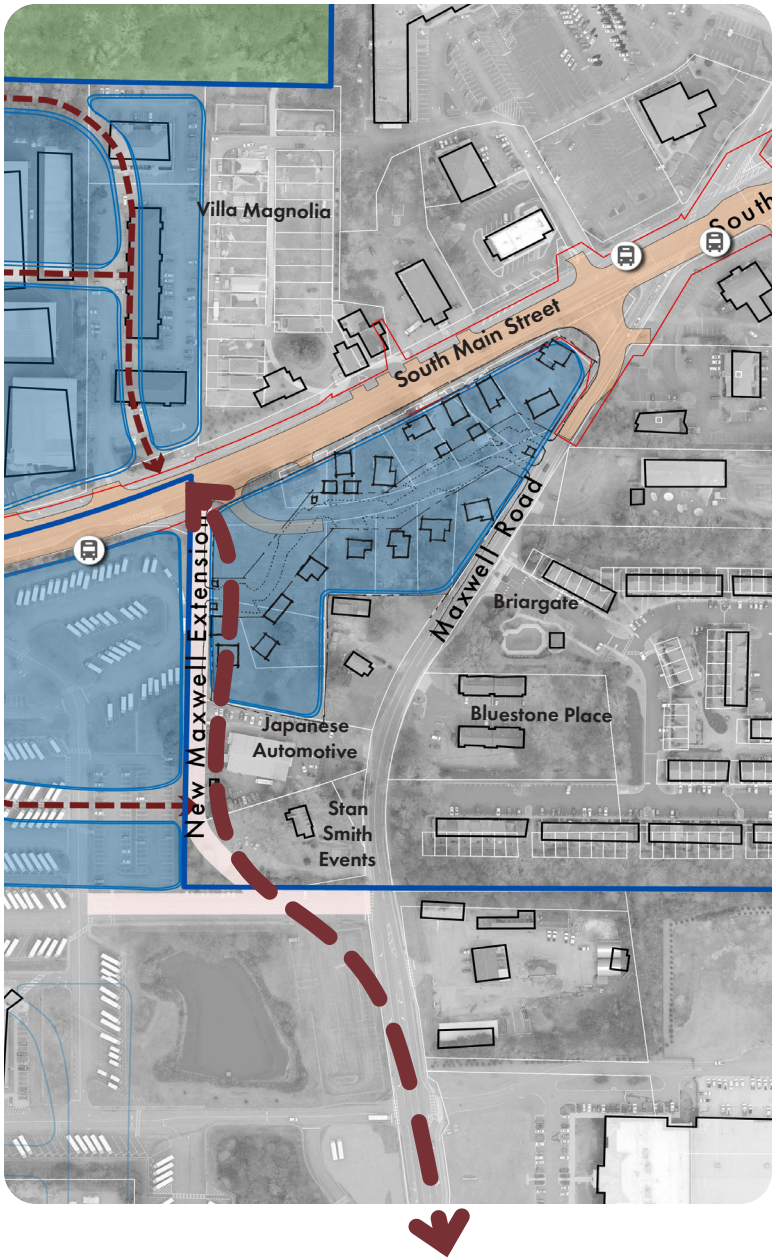
DOWNTOWN OVERLAY AND GUIDELINES AMENDMENT

Amend the Downtown Overlay designation and Alpharetta Downtown Design Guidelines to include standards and recommendations to reflect the desired character identified by this South Main Street LCI Study and community vision. The proposed amendments should apply to the South Main Street and Alpharetta Highway corridor within the Downtown Overlay. Specifically, this should include any property (public or private) with direct frontage onto the identified corridor. The intent of the amendments is to shape quality spaces by appropriately regulating elements viewed from the public realm to form a cohesive district within downtown Alpharetta

It is important that the amendments to Article 2 Downtown Overlay specifically address and appropriately expand on preferred Building Design (Sec.2.8) and Building Types (Sec. 2.7).

Amendments to the Alpharetta Downtown Design Guidelines should address and provide recommendations for preferred bus stop design and streetscape elements as identified in this study. In this case streetscape elements include furniture, lighting, crosswalk design, and waste receptacles within the public realm.

The Downtown Design Guidelines should also seek to allow flexibility for outdoor dining and retailing, including additional sidewalk widths or informal seating added to the back of sidewalks. The guidelines should also limit driveways and parking between the public street and primary buildings along South Main Street.



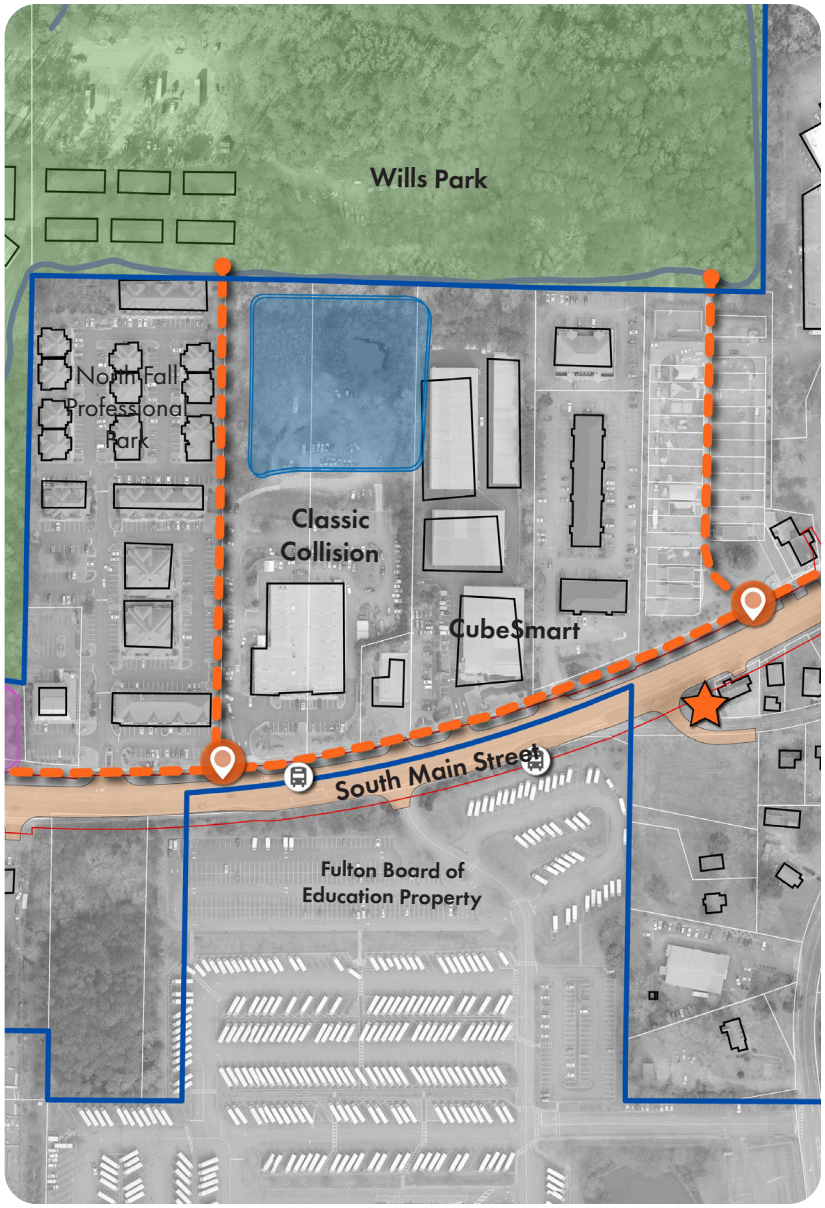
MAXWELL ROAD EXTENSION

One goal for the area includes increasing connectivity for cars, bicycles, and pedestrians, while also framing out new blocks where infill or redevelopment can occur. One example of this is the Maxwell Road extension.. This extension would provide additional circulation and street frontage. It would also require coordination with the Fulton County Board of Education as it could potentially impact the parcel that is currently owned by the Board of Education and would impact their entrance and exit of the current property.

SOUTH MAIN CENTRAL NORTH SEMI-PERMANENT STRUCTURES

The fourth mid-term recommendation encourages the activation of underutilized areas adjacent to Wills Park by promoting the implementation of semi-permanent and temporary structures for potential beer gardens, creative maker spaces, music venues, etc.

The underutilized 3.25 acre site at the rear of Classic Collision offers such opportunity. Necessary vehicular access may be accommodated with connections through the adjacent Northfall Professional Park to the west. Pedestrian connections from South Main to Wills Park should be coordinated with City of Alpharetta Recreation, Parks, Culture Department and adjacent property owners.



The following images illustrate examples of potential activation for the space identified behind Classic Collision. The image on the left shows a more permanent option with a stage, a food/drink vendor, and outdoor lighting that may be incorporated into a larger redevelopment opportunity in the future. The image on the right shows a more temporary installation for activation of the space through the addition of outdoor furniture, a greenspace, and a stage.





LONG-TERM RECOMMENDATIONS

The long-term vision for South Main Street is to be a more walkable and mixed-use oriented district than it is today. Building on the near and mid-term recommendations, and acknowledging the study area is within the Downtown Overlay District, five areas are identified to help further create the desired character of the district. The following pages review in more detail the visions and strategies for the key redevelopment areas including:

Areas 1-2: South Main Central

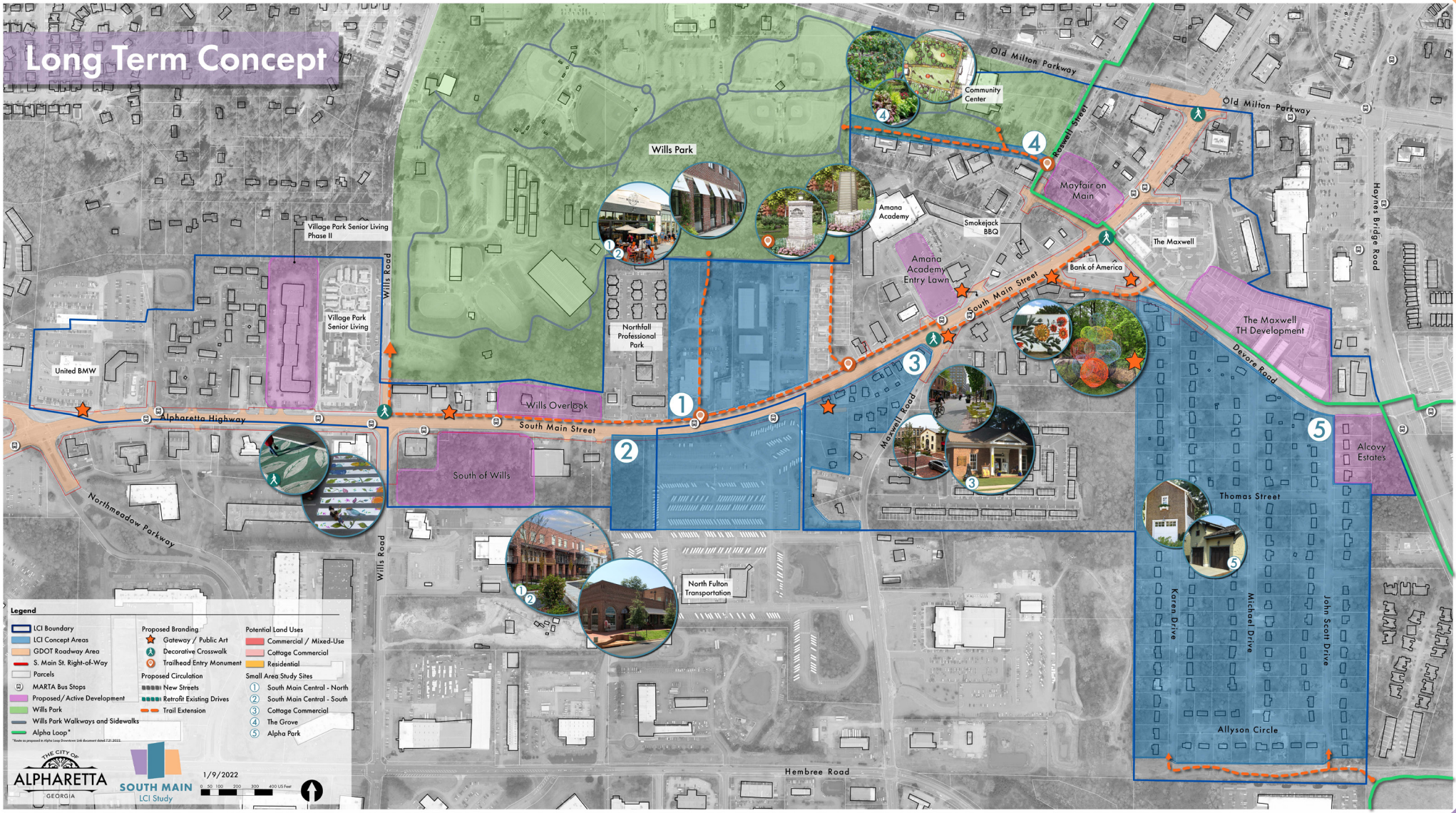
Area 3: Cottage Commercial

Area 4: The Grove

Area 5: Alpha Park

The illustrative plans shown for each redevelopment area provide a vision for what the South Main Street area can become. The following plans including building locations are for illustrative purposes only. They are intended to show one possible option for long-term redevelopment and assumes that any redevelopment will only occur when in coordination with property owners.

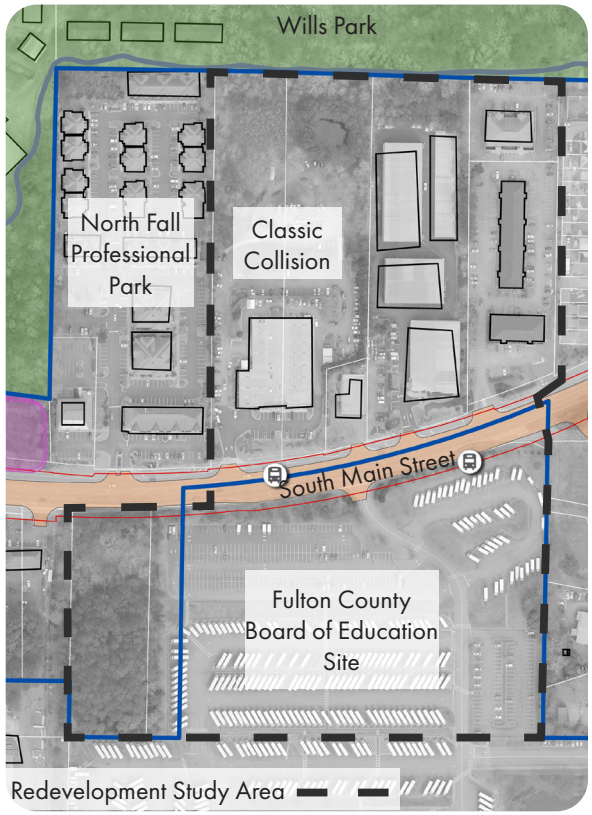
Long Term Concept



AREA 1-2: SOUTH MAIN CENTRAL

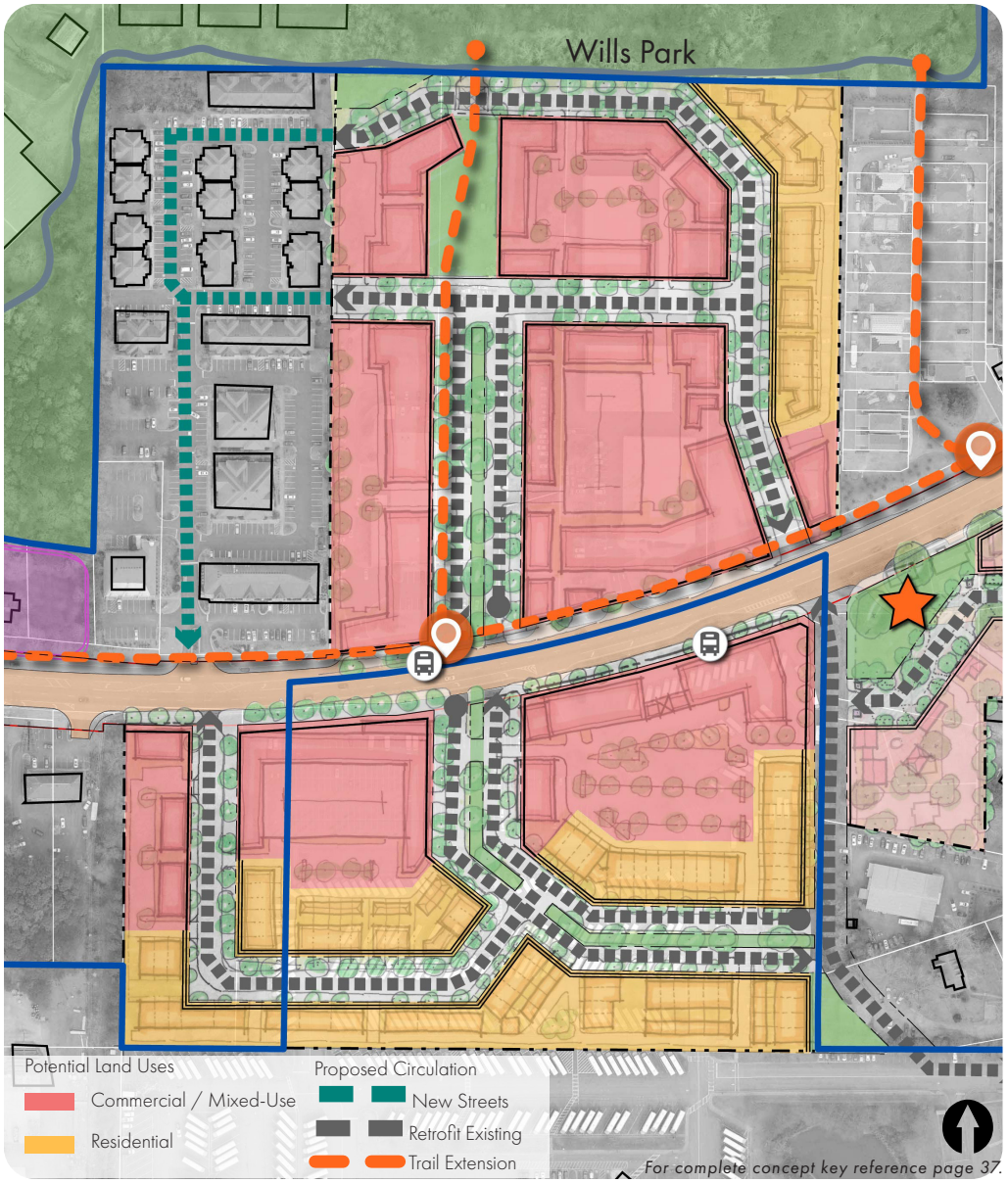
Location was the driving force behind this redevelopment study. Offering ~800' of Wills Park frontage, under a 6-minute walk from the Alpha Loop Trail crossing at Devore Road and South Main Street, and centrally located within the study, this site is a prime location for redevelopment. The illustrated concept is just one example of how the site may be redeveloped in the future. Some elements represented here should be included in all redevelopment proposals for this location.

- **Street Framework.** Provide a street framework that allows for continuous connections between developments and walkable blocks. If inner block connections are not feasible at the time of redevelopment, future connections should be identified and incorporated into the design as temporary stub-out streets.
- **Land Use**. Due to its proximity to WellsStar North Fulton medical campus, office or medical office may also be a viable use within this concept or areas further to the west along South Main. A mix of uses as allowed in the Downtown District Overlay (such as residential, commercial, and mixed-use buildings) should be incorporated into the design to promote a vibrant active district.
- **Park Frontage and Pedestrian Circulation.** Wills Park is the marquee park for the City of Alpharetta. Proposed redevelopments should highlight this amenity by providing active uses fronting onto the park. Pedestrian connections linking the park to South Main Street should be provided and appropriately incorporated into the design.



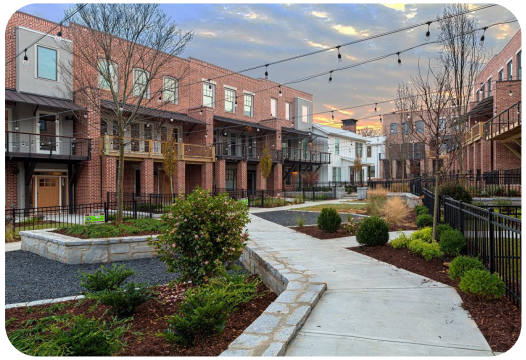
Area 2 of the redevelopment concept lies mostly outside of the study area within the City of Roswell. Currently owned by Fulton County Board of Education, the current use (school bus facilities and storage yard) does not reflect the highest and best use for a parcel with ~770' of frontage on South Main Street.

While not critical to the success of Area 1, allowing a portion of the Fulton County Board of Education land to be redeveloped (as shown in this study) allows for a more meaningful redevelopment opportunity.









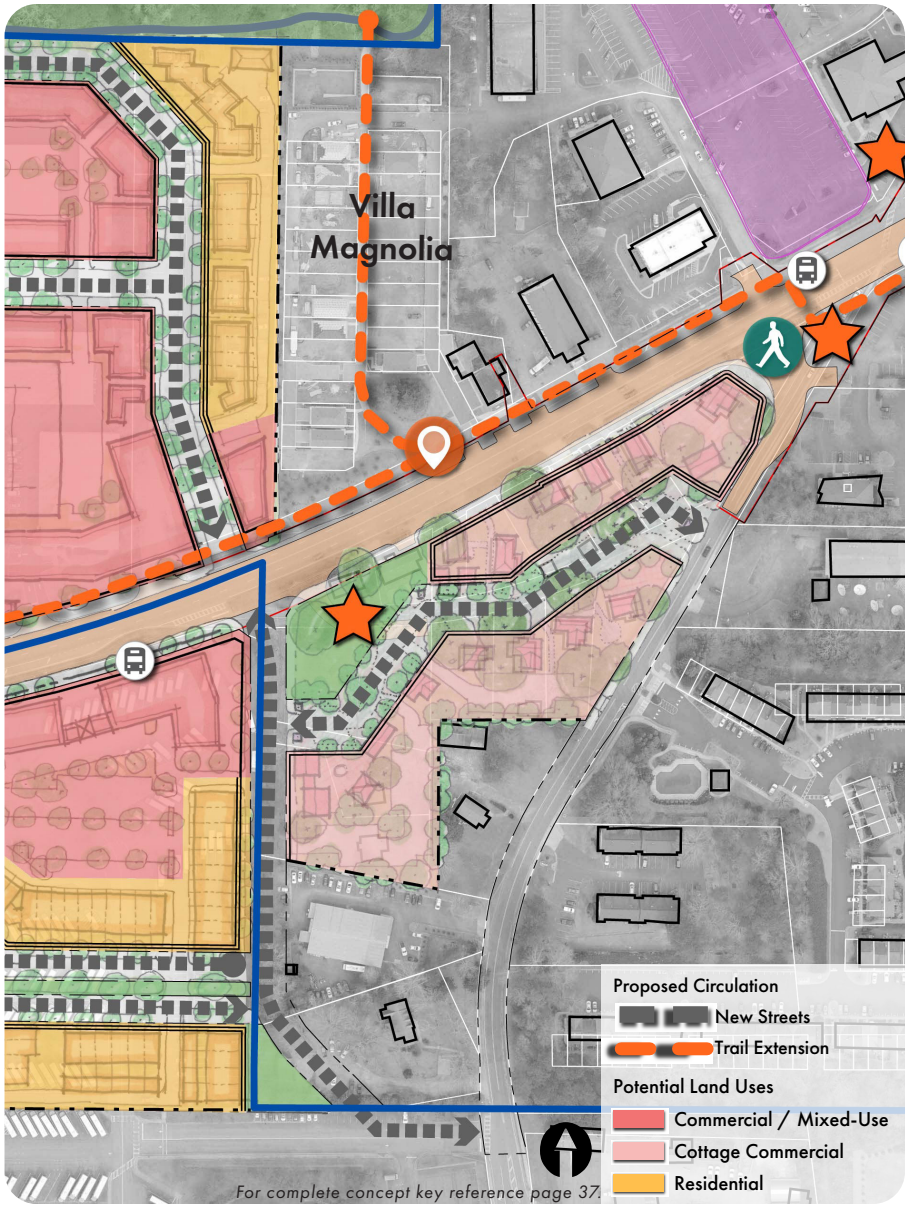
The images above were selected by the public based on their appropriateness for the future of South Main Street.

AREA 3: COTTAGE COMMERCIAL

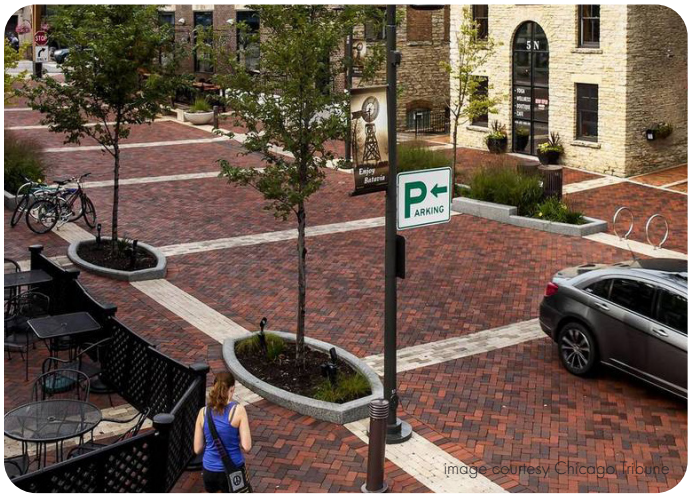
Brady Place is a unique ~800' long street providing vehicular connection between Maxwell Road to the east and South Main Street to the west. The street character found here is not seen elsewhere in the study area. Primarily consisting of 1940s era residential housing that have been converted for commercial use, the site provides a unique opportunity to build on the market condition that has started to take hold naturally and define the area as a cottage commercial district.

The Downtown Overlay District defines this type of use as a Commercial House. This redevelopment concept recommends new infill structures that meet the Commercial House definition be considered as illustrated on the concept plan. Some existing structures may be saved, however structure modifications and replacements may also be appropriate. New Commercial House infill should compliment the existing structures in terms of mass, height, and architectural style.

Also key to this redevelopment study is the realignment and redesign of Brady Place to a Living Street. This street type complements the idea for establishing Brady Place as a node for design oriented businesses. Essentially creating a linear plaza for businesses to activate and complement the eclectic nature of Area 3.







The images above were selected by the public based on their appropriateness for the future of South Main Street.

What is a Living Street?

A living street refers to a street that encourages the mixing of pedestrian and vehicle traffic. The idea of mixing modes may seem counter to the goal of pedestrian safety, but designating the street as a shared place for pedestrians, cyclist, and vehicles elevates the awareness of each user creating a safe environment. This concept is inspired by the Dutch "woonerf" street, which translates directly to "living street." Its key characteristics are:

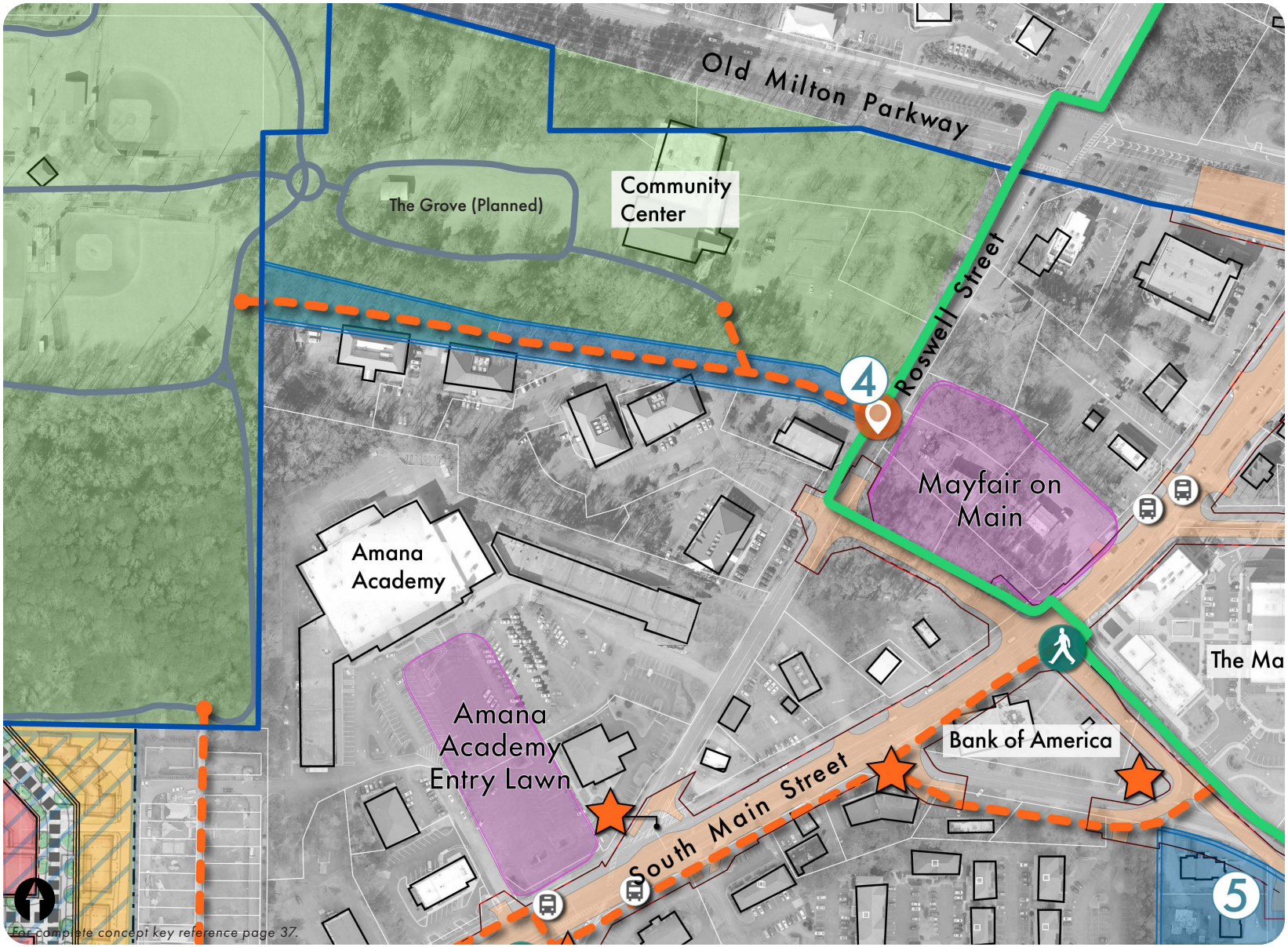
- Intended for local traffic, including cyclists
- Vehicular and pedestrian zones are delineated by paving patterns, street furniture, and tree placement
- Traffic modes intermingle and negotiate between one another
- Visual and physical traffic calming treatments, such as a narrow passageway, trees, bollards, and pavers, maintain low speeds to protect those walking or biking in the street

AREA 4: THE GROVE

In the long and narrow area that runs parallel to Wills Park and the Alpharetta Community Center, and leveraging plans for "The Grove" from the Wills Park Master Plan an opportunity exists to create a linear greenspace and new connection to Wills Park. The Wills Park Master Plan is shown in the figure below on the left, highlighting the area that is planned to be The Grove a forested, passive space with hammocks, places to relax, and informal picnic spots. Building on the idea of The Grove, the narrow strip of land south of the Community Center could be used to support the City's Urban Agricultural Plan and existing community gardens in Wills Park through the implementation of a linear orchard with edible landscape elements, as shown in the figure on the right below. Additionally, connecting this area and therefore Wills Park to the Alpha Loop by creating a trail spur into the park that features innovative landscape design elements could be an innovative and practical activation strategy of this space.






Old Milton Parkway
The Grove (Planned)
Community Center
Roswell Street
4
Mayfair on Main
Amana Academy
Amana Academy Entry Lawn
South Main Street
Bank of America
5
The Ma
For complete concept key reference page 37.

AREA 5: ALPHA PARK

Located off Devore Road across from a recently built townhouse community, the established residential neighborhood of Alpha Park likely provides the most attainable for-sale product in downtown Alpharetta. Many developers have looked into consolidating the 141 single family parcels here for a much more intense development, however, no such development proposal has been successful to date.

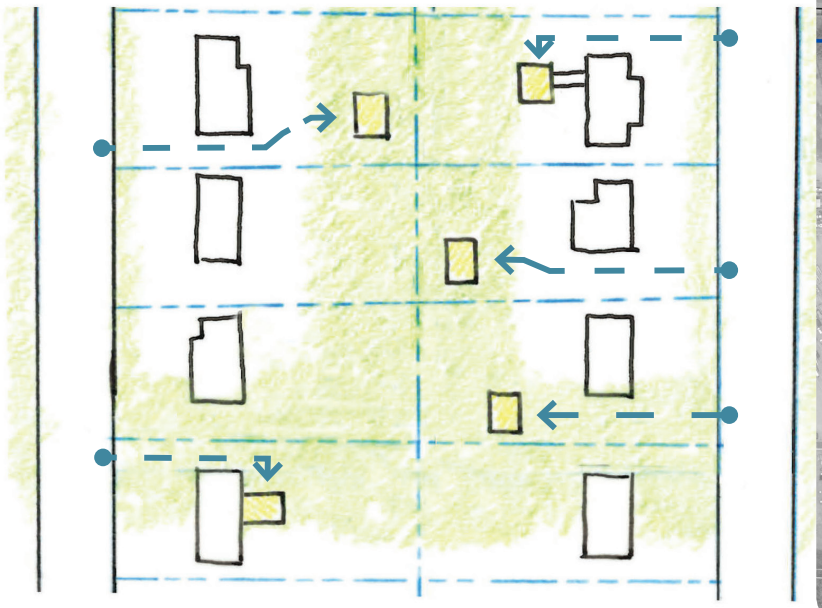
The goal for this area is to foster community by evaluating the need for regulations to preserve the existing neighborhood character and affordability, while still allowing for some infill and incremental change. One such regulation may be to allow the introduction of an Accessory Dwelling Unit (ADU) program for Alpha Park. Unlike elsewhere in Alpharetta, this ADU program should allow for detached ADUs at the rear of the primary residence. A majority of lots in Alpha Park may accommodate a driveway to access ADUs placed in the rear yards. Such units would allow for additional living space and/or potential rental income for the property owner.

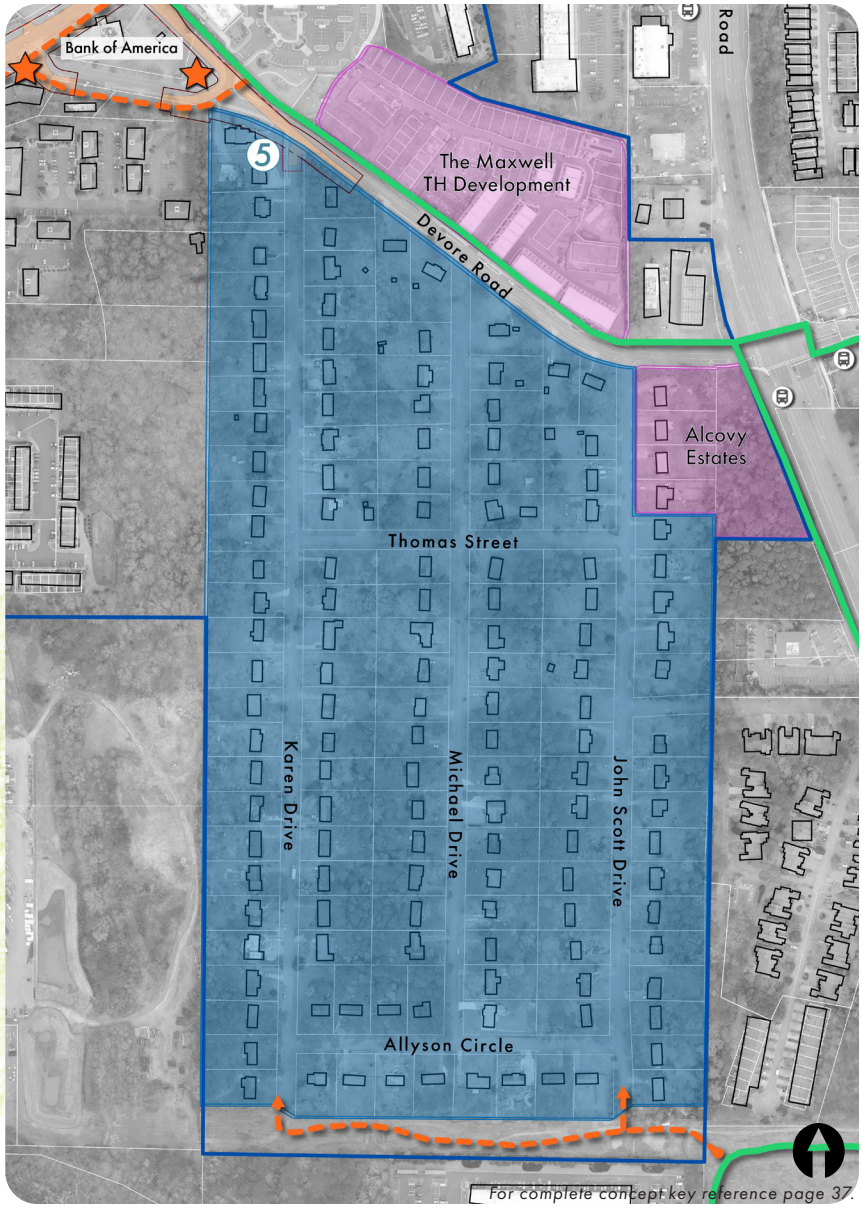
The City of Alpharetta should maintain the Future Land Use designation of Low-Density Residential and facilitate a listening session for property owners and residence to further evaluate potential needs. Additional possible implementation actions for Alpha Park include but are not limited to: explore possible regulations on house size or massing, streetscape improvements, and on-street parking regulations.





The images above depict typical ADUs that could be allowed in Alpha Park. Below is a diagram illustrating appropriate ADU placement and potential vehicular access routes.





For complete concept key reference page 37.

CASE STUDIES

To better understand possible outcomes for the South Main Street area, it can be helpful to review case studies of other redevelopment sites with similar characteristics and challenges. The following pages contain a collection of examples of developments that have experienced success by leveraging similar strategies proposed for the South Main Street area. These examples can act as a guide the South Main Street area's future and help shape a unique identity for the area.

PLANT RIVERSIDE DISTRICT SHOPS
SAVANNAH, GEORGIA

The Plant Riverside District Shops in Savannah, Georgia is an example of a pedestrian oriented area with a focus on cottage commercial vendors. These smaller-sized stores are located along the Riverfront area with food vendors, art shops and galleries, jewelry and clothing stores, and provide a contrast to the historic buildings surrounding them. This area is an inspiration for the Brady Place Woonerf area.





WIEHLE STATION
RESTON, VIRGINIA

The Wiehle Station in Reston, Virginia is a transit-oriented development situated on over 80 acres of mixed-use development. It includes many shops, including bakeries, bookstores, and home ware vendors. There are also many adjacent amenities such as a parking garage, bike storage room, bus loop, and a kiss and ride.





SPARKMAN WHARF
TAMPA, FLORIDA

The Sparkman Wharf is a 56-acre development located on the downtown Tampa waterfront, providing various office and retail options. Amenities include a dining garden and biergarten as well as a recreational lawn. This outdoor space is an inspiration for the South Main Street area.

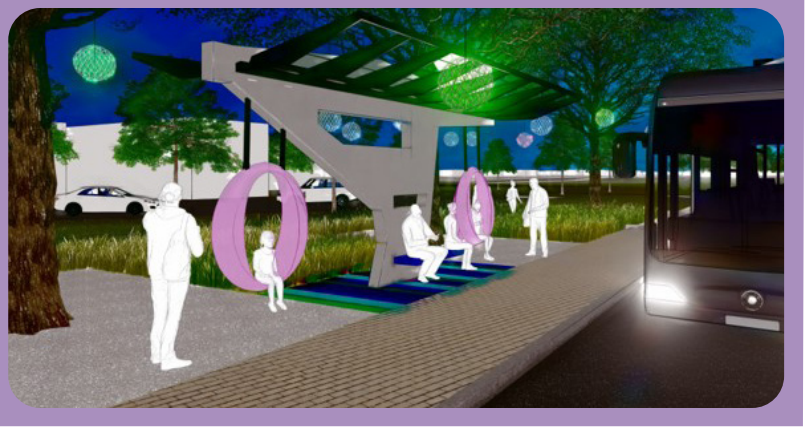




SUGARLOAF CID
GWINNETT COUNTY, GEORGIA

The Sugarloaf CID in Gwinnett County, Georgia recently completed an LCI Study for an improved bus shelter with lighting, pole signage with route information, interactive seating, and waste and recycling receptacles. This case study shows how bus shelters can provide art through the lighting elements as well as wayfinding and branding opportunities.

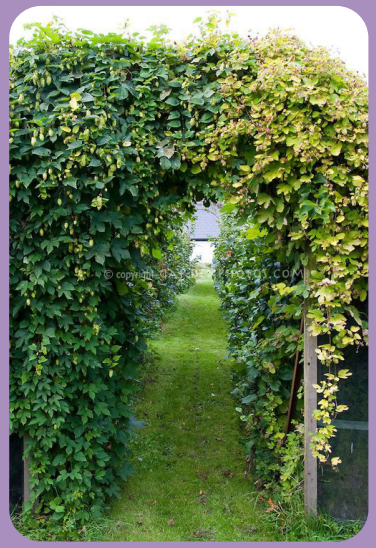




FOOD FOREST TRAIL
GWINNETT COUNTY, GEORGIA

The Food Forest Trail is a case study related to urban agriculture components in a developed area supporting the ecological betterment of the area. This Food Forest Trail includes design ideas and suggestions related to features within the planting area (picnic table, bench, storage shed) as well as types of plants and plots (vines, edible landscape plots, pollinator plantings). This is a case study for the Roswell Street area near the Alpharetta Community Center and the planned Grove in Wills Park.





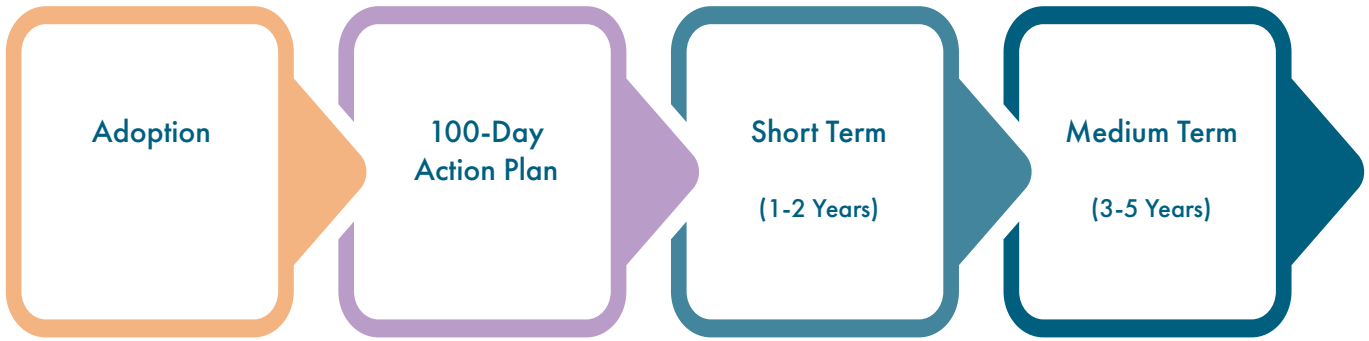
THIS PAGE INTENTIONALLY LEFT BLANK

Implementation Plan

Based on stakeholder and community input, existing area and market conditions, and with the redevelopment concepts in mind, a 5-year implementation plan, including a 100-day action plan was developed. The implementation and action plan outline priority projects and initiatives for the South Main Street study area. The 100-day action plan includes projects and activities that can begin upon adoption of the plan, while the 5-Year Action Plan includes short- and medium-term projects and initiatives to be completed over the next five years. Projects are organized by timeframe and identify the concept area they pertain to with those that apply to multiple concept areas or the entire study area identified accordingly.

100-DAY ACTION PLAN

Items included in the 100-day action plan are recommendations that are easy to implement with no or very low cost to build momentum for plan implementation and should be pursued in the first 100 days after this plan is adopted. Some projects identified within the 100-day action plan are not anticipated to be completed within that timeframe, but rather work should begin immediately to capitalize on recent discussions, meetings, and positive inertia from the study process. As part of the 100- day action plan, the City of Alpharetta should work with implementation partners and organizations to identify who will take a leading or supporting role and to coordinate immediate next steps.



100-DAY ACTION PLAN

1	Area-Wide	Adopt South Main LCI Study and incorporate into the Comprehensive Plan.
2	Area-Wide	Continue South Main branding discussions, including identification of priority elements
3	Area-Wide	Begin discussions with GDOT regarding additional landscaping along SR 9
4	Area-Wide	Identify areas for public art and additional streetscape elements within ROW and begin discussions with stakeholders or property owners
5	Area-Wide	Begin discussion of area-wide facade grant / frontage improvement program
6	Area-Wide	Partner with Parks Department / Recreation Commission to plan park entry monuments
7	South Main Central	Evaluate and discuss Wills Park connections with property owners
8	Cottage Commercial	Update Commercial House regulations within the Downtown Overlay to encourage appropriate building type and address non-compatible uses.
9	The Grove	Meet with Parks Department to discuss how to best support the Grove

5-YEAR ACTION PLAN - TRANSPORTATION/INFRASTRUCTURE IMPROVE

Timeframe	Category	Applicable Area	Name	Description	Type of Improvement	Engineering / Design	
						Year	Cost
Short-Term	Infrastructure	Area-Wide	Corridor brand and theme	Create branding identity and install signage	Enhancements	2023	$ 20,000
Short-Term	Infrastructure	Area-Wide	SR 9 Corridor Enhancements	Create a plan for landscaping along SR 9 and begin GDOT discussion	Enhancements	2023	$ 500,000
Short-term	Infrastructure	Area-Wide	Bus Shelters	Bus shelter improvements at the MARTA bus stops along South Main Street	Infrastructure	2024	$ 80,000
Short-term	Infrastructure	Area-Wide	Reclaiming ROW remnants	Create pocket greenspace and public art	Enhancements	2024	$ 150,000
Short-Term	Sidewalks/ Paths	Area-Wide	Park Entrances	Work with Parks Department / Recreation Commission to finalize park entry monuments	Infrastructure	2025	$ 20,000
Medium-term	Street Framework	Cottage Commercial	New Maxwell Street Extension	Provide additional circulation and street frontage with New Maxwell Street Extension	Infrastructure	2025	$ 700,000
Medium-term	Green Spaces	The Grove	Trail Spur	Connect to the AlphaLoop by creating a trail spur into the park that features innovative landscape design elements	Walkability	2026	$ 150,000
Medium-term	Sidewalks	Alpha Park	Sidewalk Addition	Add sidewalks on one or both sides of the street in Alpha Park	Walkability	2026	$ 400,000
Medium-term	Streetscape	Area-Wide	South Main Streetscapes	Streetscape improvements along South Main St including: street lights, outdoor furniture, trash cans	Infrastructure	2027	$ 400,000

MENTS

Construction			Funding			
Year	Cost	Total Cost	Responsible Party	Primary Source	Local Source	Local Match
2025	$ 100,000	$ 120,000	City of Alpharetta/ Cultural Arts Commission	Local	City of Alpharetta	
2025	$ 2,500,000	$ 3,000,000	City of Alpharetta in coordination with GDOT	LCI	City of Alpharetta	$ 600,000
2026	$ 720,000	$ 800,000	City of Alpharetta	GDOT, ARC	City of Alpharetta	$ 160,000
2026	$ 700,000	$ 850,000	City of Alpharetta	Local	City of Alpharetta	
2027	$ 80,000	$ 100,000	City of Alpharetta	Local	City of Alpharetta Parks	
2027	$ 3,500,000	$ 4,200,000	City of Alpharetta	GDOT, ARC	City of Alpharetta	$ 840,000
2028	$ 600,000	$ 750,000	City of Alpharetta	GDOT, ARC	City of Alpharetta	$ 150,000
2028	$ 2,000,000	$ 2,400,000	City of Alpharetta	Local	City of Alpharetta	
2029	$ 2,000,000	$ 2,400,000	City of Alpharetta	GDOT, ARC	City of Alpharetta	$ 480,000

5-YEAR ACTION PLAN - DEVELOPMENT/LAND USE INITIATIVES

Timeframe	Category	Applicable Area	Name	Description	Type of Improvement
Short-term	Redevelopment	South Main Central	Catalytic Mixed-Use	Encourage catalytic mixed-use redevelopment to reinforce South Main's character	Infrastructure
Short-term	Other	Area-Wide	Corridor brand and theme	Create a brand and theme for the area and create signage	Enhancements
Short-term	Redevelopment	South Main Central	Market Spaces	Promote the implementation of semi-permanent and temporary structures for potential beer gardens, maker spaces, music venues, etc.	Other
Short-term	Infrastructure	Area-Wide	Façade / Frontage Improvements	Create an area-wide façade grant / frontage improvement program	Enhancements
Short-term	Redevelopment	Cottage Commercial	Unique Retail	Reinforce area as a Commercial House district with small-scale, unique retail and mini café offerings as well as activated public spaces. Regulate preferred building type to avoid non-compatible development	Infrastructure
Short-term	Green Spaces	Cottage Commercial	Woonerf Street	Create opportunity for infill Commercial Houses and gathering by retrofitting Brady Place to a Woonerf-style street	Infrastructure
Short-term	Green Spaces	The Grove	Urban Agricultural Plan	Support City's Urban Agriculture Plan as well as existing community gardens in Wills Park through implementation of a linear orchard with edible landscape elements	Other
Medium-term	Street Framework	South Main Central	Street Framework	Promote street framework to allow continuous connections between developments	Infrastructure
Medium-term	Redevelopment	South Main Central	Fulton Board of Education	Discuss development opportunity for property owned by Fulton Board of Education located within City of Roswell	Other
Medium-term	Infrastructure	Alpha Park	Parking Additions	Allow for on-street parking spaces	Policy
Medium-term	Infrastructure	Alpha Park	Carriage Houses	Allow Carriage Houses or Accessory Dwelling Units (ADUs) at rear of properties by way of side yard driveways	Policy

Engineering / Design		Construction			Funding
Year	Cost	Year	Cost	Total Cost	Responsible Party
2023		2027			
2023	$20,000	2025	$100,000	$120,000	City of Alpharetta/ Cultural Arts Commission
2023	$35,000	2025	$75,000	$110,000	City of Alpharetta/ Cultural Arts Commission
2024	Staff Time	2026	$ 500,000	$500,000	City of Alpharetta
2024	N/A	2028	N/A	N/A	City of Alpharetta/ Staff Time
2024	$50,000	2027	$350,000	$400,000	City of Alpharetta/Private Developer
2024	$25,000	2026	$150,000	$175,000	City of Alpharetta/ Cultural Arts Commission
2025	N/A	2027	N/A	N/A	City of Alpharetta/ Staff Time
2025	N/A	2027	N/A	N/A	City of Alpharetta/ Staff Time
2026	N/A	2028	N/A	N/A	City of Alpharetta/ Staff Time
2026	N/A	2028	N/A	N/A	City of Alpharetta/ Staff Time

EXHIBIT C

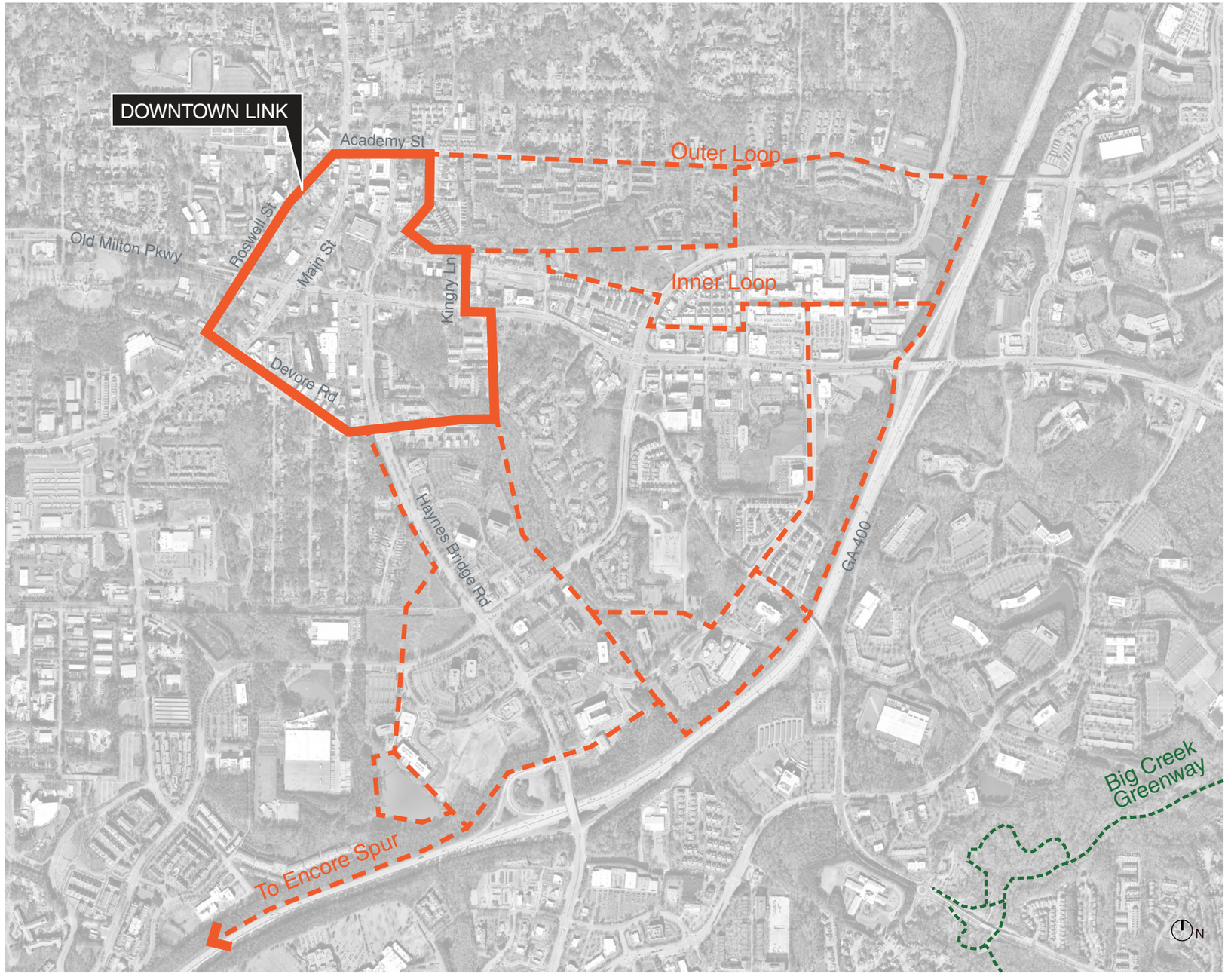
DOWNTOWN LINK
CONCEPTUAL DESIGN REPORT
ALPHARETTA, GA

03/13/2023

STARR WHITEHOUSE
Landscape Architects
and Planners PLLC

Columbia Engineering
LAND PLANNERS • CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

EXECUTIVE SUMMARY



PROJECT OVERVIEW

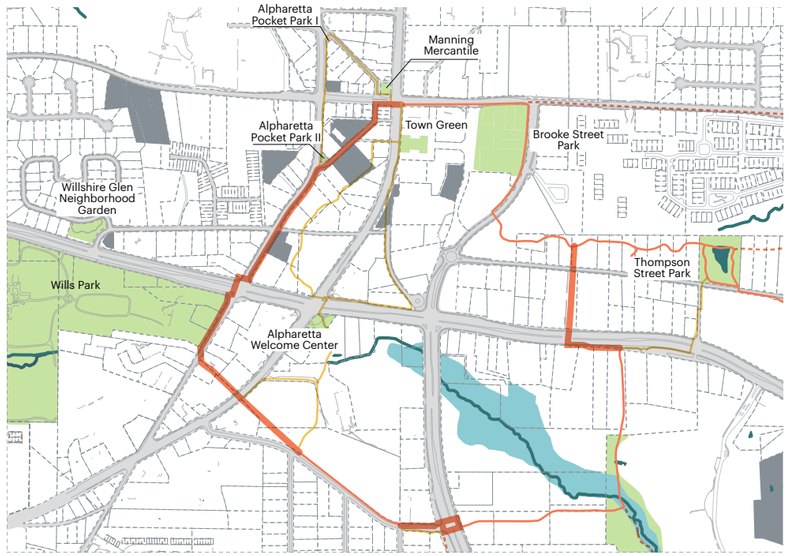
Alpharetta has experienced unprecedented growth since the Alpha Loop was originally planned. Development continues to boom, with hotels, offices, multi-family residences, and mixed-use lifestyle centers in various stages of development emerging throughout the downtown district. Alpharettans understand the valuable connectivity that the Alpha Loop brings. Residents want to be near the trail, and the development community is eager to build the trail to make that possible. Establishing a clear and comprehensive vision for the downtown trail is critical to maximizing the public benefit of these private investments and ensuring a cohesive and connected Alpha Loop system for commuters and recreational users alike.

PROJECT GOALS

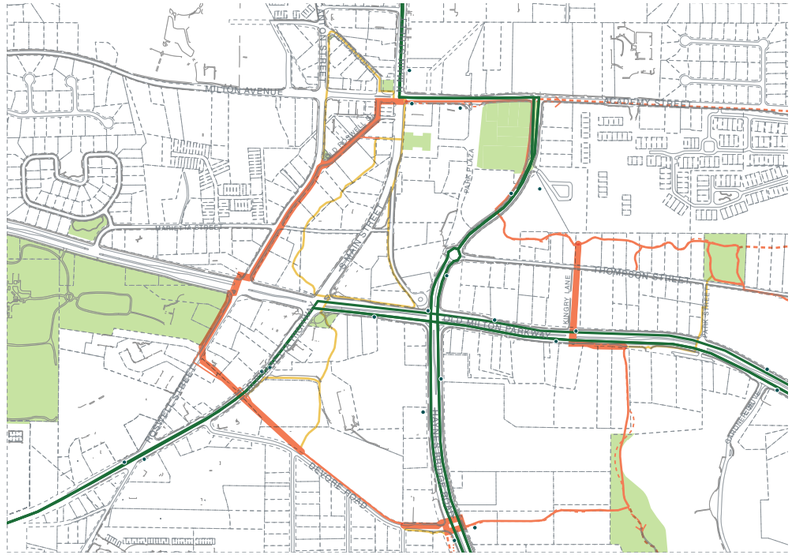
This trail study and conceptual design report establishes a district-wide framework for the Alpha Loop Downtown Link that creates a dynamic and legible public realm experience aligned to the unique opportunities and constraints of Alpharetta's urban context. It maximizes connections to open space assets, commercial and institutional attractions, and existing and future Alpha Loop alignments. To achieve these goals, this study considers the following:

- Existing reports and studies
- Recent and upcoming development
- Minimizing right-of-way acquisition and impacts to privately held land
- Safe and efficient roadway crossings
- Catalyzing future pedestrian oriented development
- Connectivity to the broader pedestrian and bicycle circulation system

ANALYSIS



OPEN SPACE CONNECTIVITY



TRANSIT CONNECTIVITY

ANALYSIS MAPPING

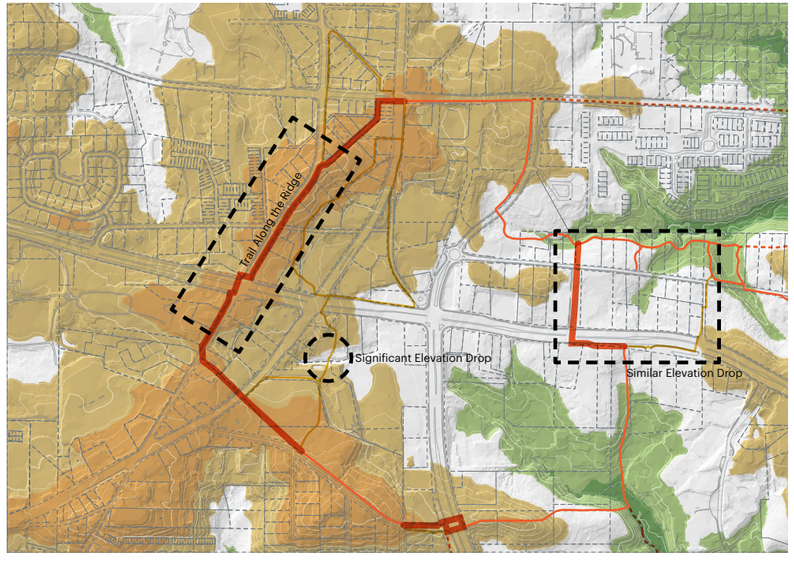
Through GIS mapping and analysis, a series of potential trail alignments were evaluated based on the following variables:

- Connectivity to open space assets, transit networks, existing pedestrian infrastructure, and roadway ownership.
- Crash and traffic data at key roadway crossings - both pedestrian and vehicular.
- Physiographic features such as topography, tree canopy, and hydrologic features.
- Right of way availability.
- Potential parking impacts.

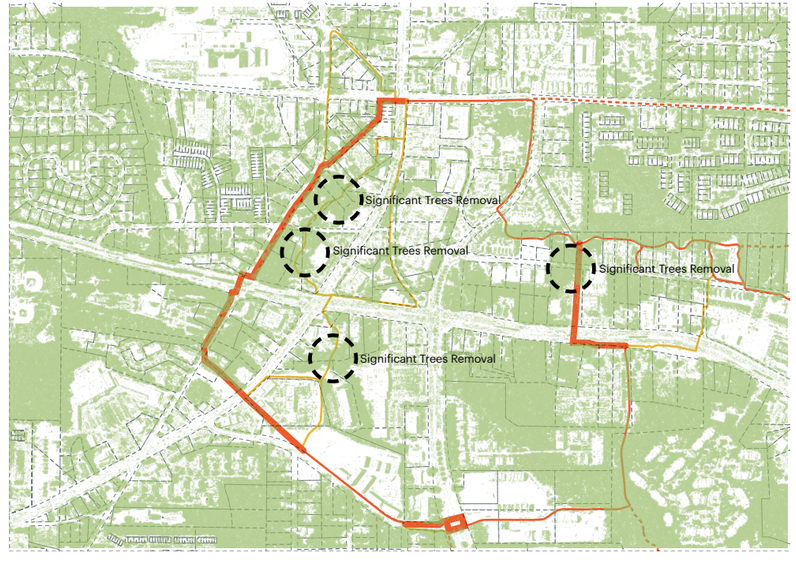
**See appendix for complete traffic study.*



CRASH DATA

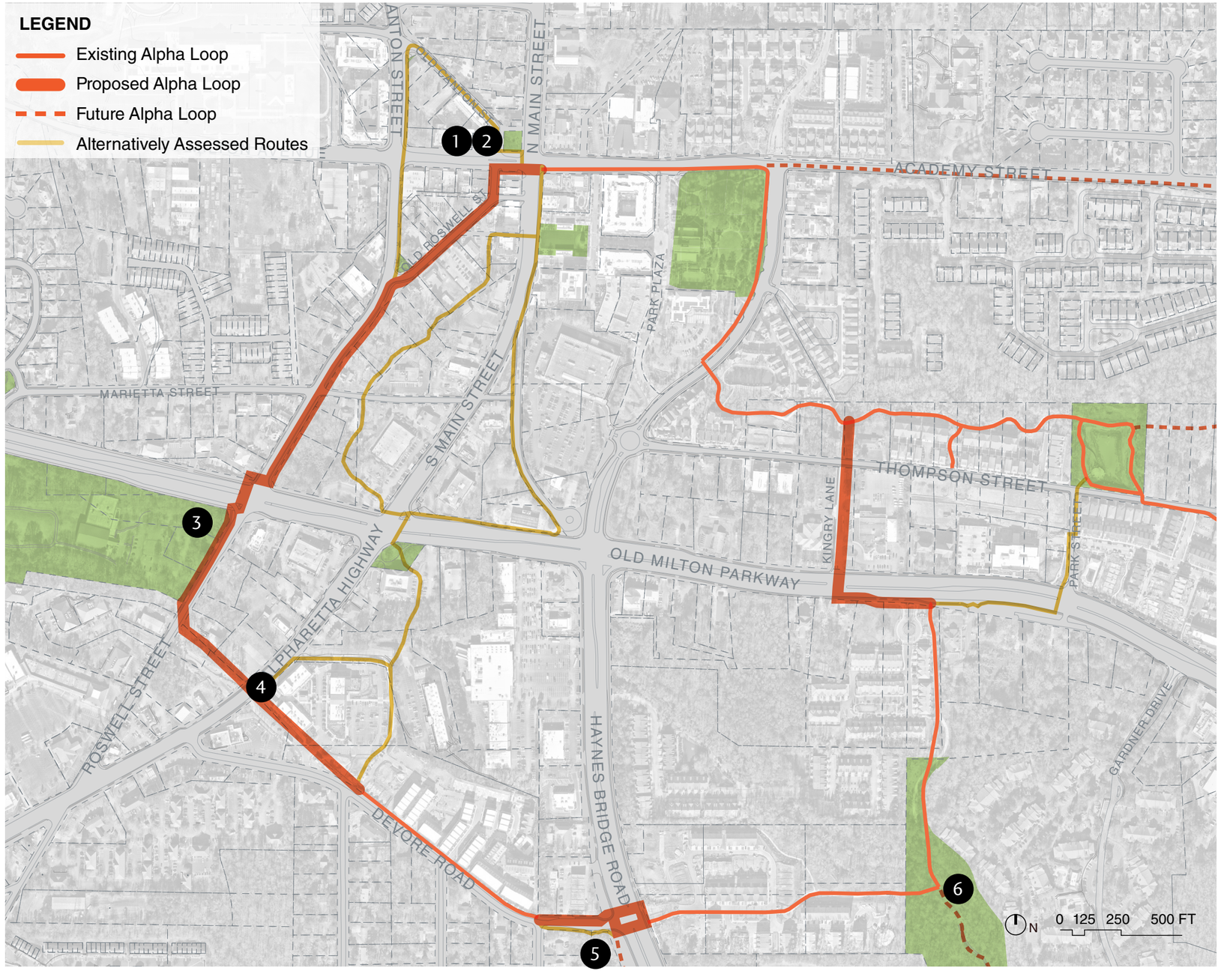


TOPOGRAPHY



TREE CANOPY IMPACTS AND SHADING

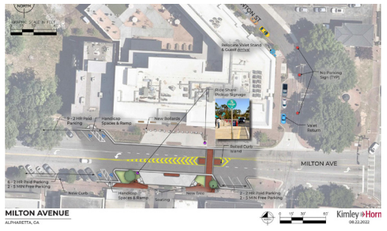
REFERENCED STUDIES AND DEVELOPMENTS



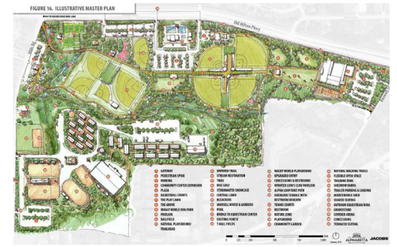
1 MILTON AVE.
AECOM



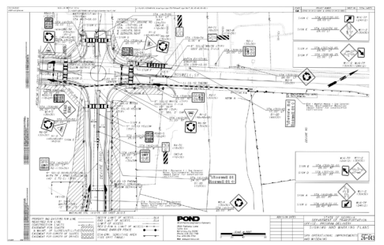
2 MILTON AVE.
KIMLEY HORN



3 WILLS PARK MASTER PLAN
JACOBS



4 DEVORE RD. REALIGNMENT
POND & COMPANY



5 ALCOVY ESTATES



6 ALPHA LOOP EXTENSION
POND & COMPANY



SELECT ADDITIONAL REFERENCED PLANS

- Alpharetta City Trail, *Pond & Company.*
- North Point Area and Alpha Loop Trail Connectivity Feasibility Study, *MKSK, Toole Design Group.*

PREFERRED TRAIL ALIGNMENT



ESTABLISHING A PREFERRED ALIGNMENT

In the Downtown District, the Alpha Loop trail has been installed incrementally over the past decade by both the City and by private developers constructing public realm improvements. The primary goal of the Downtown Link exercise is to identify the safest and most legible path to "Connect the people to the stuff."

To define the Alpha Loop Downtown Link alignment, the team considered multiple variables including previous plans and standards, ongoing and projected development, topography, multiple modes of traffic and transportation, property ownership, and community assets.

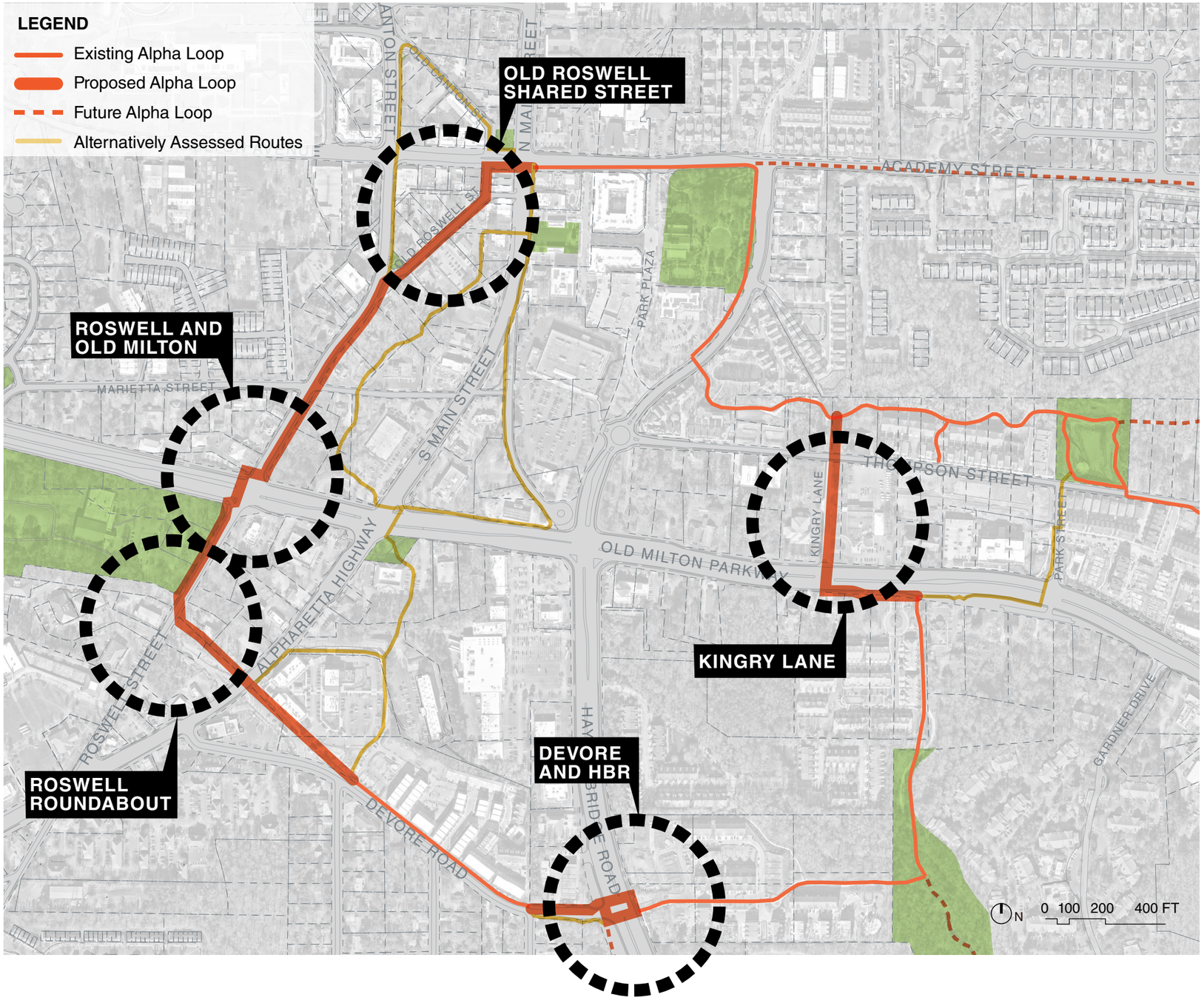
Several alignments were assessed. The preferred alignment integrates existing stretches of trail into a cohesive network, leveraging prior investments to create a unified whole. This route prioritizes pedestrian/bicyclist safety and limits right-of-way acquisition. It endeavors to move Alpharettans through the Downtown District freely, while simultaneously identifying opportunities to encourage them to stop and stay awhile.

This Conceptual Design Report is organized into two sections:

1. Focus Areas: Opportunities for Enhancing Safety and Placemaking
2. Design Standards: Establishing A Cohesive Transportation Network

FOCUS AREAS
OPPORTUNITIES FOR ENHANCING SAFETY AND PLACEMAKING

FOCUS AREAS



OLD ROSWELL SHARED STREET

Develop a conceptual design for the conversion of Old Roswell Street to a shared street where pedestrian, bicycle, and vehicular traffic coalesce in a single, curbless, urban plaza space.

ROSWELL AND OLD MILTON

Determine optimal crossing from NE corner of intersection to SW corner of intersection, including shortening the crossing distance for pedestrians, providing pedestrian and bicycle safety improvements, and integrating with the planned Wills Park Gateway design concept.

ROSWELL ROUNDABOUT

Recommend pedestrian and bicycle safety improvements for the new Devore Road alignment (currently under construction), including widening of the Alpha Loop trail to the standard 12’ width, establishing pavement material standards for consistency, and enhancing Alpha Loop crosswalks for improved vehicular recognition.

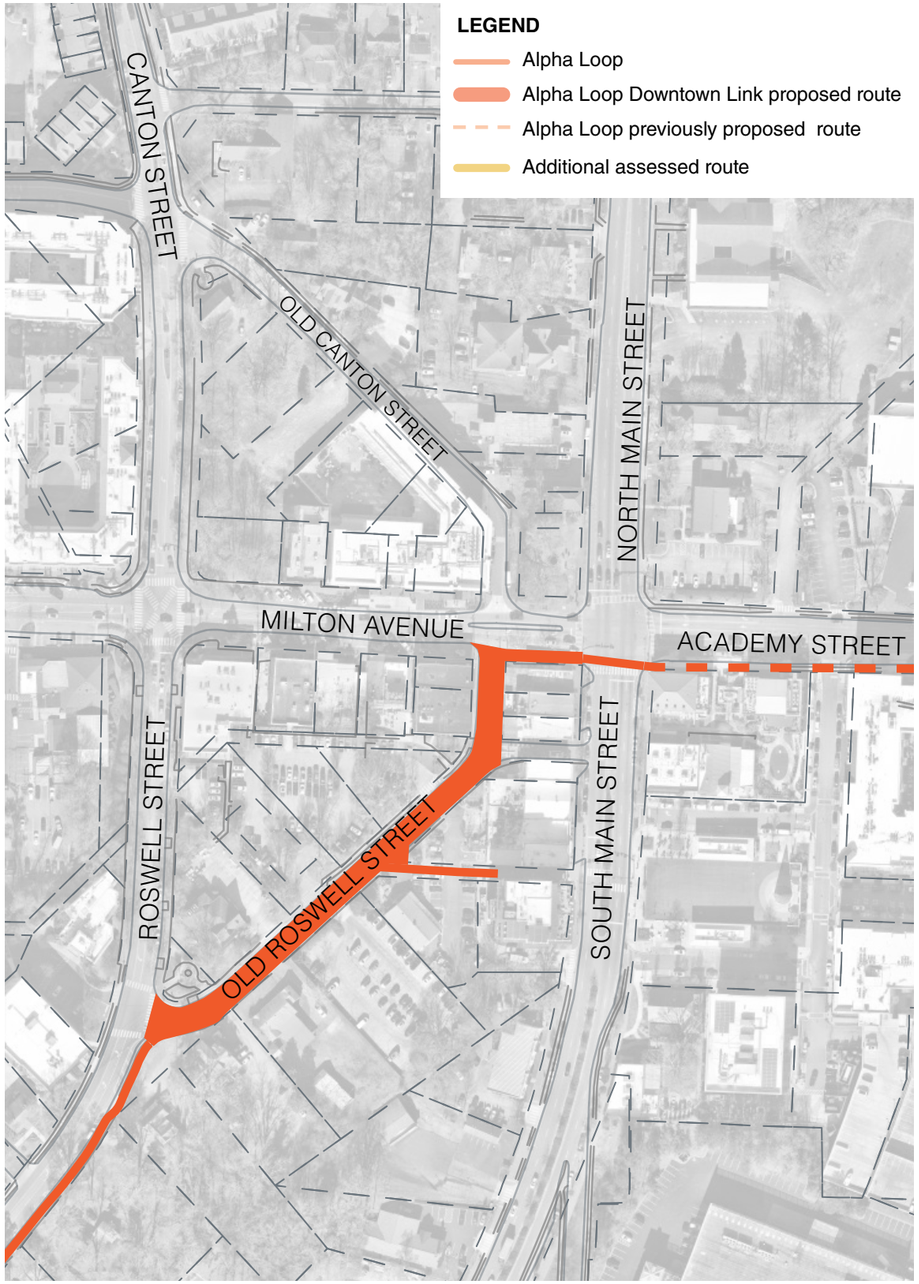
DEVORE AND HAYNES BRIDGE ROAD (HBR)

Eliminate the planned trail crossing at Jon Scott and Devore Road and align the trail on the north side of Devore, replacing the QuikTrip deceleration lane. Enhance all four crosswalks to better denote the trail’s presence to vehicular traffic at a key intersection of the Downtown Link and Outer Loop.

KINGRY LANE

Develop two feasible alternatives for connecting the existing trail spur south of Old Milton Parkway with Alpha Loop’s first phase constructed north of Thompson Street.

OLD ROSWELL STREET
SHARED STREET OPTION



OLD ROSWELL STREET KEY CONSIDERATIONS

- Evaluate the potential for converting Old Roswell Street to a pedestrianized or shared street where pedestrian, bicycle, and vehicular traffic can coalesce in a single, curbless, urban plaza space. Note: this was shown in previous Downtown Alpharetta study.

- Synthesize current and proposed development plans including the redevelopment of Milton Avenue into a pedestrian plaza and potential additional development.

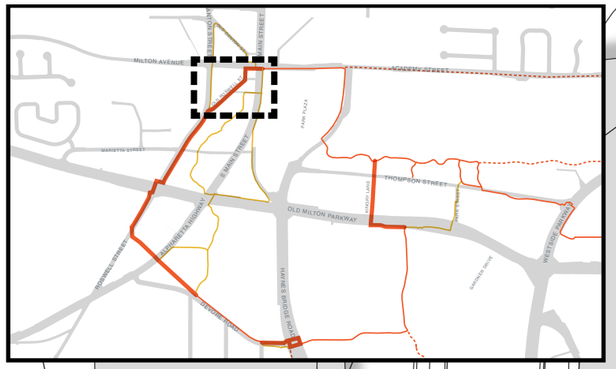
- Connect 3 existing pocket parks and potential City-owned event open space at the corner of Roswell and Milton, and extend the axis from City Hall into the new shared street.

- Synthesize Alpha Loop design standards and visual character with that of Downtown to ensure that the Alpha Loop is legible without compromising the sense of place characteristic of Downtown.

- Explore alternative options (i.e. “Partial Build-out) for aligning the Alpha Loop along Old Roswell Street, including pedestrian safety enhancements in lieu of a full shared street build-out.

OLD ROSWELL STREET

SHARED STREET - COMPLETE BUILD-OUT



CONCRETE RAMP DOWN TO MILTON AVE. ROADWAY GRADE

EXPAND THE SIDEWALK , REMOVE (3) EX. STREET PARKING SPOTS AND PLANT NEW STREET TREES

MILTON AVE.

1-WAY SECTION OF THE SHARED STREET WITH PRECAST CONCRETE "COBBLE" PAVERS AND GRANITE BLOCK RUNNEL TO REPLACE ASPHALT ROADWAY. EX. LOADING AREA TO REMAIN

10FT WIDE CROSSINGS, TYP. OF (6), WITH 8FT WIDE PRECAST CONCRETE "BRICK" PAVING AND 1FT WIDE GRANITE BLOCK BORDERS ON ALL SIDES

5'FT WIDE GRANITE BLOCK RUNNEL ON BOTH SIDES OF TRAVEL LANE.

RETAIN EX. PLANTED STRIP

CREATE PEDESTRIAN PLAZA WITH TREES IN PAVEMENT. WILL REQUIRE REMOVAL OF ONE PARKING SPACE ON CITY-OWNED PROPERTY AND POTENTIAL R.O.W. ACQUISITION

RAISED CROSSWALK AT PARKING LOT DRIVE AISLE TO ENHANCE CONNECTION BETWEEN TOWN GREEN AND SHARED STREET

RAIN GARDEN PLANTERS WITH CORTEN EDGE AND BIORETENTION SOIL

CHANGE EX. CONCRETE SIDEWALK PAVING TO PRECAST CONCRETE "BRICK" UNIT PAVING

2-WAY SECTION OF THE SHARED STREET WITH PRECAST CONCRETE "COBBLE" PAVING

CONCRETE RAMP DOWN TO ROSWELL STREET ROADWAY GRADE

TYPICAL TRAIL CONDITION TO CONTINUE SOUTH ALONG ROSWELL STREET

ROSWELL ST.

OLD ROSWELL ST.

S. MAIN ST.

N 0 5 10 20 30 60 FT

OLD ROSWELL STREET
SHARED STREET - COMPLETE BUILD-OUT

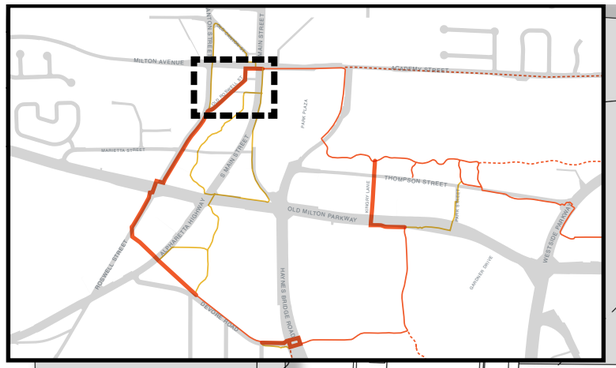


OLD ROSWELL STREET
SHARED STREET - COMPLETE BUILD-OUT



OLD ROSWELL STREET

SHARED STREET - PARTIAL BUILD-OUT



MILTON AVE.

CONCRETE RAMP DOWN TO MILTON AVE. ROADWAY GRADE

EXPAND THE SIDEWALK, REMOVE (3) EX. STREET PARKING SPOTS AND PLANT NEW STREET TREES

RETAIN 1-WAY SECTION OF THE SHARED STREET WITH PRECAST CONCRETE "COBBLE" PAVERS AND GRANITE BLOCK RUNNEL TO REPLACE ASPHALT ROADWAY. EXISTING LOADING AREA TO REMAIN

10FT WIDE CROSSINGS, TYP. OF (6), WITH 8FT WIDE PRECAST CONCRETE "BRICK" PAVING AND 1' WIDE GRANITE BLOCK BORDERS ON ALL SIDES

CONCRETE RAMP DOWN TO OLD ROSWELL STREET ROADWAY GRADE

EX. PAVER CROSSING TO REMAIN

EX. PLANTED STRIP TO REMAIN

CREATE PEDESTRIAN PLAZA WITH TREES IN PAVEMENT. WILL REQUIRE REMOVAL OF ONE PARKING SPACE ON CITY OWNED PROPERTY AND POTENTIAL R.O.W. ACQUISITION

RAISED CROSSWALK AT PARKING LOT DRIVE AISLE TO ENHANCE CONNECTION BETWEEN TOWN GREEN AND SHARED STREET

ENHANCED CROSSING TYPICAL AT ALL DRIVEWAYS

2-WAY SECTION OF THE ROAD TO BE REDUCED TO 20' WIDE. ASPHALT TO BE REFURBISHED. BUILD NEW CURB TO ACCOMMODATE TYPICAL 12FT WIDE ALPHA LOOP TRAIL CONDITION.

1'-6" WIDE GRANITE BLOCK BUFFER BETWEEN BACK OF CURB AND TRAIL, TYP.

ADD CROSSINGS AS NEEDED

ROSWELL ST.

OLD ROSWELL ST.

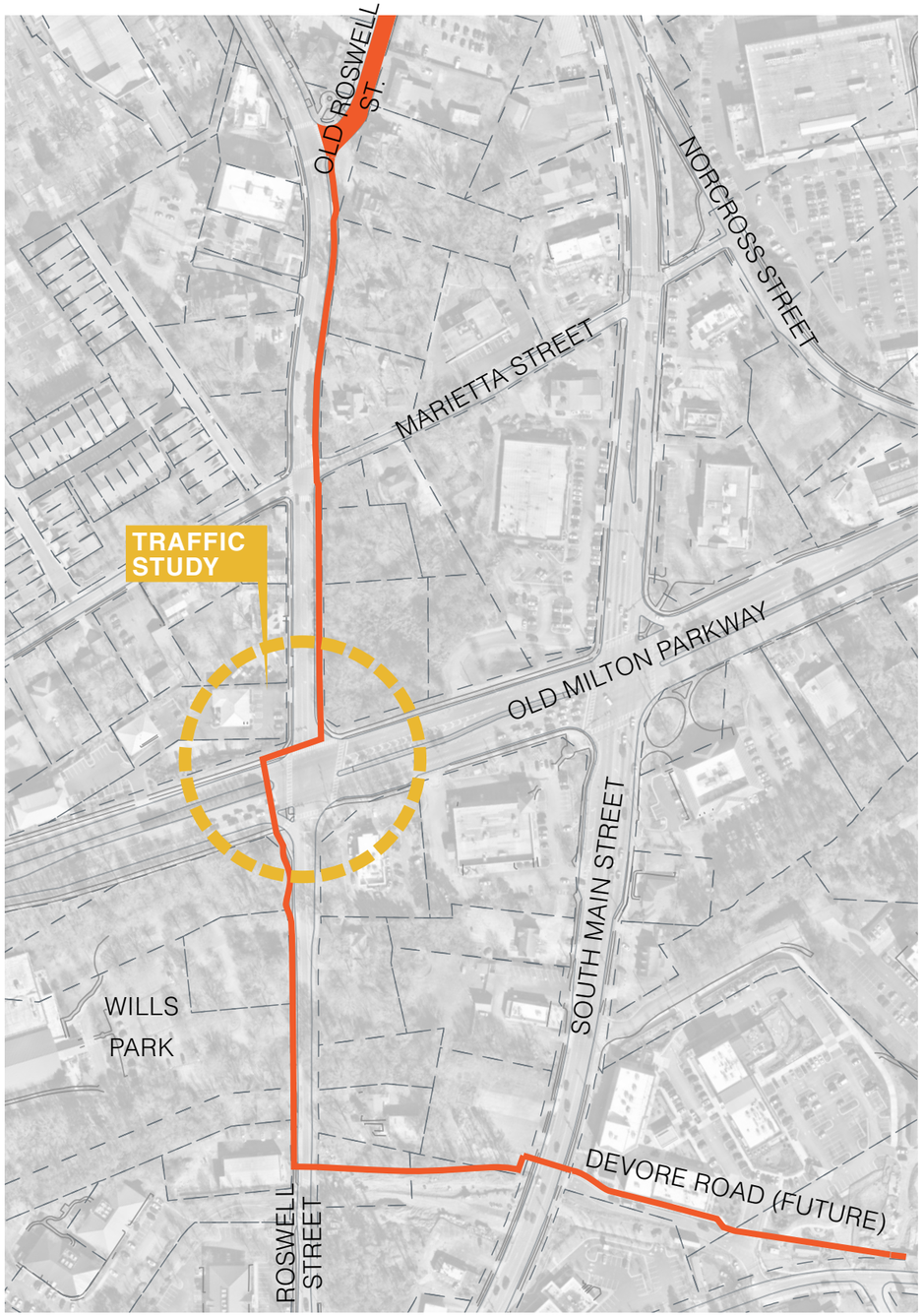
S. MAIN ST.

N 0 5 10 20 30 60 FT

OLD ROSWELL STREET
SHARED STREET - PARTIAL BUILD-OUT



ROSWELL STREET AND OLD MILTON PARKWAY
INTERSECTION ENHANCEMENT



KEY CONSIDERATIONS

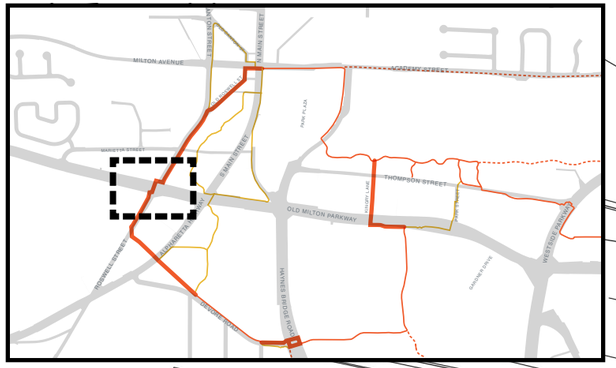
- East alignment along Roswell Street between Old Roswell Street and Old Milton Parkway; West alignment along Roswell Street between Old Milton Parkway and Devore Road (future)
- Coordinate trail alignment with proposed improvements to Wills Park, including the Wills Park Gateway concept from the park Master Plan.
- Evaluate the optimal crosswalk movement based on pedestrian traffic analysis, connections to open space assets, and availability of public right-of-way.
- Provide pedestrian safety improvements including enhanced crosswalks, enlarged pedestrian plazas, and pedestrian refuges across Old Milton Parkway.
- Analyze the viability of removing the dedicated right turn lane on the eastbound Old Milton Parkway to southbound Roswell Street.

Traffic Study Findings

- Significant pedestrian and bike movement through this intersection, particularly in PM Peak
- “All red” at traffic signal would impact vehicular level of service, particularly in PM Peak
- Additional study: Assess a no-right-on-red for southbound turns from eastbound Old Milton Parkway
- Eliminating the eastbound right-turn-only lane from Old Milton Parkway to southbound Roswell Street will not have adverse impact on traffic.

**Complete Traffic Study has been attached as an appendix to this report.*

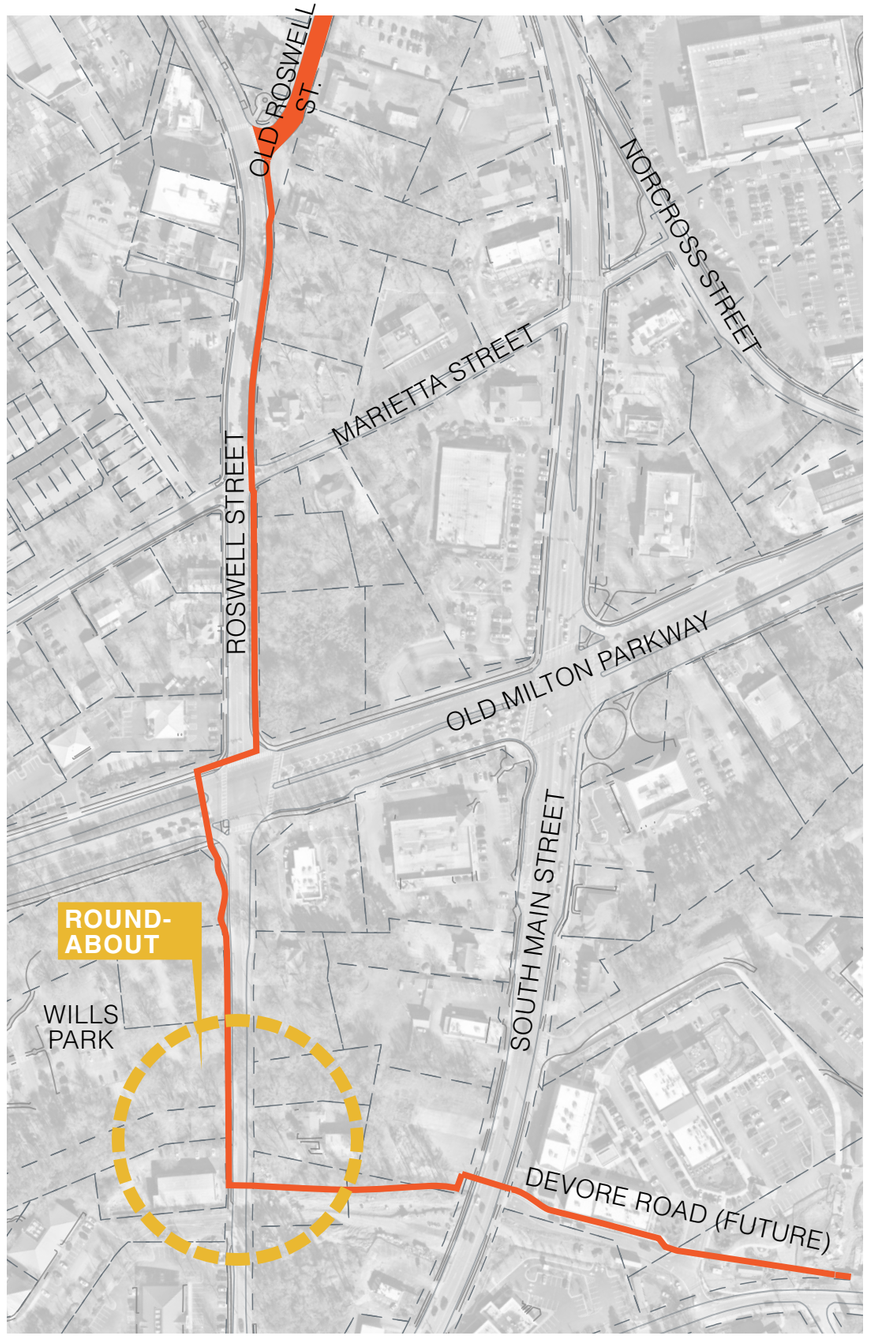
ROSWELL STREET AND OLD MILTON PARKWAY
INTERSECTION ENHANCEMENT



ROSWELL STREET AND OLD MILTON PARKWAY
INTERSECTION ENHANCEMENT

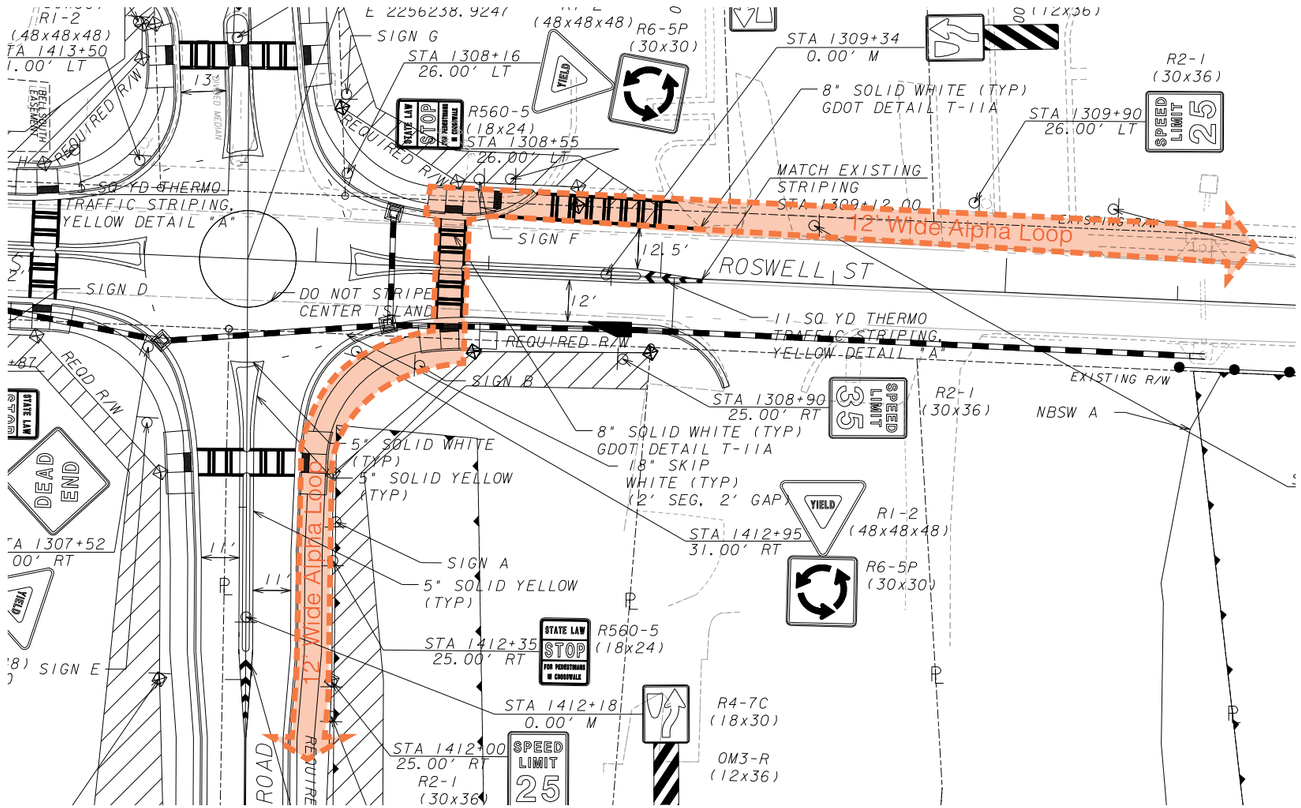


ROSWELL STREET AND DEVORE ROAD
ROUNDABOUT MODIFICATIONS



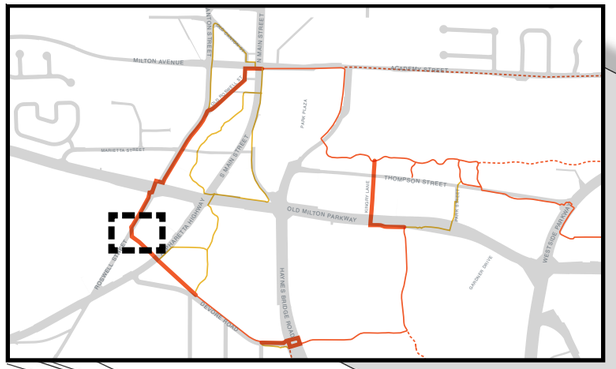
KEY CONSIDERATIONS

- Evaluate GDOT design (currently under construction) to determine safest route for crossing Roswell Street
- Propose expansion of trail to standard 12’ width where possible (may require adjustments to mapped street)
- Introduce Downtown Link design standards and materiality.



GDOT DESIGN PLAN

ROSWELL STREET AND DEVORE ROAD
ROUNDABOUT MODIFICATIONS



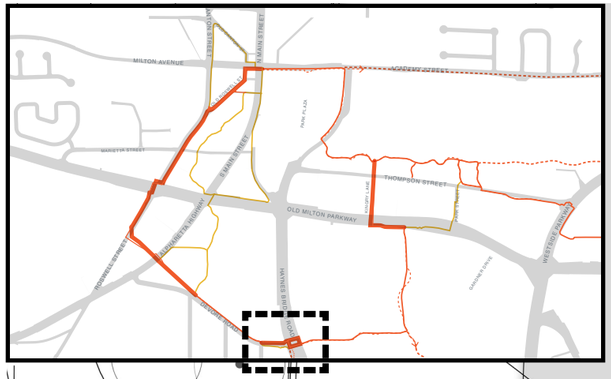
HAYNES BRIDGE ROAD AND DEVORE ROAD
INTERSECTION ENHANCEMENT



KEY CONSIDERATIONS

- Create a single, continuous and well-defined trail
- Utilize existing sidewalk along Devore Road as Alpha Loop Trail and explore how to instill the Alpha Loop experience.
- Explore modifications to the planned trail crossing at Jon Scott Drive and Devore Road, including locating the Alpha Loop within the gas station deceleration lane.
- Define trail crossing locations and types at intersection of Devore Road and Haynes Bridge Road, including the use of enhanced crosswalks to alert drivers of pedestrian and bicycle activity.

HAYNES BRIDGE ROAD AND DEVORE ROAD
INTERSECTION ENHANCEMENT



UTILIZE EXISTING DETENTION FOR ENHANCED BIORETENTION

EXTEND MEDIAN TO CREATE PEDESTRIAN REFUGE AREA

EXPAND PEDESTRIAN PLAZA

ENHANCED CROSSING, PERPENDICULAR WITH ROAD

ENHANCE PEDESTRIAN PLAZA WITH PAVING STANDARDS

CONNECT TO EXISTING ALPHA LOOP TRAIL

EXTEND MEDIAN TO CREATE PEDESTRIAN REFUGE AREA

PLAZA AREA

FUTURE ALPHA LOOP ALONG HAYNES BRIDGE BY DEVELOPER OF ADJACENT DEVELOPER

DEVELOPER TO PROVIDE CONNECTION FOR ALPHA LOOP TO BUS STOP

TYPICAL TRAIL CONDITION TO CONNECT WITH EXISTING ALPHA LOOP TRAIL TO WEST ALONG NORTH SIDE OF DEVORE ROAD

ELIMINATE DEVELOPER-PROPOSED CROSSING AT JON SCOTT DRIVE DUE TO SAFETY CONCERNS

REMOVE DECELERATION LANE BY INSTALLING NEW CURB. IMPLEMENT 12FT WIDE TRAIL WITH 6FT WIDE PLANTED BUFFER WITH STREET TREES.

DEVORE RD.

HAYNES BRIDGE RD.

N 0 5 10 20 40 FT

HAYNES BRIDGE ROAD AND DEVORE ROAD
INTERSECTION ENHANCEMENT



KINGRY LANE BETWEEN OLD MILTON AND THOMPSON
OPTIONS FOR TRAIL ALIGNMENT



KEY CONSIDERATIONS

Initial study:

- Evaluate potential crossings of Old Milton Parkway at Park Street and at Kingry Lane and assess connections to existing Alpha Loop north of Thompson along each street. Kingry Lane was identified as the preferred crossing location.
- Perform traffic studies to make data-driven decisions regarding pedestrian safety enhancements.
- Provide trail alignment alternatives along Kingry given the right-of-way constraints on the west and the post office on the east.
- Explore a reconfiguration of the property adjacent to the Post Office to facilitate an enhanced pedestrian realm.
- Determine the best connection from Kingry Lane to Alpha Loop Phase 1 north of Thompson Street.

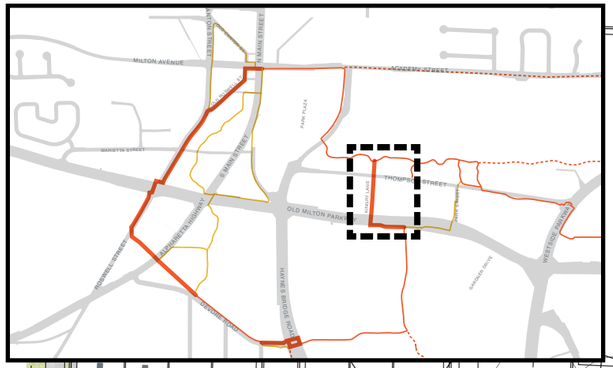
**Complete Traffic Study has been attached as an appendix to this report.*

KINGRY LANE BETWEEN OLD MILTON AND THOMPSON
OPTIONS FOR TRAIL ALIGNMENT



KINGRY LANE AND OLD MILTON PARKWAY

OPTION A - WEST ALIGNMENT



RETAIN THE WEST SIDE OF THE EXISTING SIDEWALK AND BUILD NEW CURB TO ACCOMMODATE 12FT WIDE TRAIL WITH 3FT WIDE PLANTED BUFFER

ELIMINATE DEDICATED LEFT TURN LANE AS WARRANTED BY TRAFFIC STUDY

ADJUST THE SHAPE OF THE CONCRETE MEDIAN TO BETTER ALIGN WITH THE ROAD EDGE

RETAIN EXISTING CURB AND EXPAND TRAIL TO 12FT WITH NO PLANTED BUFFER. POTENTIAL R.O.W. ACQUISITION REQUIRED

KINGRY LN.

ENHANCED CROSSING

OLD MILTON PKWY.

THOMPSON ST.

N

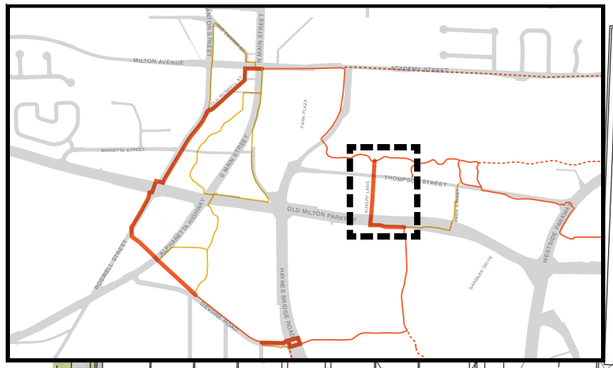
0 5 10 20 40 FT

KINGRY LANE AND OLD MILTON PARKWAY
OPTION A - WEST ALIGNMENT



KINGRY LANE AND OLD MILTON PARKWAY

OPTION B1 - EAST ALIGNMENT W/O PARKING



KINGRY LN.

OLD MILTON PKWY.

THOMPSON ST.

PROPOSED POST BOX LOCATION

CROSSINGS AT POST OFFICE DRIVEWAY RAISED TO MEET THE ALPHA LOOP GRADE FLUSH, TYP.

EX. CURB TO REMAIN

ENHANCED CROSSING WITH PEDESTRIAN REFUGE AT MEDIAN

TYPICAL 12FT WIDE TRAIL CONDITION TO REPLACE EXISTING PARKING AREA. TREES ON BOTH SIDES OF TRAIL.

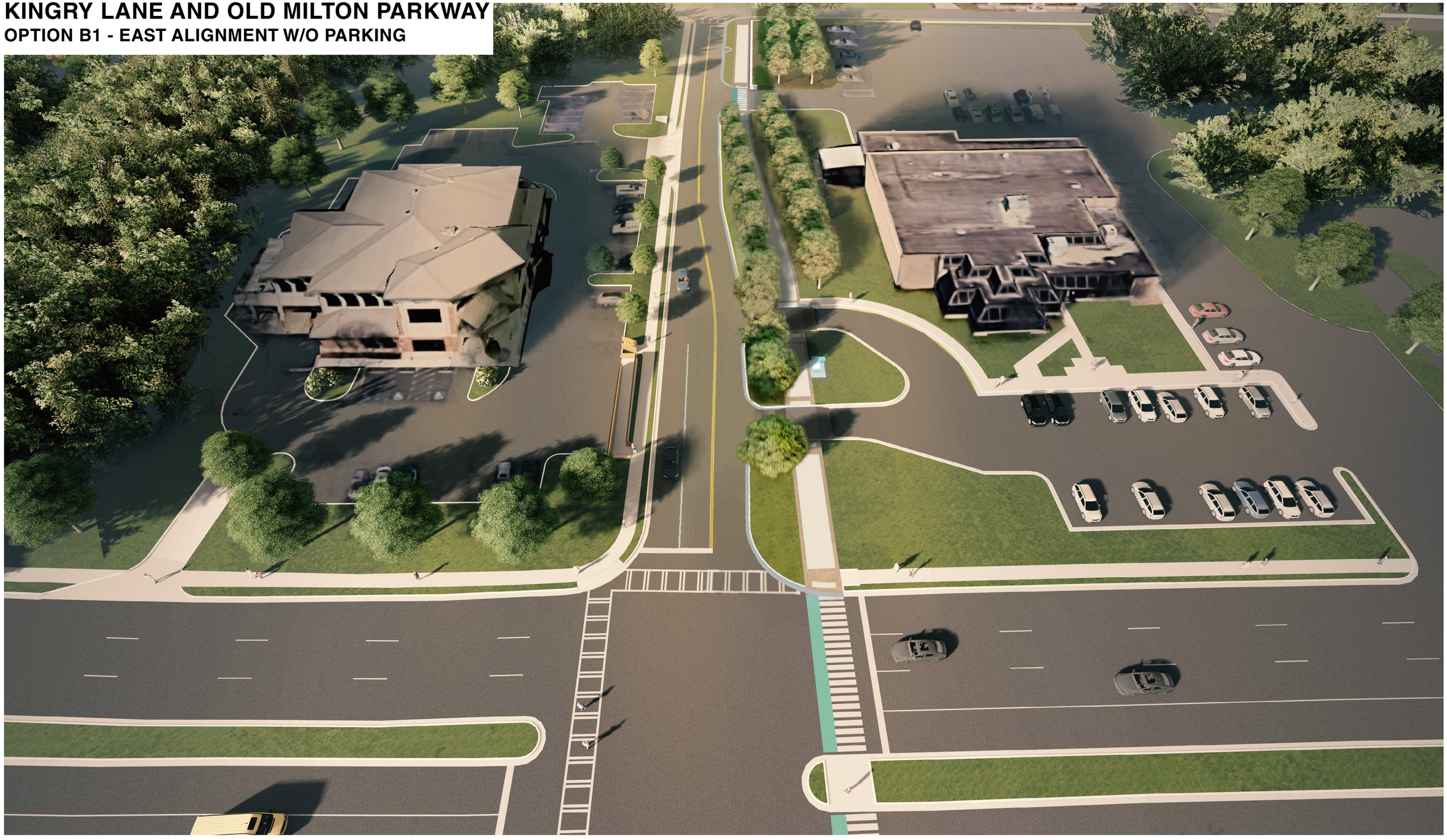
NEW CURB TO REPLACE EXISTING POST OFFICE BOX MEDIAN

REMOVE SELECT LIMITED TREES AS NEEDED TO ACCOMMODATE 12FT WIDE FOR THE ALPHA LOOP TRAIL

LOW RETAINING WALL AS NEEDED TO ACCOMMODATE 12FT WIDE TRAIL

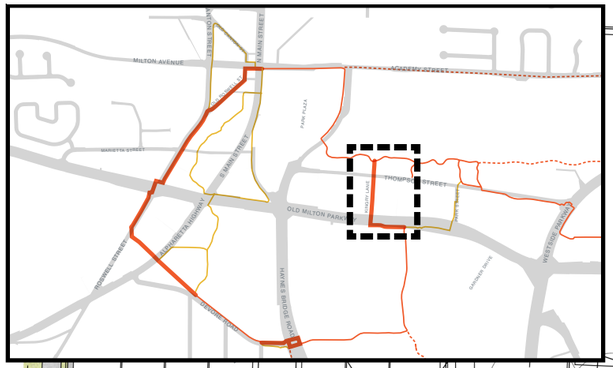
N 0 5 10 20 40 FT

KINGRY LANE AND OLD MILTON PARKWAY
OPTION B1 - EAST ALIGNMENT W/O PARKING



KINGRY AND OLD MILTON

OPTION B2 - EAST ALIGNMENT W/ PARKING



ELIMINATE DEDICATED LEFT TURN LANE AS WARRANTED BY TRAFFIC STUDY

KINGRY LN.

ENHANCED CROSSING WITH PEDESTRIAN REFUGE AT MEDIAN

OLD MILTON PKWY.

PROPOSED POST BOX LOCATION

CROSSINGS AT POST OFFICE DRIVEWAY RAISED TO MEET THE ALPHA LOOP GRADE FLUSH

BUILD NEW CURB TO ACCOMMODATE TYPICAL 12FT WIDE TRAIL CONDITION AND 10FT WIDE PLANTED BUFFER WITH STREET TREES

ANGLED PARKING CAN EITHER BE PULL-IN OR BACK-IN

RECONFIGURE EXISTING PARKING SPACES TO CREATE EXPANDED PEDESTRIAN PLAZA WITH TREES CUTOUTS IN PAVEMENT

REMOVE SELECT LIMITED TREES AS NEEDED TO ACCOMMODATE 12FT WIDE FOR THE ALPHA LOOP TRAIL

LOW RETAINING WALL AS NEEDED TO ACCOMMODATE 12FT WIDE TRAIL

N 0 5 10 20 40 FT

KINGRY AND OLD MILTON
OPTION B2 - EAST ALIGNMENT W/ PARKING

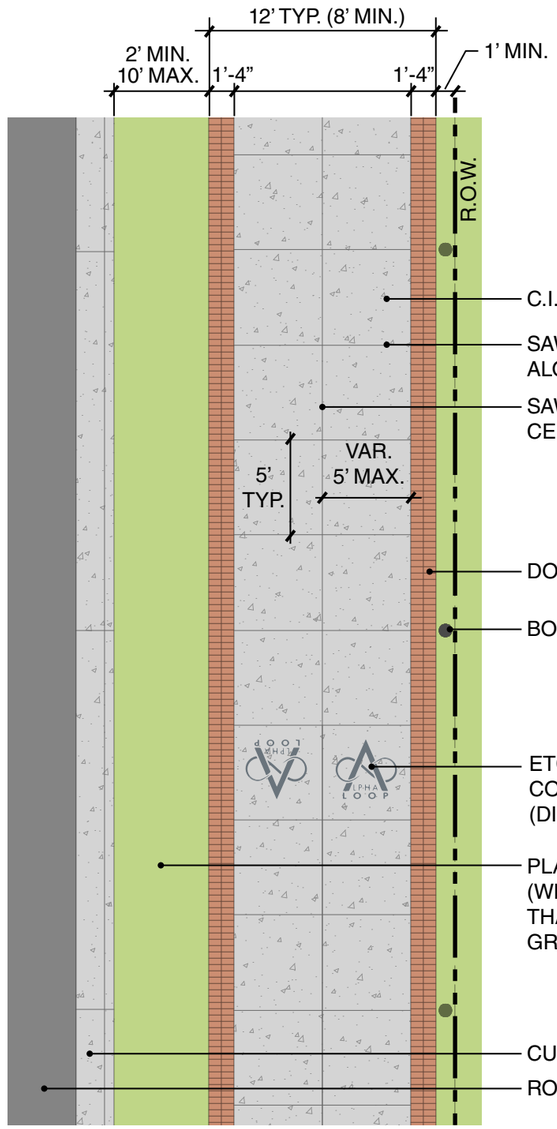


KINGRY AND OLD MILTON
OPTION B2 - EAST ALIGNMENT W/ PARKING



DESIGN STANDARDS
ESTABLISHING A COHESIVE TRANSPORTATION NETWORK

DESIGN STANDARDS
TYPICAL CONDITION



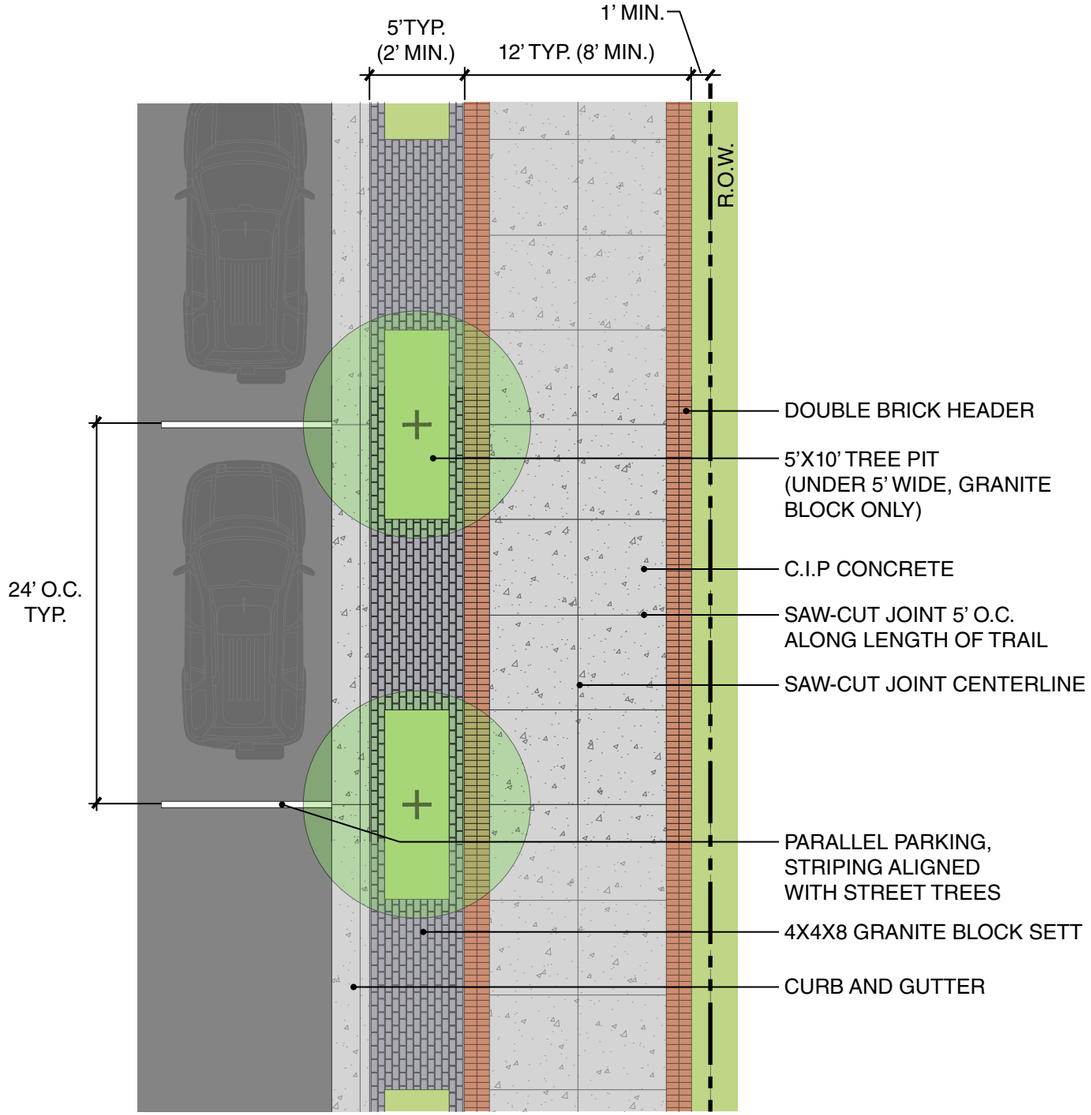


LOCATION WHERE THIS STANDARD CAN BE APPLIED



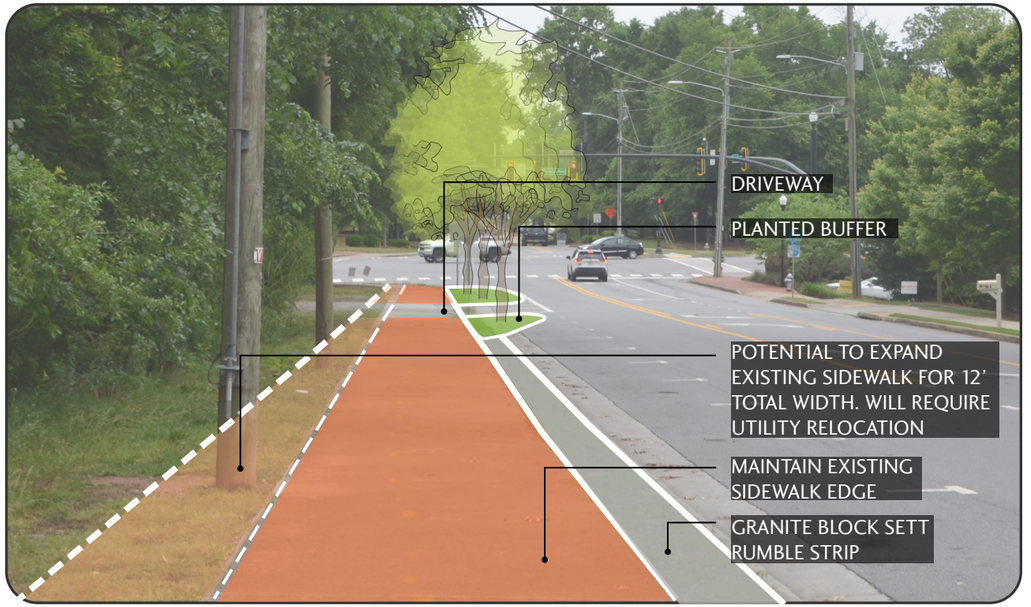
EXAMPLE OF STANDARD
SHOWN AT ROSWELL STREET ALONG WILLS PARK

DESIGN STANDARDS
AT ON STREET PARKING / LANES



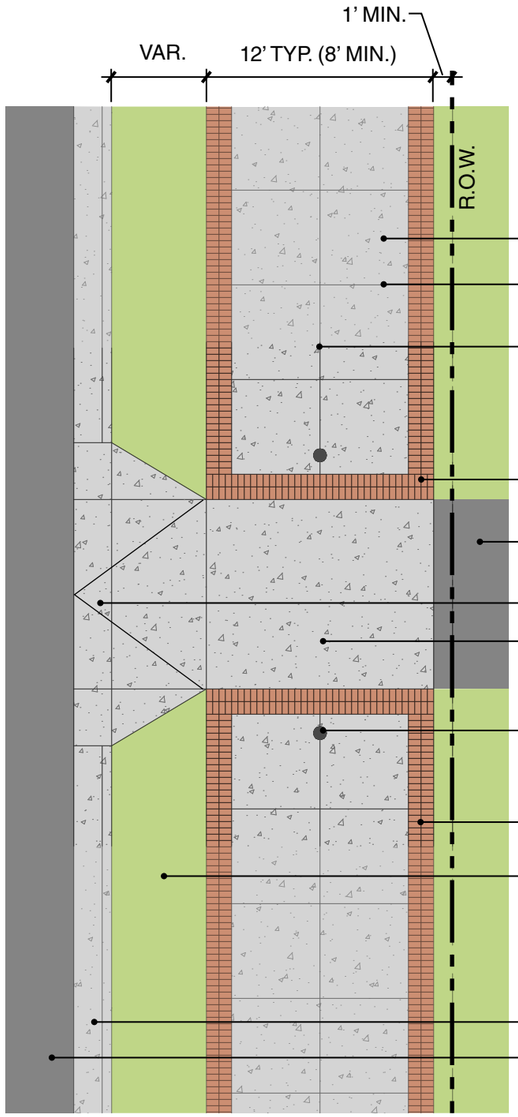


LOCATION WHERE THIS STANDARD CAN BE APPLIED



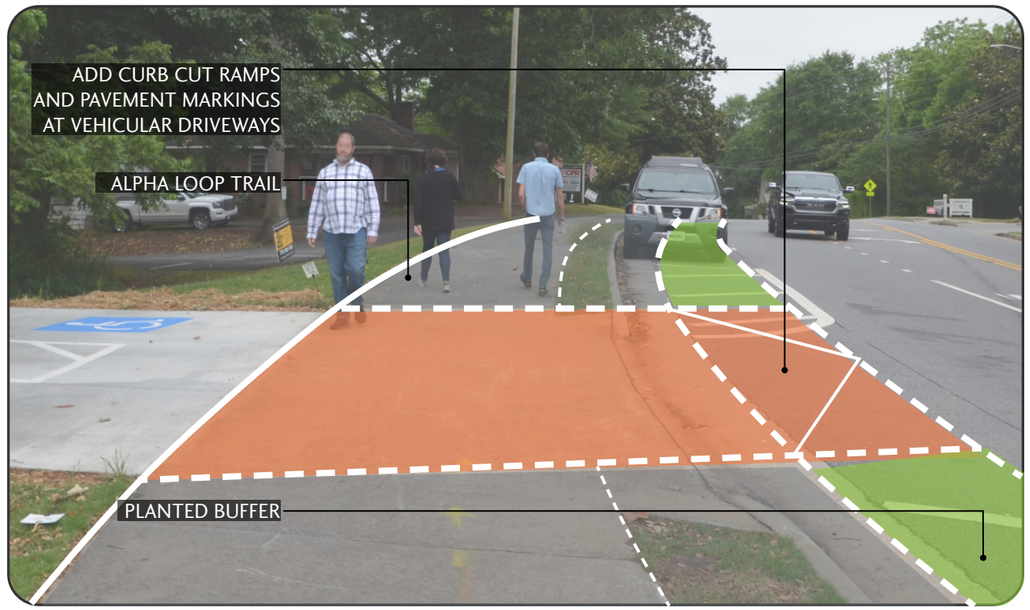
EXAMPLE OF STANDARD
SHOWN AT ROSWELL STREET BETWEEN MARIETTA STREET AND OLD MILTON AVENUE

DESIGN STANDARDS
AT PRIVATE DRIVEWAYS



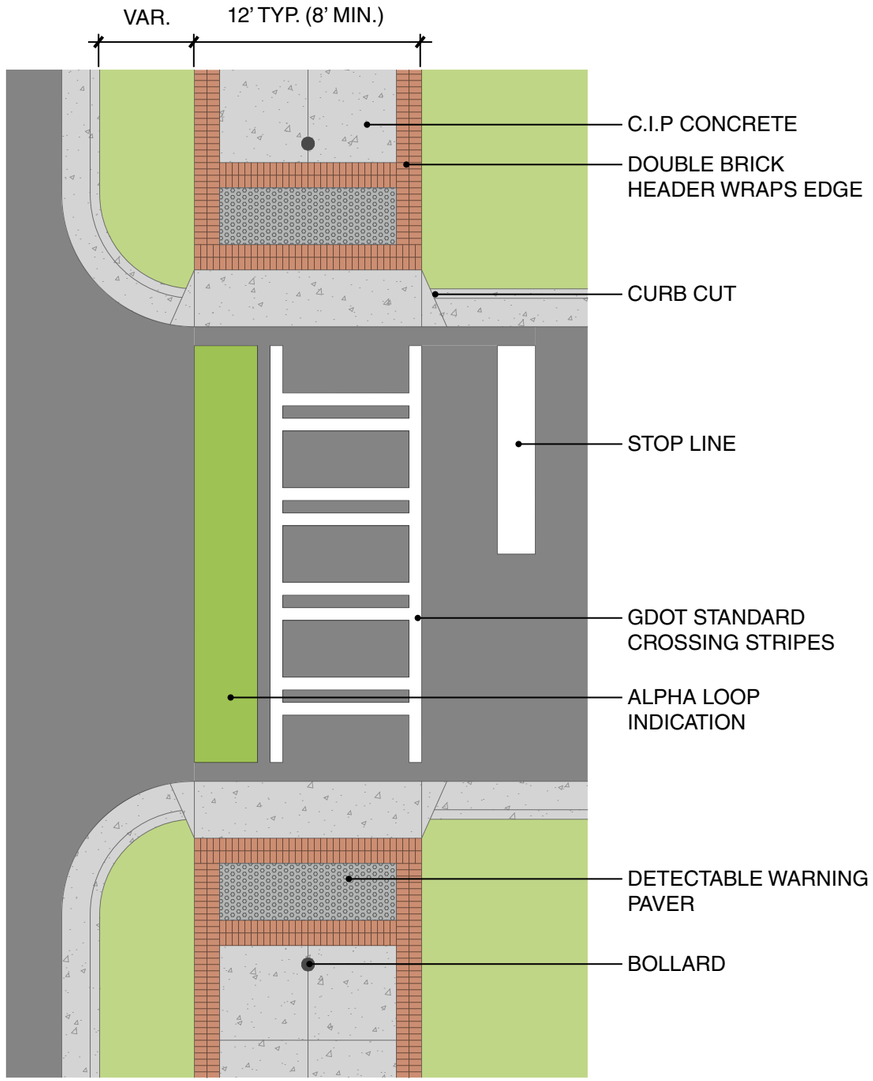


LOCATION WHERE THIS STANDARD CAN BE APPLIED



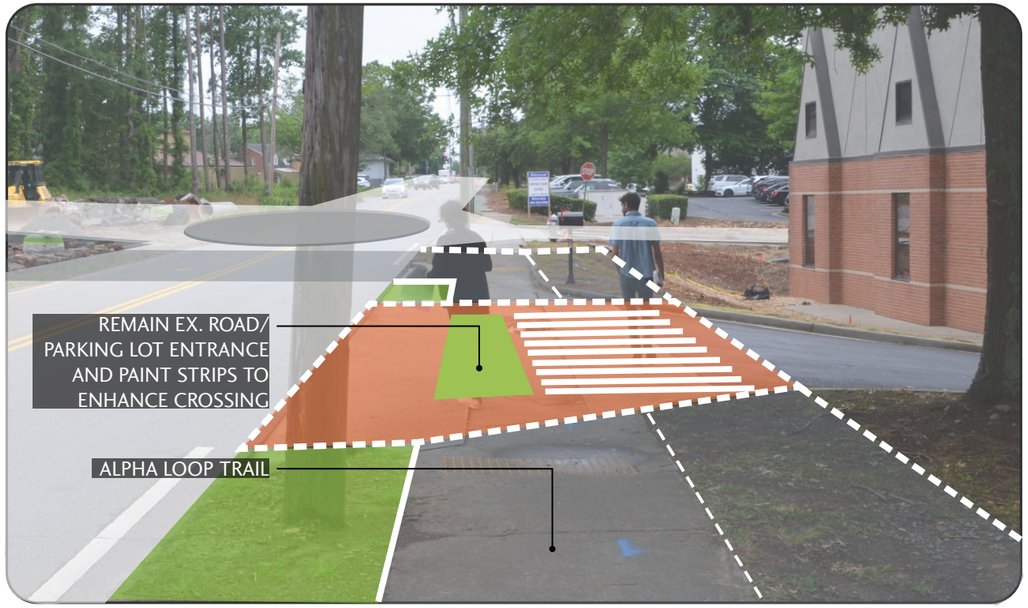
EXAMPLE OF STANDARD
SHOWN AT ROSWELL STREET BETWEEN OLD ROSWELL STREET AND MARIETTA STREET

DESIGN STANDARDS
AT “T” INTERSECTIONS / PARKING LOT ENTRANCES



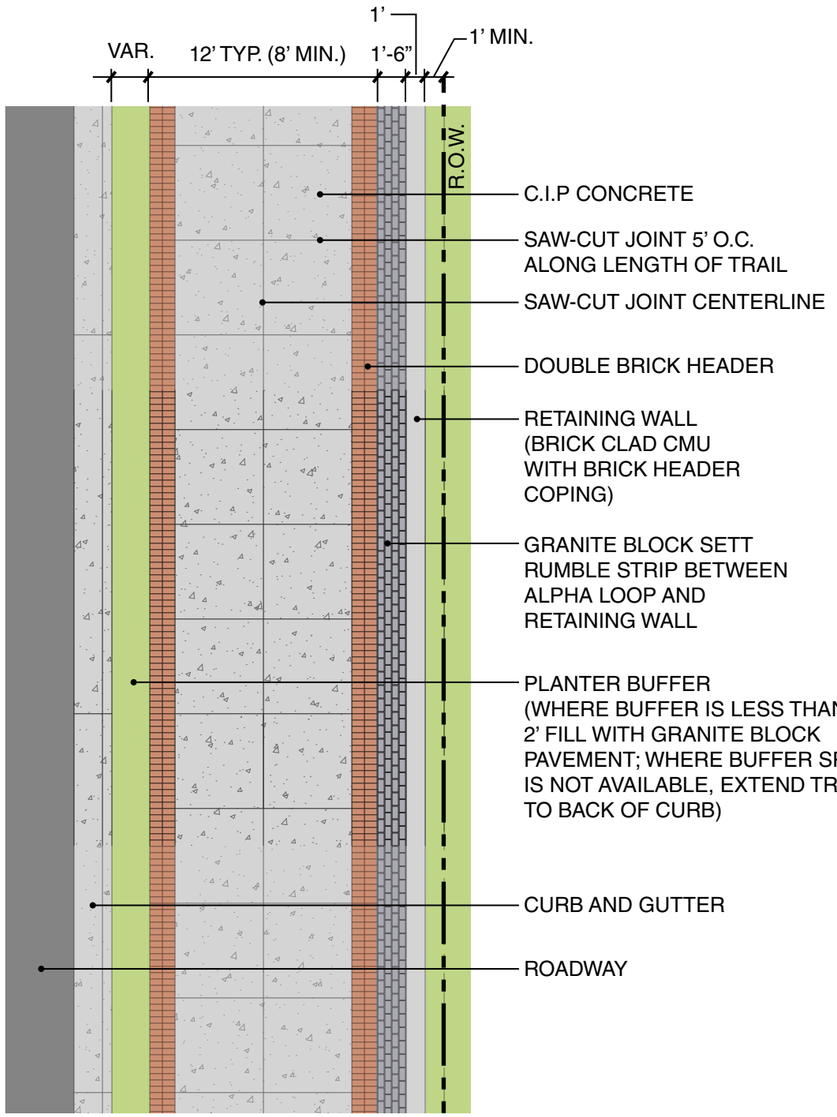


LOCATION WHERE THIS STANDARD CAN BE APPLIED



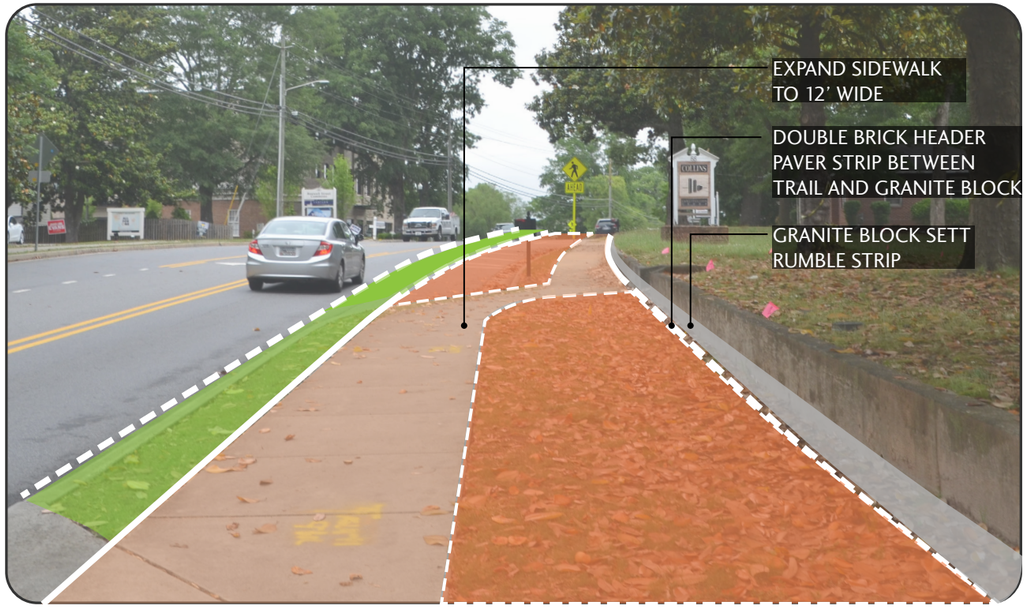
EXAMPLE OF STANDARD
SHOWN AT ROSWELL STREET NEAR PROPOSED ROUNDABOUT AT DEVORE ROAD EXTENSION

DESIGN STANDARD VIGNETTES
AT RETAINING WALL



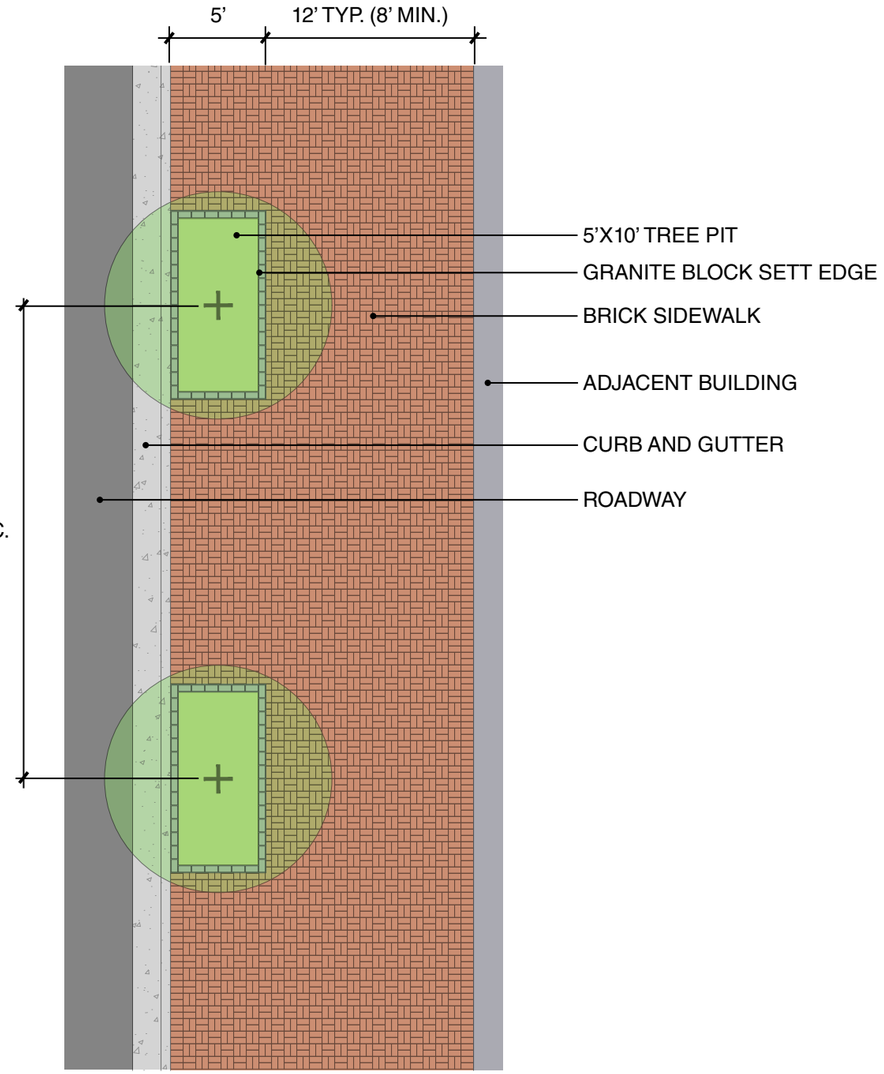


LOCATION WHERE THIS STANDARD CAN BE APPLIED



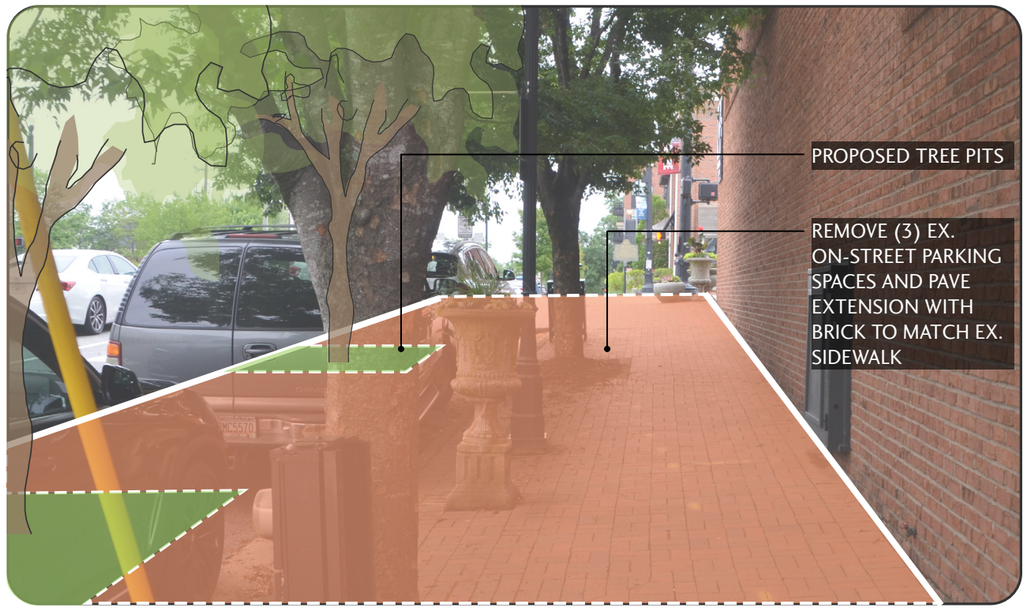
EXAMPLE OF STANDARD
SHOWN AT ROSWELL STREET NORTH OF MARIETTA STREET

DESIGN STANDARD VIGNETTES
DOWNTOWN BRICK SIDEWALK RETROFIT





LOCATION WHERE THIS STANDARD CAN BE APPLIED



EXAMPLE OF STANDARD
SHOWN AT MILTON AVENUE BETWEEN OLD ROSWELL STREET AND MAIN STREET

DESIGN STANDARDS
PAVING MATERIALS



CAST-IN-PLACE CONCRETE WITH SAW-CUT JOINTS
- Typical Alpha Loop Trail



PRECAST CONCRETE “BRICK” PAVERS
- Old Roswell Shared Street Pedestrian Area
- All Plaza Areas
- Milton Avenue Brick Sidewalk Retrofit



PRECAST CONCRETE “BRICK” DOUBLE HEADER
- Typ. Alpha Loop Trail Edge (Both Sides)
- Wraps End of Alpha Loop Trail at Intersections/ Driveways



CONCRETE COBBLES
- Old Roswell Shared Street Vehicular Area



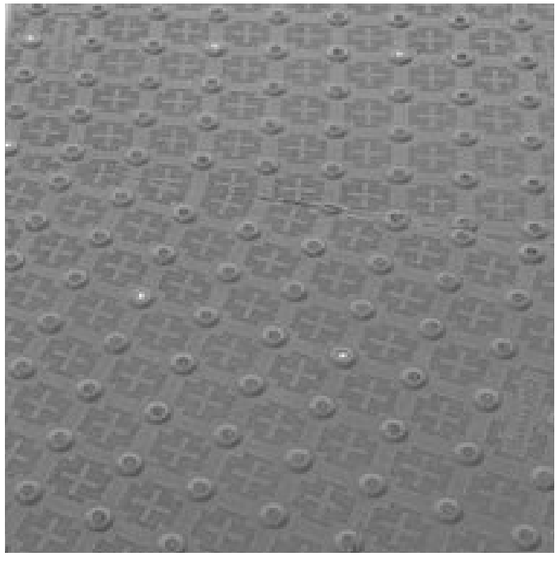
GRANITE BLOCK SETTS
- Old Roswell Shared Street Runnel
- Street Tree Pits
- Buffer Strips (< 2FT Width)



SURFACE-APPLIED COATING AT CROSSINGS
- All Vehicular Crossings (Unless Otherwise Indicated)
- See Distinctive Crosswalk Recommendations



ETCHED CONCRETE
- Alpha Loop Logo / Marker on Trail



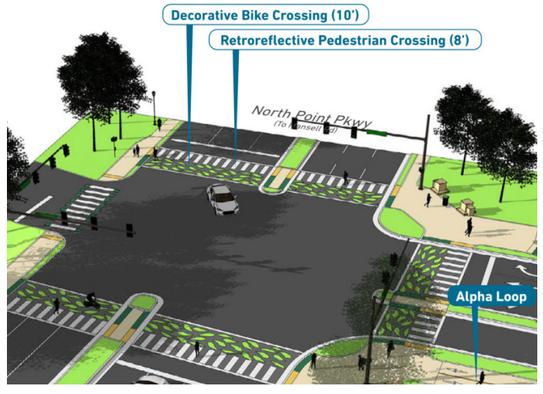
DETECTABLE WARNING PAVERS
- At All Crosswalks and at Intersecting Driveways along Alpha Loop Trail

DESIGN STANDARDS
DISTINCTIVE CROSSWALKS

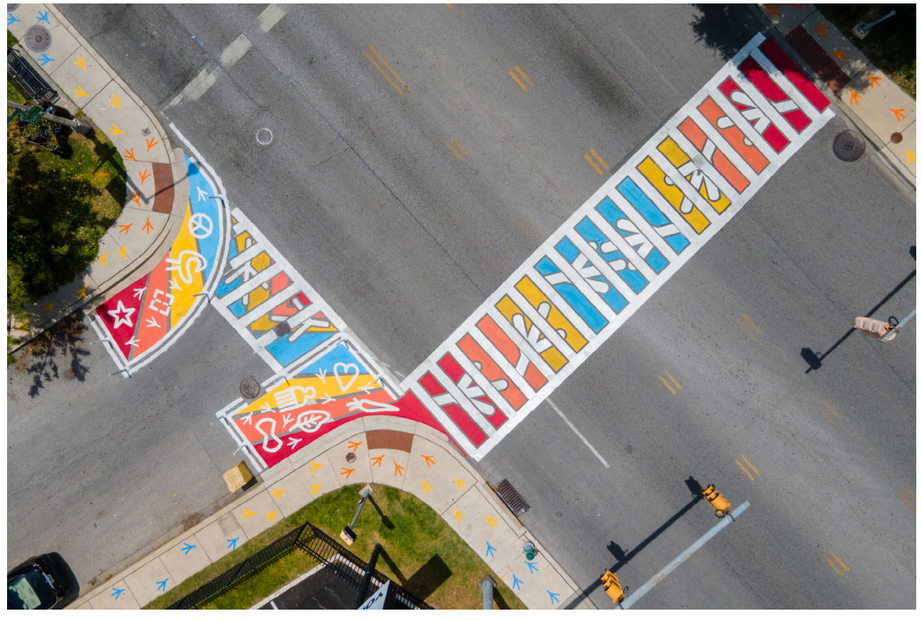
Downtown Alpharetta is a dynamic urban center that will continue to see increased pedestrian and bicycle traffic as the Alpha Loop is implemented and Downtown's revitalization continues. The City has an opportunity to improve safety for pedestrians and bicyclists where the Alpha Loop trail crosses busy vehicular roadways such as Old Milton Parkway and Haynes Bride Road by instituting a Distinctive Crosswalk program. Doing so will both increase the legibility of the Alpha Loop as a multi-use trail and enhance Downtown Alpharetta's place-making, improving the experience for all users.

Two potential options for Distinctive Crosswalk designs are proposed here:

1. MMA (or similar) surface-applied sealcoat with Alpha Loop logo stenciling.
2. Partnership with Arts Alpharetta to commission local artists to design distinctive crosswalks.

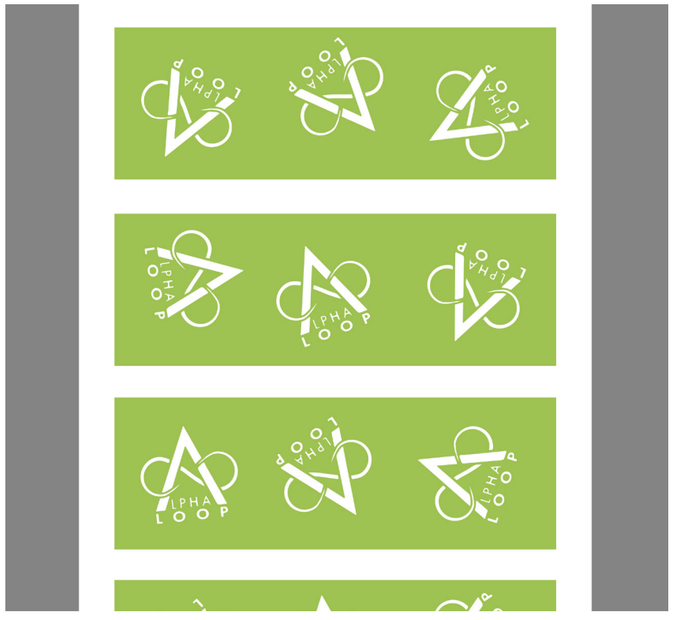


PREVIOUS STUDY REFERENCE: NORTHPOINT PLACEMAKING STUDY





OPTION 1a: STENCILED BIKE LANE STRIPE



OPTION 1b: STENCILED NEGATIVE SPACE



OPTION 2: POTENTIAL ARTS ALPHARETTA PARTNERSHIP

APPENDIX

TRAFFIC STUDY

June 27, 2022

AlphaLoop
Traffic Study
5633.01

Prepared for:
Starr Whitehouse
Landscape Architects
and Planners
437 Memorial Drive SE,
Ste. A-2
Atlanta, GA 30312

Prepared by:
Michael Crawford, PE
PE# 019633



AlphaLoop
Traffic Study

PREPARED BY:
Columbia Engineering and Services, Inc.
2862 Buford Highway, Suite 200
Duluth, GA 30096
770-925-0357

Table of Contents

Sections

Introduction 3
Existing Conditions Analysis 4
Crash Diagram Analysis 5
Capacity Analysis 9
Alternatives Analysis 10
Conclusions 11
Appendices 12

Tables

Table 1: Level of Service Criteria – Unsignalized Intersections 9
Table 2: Level of Service Criteria – Signalized Intersections 9
Table 3: Level of Service Analysis Summary- Unsignalized Intersections 10
Table 4: Level of Service Analysis Summary- Signalized Intersections 10

Figures

Figure 1: Vicinity Map 3
Figure 2: PM Peak- Roswell St and Old Milton Parkway 4
Figure 3: PM Peak- Kingry Lane and Old Milton Parkway 4
Figure 4: Existing Crash Data 6

Introduction

The AlphaLoop project is located in the City of Alpharetta in North Fulton County and aims to provide a comfortable, safe and consistent path for pedestrians and bicyclists to travel between parks. In order to achieve the goals for the path, four intersections have been evaluated to safely and efficiently cross pedestrians and bicyclists. The four intersections evaluated were Old Milton Parkway and Roswell Street, Old Milton Parkway and Kingry Lane, Old Milton Parkway and Park Street, and South Main Street and Devore Road. Traffic analyses were completed with the previous three years of crash data and the current traffic counts.

The vicinity for the studied locations is shown on Figure 1.

Old Milton Parkway is a four to six lane roadway divided by raised medians with left and right turn lanes. Roswell Street, at the intersection of Old Milton Parkway, is a two-lane road with left turn lanes. The speed limits posted are 35 mph on Old Milton Parkway and 25 mph on Roswell Street. The intersection is signalized.

S. Main Street at the intersection of Devore Road is a four-lane roadway, Devore Road being a two-lane. The posted speed on S. Main Street is 45 mph and 35 mph on Devore Road. The intersection is not signalized.

Kingry Lane and Park Street are both three-lane roadways with a left and a right turn lane onto Old Milton Parkway. No speed limits are posted on Kingry Lane or Park Street. The posted speed limit for Old Milton Parkway is 35 mph. Kingry Lane is a signalized intersection, however, Park Street is not.

Figure 1: Vicinity Map



Existing Conditions Analysis

Traffic counts were conducted on Thursday May 12th, 2022 and Wednesday May 25th, 2022. AM, noon and PM peak period counts were conducted at the intersection of Kingry Lane and Old Milton Parkway and Roswell Street and Old Milton Parkway. AM and PM peak counts were conducted at Old Milton Parkway and Park Street and at S. Main Street and Devore Road. Pedestrians and bicyclists were also recorded in the time frames. The quantity of pedestrians crossing in a time frame did not exceed 12 except for the PM peak periods at Roswell Street and Old Milton Parkway and at Kingry Lane and Old Milton Parkway.

Figure 2: PM Peak- Roswell St and Old Milton Parkway

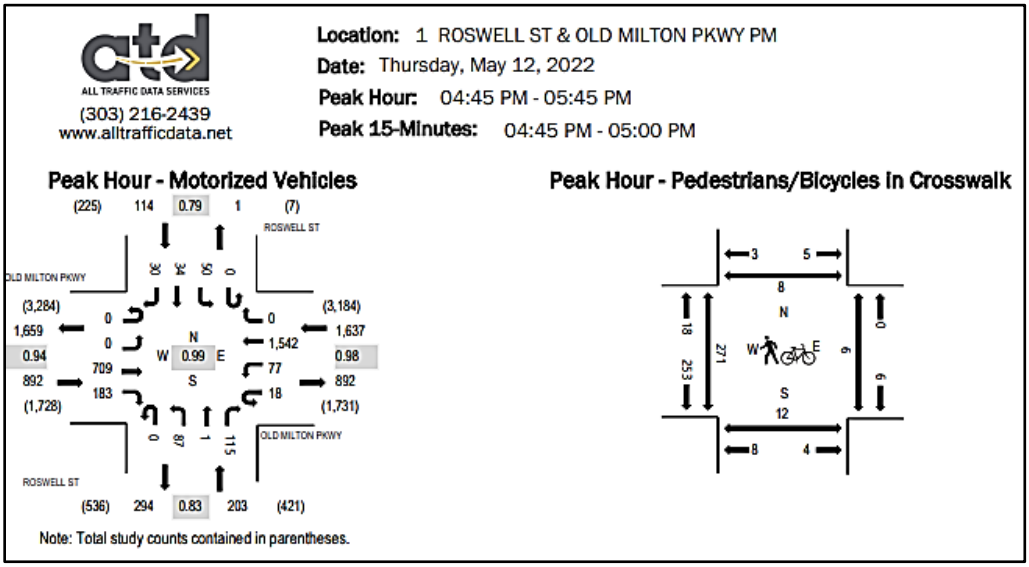
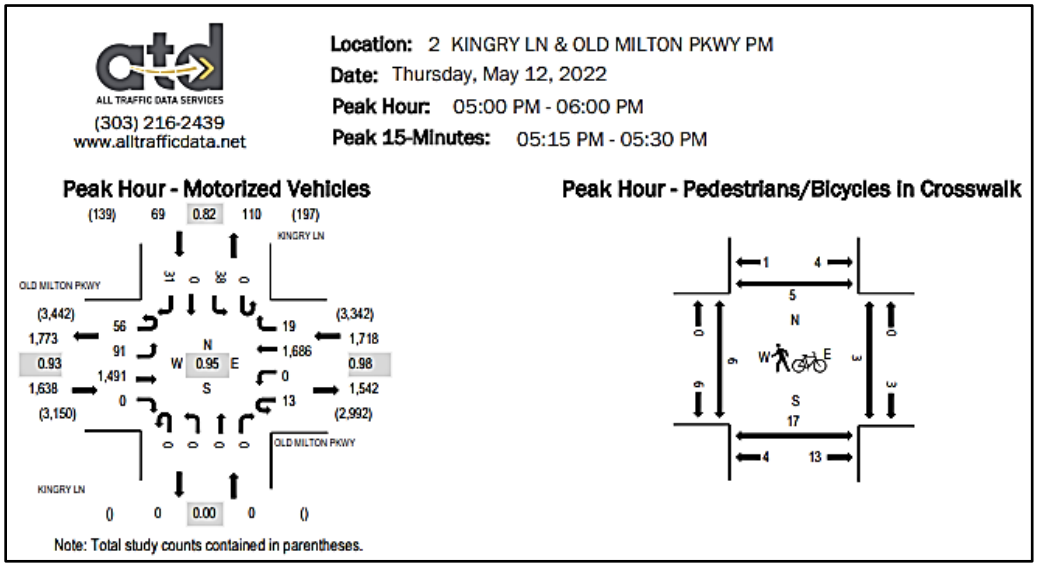


Figure 3: PM Peak- Kingry Lane and Old Milton Parkway



Complete traffic count data are provided in the Appendix.

Crash Diagram Analysis

To conduct the crash analysis for the intersections, the Georgia Electronic Accident Reporting System (GEARS) maintained by the Georgia Department of Transportation (GDOT) was utilized. Law enforcement agencies around the state report crash data to GEARS so that statewide and local crash analysis may be performed. The data analysis results in the generation of crash diagrams.

The crash diagrams portray crash data reported between December 2019 and May 2022. Each crash was categorized based on type of crash, time of day, type of weather and severity of the wreck. Figure 4 provides the complete crash diagrams.

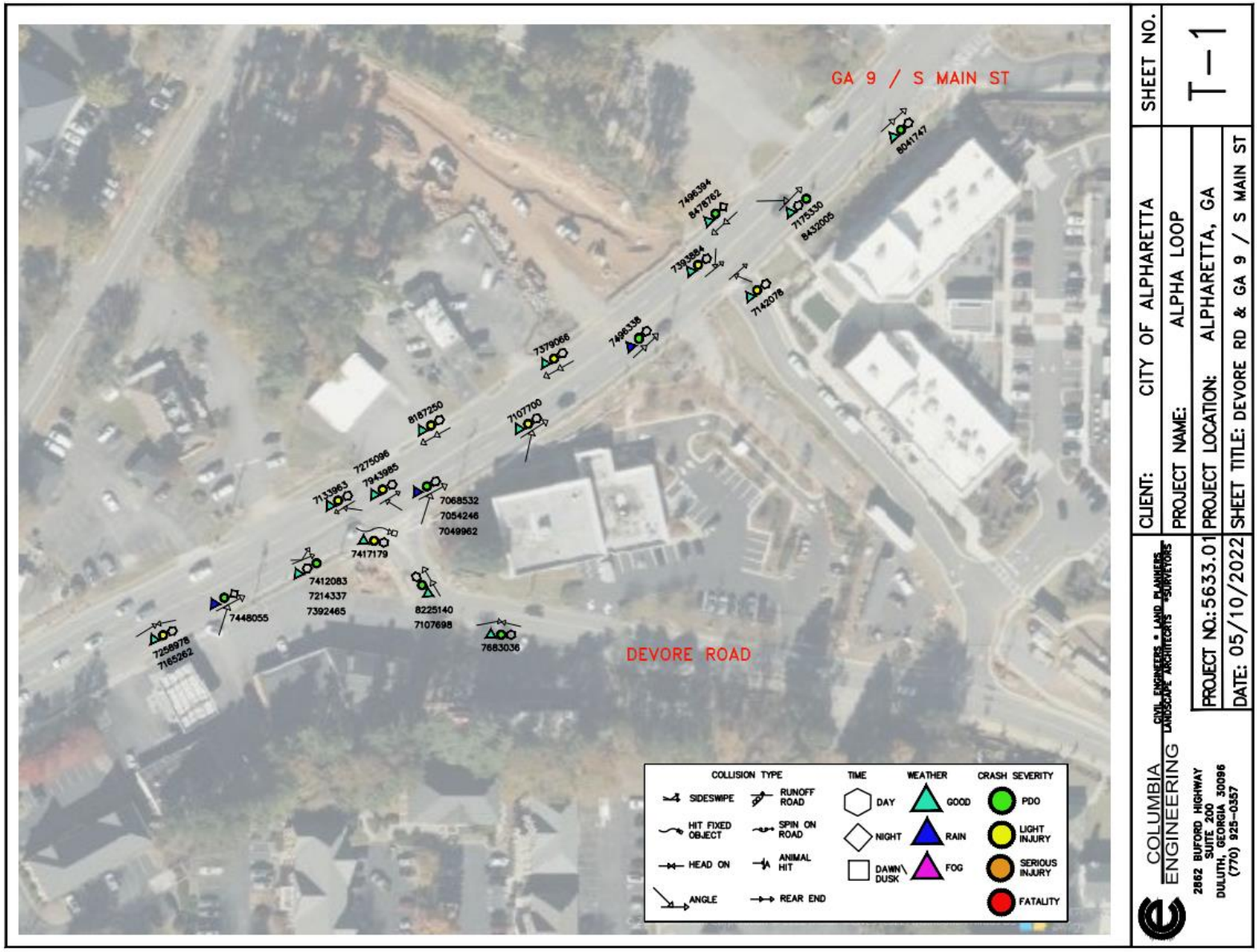
The first intersection analyzed was S. Main Street and Devore Road. The car crashes at this intersection consisted of angled wrecks, side-swipes and rear-end crashes. The majority of wrecks were angled crashes as people turned out onto S. Main Street. Some of the wrecks recorded were caused by illegal left turns onto S. Main Street. In this analysis, an alternative crossing path for pedestrians was also analyzed. The alternative crossing would be at S. Main Street and the proposed Devore Relocation Road. This intersection was found to have less wrecks onto S. Main Street than the current Devore Road.

The second intersection analyzed was Roswell Street and Old Milton Parkway. The car crashes at this intersection consisted of angled wrecks, side-swipes and rear-end crashes. The majority of wrecks were angled crashes as vehicles attempted to turn in-between too small of gaps in the flow of through traffic.

Lastly, the intersection of Kingry Lane and Old Milton Parkway was analyzed. The car crashes at this intersection consisted of angled wrecks, side-swipes and rear-end crashes. The clear majority of wrecks were angled crashes as vehicles turned left from Old Milton Parkway onto Kingry Lane. The intersection of Park Street and Old Milton Parkway was included in this scope and was found to have a variety of angled wrecks, side-swipes and rear-end crashes. There were less wrecks at Park Street than recorded at Kingry Lane.

No pedestrians or bicyclists were involved in the reported crashes.

Figure 4: Existing Crash Data



OLD MILTON PKWY
ROSWELL ST
8519473
8063051
8119395
7175301
7912459
7392577
8047589
7319814
7117280
7273143
8515557
8344688
8151418
8341957
8251504
8072724
8233191
COLLISION TYPE
SIDESWIPE
RUNOFF ROAD
HIT FIXED OBJECT
SPIN ON ROAD
HEAD ON
ANIMAL HIT
ANGLE
REAR END
TIME
DAY
NIGHT
DAWN/DUSK
WEATHER
GOOD
RAIN
FOG
CRASH SEVERITY
PDO
LIGHT INJURY
SERIOUS INJURY
FATALITY
COLUMBIA ENGINEERING
CIVIL ENGINEERS • LAND PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
2862 BUFORD HIGHWAY
SUITE 200
DULUTH, GEORGIA 30096
(770) 925-0357
CLIENT: CITY OF ALPHARETTA
PROJECT NAME: ALPHA LOOP
PROJECT LOCATION: ALPHARETTA, GA
PROJECT NO.:5633.01
DATE: 05/10/2022
SHEET TITLE: OLD MILTON PKWY & ROSWELL ST
SHEET NO.
T-2

KINGRY LANE
PARK ST
GA 120
7344406
7254372
7059257
8113546
7155757
7246560
7300431
7228714
7213037
7194318
8113549
7637057
7379167
8322419
8133637
8312685
7570089
8134924
COLLISION TYPE
SIDESWIPE
RUNOFF ROAD
HIT FIXED OBJECT
SPIN ON ROAD
HEAD ON
ANIMAL HIT
ANGLE
REAR END
TIME
DAY
NIGHT
DAWN\ DUSK
WEATHER
GOOD
RAIN
FOG
CRASH SEVERITY
PDO
LIGHT INJURY
SERIOUS INJURY
FATALITY
COLUMBIA ENGINEERING
CIVIL ENGINEERS • LAND PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
2862 BUFORD HIGHWAY
SUITE 200
DULUTH, GEORGIA 30096
(770) 925-0357
CLIENT: CITY OF ALPHARETTA
PROJECT NAME: ALPHA LOOP
PROJECT LOCATION: ALPHARETTA, GA
SHEET TITLE: KINGRY LANE & GA 120
PROJECT NO.: 5633.01
DATE: 05/10/2022
SHEET NO.
T-3

Capacity Analysis

To determine the operation efficiency of the adjacent roads and intersections, under existing and total traffic conditions, SYNCHRO analysis was performed utilizing methods documented in the *Highway Capacity Manual (HCM), 6th Edition*, published by the Transportation Research Board.

Level of Service is a function of driver expectation and is calculated based upon delay experienced by vehicles at intersections. For roadway segments, Level of Service (LOS) is a function of the average travel speed.

Level of Service is graded from A through F, with LOS A being the best and LOS F being the worst. The higher the letter grade, generally the higher levels of delay and congestion may be expected.

For unsignalized intersections, the average delay per vehicle is calculated for all vehicles traversing the intersection. Level of Service thresholds developed in the *Highway Capacity Manual* are then used to grade the intersection operations. Table 1 and 2 report the thresholds utilized for unsignalized and signalized intersections, respectively.

The study network intersections were analyzed with existing geometry for both the existing and total traffic scenarios. See Table 3 and 4 for Level of Service summaries.

Table 1: Level of Service Criteria – Unsignalized Intersections

Level of Service	Average Control Delay (sec/veh)
A	0 - 10
B	>10 - 15
C	>15 - 25
D	>25 - 35
E	>35 - 50
F	>50

Table 2: Level of Service Criteria – Signalized Intersections

Level of Service	Average Control Delay (seconds/vehicle)	General Description
A	≤10	Free Flow
B	>10 – 20	Stable Flow (slight delays)
C	>20 – 35	Stable flow (acceptable delays)
D	>35 – 55	Approaching unstable flow (tolerable delay, occasionally wait through more than one signal cycle before proceeding)
E	>55 – 80	Unstable flow (intolerable delay)
F[1]	>80	Forced flow (congested and queues fail to clear)

Table 3: Level of Service Analysis Summary- Unsignalized Intersections

Existing Traffic: Unsignalized Intersections					
		AM Peak Period		PM Peak Period	
Intersection	Movement	Delay (s)	LOS	Delay (s)	LOS
S. Main St. and Devore Road.	WBR	10.9	B	19.1	C
	SBL	9	A	11.9	B
Old Milton Pkwy and Park St.	EBL	21.2	C	31.3	D
	WBU	11.9	B	17.5	C
	SBL	52.2	F	134.5	F
	SBR	16.4	C	21.5	C

Table 4: Level of Service Analysis Summary- Signalized Intersections

Existing Traffic: Signalized Intersections						
	AM Peak Period		Noon Peak Period		PM Peak Period	
Intersection	Delay (s)	LOS	Delay (s)	LOS	Delay (s)	LOS
Old Milton Pkwy and Kingry St	5.1	A	11.9	B	7.7	A
Old Milton Pkwy and Kingry St Removing Turn Lane	5.1	A	11.9	B	7.8	A
Old Milton Pkwy and Roswell	28	C	20.9	C	22.7	C
Old Milton Pkwy and Roswell All-Red Pedestrian Scramble	67.2	E	-	-	123.5	F

Alternatives Analysis

Two alternative pedestrian/cycling routes were considered in this analysis.

The first alternative was to direct pedestrians and cyclists to the proposed Devore Relocation Road in order to cross S. Main Street instead of crossing at Devore Road. By adjusting the crossing, foot-traffic would be crossing at an intersection with less recorded crashes in the last three years.

The second alternative was to direct pedestrians and cyclists to cross Old Milton Parkway at the intersection of Park Street instead of at Kingry Lane. Kingry Lane is a signalized intersection as Park Street is not, however, less crashes were recorded at Park Street.

Two alternative intersection configurations were investigated.

The first intersection configuration alternative was to combine the right and left turn lanes on Kingry Lane to a single lane of traffic turning onto Old Milton Parkway. Removing the lane would provide additional space for the AlphaLoop project to create a wider pathway. Combining the turn lanes have no significant impact upon the Level of Service on Kingry Lane as shown in Table 4.

The second intersection configuration alternative was to alter Old Milton Parkway and Roswell Street to have an all-red phase in order for foot-traffic to cross in any direction safely. The all-red pedestrian phase created a delay that moved the Level of Service into the F category during the PM peak period as shown in Table 4.

Conclusions

The report has analyzed traffic and safety conditions in the project vicinity of three proposed pedestrian crossings at Old Milton Parkway and Roswell Street, Old Milton Parkway and Kingry Lane, and South Main Street and Devore Road in North Fulton County. In the analysis, two alternative routes and two alterative intersection configurations were investigated. The alternative intersection configurations found that removing a lane at Kingry Street did not have significant effect on the Level of Service. The all-red pedestrian phase was found to have a significant negative impact on the Level of Service on Old Milton Road due to the delay.

Based on this analysis, the PM peak traffic had a higher volume of vehicles, pedestrians, and bicyclists than the AM and Noon peaks. Roswell Street and Old Milton Parkway had the highest volume of pedestrians recorded with 271 pedestrians/bicyclists crossing northbound across Old Milton Parkway between 4:45 PM and 5:45 PM.

To conduct the crash analysis for the intersections, GEARS was utilized. The most car wrecks occurring at S. Main Street and Devore Road were angled crashes as people turned out onto S. Main Street. The majority of wrecks recorded at Roswell Street and Old Milton Parkway were angled crashes as vehicles attempted to turn left onto both roadways. Crashes recorded at Kingry Lane and Old Milton Parkway were most-often angled crashes as vehicles turned left from Old Milton Parkway onto Kingry Lane. No pedestrians or bicyclists were involved in the reported crashes.

Through the several analysis methods, it is concluded that the Level of Service at the three proposed AlphaLoop crossings currently maintain a LOS rating of C or above with the existing conditions. It is also important to note that no reported crashes included pedestrians or bicyclists at any of the studied locations.

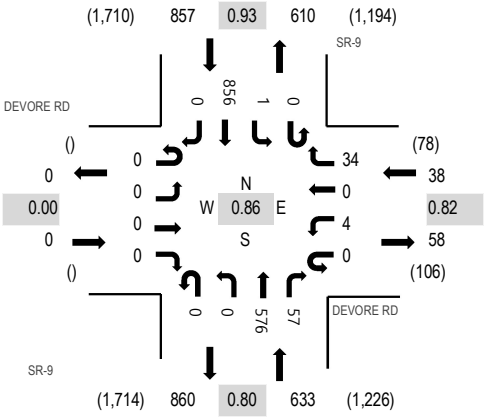
Appendices

Appendix A- Traffic Count Data

ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

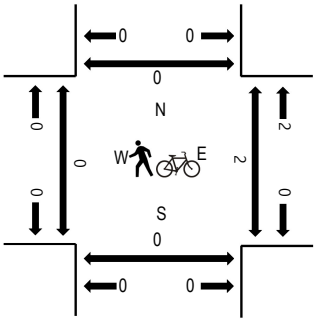
Location: 3 SR-9 & DEVORE RD AM
Date: Wednesday, May 25, 2022
Peak Hour: 07:15 AM - 08:15 AM
Peak 15-Minutes: 07:30 AM - 07:45 AM

Peak Hour - Motorized Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles in Crosswalk



Traffic Counts - Motorized Vehicles

Interval Start Time	DEVORE RD Eastbound				DEVORE RD Westbound				SR-9 Northbound				SR-9 Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	0	0	0	0	0	0	6	0	0	101	5	0	0	195	0	307	1,521	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	8	0	0	128	13	0	1	223	0	373	1,528	0	1	0	0
7:30 AM	0	0	0	0	0	1	0	5	0	0	186	16	0	0	235	0	443	1,526	0	0	0	0
7:45 AM	0	0	0	0	0	2	0	7	0	0	147	19	0	0	223	0	398	1,487	0	0	0	0
8:00 AM	0	0	0	0	0	1	0	14	0	0	115	9	0	0	175	0	314	1,493	0	1	0	0
8:15 AM	0	0	0	0	0	0	0	4	0	0	145	7	0	0	215	0	371		0	2	0	0
8:30 AM	0	0	0	0	0	1	0	14	0	0	156	21	0	1	211	0	404		0	0	0	0
8:45 AM	0	0	0	0	0	1	0	14	0	0	144	14	0	0	231	0	404		0	0	0	0

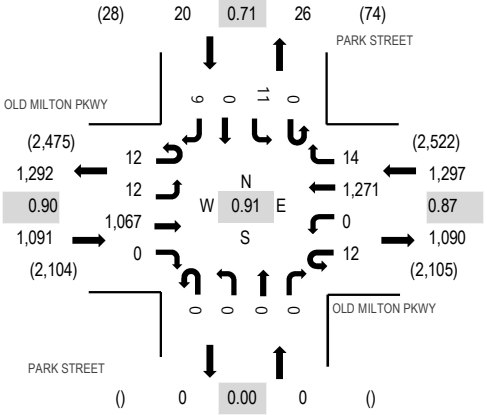
Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	3
Lights	0	0	0	0	0	4	0	34	0	0	558	54	0	1	837	0	1,488
Mediums	0	0	0	0	0	0	0	0	0	0	15	3	0	0	19	0	37
Total	0	0	0	0	0	4	0	34	0	0	576	57	0	1	856	0	1,528

ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

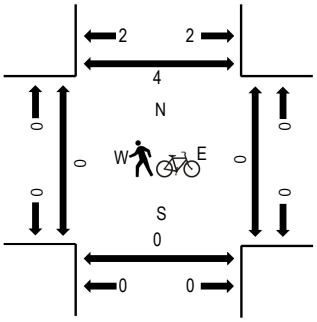
Location: 4 PARK STREET & OLD MILTON PKWY AM
Date: Wednesday, May 25, 2022
Peak Hour: 08:00 AM - 09:00 AM
Peak 15-Minutes: 08:45 AM - 09:00 AM

Peak Hour - Motorized Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles in Crosswalk



Traffic Counts - Motorized Vehicles

Interval Start Time	OLD MILTON PKWY Eastbound				OLD MILTON PKWY Westbound				PARK STREET Northbound				PARK STREET Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	1	1	194	0	1	0	252	8	0	0	0	0	0	2	0	1	460	2,246	0	0	0	0
7:15 AM	4	3	230	0	5	0	280	7	0	0	0	0	0	2	0	0	531	2,337	0	0	0	0
7:30 AM	2	2	301	0	5	0	292	8	0	0	0	0	0	0	0	0	610	2,381	0	0	0	2
7:45 AM	4	4	267	0	7	0	345	15	0	0	0	0	0	1	0	2	645	2,395	0	0	0	1
8:00 AM	0	3	258	0	2	0	282	3	0	0	0	0	0	2	0	1	551	2,408	0	0	0	0
8:15 AM	5	1	253	0	0	0	307	2	0	0	0	0	0	6	0	1	575		0	0	0	0
8:30 AM	6	4	281	0	5	0	319	5	0	0	0	0	0	1	0	3	624		0	0	0	1
8:45 AM	1	4	275	0	5	0	363	4	0	0	0	0	0	2	0	4	658		0	0	0	1

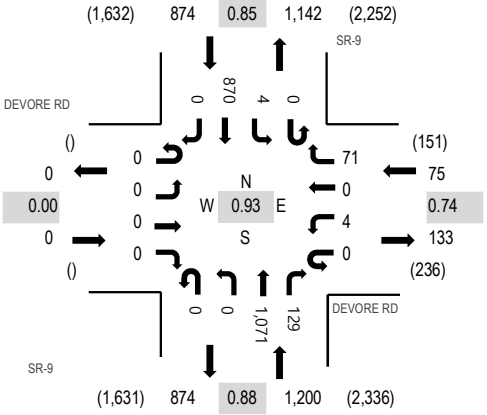
Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	2	0	0	0	3	0	0	0	0	0	0	0	0	0	5
Lights	12	11	1,051	0	12	0	1,194	13	0	0	0	0	0	11	0	8	2,312
Mediums	0	1	14	0	0	0	74	1	0	0	0	0	0	0	0	1	91
Total	12	12	1,067	0	12	0	1,271	14	0	0	0	0	0	11	0	9	2,408

ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

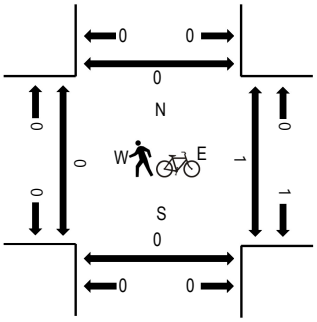
Location: 3 SR-9 & DEVORE RD PM
Date: Wednesday, May 25, 2022
Peak Hour: 05:00 PM - 06:00 PM
Peak 15-Minutes: 05:15 PM - 05:30 PM

Peak Hour - Motorized Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles in Crosswalk



Traffic Counts - Motorized Vehicles

Interval Start Time	DEVORE RD Eastbound				DEVORE RD Westbound				SR-9 Northbound				SR-9 Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	0	0	0	0	1	0	27	0	0	277	28	0	1	171	0	505	1,970	0	0	1	0
4:15 PM	0	0	0	0	0	0	0	11	0	0	248	20	0	1	205	0	485	1,996	0	1	0	0
4:30 PM	0	0	0	0	0	1	0	21	0	0	267	26	0	0	186	0	501	2,090	0	2	0	0
4:45 PM	0	0	0	0	0	0	0	15	0	0	244	26	0	1	193	0	479	2,133	0	1	0	0
5:00 PM	0	0	0	0	0	0	0	14	0	0	312	33	0	0	172	0	531	2,149	0	0	0	0
5:15 PM	0	0	0	0	0	1	0	25	0	0	247	49	0	1	256	0	579		0	1	0	0
5:30 PM	0	0	0	0	0	0	0	16	0	0	286	24	0	1	217	0	544		0	0	0	0
5:45 PM	0	0	0	0	0	3	0	16	0	0	226	23	0	2	225	0	495		0	0	0	0

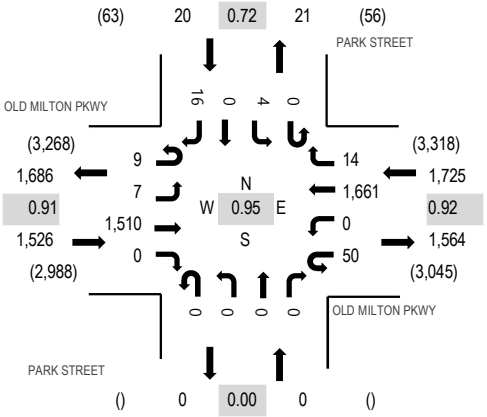
Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	3	0	0	0	2	0	5
Lights	0	0	0	0	0	4	0	71	0	0	1,062	127	0	4	855	0	2,123
Mediums	0	0	0	0	0	0	0	0	0	0	6	2	0	0	13	0	21
Total	0	0	0	0	0	4	0	71	0	0	1,071	129	0	4	870	0	2,149

ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

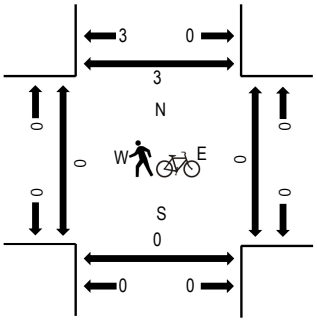
Location: 4 PARK STREET & OLD MILTON PKWY PM
Date: Wednesday, May 25, 2022
Peak Hour: 05:00 PM - 06:00 PM
Peak 15-Minutes: 05:30 PM - 05:45 PM

Peak Hour - Motorized Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles in Crosswalk



Traffic Counts - Motorized Vehicles

Interval Start Time	OLD MILTON PKWY Eastbound				OLD MILTON PKWY Westbound				PARK STREET Northbound				PARK STREET Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	2	1	349	0	5	0	335	5	0	0	0	0	0	2	0	6	705	3,098	0	0	0	1
4:15 PM	3	8	384	0	8	0	376	2	0	0	0	0	0	5	0	10	796	3,200	0	0	0	0
4:30 PM	4	5	359	0	9	0	455	7	0	0	0	0	0	3	0	8	850	3,213	0	0	0	3
4:45 PM	0	6	341	0	10	0	380	1	0	0	0	0	0	6	0	3	747	3,223	0	2	0	1
5:00 PM	6	3	366	0	9	0	414	3	0	0	0	0	0	0	0	6	807	3,271	0	0	0	1
5:15 PM	0	1	420	0	13	0	368	4	0	0	0	0	0	1	0	2	809		0	0	0	0
5:30 PM	3	2	380	0	17	0	450	3	0	0	0	0	0	1	0	4	860		0	0	0	0
5:45 PM	0	1	344	0	11	0	429	4	0	0	0	0	0	2	0	4	795		0	0	0	0

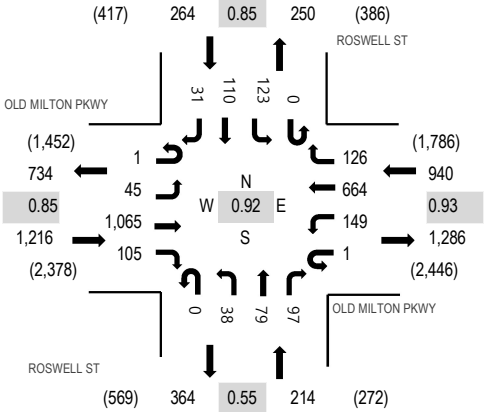
Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	4	0	0	0	4	0	0	0	0	0	0	0	0	0	8
Lights	9	7	1,491	0	50	0	1,642	14	0	0	0	0	0	4	0	15	3,232
Mediums	0	0	15	0	0	0	15	0	0	0	0	0	0	0	0	1	31
Total	9	7	1,510	0	50	0	1,661	14	0	0	0	0	0	4	0	16	3,271

ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

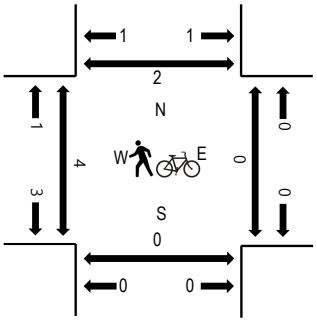
Location: 1 ROSWELL ST & OLD MILTON PKWY AM
Date: Thursday, May 12, 2022
Peak Hour: 07:15 AM - 08:15 AM
Peak 15-Minutes: 07:30 AM - 07:45 AM

Peak Hour - Motorized Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles in Crosswalk



Traffic Counts - Motorized Vehicles

Interval Start Time	OLD MILTON PKWY Eastbound				OLD MILTON PKWY Westbound				ROSWELL ST Northbound				ROSWELL ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	5	209	2	1	14	118	19	0	1	4	5	0	12	24	5	419	2,410	2	0	1	0
7:15 AM	0	9	280	14	0	34	134	28	0	3	8	3	0	37	28	10	588	2,634	1	0	0	1
7:30 AM	0	14	242	43	0	61	170	29	0	12	26	43	0	31	39	8	718	2,616	2	0	0	0
7:45 AM	0	12	228	28	0	40	179	38	0	17	35	45	0	33	24	6	685	2,474	1	0	0	0
8:00 AM	1	10	315	20	1	14	181	31	0	6	10	6	0	22	19	7	643	2,443	0	0	0	1
8:15 AM	0	6	266	8	3	12	180	33	0	1	7	7	0	23	19	5	570		0	0	0	0
8:30 AM	0	2	253	31	2	14	171	46	0	7	3	4	0	21	16	6	576		0	1	0	3
8:45 AM	4	2	331	43	2	17	208	6	0	9	3	7	0	14	5	3	654		0	0	1	0

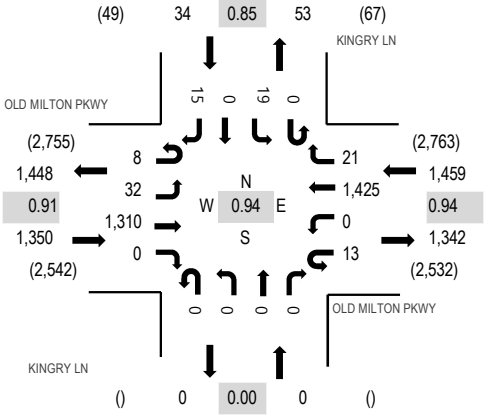
Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	2	0	0	0	3	1	0	0	0	0	0	0	0	0	6
Lights	1	44	1,059	101	1	149	650	122	0	37	79	97	0	121	109	31	2,601
Mediums	0	1	4	4	0	0	11	3	0	1	0	0	0	2	1	0	27
Total	1	45	1,065	105	1	149	664	126	0	38	79	97	0	123	110	31	2,634

ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

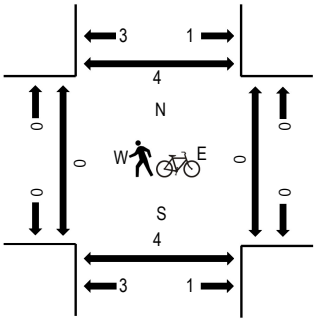
Location: 2 KINGRY LN & OLD MILTON PKWY AM
Date: Thursday, May 12, 2022
Peak Hour: 08:00 AM - 09:00 AM
Peak 15-Minutes: 08:45 AM - 09:00 AM

Peak Hour - Motorized Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles in Crosswalk



Traffic Counts - Motorized Vehicles

Interval Start Time	OLD MILTON PKWY Eastbound				OLD MILTON PKWY Westbound				KINGRY LN Northbound				KINGRY LN Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	1	1	190	0	1	0	301	0	0	0	0	0	0	2	0	4	500	2,511	0	0	1	0
7:15 AM	1	1	324	0	1	0	318	1	0	0	0	0	0	0	0	0	646	2,715	3	0	2	0
7:30 AM	2	0	298	0	1	0	342	4	0	0	0	0	0	1	0	3	651	2,770	0	0	1	1
7:45 AM	2	2	370	0	1	0	329	5	0	0	0	0	0	1	0	4	714	2,804	0	0	1	0
8:00 AM	1	8	354	0	2	0	327	4	0	0	0	0	0	6	0	2	704	2,843	0	0	0	1
8:15 AM	2	3	317	0	3	0	360	9	0	0	0	0	0	4	0	3	701		0	0	1	1
8:30 AM	2	13	292	0	3	0	359	6	0	0	0	0	0	6	0	4	685		0	0	1	0
8:45 AM	3	8	347	0	5	0	379	2	0	0	0	0	0	3	0	6	753		0	0	2	1

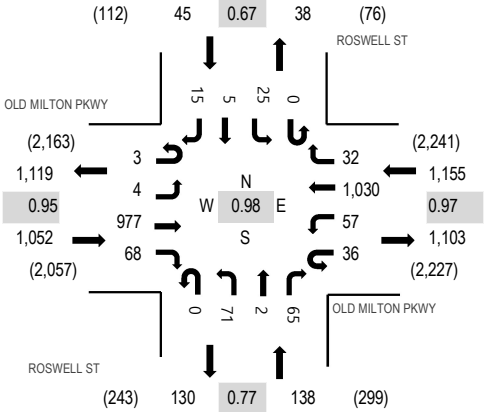
Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	5	0	0	0	13	1	0	0	0	0	0	0	0	0	19
Lights	8	32	1,276	0	13	0	1,374	20	0	0	0	0	0	19	0	15	2,757
Mediums	0	0	29	0	0	0	38	0	0	0	0	0	0	0	0	0	67
Total	8	32	1,310	0	13	0	1,425	21	0	0	0	0	0	19	0	15	2,843

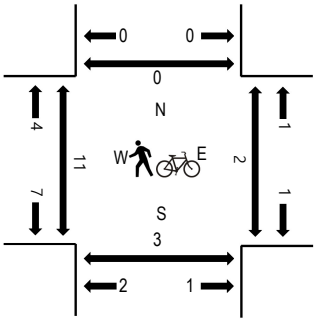
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 ROSWELL ST & OLD MILTON PKWY Noon
Date: Thursday, May 12, 2022
Peak Hour: 01:00 PM - 02:00 PM
Peak 15-Minutes: 01:45 PM - 02:00 PM

Peak Hour - Motorized Vehicles



Peak Hour - Pedestrians/Bicycles in Crosswalk



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	OLD MILTON PKWY Eastbound				OLD MILTON PKWY Westbound				ROSWELL ST Northbound				ROSWELL ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
12:00 PM	2	0	223	11	8	13	256	6	0	11	0	41	0	5	2	4	582	2,319	2	0	1	2
12:15 PM	0	1	243	14	12	12	239	13	0	22	1	17	0	9	0	8	591	2,338	2	3	3	0
12:30 PM	1	1	223	12	8	17	231	5	0	18	0	20	0	16	6	3	561	2,321	4	3	0	0
12:45 PM	0	2	258	14	10	11	236	9	0	11	0	20	0	11	1	2	585	2,363	1	1	1	0
1:00 PM	2	1	249	23	11	20	239	12	0	24	0	15	0	2	0	3	601	2,390	7	1	0	0
1:15 PM	0	1	226	19	14	9	257	6	0	11	0	18	0	8	2	3	574		3	0	1	0
1:30 PM	0	2	243	10	7	17	270	5	0	18	0	17	0	9	2	3	603		1	1	1	0
1:45 PM	1	0	259	16	4	11	264	9	0	18	2	15	0	6	1	6	612		0	0	1	0

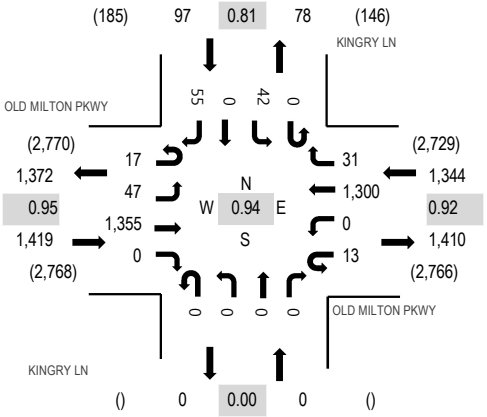
Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	1	0	0	0	1	1	0	0	0	0	0	0	0	0	3
Lights	3	4	956	66	36	56	1,002	30	0	54	2	60	0	23	5	15	2,312
Mediums	0	0	20	2	0	1	27	1	0	17	0	5	0	2	0	0	75
Total	3	4	977	68	36	57	1,030	32	0	71	2	65	0	25	5	15	2,390

ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

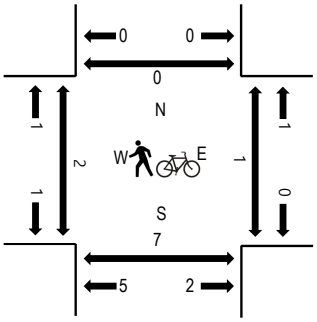
Location: 2 KINGRY LN & OLD MILTON PKWY Noon
Date: Thursday, May 12, 2022
Peak Hour: 01:00 PM - 02:00 PM
Peak 15-Minutes: 01:45 PM - 02:00 PM

Peak Hour - Motorized Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles in Crosswalk



Traffic Counts - Motorized Vehicles

Interval Start Time	OLD MILTON PKWY Eastbound				OLD MILTON PKWY Westbound				KINGRY LN Northbound				KINGRY LN Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
12:00 PM	5	17	294	0	5	0	353	9	0	0	0	0	0	11	0	13	707	2,822	0	0	2	1
12:15 PM	4	11	339	0	6	0	292	0	0	0	0	0	0	5	0	19	676	2,788	0	0	1	1
12:30 PM	4	13	306	0	10	0	331	3	0	0	0	0	0	14	0	7	688	2,827	0	0	1	0
12:45 PM	6	10	340	0	17	0	354	5	0	0	0	0	0	9	0	10	751	2,852	1	0	1	2
1:00 PM	9	6	320	0	3	0	310	8	0	0	0	0	0	6	0	11	673	2,860	2	0	3	0
1:15 PM	2	13	353	0	3	0	310	8	0	0	0	0	0	13	0	13	715		0	1	2	0
1:30 PM	4	15	360	0	5	0	297	8	0	0	0	0	0	9	0	15	713		0	0	1	0
1:45 PM	2	13	322	0	2	0	383	7	0	0	0	0	0	14	0	16	759		0	0	1	0

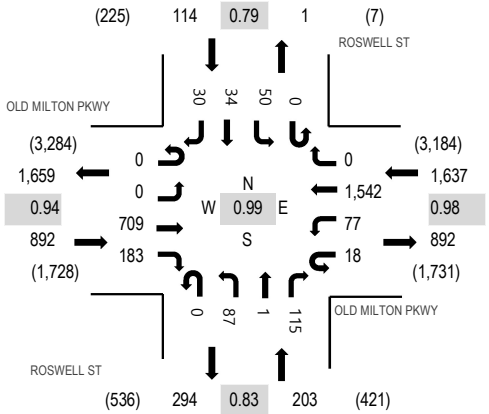
Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	2	0	0	0	1	0	0	0	0	0	0	0	0	0	3
Lights	17	45	1,281	0	13	0	1,262	30	0	0	0	0	0	41	0	53	2,742
Mediums	0	2	72	0	0	0	37	1	0	0	0	0	0	1	0	2	115
Total	17	47	1,355	0	13	0	1,300	31	0	0	0	0	0	42	0	55	2,860

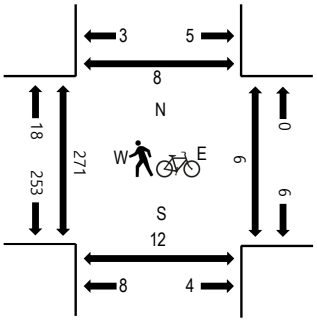
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 ROSWELL ST & OLD MILTON PKWY PM
Date: Thursday, May 12, 2022
Peak Hour: 04:45 PM - 05:45 PM
Peak 15-Minutes: 04:45 PM - 05:00 PM

Peak Hour - Motorized Vehicles



Peak Hour - Pedestrians/Bicycles in Crosswalk



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	OLD MILTON PKWY Eastbound				OLD MILTON PKWY Westbound				ROSWELL ST Northbound				ROSWELL ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	1	2	173	45	3	14	346	1	0	31	0	35	0	12	10	5	678	2,790	9	1	1	1
4:15 PM	1	0	185	38	3	11	398	3	0	25	0	27	0	7	5	22	725	2,819	15	4	0	0
4:30 PM	0	0	167	28	3	18	365	0	0	39	0	24	0	10	4	8	666	2,799	18	6	4	0
4:45 PM	0	0	192	44	6	14	398	0	0	13	0	26	0	15	6	7	721	2,846	38	2	1	2
5:00 PM	0	0	171	48	5	16	378	0	0	18	0	45	0	3	11	12	707	2,768	76	0	4	2
5:15 PM	0	0	176	47	3	19	381	0	0	28	0	27	0	12	6	6	705		77	1	7	2
5:30 PM	0	0	170	44	4	28	385	0	0	28	1	17	0	20	11	5	713		80	3	0	2
5:45 PM	0	0	158	38	0	27	355	0	0	15	0	22	0	10	4	14	643		78	8	5	1

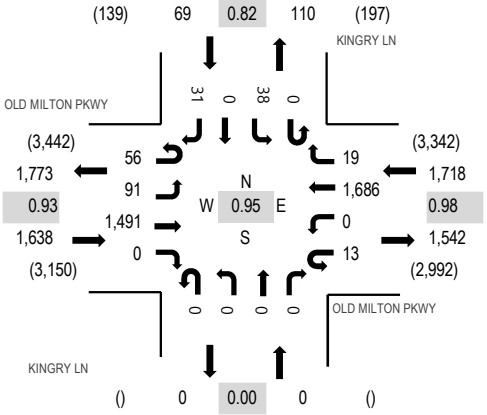
Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	1	0	0	0	2	0	0	0	0	0	0	0	0	0	3
Lights	0	0	698	162	18	74	1,532	0	0	87	1	114	0	50	34	30	2,800
Mediums	0	0	10	21	0	3	8	0	0	0	0	1	0	0	0	0	43
Total	0	0	709	183	18	77	1,542	0	0	87	1	115	0	50	34	30	2,846

ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

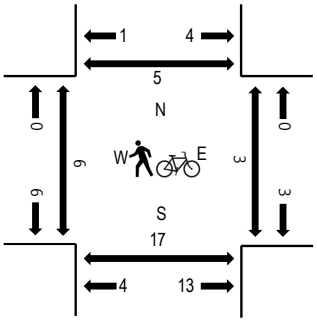
Location: 2 KINGRY LN & OLD MILTON PKWY PM
Date: Thursday, May 12, 2022
Peak Hour: 05:00 PM - 06:00 PM
Peak 15-Minutes: 05:15 PM - 05:30 PM

Peak Hour - Motorized Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles in Crosswalk



Traffic Counts - Motorized Vehicles

Interval Start Time	OLD MILTON PKWY Eastbound				OLD MILTON PKWY Westbound				KINGRY LN Northbound				KINGRY LN Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	15	8	337	0	4	0	370	8	0	0	0	0	0	13	0	7	762	3,206	0	2	0	1
4:15 PM	22	18	361	0	4	0	395	8	0	0	0	0	0	10	0	9	827	3,266	0	0	0	0
4:30 PM	16	19	340	0	4	0	420	6	0	0	0	0	0	5	0	7	817	3,337	0	0	0	0
4:45 PM	11	14	351	0	7	0	392	6	0	0	0	0	0	14	0	5	800	3,397	1	0	2	1
5:00 PM	11	19	356	0	3	0	404	7	0	0	0	0	0	12	0	10	822	3,425	0	2	2	4
5:15 PM	7	23	411	0	2	0	436	1	0	0	0	0	0	8	0	10	898		0	0	0	0
5:30 PM	21	22	388	0	3	0	429	2	0	0	0	0	0	8	0	4	877		2	0	14	0
5:45 PM	17	27	336	0	5	0	417	9	0	0	0	0	0	10	0	7	828		4	1	1	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	3	0	0	0	4	0	0	0	0	0	0	0	0	0	7
Lights	56	90	1,465	0	13	0	1,668	19	0	0	0	0	0	37	0	31	3,379
Mediums	0	1	23	0	0	0	14	0	0	0	0	0	0	1	0	0	39
Total	56	91	1,491	0	13	0	1,686	19	0	0	0	0	0	38	0	31	3,425

Appendix B- Capacity Analysis

Intersection	
Int Delay, s/veh	0.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	38	0	633	1	856
Future Vol, veh/h	0	38	0	633	1	856
Conflicting Peds, #/hr	0	2	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	41	0	688	1	930

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	811	346	0	0	688	0
Stage 1	344	-	-	-	-	-
Stage 2	467	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	317	650	-	-	902	-
Stage 1	689	-	-	-	-	-
Stage 2	597	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	316	649	-	-	902	-
Mov Cap-2 Maneuver	316	-	-	-	-	-
Stage 1	689	-	-	-	-	-
Stage 2	596	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.9	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	649	902	-
HCM Lane V/C Ratio	-	-	0.064	0.001	-
HCM Control Delay (s)	-	-	10.9	9	-
HCM Lane LOS	-	-	B	A	-
HCM 95th %tile Q(veh)	-	-	0.2	0	-

Intersection	
Int Delay, s/veh	0.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	4	71	1071	129	4	870
Future Vol, veh/h	4	71	1071	129	4	870
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	77	1164	140	4	946

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1715	652	0	0	1304	0
Stage 1	1234	-	-	-	-	-
Stage 2	481	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	81	411	-	-	527	-
Stage 1	238	-	-	-	-	-
Stage 2	588	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	80	411	-	-	527	-
Mov Cap-2 Maneuver	80	-	-	-	-	-
Stage 1	238	-	-	-	-	-
Stage 2	579	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	19.1	0	0.1
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	337	527	-
HCM Lane V/C Ratio	-	-	0.242	0.008	-
HCM Control Delay (s)	-	-	19.1	11.9	-
HCM Lane LOS	-	-	C	B	-
HCM 95th %tile Q(veh)	-	-	0.9	0	-

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBT	WBU	WBT	WBR	SBL	SBR
Lane Configurations							
Traffic Vol, veh/h	24	1067	12	1271	14	11	9
Future Vol, veh/h	24	1067	12	1271	14	11	9
Conflicting Peds, #/hr	4	0	0	0	4	0	0
Sign Control	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	-	None	-	Stop
Storage Length	320	-	360	-	-	0	0
Veh in Median Storage,-#		0	-	0	-	0	-
Grade, %	-	0	-	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2
Mvmt Flow	26	1160	13	1382	15	12	10

Major/Minor	Major1		Major2			Minor2	
Conflicting Flow All	1401	0	847	-	0	1936	703
Stage 1	-	-	-	-	-	1420	-
Stage 2	-	-	-	-	-	516	-
Critical Hdwy	5.34	-	5.64	-	-	5.74	7.14
Critical Hdwy Stg 1	-	-	-	-	-	6.64	-
Critical Hdwy Stg 2	-	-	-	-	-	6.04	-
Follow-up Hdwy	3.12	-	2.32	-	-	3.82	3.92
Pot Cap-1 Maneuver	249	-	534	-	-	101	326
Stage 1	-	-	-	-	-	133	-
Stage 2	-	-	-	-	-	515	-
Platoon blocked, %		-		-	-		
Mov Cap-1 Maneuver	248	-	534	-	-	88	325
Mov Cap-2 Maneuver	-	-	-	-	-	88	-
Stage 1	-	-	-	-	-	119	-
Stage 2	-	-	-	-	-	501	-

Approach	EB	WB	SB
HCM Control Delay, s	0.5	0.1	36.1
HCM LOS			E

Minor Lane/Major Mvmt	EBL	EBT	WBU	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	248	-	534	-	-	88	325
HCM Lane V/C Ratio	0.105	-	0.024	-	-	0.136	0.03
HCM Control Delay (s)	21.2	-	11.9	-	-	52.2	16.4
HCM Lane LOS	C	-	B	-	-	F	C
HCM 95th %tile Q(veh)	0.3	-	0.1	-	-	0.4	0.1

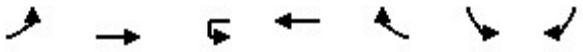
Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	WBU	WBT	WBR	SBL	SBR
Lane Configurations							
Traffic Vol, veh/h	16	1510	50	1661	14	4	16
Future Vol, veh/h	16	1510	50	1661	14	4	16
Conflicting Peds, #/hr	3	0	0	0	3	0	0
Sign Control	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	-	None	-	Stop
Storage Length	320	-	360	-	-	0	0
Veh in Median Storage,-#		0	-	0	-	0	-
Grade, %	-	0	-	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2
Mvmt Flow	17	1641	54	1805	15	4	17

Major/Minor	Major1		Major2			Minor2	
Conflicting Flow All	1823	0	1198	-	0	2614	913
Stage 1	-	-	-	-	-	1924	-
Stage 2	-	-	-	-	-	690	-
Critical Hdwy	5.34	-	5.64	-	-	5.74	7.14
Critical Hdwy Stg 1	-	-	-	-	-	6.64	-
Critical Hdwy Stg 2	-	-	-	-	-	6.04	-
Follow-up Hdwy	3.12	-	2.32	-	-	3.82	3.92
Pot Cap-1 Maneuver	154	-	341	-	-	43	237
Stage 1	-	-	-	-	-	64	-
Stage 2	-	-	-	-	-	418	-
Platoon blocked, %		-		-	-		
Mov Cap-1 Maneuver	154	-	341	-	-	32	236
Mov Cap-2 Maneuver	-	-	-	-	-	32	-
Stage 1	-	-	-	-	-	57	-
Stage 2	-	-	-	-	-	351	-

Approach	EB	WB	SB
HCM Control Delay, s	0.3	0.5	44.1
HCM LOS			E

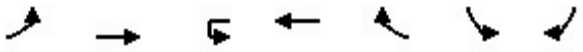
Minor Lane/Major Mvmt	EBL	EBT	WBU	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	154	-	341	-	-	32	236
HCM Lane V/C Ratio	0.113	-	0.159	-	-	0.136	0.074
HCM Control Delay (s)	31.3	-	17.5	-	-	134.5	21.5
HCM Lane LOS	D	-	C	-	-	F	C
HCM 95th %tile Q(veh)	0.4	-	0.6	-	-	0.4	0.2



Movement	EBL	EBT	WBU	WBT	WBR	SBL	SBR
Lane Configurations							
Traffic Volume (vph)	40	1310	13	1425	21	19	15
Future Volume (vph)	40	1310	13	1425	21	19	15
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5	4.5	4.5		4.5	4.5
Lane Util. Factor	1.00	0.91	1.00	0.91		1.00	1.00
Frpb, ped/bikes	1.00	1.00	1.00	1.00		1.00	1.00
Flpb, ped/bikes	1.00	1.00	1.00	1.00		1.00	1.00
Frt	1.00	1.00	1.00	1.00		1.00	0.85
Flt Protected	0.95	1.00	0.95	1.00		0.95	1.00
Satd. Flow (prot)	1768	5085	1770	5074		1770	1583
Flt Permitted	0.14	1.00	0.16	1.00		0.95	1.00
Satd. Flow (perm)	255	5085	304	5074		1770	1583
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	43	1424	14	1549	23	21	16
RTOR Reduction (vph)	0	0	0	1	0	0	14
Lane Group Flow (vph)	43	1424	14	1571	0	21	2
Confl. Peds. (#/hr)	4						
Turn Type	Perm	NA	Perm	NA		Prot	Perm
Protected Phases		6		2		3	
Permitted Phases	6		2				8
Actuated Green, G (s)	92.9	92.9	92.9	92.9		18.1	18.1
Effective Green, g (s)	92.9	92.9	92.9	92.9		18.1	18.1
Actuated g/C Ratio	0.77	0.77	0.77	0.77		0.15	0.15
Clearance Time (s)	4.5	4.5	4.5	4.5		4.5	4.5
Lane Grp Cap (vph)	197	3936	235	3928		266	238
v/s Ratio Prot		0.28		c0.31		c0.01	
v/s Ratio Perm	0.17		0.05				0.00
v/c Ratio	0.22	0.36	0.06	0.40		0.08	0.01
Uniform Delay, d1	3.7	4.3	3.2	4.4		43.8	43.3
Progression Factor	1.00	1.00	1.00	1.00		1.00	1.00
Incremental Delay, d2	2.5	0.3	0.5	0.3		0.6	0.1
Delay (s)	6.2	4.5	3.7	4.7		44.4	43.4
Level of Service	A	A	A	A		D	D
Approach Delay (s)		4.6		4.7		44.0	
Approach LOS		A		A		D	

Intersection Summary			
HCM 2000 Control Delay	5.1	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.35		
Actuated Cycle Length (s)	120.0	Sum of lost time (s)	9.0
Intersection Capacity Utilization	44.9%	ICU Level of Service	A
Analysis Period (min)	15		

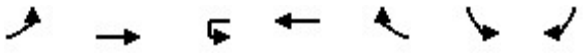
c Critical Lane Group



Movement	EBL	EBT	WBU	WBT	WBR	SBL	SBR
Lane Configurations							
Traffic Volume (vph)	147	1491	13	1686	19	38	31
Future Volume (vph)	147	1491	13	1686	19	38	31
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5	4.5	4.5		4.5	4.5
Lane Util. Factor	1.00	0.91	1.00	0.91		1.00	1.00
Frpb, ped/bikes	1.00	1.00	1.00	1.00		1.00	0.98
Flpb, ped/bikes	1.00	1.00	1.00	1.00		1.00	1.00
Frt	1.00	1.00	1.00	1.00		1.00	0.85
Flt Protected	0.95	1.00	0.95	1.00		0.95	1.00
Satd. Flow (prot)	1768	5085	1769	5075		1770	1546
Flt Permitted	0.10	1.00	0.13	1.00		0.95	1.00
Satd. Flow (perm)	179	5085	239	5075		1770	1546
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	160	1621	14	1833	21	41	34
RTOR Reduction (vph)	0	0	0	1	0	0	29
Lane Group Flow (vph)	160	1621	14	1853	0	41	5
Confl. Peds. (#/hr)	5		3		5	3	6
Turn Type	Perm	NA	Perm	NA		Prot	Perm
Protected Phases		6		2		3	
Permitted Phases	6		2				8
Actuated Green, G (s)	92.5	92.5	92.5	92.5		18.5	18.5
Effective Green, g (s)	92.5	92.5	92.5	92.5		18.5	18.5
Actuated g/C Ratio	0.77	0.77	0.77	0.77		0.15	0.15
Clearance Time (s)	4.5	4.5	4.5	4.5		4.5	4.5
Lane Grp Cap (vph)	137	3919	184	3911		272	238
v/s Ratio Prot		0.32		0.37		c0.02	
v/s Ratio Perm	c0.89		0.06				0.00
v/c Ratio	1.17	0.41	0.08	0.47		0.15	0.02
Uniform Delay, d1	13.7	4.6	3.3	5.0		43.9	43.1
Progression Factor	1.00	1.00	1.00	1.00		1.00	1.00
Incremental Delay, d2	129.1	0.3	0.8	0.4		1.2	0.2
Delay (s)	142.8	4.9	4.2	5.4		45.1	43.2
Level of Service	F	A	A	A		D	D
Approach Delay (s)		17.3		5.4		44.3	
Approach LOS		B		A		D	

Intersection Summary			
HCM 2000 Control Delay	11.9	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.99		
Actuated Cycle Length (s)	120.0	Sum of lost time (s)	9.0
Intersection Capacity Utilization	67.4%	ICU Level of Service	C
Analysis Period (min)	15		

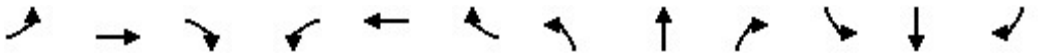
c Critical Lane Group



Movement	EBL	EBT	WBU	WBT	WBR	SBL	SBR
Lane Configurations							
Traffic Volume (vph)	64	1355	13	1300	31	42	55
Future Volume (vph)	64	1355	13	1300	31	42	55
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5	4.5	4.5		4.5	4.5
Lane Util. Factor	1.00	0.91	1.00	0.91		1.00	1.00
Frpb, ped/bikes	1.00	1.00	1.00	1.00		1.00	0.98
Flpb, ped/bikes	1.00	1.00	1.00	1.00		1.00	1.00
Frt	1.00	1.00	1.00	1.00		1.00	0.85
Flt Protected	0.95	1.00	0.95	1.00		0.95	1.00
Satd. Flow (prot)	1770	5085	1769	5067		1770	1557
Flt Permitted	0.15	1.00	0.15	1.00		0.95	1.00
Satd. Flow (perm)	286	5085	277	5067		1770	1557
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	70	1473	14	1413	34	46	60
RTOR Reduction (vph)	0	0	0	2	0	0	48
Lane Group Flow (vph)	70	1473	14	1445	0	46	12
Confl. Peds. (#/hr)			1			1	2
Turn Type	Perm	NA	Perm	NA		Prot	Perm
Protected Phases		6		2		3	
Permitted Phases	6		2				8
Actuated Green, G (s)	87.5	87.5	87.5	87.5		23.5	23.5
Effective Green, g (s)	87.5	87.5	87.5	87.5		23.5	23.5
Actuated g/C Ratio	0.73	0.73	0.73	0.73		0.20	0.20
Clearance Time (s)	4.5	4.5	4.5	4.5		4.5	4.5
Lane Grp Cap (vph)	208	3707	201	3694		346	304
v/s Ratio Prot		c0.29		0.29		c0.03	
v/s Ratio Perm	0.24		0.05				0.01
v/c Ratio	0.34	0.40	0.07	0.39		0.13	0.04
Uniform Delay, d1	5.8	6.2	4.6	6.2		39.8	39.1
Progression Factor	1.00	1.00	1.00	1.00		1.00	1.00
Incremental Delay, d2	4.3	0.3	0.7	0.3		0.8	0.2
Delay (s)	10.2	6.5	5.3	6.5		40.6	39.3
Level of Service	B	A	A	A		D	D
Approach Delay (s)		6.7		6.5		39.9	
Approach LOS		A		A		D	

Intersection Summary			
HCM 2000 Control Delay	7.7	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.34		
Actuated Cycle Length (s)	120.0	Sum of lost time (s)	9.0
Intersection Capacity Utilization	53.7%	ICU Level of Service	A
Analysis Period (min)	15		

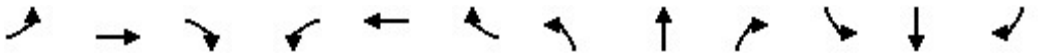
c Critical Lane Group



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	46	1065	105	150	664	126	38	79	97	123	110	31
Future Volume (veh/h)	46	1065	105	150	664	126	38	79	97	123	110	31
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	0.99		0.99	1.00		0.99
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	50	1158	114	163	722	137	41	86	105	134	120	34
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	385	1620	721	362	1596	303	328	133	162	316	321	91
Arrive On Green	0.04	0.46	0.46	0.12	0.54	0.54	0.04	0.17	0.17	0.10	0.23	0.23
Sat Flow, veh/h	1781	3554	1582	1781	2979	565	1781	763	932	1781	1400	397
Grp Volume(v), veh/h	50	1158	114	163	430	429	41	0	191	134	0	154
Grp Sat Flow(s),veh/h/ln	1781	1777	1582	1781	1777	1767	1781	0	1695	1781	0	1797
Q Serve(g_s), s	1.7	31.6	5.1	4.9	17.8	17.8	2.2	0.0	12.6	6.9	0.0	8.7
Cycle Q Clear(g_c), s	1.7	31.6	5.1	4.9	17.8	17.8	2.2	0.0	12.6	6.9	0.0	8.7
Prop In Lane	1.00		1.00	1.00		0.32	1.00		0.55	1.00		0.22
Lane Grp Cap(c), veh/h	385	1620	721	362	952	947	328	0	295	316	0	412
V/C Ratio(X)	0.13	0.71	0.16	0.45	0.45	0.45	0.12	0.00	0.65	0.42	0.00	0.37
Avail Cap(c_a), veh/h	385	1620	721	362	952	947	328	0	295	316	0	412
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	0.00	1.00
Uniform Delay (d), s/veh	15.8	26.4	19.1	18.3	17.1	17.1	37.7	0.0	46.1	33.9	0.0	39.0
Incr Delay (d2), s/veh	0.7	2.7	0.5	4.0	1.6	1.6	0.8	0.0	10.5	4.1	0.0	2.6
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	0.8	13.5	2.0	2.3	7.4	7.4	1.1	0.0	6.2	3.4	0.0	4.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	16.5	29.1	19.6	22.3	18.6	18.6	38.5	0.0	56.6	38.0	0.0	41.6
LnGrp LOS	B	C	B	C	B	B	D	A	E	D	A	D
Approach Vol, veh/h		1322			1022			232			288	
Approach Delay, s/veh		27.8			19.2			53.4			39.9	
Approach LOS		C			B			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.6	68.8	16.2	25.4	19.2	59.2	9.6	32.0
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	5.1	64.3	11.7	20.9	14.7	54.7	5.1	27.5
Max Q Clear Time (g_c+I1), s	3.7	19.8	8.9	14.6	6.9	33.6	4.2	10.7
Green Ext Time (p_c), s	0.0	6.3	0.1	0.5	0.2	9.0	0.0	0.7

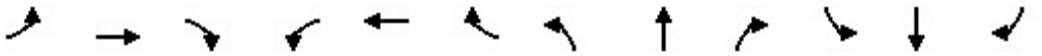
Intersection Summary	
HCM 6th Ctrl Delay	28.0
HCM 6th LOS	C



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	7	977	68	93	1030	32	71	2	65	25	5	15
Future Volume (veh/h)	7	977	68	93	1030	32	71	2	65	25	5	15
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	0.98		0.98	0.98		0.98
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	8	1062	74	101	1120	35	77	2	71	27	5	16
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	337	1851	823	402	2008	63	381	7	259	326	59	190
Arrive On Green	0.05	0.52	0.52	0.10	0.57	0.57	0.07	0.17	0.17	0.05	0.15	0.15
Sat Flow, veh/h	1781	3554	1580	1781	3517	110	1781	43	1519	1781	385	1232
Grp Volume(v), veh/h	8	1062	74	101	566	589	77	0	73	27	0	21
Grp Sat Flow(s),veh/h/ln	1781	1777	1580	1781	1777	1850	1781	0	1562	1781	0	1617
Q Serve(g_s), s	0.2	24.5	2.8	2.6	24.1	24.1	4.2	0.0	4.9	1.5	0.0	1.3
Cycle Q Clear(g_c), s	0.2	24.5	2.8	2.6	24.1	24.1	4.2	0.0	4.9	1.5	0.0	1.3
Prop In Lane	1.00		1.00	1.00		0.06	1.00		0.97	1.00		0.76
Lane Grp Cap(c), veh/h	337	1851	823	402	1014	1056	381	0	267	326	0	249
V/C Ratio(X)	0.02	0.57	0.09	0.25	0.56	0.56	0.20	0.00	0.27	0.08	0.00	0.08
Avail Cap(c_a), veh/h	337	1851	823	402	1014	1056	381	0	267	326	0	249
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	0.00	1.00
Uniform Delay (d), s/veh	12.3	19.6	14.5	11.8	16.2	16.2	37.7	0.0	43.3	38.2	0.0	43.5
Incr Delay (d2), s/veh	0.1	1.3	0.2	1.5	2.2	2.1	1.2	0.0	2.5	0.5	0.0	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	0.1	10.1	1.1	1.1	9.9	10.3	2.0	0.0	2.1	0.7	0.0	0.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.4	20.9	14.7	13.3	18.4	18.3	38.9	0.0	45.8	38.7	0.0	44.2
LnGrp LOS	B	C	B	B	B	B	D	A	D	D	A	D
Approach Vol, veh/h		1144			1256			150			48	
Approach Delay, s/veh		20.5			18.0			42.2			41.1	
Approach LOS		C			B			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	11.0	73.0	11.0	25.0	17.0	67.0	13.0	23.0
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	6.5	68.5	6.5	20.5	12.5	62.5	8.5	18.5
Max Q Clear Time (g_c+I1), s	2.2	26.1	3.5	6.9	4.6	26.5	6.2	3.3
Green Ext Time (p_c), s	0.0	9.6	0.0	0.3	0.1	9.6	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay	20.9
HCM 6th LOS	C

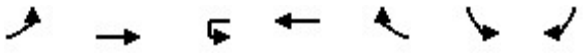


Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	709	183	95	1542	0	87	1	115	50	34	30
Future Volume (veh/h)	0	709	183	95	1542	0	87	1	115	50	34	30
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.99	1.00		1.00	0.76		0.71	0.78		0.65
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	0	771	199	103	1676	0	95	1	125	54	37	33
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	198	2049	905	417	2082	0	294	2	199	212	107	96
Arrive On Green	0.00	0.58	0.58	0.05	0.59	0.00	0.07	0.18	0.18	0.04	0.15	0.15
Sat Flow, veh/h	1781	3554	1569	1781	3647	0	1781	9	1115	1781	715	638
Grp Volume(v), veh/h	0	771	199	103	1676	0	95	0	126	54	0	70
Grp Sat Flow(s),veh/h/ln	1781	1777	1569	1781	1777	0	1781	0	1124	1781	0	1353
Q Serve(g_s), s	0.0	14.1	7.4	2.7	44.4	0.0	5.2	0.0	12.4	3.0	0.0	5.6
Cycle Q Clear(g_c), s	0.0	14.1	7.4	2.7	44.4	0.0	5.2	0.0	12.4	3.0	0.0	5.6
Prop In Lane	1.00		1.00	1.00		0.00	1.00		0.99	1.00		0.47
Lane Grp Cap(c), veh/h	198	2049	905	417	2082	0	294	0	200	212	0	203
V/C Ratio(X)	0.00	0.38	0.22	0.25	0.81	0.00	0.32	0.00	0.63	0.25	0.00	0.34
Avail Cap(c_a), veh/h	198	2049	905	417	2082	0	294	0	200	212	0	203
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)	0.00	1.00	1.00	1.00	1.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	13.7	12.3	9.8	19.5	0.0	37.8	0.0	45.6	40.5	0.0	45.7
Incr Delay (d2), s/veh	0.0	0.5	0.6	1.4	3.4	0.0	2.9	0.0	14.0	2.9	0.0	4.6
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	0.0	5.6	2.7	1.2	17.9	0.0	2.5	0.0	4.3	1.5	0.0	2.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	14.3	12.9	11.3	22.9	0.0	40.7	0.0	59.6	43.4	0.0	50.3
LnGrp LOS	A	B	B	B	C	A	D	A	E	D	A	D
Approach Vol, veh/h		970			1779			221			124	
Approach Delay, s/veh		14.0			22.2			51.5			47.3	
Approach LOS		B			C			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.5	74.8	9.8	25.9	10.6	73.7	13.2	22.5
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	5.0	70.3	5.3	21.4	6.1	69.2	8.7	18.0
Max Q Clear Time (g_c+I1), s	0.0	46.4	5.0	14.4	4.7	16.1	7.2	7.6
Green Ext Time (p_c), s	0.0	14.4	0.0	0.4	0.0	7.1	0.0	0.2

Intersection Summary	
HCM 6th Ctrl Delay	22.7
HCM 6th LOS	C

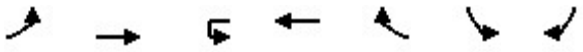
Appendix C- Capacity Analysis Alternatives



Movement	EBL	EBT	WBU	WBT	WBR	SBL	SBR
Lane Configurations							
Traffic Volume (vph)	40	1310	13	1425	21	19	15
Future Volume (vph)	40	1310	13	1425	21	19	15
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5	4.5	4.5		4.5	
Lane Util. Factor	1.00	0.91	1.00	0.91		1.00	
Frpb, ped/bikes	1.00	1.00	1.00	1.00		1.00	
Flpb, ped/bikes	1.00	1.00	1.00	1.00		1.00	
Frt	1.00	1.00	1.00	1.00		0.94	
Flt Protected	0.95	1.00	0.95	1.00		0.97	
Satd. Flow (prot)	1768	5085	1770	5074		1706	
Flt Permitted	0.14	1.00	0.16	1.00		0.97	
Satd. Flow (perm)	255	5085	304	5074		1706	
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	43	1424	14	1549	23	21	16
RTOR Reduction (vph)	0	0	0	1	0	14	0
Lane Group Flow (vph)	43	1424	14	1571	0	23	0
Confl. Peds. (#/hr)	4						
Turn Type	Perm	NA	Perm	NA		Prot	
Protected Phases		6		2		3	
Permitted Phases	6		2				
Actuated Green, G (s)	92.9	92.9	92.9	92.9		18.1	
Effective Green, g (s)	92.9	92.9	92.9	92.9		18.1	
Actuated g/C Ratio	0.77	0.77	0.77	0.77		0.15	
Clearance Time (s)	4.5	4.5	4.5	4.5		4.5	
Lane Grp Cap (vph)	197	3936	235	3928		257	
v/s Ratio Prot		0.28		c0.31		c0.01	
v/s Ratio Perm	0.17		0.05				
v/c Ratio	0.22	0.36	0.06	0.40		0.09	
Uniform Delay, d1	3.7	4.3	3.2	4.4		43.9	
Progression Factor	1.00	1.00	1.00	1.00		1.00	
Incremental Delay, d2	2.5	0.3	0.5	0.3		0.7	
Delay (s)	6.2	4.5	3.7	4.7		44.6	
Level of Service	A	A	A	A		D	
Approach Delay (s)		4.6		4.7		44.6	
Approach LOS		A		A		D	

Intersection Summary			
HCM 2000 Control Delay	5.1	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.35		
Actuated Cycle Length (s)	120.0	Sum of lost time (s)	9.0
Intersection Capacity Utilization	44.9%	ICU Level of Service	A
Analysis Period (min)	15		

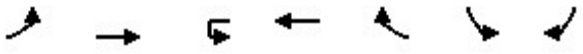
c Critical Lane Group



Movement	EBL	EBT	WBU	WBT	WBR	SBL	SBR
Lane Configurations							
Traffic Volume (vph)	147	1491	13	1686	19	38	31
Future Volume (vph)	147	1491	13	1686	19	38	31
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5	4.5	4.5		4.5	
Lane Util. Factor	1.00	0.91	1.00	0.91		1.00	
Frpb, ped/bikes	1.00	1.00	1.00	1.00		0.99	
Flpb, ped/bikes	1.00	1.00	1.00	1.00		1.00	
Frt	1.00	1.00	1.00	1.00		0.94	
Flt Protected	0.95	1.00	0.95	1.00		0.97	
Satd. Flow (prot)	1768	5085	1769	5075		1684	
Flt Permitted	0.10	1.00	0.13	1.00		0.97	
Satd. Flow (perm)	179	5085	239	5075		1684	
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	160	1621	14	1833	21	41	34
RTOR Reduction (vph)	0	0	0	1	0	25	0
Lane Group Flow (vph)	160	1621	14	1853	0	50	0
Confl. Peds. (#/hr)	5		3		5	3	6
Turn Type	Perm	NA	Perm	NA		Prot	
Protected Phases		6		2		3	
Permitted Phases	6		2				
Actuated Green, G (s)	92.5	92.5	92.5	92.5		18.5	
Effective Green, g (s)	92.5	92.5	92.5	92.5		18.5	
Actuated g/C Ratio	0.77	0.77	0.77	0.77		0.15	
Clearance Time (s)	4.5	4.5	4.5	4.5		4.5	
Lane Grp Cap (vph)	137	3919	184	3911		259	
v/s Ratio Prot		0.32		0.37		c0.03	
v/s Ratio Perm	c0.89		0.06				
v/c Ratio	1.17	0.41	0.08	0.47		0.19	
Uniform Delay, d1	13.7	4.6	3.3	5.0		44.3	
Progression Factor	1.00	1.00	1.00	1.00		1.00	
Incremental Delay, d2	129.1	0.3	0.8	0.4		1.7	
Delay (s)	142.8	4.9	4.2	5.4		45.9	
Level of Service	F	A	A	A		D	
Approach Delay (s)		17.3		5.4		45.9	
Approach LOS		B		A		D	

Intersection Summary			
HCM 2000 Control Delay	11.9	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	1.00		
Actuated Cycle Length (s)	120.0	Sum of lost time (s)	9.0
Intersection Capacity Utilization	67.4%	ICU Level of Service	C
Analysis Period (min)	15		

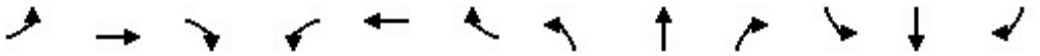
c Critical Lane Group



Movement	EBL	EBT	WBU	WBT	WBR	SBL	SBR
Lane Configurations							
Traffic Volume (vph)	64	1355	13	1300	31	42	55
Future Volume (vph)	64	1355	13	1300	31	42	55
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5	4.5	4.5		4.5	
Lane Util. Factor	1.00	0.91	1.00	0.91		1.00	
Frpb, ped/bikes	1.00	1.00	1.00	1.00		0.99	
Flpb, ped/bikes	1.00	1.00	1.00	1.00		1.00	
Frt	1.00	1.00	1.00	1.00		0.92	
Flt Protected	0.95	1.00	0.95	1.00		0.98	
Satd. Flow (prot)	1770	5085	1769	5067		1668	
Flt Permitted	0.15	1.00	0.15	1.00		0.98	
Satd. Flow (perm)	286	5085	277	5067		1668	
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	70	1473	14	1413	34	46	60
RTOR Reduction (vph)	0	0	0	2	0	39	0
Lane Group Flow (vph)	70	1473	14	1445	0	67	0
Confl. Peds. (#/hr)			1			1	2
Turn Type	Perm	NA	Perm	NA		Prot	
Protected Phases		6		2		3	
Permitted Phases	6		2				
Actuated Green, G (s)	87.5	87.5	87.5	87.5		23.5	
Effective Green, g (s)	87.5	87.5	87.5	87.5		23.5	
Actuated g/C Ratio	0.73	0.73	0.73	0.73		0.20	
Clearance Time (s)	4.5	4.5	4.5	4.5		4.5	
Lane Grp Cap (vph)	208	3707	201	3694		326	
v/s Ratio Prot		c0.29		0.29		c0.04	
v/s Ratio Perm	0.24		0.05				
v/c Ratio	0.34	0.40	0.07	0.39		0.20	
Uniform Delay, d1	5.8	6.2	4.6	6.2		40.4	
Progression Factor	1.00	1.00	1.00	1.00		1.00	
Incremental Delay, d2	4.3	0.3	0.7	0.3		1.4	
Delay (s)	10.2	6.5	5.3	6.5		41.8	
Level of Service	B	A	A	A		D	
Approach Delay (s)		6.7		6.5		41.8	
Approach LOS		A		A		D	

Intersection Summary			
HCM 2000 Control Delay	7.8	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.36		
Actuated Cycle Length (s)	120.0	Sum of lost time (s)	9.0
Intersection Capacity Utilization	53.7%	ICU Level of Service	A
Analysis Period (min)	15		

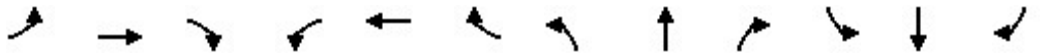
c Critical Lane Group



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	46	1065	105	150	664	126	38	79	97	123	110	31
Future Volume (vph)	46	1065	105	150	664	126	38	79	97	123	110	31
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5	4.5	4.5	4.5		4.5	4.5		4.5	4.5	
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95		1.00	1.00		1.00	1.00	
Frpb, ped/bikes	1.00	1.00	1.00	1.00	1.00		1.00	1.00		1.00	1.00	
Flpb, ped/bikes	1.00	1.00	1.00	1.00	1.00		1.00	1.00		1.00	1.00	
Frt	1.00	1.00	0.85	1.00	0.98		1.00	0.92		1.00	0.97	
Flt Protected	0.95	1.00	1.00	0.95	1.00		0.95	1.00		0.95	1.00	
Satd. Flow (prot)	1769	3539	1583	1770	3442		1763	1709		1770	1793	
Flt Permitted	0.21	1.00	1.00	0.07	1.00		0.60	1.00		0.20	1.00	
Satd. Flow (perm)	387	3539	1583	126	3442		1112	1709		379	1793	
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	50	1158	114	163	722	137	41	86	105	134	120	34
RTOR Reduction (vph)	0	0	77	0	9	0	0	26	0	0	6	0
Lane Group Flow (vph)	50	1158	37	163	850	0	41	165	0	134	148	0
Confl. Peds. (#/hr)	2					2	4					4
Turn Type	pm+pt	NA	Perm	pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases	6		6	2			4			8		
Actuated Green, G (s)	59.8	54.7	54.7	73.9	64.3		26.0	20.9		37.1	27.5	
Effective Green, g (s)	59.8	54.7	54.7	73.9	64.3		26.0	20.9		37.1	27.5	
Actuated g/C Ratio	0.36	0.33	0.33	0.44	0.39		0.16	0.13		0.22	0.17	
Clearance Time (s)	4.5	4.5	4.5	4.5	4.5		4.5	4.5		4.5	4.5	
Lane Grp Cap (vph)	181	1162	520	201	1329		193	214		182	296	
v/s Ratio Prot	0.01	c0.33		c0.07	0.25		0.01	0.10		c0.05	0.08	
v/s Ratio Perm	0.09		0.02	0.29			0.03			c0.11		
v/c Ratio	0.28	1.00	0.07	0.81	0.64		0.21	0.77		0.74	0.50	
Uniform Delay, d1	36.5	55.8	38.4	46.7	41.7		60.7	70.5		55.4	63.2	
Progression Factor	1.00	1.00	1.00	1.00	1.00		1.00	1.00		1.00	1.00	
Incremental Delay, d2	3.8	25.6	0.3	28.7	2.4		2.5	23.0		23.1	5.9	
Delay (s)	40.3	81.4	38.7	75.4	44.0		63.2	93.5		78.5	69.2	
Level of Service	D	F	D	E	D		E	F		E	E	
Approach Delay (s)		76.2			49.0			88.1			73.5	
Approach LOS		E			D			F			E	

Intersection Summary			
HCM 2000 Control Delay	67.2	HCM 2000 Level of Service	E
HCM 2000 Volume to Capacity ratio	0.64		
Actuated Cycle Length (s)	166.5	Sum of lost time (s)	22.5
Intersection Capacity Utilization	69.7%	ICU Level of Service	C
Analysis Period (min)	15		

c Critical Lane Group



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	709	183	95	1542	0	87	1	115	50	34	30
Future Volume (vph)	0	709	183	95	1542	0	87	1	115	50	34	30
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		4.5	4.5	4.5	4.5		4.5	4.5		4.5	4.5	
Lane Util. Factor		0.95	1.00	1.00	0.95		1.00	1.00		1.00	1.00	
Frpb, ped/bikes		1.00	0.96	1.00	1.00		1.00	0.97		1.00	0.82	
Flpb, ped/bikes		1.00	1.00	1.00	1.00		0.79	1.00		1.00	1.00	
Frt		1.00	0.85	1.00	1.00		1.00	0.85		1.00	0.93	
Flt Protected		1.00	1.00	0.95	1.00		0.95	1.00		0.95	1.00	
Satd. Flow (prot)		3539	1526	1768	3539		1406	1544		1763	1425	
Flt Permitted		1.00	1.00	0.21	1.00		0.69	1.00		0.49	1.00	
Satd. Flow (perm)		3539	1526	382	3539		1016	1544		902	1425	
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	771	199	103	1676	0	95	1	125	54	37	33
RTOR Reduction (vph)	0	0	79	0	0	0	0	109	0	0	22	0
Lane Group Flow (vph)	0	771	120	103	1676	0	95	17	0	54	48	0
Confl. Peds. (#/hr)	8		12	12		8	271		6	6		271
Turn Type	pm+pt	NA	Perm	pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases	6		6	2			4			8		
Actuated Green, G (s)		52.4	52.4	57.6	52.5		23.0	18.0		23.0	18.0	
Effective Green, g (s)		52.4	52.4	57.6	52.5		23.0	18.0		23.0	18.0	
Actuated g/C Ratio		0.36	0.36	0.40	0.36		0.16	0.12		0.16	0.12	
Clearance Time (s)		4.5	4.5	4.5	4.5		4.5	4.5		4.5	4.5	
Lane Grp Cap (vph)		1278	551	200	1281		174	191		172	176	
v/s Ratio Prot		0.22		c0.02	c0.47		c0.02	0.01		0.01	0.03	
v/s Ratio Perm			0.08	0.19			c0.07			0.04		
v/c Ratio		0.60	0.22	0.52	1.31		0.55	0.09		0.31	0.27	
Uniform Delay, d1		37.8	32.1	31.0	46.3		55.6	56.2		53.0	57.6	
Progression Factor		1.00	1.00	1.00	1.00		1.00	1.00		1.00	1.00	
Incremental Delay, d2		2.1	0.9	9.2	144.5		11.8	0.9		4.7	3.8	
Delay (s)		39.9	33.0	40.1	190.7		67.3	57.1		57.8	61.4	
Level of Service		D	C	D	F		E	E		E	E	
Approach Delay (s)		38.5			182.0			61.5			59.8	
Approach LOS		D			F			E			E	

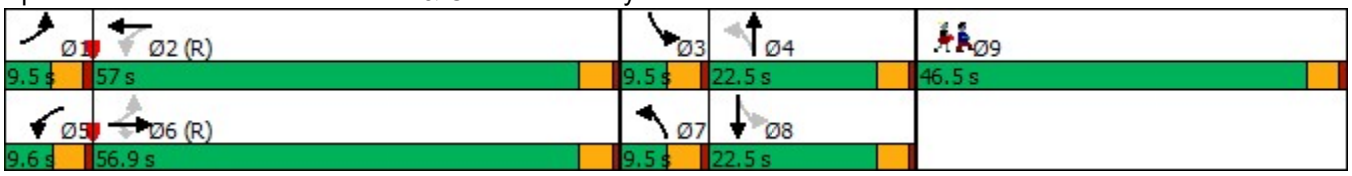
Intersection Summary			
HCM 2000 Control Delay	123.5	HCM 2000 Level of Service	F
HCM 2000 Volume to Capacity ratio	0.68		
Actuated Cycle Length (s)	145.0	Sum of lost time (s)	22.5
Intersection Capacity Utilization	69.5%	ICU Level of Service	C
Analysis Period (min)	15		

c Critical Lane Group

Phase Number	1	2	3	4	5	6	7	8	9
Movement	EBL	WBTL	SBL	NBTL	WBL	EBTL	NBL	SBTL	Ped
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lead	Lag	
Lead-Lag Optimize	Yes		Yes		Yes		Yes		
Recall Mode	Max	Max	Max	Max	Max	Max	Max	Max	Max
Maximum Split (s)	9.5	57	9.5	22.5	9.6	56.9	9.5	22.5	46.5
Maximum Split (%)	6.6%	39.3%	6.6%	15.5%	6.6%	39.2%	6.6%	15.5%	32.1%
Minimum Split (s)	9.5	56.5	9.5	22.5	9.5	56.5	9.5	22.5	46.5
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1	1	1	1	1	1	1	1	1
Minimum Initial (s)	5	5	5	5	5	5	5	5	7
Vehicle Extension (s)	3	3	3	3	3	3	3	3	3
Minimum Gap (s)	3	3	3	3	3	3	3	3	3
Time Before Reduce (s)	0	0	0	0	0	0	0	0	0
Time To Reduce (s)	0	0	0	0	0	0	0	0	0
Walk Time (s)									7
Flash Dont Walk (s)									35
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes	No
Inhibit Max	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Start Time (s)	135.4	144.9	56.9	66.4	135.4	0	56.9	66.4	88.9
End Time (s)	144.9	56.9	66.4	88.9	0	56.9	66.4	88.9	135.4
Yield/Force Off (s)	140.4	52.4	61.9	84.4	140.5	52.4	61.9	84.4	130.9
Yield/Force Off 170(s)	140.4	52.4	61.9	84.4	140.5	52.4	61.9	84.4	95.9
Local Start Time (s)	135.4	144.9	56.9	66.4	135.4	0	56.9	66.4	88.9
Local Yield (s)	140.4	52.4	61.9	84.4	140.5	52.4	61.9	84.4	130.9
Local Yield 170(s)	140.4	52.4	61.9	84.4	140.5	52.4	61.9	84.4	95.9

Intersection Summary	
Cycle Length	145
Control Type	Pretimed
Natural Cycle	145
Offset: 0 (0%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	

Splits and Phases: 7: Roswell St & Old Milton Pkwy



STAFF REPORT

Department: City Clerk
Submitted By: Lauren Shapiro
Meeting Date: April 24, 2023

AGENDA ITEM:

Alcoholic Beverage License Application
Consideration of approval of the following alcoholic beverage license application:

1. PH-23-AB-08 Yumbii Atwater, LLC, d/b/a Yumbii
2685 Old Milton Parkway Suite 150, Alpharetta, GA 30004
Restaurant
Consumption on Premises
Distilled Spirits, Beer, Wine & Sunday Sales
Owner: Yumbii Atwater, LLC
Registered Agent: Carson Young

STAFF RECOMMENDATION:

Approve, as part of the Consent Agenda, the following alcoholic beverage license application:

1. PH-23-AB-08 Yumbii Atwater, LLC, d/b/a Yumbii, 2685 Old Milton Parkway Suite 150, Alpharetta, GA 30004

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO
FISCAL IMPACT: NO
INCLUDED IN CURRENT FY CPTL BUDGET: NO
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST:
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

ITEM DESCRIPTION:

The above referenced Alcoholic Beverage License Application was heard and considered during a virtual Alcohol License Public Hearing on Monday, April 17, 2023. There were no public comments during the hearing. At the conclusion of the hearing, City Clerk, Lauren Shapiro, recommended approval and forwarded the above referenced application to City Council for final approval.

ALTERNATIVES:

ATTACHMENTS:

1. Alcohol License Public Hearing Minutes 4-18-2023

ALCOHOL LICENSE PUBLIC HEARING
APRIL 18, 2023

ALPHARETTA CITY CLERK'S OFFICE
VIRTUAL MEETING VIA ZOOM
CITY CLERK: LSHAPIRO@ALPHARETTA.GA.US
ASSISTANT CITY CLERK: KVANHORN@ALPHARETTA.GA.US

2:00 PM

I. VIRTUAL MEETING ZOOM LINK

The City of Alpharetta's Alcohol License Public Hearings are a virtual meeting via Zoom. The meeting begins at 2:00 p.m. on the day of the scheduled hearing. To join the meeting, pleases click on this link: https://zoom.us

Zoom Meeting ID: 828 5173 8692

II. CALL TO ORDER

- City Clerk Lauren Shapiro called the meeting to order at 2:03 p.m.

III. ROLL CALL

- Lauren Shapiro, City Clerk
- Kiersten VanHorn, Assistant City Clerk
- Jacob O'Donnell, Code Enforcement Officer
- Carson Young, Owner of Yumbii Atwater, LLC
- Katy Young, wife of Carson Young

IV. PUBLIC HEARING

A. PH-23-AB-08 Yumbii Atwater, LLC
d/b/a Yumbii
2685 Old Milton Parkway Suite 150
Alpharetta, GA 30004

Restaurant
Consumption on Premises
Distilled Spirits, Beer, Wine & Sunday Sales

Owner: Yumbii Atwater, LLC
Registered Agent: Carson Young

- Mr. Carson Young, owner of Yumbii Atwater, LLC and residing at 2751 Dover Road, Atlanta, GA 30327, was on the call. His wife, Katy, was also on the call to help interpret as Mr. Young is legally hearing-impaired.
- Mrs. Young described the business as a fast & casual, family-friendly restaurant that originally started out as a food truck business. The food is a blend of Asian-Mexican fusion. They have 4 locations throughout the metropolitan area and one more opening soon.

- Mrs. Young indicated the restaurant opened in early-April and they currently have 8 employees.
- Mrs. Young advised that all employees taking orders, handling, or pouring alcohol will have a pouring permit. The employees are TIPS trained and go through a thorough internal training when hired.
- Mr. O'Donnell addressed the applicant's question as to having a locked beer cooler that will be unlocked by an employee holding a valid pouring permit when an alcoholic beverage is purchased.
- Ms. Shapiro reminded the applicant that once the local license is issued, a state license will need to be obtained before they can begin serving alcohol.
- Officer O'Donnell confirmed that City staff has reviewed the application and that it meets all the City's requirements for an alcohol license. Ms. Shapiro recommended the application be approved and advised the applicant that a representative will need to appear in person at the Alpharetta City Council meeting on Monday, April 24, 2023, at 6:30 pm in case Mayor or Council have any questions.

V. PUBLIC COMMENT

- There were no public comments.

VI. ADJOURNMENT

- City Clerk Lauren Shapiro adjourned the hearing at 2:17 p.m.

Respectfully submitted,

Kiersten VanHorn

Kiersten VanHorn, Assistant City Clerk

STAFF REPORT

Department: Community Development
Submitted By: Michael Woodman
Meeting Date: April 24, 2023

AGENDA ITEM: MP-23-01 WINDWARD PARK

The applicants, META Real Estate Partners and Empire Communities, are requesting a master plan amendment to modify the residential housing mix to allow for 100 'For-Sale' townhomes and 130 'For-Sale' condominium units in the 47.7-acre Windward Park mixed-use development. A master plan amendment is requested to the Windward Master Plan Pod 66. The property is located at 0 North Point Parkway and 0 Dryden Road at the southwest corner of Windward Parkway and North Point Parkway.

This item was considered by the Planning Commission at the January 5, 2023 meeting. There were two (2) public comments in opposition to the request with concerns that the proposal is different than the original vision for the property and impacts to overcrowded schools. After discussion, Planning Commission deferred the applicant's request. Vote 7-0

The applicant submitted a revised site plan changing the 'For-Rent' building to a 'For-Sale' condominium building and removing the variance to eliminate the neighborhood grocery.

This item was re-considered by the Planning Commission at the April 13, 2023 meeting. Staff recommended approval subject to 18 conditions. There were a few public comments with concerns over traffic, open space and how the concurrency is applied. After discussion, Planning Commission recommended approval of the applicant's request. Vote 6-0

PLANNING COMMISSION RECOMMENDATION:

Approve MP-23-01 Windward Park, subject to the following conditions:

1. The site shall be developed substantially similar to the site plan prepared by AEC, revised 1/9/23, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. Architectural style shall be representative of the submitted renderings prepared by Cooper Carry, dated 11/1/22, with final approval by DRB.
3. Development regulations shall be as follows:
    a. Commercial – Retail and restaurant uses shall be limited to no more than 31,400 square feet and shall be located in buildings that have at least one floor of non-retail uses, except that one freestanding retail building shall be permitted as depicted on Site 3. Freestanding retail building shall have a minimum height of 24'. First floor retail uses in the 'For-Sale' condominium building shall have a minimum height of 18'.
    b. Office – Office use shall not exceed 500,000 square feet and building heights shall not exceed 8 stories.
    c. 'For-Sale' Townhomes – Up to 100 'For-Sale' townhomes shall be permitted in up to 3 story buildings, depicted as Sites 4 & 5 on the site plan. The 1st 50 townhomes shall be built on Site 5. Starting with the 51st townhome, townhomes shall be constructed concurrently with retail/restaurant uses and a certificate of occupancy shall not be issued until a minimum 31,400 square feet of retail/restaurant use has been constructed or is substantially under construction, as determined by Staff. No more than 10% of units shall be rented as stated in the HOA documents.
    d. 'For-Sale' Condominiums – Up to 130 'For-Sale' condominium units shall be permitted in a building up to 5 stories, depicted as Site 3 on the site plan. At-grade 'For-Sale' condominium units shall be limited to no more than 2 sides of the building and shall have walkouts with sidewalk connections. Active uses, such as commercial and office shall be required on storefront streets. No more than 10% of units shall be rented as stated in the HOA documents.
    e. Parking Decks – Maximum 6 levels, substantially as depicted on the site plan prepared by AEC, revised 1/9/23, except that parking deck height shall not exceed the finished height of the building it serves.

Parking decks visible from Windward Parkway, North Point Parkway and Georgia 400 shall be treated with comparable materials and finishes as the buildings they serve. Parking decks shall be screened from the street and 'For-Sale' townhomes with evergreen landscaping of sufficient size, as approved by DRB. Suitability of parking deck elevation, visibility and landscape screening shall be approved by DRB.

4. Site 3 buildings shall have a minimum 30' setback and minimum 20' landscape strip along North Point Parkway.
5. 'For-Sale' condominium building parking deck and service area shall be screened from North Point Parkway and Dryden Road with decorative walls and/or landscaping, as approved by DRB.
6. Buildings with retail uses facing Windward Parkway or North Point Parkway shall not exceed 200' in length, excluding the 'For-Sale' condominium building which has ground floor retail uses facing North Point Parkway.
7. Windward Park shall be limited to the following uses and further restricted by conditions of zoning:
    a. Office
    b. Service Retail
    c. Restaurant (no drive thru, except as permitted in the 2015 conditions)
    d. Residential – 'For-Sale', Attached.
8. Minimum parking requirements for 'For-Sale' condominium and townhome units shall be 2.5 spaces/unit and each townhome unit shall have a minimum 18' long driveway.
9. Retail storefront streets shall include landscaping in foundation planters and/or large planted decorative pots, as approved by DRB.
10. Developer shall make reasonable efforts to save the grouping of Sourwoods and an Oak at the northwest corner of North Point Parkway and Dryden Road, as approved by Staff.
11. Open space shall be developed as depicted on the site plan prepared by AEC, revised 1/9/23, including the amenities depicted on Sites 3, 4 and 5.
12. Swimming pool on Site 3 shall be screened from Safe Haven Place with a decorative wall or fencing and decorative landscaping, as approved by DRB.
13. Sculptures and focal point features shall be provided per the 2015 conditions, subject to approval by the Cultural Arts Commission.
14. Retaining walls shall receive architectural façade treatment or be heavily landscaped. Retaining walls visible from developed areas exceeding 16' in height shall be terraced.
15. At least 1 rooftop amenity shall be required within the development. Restaurants shall include outdoor dining areas.
16. Trees, shrubs and other landscaping planted with the initial installation of development infrastructure shall be assessed and any dead, dying or missing landscaping shall be replaced, as approved by Staff.
17. Areas between townhome driveways shall be landscaped with small trees and shrubs, as approved by DRB.
18. Conditions of zoning related to file #MP-15-04/V-15-08 Windward Point/Pod 66 shall remain in effect, except where modified by the conditions above.

ITEM DESCRIPTION:

The submitted request, if approved, would allow for the construction of 100 'For-Sale' townhomes and 130 'For-Sale' condominium units in the 47.7-acre Windward Park mixed-use development. A master plan amendment to the Windward Master Plan Pod 66 is proposed to modify the residential housing mix. The proposed density will remain the same as previously approved at 8.7 dwelling units per acre. The property is located at 0 North Point Parkway and 0 Dryden Road at the southwest corner of Windward Parkway and North Point Parkway.

Windward Park is currently developed with 185 'For-Sale' townhomes, a 250-room Hilton Hotel, several internal streets and a central green space and stormwater park. The property is zoned CUP (Community Unit Plan) subject to the Windward Master Plan Pod 66. Surrounding properties are zoned CUP to the north, east, south and west. Caravelle is located to the southwest, Hilton Hotel is located to the north, MARTA Park n' Ride is located to the west and Windward Crossing shopping center and AT&T are located to the east. The property has a comprehensive land use plan designation of 'Mixed Use'.

The Windward Master Plan was approved in 1988 as an office park west of Big Creek and residential communities east of Big Creek. Pod 66 of the Master Plan was last amended in 2015 to allow for the Windward Park mixed-use development, permitting 'For-Sale' residential, office, retail/restaurant, and hotel uses. Variances were also approved with the 2015 master plan amendment allowing for a reduction in parking and

encroachments into stream buffers. The applicant's current master plan amendment request would modify the residential housing mix. The table below compares the applicant's zoning proposal to the 2015 Windward Park entitlement.

Development Comparison

Use	Applicant's Proposal	Windward Park (F.K.A. Windward Point)
Residential	130 'For-Sale' Condominiums 100 'For-Sale' Townhomes 185 "For-Sale' Townhomes (existing)	200 'For-Sale' Condominiums 191 'For-Sale' Townhomes 24 Live/Work Townhomes
Residential Density	8.7 dwelling units/acre	8.7 dwelling units/acre
Office	500,000 SF	500,000 SF
Commercial	31,400 SF	31,400 SF
Hotel	250 Rooms	250 Rooms
Open Space	7.15 acres (15%)	7.15 acres (15%)

SITE PLAN

The site plan depicts a seven (7) story, 250,000 square foot office building and six (6) level parking deck at the corner of Windward Parkway and North Point Parkway (Site 2) and an eight (8) story, 250,000 square foot office building and six (6) level parking deck along Dryden Road (Site 1). An 8,000 square foot freestanding retail building and a five (5) story, 130-unit 'For-Sale' condominium building and parking deck are depicted at the corner of Dryden Road and North Point Parkway (Site 3). The first floor of the condominium building will have 15,000 square feet of retail/restaurant uses along the storefront streets. The 100, three (3) story 'For-Sale' townhome units are depicted along North Point Parkway, Lighthouse Lane, and Safe Haven Place (Sites 4 and 5). A stormwater park and green space have been developed at the center of the property.

New local streets, including on-street parking and sidewalks, have been constructed within the development providing access to each of the sites described above, except that Site 1 has access from Dryden Road. In addition, sidewalks are proposed throughout each of the development sites. The site plan complies with the required landscape strips and building setbacks established in the 2015 Windward Park mixed-use development.

Three (3) parking decks are proposed within the development, including two (2), six (6) level parking decks related to the office buildings and a parking deck related to the 'For-Sale' condominium building. The site plan calls out 3,560 parking spaces, of which 2,732 parking spaces are required. In addition, there are approximately 31 on-street parking spaces adjacent to townhome Sites 4 & 5, twelve (12) on-street spaces adjacent to 'For-Sale' condominium Site 3, and thirteen (13) on-street spaces adjacent to office Site 1.

Windward Park – Required vs. Provided Parking

Site	Use	SF/units	Parking Rate*	Required	Provided
1, 2	Office Retail	500,000 SF 8,400 SF	1/250 SF 1/200 SF	2,000 spaces 42 spaces	2,778 spaces
3	'For-Sale' Condos Retail	130 units 23,000 SF	2.5/unit 1/200 SF	325 spaces 115 spaces	382 spaces
4, 5	'For-Sale' Townhomes	100 units	2.5/unit	250 spaces	400 spaces

*2015 Conditions of zoning required the lesser of 2 spaces/unit or 1 space/bedroom for townhomes and condominiums. Hotel and office parking are permitted to be reduced by up to 25% by Staff upon acceptance of a shared parking study.

The site plan calls out 7.15 acres, or fifteen percent (15%) open space, which meets the minimum requirement in the CUP district. Much of the open space was developed in conjunction with the existing townhomes on the south half of the property. In addition, the central green space and stormwater park was installed with the initial infrastructure development phase. Open space is depicted between North Point Parkway and the proposed Site 4 townhomes. Amenity space is depicted in and around the townhomes and 'For-Sale' condominium building including a swimming pool, rooftop gathering area with fire pit, balconies, yards, patios and pavilion.

Most of the property has been cleared and graded which limits opportunities to save trees. However, much of Site 2 at the corner of Windward Parkway and North Point Parkway remains undisturbed. Previous conditions of zoning required the developer to make reasonable efforts to save specimen and groupings of smaller trees. The grouping of Sourwoods and Oaks at the northwest corner of North Point Parkway and Dryden Road is a potential tree save opportunity. A stormwater park central to the development and an underground stormwater facility along North Point Parkway have already been constructed to support the development. According to the applicant, the market will dictate phasing, but it is anticipated that the townhomes will be constructed first.

TRAFFIC

The applicant's proposal does not increase the total number of residential units; therefore, the trip generation should be substantially the same as previously approved.

SCHOOLS

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

FULTON COUNTY SCHOOLS – 130 'For-Rent' Units and 100 'For-Sale' Townhomes

School	Estimated # New FCS Students Generated
Creek View Elementary School	5 – 52
Webb Bridge Middle School	1 – 15
Alpharetta High School	7 – 27
Total	13 – 94

Based on the total figure for all school levels, it can be assumed that the proposed development could house approximately 13 – 94 school age children. Numbers provided by Fulton County Schools show that Creek View Elementary School and Webb Bridge Middle School are currently over capacity.

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 zoning proposal is consistent with the comprehensive land use plan designation of the property. Adjacent and nearby properties are developed as office parks and a retail center. The mixed-use development is located along Georgia 400 with nearby access to the highway, as well as access to MARTA. If approved, Site 4 townhomes should be constructed concurrently with 31,400 square feet of retail/restaurant use since that location was previously approved for commercial development.

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

Response: The proposed mixed-use development would not adversely affect adjacent and nearby properties, which are zoned and developed with non-residential uses.

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

Response: Most of the property has been cleared and graded limiting opportunities for tree saves. If approved, a condition is recommended requiring the developer to make reasonable efforts to save the tree grouping at the northwest corner of North Point Parkway and Dryden Road.

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

Response: The subject property could be used as currently zoned. However, the proposed townhomes are smaller (1,500 – 1,900 square feet), which will serve a mid-entry buyer. If approved, Site 4 townhomes should be constructed concurrently with 31,400 square feet of retail/restaurant use since that location was previously approved for commercial development. Commercial uses that support residential and office are important to the overall success of a mixed-use development because they can reduce vehicular trips.

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: A mixed-use development should reduce impacts on public facilities and services by providing a place to live, work and play. The applicant's proposal does not increase density above what was previously approved and open space is provided within the mixed-use development for the enjoyment of residents and visitors to the property. In addition, the site is located in close proximity to the Georgia 400 interchange at Windward Parkway which will help disperse the vehicular trips generated to and from the site.

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 does not increase residential density. If approved, Site 4 townhomes should be constructed concurrently with 31,400 square feet of retail/restaurant use since that location was previously approved for commercial development.

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

Response: The subject property could be used as currently zoned. However, the proposed townhomes are smaller (1,500 – 1,900 square feet), which will serve a mid-entry buyer. If approved, Site 4 townhomes should be constructed concurrently with 31,400 square feet of retail/restaurant use since that location was previously approved for commercial development. Commercial uses that support residential and office are important to the overall success of a mixed-use development because they can reduce vehicular trips.

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 subject property, which is 'Mixed Use'.

CONCURRENCES

Staff reviewed the applicant's proposal against the established review criteria for a master plan amendment. The

master plan amendment is consistent with the future land use designation of the property and will compliment surrounding properties which are primarily developed as office parks and a retail center. The proposed density will remain the same as previously approved and the mixed-use development is located in close proximity to Georgia 400, as well as access to MARTA. If approved, Site 4 townhomes should be constructed concurrently with 31,400 square feet of retail/restaurant use since that location was previously approved for commercial development.

CITIZEN PARTICIPATION PLAN

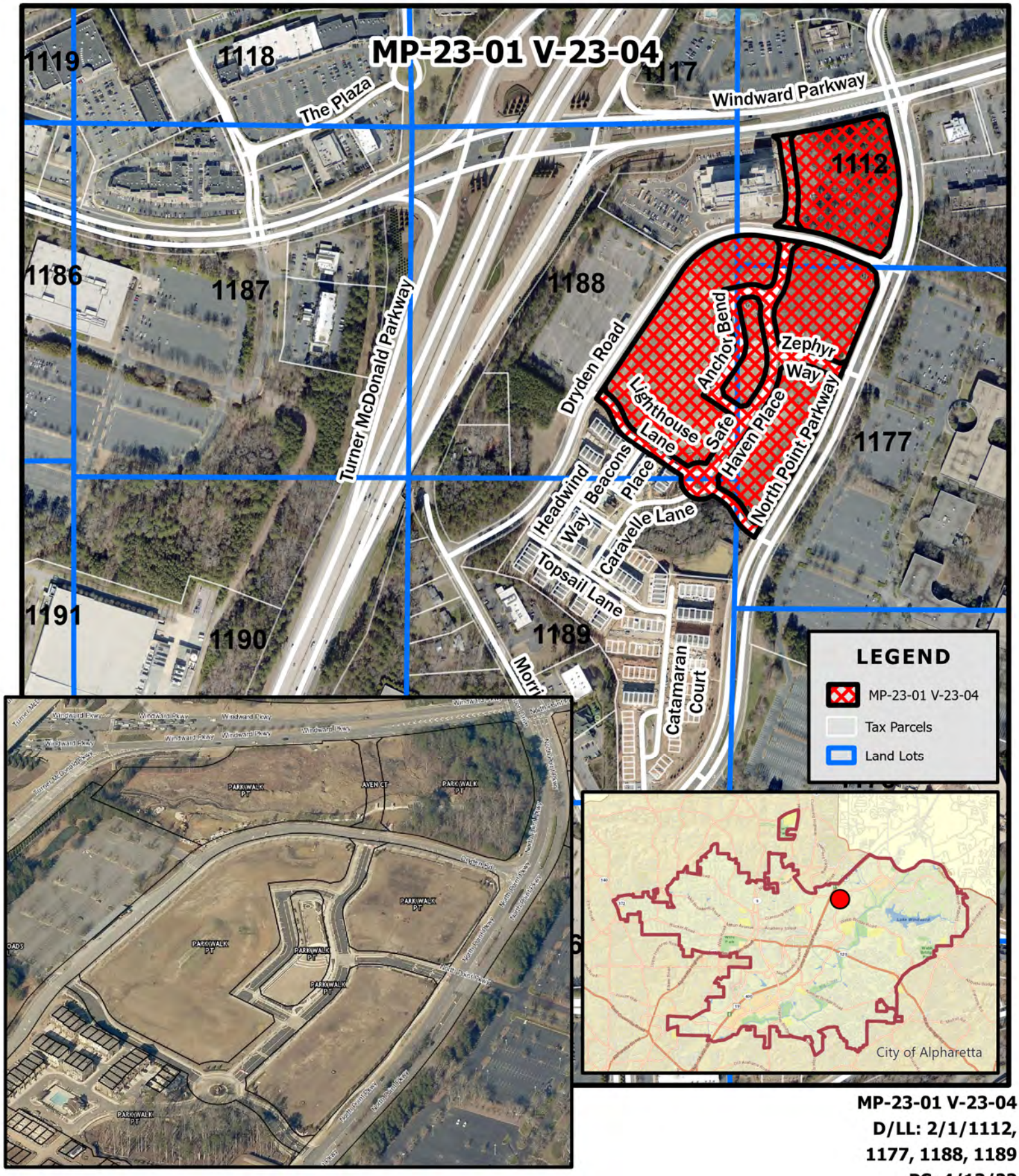
The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on December 14, 2022. There were several public comments, including more green space, play area for children, sit down restaurant in retail area, and concern over office space being vacant.

ATTACHMENTS:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Location Map
- Latest Site Plan
- Windward Park Zoning Plan (2015)
- CZIM Sign In Sheet
- Citizen Part B
- Application

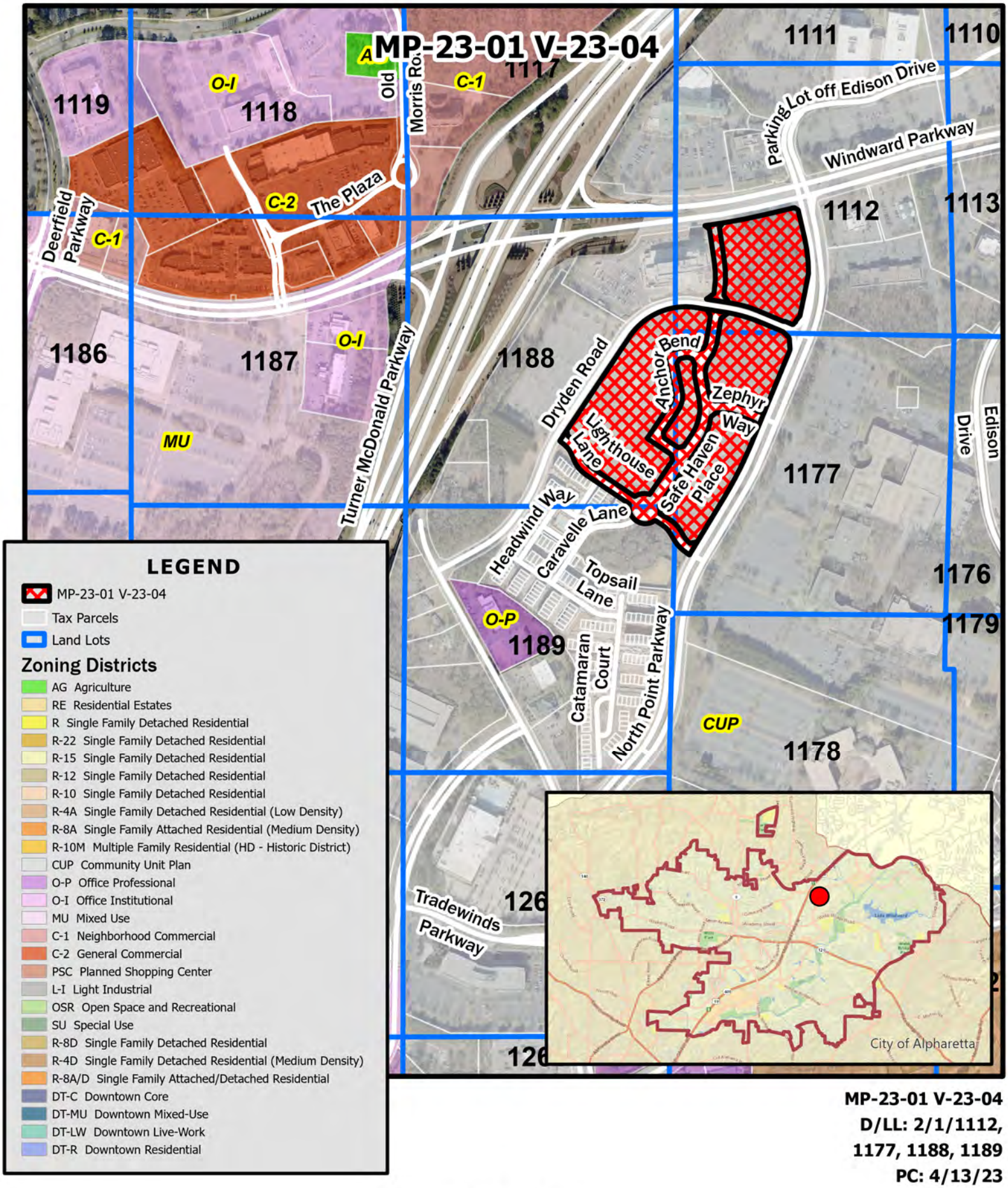


MP-23-01 V-23-04
D/LL: 2/1/1112, 1177, 1188, 1189
PC: 4/13/23
CC: 4/24/23

Aerial Map
META/Windward Park
0 North Point Parkway

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS

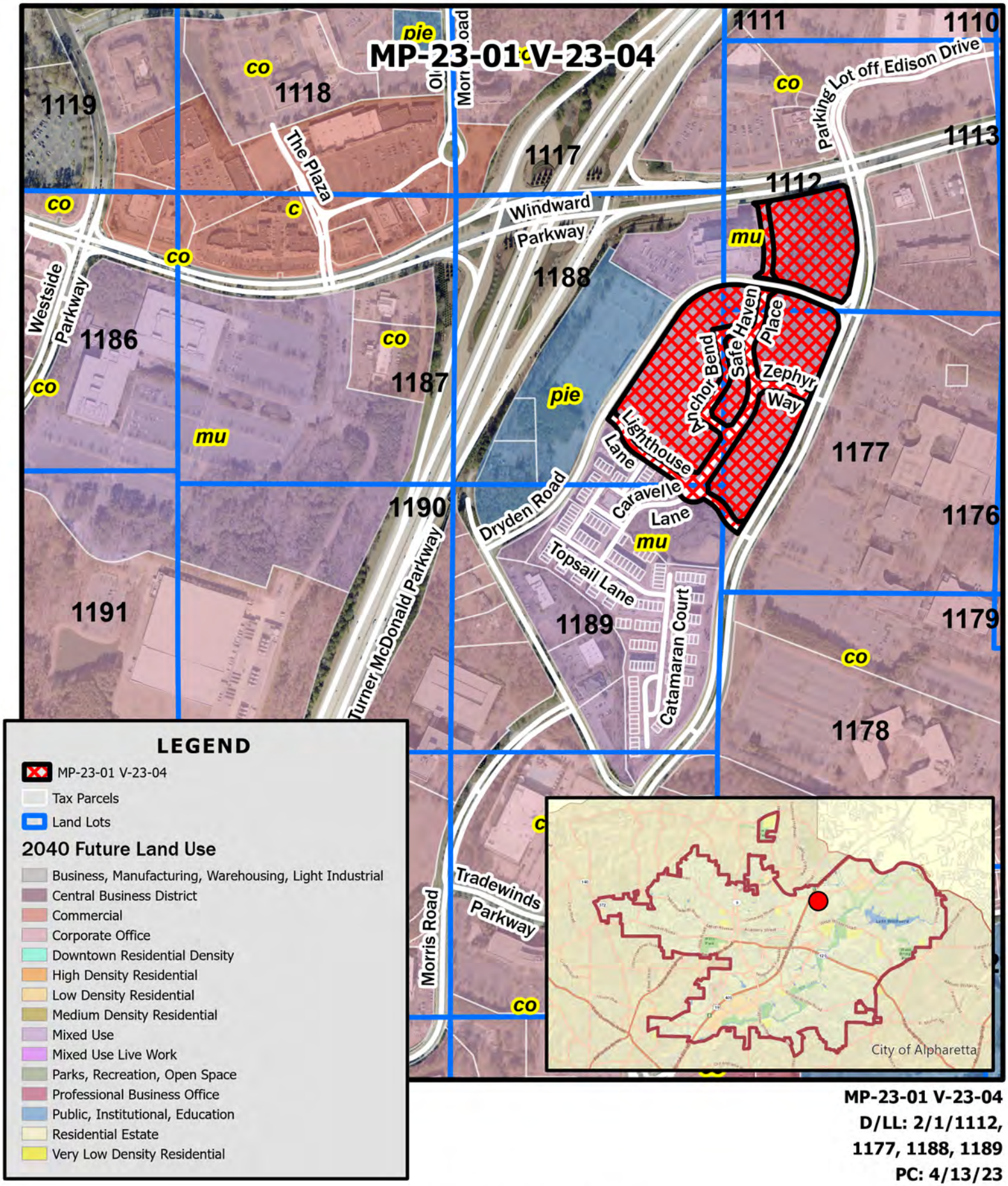


MP-23-01 V-23-04
D/LL: 2/1/1112, 1177, 1188, 1189
PC: 4/13/23
CC: 4/24/23

THE CITY OF ALPHARETTA GEORGIA

Zoning Map
META/Windward Park
0 North Point Parkway

Location Map Provided by:
Community Development - GIS



LEGEND

- MP-23-01 V-23-04
- Tax Parcels
- Land Lots

2040 Future Land Use

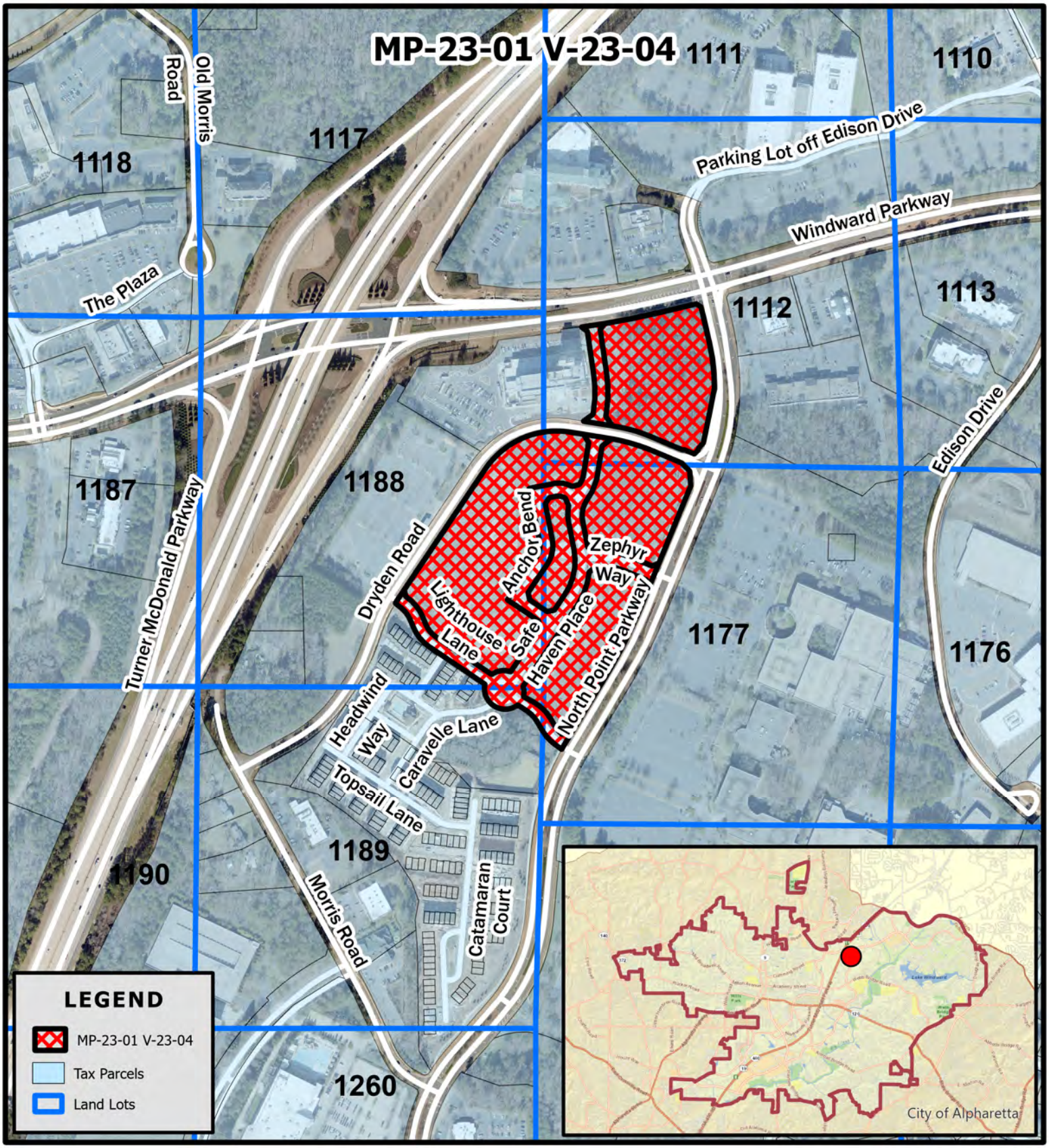
- Business, Manufacturing, Warehousing, Light Industrial
- Central Business District
- Commercial
- Corporate Office
- Downtown Residential Density
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Mixed Use Live Work
- Parks, Recreation, Open Space
- Professional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

MP-23-01 V-23-04
D/LL: 2/1/1112, 1177, 1188, 1189
PC: 4/13/23
CC: 4/24/23

Future Land Use Map
META/Windward Park
0 North Point Parkway

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS

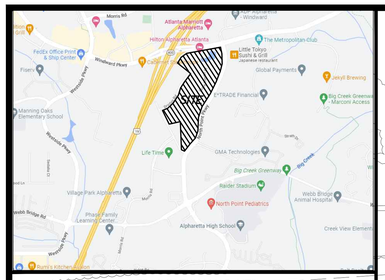


MP-23-01 V-23-04
D/LL: 2/1/1112, 1177, 1188, 1189
PC: 4/13/23
CC: 4/24/23

Location Map
META/Windward Park
0 North Point Parkway

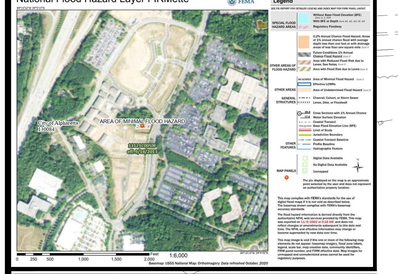
THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS



SITE LOCATION MAP (NTS)

National Flood Hazard Layer FIRMette



	Element Description
X	Key and/or legend and site location map with North arrow
X	Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning.
X	Acreage of the subject property.
X	Location of land lot lines and identification of land lots.
X	Existing, proposed, new dedicated, and future reserved rights-of-way of all streets, roads, and rail lines adjacent to and on the subject property.
X	Proposed streets on the subject site.
X	Current zoning of the subject site and adjoining properties.
X	Existing buildings (with square footages, heights, and stories), walls, driveways, fences, cell towers, and any other structures or improvements on the subject property.
X	Location of proposed buildings with square footages, heights, and stories.
X	Layout and minimum lot size of proposed single-family residential lots.
X	Topography of subject site.
X	Required and proposed setbacks.
X	100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps.
X	Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed.
X	Tree lines, woodlands, significant trees with critical root zones (1.3 x trunk diameter), and open fields on subject site.
X	Required and proposed parking spaces, loading, and unloading facilities.
X	Lakes, streams, and other waters on the site and associated buffers. Wetlands shown on GIS maps or survey.
X	Proposed stormwater management facilities.
N/A	Entrance distance profile assuming the driver's eye at a height of 3.5 feet.
X	Existing driveways located within 150 feet of the subject property on adjacent or nearby parcels (including those parcels on the opposite side of a public street).
X	Proposed access driveways and the available intersection sight distance (according to AASHTO Green Book).

NOTE:

1. ALL WETLANDS BEING IMPACTED ON THE PROPERTY ARE PERMITTED WITH THE ARMY CORP OF ENGINEERS.
2. BASED UPON THE ARBORIST REPORT BY OUTDOOR SPACES, THE REMAINING SPECIMEN TREES ARE LOCATED ON SITE 2.
3. THERE ARE NO PROPOSED CHANGES TO THE EXISTING ROADS AND TIE IN POINTS TO THE PUBLIC RIGHT OF WAY.
4. ALL INTERNAL ROADS ARE PRIVATE.
5. SITE DESIGN BY COOPER CARRY, DATED 11-1-2022.
6. ALL RESIDENTIAL DRIVEWAYS ARE 18' DEPTH MINIMUM (MEASURED FROM EDGE OF GARAGE TO EDGE OF ALLEY).
7. TYPICAL PROPOSED TOWNHOME DIMENSION IS 22' WIDE x 38' DEEP AND 20' WIDE x 35' DEEP..

PROPOSED PARCEL DATA

SITE 1:

ACREAGE:	4.25 AC.
PROPOSED USE:	OFFICE
TOTAL S.F.:	250,000 S.F.
BUILDING HEIGHT:	8-STORIES (132')

SITE 2:

ACREAGE:	4.33 AC.
PROPOSED USE:	OFFICE
TOTAL S.F.:	250,000 S.F.
BUILDING HEIGHT:	7-STORIES (118')

SITE 3:

ACREAGE:	3.16 AC.
PROPOSED USE:	CONDOMINIUM RESIDENTIAL/ RETAIL
RETAIL S.F.:	23,000 S.F.
CONDO RES S.F.:	132,000 S.F
AMENITY S.F.:	10,000 S.F.
TOTAL S.F.:	165,000 S.F. (33,000 PER FLOOR)
BUILDING HEIGHT:	5-STORIES (70')
TOTAL UNITS:	130 UNITS
AVERAGE UNIT SIZE:	1,015 S.F.

SITE 4:

ACREAGE:	3.42 AC.
PROPOSED USE:	TOWNHOMES
TOTAL UNITS:	49 UNITS
BUILDING HEIGHT:	3-STORIES (42')
MINIMUM UNIT S.F.:	2,100 S.F.

SITE 5:

ACREAGE:	3.00 AC.
PROPOSED USE:	TOWNHOMES
TOTAL UNITS:	51 UNITS
BUILDING HEIGHT:	3-STORIES (42')
MINIMUM UNIT S.F.:	2,100 S.F.

SITE DATA:

LAND LOTS 1112, 1177, 1188, & 1189
1st DISTRICT 2nd SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

TOTAL ACREAGE:	47.65 ac.
SITE PLAN REVISION ACREAGE:	19.17 ac.
CURRENT ZONING:	CUP
FUTURE LAND USE:	MU

PROPOSED USES:

• TOWNHOME:	(187 units existing, 100 units proposed)
• HOTEL:	(249 room hotel existing)
• OFFICE:	(500,000 s.f. proposed)
• RETAIL:	(23,000 s.f. proposed)
• CONDOMINIUM RESIDENTIAL:	(130 units proposed)

PROPOSED SETBACKS

FRONT (SITE 4):	60' at NORTHPOINT PARKWAY
FRONT (SITES 2& 3):	30' at NORTHPOINT PARKWAY
FRONT (SITE 2):	30' at WINDWARD PARKWAY
FRONT:	10' at ALL INTERNAL STREETS

PROPOSED LANDSCAPE STRIPS

NORTHPOINT PKWY:	20'
WINDWARD PKWY:	20'
ALL OTHER STREETS:	10' (PUBLIC AND PRIVATE)

MAXIMUM BUILDING/ PARKING COVERAGE:	17.15 ac. (36%)
EXISTING BUILDING/ PARKING COVERAGE:	
- CARAVELLE:	5.14 ac.
- HILTON HOTEL:	1.72 ac.
PROPOSED BUILDING/ PARKING COVERAGE:	
- BUILDINGS:	6.79 ac.
- PARKING (DECK AND SURFACE):	2.05 ac.
TOTAL PROPOSED BUILDING/ PARKING COVERAGE:	8.84 ac.
TOTAL OVERALL BUILDING/ PARKING COVERAGE:	15.69 ac. (33%)

PROPOSED PARKING SUMMARY:

SITE 1:

PROPOSED USE:	OFFICE
TOTAL S.F.:	250,000 S.F.
REQUIRED PARKING:	1,000 SPACES (4:1000)
PROPOSED PARKING:	1,524 SPACES (6 LEVEL DECK)

SITE 2:

PROPOSED USE:	OFFICE
TOTAL S.F.:	250,000 S.F.
REQUIRED PARKING:	1,000 SPACES (4:1000)
PROPOSED PARKING:	1,254 SPACES (6 LEVEL DECK)

SITE 3:

PROPOSED USE:	CONDO RESIDENTIAL/ RETAIL
RETAIL S.F.:	23,000 S.F.
REQUIRED PARKING:	115 SPACES (5:1000)
CONDO RESIDENTIAL:	130 UNITS
REQUIRED PARKING:	267 SPACES (2 SP PER UNIT + 1:20 UNITS)
REQUIRED PARKING.:	382 SPACES
PROVIDED PARKING:	382 SPACES

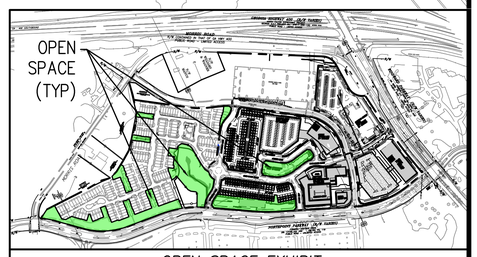
SITE 4:

PROPOSED USE:	TOWNHOMES
TOTAL UNITS:	49 UNITS
REQUIRED PARKING:	98 SPACES (2 PER UNIT)
PROPOSED PARKING:	98 SPACES (GARAGE SPACES)

SITE 5:

PROPOSED USE:	TOWNHOMES
TOTAL UNITS:	51 UNITS
REQUIRED PARKING:	102 SPACES (2 PER UNIT)
PROPOSED PARKING:	102 SPACES (GARAGE SPACES)

*STORMWATER MANAGEMENT WILL BE HANDLED IN THE EXISTING FACILITIES ALREADY CONSTRUCTED AND OPERATIONAL.



OPEN SPACE EXHIBIT
(15% OF AREA: 7.15 ac.)

AEC
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
50 Warm Springs Circle
Roswell • Georgia • 30075
(770) 641-1942 • www.aecatl.com

NORTH
100 0 100 200

ZONING PLAN

Windward Park

Alpharetta, Georgia

PROJECT INFORMATION
PROJECT NO.: 22-4755
DATE: 11-1-2022 REVISED: 1-9-2023
SCALE: 1" = 100'
FILE NAME: Windward Park- 2022 Zoning Plan.dwg
DESIGN/DRAWN: SLR/ slr

MIXED USE DEVELOPMENT SUMMARY

USE	SQUARE FEET OR UNITS	MAXIMUM STORIES	PARKING REQUIRED	PARKING PROVIDED
RESIDENTIAL				
TOWNHOMES	191 UNITS	4 STORY	477 SPACES	438 SPACES
FOR SALE CONDOMINIUM	200 UNITS	5 STORY	400 SPACES	400 SPACES
LIVE WORK TOWNHOMES	24 UNITS	4 STORY	48 SPACES	48 SPACES
OFFICE				
A. WINDWARD PARKWAY	250,000 SF	10 STORY	1000 SPACES	1000 SPACES
B. DRYDEN ROAD	250,000 SF	10 STORY	1000 SPACES	1000 SPACES
RETAIL/RESTAURANT	27,400 SF	2 STORY	273 SPACES	274 SPACES
BANK	4,000 SF	2 STORY	14 SPACES	14 SPACES

NOTE: APPLICABLE LOADING REQUIREMENTS WILL BE SATISFIED

SITE AREA CALCULATIONS

PARCEL	TOTAL ACREAGE	GROUND COVERAGE (BUILDINGS, PARKING DECKS, AND SURFACE PARKING)	NET AREA	% GROUND COVERAGE
TOWN HOME	37.15	9.56	22.7	25.73%
HOTEL	5.49	2.58	2.91	46.99%
CORNER PARCEL AT N.P PARKWAY AND WINDWARD	4.12	1.21	2.91	29.37%
RETAIL/OFFICE/RESIDENTIAL	16.19	7.65	16.42	47.30%
CONDO/RETAIL BUFFER	2.5			
TOTAL	47.65	16.11		33.81%

NOTE: A MINIMUM OF 15% OF SITE GROSS AREA AND 20% OF TAXABLE AS OPEN SPACE PER COMMUNITY UNIT PLAN REQUIREMENTS. SEE GREENSPACE PLAN FOR CALCULATIONS

WINDWARD POINT

LOT 1 AREA = 9.611 ACRES
LOT 3 AREA = 38.039 ACRES
TOTAL AREA = 47.65 ACRES

REFER TO A TA/ACSM LAND TITLE SURVEY FOR LOT LOCATIONS AND DESCRIPTIONS

PERVIOUS AREA (GREENSPACE) AS DEFINED BY CITY OF ALPHARETTA= 18.74 AC = 40% OF TOTAL SITE AREA
CITY REQ. 30% MIN

OPEN SPACE AS DEFINED BY CITY OF ALPHARETTA= 14.87 AC = 31% OF TOTAL SITE AREA
CITY REQ. 15% MIN

GROUND COVERAGE AS DEFINED BY CITY OF ALPHARETTA= 16.11 AC = 34% OF TOTAL SITE AREA
CITY REQ. 56% MAX



LOCATION MAP



0' 50' 100' 200' NORTH

HGOR
Two Live Oak
3445 Peachtree Rd NE
Ste. 1-25
Atlanta, Georgia 30326
www.hgor.com
p. 404.978.1460
f. 404.248.1092

CONTACT INFORMATION
ROB KINCHELOE
3930 EAST JONES BRIDGE ROAD,
SUITE 145
NORCROSS, GA 30092

TEL: 770-448-8998
FAX: 770-448-8343

MASTER PLAN

WINDWARD POINT

POD 66 OF WINDWARD MASTER PLAN
ALPHARETTA, GA

JULY 8, 2015

WORTHINGTON HYDE PARTNERS
REAL ESTATE INVESTMENT

JOHN WIELAND HOMES AND NEIGHBORHOODS

PIEPER O'BRIEN HERR ARCHITECTS

Community Zoning Information Meeting (CZIM) **December 14, 2022**
Please sign-in and leave your comments and/or concerns.

MP-23-01/V-23-04 META/Windward Park

NAME	ADDRESS	COMMENTS
Keisha BERKley	935 Catamaran Ct. Alpharetta GA	
Stephanie & Shanan Byous	962 Catamaran Ct Alpharetta GA	more green space; enclosed play space for children; sit down restaurants in retail space

Community Zoning Information Meeting (CZIM) **December 14, 2022**

Please sign-in and leave your comments and/or concerns.

MP-23-01/V-23-04 META/Windward Park

NAME	ADDRESS	COMMENTS
Ashley Jennings and Trevor Toth	721 Topsail Lane Alpharetta GA 30005	- concerned about new office space being unoccupied. - Hopeful for restaurants + cafes being added to the community.
Sarah Thomas	5750 Windward Pkwy Alpharetta, GA 30005	—
Tammy Elliott	103 Caravelle LN Alpharetta, GA 30005	excited for development - would like to see playground for community

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: **MP-23-01 META (Winward Park)**

Contact Name: **Kathryn M. Zickert (Smith, Gambrell & Russell, LLP)** Telephone: **404. 815 . 3500**

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 the property owners noted on the attached lists. A Community Zoning Information Meeting was held on December 14, 2022. The Applicant answered questions from the public generally regarding the scope of the development and what is being proposed. There was no express opposition at that meeting.

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: Kathryn M Zickert Date: **01.25.2023**

Print Form

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

MANUS GLENN E
80 SPRING PLACE DR
JASPER GA 30143

GRANDHI MRIDULA
332 BEACONS PL
ALPHARETTA GA 30005

BANDARU SREEKANTH & PAMU VIJAYA LAKSHMI
523 HEADWIND WAY
ALPHARETTA GA 30005

LENNAR GEORGIA INC
1000 HOLCOMB WOODS PKWY
BLDG/STE 200 200
ROSWELL GA 30076

MANNE VENKATA NAVEEN KUMAR & KOLLI JHANSI
330 BEACONS PL
ALPHARETTA GA 30005

WADHWANI POOJA & SHAVKANI DHARMENDRA KUMAR
326 BEACONS PL
ALPHARETTA GA 30005

ZHANG JIE & HUANG YUN
517 HEADWIND WAY
ALPHARETTA GA 30005

YANG NING & WANG DUYUAN
6240 CLIFTON CIR
SUWANEE GA 30024

SINGH RAM CHANDER & SINGH PRIYA
507 HEADWIND WAY
ALPHARETTA GA 30005

320 BEACONS PLACE LLC
4170 FALLS RIDGE DR
ALPHARETTA GA 30022

PONNAM BALA SUDARSHAN & KOLLI SRUTHI
509 HEADWIND WAY
ALPHARETTA GA 30005

AMARAPU SINDHU & DATHI VENKAT KIRAN
511 HEADWIND WAY
ALPHARETTA GA 30005

SWAMINATHAN SUBRAMANIAN
327 BEACONS PL
ALPHARETTA GA 30005

LINGAM SHEELA RANI
104 ROYAL BURGESS WAY
MCDONOUGH GA 30253

ADABALA RAMYA SREE & BUDI VENKATA SRIKANTH
331 BEACONS PL
ALPHARETTA GA 30005

GUO JINSI & GUAN HONG
2640 BARLEY DOWNS CIR
CUMMING GA 30040

DEVELOPMENT AUTHORITY OF FULTON COUNTY
141 PRYOR ST SW STE 2052
ATLANTA GA 30303

BAJAJ PAVAN K & LOYA SANDHYA
907 CATAMARAN CT
ALPHARETTA GA 30005

LEVITT FANNY
746 TOPSAIL LANE
ALPHARETTA GA 30005

CASE CHRISTINE MARIE CASE KAITLIN ELIZABETH
903 CATAMARAN CT
ALPHARETTA GA 30005

YOON HYUNG JU & YOON CHRISTINE JINHEE
738 TOPSAIL LANE
ALPHARETTA GA 30005

JENKINS ANTHONY LAMAR
722 TOPSAIL LANE
ALPHARETTA GA 30005

POLEPEDDI BHAVANI SHANKER NIVAS & BHAGAVATULA LAKSHMI SARASWATHI
720 TOPSAIL LANE
ALPHARETTA GA 30005

GUNTURU NAVEENA & PRASAD RAMISETTI VENKATESWARA RAVI
400 CARAVELLE WALK
ALPHARETTA GA 30005

OTERO GALVIS ROCELIE DEL MAR & IGLESIAS ABBATEMARCO GABRIEL ANDRES
537 HEADWIND WAY
ALPHARETTA GA 30005

METRO ATLANTA PROPERTY GROUP LLC
8025 PRESTWICK CIR
DULUTH GA 30097

MITRA ANGIR & SHARMISTHA
535 HEADWIND WAY
ALPHARETTA GA 30005

JENA AXAYA KUMAR & JENA BISMITA SRICHANDAN
408 CARAVELLE WALK
ALPHARETTA GA 30005

A T & T RESOURCE MGMT CORP
1010 PINE 9E-L-01
SAINT LOUIS MO 63101

WINDWARD MILL LLC
P O BOX 450233
ATLANTA GA 31145-0233

WINDWARD PARK MASTER ASSOCIATION INC
5605 GLENRIDGE DR STE 880
ATLANTA GA 30342

WINDWARD POINT WHP INC
3930 E JONES BRIDGE RD STE 145
NORCROSS GA 30092

ORF II WINDWARD CROSSING LLC A
5865 N POINT PARKWAY STE 250
ALPHARETTA GA 30022

GEORGIAS OWN CREDIT UNION
1155 PEACHTREE ST NE STE 400
ATLANTA GA 30309-3600

LAUKIEN DIRK
24 WATERWAY AVE STE 225
SPRING TX 77380

A D P INC
3520 PIEDMONT RD NE STE 410
ATLANTA GA 30305-1512

DIAMONDROCK ALPHARETTA OWNER LLC
3 BETHESDA METRO CENTER STE 1500
BETHESDA MD 20814

KM BUILDING LLC
5780 WINDWARD PKWY STE 275
ALPHARETTA GA 30005-5216

RADIANT NORTH POINT PROPERTIES LLLP
1170 PEACHTREE ST STE 2000
ATLANTA GA 30309

GAVINI SHIREESHA & SURENDAR REDDY
527 HEADWIND WAY
ALPHARETTA GA 30005

PALMER MAURICE LAJUANE
525 HEADWIND WAY
ALPHARETTA GA 30005

HUANG YINJIE
425 LAFAYETTE CLOSE
ROSWELL GA 30075

GUNDLA KONDAL REDDY
519 HEADWING WAY
ALPHARETTA GA 30005

SOMARAJU MADHURIMA & CHANDRASEKARA RAO
2495 MANOR VW
CUMMING GA 30041

YAN QIONG & CAO CHEN
4130 BRADBURY LN
ALPHARETTA GA 30022

NOMULA RAJANI & RAYABARAPU PAVAN
324 BEACONS PL
ALPHARETTA GA 30005

KIM YUUN KWAN & KYE OK
505 HEADWIND WAY
ALPHARETTA GA 30005

GUNDLA KONDAL REDDY
322 BEACONS PL
ALPHARETTA GA 30005

KOTAMRAJU NALINI R & KASTURIPANI VEERA LAXMAN
513 HEADWIND WAY
ALPHARETTA GA 30005

PANDYA SNEHALKUMAR GIRISHKUMAR & TANVI SNEHALKUMAR
321 BEACONS PL
ALPHARETTA GA 30005

JACKSON D J
323 BEACONS PL
ALPHARETTA GA 30005

KARNWAL HIMANSHU & GARIMA
5680 PRESERVE CIR
ALPHARETTA GA 30005

DONTHAMSETTY RAMESH C ET AL
304 BRIARCLIFF RD
WEST POINT GA 31833

WINDWARD MILL LLC
P.O. BOX 450233
ATLANTA GA 31145-0233

KAPOOR TARUN & KOTHAPALLI AKHILA REDDY
911 CATAMARAN CT
ALPHARETTA GA 30005

FRASARD MICHAEL C
909 CATAMARAN CT
ALPHARETTA GA 30005

NOBLE MERCY GIRLIE BERINA
905 CATAMARAN CT
ALPHARETTA GA 30005

ROGERS CAMPUS II LLC
2050 MARCONI DR
ALPHARETTA GA 30005

KUMARAVELU THIYAGARAJAN &
BABU BHARATHI SHANMUGA
736 TOPSAIL LANE
ALPHARETTA GA 30005

PENSON JUSTIN RASHAD & BROWN NAKIA LESHAI
734 TOPSAIL LANE
ALPHARETTA GA 30005

KRUG KIMBERLY ANN
730 TOPSAIL LANE
ALPHARETTA GA 30005

ASAYESH NIHAL
728 TOPSAIL LANE
ALPHARETTA GA 30005

LANG RUILI & ZHANG CHUNFU
726 TOPSAIL LANE
ALPHARETTA GA 30005

RAVULAPALLI TEJASWINI & CHOWDARY ARE NITIN
724 TOPSAIL LANE
ALPHARETTA GA 30005

KAUSHIK BHUPESH & SANGEETA
402 CARAVELLE WALK
ALPHARETTA GA 30005

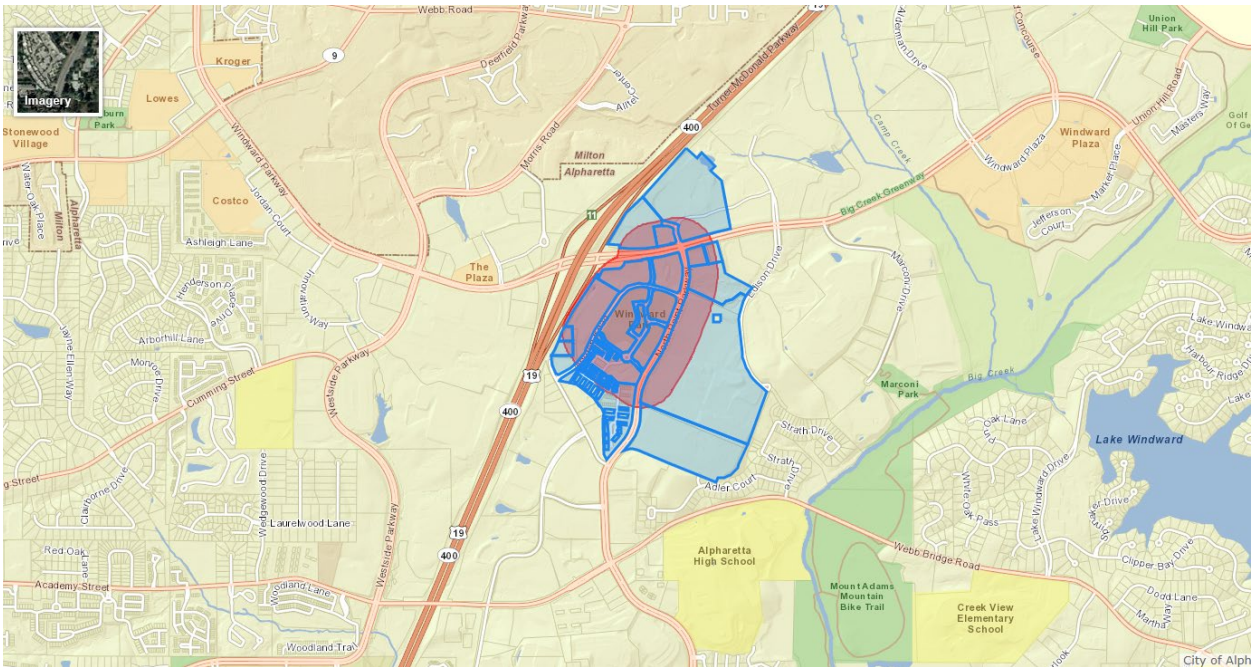
FLEMING JAI SHA MONE
539 HEADWIND WAY
ALPHARETTA GA 30005

YOUSEFI FAYSAL
8025 PRESTWICK CIR
DULUTH GA 30097

HAYES LARRY
533 HEADWIND WAY
ALPHARETTA GA 30005

JAMESON JOHN JOSEPH III
531 HEADWIND WAY
ALPHARETTA GA 30005

ZHANG YONG & MA LIYA
5566 FARMSIDE WAY
ALPHARETTA GA 30022


Imagery
Webb Road
Kroger
Lowes
Stonewood Village
Costco
Milton
Alpharetta
The Plaza
Windward Plaza
Union Hill Park
Big Creek Greenway
Marconi Park
Lake Windward
Alpharetta High School
Mount Adams Mountain Bike Trail
Creek View Elementary School
Webb Bridge Road
Laurelwood Lane
Academy Street
Cumming Street
Westside Parkway
Turner McDonald Parkway
Adler Court
Strath Drive
Big Creek
Camp Creek
City of Alph

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: _____
PH #: _____
☐ Property Taxes & Code Violations Verified
☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT • 2 PARK PLAZA • ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Kathryn M. Zickert, Smith, Gambrell & Russell, LLP Telephone: 404.815.3500

Address: 1105 W. Peachtree Street, NE Suite: 1000

City Atlanta State: GA Zip: 30309 Fax: 404.685.7004

Mobile Tel: 404.906.2792 Email: kzickert@sgrlaw.com

Subject Property Information:

Address: See attached list of property owners Current Zoning: _____

District: 1 Section: 2 Land Lot: 748 Parcel ID: See attached

Proposed Zoning: MP Current Use: Partially built mixed-use development

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

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

Property Owners' List

Parcel	Property Address	Owner	Acres
22-5450-1188-170-1	0 Dryden Road	WINWARD MILL LLC	0.442 ac.
22-5450-1188-057-0	0 Northpoint Parkway	WINWARD MILL LLC	4.848 ac.
22-5500-1177-142-5	0 Northpoint Parkway	WINWARD PARK MASTER ASSOCIATION INC	0.972 ac
21-5490-1112-050-0	0 Northpoint Parkway	WINWARD POINT WHP INC	3.27 ac.
22-5450-1188-059-6	0 Northpoint Parkway	WINWARD POINT WHP INC	7.3 ac.
21-5490-1112-049-2	0 Northpoint Parkway	WINWARD PARK MASTER ASSOCIATION INC	4.113 ac.

Applicant Request And Intent

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

See attached Letter of Intent.

Applicant's Request (Please itemize the proposal):

See attached Letter of Intent.

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

See attached Letter of Intent.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Windward Mill, LLC Telephone:

Address: 5607 Glenridge Drive Suite: Suite 430

City Atlanta State: GA Zip: 30342 -

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- ☐ Annexation
- ☐ Special Use
- ☐ Rezoning
- ☐ Conditional Use
- ☒ Variance
- ☒ Master Plan
- ☐ Land Use Application
- ☐ Other

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Kathryn M. Zickert - Smith, Gambrell & Russell, LLP Telephone: 404-815-3704

Address: 1105 W. Peachtree Street Suite: 1000

City Atlanta State: GA Zip: 30309 -

So Sworn and Attested:

Owner Signature: Robert D. Wood Date: 9/26/22

Notary:

Notary Signature: Betsy B. Marshall Date: 9/26/22

My Commission Expires: June 19, 2023

Betsy B Marshall NOTARY PUBLIC Gwinnett County, Georgia

12

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Windward Park Master Association, Inc. Telephone:

Address: 5607 Glenridge Drive Suite: Suite 430

City Atlanta State: GA Zip: 30342 -

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- ☐ Annexation
- ☐ Special Use
- ☐ Rezoning
- ☐ Conditional Use
- ☒ Variance
- ☒ Master Plan
- ☐ Land Use Application
- ☐ Other

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Kathryn M. Zickert - Smith, Gambrell & Russell, LLP Telephone: 404-815-3704

Address: 1105 W. Peachtree Street Suite: 1000

City Atlanta State: GA Zip: 30309 -

So Sworn and Attested:

Owner Signature: [signature] Date: 9/26/22

Notary:

Notary Signature: Betsy B. Marshall Date: 9/26/22

My Commission Expires: June 19, 2023

Betsy B Marshall NOTARY PUBLIC Gwinnett County, Georgia

12

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Windward Point WHP, Inc. Telephone:

Address: 5607 Glenridge Drive Suite: Suite 430

City Atlanta State: GA Zip: 30342 -

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- ☐ Annexation
- ☐ Special Use
- ☐ Rezoning
- ☐ Conditional Use
- ☒ Variance
- ☒ Master Plan
- ☐ Land Use Application
- ☐ Other

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Kathryn M. Zickert - Smith, Gambrell & Russell, LLP Telephone: 404-815-3704

Address: 1105 W. Peachtree Street Suite: 1000

City Atlanta State: GA Zip: 30309 -

So Sworn and Attested:

Owner Signature: Robert W. Wright Date: 9/26/22

Notary:

Notary Signature: Betsy B. Marshall Date: 9/26/22

My Commission Expires: June 19, 2023

Betsy B Marshall NOTARY PUBLIC Gwinnett County, Georgia

12

DISCLOSURE FORM

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

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

Name of Applicant or Opponent: Empire Communities

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: Donald Mitchell Position: City Council

Description of Contribution: Campaign Contribution Value: $2,800

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-3.

Signature: _____ Date: 9/29/22

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~~: META Real Estate Partners

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: _____ 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-3.

Signature: _____ Date: 9/26/22

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~~: Windward Mill, LLC

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: _____ 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-3.

Signature: _____ Date: 9/26/22

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~~: Windward Park Master Association, Inc.

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: _____ 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-3.

Signature: Robert A. Dorf Date: 9/26/22

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~~: Windward Point WHP, Inc.

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: _____ 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-3.

Signature: _____ Date: 9/26/22

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~~: Winward Point WHP, Inc.

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: Donald Mitchell Position: City Council

Description of Contribution: Campaign Contribution Value: $500.00

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-3.

Signature: Kathryn M Zickert Kathryn M. Zickert
Smith, Gambrell & Russell, LLP Date: 09.30.2022

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~~: Winward Point WHP, Inc.

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: _____ 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-3.

Signature: _____ J. Alexander Brock
Smith, Gambrell & Russell, LLP

Date: 09.30.2022

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~~: Winward Point WHP, Inc.

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: _____ 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-3.

Signature: _____ Dennis J. Webb, Jr.
Smith, Gambrell & Russell, LLP

Date: 09.30.2022

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

See attached Letter of Intent

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

See attached Letter of Intent

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

See attached Letter of Intent

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

See attached Letter of Intent

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

See attached Letter of Intent

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

See attached Letter of Intent

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

See attached Letter of Intent

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

Board Of Zoning Appeals Review Criteria

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

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

N/A

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

N/A

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

N/A

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.

N/A

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: _____

Contact Name: Kathryn M. Zickert Telephone: 404.815.3500

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

See attached

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 can ask questions via email or telephone, and at the public participation meeting.

500’ Property Owner List

Parcel #	Owner	Owner’s Address	
22 545011880190	MARTA	2424 PIEDMONT RD NE	ATLANTA GA 30324
22 545011880240	MANUS GLENN E	80 SPRING PLACE DR	JASPER GA 30143
21 550011771433	Unidentified	Unidentified	Unidentified
22 545011890892	GRANDHI MRIDULA	332 BEACONS PL	ALPHARETTA GA 30005
22 545011890694	BANDARU SREEKANTH & PAMU VIJAYA LAKSHMI	523 HEADWIND WAY	ALPHARETTA GA 30005
22 545011890975	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011890900	MANNE VENKATA NAVEEN KUMAR & KOLLI JHANSI	330 BEACONS PL	ALPHARETTA GA 30005
22 545011890991	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011890926	WADHWANI POOJA & SHAVKANI DHARMENDRA KUMAR	326 BEACONS PL	ALPHARETTA GA 30005
22 545011890728	ZHANG JIE & HUANG YUN	517 HEADWIND WAY	ALPHARETTA GA 30005
22 545011890801	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011880794	YANG NING & WANG DUYUAN	6240 CLIFTON CIR	SUWANEE GA 30024
22 545011880778	SINGH RAM CHANDER & SINGH PRIYA	507 HEADWIND WAY	ALPHARETTA GA 30005
22 545011880950	320 BEACONS PLACE LLC	4170 FALLS RIDGE DR	ALPHARETTA GA 30022
22 545011880760	PONNAM BALA SUDARSHAN & KOLLI SRUTHI	509 HEADWIND WAY	ALPHARETTA GA 30005
22 545011880752	AMARAPU SINDHU & DATHI VENKAT KIRAN	511 HEADWIND WAY	ALPHARETTA GA 30005
22 545011880851	SWAMINATHAN SUBRAMANIAN	327 BEACONS PL	ALPHARETTA GA 30005
22 545011880844	LINGAM SHEELA RANI	104 ROYAL BURGESS WAY	MCDONOUGH GA 30253
22 545011880836	ADABALA RAMYA SREE & BUDI VENKATA SRIKANTH	331 BEACONS PL	ALPHARETTA GA 30005
22 545011880828	GUO JINSI & GUAN HONG	2640 BARLEY DOWNS CIR	CUMMING GA 30040

22 545011881016	DEVELOPMENT AUTHORITY OF FULTON COUNTY	141 PRYOR ST SW STE 2052	ATLANTA GA 30303
22 545011881677	BAJAJ PAVAN K & LOYA SANDHYA	907 CATAMARAN CT	ALPHARETTA GA 30005
22 545011881578	LEVITT FANNY	746 TOPSAIL LANE	ALPHARETTA GA 30005
22 545011881651	CASE CHRISTINE MARIE CASE KAITLIN ELIZABETH	903 CATAMARAN CT	ALPHARETTA GA 30005
22 545011881560	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011881545	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011881537	YOON HYUNG JU & YOON CHRISTINE JINHEE	738 TOPSAIL LANE	ALPHARETTA GA 30005
22 545011881636	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011881503	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011881610	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011881602	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011881404	JENKINS ANTHONY LAMAR	722 TOPSAIL LANE	ALPHARETTA GA 30005
22 545011881586	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011881396	POLEPEDDI BHAVANI SHANKER NIVAS & BHAGAVATULA LAKSHMI SARASWATHI	720 TOPSAIL LANE	ALPHARETTA GA 30005
22 545011881487	GUNTURU NAVEENA & PRASAD RAMISETTI VENKATESWARA RAVI	400 CARAVELLE WALK	ALPHARETTA GA 30005
22 545011881107	OTERO GALVIS ROCELIE DEL MAR & IGLESIAS ABBATEMARCO GABRIEL ANDRES	537 HEADWIND WAY	ALPHARETTA GA 30005
22 545011881453	METRO ATLANTA PROPERTY GROUP LLC	8025 PRESTWICK CIR	DULUTH GA 30097

22 545011881115	MITRA ANGIR & SHARMISTHA	535 HEADWIND WAY	ALPHARETTA GA 30005
22 545011881446	JENA AXAYA KUMAR & JENA BISMITA SRICHANDAN	408 CARAVELLE WALK	ALPHARETTA GA 30005
21 550011760089	A T & T RESOURCE MGMT CORP	1010 PINE 9E-L-01	SAINT LOUIS MO 63101
22 545011881701	WINDWARD MILL LLC	P O BOX 450233	ATLANTA GA 31145-0233
22 545011880604	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
21 549011120500	WINDWARD PARK MASTER ASSOCIATION INC	5605 GLENRIDGE DR STE 880	ATLANTA GA 30342
21 549011120492	WINDWARD PARK MASTER ASSOCIATION INC	5605 GLENRIDGE DR STE 880	ATLANTA GA 30342
22 545011880596	WINDWARD POINT WHP INC	3930 E JONES BRIDGE RD STE 145	NORCROSS GA 30092
22 545011880646	MARTA	2424 PIEDMONT RD NE	ATLANTA GA 30324-3330
21 549011120237	ORF II WINDWARD CROSSING LLC A	5865 N POINT PARKWAY STE 250	ALPHARETTA GA 30022
21 549011120468	GEORGIAS OWN CREDIT UNION	1155 PEACHTREE ST NE STE 400	ATLANTA GA 30309-3600
21 549011120476	LAUKIEN DIRK	24 WATERWAY AVE STE 225	SPRING TX 77380
21 549011110345	A D P INC	3520 PIEDMONT RD NE STE 410	ATLANTA GA 30305-1512
21 549011110402	DIAMONDROCK ALPHARETTA OWNER LLC	3 BETHESDA METRO CENTER STE 1500	BETHESDA MD 20814
21 549011120419	KM BUILDING LLC	5780 WINDWARD PKWY STE 275	ALPHARETTA GA 30005-5216
21 550011780194	RADIANT NORTH POINT PROPERTIES LLLP	1170 PEACHTREE ST STE 2000	ATLANTA GA 30309
22 545011890678	GAVINI SHIREESHA & SURENDAR REDDY	527 HEADWIND WAY	ALPHARETTA GA 30005
22 545011890686	PALMER MAURICE LAJUANE	525 HEADWIND WAY	ALPHARETTA GA 30005
22 545011890967	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011890702	HUANG YINJIE	425 LAFAYETTE CLOSE	ROSWELL GA 30075
22 545011890983	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076

22 545011890710	GUNDLA KONDAL REDDY	519 HEADWING WAY	ALPHARETTA GA 30005
22 545011890918	SOMARAJU MADHURIMA & CHANDRASEKARA RAO	2495 MANOR VW	CUMMING GA 30041
22 545011890736	YAN QIONG & CAO CHEN	4130 BRADBURY LN	ALPHARETTA GA 30022
22 545011890934	NOMULA RAJANI & RAYABARAPU PAVAN	324 BEACONS PL	ALPHARETTA GA 30005
22 545011880786	KIM YUUN KWAN & KYE OK	505 HEADWIND WAY	ALPHARETTA GA 30005
22 545011880943	GUNDLA KONDAL REDDY	322 BEACONS PL	ALPHARETTA GA 30005
22 545011880745	KOTAMRAJU NALINI R & KASTURIPANI VEERA LAXMAN	513 HEADWIND WAY	ALPHARETTA GA 30005
22 545011880885	PANDYA SNEHALKUMAR GIRISHKUMAR & TANVI SNEHALKUMAR	321 BEACONS PL	ALPHARETTA GA 30005
22 545011880877	JACKSON D J	323 BEACONS PL	ALPHARETTA GA 30005
22 545011880869	KARNWAL HIMANSHU & GARIMA	5680 PRESERVE CIR	ALPHARETTA GA 30005
22 545011880810	DONTHAMSETTY RAMESH C ET AL	304 BRIARCLIFF RD	WEST POINT GA 31833
22 545011891007	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011880570	WINDWARD MILL LLC	P.O. BOX 450233	ATLANTA GA 31145-0233
22 545011880588	MARTA	2424 PIEDMONT RD NE	ATLANTA GA 30324-3330
22 545011881693	KAPOOR TARUN & KOTHAPALLI AKHILA REDDY	911 CATAMARAN CT	ALPHARETTA GA 30005
22 545011881685	FRASARD MICHAEL C	909 CATAMARAN CT	ALPHARETTA GA 30005
22 545011881669	NOBLE MERCY GIRLIE BERINA	905 CATAMARAN CT	ALPHARETTA GA 30005
22 545011881552	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011881644	ROGERS CAMPUS II LLC	2050 MARCONI DR	ALPHARETTA GA 30005
22 545011881529	KUMARAVELU THIYAGARAJAN & BABU BHARATHI SHANMUGA	736 TOPSAIL LANE	ALPHARETTA GA 30005
22 545011881511	PENSON JUSTIN RASHAD & BROWN NAKIA LESHAI	734 TOPSAIL LANE	ALPHARETTA GA 30005

22 545011881628	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011881495	KRUG KIMBERLY ANN	730 TOPSAIL LANE	ALPHARETTA GA 30005
22 545011881438	ASAYESH NIHAL	728 TOPSAIL LANE	ALPHARETTA GA 30005
22 545011881420	LANG RUILI & ZHANG CHUNFU	726 TOPSAIL LANE	ALPHARETTA GA 30005
22 545011881412	RAVULAPALLI TEJASWINI & CHOWDARY ARE NITIN	724 TOPSAIL LANE	ALPHARETTA GA 30005
22 545011881594	LENNAR GEORGIA INC	1000 HOLCOMB WOODS PKWY BLDG/STE 200 200	ROSWELL GA 30076
22 545011881479	KAUSHIK BHUPESH & SANGEETA	402 CARAVELLE WALK	ALPHARETTA GA 30005
22 545011881099	FLEMING JAI SHA MONE	539 HEADWIND WAY	ALPHARETTA GA 30005
22 545011881461	YOUSEFI FAYSAL	8025 PRESTWICK CIR	DULUTH GA 30097
22 545011881123	HAYES LARRY	533 HEADWIND WAY	ALPHARETTA GA 30005
22 545011881131	JAMESON JOHN JOSEPH III	531 HEADWIND WAY	ALPHARETTA GA 30005
22 545011881149	ZHANG YONG & MA LIYA	5566 FARMSIDE WAY	ALPHARETTA GA 30022
21 550011771425	WINDWARD PARK MASTER ASSOCIATION INC	5605 GLENRIDGE DR STE 880	ATLANTA GA 3+A1:D920342

1105 W. Peachtree Street, N.E., Suite 1000
Atlanta, Georgia 30309-3592
Tel: 404 815-3500 www.sgrlaw.com

SMITH, GAMBRELL & RUSSELL, LLP
Attorneys at Law

Kathryn M. Zickert
Direct Tel: 404-815-3704
kzickert@sgrlaw.com

November 1, 2022

RE: 0 Dryden Road and 0 Winward Parkway Alpharetta, Georgia
Tax Parcel Nos.: 22-5450-1188-170-1; 22-5450-1188-057-1; 22-5500-1177-142-5; 21-5490-1112-050-0; 22-5450-1188-059-6; and 21-5490-1112-049-2

Dear Neighbor:

You are receiving this notification because you are an owner of property within 500 feet of the above-referenced property. This notice is to invite you, if you are interested, to a Community Zoning Information Meeting to detail the applicant's request involving property at 0 Dryden Road and 0 Winward Parkway Alpharetta, Georgia. The applicant seeks permission to develop _____. Their Application to the City of Alpharetta requests the following:

1. Amendment to the Windward Park Master Plan

The Community Zoning Information Meeting (CZIM) for this request will be held on Wednesday, November 9 2022 at 6:00 p.m. at City Hall, 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback. If additional meetings seem advisable, then of course we will also have them.

This item will be considered by the Planning Commission on Thursday, December 1, 2022 at 6:30 PM and City Council on Monday, December 12, 2022 at 6:30 PM. All meetings 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 404.815.3500 or kzickert@sgrlaw.com.

Sincerely,

Kathryn M. Zickert

cc: Ms. Kathi Cook
Mr. Dimitri Gach

DRAFT

WINDWARD PARK

META REAL ESTATE PARTNERS

KDC

EMPIRE COMMUNITIES

AEC

COOPER CARRY



WINDWARD PARK 11-1-2022

EXISTING SITE OVERVIEW

COOPER CARRY

GA-400

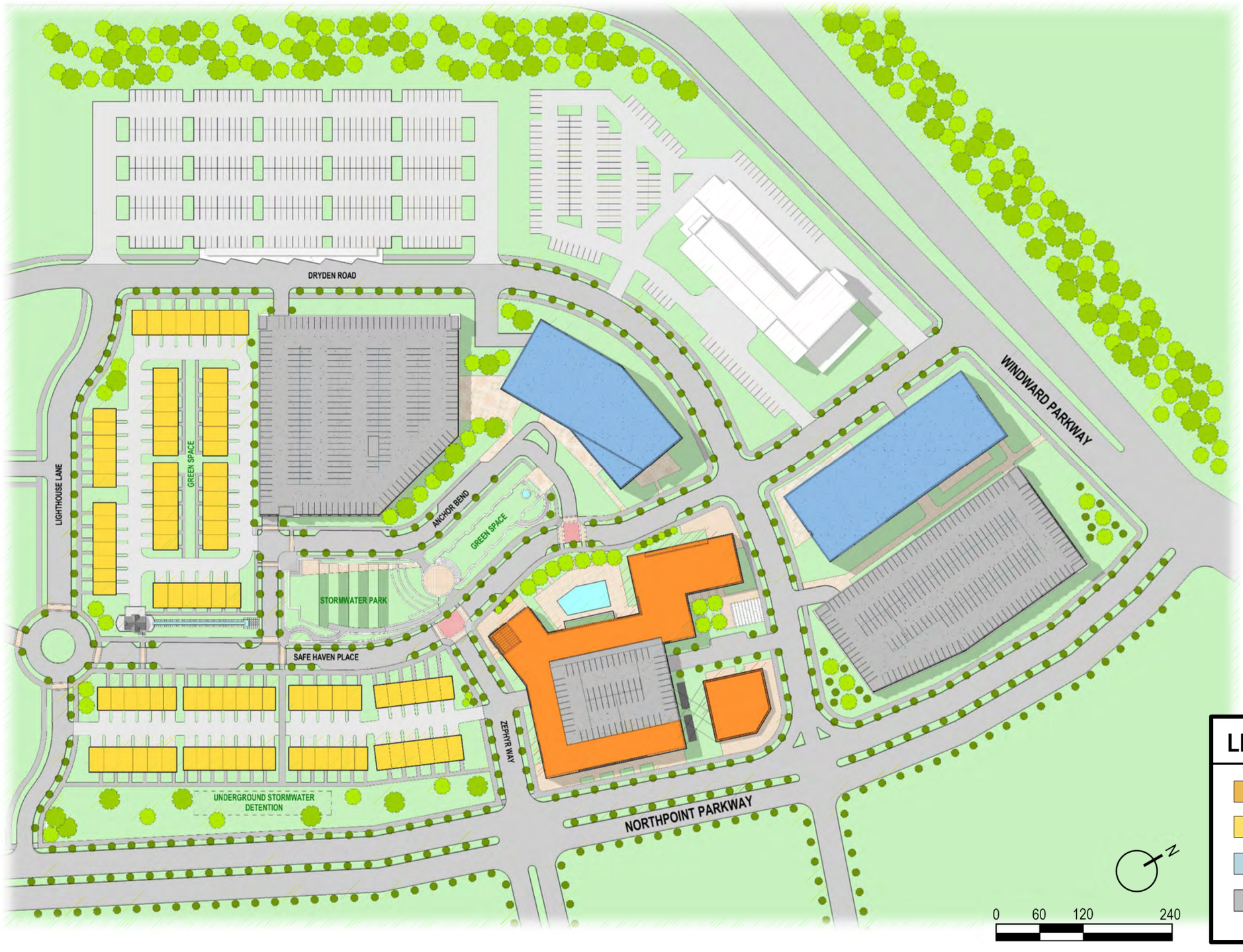
LEGEND

- MULTI-FAMILY/RETAIL
- TOWNHOME
- OFFICE/RETAIL
- PARKING DECK

WINDWARD PARK 11-1-2022

PROPOSED SITE OVERVIEW

COOPER CARRY



WINDWARD PARK 11-1-2022

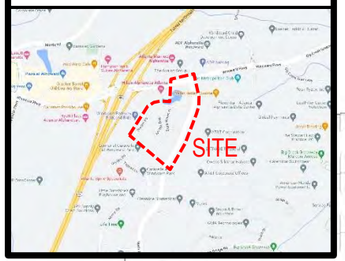
SITE PLAN

COOPER CARRY

SITE PLAN CHECKLIST

- [x] KEY AND/OR LEGEND AND SITE LOCATION MAP WITH NORTH ARROW
- [x] BOUNDARY SURVEY OF SUBJECT PROPERTY WHICH INCLUDES DIMENSIONS ALONG PROPERTY LINES THAT MATCH THE METES AND BOUNDS OF THE PROPERTY'S WRITTEN LEGAL DESCRIPTION AND CLEARLY INDICATES THE POINT OF BEGINNING
- [x] ACREAGE OF THE SUBJECT PROPERTY
- [x] LOCATION OF LAND LOT LINES AND IDENTIFICATION OF LAND LOTS
- [x] EXISTING, PROPOSED, NEW DEDICATED, AND FUTURE RESERVED RIGHTS-OF-WAY OF ALL STREETS, ROADS, AND RAIL LINES ADJACENT TO AND ON THE SUBJECT PROPERTY.
- [x] PROPOSED STREETS ON THE SUBJECT SITE.
- [x] CURRENT ZONING OF THE SUBJECT SITE AND ADJOINING PROPERTIES.
- [x] EXISTING BUILDINGS (WITH SQUARE FOOTAGES, HEIGHTS, AND STORIES), WELLS, DRIVEWAYS, FENCES, CELL TOWERS, AND ANY OTHER STRUCTURES OR IMPROVEMENTS ON THE SUBJECT PROPERTY.
- [x] LOCATION OF PROPOSED BUILDINGS WITH SQUARE FOOTAGES, HEIGHTS, AND STORIES.
- [N/A] LAYOUT AND MINIMUM LOT SIZE OF PROPOSED SINGLE-FAMILY RESIDENTIAL LOTS.
- [x] TOPOGRAPHY OF SUBJECT SITE.
- [x] REQUIRED AND PROPOSED SETBACKS.
- [x] 100-YEAR FLOOD PLAIN HORIZONTAL LIMITS AND FLOOD ZONE DESIGNATIONS AS SHOWN ON SURVEY OR FEMA FIRM MAPS.
- [x] REQUIRED LANDSCAPE STRIPS, UNDISTURBED BUFFERS, AND ANY OTHER NATURAL AREAS AS REQUIRED OR PROPOSED.
- [x] TREE LINES, WOODLANDS, SIGNIFICANT TREES WITH CRITICAL ROOT ZONES (1.3 X TRUNK DIAMETER), AND OPEN FIELDS ON SUBJECT SITE.
- [x] REQUIRED AND PROPOSED PARKING SPACES, LOADING, AND UNLOADING FACILITIES.
- [N/A] LAKES, STREAMS, AND OTHER WATERS ON THE SITE AND ASSOCIATED BUFFERS. WETLANDS SHOWN ON GIS MAPS OR SURVEY.
- [x] PROPOSED STORMWATER MANAGEMENT FACILITIES.
- [x] ENTRANCE DISTANCE PROFILE ASSUMING THE DRIVER'S EYE AT A HEIGHT OF 3.5 FEET. EXISTING DRIVEWAYS LOCATED WITHIN 150 FEET OF THE SUBJECT PROPERTY ON ADJACENT OR NEARBY PARCELS (INCLUDING THOSE PARCELS ON THE OPPOSITE SIDE OF A PUBLIC STREET).
- [x] PROPOSED ACCESS DRIVEWAYS AND THE AVAILABLE INTERSECTION SIGHT DISTANCE (ACCORDING TO AASHTO GREEN BOOK)

SITE VICINITY MAP



SITE NOTES

NOTE 1:
NO CHANGES HAVE BEEN MADE TO THE EXISTING DRIVEWAYS AND AS SHOWN, MEET THE AASHTO REQUIREMENTS, REQUIREMENTS FOR SITE DISTANCE AND WERE PREVIOUSLY APPROVED BY CITY OF ALPHARETTA.

NOTE 2:
NO LAKES, STREAMS, WETLANDS, FLOOD ZONES OR FLOOD PLANS EXIST ON THE SITE.

PROPOSED USE (SITE)

SITE DATA
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
LAND LOTS: **1112, 1177, 1188, 1189**
CURRENT ZONING: **CUP**
FUTURE LAND USE: **MU**
TOTAL ACREAGE: **19.17 ACRES**

SETBACKS:
NORTHPOINT PKWY. @ SITE 4 – 60'-0"
NORTHPOINT PKWY. @ SITES 2 & 3– 30'-0"
WINDWARD PKWY. @ SITE 2 – 30'-0"
SAFE HAVEN PLACE – 10'-0"
DRYDEN ROAD – 10'-0"
ANCHOR BEND – 10'-0"
LIGHTHOUSE LANE – 10'-0"
ZEPHYR WAY – 10'-0"

LANDSCAPE STRIPS
NORTHPOINT PKWY. – 20'-0"
WINDWARD PKWY. – 20'-0"
ALL OTHER ROAD FRONTAGE (BOTH PRIVATE AND PUBLIC) – 10'-0"

SITE STANDARDS:
MIN. AMENITY AREA: **N/A**
PROP. AMENITY AREA: **0.97 ACRES**

MAX. BUILDING/PARKING COVERAGE:
PER MP-15-04/V-15-08: 36% of 47.65 ac = 17.15 AC ACROSS OVERALL MASTER PLAN
EXISTING BUILDING COVERAGE:
-5.14 ACRES (CARAVELLE)
-1.72 ACRES (HOTEL)
EXISTING TOTAL: 6.88 ACRES
PROPOSED BUILDING COVERAGE:
PROP. BUILDING COVERAGE: (295,619 SF) 6.79 ACRES
PROP. PARKING DECK COVERAGE: (89,339 SF) 2.05 ACRES
PROPOSED BUILDING/PARKING COVERAGE: (384,958 SF) 8.84 ACRES

OVERALL BUILDING/PARKING COVERAGE: 15.69 ACRES

PROPOSED USE (BUILDING)

SITE 1
ACREAGE: **4.25 ACRES**
BUILDING USE: **OFFICE**
TOTAL AREA: **250,000 SF**
HEIGHT: **132'-0"**
STORIES: **8**

SITE 2
ACREAGE: **4.33 ACRES**
BUILDING USE: **OFFICE**
TOTAL AREA: **250,000 SF**
HEIGHT: **118'-0"**
STORIES: **7**

SITE 3
ACREAGE: **3.16 ACRES**
BUILDING USE: **MULTI-FAMILY**
TOTAL AREA: **165,000 SF**
- **33,000 SF/FLOOR**

HEIGHT: **70'-0"**
STORIES: **5**
MULTI-FAMILY: **132,000 SF**
- UNITS: **130**
- AVG SF/UNIT: **1,015 SF**

RETAIL: **23,000 SF**
AMENITY: **10,000 SF**

SITE 4
ACREAGE: **3.42 ACRES**
TOWNHOME UNITS: **49**
HEIGHT: **42'-0"**
STORIES: **3**
SF/UNIT (LINDSEY): **2,100 SF**
SF/UNIT (CLOVER): **2,508 SF**

SITE 5
ACREAGE: **3.00 ACRES**
TOWNHOME UNITS: **51**
HEIGHT: **42'-0"**
STORIES: **3**
SF/UNIT (LINDSEY): **2,100 SF**
SF/UNIT (CLOVER): **2,508 SF**

PARKING

SITE 1
5.5 SPACES/1000 SF
TOTAL REQUIRED: 1,375 SPACES
TOTAL PROVIDED: **1,524 SPACES**
- **6 LEVELS @ 254 SPACES**

SITE 2
5.5 SPACES/1000 SF
TOTAL REQUIRED: 1,375 SPACES
TOTAL PROVIDED: **1,254 SPACES**
- **6 LEVELS @ 209 SPACES**

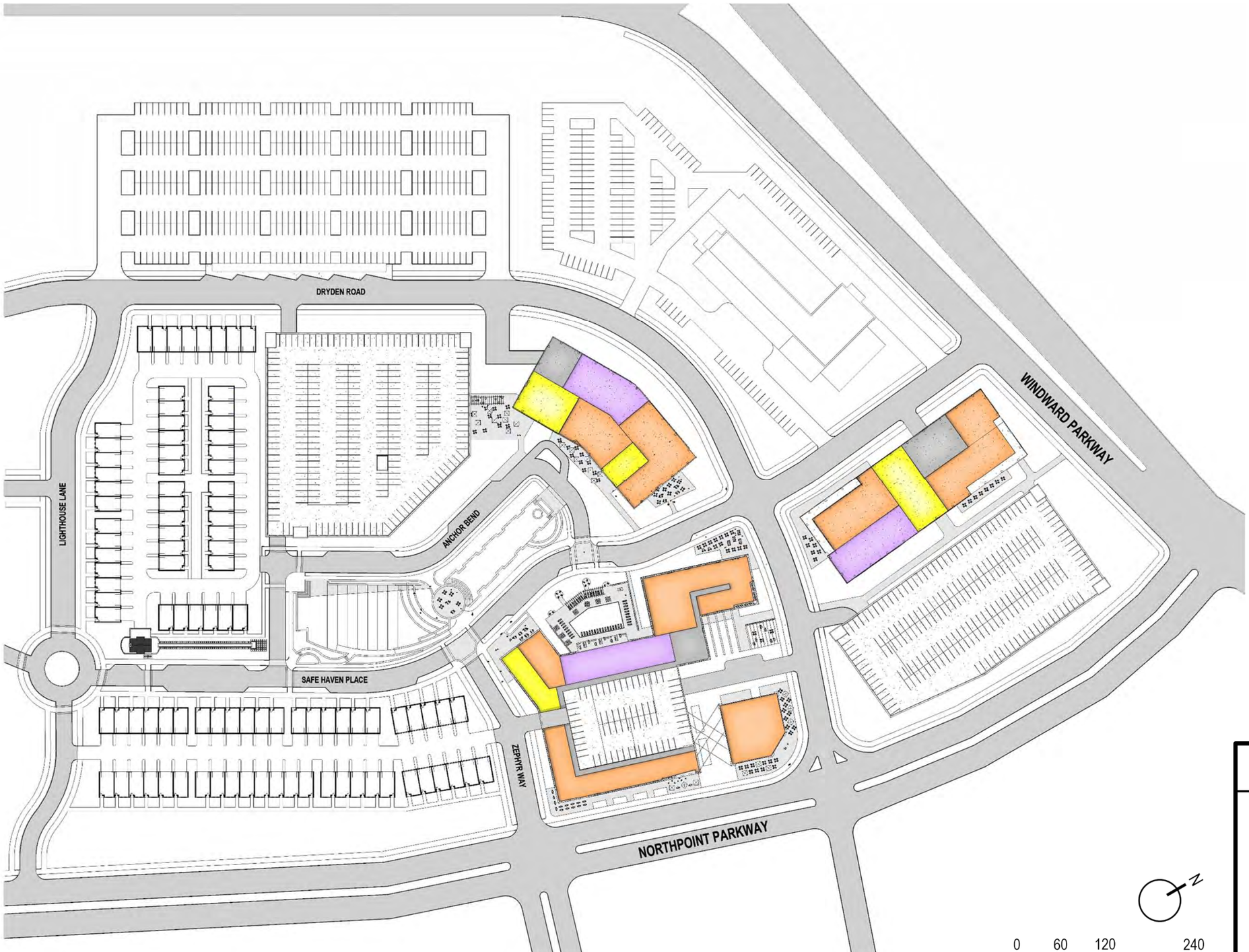
SITE 3
1.0 SPACE/BED | **375 SPACES**
RETAIL PARKING: **150 SPACES**
(WITH ON-STREET PARKING SPACES)

SITE 4
2.0 SPACE/UNIT | **98 SPACES**
(WITH ON-STREET PARKING SPACES)

SITE 5
2.0 SPACE/UNIT | **102 SPACES**
(WITH ON-STREET PARKING SPACES)

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- LANDSCAPE STRIP
- ZONING PARCEL
- XXXX LANDLOT



WINDWARD PARK 11-1-2022

SITE PLAN, GROUND PLANE ACTIVATION

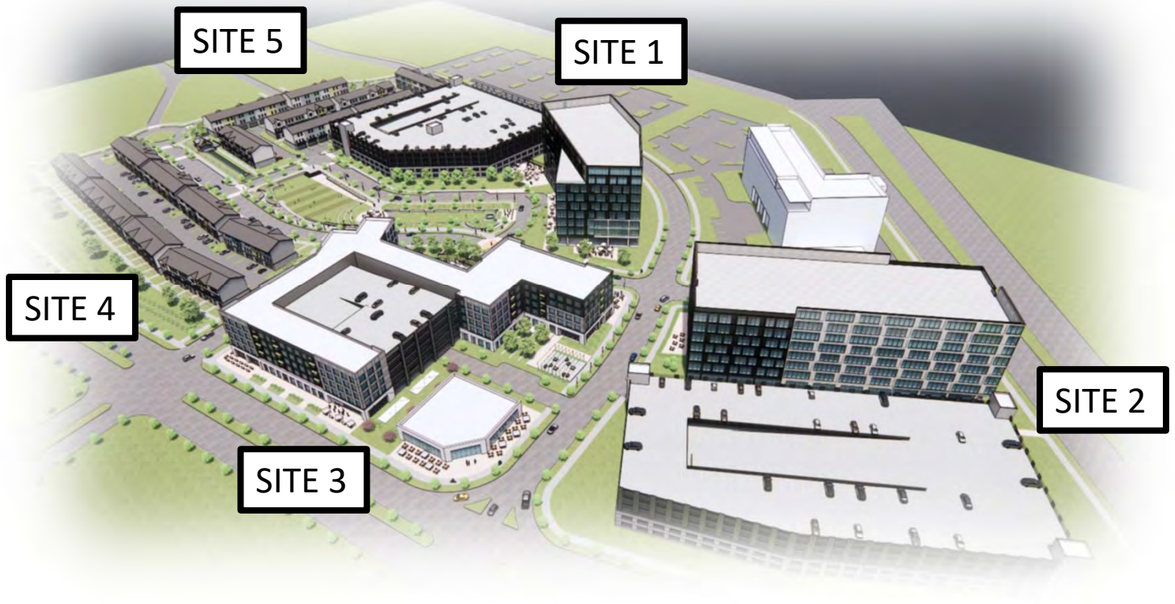
COOPER CARRY

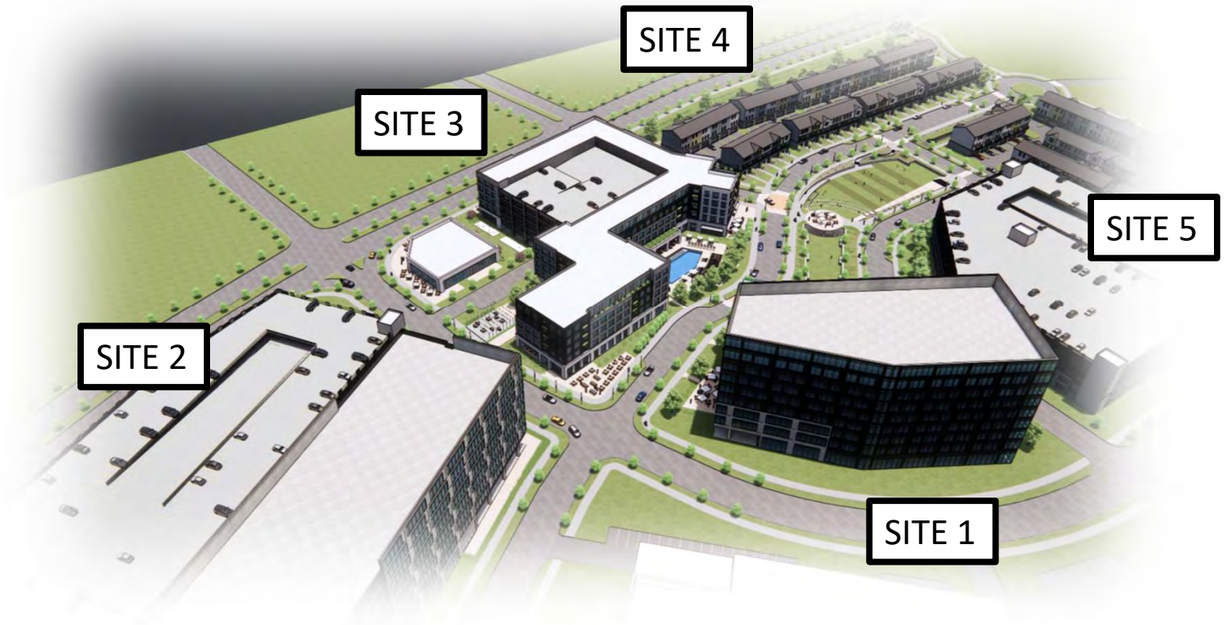


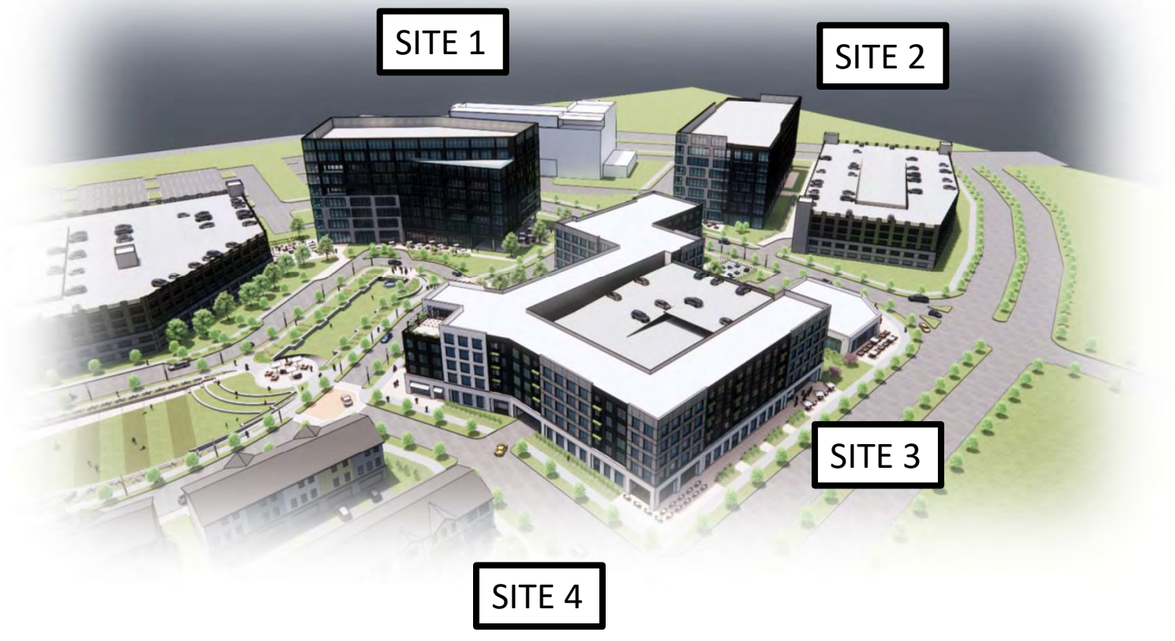
WINDWARD PARK 11-1-2022

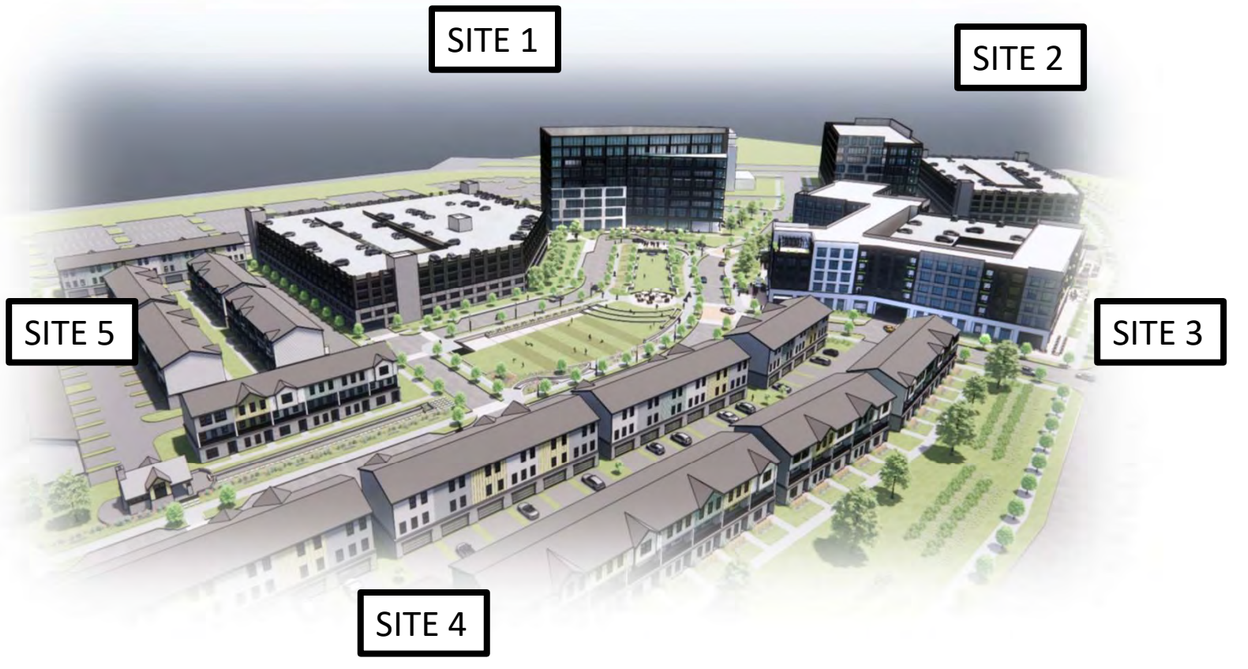
SITE PLAN, GROUND PLANE ACTIVATION

COOPER CARRY


SITE 5
SITE 1
SITE 4
SITE 2
SITE 3


SITE 4
SITE 3
SITE 5
SITE 2
SITE 1


SITE 1
SITE 2
SITE 3
SITE 4


SITE 1
SITE 2
SITE 5
SITE 3
SITE 4















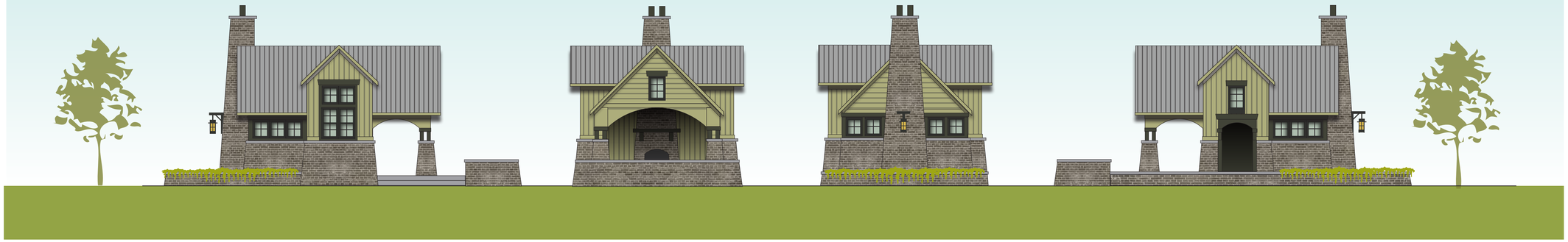

RETAIL

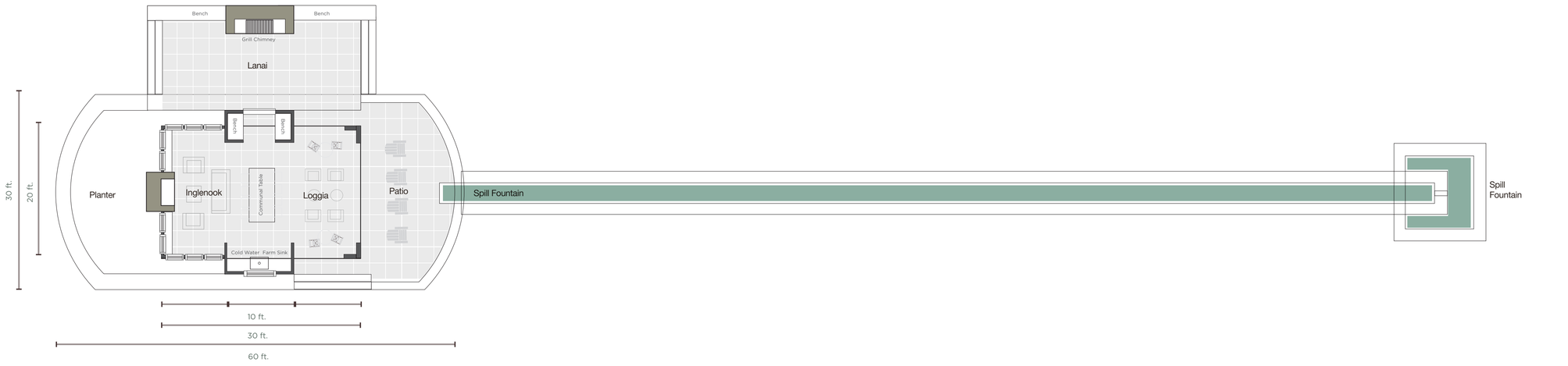
Lindsey
3BR/3BA
Rear Entry
(20x35)

ARGOSY PARK



PARK PAVILION





GRAPHIC SCALE IN FEET

0 10 20 40

NOTES:

EMPIRE COMMUNITIES

Troy King

SCALE: 1/16

DESIGNER: KING

CHECKER:

CLIENT:
EMPIRE COMMUNITIES
5775 GLENRIDGE DRIVE
BUILDING D, SUITE 350
ATLANTA, GA 30328

PROJECT:

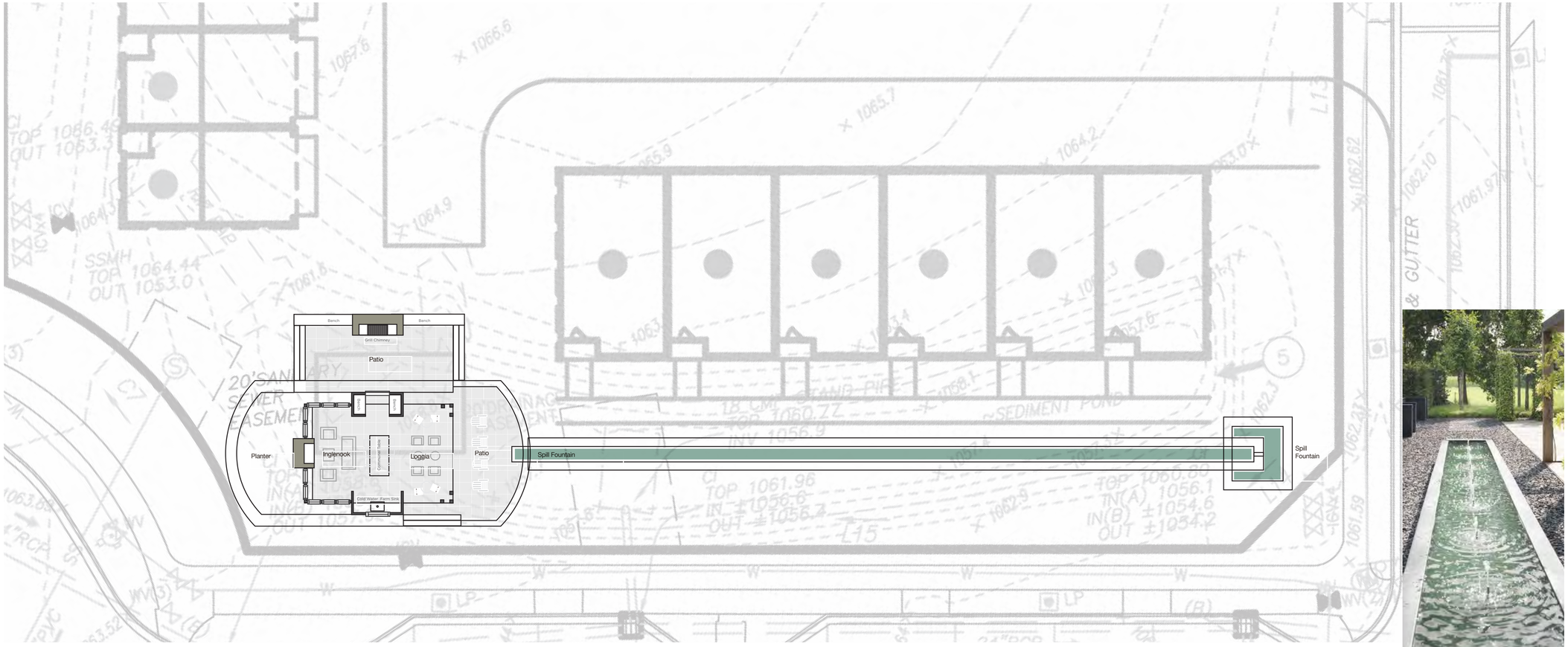
TITLE:

DATE:

0000000

SHEET NO: A10

PARK PAVILION



NOTES:

EMPIRE COMMUNITIES

Troy King

SCALE: 1/16

DESIGNER: KING

CHECKER:

CLIENT:
EMPIRE COMMUNITIES
5775 GLENRIDGE DRIVE
BUILDING D, SUITE 350
ATLANTA, GA 30328

PROJECT:

TITLE:

DATE:

0000000

SHEET NO: A10

RESERVED FOR CLERK OF COURTS RECORDING INFORMATION

N/F PROPERTY OF
METROPOLITAN ATLANTA TRANSIT AUTHORITY
DEED BOOK 29541 / PAGE 189

DRYDEN ROAD
(60' RIGHT OF WAY)

N/F PROPERTY OF
LENNAR GEORGIA, INC.
DEED BOOK 55693 / PAGE 1

N/F PROPERTY OF
WINDWARD POINT WHP, INC
DEED BOOK 55691 / PAGE 551

N/F PROPERTY OF
WINDWARD POINT WHP, INC
DEED BOOK 55691 / PAGE 551

N/F PROPERTY OF
WINDWARD MILL, LLC
DEED BOOK 44904 / PAGE 247

PROPERTY OF
LENNAR GEORGIA, INC.
55693 / PAGE 1

TRACT 1
9.611 Acres
418,669 sf
ZONED CUP

TAX PARCEL: 22 045011880596

POND A1

ANCHOR BEND PRIVATE DRIVE & ACCESS & UTILITY ESMT.

SAFE HAVEN PLACE PRIVATE DRIVE & ACCESS & UTILITY ESMT.

ZEPHYR WAY PRIVATE DRIVE & ACCESS & UTILITY ESMT.

LIGHTHOUSE LANE PRIVATE DRIVE ACCESS & UTILITY ESMT.

APPROXIMATE SLOPE EASEMENT PER DB 39751, PG 350 AND PB 259, PG 137-140

APPROXIMATE UNDERGROUND DETENTION

POND ACCESS EASEMENT AROUND INTERNAL R/W LINES

20' MAINTENANCE EASEMENT PER DB 39751, PG 350 & PB 259, PG 137-140

100' DRAINAGE EASEMENT PER DB 39751, PG 350 & PB 259, PG 137-140

20' DRAINAGE EASEMENT PER DB 39751, PG 350 & PB 259, PG 137-140

20' DRAINAGE EASEMENTS PER DB 39751, PG 350 & PB 259, PG 137-140

20' SANITARY SEWER EASEMENT

20' DRAINAGE EASEMENT

75' CITY BUFFER

50' CITY STREAM BUFFER

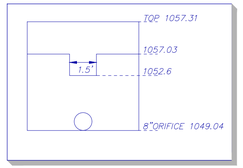
AREA REVISED

2nd DISTRICT / 2nd SECTION
2nd DISTRICT / 1st SECTION

APPROXIMATE LAND LOT LINE & SECTION LINE

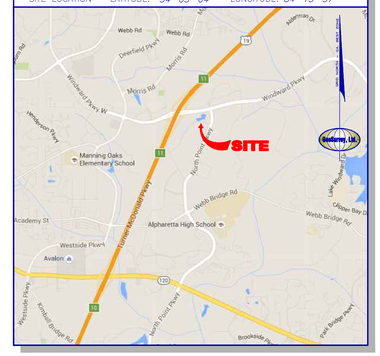
GRID NORTH – GA WEST ZONE

OCS DETAIL 3



VICINITY MAP

SITE LOCATION – LATITUDE: 34° 05' 04" LONGITUDE: 84° 15' 37"



CONTACT INFORMATION

OWNER/DEVELOPER
WINDWARD POINT WHP, INC.
5605 GLENRIDGE DRIVE, SUITE 880
ATLANTA, GA 30342
CONTACT: ROBERT KINCHELOE
PHONE: 770.729.3221

CIVIL ENGINEER
AEC
50 WARM SPRINGS CIRCLE
ROSWELL, GA 30075
CONTACT: MARK D. VAN DE WATER, PE
PHONE: 770.641.1942

SURVEYING FIRM
GEOSURVEY, LTD
1660 BARNES MILL ROAD
MARIETTA, GA 30062
CONTACT: CRAIG JENNINGS, LS
PHONE: 770.795.9900 EXT. 123

TOTAL SITE AREA
18.912 Acres
823,820 sf
ZONED CUP

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34,735', AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 123,749 FEET. adj. INIT.

IF YOU DIG

811 Know what's **below.** **Call** before you dig. Dial 811 Or Call 800-282-7411

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121C0059F, AND THE DATE OF SAID MAP IS SEPTEMBER 18, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: PROPERTY LINE INFORMATION IS SHOWN AS APPROXIMATE BASED ON SURVEY REFERENCE 2. NO UPDATED BOUNDARY SURVEY WAS PERFORMED BY GEOSURVEY, LTD.

THE SITE IS ZONED "CUP" (COMMUNITY UNIT PLAN DISTRICT).
PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

PLEASE NOTE: ABOVE GROUND UTILITIES ARE SHOWN HEREON.
NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(HARN)–STATE PLANE COORDINATE SYSTEM OF GEORGIA–WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

THIS PROJECT DOES ENCROACH ON EXISTING WETLANDS. A STATE STREAM BUFFER VARIANCE IS REQUIRED FOR THIS PROJECT, AND HAS BEEN RECEIVED (BV–060–16–13) DECEMBER 08, 2016. A USACE WETLAND PERMIT HAS BEEN RECEIVED (SAS–2015–00577) ON APRIL 27, 2017.

LEGEND

STANDARD ABBREVIATIONS		STANDARD SYMBOLS	
AC	AIR CONDITIONER		OVERHEAD TRAFFIC SIGNAL LIGHT
BH	BORE HOLE		POWER POLE
BSL	BUILDING SETBACK LINE		GUY WIRE
CI	CURB INLET		POWER LINE
CMP	CORRUGATED METAL PIPE	LP	LIGHT POLE
CMF	CONCRETE MONUMENT FND		ELECTRIC TRANSFORMER
CO	SANITARY CLEANOUT		
CPED	COMMUNICATION PEDESTAL		WATER VAULT
CTP	CRIMPED TOP PIPE		
DI	DROP INLET		GAS VALVE
DIP	DUCTILE IRON PIPE	GM	GAS METER
DWCB	DOUBLE WING CATCH BASIN		WATER VALVE
FNC	FENCE	WM	WATER METER
FND	FOUND		FIRE HYDRANT
GM	GAS METER	E	UNDERGROUND ELECTRIC LINE
INV	INVERT	G	UNDERGROUND GAS LINE
JB	JUNCTION BOX	CM	UNDERGROUND COMMUNICATION LINE
MH	MANHOLE	W	UNDERGROUND WATER LINE
OHP	OVERHEAD POWER	1	PHOTO POSITION INDICATOR
OTP	OPEN TOP PIPE	XX	REGULAR PARKING SPACE COUNT
PM	POWER METER		HANDICAP PARKING SPACE
PKS	PK NAIL SET		TREE POSITION INDICATOR
POB	POINT OF BEGINNING		SIGN
POC	POINT OF COMMENCEMENT		
RCP	REINFORCED CONCRETE PIPE		
RBR	IRON REINFORCING BAR		
RBS	5/8"RBR SET CAPPED LSF 621		
SS	SANITARY SEWER		
SWCB	SINGLE WING CATCH BASIN		
TRANS	ELECTRIC TRANSFORMER		

GRAPHIC SCALE

0 20 40 100 200
1" = 40'

GeoSurvey, Ltd.

SHEET 1 OF 2

GeoSurvey, Ltd.
Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

GEORGIA REGISTERED No. 3043 PROFESSIONAL LAND SURVEYOR CRAIG JENNINGS

BOUNDARY AND TOPOGRAPHIC SURVEY OF

Windward Point Commercial

FOR

WINDWARD POINT WHP, INC

GS JOB NO:	20155108-5	DRAWING SCALE:	1" = 40'
FIELD WORK:	TB	CITY: ALPHARETTA	STATE: GA
PROJ MGR:	CAJ	COUNTY: FULTON	
REVIEWED:	JRC	LAND LOT: 1112 & 1177 DISTRICT: 2ND	SECTION: 1ST
DWG FILE: 20155108-05.dwg		LAND LOT: 1188 & 1189 DISTRICT: 2ND	SECTION: 2ND

SURVEY DATE: 09/29/2017

REVISIONS

No.	Date	Description
1.	03/08/20	Revised Pond 3

RESERVED FOR CLERK OF COURTS RECORDING INFORMATION

GRID NORTH – GA. WEST ZONE

GeoSurvey, Ltd.

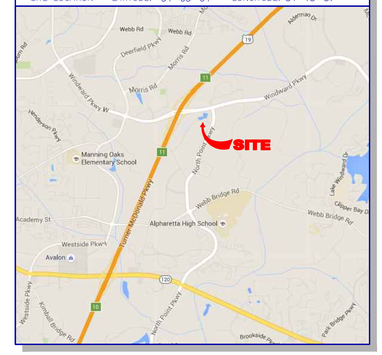
GEORGIA REGISTERED No. 3043 PROFESSIONAL LAND SURVEYOR CRAIG JENNINGS

N/F PROPERTY OF
WINDWARD POINT WHP, INC
DEED BOOK 55691 / PAGE 551

TOTAL SITE AREA
18.912 Acres
823,820 sf
ZONED CUP

VICINITY MAP

SITE LOCATION – LATITUDE: 34° 05' 04" LONGITUDE: 84° 15' 37"



TRACT 1
9.611 Acres
418,669 sf
ZONED CUP

TAX PARCEL: 22 545011880596

POND A1 ~APPROXIMATE UNDERGROUND DETENTION~

POND A2 ~APPROXIMATE UNDERGROUND DETENTION~

POND A3 ~APPROXIMATE UNDERGROUND DETENTION~

N/F PROPERTY OF
LENNAR GEORGIA, INC.
DEED BOOK 55693 / PAGE 1

N/F PROPERTY OF
WINDWARD POINT WHP, INC
DEED BOOK 55691 / PAGE 551

NORTHPOINT PARKWAY
(VARIABLE RIGHT OF WAY)

2nd DISTRICT / 2nd SECTION
2nd DISTRICT / 1st SECTION

ANCHOR BEND PRIVATE DRIVE ACCESS & UTILITY ESMT.

SAFE HAVEN PLACE PRIVATE DRIVE & ACCESS & UTILITY ESMT.

LIGHTHOUSE LANE PRIVATE DRIVE & ACCESS & UTILITY ESMT.

SEAFIRE WAY PRIVATE DRIVE & ACCESS & UTILITY ESMT.

20' DRAINAGE EASEMENT PER DB 39751, PG 350 & PB 259, PG 137-140

20' DRAINAGE EASEMENTS PER DB 39751, PG 350 & PB 259, PG 137-140

APPROXIMATE SLOPE EASEMENT PER DB 39751, PG 350 AND PB 259, PG 137-140

AREA REVISED

LEGEND

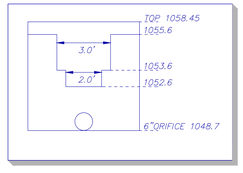
STANDARD ABBREVIATIONS

AC	AIR CONDITIONER
BH	BORE HOLE
BSL	BUILDING SETBACK LINE
CI	CURB INLET
CMP	CORRUGATED METAL PIPE
CMF	CONCRETE MONUMENT FND
CO	SANITARY CLEANOUT
CPED	COMMUNICATION PEDESTAL
CTP	CRIMPED TOP PIPE
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DWCB	DOUBLE WING CATCH BASIN
FNC	FENCE
FND	FOUND
GM	GAS METER
INV	INVERT
JB	JUNCTION BOX
MH	MANHOLE
OHP	OVERHEAD POWER
OTP	OPEN TOP PIPE
PM	POWER METER
PKS	PK NAIL SET
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
RBR	IRON REINFORCING BAR
RBS	5/8"RBR SET CAPPED LSF 621
SS	SANITARY SEWER
SWCB	SINGLE WING CATCH BASIN
TRANS	ELECTRIC TRANSFORMER

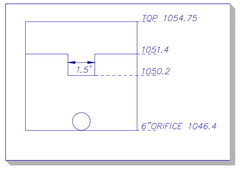
STANDARD SYMBOLS

- OVERHEAD TRAFFIC SIGNAL LIGHT
- POWER POLE
- GUY WIRE
- POWER LINE
- LIGHT POLE
- ELECTRIC TRANSFORMER
- WATER VAULT
- GAS VALVE
- GAS METER
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND COMMUNICATION LINE
- UNDERGROUND WATER LINE
- PHOTO POSITION INDICATOR
- REGULAR PARKING SPACE COUNT
- HANDICAP PARKING SPACE
- TREE POSITION INDICATOR
- SIGN

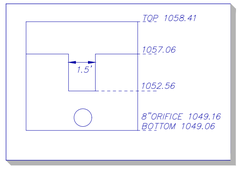
OCS DETAIL 1



OCS DETAIL 2



OCS DETAIL 3



GRAPHIC SCALE

0 20 40 100 200

1" = 40'

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34,735', AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 123,749 FEET. eoj INIT.

IF YOU DIG

Know what's **below.**
Call before you dig.
Dial 811
Or Call 800-282-7411

SHEET 2 OF 2

GeoSurvey, Ltd.
Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

BOUNDARY AND TOPOGRAPHIC SURVEY OF

Windward Point Commercial

FOR

WINDWARD POINT WHP, INC

GS JOB NO:	20155108-5	DRAWING SCALE:	1" = 40'
FIELD WORK:	TB	CITY:	ALPHARETTA STATE: GA
PROJ MGR:	CAJ	COUNTY:	FULTON
REVIEWED:	JRC	LAND LOT:	1112 & 1177 DISTRICT: 2ND SECTION: 1ST
DWG FILE:	20155108-05.dwg	LAND LOT:	1188 & 1189 DISTRICT: 2ND SECTION: 2ND

SURVEY DATE: 09/29/2017

REVISIONS

No.	Date	Description
1.	03/06/20	Revised Pond 3

EXHIBIT "A"

LOT 1

All that tract or parcel of land lying and being in Land Lot 1112, 2nd Land District, 1st Section and Land Lot 1188, 2nd Land District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a CMF (Concrete Monument Found) at the southeast end of the miter forming the intersection of the southern R/W (Right-of-Way) of Windward Parkway, said R/W varies, and the western R/W of Northpoint Parkway, said R/W Varies; thence, along said western R/W of Northpoint Parkway, South 13°03'15" East, a distance of 139.85 feet to a point; thence 178.33 feet along a curve to the right, said curve having a chord of South 06°24'25" East 177.93 feet and a radius of 768.51 feet to a point; thence South 10°55'31" West, a distance of 94.90 feet to a point; thence South 11°52'32" West, a distance of 118.94 feet to a point; thence South 40°27'40" West, a distance of 31.28 feet to a point; thence South 88°52'39" West, a distance of 30.78 feet to a point; thence, leaving said R/W, North 67°13'13" West, a distance of 124.17 feet to a point; thence 198.25 feet along a curve to the left, said curve having a chord of North 74°03'46" West 197.78 feet and a radius of 830.00 feet to a point; thence North 80°54'18" West, a distance of 153.31 feet to a point; thence 398.80 feet along a curve to the left, said curve having a chord of South 70°01'30" West 381.91 feet and a radius of 393.00 feet to a point; thence North 58°58'00" West, a distance of 365.12 feet to a point on the southeastern R/W of Morris Road, said R/W varies; thence, along said R/W, North 30°13'16" East, a distance of 154.62 feet to a CMF; thence North 87°30'00" East, a distance of 196.16 feet to a point; thence 158.53 feet along a curve to the left, said curve having a chord of North 51°10'04" East 148.12 feet and a radius of 125.00 feet to a CMF on the aforementioned southern R/W of Windward Parkway; thence, along said R/W North 82°51'01" East, a distance of 243.73 feet to a point; thence North 05°52'08" West, a distance of 10.58 feet to a point; thence 387.24 feet along a curve to the left, said curve having a chord of North 80°19'30" East 386.98 feet and a radius of 3044.00 feet to a CMF; thence North 76°40'47" East, a distance of 143.91 feet to a CMF at the northwest end of the aforementioned miter forming the R/W intersection of said Windward Parkway and Northpoint Parkway; thence South 58°14'46" East, a distance of 21.74 feet to the POINT OF BEGINNING.

Said tract contains 9.611 acres shown on that certain survey entitled "ALTA/ACSM Land Title Survey for Windward Mill, LLC, Columbus Bank and Trust Company and Chicago Title Insurance Company", prepared by Rochester & Associates, Inc., bearing the seal and certification of Josh W. Trawick, Georgia Registered Land Surveyor No. 2974, dated April 18, 2007, last revised April 25, 2007.

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=50057438&key1=44904&key2=262&county=60&countyname=FULTON&userid=527&appid=4 1/4

LOT 3

All that tract or parcel of land lying and being in Land Lots 1112 & 1177, 2nd Land District, 1st Section and Land Lots 1188, 1189 & 1260, 2nd Land District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a CMF (Concrete Monument Found) at the southeast end of the miter forming the intersection of the southern R/W (Right-of-Way) of Windward Parkway, said R/W varies, and the western R/W of Northpoint Parkway, said R/W Varies; thence, along said western R/W of Northpoint Parkway, South 13°03'15" East, a distance of 139.85 feet to a point; thence 178.33 feet along a curve to the right, said curve having a chord of South 06°24'25" East 177.93 feet and a radius of 768.51 feet to a point; thence South 10°55'31" West, a distance of 94.90 feet to a point; thence South 11°52'32" West, a distance of 118.94 feet to a point; thence South 16°46'34" West, a distance of 163.44 feet to the TRUE POINT OF BEGINNING; thence, continuing along said western R/W of Northpoint Parkway South 22°30'00" West, a distance of 539.98 feet to a point; thence 202.47 feet along a curve to the right, said curve having a chord of South 26°41'45" West 202.29 feet and a radius of 1382.41 feet to a point; thence South 30°53'30" West, a distance of 377.58 feet to a point; thence 387.44 feet along a curve to the left, said curve having a chord of South 18°06'43" West 384.24 feet and a radius of 868.52 feet to a point; thence South 05°19'56" West, a distance of 286.62 feet to a point; thence 372.07 feet along a curve to the right, said curve having a chord of South 23°30'09" West 365.86 feet and a radius of 586.61 feet to a point; thence South 41°40'22" West, a distance of 229.36 feet to a point; thence 124.87 feet along a Curve to the left, said curve having a chord of South 36°27'46" West 124.70 feet and a radius of 686.62 feet to a point; thence, leaving said R/W, North 30°34'37" West, a distance of 86.15 feet to a CMF; thence North 00°54'46" West, a distance of 181.40 feet to a CMF; thence North 00°48'51" West, a distance of 199.81 feet to a CMF; thence North 04°27'30" West, a distance of 124.83 feet to a 1/2" RB (Rebar); thence North 10°32'30" East, a distance of 74.92 feet to a CMF; thence North 19°57'32" West, a distance of 72.25 feet to a CMF; thence North 32°55'22" West, a distance of 107.89 feet to a CMF; thence North 34°43'36" West, a distance of 92.25 feet to a CMF; thence North 50°29'07" West, a distance of 178.10 feet to a CMF; thence North 55°00'30" West, a distance of 131.97 feet to a CMF; thence North 75°32'01" West, a distance of 110.81 feet to a CMF; thence North 34°02'31" East, a distance of 401.61 feet to a point; thence North 33°56'36" East, a distance of 62.82 feet to a point; thence 135.63 feet along a curve to the left, said curve having a chord of North 27°00'19" East 135.30 feet and a radius of 560.00 feet to a point; thence North 20°03'56" East, a distance of 116.54 feet to a point; thence 120.63 feet along a curve to the right, said curve having a chord of North 26°58'41" East 120.34 feet and a radius of 500.00 feet to a point; thence North 33°53'21" East, a distance of 598.14 feet to a point; thence 372.33 feet along a curve to the right, said curve having a chord of North 67°03'45" East 353.24 feet and a radius of 333.00 feet to a point; thence South 80°54'18" East, a distance

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=50057438&key1=44904&key2=262&county=60&countyname=FULTON&userid=527&appid=4 2/4

of 153.32 feet to a point; thence 183.92 feet along a curve to the right, said curve having a chord of South 74°03'46" East 183.48 feet and a radius of 770.00 feet to a point; thence South 67°13'13" East, a distance of 116.03 feet to a point; thence South 44°36'49" East, a distance of 49.59 feet to a point; thence South 00°14'48" West, a distance of 44.61 feet to the TRUE POINT OF BEGINNING.

Said tract contains 38.039 acres shown on that certain survey entitled "ALTA/ACSM Land Title Survey for Windward Mill, LLC, Columbus Bank and Trust Company and Chicago Title Insurance Company", prepared by Rochester & Associates, Inc., bearing the seal and certification of Josh W. Trawick, Georgia Registered Land Surveyor No. 2974, dated April 18, 2007, last revised April 25, 2007

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=50057438&key1=44904&key2=262&county=60&countyname=FULTON&userid=527&appid=4 3/4

1105 W. Peachtree St. NE, Suite 1000
Atlanta, Georgia 30309-3608
Tel: 404-815-3500
www.sgrlaw.com

J. Alexander Brock
Direct Tel: 404-815-3772
Direct Fax: 404-685-7072
tasselin@sgrlaw.com

Smith Gambrell Russell

November 1, 2022

Ms. Kathi Cook, Director
Community Development
City of Alpharetta, Georgia
287 South Main Street
Alpharetta, Georgia 30004

Re: The Application of META Real Estate Partners and Empire Communities to amend the Master Plan for the Windward Point Development.

Dear Ms. Cook:

Please accept this letter as the Letter of Intent of my client, Meta Real Estate Partners ("Meta" and/or "Applicant") in support of the above referenced Applications.

Meta seeks to develop the property located at 0 Northpoint Parkway and 0 Dryden Road, (Parcel IDs 22-5450-1188-170-1, 22-5450-1188-057-0, 22-5500-1177-142-5, 21-5490-1112-050-0, 22-5450-1188-059-6, 21-5490-1112-049-2) ("Subject Property") for a mixed-use development. A Site Plan by Cooper Carry dated November 1, 2022 more particularly details the nature of the intended project, which includes ±500,000 square feet (sf) of office space, ±31,400 sf of retail, ±250-key hotel, and ±415 units of residential ("Proposed Development"). The residential component will include 130 multifamily units with a mix of bedrooms and a minimum unit size of 600 sf. The Applicant is also proposing 100 townhome units in addition to the 185 townhomes previously built by Lennar Corporation in its Caravelle development.[1] The Subject Property is currently zoned Community Unit Plan (CUP) and within Pod 66 of the Windward Master Plan (Pod 66 is herein referred to as "Windward Park" for reasons detailed below). To allow the Proposed Development, Meta requests an amendment to the Windward Park Master Plan to update the master site plan and conditions of zoning.

A. Relevant Background Information

The Subject Property is identified as Pod 66 in the Windward Master Plan which was originally approved in 1993. The Windward Master Plan has undergone several revisions since

[1] The 185 townhomes were entitled under the current master plan.

that time, including a Master Plan Amendment to Pod 66 (MP-15-04) was approved in 2015 ("2015 Master Plan"). The 2015 Master Plan envisioned a development titled Windward Park ("Windward Park") that envisioned the construction of 500,000 square feet (sf) of office space, 31,400 sf of retail, 250-key hotel, and 415 units of residential consisting of 24 live-work townhomes, 200 condominium units, and 191 townhomes. Windward Park was only partially constructed, including the townhome and hotel developments, but never fully realized. The Lennar Corporation built approximately 185 townhomes in its Caravelle development[2] and a 250-key Hilton Hotel[3] was constructed on a parcel facing Windward Parkway. Additionally, much of the roadway infrastructure and underground utilities for the entire Master Plan were completed. The remainder of Windward Park was graded, however remained unbuilt.

The Applicant now seeks to complete the balance of Windward Park's development. To do so, however, the Applicant requests a revision to the 2015 Master Plan to bring it into alignment with current development trends. In particular, the Applicant requests a new master site plan, as well as a change in the residential unit types for the development. The 2015 Master Plan currently calls for a mix of live-work townhomes, condominium units and townhomes. As noted above approximately 185 townhomes were built as a part of the Caravelle community, however the other residential units were not constructed. Since the Master Plan's approval in 2015, the residential market has seen a dramatic change in housing demand. Although the townhome market has remained steady, there has been an increased demand in the rental market partially attributable to rising home costs and interest rates. To accommodate these housing demands, the Applicant seeks to replace the 200 condominium units and 24 live-work townhomes with 130 for-rent multifamily units and an additional 100 for-sale townhome units. It is important to note that the requested amendment will not increase the number of units and will be a density-neutral adjustment[4].

In addition to revising the housing types, the Applicant seeks to update the master site plan design for Windward Park. The 2015 Master Plan called for the retail to be located in several smaller buildings with a large amount of surface parking along Northpoint Parkway. Instead of the retail and surface parking, the Applicant intends to construct a 5-story multifamily building located along Northpoint Parkway that includes ground floor retail and a wrapped parking deck. Also, in place of the condominium building shown in the 2015 Master Plan, the proposed site plan calls for a 6-story structure parking. The structured parking is located along Dryden Road, interior to the site, and will not be visible from either Northpoint Parkway or Windward Parkway. Also, proposed plan calls for 100 townhome units. The townhomes will range in size from 1,500 sf to 1,800 sf of heated floor space, each with at least two bedrooms and a two-car garage.

Although some of the elements of the 2015 Master Plan will change, the Applicant is preserving many of the important design features of that plan. For instance, the Proposed

[2] Constructed between 2017 and 2020.

[3] Constructed in 2020.

[4] The 2015 Master Plan allows 415 residential units and the current request will remain at 415 units.

Development maintains the stormwater park which is intended as a central green space and communal focal point for gatherings. In addition, the ±250,000 sf office building and parking deck at the corner of Northpoint Parkway and Windward Parkway will remain, but with a new site configuration. The proposed site plan also maintains 500,000 sf of office space, that will be spilt between two structures. One 250,000 sf office building will be located at the corner of Windward Parkway and Northpoint Parkway, with the office building aligned with Windward Parkway and the parking deck to the rear. The second 250,000 sf office building will be internal to the development along Dryden Road. Finally, the existing roadway network will remain and the Proposed Development will incorporate sidewalk connections throughout. The sidewalk network will facilitate pedestrian movement within the development and connect to the existing sidewalks along Northpoint Parkway and Windward Parkway for easy access to nearby commercial uses. In sum, the requested amendments to the Windward Park Master Plan are intended to keep the spirit and intent of the original 2015 design, while updating certain elements to bring it in conformance with current development trends.

B. Phasing

The project will be constructed in three phases split between the townhome, office and multifamily developments. The Applicant intends to construct the townhomes in the initial phase, however the remaining development scheduling has not yet been determined.

C. Trip Generation

The Applicant is not increasing the number of residential units and the amount of non-residential development is not changing. As a consequence, the proposed vehicular trips are anticipated to remain the same after approval of this application with no negative impacts to the surrounding roadways.

D. Schools

The school-age children living in the residences will attend Creek View Elementary School; Webb Bridge Middle School; and Alpharetta High School. Creek View Elementary and Webb Bridge Middle School are listed as at or over capacity. Alpharetta High School is under capacity. Regardless, the proposed Master Plan amendment is not increasing the number of units and is a density-neutral change. As a result, the proposed amendment will not affect the school capacity beyond what is already approved in the 2015 Mast Plan.

E. Proposed Conditions

A list of the revisions to the MP-15-04 conditions is attached as Exhibit 1.

F. Preservation of Rights

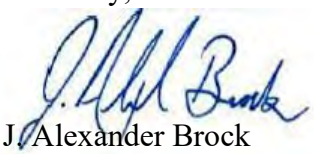
It is the position of the Applicant that the Alpharetta Zoning Ordinance, in limiting the property to the uses allowed in the current Master Plan and its current zoning is unconstitutional

in that it destroys the marketability of the property and renders the property economically unfeasible, and such zoning therefore constitutes a taking of property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the Constitution of the United States, as well as Article 1, Section 1, Paragraph 1; Article 1, Section 3, Paragraph 1(a); and Article 3, Section 6, Paragraph 2 of the Constitution of the State of Georgia (1983). To zone this property with any intervening conditions less than requested would be unconstitutional, would render the property unusable and would constitute the taking of Applicant's property without just and adequate compensation and without due process of law in violation of the provisions of the United States and Georgia Constitutions cited in this paragraph. The same effect would occur by imposing conditions in restraint of trade, or onerous, burdensome, unconstitutional, or unnecessary conditions on the property. The denial of this request would bear no reasonable relation to the health, safety, morals or welfare of the public.

CONCLUSION

The Applicant respectfully requests that the Alpharetta City Council grant the requested amendment to the current Master Plan as submitted. We very much look forward to working with you, your staff, and the Council towards development of an excellent project

Sincerely,



J. Alexander Brock
Attorney

JAB/jab

cc: Rob Kincheloe, Meta Real Estate Partners

General Conditions:

Master plan shall be revised to reflect the conditions contained herein. Development regulations shall be as follows:

1. Commercial use and density
   a. Retail uses shall be limited to 31,400 square feet and shall be located within buildings that have at least one floor of non-retail uses or have a minimum front facade of ~~24~~ 16 feet. The floor of non-retail uses shall be comparable in size to the retail use floor. Landscaping shall be provided at the corner of the retail area (intersection at North Point Parkway and new private road **"B")** in order to frame the corner and reduce the view of the retail parking lot. The allowed retail uses shall be those that are already permitted within Pod 66 of the Windward Master Plan and accessory retail uses, as follows:

      Art Gallery
      Bakery
      Barber Shop and Beauty Shop
      Book store
      Clinic
      Club, association or lodge Computer
      / computer supply store Copy center
      Day care center
      Dry Cleaning pickup station Fitness
      studio
      Florist
      News Stand
      Office supply store (not to exceed 1200 sq. ft.)
      Optometrist / Eye wear
      Package shipping / mail box store
      Phone store
      Print Shop
      Shop or studio, Craftsman/ Artist
      School, Commercial
      Staffing / personnel office Stationery
      / card store
      Stock brokerage/ financial services office Tax
      preparation office
      Technology Sales (cell phones, computers, etc.)
      Travel agency

      The following uses are not required to be developed with at least one floor of non-retail uses as those uses shown above:

      - Restaurant, sandwich shop, coffee shop, or similar without drive-through (except that one free standing coffee shop may have a

drive-through). Up to three of these uses may be free-standing.

- Bank or Financial Services
- Gourmet food store (up to 12,000 square feet in size)
- Prohibited uses:
  Liquor Store
  Nail Salon
  Tanning Salon (if not part of full service spa)

b. Office/Hotel use and density

- Office - 500,000 sq. ft. maximum office.
- Hotel - one, 250 room (minimum of 130 room) full service or select service hotel, excluding extended stay shall be permitted, which may be dual branded with a minimum of 3500 square feet of meeting space.

c. Residential use and density

- For-sale single family attached, condominiums and townhomes, and for-lease multifamily (for sale units -at least 90% shall be owner occupied). This restriction shall also be included in all recorded declarations; the declarations shall provide that the restriction may not be amended without the written consent of the City of Alpharetta.
    - ~~200 condominium units and 191~~ 285 townhomes maximum ~~and 24 live/work townhomes~~. ~~Condominium unit size shall **be a** minimum of 800 sq. ft.~~ 130 Multifamily units maximum.
    - ~~Live-work townhomes shall be rear **loaded**.~~
    - ~~Live-work townhomes shall be limited to office uses only~~.

      The townhome development portion of the master plan shall have the following regulations:
      - No unfinished wood decks shall be visible from adjacent public or private rights-of-way.
      - Side and rear elevations facing a public or private right-of-way shall have the same level of architectural detail as the front elevation.

d. Setbacks shall be as follows:

1. Building setbacks along North Point Parkway and Windward Parkway shall be 65' ~~with~~ including a 20' landscape strip within, with the exception of the office, retail, and multifamily buildings which shall be permitted a 30' setback along North Point Parkway.
2. Building setbacks along internal streets for non-residential buildings shall be 10' with a 5' landscape strip. Non-residential buildings shall be 20' with a 5' landscape strip.

e. Height shall be as follows:

1. Buildings located within the first 300 ft. of both Windward Parkway and North Point Parkway shall be a maximum of 6-stories, or 100 ft., whichever is less from grade of those roadways with the exception of the hotel which may have a maximum of 10 stories. The office building at the intersection of Windward and Northpoint Parkway may have a maximum of 10 stories above structured parking.
2. Buildings located within the second 300 ft. of both Windward Parkway and North Point Parkway shall be a maximum of 10 stories, or 145 ft., whichever is less from grade of those roadways.

f. Grading Condition:

Grading for the overall master infrastructure shall be permitted to the south and east of Dryden Road only. Grading and landscaping plan for the parcels south and east of Dryden

Road shall be approved by the Director of Community Development. Any parcels graded, but not considered to be under active development, shall be grassed and landscaped - as approved by the Director of Community Development - before the first Certificate of Occupancy. All grading activity between Dryden Road and Windward **Parkway** shall occur in accordance with UDC requirements.

g. Irrigation:

Site irrigation will incorporate and connect to water re-use lines for landscape, water features and similar uses as soon as available.

3. Maximum ground area coverage of all buildings, parking decks and surface parking lots (not including roads and driveways) shall not exceed 36% of the 47.65 acres per the Windward Master Plan.
4. No retail use (other than those contained within, and incidental to, the hotel) shall be located within 600 ft. of the GA 400 interchange.
5. Provide pedestrian connections between buildings and all uses to Windward Parkway and to North Point Parkway. Pedestrian crossings throughout development shall be ramped and the materials shall be brick pavers, cobblestones or architecturally treated concrete products as approved by Staff.
6. The corner of Windward Parkway and North Point Parkway shall be designed with a minimum 3,500 square foot green space area and shall incorporate a visible water feature as approved by ORB.
7. Gathering areas as depicted on the submitted plan shall be incorporated into the final plan and shall include open spaces and seating areas.
8. Prior to the first LOP, applicant shall submit a revised master plan to the City for the entire parcel which shall incorporate the approved conditions.
9. A master detention study and plan for the entire development shall be provided in order to identify possible combined detention pond areas. The developer shall strive toward the development of large, central detention facilities for the site. No detention facility shall be visible from North Point Parkway or Windward Parkway except as a decorative water feature approved by Staff. Plan shall be submitted prior to LOP for Townhouses.
10. All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note:

This plan reflects conditions stipulated through public hearing regarding case ~~MP-15-04N-15-08~~XXXX Windward Point/Windward Pod 66

11. Each entrance off North Point Parkway and Windward Parkway shall be designed to incorporate a water feature, sculpture or similar focal point feature, as approved by Staff prior to a Land Disturbance Permit.
12. Required parking for residential units shall be the lesser of 2 spaces per unit or 1 space per bedroom. Hotel and Office parking may be reduced up to 25% by Staff contingent upon acceptance of a shared parking study analysis.
13. All non-residential buildings above 3 stories in height, excluding the hotel shall be designed to LEED (Leadership in Energy and Environmental Design) Certified standards or such equivalent standards as approved by Staff.

Landscape Conditions:

14. Detailed street planting shall be provided for North Point Parkway, Dryden Road and internal streets and Windward Parkway. Landscape plan shall be approved by Staff prior to a Land Disturbance Permit.
15. Landscaping areas shall not contain any parking, water detention area or buildings, or portion thereof, except that a detention pond or ponds may be located within the landscaping area if it is specifically designed as a water feature or park.
16. Parking lot islands shall be planted with trees, shrubs and or ground covers (not with mulch only).
17. Reasonable effort shall be made to incorporate the specimen trees identified as good and excellent condition per the arborist report dated March 16, 2015 into the design of the development and areas of greenspace. Special consideration shall be given to groupings of specimen trees as well as significant groupings of smaller trees. Staff shall review and approve removal of any specimen trees.

Design Conditions:

18. The proposed site plan includes a 1 acre active park and a 2.5 acre natural park. The natural park shall contain walking paths and pedestrian connectivity placed to maximize tree preservation. The active park will provide open lawn and seating as well as perimeter and cross pedestrian. The active park will also function as part of the project's storm water management by either or both water quality and storage. Stormwater Park shall be required subject to final approval by Staff.
19. Park/greenway trail shall be extended south to the roundabout and north to Dryden, including a pedestrian crossing (brick paver) at Dryden Rd to provide connectivity to the office and hotel uses.
20. In order to provide useable greenspaces and limit impervious surfaces, the majority of office parking shall be provided within a parking structure.

21. Prior to the first LDP, the applicant shall submit to ORB for approval a document to be entitled 'Windward Point'. This document shall identify the design guidelines for the development and shall include: elevations or architectural themes of buildings, specifications for street furniture including benches, trash receptacles, lighting, and bicycle racks, bus shelter, signage, landscaping themes, focal point features, and the list of all the approved zoning conditions. This document shall also be submitted to the Windward Business Association for review.
22. Decorative street lights, decorative cross walks, benches, planters, kiosks, trash receptacles, bicycle racks and other street furniture shall be incorporated throughout the development and shall maintain a coordinated **appearance as** approved in the Windward Point Design Standards document.
23. Free-standing signs shall not exceed ten (10) feet in height.
24. Buildings with retail uses facing Windward or North Point Parkways shall not exceed 200 ft. in length, excluding the Multifamily Building, which incorporates ground floor retail.
25. A minimum of 20 feet of heavily planted greenspace shall be provided on the north end of Private Road "A".
26. Buildings shall be architecturally compatible in style and scale. Applicant shall submit drawings to the Design Review Board for approval. Plans submitted to the DRB shall include building elevations, illumination standards, sign package and decorative fixture types to be used along roadways, pedestrian paths and parking lots.
27. Stand-alone parking decks that are not integrated into office or residential buildings shall be located internal to the site and shall not be placed along Windward or North Point Parkways.
28. Where parking decks are visible from public right-of-way, they shall be faced with similar materials as the primary use buildings incorporating similar architectural detail or other such screening as approved by Staff.
29. Both surface parking areas and structured parking buildings shall be screened from North Point and Windward Parkway views.
30. A bus drop-off area with shelter and dedicated lane shall be provided if **requested by MARTA.**
31. Applicant shall submit a sign package to be reviewed and approved by the Design Review Board. Sign package shall be incorporated into the Design Standards and shall include standards for ground signs, wall signs, awning signs, directional signs and miscellaneous signs. The Unified Development Code shall govern sizes and quantities of signs except that retail uses may not utilize window advertising. Instead, words can be used on the lip of the awning overhanging the retail establishment.
32. All buildings along Windward Parkway and North Point Parkway must face those streets or elevations facing those streets must contain the same materials as the front of the buildings. No backside of

buildings, "back of house" functions (such as loading or dumpster area), or non-ornamental subdivision type walls or fences along the perimeter of development shall be allowed facing those streets.

33. All dumpsters, utility boxes, telecommunications equipment, and mechanical equipment shall be screened from ground view ~~and~~ on public rights-of-way.
34. Master plan approval pertains to the project concept only. As individual sites are developed, site standards regarding codes, stream buffers and other requirements will have to be met.

General Traffic:

35. Driveway #1 along Windward Parkway shall remain right-in only.
36. Proposed signalized intersections shall be evaluated at 80% of build out and constructed if warranted and approved by Engineering Department.
37. The ORI Traffic Study shall be revised as Directed by Department of Engineering.
38. Improve internal drive, Morris Road and Dryden Road with **bike** lanes, sidewalk and planting strip incorporating street trees. Typical section to be approved by staff based on available right of way and existing conditions.
39. AII internal streets, excluding those in the townhome section, shall be public roadways; however, the Developer (and subsequent Property Owners' Association) shall be responsible for all roadways, landscaping and other common **area** maintenance within the Windward Point development.
40. The proposed roadway, intersection geometry, internal roadway network, curb cut locations and right-of-way for the project will be determined after final review of traffic study and final conditions of approval. The current site design shown in the application should be considered concept only.
41. The developer shall bear the responsibility for payment and installation for the necessary traffic signals and traffic regulatory devices, deceleration lanes and other improvements, which are necessitated by impact of the proposed development as identified by the Engineering Department. Any such improvements constituting system improvements shall result in impact fee credits for eligible portions of improvements.
42. Prior to the issuance of the first building permit, applicant shall submit a Roadway Improvement Phasing Plan. The Plan shall identify the required improvements to be made and the schedule for project development. Each roadway improvement project shall be tied to the issuance of a building Certificate of Occupancy so that improvements are made prior to, or concurrent with, development. The Roadway

Improvement Phasing Plan shall be reviewed and approved by the Community Development and Engineering Department Staff.

43. Developer shall submit a detailed long-term schedule for inspection and maintenance of the storm water facilities. The schedule should describe all maintenance and inspection requirements and person performing maintenance and inspection activities.
44. All proposed intersections shall align properly with existing and proposed new curb cuts as approved by Engineering Department Staff.
45. Signalized intersections shall not be designed as a split phase operation because of poor alignment or sight distance.
46. Un-signalized driveways shall provide a minimum throat length of 150 feet or as approved by the Engineering Department.
47. Certain conditions of this application related to the dedication and construction of roadway system improvements may be superseded by a more definitive private development agreement if the terms and conditions are agreed upon by the Community Development and Engineering Department Staff and applicant no more than 120 days **after** the rezoning.
48. The developer shall provide one (1) electric vehicle charging station per 100 parking spaces or a minimum of one (1) electric vehicle charging station for hotel, office, and commercial buildings requiring 25 or more parking spaces.
49. Developer shall use brick paver accents at key intersections and traffic circle as depicted on site plan.
50. The townhouse portion of the site may be vehicular gated only with no pedestrian restrictions.

GRTA Requirements:

Road Connectivity

51. Provide a direct vehicular connection from Northpoint Parkway to MARTA access driveway on Dryden Road constructed to local street standards and aligned with MARTA access.
52. At driveway 1, provide a right in only.
53. Pedestrian Facilities
    a. Provide bikes racks near entrances of each nonresidential building and residential recreation center.
    b. Provide for pedestrian and **bike** access on paved path along Northpoint Parkway southbound
    c. Provide pedestrian connections to all buildings
    d. Provide crosswalks at each intersection
    e. Provide sidewalks on both sides of all private roadways

Roadway Improvements as Conditions to GATA Notice of Decision:

The following improvements are required on and adjacent to non-state routes:

54. Windward Parkway @ North Point Parkway (Intersection #3)
    - Provide an additional westbound turn lane on Windward Parkway from Northpoint Parkway to GA 400 northbound ramp.
55. North Point Parkway at Dryden Road
    - Install a traffic signal, when warranted.
56. North Point Parkway at Driveway #2
    - Install a northbound left-turn lane along North Point Parkway.
    - Install an eastbound shared left-turn / through lane and a separate right-turn lane along the proposed driveway #2.
57. North Point Parkway at Driveway #3
    - Install a northbound left-turn lane along North Point Parkway.
    - Install an eastbound shared left-turn / through lane and a separate right-turn lane along the proposed driveway #3.
    - Install a traffic signal, when warranted.
58. North Point Parkway at Future Site Driveway/ Existing Median break/ Driveway 0/ Opposing Driveway
    - Install a northbound left-turn lane along North Point Parkway.
    - Install an eastbound shared left-turn / through lane and a separate right-turn lane along the proposed driveway #4.
59. Dryden Road at Proposed Driveway #4
    - Install a shared left-turn / through lane and separate right-turn lane southbound along driveway

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	City of Alpharetta's Assessment
775	10" Sourwood	Fair	Fair	Yes			
776	11" Sourwood	Good	Fair	Yes			
777	35"(24"-9) White Oak	Good	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Due 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.	13	

Tree ID	Species	Common Name	DBH	Condition	Notes	Photo
139	*Broussonetia papyrifera*	Paper mulberry	26	Poor	Leaning with dieback in canopy	86-87
140	*Quercus nigra*	Water oak	27	Fair/Poor	Hypoxylon canker and dieback in canopy	88
141	*Liriodendron tulipifera*	Tulip poplar	30	Good		
142	*Liriodendron tulipifera*	Tulip poplar	27	Good		
144	*Oxydendrum arboreum*	Sourwood	10	Poor	Two trunks with included bark and wound at base	90
145	*Liriodendron tulipifera*	Tulip poplar	29	Good		
146	*Oxydendrum arboreum*	Sourwood	8	Poor	Decay at base	91
147	*Oxydendrum arboreum*	Sourwood	10	Good		
149	*Oxydendrum arboreum*	Sourwood	10	Good		
151	*Liriodendron tulipifera*	Tulip poplar	29	Good		

NOTE:

1. REFERENCE SURVEY BY GEOSURVEY, LTD. DATED 4-5-2018.
2. REFERENCE ARBORIST REPORTS BY BROOKWOOD TREE DATED 3-16-2015 AND OUTDOOR SPACES DATED 5-15-2018. TREE SIZE INFORMATION UPDATED AND LANDSCAPE TREES OF QUALITY ADDED BY AEC, INC. ON 9-30-2022.

AEC
CIVIL ENGINEERING ◦ PLANNING ◦ LANDSCAPE ARCHITECTURE
50 Warm Springs Circle
Roswell ◦ Georgia ◦ 30075
(770) 641-1942 ◦ www.aecatl.com

NORTH

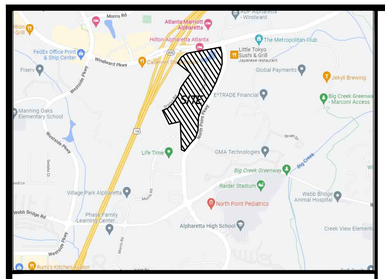
60 0 60 120

TREE SURVEY-ARBORIST PLAN

WINDWARD PARK

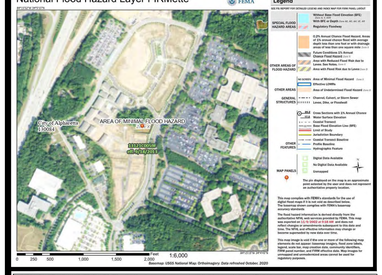
ALPHARETTA, GEORGIA

PROJECT INFORMATION
PROJECT NO.: 22-4755
DATE: SEPTEMBER 30, 2022
SCALE: 1" = 60'
FILE NAME: 15-3805 C12- Tree Info-NGH.dwg
DESIGN/DRAWN: SLR/NGH



SITE LOCATION MAP (NTS)

National Flood Hazard Layer FIRMette



	Element Description
X	Key and/or legend and site location map with North arrow
X	Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning.
X	Acreage of the subject property.
X	Location of land lot lines and identification of land lots.
X	Existing, proposed, new dedicated, and future reserved rights-of-way of all streets, roads, and rail lines adjacent to and on the subject property.
X	Proposed streets on the subject site.
X	Current zoning of the subject site and adjoining properties.
X	Existing buildings (with square footages, heights, and stories), walls, driveways, fences, cell towers, and any other structures or improvements on the subject property.
X	Location of proposed buildings with square footages, heights, and stories.
X	Layout and minimum lot size of proposed single-family residential lots.
X	Topography of subject site.
X	Required and proposed setbacks.
X	100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps.
X	Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed.
X	Tree lines, woodlands, significant trees with critical root zones (1.3 x trunk diameter), and open fields on subject site.
X	Required and proposed parking spaces, loading, and unloading facilities.
X	Lakes, streams, and other waters on the site and associated buffers. Wetlands shown on GIS maps or survey.
X	Proposed stormwater management facilities.
N/A	Entrance distance profile assuming the driver's eye at a height of 3.5 feet.
X	Existing driveways located within 150 feet of the subject property on adjacent or nearby parcels (including those parcels on the opposite side of a public street).
X	Proposed access driveways and the available intersection sight distance (according to AASHTO Green Book).

PROPOSED PARCEL DATA

SITE 1:

ACREAGE:	4.25 AC.
PROPOSED USE:	OFFICE
TOTAL S.F.:	250,000 S.F.
BUILDING HEIGHT:	8-STORIES (132')

SITE 2:

ACREAGE:	4.33 AC.
PROPOSED USE:	OFFICE
TOTAL S.F.:	250,000 S.F.
BUILDING HEIGHT:	7-STORIES (118')

SITE 3:

ACREAGE:	3.16 AC.
PROPOSED USE:	MULTI-FAMILY/ RETAIL
RETAIL S.F.:	23,000 S.F.
MULTI-FAMILY S.F.:	132,000 S.F
AMENITY S.F.:	10,000 S.F.
TOTAL S.F.:	165,000 S.F. (33,000 PER FLOOR)
BUILDING HEIGHT:	5-STORIES (70')
TOTAL UNITS:	130 UNITS
AVERAGE UNIT SIZE:	1,015 S.F.

SITE 4:

ACREAGE:	3.42 AC.
PROPOSED USE:	TOWNHOMES
TOTAL UNITS:	49 UNITS
BUILDING HEIGHT:	3-STORIES (42')
MINIMUM UNIT S.F.:	2,100 S.F.

SITE 5:

ACREAGE:	3.00 AC.
PROPOSED USE:	TOWNHOMES
TOTAL UNITS:	51 UNITS
BUILDING HEIGHT:	3-STORIES (42')
MINIMUM UNIT S.F.:	2,100 S.F.

SITE DATA:

LAND LOTS 1112, 1177, 1188, & 1189
1st DISTRICT 2nd SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

TOTAL ACREAGE:	47.65 ac.
SITE PLAN REVISION ACREAGE:	19.17 ac.
CURRENT ZONING:	CUP
FUTURE LAND USE:	MU

PROPOSED USES:

- TOWNHOME: (187 units existing, 100 units proposed)
- HOTEL: (249 room hotel existing)
- OFFICE: (500,000 s.f. proposed)
- RETAIL: (23,000 s.f. proposed)
- MULTI-FAMILY RESIDENTIAL: (130 units proposed)

PROPOSED SETBACKS

FRONT (SITE 4):	60' at NORTHPOINT PARKWAY
FRONT (SITES 2& 3):	30' at NORTHPOINT PARKWAY
FRONT (SITE 2):	30' at WINDWARD PARKWAY
FRONT:	10' at ALL INTERNAL STREETS

PROPOSED LANDSCAPE STRIPS

NORTHPOINT PKWY:	20'
WINDWARD PKWY:	20'
ALL OTHER STREETS:	10' (PUBLIC AND PRIVATE)

MAXIMUM BUILDING/ PARKING COVERAGE:	17.15 ac. (36%)
EXISTING BUILDING/ PARKING COVERAGE:	
- CARAVELLE:	5.14 ac.
- HILTON HOTEL:	1.72 ac.
PROPOSED BUILDING/ PARKING COVERAGE:	
- BUILDINGS:	6.79 ac.
- PARKING (DECK AND SURFACE):	2.05 ac.
TOTAL PROPOSED BUILDING/ PARKING COVERAGE:	8.84 ac.
TOTAL OVERALL BUILDING/ PARKING COVERAGE:	15.69 ac. (33%)

PROPOSED PARKING SUMMARY:

SITE 1:

PROPOSED USE:	OFFICE
TOTAL S.F.:	250,000 S.F.
REQUIRED PARKING:	1,000 SPACES (4:1000)
PROPOSED PARKING:	1,524 SPACES (6 LEVEL DECK)

SITE 2:

PROPOSED USE:	OFFICE
TOTAL S.F.:	250,000 S.F.
REQUIRED PARKING:	1,000 SPACES (4:1000)
PROPOSED PARKING:	1,254 SPACES (6 LEVEL DECK)

SITE 3:

PROPOSED USE:	MULTI-FAMILY/ RETAIL
RETAIL S.F.:	23,000 S.F.
REQUIRED PARKING:	115 SPACES (5:1000)
MULTI-FAMILY :	130 UNITS
REQUIRED PARKING:	267 SPACES (2 SP PER UNIT + 1:20 UNITS)
REQUIRED PARKING.:	382 SPACES
PROVIDED PARKING:	382 SPACES (WITH ON-STREET PARKING)

SITE 4:

PROPOSED USE:	TOWNHOMES
TOTAL UNITS:	49 UNITS
REQUIRED PARKING:	98 SPACES (2 PER UNIT)
PROPOSED PARKING:	98 SPACES (GARAGE SPACES)

SITE 5:

PROPOSED USE:	TOWNHOMES
TOTAL UNITS:	51 UNITS
REQUIRED PARKING:	102 SPACES (2 PER UNIT)
PROPOSED PARKING:	102 SPACES (GARAGE SPACES)

*STORMWATER MANAGEMENT WILL BE HANDLED IN THE EXISTING FACILITIES ALREADY CONSTRUCTED AND OPERATIONAL.

NOTE:

1. ALL WETLANDS BEING IMPACTED ON THE PROPERTY ARE PERMITTED WITH THE ARMY CORP OF ENGINEERS.
2. BASED UPON THE ARBORIST REPORT BY OUTDOOR SPACES, THE REMAINING SPECIMEN TREES ARE LOCATED ON SITE 2.
3. THERE ARE NO PROPOSED CHANGES TO THE EXISTING ROADS AND TIE IN POINTS TO THE PUBLIC RIGHT OF WAY.
4. ALL INTERNAL ROADS ARE PRIVATE.
5. SITE DESIGN BY COOPER CARRY, DATED 11-1-2022.
6. ALL RESIDENTIAL DRIVEWAYS ARE 18' DEPTH MINIMUM (MEASURED FROM EDGE OF GARAGE TO EDGE OF ALLEY).
7. TYPICAL PROPOSED TOWNHOME DIMENSION IS 22' WIDE x 38' DEEP AND 20' WIDE x 35' DEEP..

AEC
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
50 Warm Springs Circle
Roswell • Georgia • 30075
(770) 641-1942 • www.aecatl.com

NORTH
100 0 100 200

ZONING PLAN

Windward Park

Alpharetta, Georgia

PROJECT INFORMATION

PROJECT NO.: 22-4755
DATE: 11-1-2022 REVISED: 11-10-2022
SCALE: 1" = 100'
FILE NAME: Windward Park- 2022 Zoning Plan.dwg
DESIGN/DRAWN: SLR/ slr

STAFF REPORT

Department: City Clerk
Submitted By: Lauren Shapiro
Meeting Date: April 24, 2023

AGENDA ITEM:

Ordinance: Text Amendment to The Code of the City of Alpharetta, Georgia Alcohol Ordinance
First Reading
Consideration of an Ordinance to amend Chapter 4 of The Code of the City of Alpharetta, Georgia to revise provisions related to delivery, consumption sales, and retail establishments, to add provisions related to mixed drink sales, to repeal provisions related to delivery of alcoholic beverages, and to revise provisions related to sale or possession for purpose of sale without license or beyond boundaries of premises covered by license; to provide an effective date; and for other purposes.

STAFF RECOMMENDATION:

Adopt an Ordinance to amend Chapter 4 of The Code of the City of Alpharetta, Georgia to revise provisions related to delivery, consumption sales, and retail establishments, to add provisions related to mixed drink sales, to repeal provisions related to delivery of alcoholic beverages, and to revise provisions related to sale or possession for purpose of sale without license or beyond boundaries of premises covered by license; to provide an effective date; and for other purposes.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO
FISCAL IMPACT: NO
INCLUDED IN CURRENT FY CPTL BUDGET: NO
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST:
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

ITEM DESCRIPTION:

City staff brought forward proposed amendments to the City's Alcohol Ordinance, as work hop item, during the February 20, 2023 City Council Meeting and Public Hearing. At the conclusion of the work shop item, City Council gave direction to repeal Section 4-31 of the City's Code, since state law governed the manner by which deliveries of alcoholic beverages could be conducted by licensed establishments and/or third party delivery companies.

The proposed changes to the Alcohol Ordinance will allow eating establishments to sell packaged wine and beer for off-premises consumption.

ALTERNATIVES:

Do not approve this Ordinance and offer modifications to the proposed text amendments.

ATTACHMENTS:

1. Ordinance Alcohol Ordinance Amendment

2. Current Section 4-3
3. Current Section 4-31
4. Current Section 4-49
5. Current Section 4-137

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO AMEND CHAPTER 4 OF THE CODE OF THE CITY OF ALPHARETTA, GEORGIA TO REVISE PROVISIONS RELATED TO DELIVERY, CONSUMPTION SALES, AND RETAIL ESTABLISHMENTS, TO ADD PROVISIONS RELATED TO MIXED DRINK SALES, TO REPEAL PROVISIONS RELATED TO DELIVERY OF ALCOHOLIC BEVERAGES, AND TO REVISE PROVISIONS RELATED TO SALE OR POSSESSION FOR PURPOSE OF SALE WITHOUT LICENSE OR BEYOND BOUNDARIES OF PREMISES COVERED BY LICENSE; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, the Mayor and Council of the City of Alpharetta (the "City Council" or "Council") are charged with the protection of the public health, safety, and welfare of the citizens of Alpharetta; and

WHEREAS, the City Council has adopted Chapter 4 of the Code of the City of Alpharetta, Georgia ("City Code") regarding alcoholic beverages; and

WHEREAS, the City Code was designed to be amended from time to time when circumstances warrant that modifications be made in order to make said Codes more responsive to its needs; and

WHEREAS, the City Council deems it appropriate to amend Chapter 4 of the City Code.

NOW THEREFORE, the Council of the City of Alpharetta hereby ordains, as follows:

Section 1: Section 4-3 of the Code of the City of Alpharetta, Georgia, is hereby amended to read as follows:

Sec. 4-3 – Sale or possession for purpose of sale without license or beyond boundaries of premises covered by license.

No person shall sell or possess for the purpose of sale any alcoholic beverage unless such person has a license from the city to sell or possess for sale alcoholic beverages, or sell or make deliveries beyond the boundaries of the premises covered by the license, unless permitted by state law or local ordinance.

Section 2: Section 4-31 of the Code of the City of Alpharetta, Georgia, is hereby repealed.

Section 3: Secs. 4-31 – 4-46 of the Code of the City of Alpharetta, Georgia shall be Reserved.

Section 4: Section 4-49 of the Code of the City of Alpharetta, Georgia, is hereby amended to read as follows:

(a) Except as may be otherwise expressly provided in this chapter, establishments holding a license to sell alcoholic beverages for consumption on the premises shall not hold a license for the sale of alcoholic beverages by the package.

(b) The foregoing prohibition, however, shall not apply with respect to the following:

(1) Supermarkets and brew pubs, as defined in section 4-1; provided, however, no such license shall include or authorize the sale of distilled spirits by the package;

(2) Eating establishments, as defined in section 4-1, may sell wine and/or beer by the package for off-premises consumption, provided that the sale of wine and/or beer for off-premises

consumption is an ancillary function of the eating establishment. Notwithstanding the foregoing, the sales of wine and/or beer by the package for off-premises consumption shall not be used in calculating the total annual gross food and beverage sales for the establishment for the purpose of determining whether the establishment constitutes an eating establishment as set forth in section 4-1, however, all sales of wine and/or beer sold for off premises consumption shall be notated on the monthly alcohol compliance form; and

(3) Distilleries and breweries, as defined in Article XVII and Article XIX, respectively

(c) For the purposes of this chapter, any supermarket, brew pub, or eating establishment that wishes to sell alcoholic beverages by the package for off-premises consumption shall submit an application for said license, as the off-premises consumption license is not automatically granted with the approval of an on-premise consumption license.

(d) Any brew pub or eating establishment with a license to sell wine and/or beer by the package for off-premises consumption may not sell beer or wine by the package at any date or time when the sale of package beer or wine for carryout purposes is prohibited by ordinance or state law.

(e) Any brew pub or eating establishment seeking a license to sell wine and/or beer by the package for off-premises consumption must meet the distance requirements to grounds or buildings as required for beer or wine package off-premises consumption retail locations.

(f) For the purposes of this chapter, where a person holds a license to sell alcoholic beverages by the package, including distilled spirits, at one establishment, and a license to sell alcoholic beverages for consumption on the premises at a contiguous establishment, and the licensed premises of each establishment are physically separate from the other, with the only interconnectivity between the establishments (if any) being an inside connecting service door or passageway, such establishments shall be considered separate and distinct establishments, provided that:

(1) Each establishment operates under a trade name different from the other;

(2) All business transactions are kept separate;

(3) Each establishment must operate in compliance with all other provisions of this chapter and all other laws and regulations applicable to such business;

(4) Each establishment has a separate entrance for the public and the establishments share no common entrance;

(5) The inside connecting service door or passageway (if any) must be located behind the bar or service counter of each establishment or otherwise so situated or maintained as to be reasonably accessible only to the licensee or employees of the establishments, and only the licensee and employees of the establishments may use such door or passageway; and

(6) All other conditions required by state regulations applicable to such contiguous operations are met.

Section 5: Section 4-137 of the Code of the City of Alpharetta, Georgia, is hereby amended to read as follows:

No package beer, malt beverage or wine shall be sold at retail except in the following types of retail establishments, subject to such establishments holding a license to sell beer, malt beverages or wine (as applicable) by the package:

(1) Package retailers who sell distilled spirits;

(2) Establishments maintaining 80 percent of the floor space and storage area in a manner which is devoted principally to the retail sale of other products and located in zoning districts in which these establishments are permitted as a conforming use or in districts where existing establishments exist as a nonconforming use;

(3) Supermarkets, as defined in section 4-1;

(4) Brew pubs or eating establishments licensed to sell alcoholic beverages for consumption on the premises which sell wine and/or beer by the package for off-premises consumption in accordance with the provisions set forth in section 4-49(b); provided, however, package sales shall be limited to wine and beer only. Brew pubs or eating establishments seeking to sell wine or beer by the package must obtain a separate license to do so and must meet the distance requirements for each license.

Section 6: It is the intention of Council, and it is hereby ordained by the authority of Council, that the provisions of this Ordinance shall become and be made a part of the Code of the City of Alpharetta, Georgia, and the codifier is authorized to make the specified deletions, insertions, additions, and to insert headings, article numbers and section numbers as and where appropriate.

Section 7: All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 8: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 13: This Ordinance shall be effective immediately upon its adoption by the City Council.

SO ORDAINED, the _____ day of _____, 2023.

CITY OF ALPHARETTA, GEORGIA

By:_____
Jim Gilvin, Mayor

COUNCIL MEMBERS

_____

Donald F. Mitchell

_____

Brian Will

_____

Douglas J. Derito

_____

John Hipes

_____

Jason Binder

_____

Dan Merkel

ATTEST:

_____

Lauren Shapiro, City Clerk

APPROVED AS TO FORM:

_____

Molly Esswein, City Attorney

Sec. 4-3. Sale or possession for purpose of sale without license or beyond boundaries of premises covered by license.

No person shall sell or possess for the purpose of sale any alcoholic beverage unless such person has a license from the city to sell or possess for sale alcoholic beverages, or sell or make deliveries beyond the boundaries of the premises covered by the license.

(Code 1989, § 3-3; Ord. No. 218-A, § 1.003, 9-22-1986)

Sec. 4-31. Delivery.

The city adopts and elects to incorporate certain provisions of House Bill 879 (General Assembly 2020) (amending Title 3 of the Official Code of Georgia Annotated). Specifically, local city licensed package goods retailers are permitted to deliver, themselves or through a qualified third party, unbroken package alcohol. The purchaser shall register with the retailer, and provide valid identification and signature upon delivery. Retailers shall follow the House Bill and any regulations issued by the Georgia Department of Revenue.

(Ord. No. 810 , § 1, 9-21-2020)

Editor's note(s)—Ord. No. 810 , § 1, adopted Sept. 21, 2020, set out provisions intended for use as art. XIX, § 4-453. For purposes of classification, and at the editor's discretion, these provisions have been included as art. I, § 4-31.

CURRENT SECTION OF 4-49 OF ALCOHOL ORDINANCE

Sec. 4-49. Consumption sales only.

(a) Except as may be otherwise expressly provided in this chapter, establishments holding a license to sell alcoholic beverages for consumption on the premises shall not hold a license for the sale of alcoholic beverages by the package.

(b) The foregoing prohibition, however, shall not apply with respect to the following:

(1) Supermarkets and brew pubs, as defined in section 4-1; provided, however, no such license shall include or authorize the sale of distilled spirits by the package; and

(2) Eating establishments, as defined in section 4-1, may sell wine by the package for off-premises consumption, provided that no more than ten percent of the interior floor area of the establishment is devoted to the display of package wine and no more than ten percent of the establishment's revenues derived from the sale of alcoholic beverages is derived from package wine sales. Notwithstanding the foregoing, the sales of wine by the package for off-premises consumption shall not be used in calculating the total annual gross food and beverage sales for the establishment for the purpose of determining whether the establishment constitutes an eating establishment as set forth in section 4-1.

(c) For the purposes of this chapter, where a person holds a license to sell alcoholic beverages by the package, including distilled spirits, at one establishment, and a license to sell alcoholic beverages for consumption on the premises at a contiguous establishment, and the licensed premises of each establishment are physically separate from the other, with the only interconnectivity between the establishments (if any) being an inside connecting service door or passageway, such establishments shall be considered separate and distinct establishments, provided that:

(1) Each establishment operates under a trade name different from the other;

(2) All business transactions are kept separate;

(3) Each establishment must operate in compliance with all other provisions of this chapter and all other laws and regulations applicable to such business;

(4) Each establishment has a separate entrance for the public and the establishments share no common entrance;

(5) The inside connecting service door or passageway (if any) must be located behind the bar or service counter of each establishment or otherwise so situated or maintained as to be reasonably accessible only to the licensee or employees of the establishments, and only the licensee and employees of the establishments may use such door or passageway; and

(6) All other conditions required by state regulations applicable to such contiguous operations are met.

(Code 1989, § 3-42; Ord. No. 218-A, § 1.027, 9-22-1986; Ord. No. 679, § 10, 7-15-2013; Ord. No. 694, § 1, 9-15-2014; Ord. No. 701, § 1, 2-23-2015; Ord. No. 722, § 3, 3-21-2016; Ord. No. 740, § 4, 5-16-2017)

CURRENT SECTION OF 4-137 OF ALCOHOL ORDINANCE

Sec. 4-137. Type of retail establishment.

No package beer, malt beverage or wine shall be sold at retail except in the following types of retail establishments, subject to such establishments holding a license to sell beer, malt beverages or wine (as applicable) by the package:

(1) Establishments which meet the same requirements applicable to establishments where distilled spirits may be sold (section 4-116);

(2) Establishments maintaining 80 percent of the floor space and storage area in a manner which is devoted principally to the retail sale of other products and located in zoning districts in which these establishments are permitted as a conforming use or in districts where existing establishments exist as a nonconforming use;

(3) Supermarkets, as defined in section 4-1;

(4) Establishments which are duly licensed by the city to operate as a brew pub; or

(5) Eating establishments licensed to sell alcoholic beverages for consumption on the premises which sell wine by the package in accordance with the provisions set forth in section 4-49(b); provided, however, package sales shall be limited to wine only.

(Code 1989, § 3-70; Ord. No. 664, § 1, 4-16-2012; Ord. No. 722, § 4, 3-21-2016)

STAFF REPORT

Department: City Clerk
Submitted By: Lauren Shapiro
Meeting Date: April 24, 2023

AGENDA ITEM:

Ordinance: Municipal Election Superintendent and Contracting with Fulton County for Such Purposes
SECOND READING
The first reading occurred during the April 17, 2023 City Council Meeting and Public Hearing.
Consideration of adoption of an Ordinance to amend Article I of Chapter 2 of the Code of the City of Alpharetta, Georgia to authorize the appointment of a municipal election superintendent, to authorize the Fulton County Board of Registration and Elections to conduct municipal elections in the City; to authorize the City to enter into a contract with Fulton County for such purposes; to appoint the Fulton County Board of Registration and Elections as Election Superintendent; and for other purposes.

STAFF RECOMMENDATION:

Adopt an Ordinance to amend Article I of Chapter 2 of the Code of the City of Alpharetta, Georgia to authorize the appointment of a municipal election superintendent, to authorize the Fulton County Board of Registration and Elections to conduct municipal elections in the City; to authorize the City to enter into a contract with Fulton County for such purposes; to appoint the Fulton County Board of Registration and Elections as Election Superintendent; and for other purposes.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO
FISCAL IMPACT: NO
INCLUDED IN CURRENT FY CPTL BUDGET: NO
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST:
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

ITEM DESCRIPTION:

Every odd year, the City of Alpharetta is required to hold a municipal general election. O.C.G.A. § 21-2-70.1 requires municipalities to appoint, during a public meeting, a person or committee to serve as the municipal election superintendent for said elections. Additionally, O.C.G.A. § 21-2-45 allows municipalities to authorize the County to conduct any or all elections and to perform all duties as superintendent of elections, with or without the exception of the qualification of candidates.

If approved, this Ordinance will amend Section 2-5 of The Code of the City of Alpharetta, Georgia to add provisions related to the appointment of a municipal superintendent, and to authorize the Fulton County Board of Registration and Elections to conduct municipal elections and act as the superintendent of elections, as agreed to by the City and Fulton County.

The first reading of this Ordinance occurred during the April 17, 2023 City Council Meeting and Public Hearing and passed unanimously. There have been no changes since the first reading.

ALTERNATIVES:

Do not adopt an Ordinance to appoint Fulton County Board of Registration and Elections as municipal election superintendent and appoint another individual or entity as elections superintendent.

ATTACHMENTS:

1. Ordinance Election Superintendent + Fulton County

ORDINANCE NUMBER:

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO AMEND ARTICLE I OF CHAPTER 2 OF THE CODE OF THE CITY OF ALPHARETTA, GEORGIA, TO AUTHORIZE THE APPOINTMENT OF A MUNICIPAL ELECTION SUPERINTENDENT, TO AUTHORIZE THE FULTON COUNTY BOARD OF REGISTRATION AND ELECTIONS TO CONDUCT MUNICIPAL ELECTIONS IN THE CITY; TO AUTHORIZE THE CITY TO ENTER INTO A CONTRACT WITH FULTON COUNTY FOR SUCH PURPOSES; TO APPOINT THE FULTON COUNTY BOARD OF REGISTRATION AND ELECTIONS AS ELECTION SUPERINTENDENT; AND FOR OTHER PURPOSES.

WHEREAS, the City of Alpharetta is required to hold municipal elections pursuant to the Charter of the City of Alpharetta and the laws of the State of Georgia; and

WHEREAS, state law provides for the appointment of a municipal superintendent to conduct municipal elections (O.C.G.A. § 21-2-70.1); and

WHEREAS, the Official Code of Georgia Annotated § 21-2-45 further provides:

> The governing authority of any municipality may authorize any county within which that municipality wholly or partially lies to conduct any or all elections held pursuant to this chapter. In the event a municipality shall by ordinance authorize such county to conduct elections, such municipality may request such county to perform any or all of the functions:
>
> (1) That the county shall perform all duties as superintendent of elections as specified under this chapter;
>
> (2) That the county shall perform all duties as superintendent of elections as specified under this chapter, with the exception of the qualification of candidates; or
>
> (3) That the county shall lease or loan any or all of its election equipment to the municipality for the purpose of conducting municipal elections without any responsibility on the part of the county for the actual conduct of the municipal election.

; and

WHEREAS, the Council wishes to amend Section 2-5 of the City Code to add provisions related to the appointment of a municipal superintendent and to authorize the Fulton County Board of Registration and Elections to conduct municipal elections and act as the superintendent of elections as agreed to between the City and Fulton County;

NOW THEREFORE, The Council of the City of Alpharetta hereby ordains, as follows:

Section 1: Section 2-5 of the Code of the City of Alpharetta is hereby amended as set forth on the attached Exhibit "A."

Section 2: It is the intention of Council, and it is hereby ordained by the authority of Council, that the provisions of this Ordinance shall become and be made a part of the Code of the City of Alpharetta, Georgia, and the codifier is authorized to make the specified deletions, insertions, additions, and to insert headings, article numbers and section numbers as and where appropriate.

Section 3: All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 4: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 5: This Ordinance shall be effective immediately upon its adoption by the City Council.

SO ORDAINED, the _____ day of _____, 2023.

CITY OF ALPHARETTA, GEORGIA

By:_____
Jim Gilvin, Mayor

COUNCIL MEMBERS

_____
Donald F. Mitchell

_____
Brian Will

_____
Douglas J. Derito

_____
John Hipes

_____
Jason Binder

_____
Dan Merkel

ATTEST:

_____
Lauren Shapiro, City Clerk

APPROVED AS TO FORM:

_____
Molly Esswein, City Attorney

EXHIBIT "A"

Sec. 2-5. - Elections; Appointment of Superintendents; Conducting Elections. ~~"incumbent" label on ballot.~~

(a) The City Council shall authorize a municipal superintendent to conduct municipal elections according to the provisions of O.C.G.A. § 21-2-70.1, or shall so delegate that role to the Fulton County Board of Registration and Elections pursuant to state law and as provided herein.

(b) Pursuant to state law, particularly O.C.G.A. § 21-2-45, the city may contract or otherwise decide by agreement with the Fulton County Board of Registration and Elections for that board to coordinate and conduct all elections in the city.

(c) In situations where the city has contracted and authorized the county to conduct such election, the Fulton County Board of Registration and Elections shall operate as the superintendent of the election and shall perform all functions of the city or any of its officials in connection with the conduct of such election or runoff thereof, except as hereinafter provided.

(d) All other terms of the contract for conducting the election shall be governed by the Intergovernmental Agreement entered into between the city and the Fulton County Board of Registration and Elections, such terms to include, but not be limited to:

(1) Payment of election costs; and

(2) The county's financial liability for any litigation arising by reason of the election, if any.

(e) All decisions concerning the qualification of the candidates shall be determined by the City Clerk in accordance with state law and City Code.

(f) It shall be lawful to have the word "incumbent" follow the name of any person who is running and is legally holding office at the time of any legal or special election held in the city.

STAFF REPORT

Department: Administration
Submitted By: James Drinkard
Meeting Date: April 24, 2023

AGENDA ITEM:

Resolution: Right of Way Acquisition Policy
Consideration of adoption of a Resolution authorizing the negotiation and settlement of right-of-way acquisitions for transportation and infrastructure improvements in accordance with certain procedures.

STAFF RECOMMENDATION:

Adopt, as presented, a resolution authorizing the negotiation and settlement of right-of-way acquisitions for transportation and infrastructure improvements in accordance with certain procedures.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST: THERE ARE NO DIRECT FISCAL IMPACTS ASSOCIATED WITH THE RECOMMENDED ACTION.

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

ITEM DESCRIPTION:

From time to time, as the City of Alpharetta advances road and transportation projects to improve mobility and the quality of life in the city, it is necessary for the City to acquire private property in the form of right-of-way, permanent easements, or temporary easements necessary for the construction of public infrastructure. When so doing, it is the policy of the City of Alpharetta to negotiate in good faith with the owners of such private property and to avoid, whenever possible, the need to exercise the City's power of eminent domain.

This work is commonly performed by authorized members of the City's professional staff and the City Attorney. The arrangement allows for negotiations to typically move forward in an efficient, timely manner that advances projects in the best interest of the City and the taxpayers we serve.

The purpose of the resolution being presented is to memorialize the process by which the acquisition of private property for road and transportation projects is conducted and to define the authorization provided to designated members of the professional staff and the City Attorney to act on the City's behalf. The process defined and the individuals empowered by the resolution are consistent with the manner in which the City has previously conducted business. The resolution simply formalizes that process and authorization.

ALTERNATIVES:

The Mayor and City Council may choose to alter the individuals authorized to negotiate and settle right-of-way acquisitions, increase or decrease the maximum settlement amounts above independently appraised value, or may

choose to reject the resolution and retain for the Mayor and Council as a body the authority to negotiate and/or settle any and all private property acquisitions related to transportation and infrastructure projects.

ATTACHMENTS:

1. City of Alpharetta Resolution - Authorizing Right-Of-Way Settlements In Accordance With Certain Procedures

RESOLUTION NUMBER:

A RESOLUTION BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA AUTHORIZING THE NEGOTIATION AND SETTLEMENT OF RIGHT-OF-WAY ACQUISITIONS FOR TRANSPORTATION AND INFRASTRUCTURE IMPROVEMENTS IN ACCORDANCE WITH CERTAIN PROCEDURES

WHEREAS, the City of Alpharetta is a political subdivision of the State of Georgia and is authorized to use the power of eminent domain to acquire private property for public purposes including public road and other transportation purposes under the Constitution of the State of Georgia, Article I, Section 3, Paragraph 1; as well as Chapter One of Title 22 of the Official Code of Georgia; and Chapter Three of Title 32 of the Official Code of Georgia; and

WHEREAS, it is necessary for the City of Alpharetta to proactively address traffic and transportation concerns in order to provide safety and alleviate congestion to the traveling public; and

WHEREAS, it is therefore necessary to acquire private property interests for, inter alia, the construction and improvement of public road and other transportation purposes; and

WHEREAS, prior to the exercise of its power of eminent domain, the City of Alpharetta is required to have any property interests that are necessary for public road and other transportation purposes to first be independently appraised; and

WHEREAS, it is the policy of the City of Alpharetta to negotiate in good faith with owners of private property interests and in accordance with the Constitution and laws of the State of Georgia in order to avoid the exercise of its power of eminent domain whenever possible; and

WHEREAS, from time to time, it is in the best interest of the City of Alpharetta to facilitate settlement and to avoid the expense of eminent domain proceedings where negotiated purchase and sale offers exceed the independently appraised amount, being at all times mindful of the duty to protect the public purse from unreasonable demands;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Alpharetta, Georgia that in locally-funded road and other transportation projects, the Mayor and City Council, acting in their capacity as the governing authority of the City of Alpharetta, do hereby authorize, prior to the filing in Superior Court of a condemnation petition, the negotiation and purchase of private property interests for road and other transportation purposes in excess of appraised value according to the following procedure:

1. When the Director of Public Works and the City Right-Of-Way Coordinator or City Attorney or the City Attorney's authorized designee agree on a proposal to acquire property or property interests for an amount that is up to 40% or $150,000, whichever shall be greater, above the independently appraised value, they may jointly submit an acquisition proposal accompanied by a summary recommendation to the Assistant City Administrator for consideration and possible approval. As a means of further clarification, the proposal should provide a summary of the dollar value requested to acquire the property or interest in property and the rationale for the proposed value.

2. No offer to acquire property or an interest in property for an amount in excess of the appraised value shall occur under this policy until such time as the Assistant City Administrator has evidenced his approval of the proposal, as submitted in accordance with paragraph 1, by executing a Right-Of-Way Settlement Authorization as contemplated in paragraph 4.

3. If the Assistant City Administrator anticipates being away from the office for a period such that it will interrupt his/her ability to timely review and pass upon the acquisition proposals, the Assistant City Administrator shall have the right and authority to delegate approval authority to the Director of Finance.

4. The authorization form evidencing approval of the acquisition proposal shall be the same, or substantially similar, to the form(s) attached hereto as Exhibit "A."

5. Following settlement and closing, the City Attorney or the City Attorney's authorized designee shall monthly, or as near to a monthly basis as practicable, present any properties or interests in property acquired pursuant to this procedure noting the owners, the acreage, the interest, and the agreed upon price to the Mayor and City Council for ratification. Ratification by the Mayor and City Council shall not be required for acquisition to be effective; but shall be undertaken for purposes of transparency and accountability.

6. This policy shall have no application to settlement and/or negotiations for right of way or interests in property for transportation purposes that occur subsequent to the City filing a condemnation petition, nor does this policy apply to any negotiations and/or settlements other than those related to right-of-way acquisitions and/or property acquisitions for transportation purposes.

7. Nothing herein shall be construed as to waive the City's attorney-client privilege, attorney work-product privilege, or the exemptions from disclosure set forth in the Georgia Open Meetings Act and Georgia Open Records Act pertaining to matters of litigation and land acquisition.

8. This policy does not constitute the creation of a committee, agency, authority, or deliberative body for any purpose under the Open Meetings Act and each of the

decision-makers identified hereunder is deemed to be acting unilaterally and rendering decisions based upon their own individual expertise and experience.

9. Nothing in this policy shall abrogate in any way the Director of Public Works or City Right-Of-Way Coordinator's authority to negotiate and consummate right of way acquisition and the related acquisition of interests in property (easements) up to appraised value plus 28%.

SO RESOLVED this ____ day of April _____.

CITY OF ALPHARETTA

By: _____
Jim Gilvin, Mayor

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM PRECEDING PAGE]

COUNCIL MEMBERS

_____
Mayor Pro Tem Dan Merkel

_____
Council Member Donald F. Mitchell

_____
Council Member Brian Will

_____
Council Member Douglas J. DeRito

_____
Council Member John Hipes

_____
Council Member Jason Binder

(SEAL)

Attest:

_____
Lauren Shapiro, City Clerk

Approved as to form and legal sufficiency:

_____
Melissa Tracy, City Attorney

ATTACHMENT A

CITY OF ALPHARETTA, GEORGIA

RIGHT-OF-WAY SETTLEMENT AUTHORIZATION

Project Name: _____
Project Number: _____
P.I. Number: _____ Parcel: _____
Tax Parcel ID#: _____
Owner Names: _____

STATE OF GEORGIA)
CITY OF ALPHARETTA)

WHEREAS, an independent appraiser has performed an inspection and appraisal of the property rights needed from the above-referenced parcel (the "Property") and determined the value of the Property to be $_____; and

WHEREAS, the City Department of Public Works has authority to offer up to $_____ to the owner(s) of the Property or authorized representative of the owner(s); and

WHEREAS, the owner(s) of the Property or authorized representative of the owner(s) have approached the City with a firm offer or counteroffer of $_____; and

WHEREAS, the Director of Public Works and the City Right-Of-Way Coordinator and the City Attorney or the City Attorney's authorized designee have reviewed the proposed offer or counteroffer, as well as any supporting documentation provided, and recommend settlement in an amount not to exceed $_____ to acquire the Property without the need for costly eminent domain proceedings;

NOW, THEREFORE, the Assistant City Administrator or his authorized designee, the City Director of Public Works, and the City Attorney or his authorized designee, by their signatures below, have authorized the purchase and sale of the Property in an amount not to exceed $_____. The City Director of Public Works or his authorized designee may proceed to close on the Property, and the City Attorney or his authorized designee shall present this settlement to the Mayor and City Council of the City of Alpharetta, Georgia for ratification.

This document may be executed in multiple counterparts.

_____ _____
Assistant City Administrator Date

_____ _____
Director of Public Works Date

_____ _____
City Attorney Date

STAFF REPORT

Department: Finance
Submitted By:
Meeting Date: April 24, 2023

AGENDA ITEM:

2023 - 2024 Citywide Group Medical, Dental, Vision, Disability, and Life Insurance Coverages
Consideration of approval of the award for Plan Year 2023-2024 the City's group Medical and Dental coverage to Cigna; Vision coverage to Eye Med; and Life and Disability coverage to New York Life and authorize the Mayor to execute any necessary documents.

STAFF RECOMMENDATION:

Approve the award for Plan Year 2023/2024 the City's group Medical and Dental coverage to Cigna; Vision coverage to Eye Med; and Life and Disability coverage to New York Life and authorize the Mayor to execute any necessary documents.

BUDGET & PROCUREMENT:

BUDGETED ITEM: YES
FISCAL IMPACT: YES
INCLUDED IN CURRENT FY CPTL BUDGET: NO
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST:
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Group Insurance (Budgeted across all departments based on staffing)	$10,423,448

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
-	$0.00

ITEM DESCRIPTION:

Staff recommendation is to award the City's group Medical and Dental coverage to Cigna; Vision coverage to Eye Med; and Life and Disability coverage to New York Life.

If the recommendation above is accepted, the City and all employees will have no increase in rates for all coverages noted.

Background
The City's Broker of record, Relations Group, solicited proposals from the market for our medical and other related coverages. After months of negotiations, our current carrier Cigna is the recommended provider for both Medical and Dental with a zero percent (0%) increase in rates for plan year 2023/2024. Based on independent data of expected rate renewal of 10%, Cigna's final proposal is indicative of their commitment to continue to serve Alpharetta.

Our medical coverage with Cigna is a Fully Insured Plan designed as a Minimum Premium/Shared Return Plan. With the plan, the City receives the protection of a fully insured plan, but if the medical claims come in less than the estimate, the City saves the difference. Other providers either had higher cost proposals or, in the case of Aetna, would have required eliminating our Health Reimbursement Plan. Change in plan design; changing carriers and processes for both the employee and employer; potential for spikes in subsequent renewal period; and ability to

achieve savings under the Cigna plan are other factors for consideration.

ALTERNATIVES:

Although not recommended, the City Council could direct us to go back to the market and re-bid for these coverages.

ATTACHMENTS:

1. City of Alpharetta 2023-2024 Renewal Summary v4



City of Alpharetta

2023 - 2024 Renewal Summary v4

April 12, 2023

Presented by:

Cory Newton, RHU, PAHM, Executive Vice President
Susanne Hyde, Account Support Specialist
Jeanne McDaniel, Worksite Wellness Coordinator



Table of Contents

2	Table of Contents
3	Medical Rate History
4	2023 - 2024 Executive Summary and Medical Marketing Overview
5	Medical: Current / Renewal
6	Medical: Aetna Alternate
7	Medical Provider Disruption Report
9	Rx Disruption Report
11	Dental: Current / Renewal / Alternate
12	Dental Provider Disruption Report
14	Vision: Current / Renewal / Alternate
15	Basic and Voluntary Life: Current / Renewal
16	STD and LTD: Current / Renewal
17	Renewal Timeline

Medical Rate History

	2019-2020		2020-2021		2021-2022		2022-2023	
	Cigna		Cigna		Cigna		Cigna	
Coverage	HSA	HRA	HSA	HRA	HSA	HRA	HSA	HRA
Individual Deductible	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Family Deductible	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
PCP / Specialist OV	90% AD	90% AD	90% AD	90% AD	90% AD	90% AD	90% AD	90% AD
In-Network Co-Ins	90%	90%	90%	90%	90%	90%	90%	90%
Rx Tier 1	30% to 15 AD	30% to 15	30% to 15 AD	30% to 15	30% to 15 AD	30% to 15	30% to 15 AD	30% to 15
Rx Tier 2	40% to 60 AD	40% to 60	40% to 60 AD	40% to 60	40% to 60 AD	40% to 60	40% to 60 AD	40% to 60
Rx Tier 3	40% to 90 AD	40% to 90	40% to 90 AD	40% to 90	40% to 90 AD	40% to 90	40% to 90 AD	40% to 90
ER Fund Contribution	1,000/1,750/2,000	750/1,250/1,500	1,000/1,750/2,000	750/1,250/1,500	1,000/1,750/2,000	750/1,250/1,500	1,000/1,750/2,000	750/1,250/1,500
Premiums								
Employee Only	738.75	796.99	792.04	854.46	788.16	850.27	831.47	897.00
Employee + Spouse	1,544.26	1,666.62	1,655.46	1,786.62	1,647.26	1,777.75	1,737.86	1,875.53
Employee + Child(ren)	1,397.84	1,508.57	1,498.52	1,617.21	1,491.10	1,609.16	1,573.11	1,697.66
Employee + Family	2,203.41	2,378.31	2,362.01	2,549.49	2,350.25	2,536.79	2,479.53	2,676.34
Final Renewal	3.5% (w/Reserve)		7.2% (w/Reserve)		-0.5% (w/Reserve)		5.5% (w/Reserve)	
AVG Medical Trend	7.5%		6.9%		6.5%		6.5%	
Emp/Dep Rates YOY%	HSA -43% / HRA -24%		HSA 0% / HRA 0%		HSA 0% / HRA 0%		HSA 5.5% / HRA 5.5%	
EE Monthly Contributions	HSA	HRA	HSA	HRA	HSA	HRA	HSA	HRA
Employee Only	33.02	77.11	33.02	77.11	33.02	77.11	34.84	81.35
Employee + Spouse	115.99	215.12	115.99	215.12	115.99	215.12	122.37	226.95
Employee + Child(ren)	102.79	199.07	102.79	199.07	102.79	199.07	108.44	210.02
Employee + Family	171.75	322.16	171.75	322.16	171.75	322.16	181.20	339.88
ER Monthly Contributions	HSA	HRA	HSA	HRA	HSA	HRA	HSA	HRA
Employee Only	705.73	719.88	759.02	777.35	755.14	773.16	796.63	815.65
Employee + Spouse	1,428.27	1,451.50	1,539.47	1,571.50	1,531.27	1,562.63	1,615.49	1,648.57
Employee + Child(ren)	1,295.05	1,309.50	1,395.73	1,418.14	1,388.31	1,410.09	1,464.66	1,487.65
Employee + Family	2,031.66	2,056.15	2,190.26	2,227.33	2,178.50	2,214.63	2,298.34	2,336.47

	4-Year Average
City of Alpharetta	3.9%
Medical Trend	6.9%

2023 – 2024 Executive Summary and Medical Marketing Overview

Medical Marketing		
Carrier	Change	Notes
Aetna	-1.9% Bundled or 0.6% Medical Only	Aetna cannot match the City's HRA plan design, so they pivoted to a traditional, copay plan which is less consumer-driven. Medical rates receive a 2.5% bundling discount if sold with dental and vision. Year 2 medical rate cap of 11%.
Anthem	10.5%	Fully Insured Dividend Eligible Contract. Additional 2% bundling discount if move dental and vision.
Cigna	0.0%	Incumbent. Originally at 12%. Revised to 5.5%. Revised again to 2.7%. Final at 0%.
Humana	-	As of 2/23/23, Humana decided to exit from Employer Group Commercial Medical Products business, which includes all fully insured, self-funded and Federal Employee Health Benefit medical plans, as well as Go365.
Kaiser	-	While rates are competitive, network and plan designs are significantly different. Their PPO plan is built on the PHCS network, which is much smaller.
UHC	-	Declined to quote due to uncompetitive rates.

	Current		Renewal		Alternate 1 Move Dental to Metlife		Alternate 2 Move Medical, Dental and Vision to Aetna		Alternate 3 Move Medical to Aetna and Dental to Metlife	
Coverage	Carrier	Annual Cost	Carrier	Annual Cost	Carrier	Annual Cost	Carrier	Annual Cost	Carrier	Annual Cost
Medical (ER + EE Paid) [incl. reserves]	Cigna	8,109,525	Cigna 0%	8,109,525	Cigna 0%	8,109,525	Aetna -1.9%	7,957,806	Aetna 0.6%	8,156,770
HRA Fund Money	Cigna	43,500	Cigna 0%	43,500	Cigna 0%	43,500	N/A	0	N/A	0
HSA Fund Money	Cigna	557,500	Cigna 0%	557,500	Cigna 0%	557,500	Aetna	557,500	Aetna	557,500
Dental (ER and EE Paid)	Cigna	489,442	Cigna 0%	489,442	Metlife -3.5%	472,423	Aetna -4.5%	467,228	Metlife -3.5%	472,423
Vision (ER and EE Paid)	EyeMed	54,189	EyeMed 0%	54,189	EyeMed 0%	54,189	Aetna -33.9%	35,793	EyeMed 0%	54,189
Basic Life and AD&D (ER Paid)	NY Life	209,336	NY Life 0%	209,336	NY Life 0%	209,336	NY Life 0%	209,336	NY Life 0%	209,336
Voluntary Life and AD&D (EE Paid)	NY Life	138,428	NY Life 0%	138,428	NY Life 0%	138,428	NY Life 0%	138,428	NY Life 0%	138,428
Short Term Disability (ER Paid)	NY Life	172,670	NY Life 0%	172,670	NY Life 0%	172,670	NY Life 0%	172,670	NY Life 0%	172,670
Long Term Disability (ER Paid)	NY Life	51,456	NY Life 0%	51,456	NY Life 0%	51,456	NY Life 0%	51,456	NY Life 0%	51,456
Annual Total Cost	9,826,046		9,826,046		9,809,027		9,590,217		9,812,772	
Change from Current ($ / %)	N/A	N/A	0	0.0%	-17,019	-0.2%	-235,829	-2.4%	-13,274	-0.1%

Medical: Current / Renewal

Medical	Cigna							
In-Network Plan Benefits	HRA				HSA			
Individual Deductible	10%	2,500			90%	2,500		
Family Deductible	5,000				5,000			
Deductible	Non-Embedded				Non-Embedded			
Coinsurance	90%				90%			
Individual Out-of-Pocket Max	3,000				3,000			
Family Out-of-Pocket Max	6,000				6,000			
Office Visits (Includes Services Like Surgery)	90% After Deductible				90% After Deductible			
Preventive Care	Covered at 100%				Covered at 100%			
Durable Medical Equipment	90% After Deductible				90% After Deductible			
Emergency Room	90% After Deductible				90% After Deductible			
Urgent Care	90% After Deductible				90% After Deductible			
Hospitalization	90% After Deductible				90% After Deductible			
Prescriptions - Retail	30% to 15 / 40% to 60 / 40% to 90				Subject to Medical Deductible, then 30% to 15 / 40% to 60 / 40% to 90			
Rates		Current	Renewal	Revised		Current	Renewal	Revised
Employee Only	11	897.00	921.08	897.00	113	831.47	853.78	831.47
Employee + Spouse	8	1,875.53	1,925.92	1,875.53	47	1,737.86	1,784.55	1,737.86
Employee + Child(ren)	1	1,697.66	1,743.28	1,697.66	34	1,573.11	1,615.38	1,573.11
Family	18	2,676.34	2,748.29	2,676.34	150	2,479.53	2,546.18	2,479.53
Annual Cost per Plan	38	896,916	921,022	896,916	344	7,212,609	7,406,411	7,212,609
Current Total Annual Cost	8,109,525							
Final Renewal Total Annual Cost	8,109,525							
Final Annual Change from Current ($ / %)	0 / 0.0%							

Relation Notes

Relation was able to negotiate the medical renewal down from 12% to 0%.
City of Alpharetta contributes the following to each plan's fund:
HRA: $750 (EE Only), $1,250 (EE + Spouse or EE + Child(ren)), $1,500 (Family)
HSA: $1,000 (EE Only), $1,750 (EE + Spouse or EE+ Child(ren)), $2,000 (Family)

Medical: Aetna Proposed Alternate

Medical	Aetna			
In-Network Plan Benefits	POS		HSA	
Individual Deductible	10%	2,500	90%	2,500
Family Deductible	5,000		5,000	
Deductible	Embedded		Non-Embedded	
Coinsurance	100%		90%	
Individual Out-of-Pocket Max	3,000		3,000	
Family Out-of-Pocket Max	6,000		6,000	
Office Visits (Includes Services Like Surgery)	30 PCP / 40 Spec Copay		90% After Deductible	
Preventive Care	Covered at 100%		Covered at 100%	
Durable Medical Equipment	100% After Deductible		90% After Deductible	
Emergency Room	150 Copay		90% After Deductible	
Urgent Care	60 Copay		90% After Deductible	
Hospitalization	100% After Deductible		90% After Deductible	
Prescriptions - Retail	15 / 30 / 60 / 100		Subject to Medical Deductible, then 30% to 15 / 40% to 60 / 40% to 90	
Rate Guarantee	11% Rate Cap for Year 2			
Rates		POS Alternate		Alternate
Employee Only	11	990.65	113	803.19
Employee + Spouse	8	2,071.32	47	1,678.74
Employee + Child(ren)	1	1,874.89	34	1,519.60
Family	18	2,955.74	150	2,395.19
Annual Cost per Plan	38	82,546	344	580,605
Alternate Total Annual Cost	7,957,806			
Annual Change from Current ($ / %)	-151,720 / -1.9%			

Relation Notes

Aetna cannot match City's HRA plan design, so they pivoted to a traditional POS plan, which is less consumer-driven and more expensive than current Cigna HRA. Aetna medical rates listed include 2.5% bundling discount with the sale of dental and vision. The standalone Aetna medical rates with no bundle discount are 0.6% higher than Cigna renewal, and therefore no longer competitive. Tier breakdown based on Cigna renewal; however, with a traditional copay plan offered, it could shift towards POS plan, increasing overall costs.

Medical Provider Distribution Report

#	Provider	City	State	Specialty	# of Claimants	Cigna	Aetna
1	NORTHSIDE HOSPITAL FORSYTH	CUMMING	GA	OTHER	74	In-Network	In-Network
2	NORTHSIDE HOSPITAL	ATLANTA	GA	OTHER	69	In-Network	In-Network
3	NORTHSIDE HOSPITAL CHEROKEE	CANTON	GA	OTHER	43	In-Network	In-Network
4	WELLSTAR NORTH FULTON HOSPITAL INC	ROSWELL	GA	OTHER	2	In-Network	In-Network
5	EMORY UNIVERSITY	ATLANTA	GA	OTHER	2	In-Network	In-Network
6	QUEST DIAGNOSTICS CLINICAL LABORATORIES INC	PHILADELPHIA	PA	OTHER	471	In-Network	In-Network
7	PIEDMONT HOSPITAL INC	ATLANTA	GA	OTHER	6	In-Network	In-Network
8	NORTHEAST GEORGIA MEDICAL CENTER	GAINESVILLE	GA	OTHER	27	In-Network	In-Network
9	COBB HOSPITAL INC	AUSTELL	GA	OTHER	8	In-Network	In-Network
10	NORTHSIDE HOSPITAL CHEROKEE	CANTON	GA	OTHER	6	In-Network	In-Network
11	WELLSTAR NORTH FULTON HOSPITAL INC	ROSWELL	GA	OTHER	44	In-Network	In-Network
12	KENNESTONE HOSPITAL	MARIETTA	GA	OTHER	33	In-Network	In-Network
13	CHILDRENS AT SCOTTISH RITE	ATLANTA	GA	OTHER	35	In-Network	In-Network
14	ROSWELL SURGERY CENTER	ROSWELL	GA	OTHER	8	In-Network	In-Network
15	NORTHSIDE HOSPITAL FORSYTH	CUMMING	GA	OTHER	1	In-Network	In-Network
16	EMORY UNIVERSITY HOSPITAL MIDTOWN	ATLANTA	GA	OTHER	6	In-Network	In-Network
17	PEDIATRIC SERVICES OF AMERICA LLC	CLERMONT	FL	OTHER	1	In-Network	In-Network
18	LABCORP HOLDINGS	NASHVILLE	TN	OTHER	182	In-Network	In-Network
19	PIEDMONT ATHENS REGIONAL MEDICAL CENTER	ATHENS	GA	OTHER	7	In-Network	In-Network
20	EMORY JOHNS CREEK HOSPITAL	DULUTH	GA	OTHER	16	In-Network	In-Network
21	NORTHSIDE HOSPITAL CHEROKEE	CANTON	GA	OTHER	1	In-Network	In-Network
22	PEACHTREE ORTHOPAEDIC SURG CTR PIEDMONT	ATLANTA	GA	OTHER	2	In-Network	In-Network
23	CHILDRENS AT EGLESTON	ATLANTA	GA	OTHER	6	In-Network	In-Network
24	CHILDRENS AT SCOTTISH RITE	ATLANTA	GA	OTHER	1	In-Network	In-Network
25	NORTHSIDE HOSPITAL CHEROKEE	CANTON	GA	OTHER	1	In-Network	In-Network

Medical Provider Distribution Report (cont)

#	Provider	City	State	Specialty	# of Claimants	Cigna	Aetna
26	EMORY UNIVERSITY	ATLANTA	GA	OTHER	8	In-Network	In-Network
27	PIEDMONT MOUNTAINSIDE HOSPITAL	JASPER	GA	OTHER	14	In-Network	In-Network
28	PRUITTHEALTH PHARMACY SERVICES ATLANTA	TOCCOA	GA	OTHER	1	In-Network	In-Network
29	NORTHSIDE HOSPITAL DULUTH	DULUTH	GA	OTHER	3	In-Network	In-Network
30	CARILION ROANOKE MEMORIAL HOSPITAL	ROANOKE	VA	OTHER	1	In-Network	In-Network
31	WELLSTAR WINDY HILL HOSPITAL	MARIETTA	GA	OTHER	8	In-Network	In-Network
32	SCOTT D PENNINGTON	ATLANTA	GA	SURGERY, ORTHOPEDIC	13	In-Network	In-Network
33	NORTHEAST GEORGIA MEDICAL CENTER	GAINESVILLE	GA	OTHER	2	In-Network	In-Network
34	MEDTRANS CORP LIFE GUARD 11	ROANOKE	VA	OTHER	1	Out-of-Network	Out-of-Network
35	THOMAS CHACKO	CUMMING	GA	ALLERGY/IMMUNOLOGY	6	In-Network	In-Network
36	NORTHSIDE HOSPITAL FORSYTH	CUMMING	GA	OTHER	1	In-Network	In-Network
37	NORTHSIDE HOSPITAL FORSYTH	CUMMING	GA	OTHER	1	In-Network	In-Network
38	PEACHTREE ORTHOPAEDIC SURGERY CENTER AT PERIMETER	ATLANTA	GA	OTHER	2	In-Network	In-Network
39	WOOLFSON AMBULATORY SURGERY CENTER	ATLANTA	GA	OTHER	2	In-Network	In-Network
40	NORTHSIDE HOSPITAL	ATLANTA	GA	OTHER	1	In-Network	In-Network
41	EMORY SAINT JOSEPHS HOSPITAL OF ATLANTA	ATLANTA	GA	OTHER	3	In-Network	In-Network
42	ST MARYS HEALTHCARE SYSTEM	ATHENS	GA	OTHER	2	In-Network	In-Network
43	NORTHSIDE HOSPITAL FORSYTH	CUMMING	GA	OTHER	3	In-Network	In-Network
44	EMORY JOHNS CREEK HOSPITAL	DULUTH	GA	OTHER	1	In-Network	In-Network
45	JOHN R GALLOWAY	ATLANTA	GA	SURGERY, GENERAL	1	In-Network	In-Network
46	LINKIA LLC	DALLAS	TX	OTHER	1	In-Network	In-Network
47	CARIS MPI INC	IRVING	TX	OTHER	1	In-Network	In-Network
48	EAST WEST SURGERY CENTER	AUSTELL	GA	OTHER	1	In-Network	In-Network
49	PIEDMONT WALTON HOSPITAL	MONROE	GA	OTHER	1	In-Network	In-Network
50	IRFAN ANSARI	CUMMING	GA	SURGERY, ORTHOPEDIC	9	In-Network	In-Network
Total						49	49

Rx Distribution Report - Top 50 by Utilization

#	Drug Name	Standard Therapeutic Class	Prescription Filled Count	Cigna Tier	Aetna Tier
1	ATORVASTATIN CALCIUM	Cholesterol Medication	222	1	1
2	LISINOPRIL	Blood Pressure / Heart Medications	189	1	1
3	ROSUVASTATIN CALCIUM	Cholesterol Medication	177	1	1
4	ESCITALOPRAM OXALATE	Anxiety / Depression / Bipolar Disorder	176	1	1
5	PREDNISONE	Hormonal Agents	152	1	1
6	LEVOTHYROXINE SODIUM	Hormonal Agents	148	1	1
7	METHYLPREDNISOLONE	Hormonal Agents	147	1	1
8	AMOXICILLIN	Infection	141	1	1
9	AZITHROMYCIN	Infection	140	1	1
10	AMLODIPINE BESYLATE	Blood Pressure / Heart Medications	129	1	1
11	FLUOXETINE HCL	Anxiety / Depression / Bipolar Disorder	128	1	1
12	MELOXICAM	Pain Relief	125	1	1
13	SERTRALINE HCL	Anxiety / Depression / Bipolar Disorder	123	1	1
14	ALBUTEROL SULFATE HFA	Asthma	122	1	1
15	GABAPENTIN	Seizure Disorders	122	1	1
16	PANTOPRAZOLE SODIUM	Gastrointestinal / Heartburn	115	1	1
17	PFIZER COVID-19 VACCINE (EUA)	Vaccine	112	2	NC
18	AMOXICILLIN-CLAVULANATE POTASS	Infection	109	1	1
19	METFORMIN HCL	Diabetes	106	1	1
20	DEXTROAMPHETAMINE-AMPHETAMINE	Attention Deficit Hyperactivity Disorder	104	1	1
21	HYDROCODONE-ACETAMINOPHEN	Pain Relief	96	1	1
22	HYDROCHLOROTHIAZIDE	Diuretics	95	1	1
23	LOSARTAN POTASSIUM	Blood Pressure / Heart Medications	95	1	1
24	VITAMIN D2	Vitamins	84	1	1
25	OZEMPIC	Diabetes	82	2	2

Rx Distribution Report - Top 50 by Utilization (cont)

#	Drug Name	Standard Therapeutic Class	Prescription Filled Count	Cigna Tier	Aetna Tier
26	TRAZODONE HCL	Anxiety / Depression / Bipolar Disorder	81	1	1
27	BUPROPION XL	Anxiety / Depression / Bipolar Disorder	80	1	1
28	METOPROLOL SUCCINATE	Blood Pressure / Heart Medications	79	1	1
29	ALPRAZOLAM	Anxiety / Depression / Bipolar Disorder	77	1	1
30	DOXYCYCLINE HYCLATE	Dental Products	77	1	1
31	DICLOFENAC SODIUM	Pain Relief	76	1	1
32	MONTELUKAST SODIUM	Asthma / COPD / Respiratory	76	1	1
33	OXYCODONE-ACETAMINOPHEN	Pain Relief	75	1	1
34	ZOLPIDEM TARTRATE	Sleep Disorders / Sedatives	72	1	1
35	AFLURIA QUAD 2021-22 (3YR UP)	Vaccine	71	2	NC
36	DEXTROAMPHETAMINE-AMPHET ER	Attention Deficit Hyperactivity Disorder	71	1	1
37	OMEPRAZOLE	Gastrointestinal / Heartburn	71	1	NC
38	IBUPROFEN	Pain Relief	69	1	1
39	ONDANSETRON ODT	Gastrointestinal / Heartburn	66	1	1
40	CLONAZEPAM	Seizure Disorders	63	1	1
41	BENZONATATE	Cough / Cold Medications	62	1	1
42	TAMSULOSIN HCL	Alpha Blocker	62	1	1
43	VENLAFAXINE HCL ER	Anxiety / Depression / Bipolar Disorder	61	1	1
44	CARVEDILOL	Blood Pressure / Heart Medications	60	1	1
45	MODERNA COVID (12Y UP)VAC(EUA)	Vaccine	60	2	NC
46	FLUTICASONE PROPIONATE	Allergies	59	1	NC
47	CEFDINIR	Infection	58	1	1
48	LAMOTRIGINE	Seizure Disorders	56	1	1
49	METHOCARBAMOL	Pain Relief	56	1	1
50	FAMOTIDINE	Gastrointestinal / Heartburn	55	1	NC
Total				50	44

Relation Notes

NC = Not Covered

Dental: Current / Renewal / Alternate

Dental	Cigna				Aetna	Metlife
Benefits	Current / Renewal / Revised Renewal				Alternate	Alternate
Deductible (Ind/Fam)	0 / 0				0 / 0	0 / 0
Plan Maximum	Progressive Plan: 1,250 Year 1, 1,350 Year 2, 1,450 Year 3, 1,550 Year 4				Progressive Plan: 1,250 Year 1, 1,350 Year 2, 1,450 Year 3, 1,550 Year 4	1,550
Out-of-Network Basis	90th UCR			95th UCR	95th UCR	99th UCR
Preventive	100% No Deductible				100% No Deductible	100% No Deductible
Oral Exam and Cleanings	2 per Calendar Year				2 per Calendar Year	2 per Calendar Year
Routine Bitewings	2 per Calendar Year				2 per Calendar Year	2 per Calendar Year
Panoramic X-Rays	1 every 3 Calendar Years				1 every 3 Calendar Years	1 every 3 Calendar Years
Fluoride	1 per Calendar Year, up to Age 19				1 per Calendar Year, up to Age 19	1 per Calendar Year, up to Age 19
Sealant	Limited to Posterior Tooth. 1 Treatment / Tooth / 3 Years, up to Age 14				Limited to Posterior Tooth. 1 Treatment / Tooth / 3 Years, up to Age 14	1 Treatment / Molar / 3 Years, up to Age 14
Space Maintainers	Limited to Non-orthodontic Treatment, No Frequency Limit, up to Age 19				Limited to Non-orthodontic Treatment, No Frequency Limit, up to Age 19	Limited to Non-orthodontic Treatment, No Frequency Limit, up to Age 19
Basic	80% No Deductible				80% No Deductible	80% No Deductible
Fillings / Oral Surgery / Periodontics	Included				Included	Included
Root Canal Therapy / Endodontics	Included				Included	Included
Repairs	Included, Reviewed if More Than Once				Included, Reviewed if More Than Once	Included, 1 per Calendar Year
Major	50% No Deductible				50% No Deductible	50% No Deductible
Bridges and Dentures	Replacement Every 5 Years				Replacement Every 5 Years	Replacement Every 5 Years
Inlays/Onlays/Crowns	Replacement Every 5 Years				Replacement Every 5 Years	Replacement Every 5 Years
Implants	Not Included				Not Included	Services, Repairs, and Supported Prosthetic Included every 5 calendar years
Orthodontia	50% to 1,250 Lifetime, up to Age 19				50% to 1,250 Lifetime, up to Age 19	50% to 1,250 Lifetime, up to Age 19
Rate Guarantee	Until 7/1/2025				Until 7/1/2025 (6% Rate Cap for Year 3)	Until 7/1/2024 (6% Rate Cap for Year 2 and Year 3)
Rates		Current	Renewal	Rev. Renewal	Alternate	Alternate
Employee Only	118	48.18	49.14	48.18	45.99	46.50
Employee + Spouse	62	96.37	98.30	96.37	92.00	93.02
Employee + Child(ren)	35	101.18	103.20	101.18	96.59	97.66
Family	177	144.55	147.44	144.55	137.99	139.52
Total Annual Cost	392	489,442	499,224	489,442	467,228	472,423
Annual Change ($ / %)		-	9,782 / 2%	0 / 0%	-22,214 / -4.5%	-17,019 / -3.5%

Relation Notes

Relation was able to negotiate a higher Out-of-Network Basis from 90th to 95th UCR, as well as a 2-year rate continue with Cigna.
Cigna and Aetna Plan Maximum Progression: Members progress to the next level by utilizing Preventive services in the prior year.

Dental Provider Distribution Report

#	Dental Provider	First Name	Last Name	City	State	# of Services	Cigna	Aetna	Metlife
1	DR JOHN J HAFFNER/ALL STARS PEDIATRIC	JOHN	HAFFNER	CUMMING	GA	178	IN	OON	OON
2	TROTTER PATEL PEDIATRIC DENTISTRY & ORTHO	LEIGH	PATEL	CANTON	GA	104	IN	IN	IN
3	GEORGIA DENTAL PROFESSIONALS PC	SHIMA	SHAHROKHI	WOODSTOCK	GA	88	IN	IN	IN
4	LAURA DAMERON DDS			CANTON	GA	83	OON	OON	OON
5	DENTAL TOWN LLC	TROY	DAVIDSON	CUMMING	GA	76	IN	OON	IN
6	HARRIS FAMILY DENTISTRY			DAWSONVILLE	GA	67	OON	OON	OON
7	CHEROKEE CHILDREN'S DENTISTRY			CANTON	GA	52	IN	OON	IN
8	MICHAEL J LEACH			ALPHARETTA	GA	51	OON	OON	OON
9	DENTAL TOWN LLC	RYAN	SCHWENDIMAN	CUMMING	GA	51	IN	OON	IN
10	GEORGIA DENTAL PROFESSIONALS PC	CASEY	NIEKAMP	WOODSTOCK	GA	50	IN	IN	IN
11	O'NEAL SMILES LLC	BRANDON	O'NEAL	ALPHARETTA	GA	49	IN	OON	OON
12	DENTISTRY FOR CHILDREN OF GEORGIA LLC	NAGWA	ELAMIN	CUMMING	GA	46	IN	IN	IN
13	SCOTT C MCKENZIE DDS			BUFORD	GA	42	OON	IN	IN
14	GEORGE B MAC MASTER DMD PC			ALPHARETTA	GA	41	OON	OON	OON
15	DANIEL KING	DANIEL	KING	ALPHARETTA	GA	40	IN	IN	OON
16	STONE DENTAL ASSOCIATES			ALPHARETTA	GA	38	OON	OON	OON
17	PETER D BALEGA DDS LLC	PETER	BALEGA	CARROLLTON	GA	38	IN	IN	IN
18	MELISSA THOMAS DURAND DMD	MELISSA	DURAND	CUMMING	GA	37	IN	IN	OON
19	S FLEMING DDS			ALPHARETTA	GA	36	OON	IN	IN
20	WINDWARD DENTAL CARE			ALPHARETTA	GA	35	IN	OON	OON
21	DIRK RUSSELL DMD PC			CANTON	GA	32	OON	OON	OON
22	NORTH FULTON SMILES LLC	VEENA	VENKATARAMAN	ALPHARETTA	GA	32	IN	IN	IN
23	CUMMING DENTAL ASSOCIATES PC	TERESA	ESKER	CUMMING	GA	31	IN	IN	IN
24	J MAZER DDS			ALPHARETTA	GA	30	OON	OON	OON
25	MUCCIOLI DENTAL PC	LYDIA	MUCCIOLI	JOHNS CREEK	GA	30	IN	IN	OON

Dental Provider Distribution Report (cont)

#	Dental Provider	First Name	Last Name	City	State	# of Services	Cigna	Aetna	Metlife
26	BELLA H ROSENTHAL DDS PC	BELLA	HANONO	ALPHARETTA	GA	29	IN	IN	IN
27	EAST MARIETTA FAMILY DENTISTRY PC	MITA	SHETH	MARIETTA	GA	29	IN	IN	IN
28	PARTH PATEL			ALPHARETTA	GA	28	OON	IN	IN
29	IMAGIX DENTAL OF ALPHARETTA LLC	NASIM	DOROUDGAR	ALPHARETTA	GA	28	IN	IN	IN
30	GARY LEONARD DDS			ALPHARETTA	GA	27	OON	OON	OON
31	WENDY MEDDERS MACKE, DMD PC			ROSWELL	GA	27	OON	OON	OON
32	MOGHADAM FAMILY DENTISTRY			CANTON	GA	27	OON	OON	IN
33	GEORGIA DENTAL PROFESSIONALS PC	GARY	NELSON JR	JOHNS CREEK	GA	26	IN	IN	IN
34	TROTTER PATEL PEDIATRIC DENT & ORTHO			CANTON	GA	25	IN	IN	IN
35	CREEKSIDE FAMILY DENTISTRY LLC	BEAU	UPSHAW	LOGANVILLE	GA	24	IN	OON	OON
36	NORTH GEORGIA ORAL SURGERY PC	DAVID	NADLER	WOODSTOCK	GA	24	IN	IN	IN
37	ADVANCED DENTAL ASSOCIATES			CUMMING	GA	23	OON	OON	OON
38	ATLANTA ORAL & FACIAL SURGERY	CHRISTOPHER	KRAGOR	CANTON	GA	21	IN	IN	IN
39	FAMILY ORTHODONTICS LLC	SHANNEN	DALTON	DAWSONVILLE	GA	21	IN	IN	IN
40	REICH DENTAL CENTER ROSWELL LLC	STACEY	WINGAD	ROSWELL	GA	21	IN	IN	IN
41	MARK J LIPINSKI DDS			CUMMING	GA	20	OON	OON	OON
42	KARL A HEINZELMANN DDS	KARL	HEINZELMANN	ROSWELL	GA	20	IN	IN	OON
43	MH DENTAL GROUP LLC			DALLAS	GA	18	IN	IN	IN
44	EPP GEORGIA LLC	DANIEL	GARABADIAN	CUMMING	GA	17	IN	IN	IN
45	ATLANTA ORAL & FACIAL SURGERY	JONATHAN	THREADGILL	CUMMING	GA	17	IN	IN	IN
46	SWORDS & PHELPS DDS PC			CANTON	GA	14	OON	OON	OON
47	PHILIP E KOCH DMD			GAINESVILLE	GA	12	OON	OON	OON
48	BRETT S SILVERMAN DDS			ALPHARETTA	GA	12	OON	OON	OON
49	DANA E FENDER DMD PC	GLENN	SOSEBEE	GAINESVILLE	GA	12	IN	IN	IN
50	NELSON WOO DMD PC	NELSON	WOO	CANTON	GA	6	IN	OON	OON
Total							32	27	27

Relation Notes

IN = In-Network. OON = Out-of-Network. The dental networks for Aetna and Metlife vary compared to Cigna. Eight top dental providers would become OON with Aetna, while three OON dentists would become IN. Nine top dental providers would become OON with Metlife, while four OON dentists would become IN.

Vision: Current / Renewal / Alternate

Vision	EyeMed		Aetna	
Benefits	In-Network	Out-of-Network	In Network	Out-of-Network
Exam	10 copay	Up to 35	10 copay	Up to 38
Standard Lenses				
Single Vision	10 copay	Up to 25	10 copay	Up to 28
Bifocal	10 copay	Up to 40	10 copay	Up to 44
Trifocal	10 copay	Up to 55	10 copay	Up to 72
Standard Progressive	75 copay	Up to 40	75 copay	Up to 44
Frames	100 allowance; 20% off over allowance	Up to 45	100 allowance; 20% off over allowance	Up to 50
Lens Options				
UV Coating	15	N/A	15	N/A
Tint (Solid / Gradient)	15	N/A	15	N/A
Standard Plastic Scratch Coating	15	N/A	0 copay	Up to 12
Standard Polycarbonate	40	N/A	40	N/A
Standard Anti-Reflective Coating	45	N/A	45	N/A
Contact Lenses				
Conventional	115 allowance; 15% off over allowance	Up to 92	100 allowance; 15% off over allowance	Up to 80
Disposables	115 allowance	Up to 92	100 allowance	Up to 80
Medically Necessary	Plan Pays 100%	Up to 200	Plan pays 100%	Up to 200
Frequency				
Examination	Once every 12 months		Once every 12 months	
Frame	Once every 24 months		Once every 24 months	
Lenses or Contact Lenses	Once every 12 months		Once every 12 months	
Rate Guarantee	Until 7/1/27		Until 7/1/26	
Rates		Current / Renewal	Alternate	
Employee	116	5.68	3.75	
Employee + Spouse	63	10.80	7.13	
Employee + Child(ren)	31	11.37	7.51	
Family	169	16.71	11.04	
Total Annual Cost	379	54,189	35,793	
Annual Change ($ / %)	0 / 0%		-18,396 / -33.9%	

Basic and Voluntary Life: Current / Renewal

Basic Life and AD&D	NY Life
Benefits	Current / Renewal
EE Life Benefit	Class 1: 125,000
	Class 2: 3.5x to max of 750,000
EE AD&D Benefit	Same as Life
Spouse Life Benefit	5,000
Child Life Benefit	Birth - 6 months 500
	6 months - 19/25 2,500
Accelerated Benefit	75% of Basic Life
Law Enforcement Officer's Benefit	50,000 (Class 2 Only)
Waiver of Premium	Included if Disabled Prior to Age 60
	Ends at Age 65
Portability	Included, with EOI
Conversion	Included
Seatbelt Benefit	10% to 25,000
Airbag Benefit	5% to 10,000
Age Reduction Schedule	50% at Age 70, 35% at Age 75, 25% at Age 80
Rate Guarantee	Until 7/1/24
Rates / $1000 of Benefit	
EE Life Rate	0.129
EE AD&D Rate	0.030
EE Volume	108,771,700
EE Annual Premium	207,536
Dep Life Rate	0.470
Number of Deps	319
Dependent Annual Premium	1,799
Total Annual Cost	209,336

Voluntary Life	NY Life
Employee	Current / Renewal
Benefit	Increments of 10,000 to 500,000
Guarantee Issue	100,000
Rate / $1,000 of Benefit	
Under 35	0.09
35 - 39	0.14
40 - 44	0.22
45 - 49	0.36
50 - 54	0.54
55 - 59	0.80
60 - 64	1.32
65 - 69	2.39
70 - 74	3.38
75 +	7.32
Spouse (To Age 70)	
Benefit	Increments of 5,000 to 100% EE amount or 250,000
Guarantee Issues	30,000
Rates	See Employee Rates
Child(ren)	
Benefit	14 Days - 6 Months: 500; 6 Months - 26: 10,000
Guarantee Issue	10,000
Rates	0.10 per 1,000
Eligibility	14 Days to 19, 25 if FT student
Rate Guarantee	Until 7/1/24
Plan Features	
EE Age Reduction Schedule	50% at Age 70, 35% at Age 75, 25% at Age 80
Seatbelt / Airbag Benefits	Included
Waiver of Premium	Included
Conversion	Included
Portability	Included, with EOI
Accelerated Benefit	75% of Benefit
Total Annual Premium	138,428

Relation Notes

Voluntary Life Enrollments: 222 Employees, 120 Spouses, 116 Children

Voluntary AD&D Enrollments: 127 Employees, 79 Spouses, 79 Children

STD and LTD: Current / Renewal

Short Term Disability	NY Life
Benefits	Current / Renewal
Benefit Percentage	66.67%
Maximum Benefit	2,500 per week
Minimum Benefit	15 per week
Elimination Period	14 days A&S
Job Definition	Own Occupation
Return to Work Incentive	Included
Benefit Duration	24 weeks
Definition of Covered Earnings	Base Salary, Commission, Excludes Overtime and Bonuses
Portability	Not Included
Rate Guarantee	Until 7/1/24
Rate / $10 of Benefit	Current / Renewal
Rate	0.36
Volume	399,699
Total Annual Cost	172,670

Long Term Disability	NY Life
Benefits	Current / Renewal
Benefit Percentage	60%
Maximum Benefit	10,000 per month
Minimum Benefit	50 per month
Elimination Period	180 days
Definition of Disability	2-year Own Occupation
Survivor Benefit	3 months
Benefit Duration	Age 65 or SSNRA
Definition of Covered Earnings	Base Salary, Commission, Excludes Overtime and Bonuses
Pre-existing Exclusion	3 / 12
Alcohol/Drug, Substance Abuse/Mental Disorder	24 months
Recurrent Disability	30 Days / 6 Months
Rate Guarantee	Until 7/1/24
Rate / $100 of Benefit	Current / Renewal
Rate	0.165
Volume	2,598,778
Total Annual Cost	51,456

Short Term Disability Experience	7/20 - 6/21	7/21 - 6/22	7/22 - 2/23	Total
# of Months	12	12	8	32
Paid Premium	147,732	156,511	114,607	418,850
Paid Claims	159,005	110,382	36,579	305,966
Paid Loss Ratio	107.6%	70.5%	31.9%	73.0%
Total Claims	24	15	6	45

LTD Claim Status	Date of Disability	Benefit Start	Benefit End	Total Benefits Paid	Total Benefits Paid Through
Active	6/11/19	12/8/19	N/A	$56,292.65	2/7/23
Closed	1/17/20	7/15/20	12/10/20	$243.33	12/10/20
Closed	6/27/20	12/24/20	11/21/21	$10,459.99	11/21/21
Closed	7/28/20	1/24/21	9/19/21	$19,212.33	9/23/21
Active	3/19/21	9/15/21	N/A	$15,337.70	2/14/23
Active	11/22/21	5/21/22	N/A	$24,287.36	2/20/23
Closed	1/3/22	7/2/22	8/1/22	$1,589.11	8/1/22

Renewal Timeline

City of Alpharetta Open Enrollment Timeline		
Action	Date:	Status:
Relation to prepare and send out RFP (Census)	1/19	Complete
Actuarial Review with Cigna Underwriting and Leadership Team	1/31	Complete
Final Presentation for 23-24 options	4/6	Open
Alpharetta Make Final Decisions	4/21	Open
Relation and Alpharetta draft Open Enrollment Materials	4/24	Open
Finalize benefit booklet changes	4/28	Open
Alpharetta approves Open Enrollment Materials	5/3	Open
Benefit Booklets/Packets to be sent to print	5/8	Open
Benefit Booklets/Packets delivered to Alpharetta	5/19	Open
Employee Open Enrollment	5/22	Open
Open Enrollment End Date	6/2	Open
Submit all changes and enrollments to carriers	6/9	Open
ID Cards Mailed	6/16	Open
New Plan Year	7/1	Open

STAFF REPORT

Department: Administration
Submitted By: Lauren Shapiro
Meeting Date: April 24, 2023

AGENDA ITEM:

First Amendment to the 2018 Memorandum of Understanding between the City of Alpharetta and Fulton County Schools for Building Plan Review and Inspection

Consideration of approval of a First Amendment to the Memorandum of Understanding by and between Fulton County School District and the City of Alpharetta for building plan review and inspection of Fulton County School Districts capital and facilities improvement projects.

STAFF RECOMMENDATION:

Approve the First Amendment to the Memorandum of Understanding by and between Fulton County School District and the City of Alpharetta for building plan review and inspection of Fulton County School Districts capital and facilities improvement projects.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

ITEM DESCRIPTION:

In 2018, the City entered into a Memorandum of Understanding with the Fulton County School District which addressed building and site plan review for capital and facility improvements constructed by Fulton County Schools within the City's boundaries. The 2018 Memorandum of Understanding is attached as Exhibit A of this First Amendment.

This First Amendment to the 2018 Memorandum of Understanding (hereinafter "MOU") is being brought forward because the original MOU was for a term of five years, which recently expired. This First Amendment reinstates the provisions of the original MOU and extends the term for an additional five years, with a termination date of March 12, 2028.

ALTERNATIVES:

Do not approve the First Amendment to the 2018 Memorandum of Understanding and either renegotiate the terms or forgo entering into such an agreement with the Fulton County School District.

ATTACHMENTS:

1. MOU Fulton County Schools + City of Alpharetta Building Plan Review and Inspection

FIRST AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING
By and Between
FULTON COUNTY SCHOOL DISTRICT
And
THE CITY OF ALPHARETTA
For
BUILDING PLAN REVIEW AND INSPECTION OF
FULTON COUNTY SCHOOL DISTRICTS
CAPITAL AND FACILITIES IMPROVEMENT PROJECTS

WHEREAS, in 2018 the City of Alpharetta, a Georgia municipal corporation ("City"), and the Fulton County School District ("FCSD" or the "District") entered into a Memorandum of Understanding ("MOU") which, among other things, addressed building and site plan review for capital and facility improvements constructed by the District within the City's boundaries; and

WHEREAS, a true and accurate copy of the MOU is attached hereto as **Exhibit A**; and

WHEREAS, the MOU was originally for a term of five (5) years and recently expired; and

WHEREAS, it is the intention of City and the District to reinstate the MOU and extend the term of the MOU for an additional five (5) years.

NOW THEREFORE BE IT RESOLVED, for good and valuable consideration, it is hereby agreed that the District and City hereby amend the MOU as follows:

1. The MOU is hereby reinstated and amended by extending the Term of the MOU for an additional five (5) years such that the MOU will terminate on March 12, 2028.

2. Except as amended herein, the MOU is and remains in full force and effect; and all terms and provisions of the MOU are hereby ratified and affirmed.

3. This First Amendment to the MOU shall be effective as of March 12, 2023.

IN WITNESS HEREOF, the parties acting through their duly authorized agents have caused this MOU to be signed.

"DISTRICT"
FULTON COUNTY SCHOOL DISTRICT

By:_____
Mike Looney, Superintendent

Date: _____

(signatures continued on following page)

"CITY"
CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

Date: _____

Approved as to Substance:

By: _____
Chris Lagerbloom, City Administrator

Approved as to Form:

By: _____
Jeff M Strickland, City Attorney

EXHIBIT A

MEMORANDUM OF UNDERSTANDING
by and between
FULTON COUNTY SCHOOL DISTRICT
and
THE CITY OF ALPHARETTA
For
BUILDING PLAN REVIEW AND INSPECTION OF
FULTON COUNTY SCHOOL DISTRICT'S
CAPITAL AND FACILITIES IMPROVEMENT PROJECTS

The parties to this Memorandum of Understanding ("MOU") are interested in serving the needs of the citizens of Fulton County by providing efficient plan review and inspection services for all Fulton County School District's Capital Improvement Projects, including but not limited to, new schools, building additions, facility modifications, portable classroom installations, facility maintenance improvements and operation facilities. By signing this MOU, both parties agree to the following:

1. Fulton County School District ("FCSD") shall have the responsibility of building plan review and construction inspection authority for all capital and facilities improvement projects related to new schools, building additions, and other capital improvements, including but not limited to facilities modifications, portable classroom installations and other facility maintenance improvements.

2. FCSD shall engage the services of an authorized engineer ("AE") registered in the State of Georgia to perform building plan review and inspections for the above referenced projects for compliance with State, County and applicable Municipal codes, ordinances, and procedures, Georgia Department of Education requirements and for conformance with technically sound architectural and engineering principles. It is understood that the AE shall direct and supervise technical support staff responsible for performing inspection services for FCSD.

3. FCSD may engage the services of a properly licensed or credentialed construction inspection firm or use FCSD forces in inspection of constructed facilities.

4. The AE shall review the plans for compliance with architectural, civil, structural, electrical, heating, ventilation, air conditioning, plumbing, and energy codes and ordinances adopted by the State of Georgia, Georgia Department of Education and any other applicable codes or ordinances.

5. Plans that have been reviewed and approved shall be stamped by the AE.

6. The City of Alpharetta (the "City") shall continue to conduct fire safety inspections and all other related duties as provided in O.C.G.A. § 25-2-12 et seq. Further, The City shall continue to regulate all land disturbance activities and issue land disturbance permits as provided in O.C.G.A. § 12-7-4 and the City's own ordinances.

7. The AE shall signify his/her approval of plans for each project by stamping, signing, and dating these drawings prior to commencement of construction.

8. FCSD shall submit a copy of the approved plans, signed and dated to the City.

9. FCSD or its designee shall perform inspections as outlined in Paragraphs 2 and 3 and 6 above for conformance with the approved plans.

10. The City or the State of Georgia shall continue to be responsible for periodic Fire Marshal inspections and any enforcement action where necessary and all erosion control measures for capital and facilities improvement projects and portable classroom installations constructed by FCSD.

11. The city shall issue, upon written request by FCSD and upon presentation of Substantial Completion and inspection documentation, the Certificate of Occupancy ("CO") for all buildings, in addition to those permits required and previously issued by the First Marshal's Office.

12. This MOU shall continue in effect from its Effective Date as defined in Paragraph 16 hereinbelow and shall continue in effect for a term of five years (5) years. As required by O.C.G.A. §20-2-506, the MOU shall terminate absolutely and without further obligation on the part of FCSD at the close of the calendar year in which it was executed and at the close of each succeeding calendar year for which it may be renewed. The MOU will automatically renew at the beginning of each calendar year unless either FCSD or the City notifies the other party of its intent to terminate the agreement for cause or convenience at any time during the term of the MOU upon thirty (30) days' written notice.

13. FCSD shall require each of FCSD's contractors to indemnify the City and hold the City harmless from any and all damage which the City should suffer from any and all liability, claims, demands, attorney's fees and costs of defense, or judgment against it, arising from the acceptance of the work completed under this MOU and performed by said contractor.

14. This MOU constitutes the entire agreement between the parties as to all matters contained herein. All subsequent changes in this MOU must be in writing and signed by both parties.

15. FCSD shall direct the architect under contract to set up a preliminary meeting with fire officials having local authority prior to final drawings for FCSD projects to review the proposed firewall design and location that will separate the new additions and the existing buildings.

16. This Memorandum of Understanding by and between the Fulton County School District and the City of Alpharetta for Building Plan Review and Inspection of Fulton County School District's Capital Improvement Projects will become effective on the 12 day of March, 2018 ("Effective Date").

(SIGNATURES ON FOLLOWING PAGE)

In witness hereof, the parties acting through their duly authorized agents have caused this MOU to be signed.

FULTON COUNTY SCHOOL DISTRICT

By: _____
Name: Jeff Rose, Ed.D.

Title: Superintendent
Date: _____

Notary: _____

Date: 4/10/18

THE CITY OF ALPHARETTA

By: Donald Mitchell
Name: _____

Title: Mayor Pro Tem
Date: 3/12/18

Notary: _____

Date: _____

Approved as to Form:
City Attorney

STAFF REPORT

Department: Public Safety
Submitted By: Lauren Shapiro
Meeting Date: April 24, 2023

AGENDA ITEM:

Intergovernmental Agreement with the City of Roswell: Alpharetta Jail
Consideration of an Intergovernmental Agreement by and between the City of Alpharetta, Georgia, the City of Roswell, Georgia, the Fulton County Sheriff's Office, and Fulton County, Georgia, to Board and Provide for the Housing of Inmates at the Alpharetta Jail.

STAFF RECOMMENDATION:

Approval of an Intergovernmental Agreement by and between the City of Alpharetta, Georgia, the City of Roswell, Georgia, the Fulton County Sheriff's Office, and Fulton County, Georgia, to Board and Provide for the Housing of Inmates at the Alpharetta Jail.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO
FISCAL IMPACT: NO
INCLUDED IN CURRENT FY CPTL BUDGET: NO
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST:
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

ITEM DESCRIPTION:

BACKGROUND
In early 2022, the City of Alpharetta entered into discussions with the Fulton County Sheriff on the topic of the reopening of the Alpharetta jail facility located on Old Milton Parkway. Discussions centered on the City making the jail available for use under the operation of the Sheriff, an arrangement that existed for many years until operation of the facility was abandoned during the COVID pandemic. The City of Alpharetta reopened the Alpharetta jail facility early in November 2022.

AGREEMENT OVERVIEW
If approved, the City will grant the City of Roswell the right to use and occupy the Alpharetta Jail for the purposes of processing/booking, detaining, and housing/boarding City of Roswell pre-trial detainees and inmates, and for other purposes. Roswell will be responsible for their pro-rata share of utility costs - which in total amounts to about $20k/year for the facility. Repair and maintenance costs of the facility are not shared by the participating cities but are the responsibility of the City of Alpharetta.

ALTERNATIVES:

Do not approve the Intergovernmental Agreement by and between the City of Alpharetta, Georgia, the City of Roswell, Georgia, the Fulton County Sheriff's Office, and Fulton County, Georgia, to Board and Provide for the Housing of Inmates at the Alpharetta Jail.

ATTACHMENTS:

1. Jail IGA Alpharetta + Roswell

OFFICE OF THE FULTON COUNTY ATTORNEY
141 Pryor Street, S.W.
Suite 4038
Atlanta, Georgia 30303

Y. SOO JO
County Attorney

Telephone (404) 612-0246
Facsimile (404) 730-6324

FULTON COUNTY

April 11, 2023

Jeff Strickland, City Attorney
Jarrard & Davis, LLP
222 Webb Street
Cumming, GA 30040

Re: Execution of City of Roswell's IGA for Use of the Alpharetta Jail

Dear Jeff:

We are in receipt of five (5) original copies of the Intergovernmental Agreement (IGA) from The City of Roswell to provide for the housing of inmates at the Alpharetta Jail. Although the IGA has been signed by The City of Roswell officials, the Fulton County officials cannot sign the IGA until it has been executed by the City of Alpharetta. I do not know if your City Council has approved same or need to approve same.

Upon processing, please provide back to our office at my attention the original IGA documents after execution of necessary Alpharetta officials, so that the County officials can then execute them. We will provide a fully executed original to you when we complete the signing process.

Please call Denval Stewart at 404-612-0264 or at 404-372-2991, should you have any questions.

Sincerely,

Denval A. Stewart
Deputy County Counsel

Attachments

cc: Adrienne Forsyth, Paralegal

INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE CITY OF ALPHARETTA, GEORGIA, THE CITY OF ROSWELL, GEORGIA, THE FULTON COUNTY SHERIFF'S OFFICE, AND FULTON COUNTY, GEORGIA, TO BOARD AND PROVIDE FOR THE HOUSING OF INMATES AT THE ALPHARETTA JAIL

This Intergovernmental Agreement ("Agreement") is made and entered by and between the City of Alpharetta, Georgia ("Alpharetta") the City of Roswell, Georgia ("Roswell"), a municipal corporation of the State of Georgia, the Fulton County Sheriff ("Sheriff"), a constitutional officer pursuant to the Georgia Constitution, and Fulton County, Georgia ("County"), a political subdivision of the State of Georgia.

WHEREAS, Alpharetta, Roswell and County are governmental units located within the State of Georgia authorized by law to enter into intergovernmental agreements pursuant to Article 9, Section 3, Paragraph 1 of the Georgia Constitution; and

WHEREAS, Alpharetta, Roswell, Sheriff and County share a common interest to form a law enforcement partnership to successfully address issues involving the care and custody of inmates; and

WHEREAS, Alpharetta owns a jail facility located at 2555 Old Milton Parkway, Alpharetta, Georgia ("Alpharetta Jail Facility"); and

WHEREAS, Alpharetta, Roswell, Sheriff and County desire to cooperate in the operation of the Alpharetta Jail Facility.

NOW THEREFORE, Alpharetta, Roswell, Sheriff and County, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby agree as follows:

Section 1. Purpose.

The purpose of this Agreement is to establish a formal binding relationship between Alpharetta, Roswell, Sheriff, and County for the occupancy, use, operation and supervision of the Alpharetta Jail Facility by the Sheriff and County for the detention of persons charged with or convicted of violating federal, state, or local law or held as a material witness at the Alpharetta Jail Facility. Alpharetta will provide the Sheriff and County the right to use and occupy the Alpharetta Jail Facility for the purpose of processing/booking, detaining, and housing/boarding Fulton County pre-trial detainees and inmates, and for other purposes, at no cost. In consideration of same, the County through the Sheriff will manage, operate and supervise the Alpharetta Jail Facility and process/book, detain and house/board at the Alpharetta Jail Facility, persons who are charged with or convicted of a municipal offense of the City of Roswell or other offense over which the Municipal Court of the City of Roswell has jurisdiction ("Roswell Inmate"), as further provided for herein.

Section 2. Statement of Alpharetta's Obligations.

Subject to the terms and conditions stated herein, Alpharetta agrees to:

a. grant the right to possess, occupy and use the entire first floor of the Alpharetta Jail Facility to the County for use and occupancy by the Sheriff for the term set forth herein;
b. not remove any furniture, fixtures, equipment or supplies related to jail operations in the Alpharetta Jail Facility;
c. provide 24-hour access to the Intoxilyzer® machine in the Alpharetta Jail Facility;
d. provide parking spaces for the Sheriff's staff;
e. provide for the payment or reimbursement of Alpharetta-approved building systems maintenance, including mechanical, electrical, plumbing and roofing systems;

Section 3. Statement of Roswell's Obligations.

Subject to the terms and conditions stated herein, Roswell agrees to:

a. pay or reimburse Alpharetta pro rata share of utility costs for the Alpharetta Jail Facility while in use by the Sheriff;
b. transport Roswell Inmates to Municipal Court and, as further provided herein, local healthcare facilities;
c. be responsible for all offsite medical expenses incurred by City of Roswell Inmates, as further provided herein;
d. pay to Fulton County within 45 calendar days of receipt of an invoice, an inmate processing fee of $60 for each Roswell Inmate booked into the Alpharetta Jail Facility; and
e. pay to Fulton County within 45 calendar days of receipt of an invoice, an inmate holding fee of $60 per inmate for each calendar day a Roswell Inmate remains detained in the Alpharetta Jail Facility. Partial days detained shall be counted as full days under this agreement. Roswell will not incur an inmate holding fee unless and until a booked inmate remains housed in the Alpharetta Jail Facility for at least four (4) hours.

Section 4. Statement of Sheriff and County Obligations.

Subject to the terms and conditions stated herein, the County and Sheriff agree to:

a. maintain general sanitation and cleanliness of the Alpharetta Jail Facility and provide housing, safekeeping, and normal inmate maintenance services to all inmates detained at the Alpharetta Jail Facility consistent with all applicable laws, standards, policies and procedures applicable to such services and duties and the operations of the Alpharetta Jail Facility;
b. add equipment as needed to the Alpharetta Jail Facility and retain ownership of said equipment;
c. provide medical care for all prisoners housed in the Alpharetta Jail Facility, as further set forth herein;
d. continue booking and identification of arrestees admitted in the Alpharetta Jail Facility;
e. book, house, and provide normal inmate maintenance services for up to twelve (12) Roswell Inmates concurrently, at all times;

f. transport arrestees to Rice Street Jail when transfer of such arrestees is desired or required, as determined by the Sheriff;
g. provide adequately trained staff to operate the Alpharetta Jail Facility;
h. maintain and store property of all arrestees/inmates;
i. as further set forth herein, arrange or provide transportation to and from local healthcare facilities (i.e., off-site medical facilities) in emergency situations, as determined by the Sheriff, ensure inmates get to a hospital via ambulance; however, the City agrees to provide security for City Inmates while hospitalized; and
j. for the purpose of facilitating building systems maintenance, coordinate and oversee all access to the Alpharetta Jail Facility, with the Sheriff and the Sheriff's staff having sole discretion in determining the time and manner of access to the Alpharetta Jail Facility.

Section 5. Term.

This Agreement shall be for a term of ten (10) years, as further provided for herein. This Agreement is effective November 1, 2022, and shall continue in effect until October 31, 2023 (the "initial term"). Thereafter, this Agreement shall be automatically renewed for up to nine (9) successive one (1) year terms (each one-year term occurring after the initial term shall be referred to as a "renewal term"), unless the City provides the County and Sheriff, or the County and Sheriff provide the City with written notice of its/their intent not to renew this Agreement not less than ninety (90) days prior to the expiration of the initial term; provided that the 10th year of the Agreement, the Agreement will end on September 30th. At the expiration of each renewal term, this Agreement shall be automatically renewed for an additional one (1) year term, unless the City provides the County and Sheriff, or the County and Sheriff provide the City written notice of its/their intent not to renew this Agreement not less than ninety (90) days prior to the expiration of such renewal term. Notwithstanding the foregoing, this Agreement may be terminated earlier in accordance with Section 5 hereof.

Section 6. Termination.

Alpharetta and/or Roswell may terminate this Agreement upon ninety (90) days' written notice to the County and Sheriff. The Sheriff or County may terminate this Agreement upon ninety (90) days' written notice to Alpharetta and Roswell. Any such notice from the Sheriff shall set forth the specific plans for accommodation and/or transfer of the affected jail population. Notwithstanding this termination provision, the County may terminate this agreement upon 30 days written notice for the failure to timely or fully pay a valid invoice.

Section 7. Supervision; Receiving, Detention and Discharge.

Except as otherwise expressly provided for herein, all persons accepted and booked into the Alpharetta Jail Facility by the Sheriff or otherwise detained in the Alpharetta Jail Facility shall be under the supervision, control and physical custody of the Sheriff, and the Sheriff agrees to provide housing, safekeeping, and normal inmate maintenance services to all inmates detained at the Alpharetta Jail Facility consistent with all applicable laws, standards, policies and procedures applicable to such services or duties and the jail facility. The "housing" of inmates shall be defined by the Sheriff to include, but not be limited to, the provision of an appropriate physical space within the jail facility and those necessary related facilities and services such as

public utilities, heat, air conditioning, recreational facilities, etc., needed to appropriately support the housing of prisoners. Notwithstanding the foregoing, the Alpharetta shall be responsible for the payment of or reimbursement of Alpharetta-approved building systems maintenance, including mechanical, electrical, plumbing and roofing systems, and paying the costs of public utilities provided to the Alpharetta Jail Facility. As used herein, "normal inmate maintenance services" means the ordinary and relatively routine human needs common to all prisoners as defined by the Sheriff and as required under applicable law, including, but not limited to, the provision of food, clothing and medical care. The Sheriff shall provide adequately trained detention officers twenty-four (24) hours a day to supervise all inmates at the Alpharetta Jail Facility.

Further, the Sheriff and County, through the Sheriff, agree to provide housing, safekeeping, and normal inmate maintenance services at the Alpharetta Jail Facility, subject to the other terms of this Agreement, including, but not limited to, the provisions set forth in Section 8 hereof. The Sheriff agrees to accept, process, and book Roswell Inmates through the Sheriff's normal booking procedures, including fingerprinting and photographing. Further, the Sheriff agrees to maintain and securely store the property of all inmates housed at the Alpharetta Jail Facility. The Sheriff agrees to provide sufficient and adequately trained detention officers and other staff in order to perform the foregoing duties and supervise all inmates at the Alpharetta Jail Facility.

The Live Scan hardware in place at the Alpharetta Jail Facility is the property of Alpharetta and as such Alpharetta will agree to train up to two (2) Fulton County users to operate the system.

The Sheriff agrees to release Roswell Inmates upon lawful request by law enforcement officers of Roswell to law enforcement officers of Roswell or upon the posting of appropriate bail or upon the order of a court of competent jurisdiction. Prior to the release of aa Roswell Inmate from custody, the Sheriff shall request/initiate a GCIC/NCIC warrant check by Roswell police agency, and the GCIC/NCIC warrant check must be completed by Roswell police agency before any such release. The Sheriff reserves the right, to the extent allowable by law, to utilize electronic monitoring on any and all repeat offenders released from the Alpharetta Jail.

The Sheriff and County further agree to allow Roswell to use sufficient space within Alpharetta Jail Facility for bond and first appearance hearings, inmate interviews and other similar purposes. The parties agree to cooperate with each other regarding the scheduling of the use of these spaces. Roswell shall be responsible for the transportation of Roswell Inmates to Municipal Court and will ensure that first appearance hearings are provided to Roswell Inmates in accordance with state and federal law.

In executing this Agreement, the Sheriff and County do not assume any liability or responsibility for, or in any way release the Roswell from any liability arising out of or related to the legality of the arrest of Roswell Inmates or the legality or enforceability of any Roswell ordinance. Under no circumstances shall any employee, official or agent of the County or Sheriff be deemed to be an employee of Roswell for any purposes and nothing contained within this Agreement shall be deemed to create any such employee-employer relationship.

Notwithstanding this provision or any other provision within this agreement, the Sheriff may, in his sole discretion, refuse to accept an inmate at the Alpharetta Jail Facility. Upon such occurrence, the Sheriff shall notify Roswell within 24 hours of the refusal and the reason or reasons for the refusal.

Section 8. Medical Care and Expenses of Roswell Inmates.

The County, through the Sheriff, will provide routine on-site medical care and treatment, including medical supplies, to Roswell Inmates in the same manner that such services are provided to County inmates at the Alpharetta Jail Facility without any additional cost to Roswell. When in the determination of the Sheriff off-site medical care or treatment, including emergency medical care or treatment, is required for aa Roswell Inmate, the Sheriff will notify Roswell of same as soon as reasonably possible, so that Roswell may arrange for the provision of such medical care or treatment and provide transportation to and from local healthcare facilities (i.e., off-site medical facilities); provided, however, when immediate emergency transport of a Roswell Inmate to local healthcare facilities is required for emergency medical care/treatment, as determined at the sole discretion of the Sheriff, the Sheriff will provide emergency medical transport to local healthcare facilities. Security for Roswell Inmates while at local healthcare facilities will be the responsibility of Roswell; provided, however, when emergency transport has been provided at the discretion of the Sheriff, security will be provided by the Sheriff's detention officers until Roswell is able to provide law enforcement officers to relieve such detention officers. The Sheriff shall notify Roswell as soon as possible of all emergency medical cases requiring the Sheriff's emergency medical transport and removal of a Roswell Inmate from the Alpharetta Jail Facility, and the Roswell agrees to provide security for any such inmates within one (1) hour after being contacted and provided the necessary information.

As between the parties to this Agreement, to the extent that any off-site medical care or treatment is provided to a Roswell Inmate, Roswell agrees to be responsible for the costs of such off-site medical care or treatment; provided, however, Roswell does not assume any liability or responsibility for, or in any way release the Sheriff and/or County from any cost or liability arising out of or related to any negligent or willful act or omission of the County or Sheriff, or any of their respective officers, deputies, employees, or agents. Nothing set forth in this Agreement shall be construed so as to limit or remove responsibility for payment of such off-site medical care or treatment by a Roswell Inmate or a provider of insurance that is otherwise responsible for payment of part or all of such services or to limit Roswell's right to reimbursements for the costs incurred for such medical care or treatment from aa Roswell Inmate or a provider of insurance when insurance coverage is available for payment for such services. The County and Sheriff agree to cooperate with Roswell in Roswell's seeking reimbursement for the costs of medical care or treatment incurred by Roswell for a Roswell Inmate.

Section 9. Transition from Roswell Inmate Status.

It is understood and agreed that a person booked and detained at the Alpharetta Jail Facility by reason of being charged with a municipal offense of the City of Roswell or other offense over which the Municipal Courts of the City of Roswell (the "Municipal Court") has jurisdiction shall be considered a Roswell Inmate unless or until such person, whether exclusively on or in combination with other charges, is charged with any County, State[1] or Federal offense or is being held or detained by reason of an investigation of any County, State or Federal offense. It is further understood and agreed that a person detained or confined at the Alpharetta Jail Facility by reason of being convicted of a municipal offense of the City of Roswell or other offense

[1] Other than State offenses for which the Municipal Court maintains jurisdiction (i.e., a State offense over which the Municipal Court has jurisdiction which is not bound over to the State Court of Fulton County).

over which the Municipal Court has jurisdiction shall be considered a Roswell Inmate unless or until such person is: (i) booked, held, or detained by reason of being convicted of any County, State or Federal offense; (ii) convicted of any County, State or Federal offense which provides for a sentence confining such person for any period of time that runs concurrently with the sentence of the Municipal Court; (iii) held, detained or confined beyond the period of confinement to which sentenced by the Municipal Court; or (iv) being held, detained or confined at the Alpharetta Jail Facility following the issuance of an order of a court of competent jurisdiction or contrary to any law providing for such person's release or transfer to another detention facility. Furthermore, it is understood and agreed that any person booked, held, detained or confined at the Alpharetta Jail Facility by reason of being charged with or convicted of a municipal offense of the City of Roswell or other offense over which the Municipal Court has jurisdiction shall cease to be considered a Roswell Inmate upon his or her release or transfer from the Alpharetta Jail Facility.

Section 10. Costs of Other Inmates.

The Sheriff and County shall be liable and responsible for all costs associated with or related to any and all pre-trial detainees and inmates detained at the Alpharetta Jail Facility who are not Roswell Inmates.

Section 11. Coordination and Administration.

The parties agree to work together to coordinate the use of the Alpharetta Jail Facility and the activities contemplated under this Agreement. It is agreed that for the purpose of liaison and administration, the Roswell City Administrator shall be the City's primary representative and point of contact and the Sheriff of Fulton County or the Chief Jailor of the Sheriff, as designated, shall be the Sheriff's primary representative and point of contact. The Roswell City Administratormay appoint a designee(s) as Roswell's representative(s) to whom all communications from the Sheriff with respect to the day-to-day operations performed under this Agreement may be addressed, and the Sheriff of Fulton County or the Chief Jailor of the Sheriff, as applicable, may appoint a designee(s) as the Sheriff representative(s) to whom all communications from Roswell with respect to the day-to-day operations performed under this Agreement may be addressed. Each party shall provide the other party with the names and contact information of such designees.

Section 12. Insurance.

Each party to this Agreement shall procure and maintain such insurance as is required by applicable federal and state law and as may be appropriate and reasonable to cover its personnel, equipment, vehicles, property, and obligations hereunder, including but not limited to liability insurance, workers' compensation insurance, automobile liability insurance and property insurance. The County shall retain the right to self-fund for any and all of the aforementioned insurance coverages.

Section 13. Records; Audit; Billing.

The Sheriff and County agree upon request to furnish Roswell all records pertaining to the housing and maintenance of Roswell Inmates. Roswell shall have the right to audit all financial data pertaining to any fees or expenses for which Roswell is responsible under this Agreement,

which right shall survive the term of this Agreement. The Sheriff shall maintain a record of each Roswell Inmate, which shall include the duration of confinement. The Sheriff shall submit invoices to Roswell every 30 days for the processing and holding fees for 30 days prior. The failure to timely submit an invoice shall not forgive payment by Roswell. Roswell agrees to pay said invoices to the County within 45 calendar days of receipt of an invoice.

Section 14. Notices.

All official notices or other communications required to be given in writing under this Agreement shall be deemed to have been duly given when delivered personally in hand, or when mailed by certified or registered mail, return receipt requested with proper postage prepaid, addressed to the appropriate party at the following address or such other address as may be given in writing to the parties:

For County:
Office of the County Manager
Fulton County Government Center
141 Pryor Street, S.W.
Atlanta, Georgia 30303
Attn: County Manager

For Sheriff:
Patrick "Pat" Labat, Sheriff
Fulton County Sheriff's Office
185 Central Avenue
Atlanta, Georgia 30303

For City of Alpharetta:
Chris Lagerbloom
City Administrator
2 Park Plaza
Alpharetta, Georgia 30009

With Copies to:
John Robison
Director of Public Safety, City of Alpharetta, Georgia
2565 Old Milton Parkway
Alpharetta, Georgia 30009

For City of Roswell:
Randy D. Knighton
City Administrator
38 Hill Street
Suite 115
Roswell, Georgia 30075

With Copies to:
Chief of Police
James Conroy
39 Hill Street
Roswell, Georgia 30075

Section 15. Entire Agreement; Modification.

The terms of this Agreement represent the entire agreement between the parties and supersedes all prior written or oral statements and any preexisting agreements relating to the use of the Alpharetta Jail Facility by the County and Sheriff. No modification of this Agreement shall be binding upon the parties unless evidenced by a subsequent written Agreement approved and signed by the appropriate authorities or representatives of each party to this Agreement.

Section 16. Severability.

The provisions of this Agreement shall be deemed independent and severable. In the event any one or more of the provisions contained herein shall, for any reason, be held invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision of the Agreement.

Section 17. Time of Performance.

Time is of the essence in the performance of this Agreement.

Section 18. Governing Law.

This Agreement shall be governed in all respects as to the validity, construction, capacity performance, or otherwise by the laws of the State of Georgia.

Section 19. No Waiver of Immunity.

Nothing contained in this Agreement shall be constructed to be a waiver of either party's sovereign immunity, any individual's qualified immunity, or any other immunity or exemption from liability provided for by law.

Section 20. No Third-Party Beneficiaries.

This Agreement shall not be constructed as, or deemed to be, an agreement for the benefit of any third party or parties, and no third party or parties shall have any right of action hereunder for any cause whatsoever.

Section 21. Survival.

Any and all provisions of this Agreement creating obligations extending beyond the term of this Agreement shall survive the expiration or termination of this Agreement, regardless of the reason for such termination.

IN WITNESS WHEREOF, the parties have hereunto set their hands and affixed their seals the day and year first above written.

CITY OF ALPHARETTA, GEORGIA

By: _____ Date: _____
Jim Gilvin, Mayor

ATTEST:

By: _____ **Date:** _____
Lauren Shapiro, City Clerk

APPROVED AS TO FORM:

By: _____ **Date:** _____
City Attorney

CITY OF ROSWELL, GEORGIA

By: _____ **Date:** 4/4/23
Kurt M. Wilson, Mayor

ATTEST:

By: _____ **Date:** 4/4/23
Marlee Press, City Clerk

APPROVED AS TO FORM:

By: _____ Date: 4/4/23
City Attorney

FULTON COUNTY SHERIFF'S OFFICE

By: _____ **Date:** _____
Patrick "Pat" Labat
Sheriff, Fulton County, Georgia

FULTON COUNTY, GEORGIA

By: _____ **Date:** _____
Robert L. Pitts, Chairman
Fulton County Board of Commissioners

ATTEST:

By: _____ **Date:** _____
Tonya R. Grier
Clerk to the Commission

APPROVED AS TO FORM:

By: _____ **Date:** _____
Y. Soo Jo, County Attorney

STAFF REPORT

Department: Public Safety
Submitted By: Lauren Shapiro
Meeting Date: April 24, 2023

AGENDA ITEM:

Memorandum of Understanding: Public Safety & Fulton County Schools
Consideration of approval of a Memorandum of Understanding between Fulton County School System and the City of Alpharetta for the purposes of collaboration and cooperation with law enforcement on school property and overall safety near school property.

STAFF RECOMMENDATION:

Approve the Memorandum of Understanding between Fulton County School System and the City of Alpharetta for the purposes of collaboration and cooperation with law enforcement on school property and overall safety near school property, and authorize the Mayor to execute all necessary documents.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO
FISCAL IMPACT: NO
INCLUDED IN CURRENT FY CPTL BUDGET: NO
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST:
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

ITEM DESCRIPTION:

If approved, this Memorandum of Understanding will confirm the City of Alpharetta's (through the Alpharetta Police Department) and Fulton County School System's collaboration and cooperation with law enforcement on school property and overall safety near school property.

This Memorandum of Understanding discusses the following:

- Jurisidictional and law enforcement powers of Fulton County Schools law enforcement personnel and City law enforcement officers;
- Responses to emergency situations on school property;
- Communication of community-based emergencies that may impact school operations;
- Routine school visits, interviews and investigations, arrests, or service of process of students or staff members by City law enforcement officers;
- Training and grants;
- Access to Fulton County Schools live-streaming cameras during emergency situations and any requirements for that access, such as implementation, maintenance, training, testing , and evaluation; and
- Information sharing of student information.

ALTERNATIVES:

ATTACHMENTS:

1. MOU Fulton County Schools + City of Alpharetta Public Safety

MEMORANDUM OF UNDERSTANDING
BETWEEN FULTON COUNTY SCHOOL SYSTEM
AND
THE CITY OF ALPHARETTA

This Memorandum of Understanding (this "MOU") is entered into as of the date of the later signature below, by and between Fulton County School District ("FCS" or "District"), a political subdivision of the State of Georgia under the management and control of the Fulton County Board of Education, and the City of Alpharetta, a Georgia municipal corporation ("City") (FCS and City collectively, the "Parties"), to confirm the present intent and understanding of the Parties to cooperate in certain collaborative activities related to law enforcement on school property, as well as safety near school property.

"Fulton County Schools", "FCS", and "District" shall be inclusive of the Fulton County Schools Police Department. "City" shall be inclusive of the Alpharetta Police Department.

RECITALS

WHEREAS, the Parties to this MOU are governmental units located within Fulton County, Georgia, and authorized by law to enter into intergovernmental agreements such as this MOU;

WHEREAS, City provides FCS with emergency services, including police, fire, and paramedic services as such are needed from time to time;

WHEREAS, cooperation between FCS and City and their respective law enforcement authorities, including each Party's police department, is an important component for the protection of students, visitors, and FCS employees as well as for maintaining a safe environment in FCS schools and safeguarding all FCS property;

WHEREAS, the Parties share concern about the safety of students, school staff, First Responders (as hereinafter defined), and the general public during emergencies and desire to respond to emergencies at schools in the quickest and most efficient manner possible to increase the safety of students, school staff, First Responders, and the general public; and

WHEREAS, by this MOU, the Parties seek 1) to promote positive and supportive school climates; 2) to facilitate timely communication and coordination of efforts for both FCS and City, and 3) to maintain a cooperative and mutually beneficial relationship between FCS and City.

NOW, THEREFORE, in consideration of the mutual undertakings herein set forth, and for other good and valuable consideration, the Parties agree as follows:

AGREEMENT

Section 1. Recitals

1.1 The foregoing Recitals are made a part hereof and incorporated into this MOU.

Section 2. Agreements

2.1 General Agreements

2.1.1 *Jurisdiction/Laws*

a. This MOU does not create additional jurisdiction or limit or modify existing jurisdiction vested in the Parties. It is understood by the Parties that each should fulfill its responsibilities under this MOU in accordance with the provisions of law and regulations that govern their activities.

b. The City shall respect and abide by the jurisdiction of FCS on school property, except as otherwise provided by law.

c. Properly certified FCS law enforcement personnel shall have the same law enforcement powers on school property, including the power of arrest, as City law enforcement officers.

d. FCS shall respect and abide by the jurisdiction of the City off of school property, except as otherwise provided by law.

e. The Parties shall comply with all applicable laws, regulations, policies, and rules.

2.1.2 *Emergency Response*

a. The Parties will work cooperatively to respond to any Emergency Situation (as hereinafter defined) on school property. The first law enforcement entity to arrive on the scene and address the Emergency Situation or other critical incident shall have control of the scene until command and operations have been established. Once the scene is deemed safe and normalized, Unified Command shall be implemented as modeled through the National Incident Management System (NIMS).

b. FCS and City shall each appoint a primary point of contact to maintain ongoing communications between the Parties.

c. City, through its police department personnel, will communicate as soon as practical with FCS concerning community-based emergencies that may impact school operations.

d. FCS will communicate as soon as practical with City concerning Emergency Situations and other on-campus incidences requiring emergency response from City. For each such situation or incident, FCS's communication with City shall include, without limitation, a detailed description of the situation or incident, information regarding both the immediate threat posed by the situation or incident and any potential further threats that may arise from the situation or incident, an assessment of the type and amount of resources needed to effectively respond to the situation or incident and related threats (for example, need for fire department

personnel and the number of injured persons requiring paramedic personnel), and the identities of FCS or other personnel on the scene for contact and communication purposes.

e. Based on the communication and information provided by FCS as provided herein, City will promptly and actively respond in the case of emergencies on school property and provide assistance to FCS regarding police matters.

2.1.3 *Routine School Visits*

a. Routine presence of City police personnel on school grounds is welcomed and appreciated.

b. City shall contact FCS in advance of entering campus for the purpose of any interview or arrest of any FCS student or staff member or for service of process or any other routine law enforcement matter.

c. Investigations and questioning of students or faculty/staff during school hours or at school-sponsored activities should ordinarily be limited to situations where the investigation of the suspected criminal activity is related to the operation of or occurring at the school. Investigations and questioning of students for offenses not related to the operation of or occurring at the school should take place at school only when delay might result in danger to any person, flight from the jurisdiction by the suspect, or destruction of evidence.

d. FCS shall make every effort to cooperate with City to facilitate interviews with students or staff and in other routine matters. In that regard, FCS shall promptly provide City with the contact information of the appropriate FCS employee to be notified by City prior to entering campus for the purpose of any interview or arrest of any FCS student or staff member or for service of process or any other routine law enforcement matter.

2.1.4 *Trainings/Grants*

a. The Parties will cooperate in furtherance of any grants or programs supporting a safe school environment and safeguarding FCS property.

b. The Parties will commit to regularly scheduled multi-agency training exercises to ensure emergency preparedness.

2.2 Video Sharing

2.2.1 Background

a. The District has Cameras (as hereinafter defined) installed throughout the District's facilities to aid in safety and security of students, staff, and property.

b. During an Emergency Situation, the Parties would derive substantial benefit from the ability to share information quickly from live streaming video from the Cameras with the City's First Responders, including police department personnel, allowing critical decisions to be made using real time awareness of the Emergency Situation.

c. Certain privacy concerns exist, and the Parties agree that the City's access to the Cameras should be limited to Emergency Situations during which access would enhance the City's response to such situations, and to necessary maintenance, testing, training, and evaluation related to supporting such access.

2.2.2 Definitions

For purposes of this MOU, the following terms shall be defined as follows:

a. "Cameras" means fixed video surveillance cameras.

b. "Emergency Situation" means a situation or incident that poses an imminent threat to the life, safety, health, or property of the District, its students, its staff, and other occupants of the District's facilities, including, without limitation, hostage-taking, fire, terrorist, threatened or actual use of firearms or other potentially deadly or seriously injurious weapons, and health-related emergencies. For purposes of this MOU, an Emergency Situation commences when the City receives a signal, alarm, communication, information, or request, from FCS or another source, regarding the existence of the Emergency Situation and continues until all City police, fire department, and paramedic personnel assigned to respond to the Emergency Situation have departed from the District's facilities.

c. "First Responder" means a police, fire, E-911 operator, or paramedic employee of the City who responds to an Emergency Situation at a District facility.

2.2.3 Sharing System

a. The District shall share live streaming video from the Cameras with the City (the "Sharing System") only in the following circumstances:

1) <u>City-Initiated Sharing</u>:

In an Emergency Situation in which an Authorized User (as hereinafter defined) determines in his or her sole discretion that the Sharing System will be of benefit to the First Responders, the City may use the Sharing System for the duration of the Emergency Situation.

2) <u>Maintenance, Training, Testing, and Evaluation</u>:

The City may activate the Sharing System for the purpose of conducting maintenance, training, testing, and evaluation of the Sharing System (collectively, the "System Support Activities") after providing prior notice to, and upon receiving prior written approval (including email approval)

from the District Superintendent or designee. Such notice will include the date, time, and duration of the System Support Activities and a brief description of the nature, extent, and justification for the System Support Activities. The City may not conduct System Support Activities without the District's prior written approval. The District will only authorize the conduct of System Support Activities at times and in a manner that will protect the reasonable privacy expectations of the District's students and staff.

b. Authorized User:

For purposes of this MOU, the City shall designate certain City employees and contractors ("Authorized Users") who may grant authorization for the use of the Sharing System as described in this MOU. Upon request by the District, the City shall make available to District contact and identifying information for each Authorized User. The City shall also notify the District on a monthly basis of any changes in Authorized Users. The City shall ensure that at least one Authorized User is available to authorize use of the Sharing System as described in this MOU on a 24-hours-per-day/365-days-per-year basis.

2.2.4 Implementation

a. Upon execution of this MOU, the Parties shall promptly undertake such measures as are necessary to facilitate use of the Sharing System, and shall work cooperatively to make the Sharing System available to the City as soon as practicable. The Parties shall each bear their own expenses related to the Sharing System.

b. The City may delegate its performance obligations under this MOU to a third-party, provided that the City enters into a written contract with any such third-party prior to delegating any of its performance obligations. Within five days of delegating any of its performance obligations under this MOU, the City must notify the District and provide a copy of the contract with the third-party.

c. The City shall be responsible for ensuring that all Authorized Users have background checks at least as extensive as the background check the District requires for teachers. Such background check shall include confirmation that Authorized Users have not been convicted of felony or other significant criminal offenses, and are not listed on any sex offender registry or database. The City shall ensure that all Authorized Users are subject to the City's employment policies and procedures.

d. The Parties will establish additional operational protocols and procedures related to the sharing of the live video feed, including but not limited to training of Authorized Users and monitoring and reporting related to logging of the access of the video feed by Authorized Users.

Section 3. Additional Terms and Conditions

3.1 Information Sharing

While FCS has designated certain types of student information as "Directory Information", which may be made available without written consent if the parents or guardians have not opted out, the written consent of a minor student's parents or guardians (or written consent of the student, if the student is over the age of 18) is generally required for the release of the student's education pursuant to the federal Family Educational Rights and Privacy Act (FERPA), 20 U.S.C. 1232g.

Exceptions to this general rule include during events of significant and articulable threat to health or safety, judicial orders, or lawfully issued subpoena directing disclosure of the record (with advanced notice to the parents/guardian/adult student).

3.2 General Provisions

a. Additional Agencies/Parties. Additional law enforcement agencies may become parties to the MOU with the written agreement of FCS and City, which may be effective by an addendum to this MOU.

b. Termination. Either Party may terminate this MOU without cause upon thirty (30) days prior written notice to the other Party.

c. Notices. Notices of a legal nature related to this MOU, including any notice of termination of the MOU, will be in writing and will be personally delivered, sent by overnight delivery service, or sent by certified mail, return receipt requested, postage prepaid. Notices will be deemed given (i) on the date delivered if delivered personally or (ii) on the date of mailing if sent by overnight delivery or certified mail. Notices must be sent to the Parties respective addresses set forth below or such other address that a party specifies in a notice delivered pursuant to this Subsection.

1) FCS:
Superintendent
Fulton County Schools
6201 Powers Ferry Road NW
Atlanta, GA 30339

With copies to:

Suzann Wilcox, Esq.
Parker, Poe, Adams & Bernstein LLP
1075 Peachtree Street N.E.
Suite 1500
Atlanta, GA 30309

2) CITY:
Chief John Robison
Alpharetta Department of Public Safety
2565 Old Milton Parkway
Alpharetta, GA 30009

With copies to:

Jarrard & Davis, LLP
222 Webb Street
Cumming, GA 30040
Attention: Ken Jarrard, Esq.

d. Relationship of the Parties. Neither this MOU, nor any activities described herein, shall be construed as creating a partnership, joint venture, franchise, agency, or other such relationship. No Party shall have the right, power, or authority to obligate or bind the other Party in any manner whatsoever, without the other Party's prior written consent.

e. Non-Exclusivity. The relationship between the Parties is non-exclusive. No Party will be precluded from entering into similar relationships with other entities or individuals. Nothing in this MOU, including the exhibits, requires any Party to refrain from offering, acquiring, selling, licensing, promoting, or developing other services, platforms, or products that compete with the services, platforms, or products that are the subject of the relationship contemplated by this MOU.

f. Expenses. The Parties agree that each Party shall pay its own fees, costs, and expenses, and those of its agents, independent contractors, and consultants, in connection with this MOU, including without limitation any legal fees, except as expressly specified herein or otherwise agreed upon in writing by the Parties.

g. Governing Law and Venue. This MOU shall be governed in all respects by the laws of the State of Georgia, without regard to its conflict of laws. The exclusive venue for any action arising out of or related to this MOU shall be in the federal, superior, or state courts of Fulton County, Georgia.

h. Entire Agreement. This MOU, including any exhibits, constitutes the entire agreement between the Parties with respect to its subject matter and merges all prior and contemporaneous communications, both written and oral. This MOU shall not be modified except by a written agreement signed by the Parties.

i. Counterparts. This MOU may be executed in counterparts, each of which shall be deemed an original.

ACCEPTED AND AGREED:

Fulton County School District

By: _____
Name: Mike Looney
Title: CFO
Date: 5/21/23

City of Alpharetta

By: _____
Jim Gilvin, Mayor

Date: _____

Approved as to Substance:

By: _____
John Robison, Chief, Department of Public Safety

Approved as to Form:

By: _____
Melissa Tracy, City Attorney

STAFF REPORT

Department: Recreation, Parks & Cultural Services
Submitted By: Kurt Kirby
Meeting Date: April 24, 2023

AGENDA ITEM:

Union Hill Park Design Conceptual Site Plan
Approval of the conceptual site plan for Union Hill Park designed by Dix-Hite Plus Partners Inc.

STAFF RECOMMENDATION:

Approve, as presented, the conceptual site plan for Union Hill Park designed by Dix-Hite Plus Partners Inc.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO
FISCAL IMPACT: YES
INCLUDED IN CURRENT FY CPTL BUDGET: NO
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST: $3,250,000
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Union Hill Park 2022 Series Park Bond | 31861150 541500 / C2216	$3,250,000

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
N/A	$0.00

ITEM DESCRIPTION:

BACKGROUND:
Union Hill Park is a roughly 11-acre park space located on Union Hill Road south of McGinnis Ferry Road. The park today is very much under-utilized and consists primarily of a covered roller hockey rink, a combined restroom and concession building, and a parking lot.

Through a rigorous selection process, the City Council agreed to nine high priority park projects to be included in the Series 2022 Park Bonds. One of the nine projects included the renovation of Union Hill Park. The project would include the reformation of the park as a recreational and gathering space that better meets the needs of current and future Alpharetta residents, including trails, expanded Greenway connectivity, and other amenities.

The Department of Recreation, Parks, & Cultural Services Staff developed a preliminary plan of what might be possible for the site's future. To ensure resident engagement with the surrounding neighborhoods and the citizens of Alpharetta at large, staff held virtual and in-person public input meetings. For those unable to attend the public meetings, an online survey was made available on the City's website to allow for additional comments.

With the feedback provided, a more concrete rendering was conceptualized and provided by Dix-Hite Plus Partners Inc. The conceptual site plan (attached hereto as the "Union Hill Park Design Concept" , "Union Hill Park Skatepark Concept Design", and "Union Hill Park Forsyth Connection") includes enhanced access to the Greenway, a family gathering space and playground, a skate park as well as stormwater and parking improvements. In addition, staff is working on a restoration plan for the covered area and restrooms that will create a multipurpose space for concerts, specialty camps, and a variety of other group outings. Additionally, perspective renderings for the park as well as proposed ideas for re-usage of existing materials are included to help further visualize the design and park's possibilities.

In March 2023, the design was posted on the City's website and social media platforms for any remaining public input prior to Recreation Commission and City Council workshops and approval. The survey was live from March 13th through March 24th, and the feedback received is included as an attachment to this report.

RECOMMENDATION EXPLANATION:
As there were no questions or concerns raised during either the Recreation Commission or City Council workshop discussions, staff recommends approval of the design concept. Approval would permit staff to proceed to the next phase of the project, requesting proposals for the drafting of a blueprint from the design concept specifications. This blueprint would then be used for construction of the park.

ALTERNATIVES:

There is one alternative to this recommendation:

1. Deny or defer approval of the latest conceptual site plan and provide staff with direction as to: (1) changes that need to be incorporated into a plan in order for it to be consistent with City Council's vision of the property or; (2) additional steps/actions that staff should take in order to advance the project.

ATTACHMENTS:

1. Union Hill Park Park Design Concept
2. Union Hill Park Skatepark Concept Designs
3. Union Hill Park Forsyth Connection
4. Union Hill Park Material Re-use
5. Union Hill Park Concept Perspective Renderings
6. Union Hill Park Public Input Survey Results

UNION HILL PARK CONCEPT

1. PAVILION
2. REIMAGINED PARKING LOT
3. PAVING ORGANIZATION FOR CYCLISTS
4. CYCLIST TRAIL ACCESS
5. PARK ENTRY
6. SHADE STRUCTURE
7. RESTROOM
8. PLAY EQUIPMENT - SWINGS
9. FUTURE ART INSTALLATION
10. PLAY SPACE WITH SLIDES
11. DETENTION AREA WITH RECLAIMED CONCRETE
12. SKATEPARK
13. EXPANDED TRAIL CORNER
14. MATERIAL STORAGE SHED

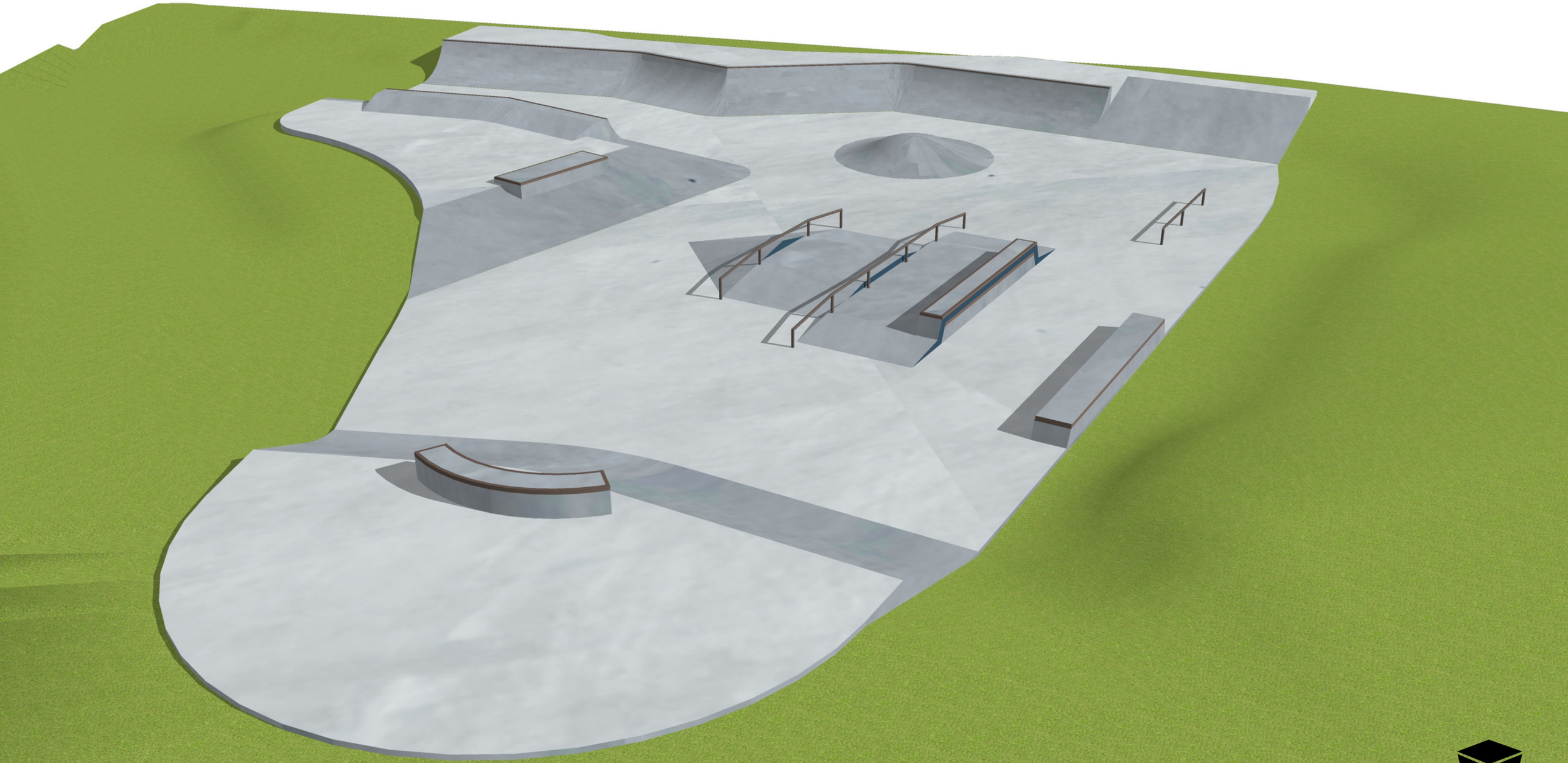


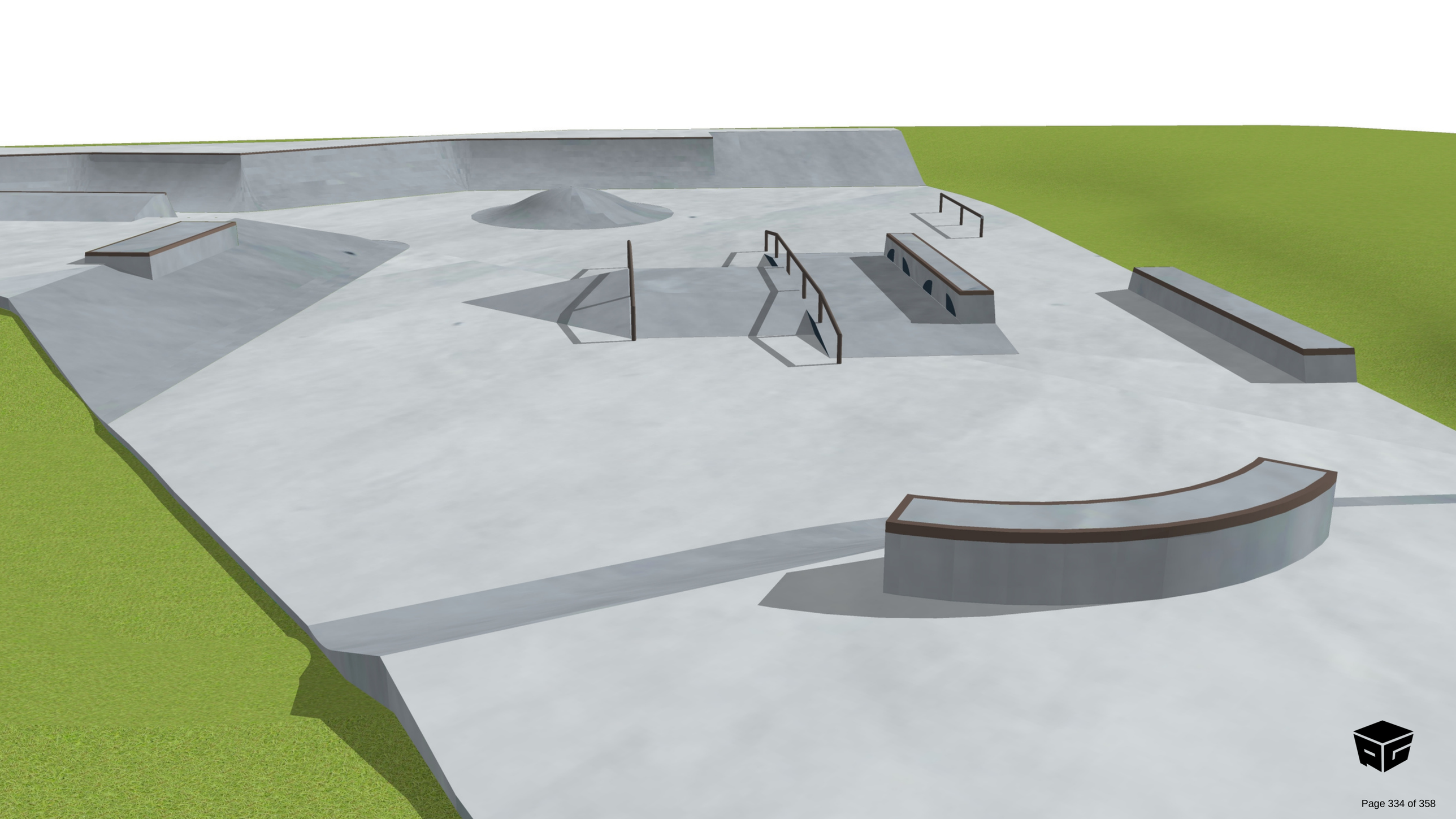
1" : 80'
0 40' 80'



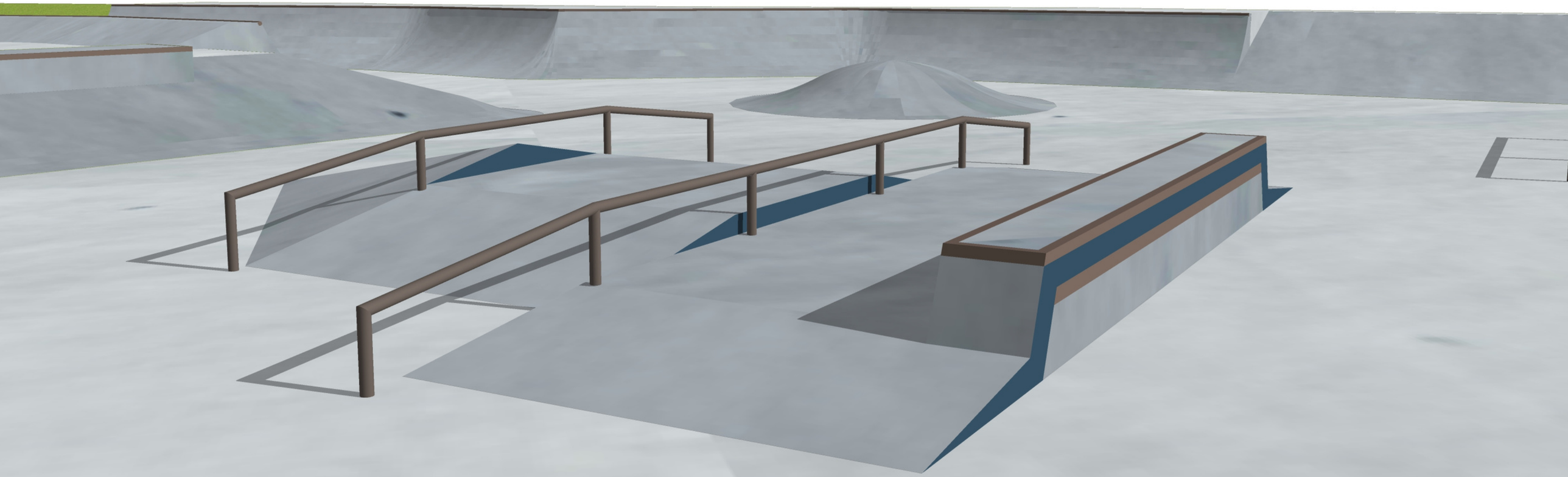
DESIGN ELEMENTS LEGEND

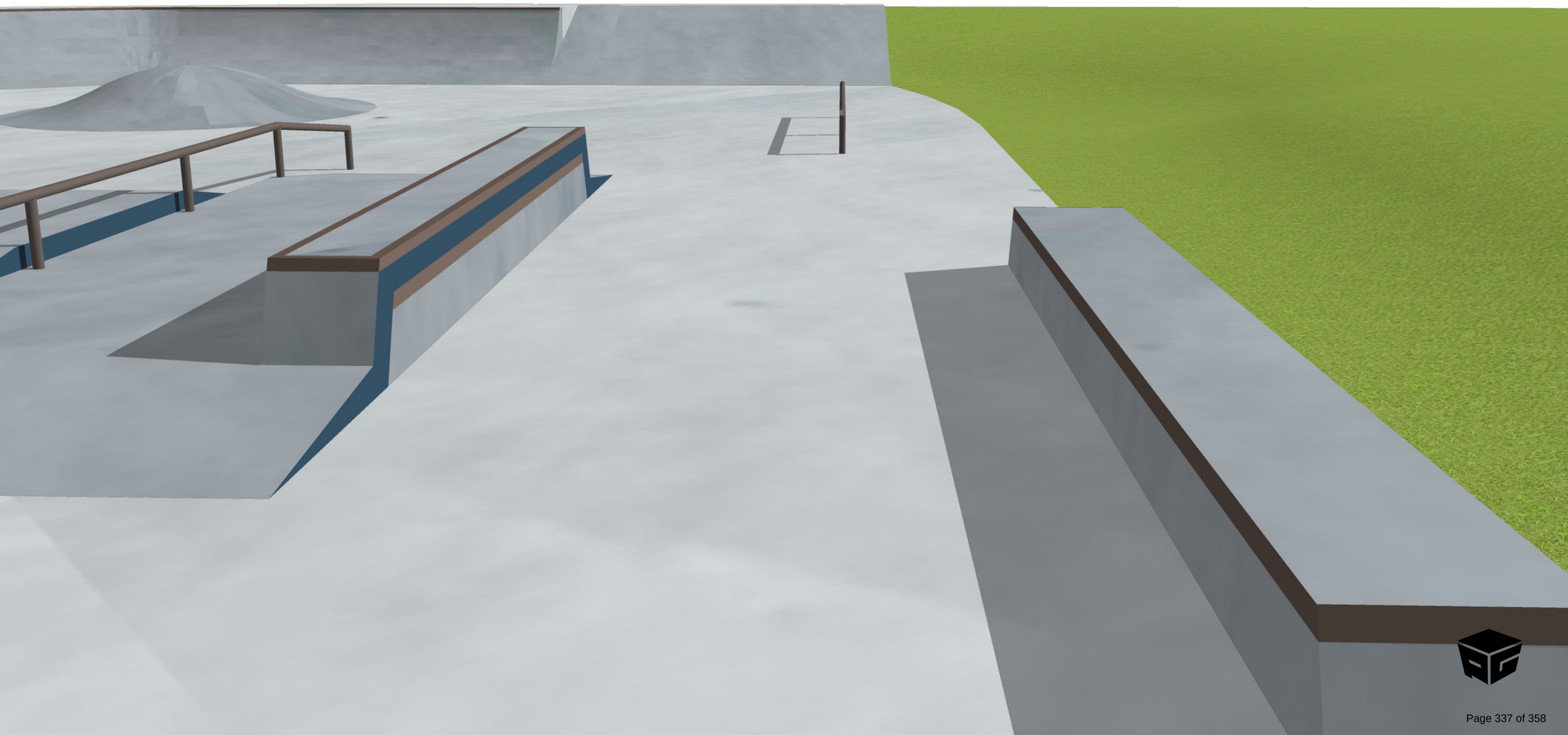
1	EXISTING TREES
2	DRAINAGE AREA
3	UPPER TERRACE
4	BANK TO LEDGE
5	PYRAMID W/ LEDGE + RAIL
6	HIP
7	MINI RAMP
8	UNION HILL ROAD
9	ENTRY DRIVE

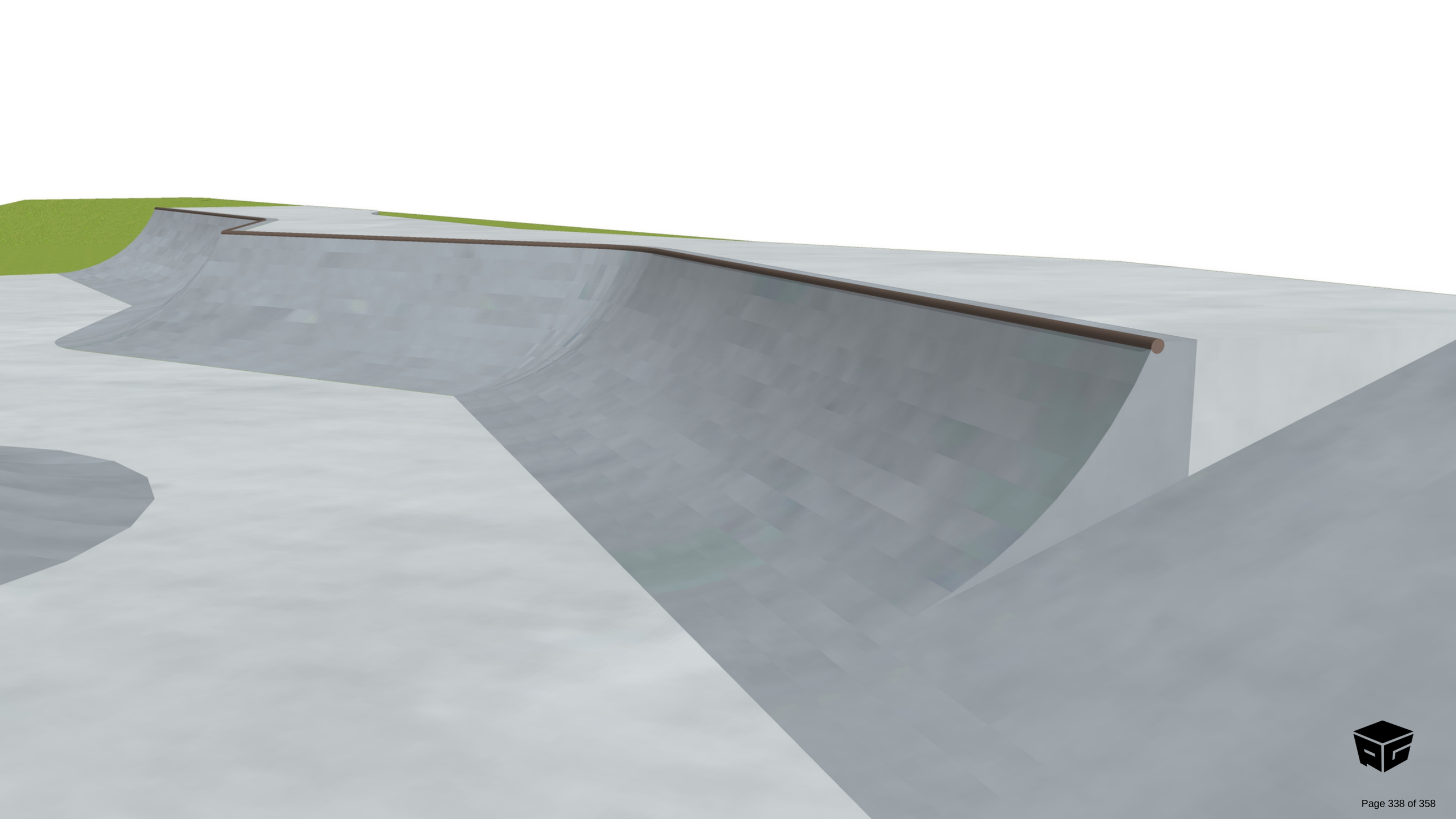


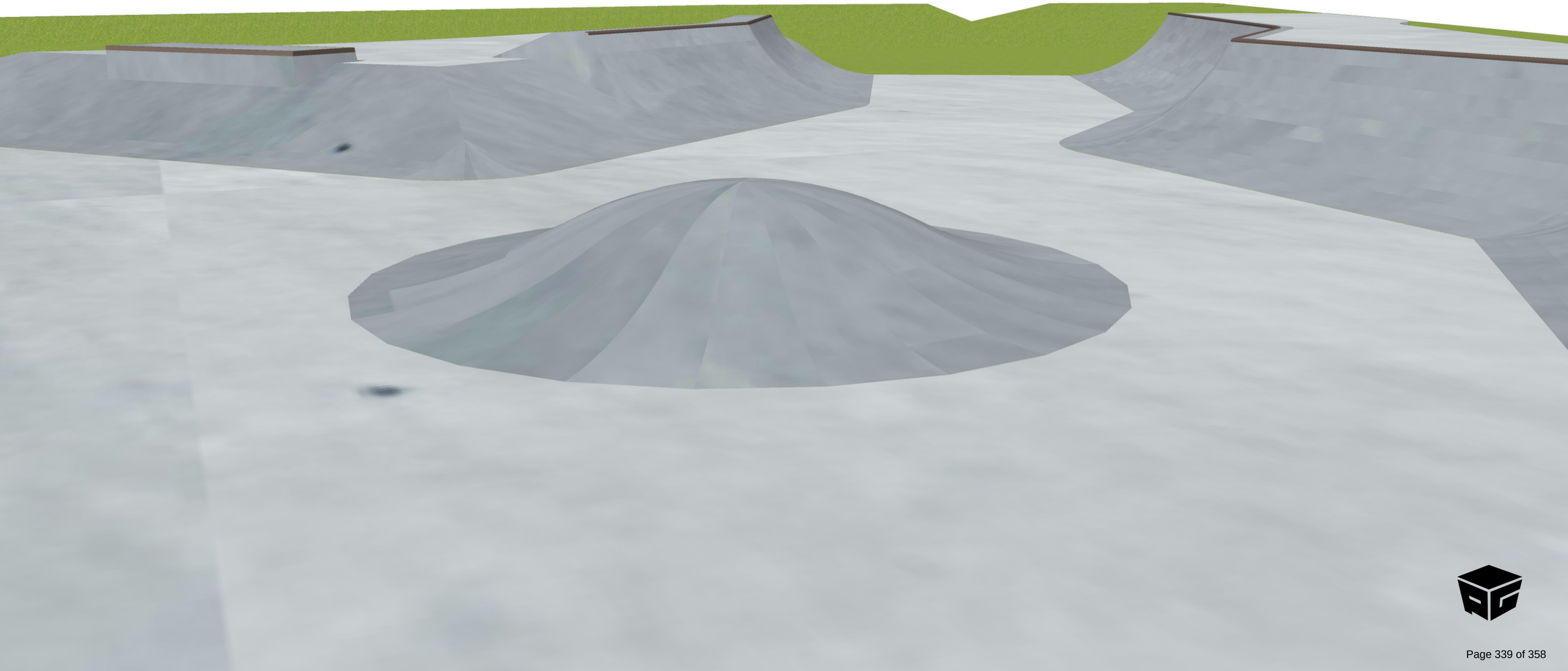




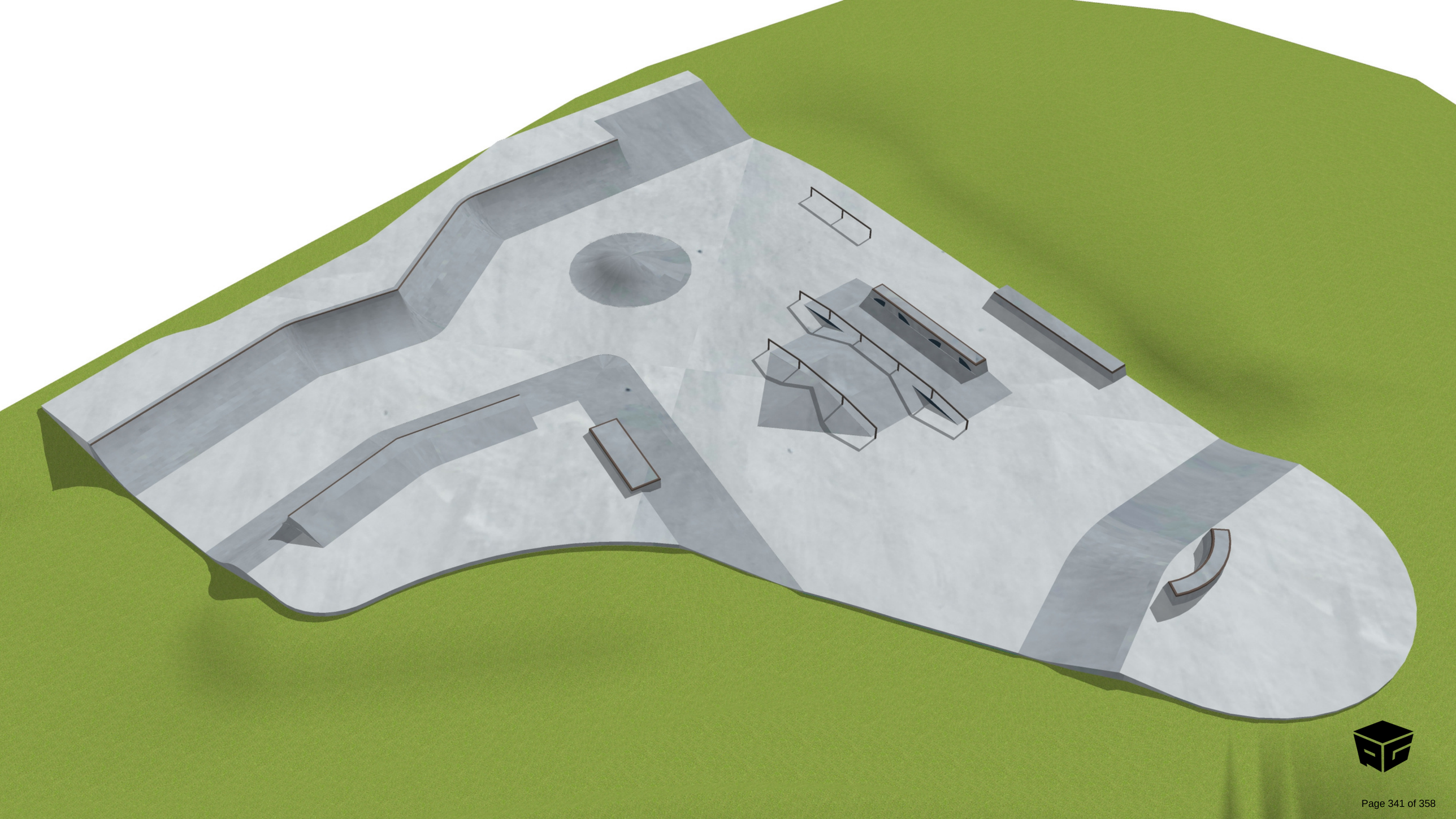








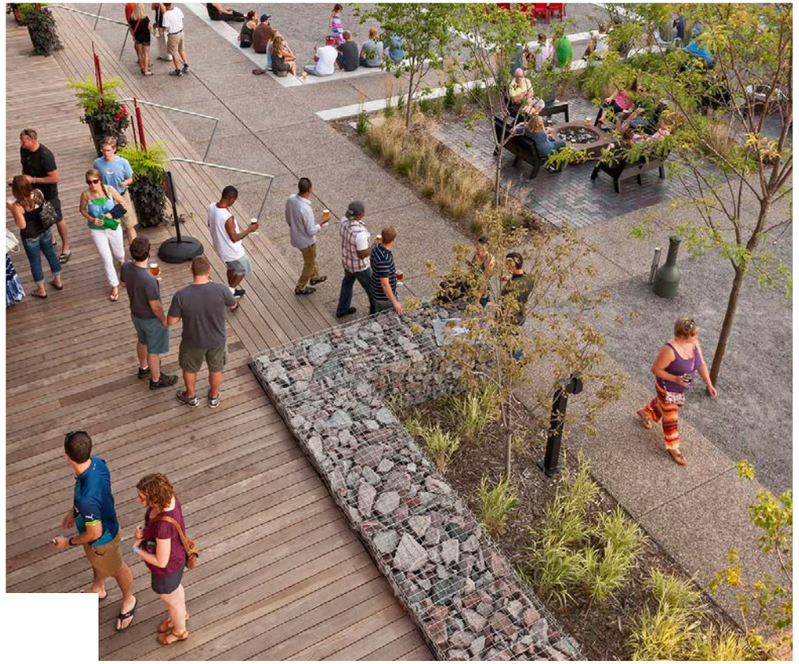




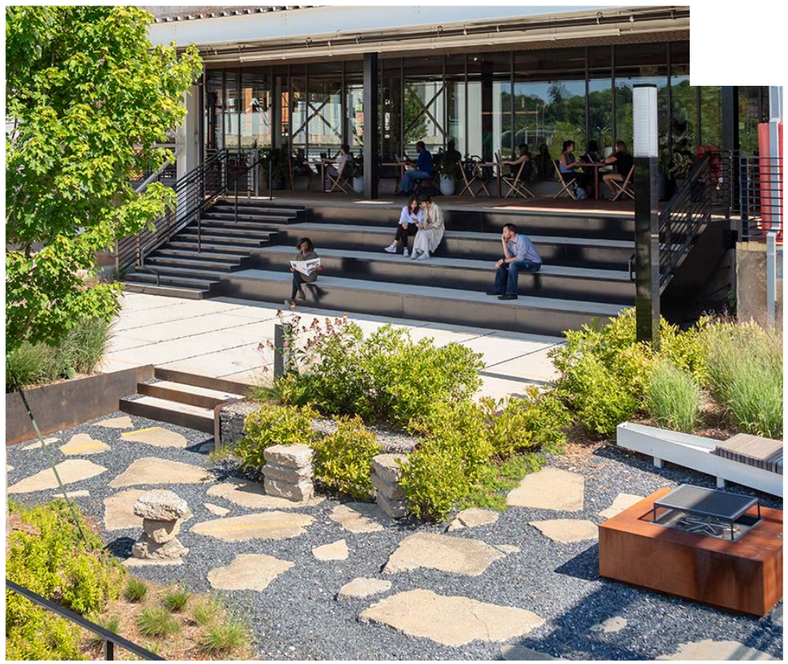

EXISTING CONNECTION TO FORSYTH COUNTY GREENWAY. CURRENTLY ASPHALT MILLINGS. FUTURE CONCRETE MULTIUSE TRAIL WITH McGINNIS FERRY WIDENING.
EXISTING GREENWAY TRAIL
1" : 80'
0
40'
80'







MATERIAL RE-USE





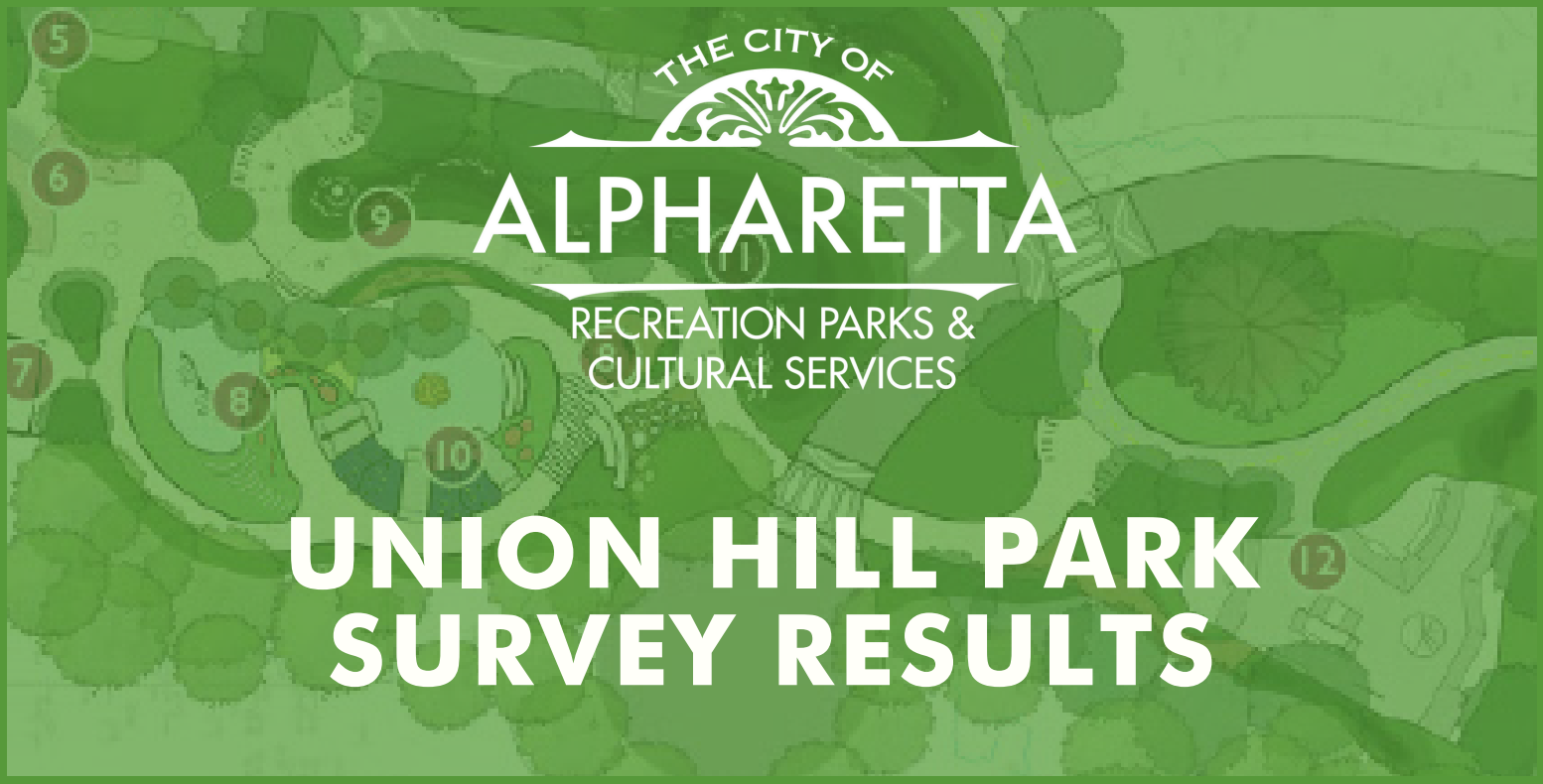


VIEW TO PAVILION



VIEW TO SLIDES





UNION HILL PARK SURVEY RESULTS

On the following pages you will find a compilation of the public survey results for the revised concept for Union Hill Park. The survey was live from March 13-24, and was promoted via email, social media and the city's website. In total, there were 107 respondents to the survey.

TIMELINE

WEDNESDAY, MARCH 29
5:30PM | RECREATION COMMISSION WORKSHOP

MONDAY, APRIL 17
6:30PM | CITY COUNCIL WORKSHOP

MONDAY, APRIL 24
6:30PM | CITY COUNCIL MEETING

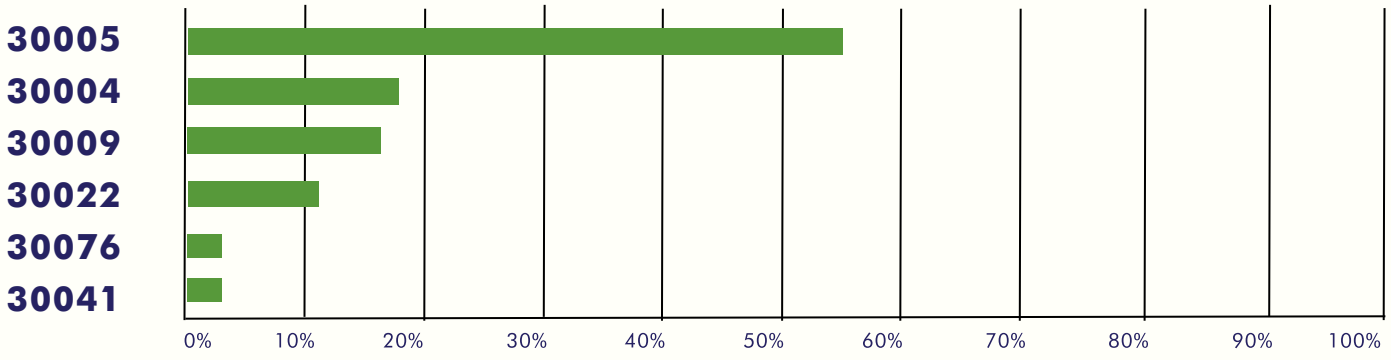
THE CITY OF
ALPHARETTA
RECREATION PARKS &
CULTURAL SERVICES

UNION HILL PARK INPUT SURVEY RESULTS

Q1 WHAT IS YOUR ZIPCODE?

ANSWERS:

30005	52.34%	56
30004	14.95%	16
30009	14.02%	15
30022	10.28%	11
30076	2.80%	3
30041	2.80%	3



RESPONSES (107)

SurveyMonkey®

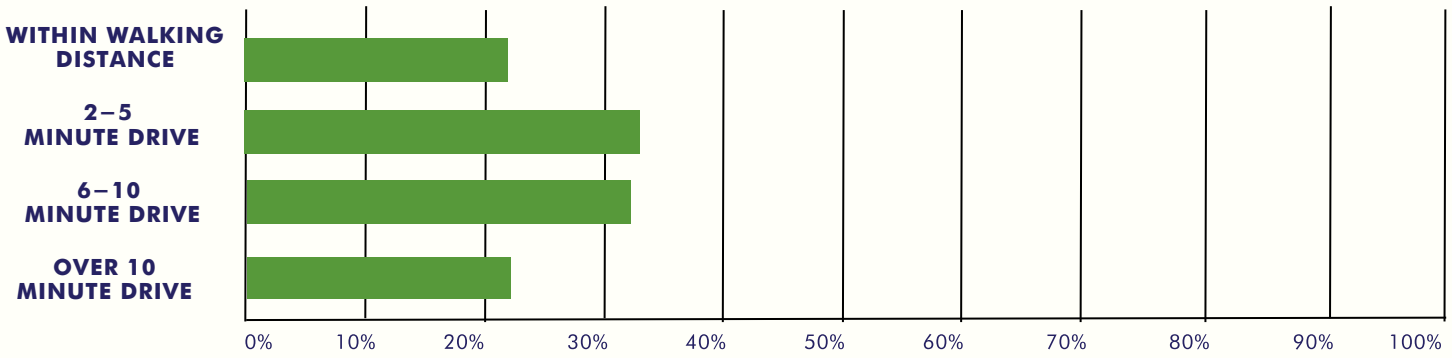
THE CITY OF
ALPHARETTA
RECREATION PARKS &
CULTURAL SERVICES

UNION HILL PARK INPUT SURVEY RESULTS

Q2 HOW CLOSE DO YOU LIVE TO UNION HILL PARK?

ANSWERS:

WITHIN WALKING DISTANCE	19.63%	21
2–5 MINUTE DRIVE	30.84%	33
6–10 MINUTE DRIVE	29.91%	32
OVER 10 MINUTE DRIVE	19.63%	21



RESPONSES (107)

SurveyMonkey®

THE CITY OF ALPHARETTA
RECREATION PARKS & CULTURAL SERVICES

UNION HILL PARK INPUT SURVEY RESULTS

Q3 PLEASE SHARE YOUR THOUGHTS ON THE NEW DESIGN CONCEPT FOR UNION HILL PARK.

ANSWERS:

Looks beautiful! We roller skate inside the pavilion. Please keep it open, accessible, and smooth!

I would love to see more detail of what the plans are for the skatepark area. It looks much smaller than what is there currently and of course from this rendering, you can't tell what features there are. I do like that more features are being added to the park and will give people more things to do while they are there. As a roller skater who frequents the park regularly, I am pleased to see the pavilion will remain.

I would like to recommend a disc golf course in the wooded area behind the old hockey pavilion. Low cost and maintenance. Would offer great recreation opportunities for families of all ages. Disc golf is a growing sport and Wills parks course is possibly going away or being reconfigured because of its changes. Thanks for your consideration.

There should be tennis/Pickleball courts added

Make sure some of the playground is under cover for hot days or days with poor weather. Have adequate handicapped parking and accessible bathrooms. Get rid of the cul-de-sac or turn it into parking, or sign it as no parking so people can actually use it to turn around.

Looks great. PickleBall courts would be a nice addition. Also bike rentals for greenway. Extra restroom with all the additions.

Love it. I would like to see events like concerts in the park. Windward is a large community within waking distance. We want to feel supported and part of Alpharetta.

Like the design. Hoping it includes plans to renovate/update the pavilion as performance venue. I don’t mind that it’s open air. Appreciate the inclusion of art installation!

This sounds like a much better use of the land, since it includes a space for a variety of Alpharettans and their interest.

THE CITY OF ALPHARETTA
RECREATION PARKS & CULTURAL SERVICES

UNION HILL PARK INPUT SURVEY RESULTS

Q3 PLEASE SHARE YOUR THOUGHTS ON THE NEW DESIGN CONCEPT FOR UNION HILL PARK.

ANSWERS:

Love that the pavillion is staying- great multipurpose especially when weather is rainy. Like the playground plan and trees added around the area. A skate park would be great there. Fowler park is a drive for us so this will be much closer. Overall a great plan to improve this dingy looking space.

I like this redesign. It keeps the pavilion, maintains skate park space, and adds a playground. There is also a separate path for bikes to access the Greenway, so they do not get close to children on the playground.

I think it's great to keep the skate park and add slides and swings! This looks great!

Definitely need the play area for younger kids. Swings and slides are great! Maybe a climbing structure? We need more areas for toddlers to play! Also, PLEASE cover the slide area! It's so miserable during the summer

Venue for more outdoor concerts.

Looks good. Hopefully the skate park area is improved and offers pits and ramps of different difficulty for beginners as well as advanced skaters

I'm so glad there will be a skatepark. As a parent who has a child who skates, there are none in alpharetta, so I'm very happy one will be added.

Do not feel the play equipment- swings, play space with slides as well as future Art installation is necessary. If the city if wanting to use this park as multi functional then this area would be better suited for concessions and expanded restroom area.

Any park addition is a good idea! Fully support.

It looks great! I would love to see a pedestrian entrance to the park from McGinnis Ferry

I like most of it but as an adult, wouldn't mind a seating area with a view. Clean, big restrooms are definitely important.

THE CITY OF
ALPHARETTA
RECREATION PARKS & CULTURAL SERVICES

UNION HILL PARK INPUT SURVEY RESULTS

Q3 PLEASE SHARE YOUR THOUGHTS ON THE NEW DESIGN CONCEPT FOR UNION HILL PARK.

ANSWERS:

I don't see a lot different in the concept design than what is already in the park, other than the play areas. The entire park just needs a face-lift, it needs fixed up and maintained to really be functional. Especially the Pavilion as it is deteriorating. Concrete needs fixed and updated, landscaping needs refreshed. What will the pavilion be used for? Its a metal covered cement slab with fans. I think the entire 'purpose' of this park needs thought out better and designed from there. Right now its a edgy, somewhat run down skate/hocky park. Money would be better spent rethinking the purpose vs adding odds and ends to try and make this more 'park like'.

I like it. I would like to see what the specific connectivity between the 2 Greenways looks like.

Would like to see it connected to the greenway path that goes to Halcyon. Currently asphalt which is not rideable for street cyclists.

I'd love me to see a small dog park

Looks great! As long as we don't lose the skating rink!!!

So happy that City is building skatepark as promised.

More parking would make this a great outdoor venue.

Love the skatepark idea. I love the multi-use space concept and prioritizing outdoor spaces for people of all ages and abilities. Making sure that the skatepark has high quality features and a good design is imperative. There are plenty of good firms to go with for designs, including TeamPain, Fifth Pocket, and Artisan. They are all very well known in the southeast and have great websites with past projects and contact info! We want to make sure if there's a skatepark it's done right! Our youth deserve it

Thank you for not including a dog park. Off-leash dogs and rude dog owners can ruin a park experience for everyone. Please consider making the entire park off-limits to dogs.

THE CITY OF
ALPHARETTA
RECREATION PARKS &
CULTURAL SERVICES

UNION HILL PARK INPUT SURVEY RESULTS

Q3 PLEASE SHARE YOUR THOUGHTS ON THE NEW DESIGN CONCEPT FOR UNION HILL PARK.

ANSWERS:

Fabulous! Especially like the renovations of pavilion, paving organization for cyclists, cyclist trail access and play equipment.

I like the 1) easy access from the parking lot to the greenway for cyclists, 2) play structure as a destination for families coming from the greenway, and 3) keeping the skate park. I think it would be nice if the skate park and pavilion had a smooth and easy transition from one to the other for riders. Hopefully the play equipment is more imaginative, ropes based, and natural than another large bright plastic monstrosity. That is, equipment that challenges kids to use their mobility creatively and to test their fears - sort of in keeping with the skate park concept and skaters' ideology. Maybe even equipment that expands all ages - even up to teenagers. Thanks!

I would like to recommend that the Pavillion gets lined 2-4 pickleball courts. This would be paint only. Users would bring their own nets as they do today. The playgrounds & shade areas are fantastic for families on this side of the 400!

Looks nice and green but: 1. yet another playground for young kids in the area (although there is another on Windward within walking distance) Who is this playground for? Again, Windward already has a city playground and a community playground. So do the apartments nearby. 2.there isn't enough spaces/places for teens and young adults for outdoor recreation and socializing and this looks like the skate park is shrinking in size. And compared to young resident playgrounds, there are no places for teenagers in Windward or nearby. I walk at/through/by the park quite frequently and the skate park is always in use. Make it bigger and better. On another note, unfortunately the trail from 13 to 11 cuts through the large usable space that could be a larger skate park, with seating under the tree maybe. Maybe there is a way to incorporate the trail into the skate park and install a new walking trail that meanders around the park features instead of through them. What about the cul-de-sac?! That space could be a part of the skate park: the elevation makes it great for a bowl.

SURVEY APPENDIX

1	looks good.
2	You should add a putt-putt golf area.
3	Plan looks good. Why have the restrooms been closed for months ? Very inconvenient!
4	I bike on the greenway trail often. This plan looks AWESOME! My family would certainly visit a reimagined park like this. Please prioritize a safe and smooth connection to bicycle infrastructure on McGinnis Ferry towards Ronald Reagan.
5	The park looks great for families with kids and as a parking/starting point for people that want to ride/walk on the greenway. I do miss the roller hockey rink though. Please consider having a rink added in Alpharetta. Hockey's popularity has been growing in the greater Alpharetta area and with rumors of the return of an NHL team to the area, a rink would be very popular.
6	More skate park obstacles
7	looks good
8	looks great!
9	Looks good
10	I think a pre-teen/teen park would be a great addition to Alpharetta. Care should be taken to choose play equipment geared for older children. Also, is there a walking path around the edge so walkers don't have to circle the parking lot?
11	Please plan one entry into the park from McGinnis Ferry Road as well. I think an outlet from the trail will be fine.
12	It would be nice to have an area for adult fitness and strength training. Thank you.
13	Very excited for a play place for children and to see this park be developed into a park for many purposes.
14	Could walking only trail be included on perimeter of park?
15	Love the pavilion and Home by dark concerts ! Rather than a skate park possibly walking gardens similar to Gibbs Gardens.
16	Looks good!
17	Please add more than one covered pavilion or if you can only do one. Please make sure it's very large as it's really nice to have shade and protection from the rain. Suggest gas grills so people can do a cookout. Also suggest an area to post local events. So when you're in the park, you know what's going on in the area.
18	Looks good. Keep up the wise planning and financing of our parks
19	I don't think we need another playground as there is one off of Windward Pway less than a mile from here and another inside of Windward. When the Greenway connects to Forsyth, this is going to be a super important junction point for cyclist, runners etc.
20	I love it

SURVEY APPENDIX

21	I see a lot of pavement compared to a smaller amount of trees and greenery -- too much pavement and structures, not enough tree-lined areas to walk and play. Instead of building a "shade structure," how about saving and planting a few shade trees?
22	Anything that further connects and extends the Greenway is great!
23	Union Hill Park is usually the end of my bike ride from Fire Hall 86 unless I ride to Roswell First and past Union Hill into Forsyth County. I'd like to see finer crushed material on the temporary trail past the actual park. I have no suggestions for the part other than to maintain toilets and drinking water. Some rudimentary bike equipment like pumps would also be useful.
24	Would be nice if there were some walking trails that didn't allow bicycles, people fly by the walkers who sometimes have dogs and it's dangerous and makes walking uncomfortable.
25	I think this would be an improvement but I think adding a little splash pad with fountains similar to the one downtown Alpharetta would be enjoyable for young children and their parents to enjoy.
26	I would like to connect cyclist trail to Mcginnis ferry rd directly (where numbers 3 or 4 are). How you are going to use the pavilion?
27	I love that you have included a skate park! Thank you for making a dedicated place in an Alpharetta park for skaters to gather and practice their skills. I recall not long ago when there were concerns from the residents of Alpharetta City Center about skaters using the Park Place Parking Garage. It's hella awesome that Alpharetta City Government officials have listened to the residents and included a skate park in the concept. I was one of the Alpharetta residents that provided input on the concept designs for Wills Park and suggested a skatepark. Bravo! Let's move forward with this design!
28	Separate cyclist and pedestrian trail access points is great. As is the skate park down closer to the road, replacing the current one with a more kid-friendly space. Better landscaping might be nice - something brighter.
29	I'm very glad to see a plan to add playground to a park that sits on the greenway - no parks sitting on greenway currently have a playground. Also very nice to see that cycling path goes through the park - I'm assuming that it merges into multiuse path that goes along McGinnis rd. Thank you!
30	I love the design!!!
31	Simple and reasonable. Move the skateboard to the open land to allow a kids' playground.
32	It doesn't appear that there is a lot of walking trails or track for people with lights
33	I think it is great. Appears to be laid out well.
34	I'd love me to see a small dog park
35	Thank you for not including a dog park. Off-leash dogs and rude dog owners can ruin a park experience for everyone. Please consider making the entire park off-limits to dogs.
36	Stop with the parks! We have enough already. Why does Alpharetta have to buy up every available piece of land and make it another park? Park maintenance is crippling Roswell!

SURVEY APPENDIX

37	Looks good but keep a roller rink or some other thing for teenagers to utilize. The roller rink is special!
38	I would like to recommend that the Pavillion be lined for 2-4 pickleball courts. This would be paint only. Users would bring their own nets as they do today. The playgrounds and shade areas are fantastic for the families on this side of the 400!
39	Love it.
40	I like the 1) easy access from the parking lot to the greenway for cyclists, 2) play structure as a destination for families coming from the greenway, and 3) keeping the skate park. I think it would be nice if the skate park and pavilion had a smooth and easy transition from one to the other for riders. Hopefully the play equipment is more imaginative, ropes based, and natural than another large bright plastic monstrosity. That is, equipment that challenges kids to use their mobility creatively and to test their fears - sort of in keeping with the skate park concept and skaters' ideology. Maybe even equipment that expands all ages - even up to teenagers. Thanks!
41	Please integrate the Greenway sidewalk further into the park and away from McGinnis Ferry. The roadway is VERY dangerous and having the walkway adjacent to the road is unnecessary, given the extra space afforded by the park.
42	Looks nice and green but: 1. yet another playground for young kids in the area (although there is another on Windward within walking distance) Who is this playground for? Again, Windward already has a city playground and a community playground. So do the apartments nearby. 2.there isn't enough spaces/places for teens and young adults for outdoor recreation and socializing and this looks like the skate park is shrinking in size. And compared to young resident playgrounds, there are no places for teenagers in Windward or nearby. I walk at/through/by the park quite frequently and the skate park is always in use. Make it bigger and better. On another note, unfortunately the trail from 13 to 11 cuts through the large usable space that could be a larger skate park, with seating under the tree maybe. Maybe there is a way to incorporate the trail into the skate park and install a new walking trail that meanders around the park features instead of through them. What about the cul-de-sac?! That space could be a part of the skate park: the elevation makes it great for a bowl.
43	Love the skatepark idea. I love the multi-use space concept and prioritizing outdoor spaces for people of all ages and abilities. Making sure that the skatepark has high quality features and a good design is imperative. There are plenty of good firms to go with for designs, including TeamPain, Fifth Pocket, and Artisan. They are all very well known in the southeast and have great websites with past projects and contact info! We want to make sure if there's a skatepark it's done right! Our youth deserve it
44	More skateboarding features! We need it for our youth! And make it fun.
45	Given the connection to Big Creek Greenway would like to see more bike-friendly amenities. Also, not sure we need swings/slides since Windward Community Park is nearby. I like the detention area and skatepark very much.
46	Would love to see the addition of pickle ball courts. Thanks!

SURVEY APPENDIX

47	Fabulous! Especially like the renovations of pavilion, paving organization for cyclists, cyclist trail access and play equipment.
48	So happy that City is building skatepark as promised.
49	Obviously it's been in dire need of maintenance for years. Adding a play area makes sense but please add benches and more water stations.Doesn't appear to be any major changes. Just upkeep and more modern
50	More parking would make this a great outdoor venue.
51	I like the design except I would refresh the roller rink for future use and not simply use it as a pavilion. A modern, fun take on an outdoor roller blading/ skating experience with events featuring music/a dj setup and fun lights like indoor roller rinks have would be nostalgic for older generations and a fun outing for families, people dating, and young people. Plus, it would encourage a healthy physical activity with socializing.
52	Looks great! As long as we don't lose the skating rink!!!
53	Nice. Will the roller hockey rink and box lacrosse field remain
54	Would like to see it connected to the greenway path that goes to Halcyon. Currently asphalt which is not rideable for street cyclists.
55	Looks great!
56	I like it. I would like to see what the specific connectivity between the 2 Greenways looks like.
57	I like most of it but as an adult, wouldn't mind a seating area with a view. Clean, big restrooms are definitely important.
58	Plan looks solid.
59	It looks great! I would love to see a pedestrian entrance to the park from McGinnis Ferry.
60	Any park addition is a good idea! Fully support.
61	I don't see a lot different in the concept design than what is already in the park, other than the play areas. The entire park just needs a face-lift, it needs fixed up and maintained to really be functional. Especially the Pavilion as it is deteriorating. Concrete needs fixed and updated, landscaping needs refreshed. What will the pavilion be used for? Its a metal covered cement slab with fans. I think the entire 'purpose' of this park needs thought out better and designed from there. Right now its a edgy, somewhat run down skate/hocky park. Money would be better spent rethinking the purpose vs adding odds and ends to try and make this more 'park like'.
62	Do not feel the play equipment- swings, play space with slides as well as future Art installation is necessary. If the city if wanting to use this park as multi functional then this area would be better suited for concessions and expanded restroom area.
63	I'm so glad there will be a skatepark. As a parent who has a child who skates, there are none in alpharetta, so I'm very happy one will be added.
64	Looks good. Hopefully the skate park area is improved and offers pits and ramps of different difficulty for beginners as well as advanced skaters
65	Venue for more outdoor concerts.

SURVEY APPENDIX

66	Definitely need the play area for younger kids. Swings and slides are great! Maybe a climbing structure? We need more areas for toddlers to play! Also, PLEASE cover the slide area! It's so miserable during the summer
67	I don't think you really need 3 and 4 unless access is being re-designed on the path by the restroom area. I ride there a lot and it is really good right now. The only part that needs something is the crossover to the main trail. A lot of cars don't stop even when the lights are flashing. What I can't wait for is a better trail/ connection to the Forsyth section!
68	I like the proposed bike access from McGinnis Ferry. A bit of a bummer to lose the hockey rink since I am not aware of others in the area.
69	Looks great!
70	Pickelball
71	I think it's great to keep the skate park and add slides and swings! This looks great!
72	I like this redesign. It keeps the pavilion, maintains skate park space, and adds a playground. There is also a separate path for bikes to access the Greenway, so they do not get close to children on the playground.
73	Love that the pavillion is staying- great multipurpose especially when weather is rainy. Like the playground plan and trees added around the area. A skate park would be great there. Fowler park is a drive for us so this will be much closer. Overall a great plan to improve this dingy looking space. Thanks!
74	This sounds like a much better use of the land, since it includes a space for a variety of Alpharettans and their interest.
75	There should be tennis/Pickleball courts added
76	Would love to see some Pickleball courts added but there may not be enough room. I do like the overall design of the park.
77	Like the design. Hoping it includes plans to renovate/update the pavilion as performance venue. I don't mind that it's open air. Appreciate the inclusion of art installation!
78	Outdoor hockey rink especially with a pro team most likely coming to town!
79	What is the logic in putting the detention area next to the kid's play area? It seems "logical" from the design that it could be where the circular pavement is- Away from young kids- water retention during the summer months could be problematic in my opinion
80	Looks good!
81	Play space for kids and more music at the Pavilion
82	Love it. I would like to see events like concerts in the park. Windward is a large community within waking distance. We want to feel supported and part of Alpharetta. Thanks
83	Strongly dislike the idea of play equipment. Better use of the space would be community space, picnic tables, grills, shaded seating.
84	I think the plan is a nice compromise. The skate park area looks a bit small compared to what it is today, which is a shame, but that might just be perspective.

SURVEY APPENDIX

85	I think it's great. Very excited to see this happen
86	I'm so happy to see a play space for kids. Please keep it inviting for roller blading and in-line skating patrons.
87	I am thankful to see the pavilion will remain. It is the only covered space for skating in our area. I do not think we need another play space with swings and slides. Would be great to have more of an obstacle style course for older children and tweens. I attended an input meeting last year and most people at that meeting agreed we already have a lot of playgrounds in this area for younger kids. Thank you for keeping the pavilion.
88	Looks great. PickleBall courts would be a nice addition. Also bike rentals for greenway. Extra restroom with all the additions.
89	Really like it. Would like to see a sitting area by the skate park too.
90	The area desperately needs a dog park. It would be great if a dog park was included in the design plans for this park.
91	Make sure some of the playground is under cover for hot days or days with poor weather. Have adequate handicapped parking and accessible bathrooms. Get rid of the cul-de-sac or turn it into parking, or sign it as no parking so people can actually use it to turn around.
92	Ok. It would be nice if the play area is covered. Couldn't get that from picture. Thank you
93	I really like that it has a skate park and I think doing drive in movie showings would be something we don't have!
94	So disappointed. Another play ground. Lordy cant we be more modern and innovative. Another play ground. WE HAVE MORE THAN Enough in Alpahretta. Come on do better - https://www.starnewsonline.com/story/news/2021/12/22/wilmington-nc-long-leaf-park-opens-ninja-warrior-fitness-course/8977258002/
95	I would like to recommend a disc golf course in the wooded area behind the old hockey pavilion. Low cost and maintenance. Would offer great recreation opportunities for families of all ages. Disc golf is a growing sport and Wills parks course is possibly going away or being reconfigured because of its changes. Thanks for your consideration.
96	I think this is great. Love all that's included.
97	Looks beautiful! We roller skate inside the pavilion. Please keep it open, accessible, and smooth!
98	I come to this park because it has the only covered skating area around. I've been coming here the last couple of years. When it still has the sides and plexiglass.
99	I would love to see more detail of what the plans are for the skatepark area. It looks much smaller than what is there currently and of course from this rendering, you can't tell what features there are. I do like that more features are being added to the park and will give people more things to do while they are there. As a roller skater who frequents the park regularly, I am pleased to see the pavilion will remain.