



CITY COUNCIL WORK SESSION
SEPTEMBER 18, 2023

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
5:30 PM

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE TO THE FLAG**
4. **WORK SESSION ITEMS**
 - A. **Text Amendments: Short-Term Rental**
Presentation and discussion of proposed text amendments to address short-term rentals within the City of Alpharetta.
 - B. **Parks Bond Project Update**
Presentation and discussion on the current status of the Parks Bond Projects.
5. **EXECUTIVE SESSION (IF NECESSARY)**
6. **ADJOURNMENT**



STAFF REPORT

Department: City Clerk
Submitted By: Lauren Shapiro
Meeting Date: September 18, 2023

AGENDA ITEM:

Text Amendments: Short-Term Rental

Presentation and discussion of proposed text amendments to address short-term rentals within the City of Alpharetta.

STAFF RECOMMENDATION:

This item is for informational purposes only. No formal vote is requested as this is a Work Session item.

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:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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ITEM DESCRIPTION:

Attached to this item is a draft of proposed text amendments to the City's Unified Development Code and City Code of Ordinances to address short-term rentals within the City of Alpharetta.

ALTERNATIVES:

ATTACHMENTS:

1. Presentation Short-Term Rentals
2. Ordinance UDC Short-Term Rental
3. Ordinance City Code Short Term Rental



Short-Term Rentals

ALPHARETTA CITY COUNCIL

SEPTEMBER 18, 2023

Proposed Regulations

- ▶ Revise the UDC to authorize short-term rentals only upon applying for and receiving a conditional use permit (CUP)
- ▶ Revise the Code of Ordinances to require a license for short-term rentals with operational requirements.

Proposed Revisions to the UDC

- ▶ Add a definition for “Short-term Rental”
- ▶ Identify Short-term Rental as a conditional use in the AG zoning district
- ▶ Add a new Section 2.7.7 to provide for an effective date and additional criteria for consideration of granting a Short-term Rental CUP.

Short-Term Rental:

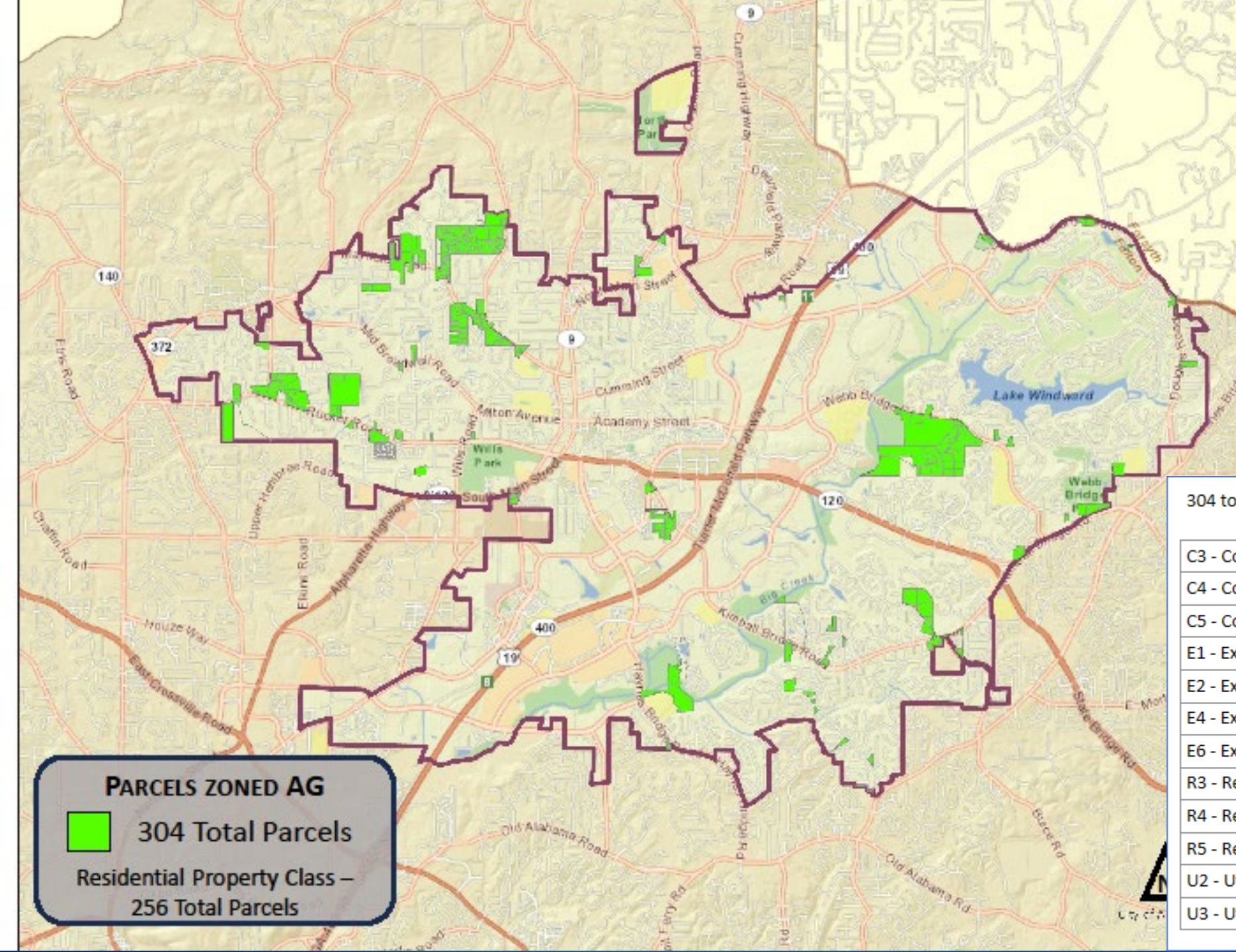
- ▶ An accommodation for transient guests, rented for the purpose of overnight lodging for a period of less than thirty (30) days. For the purposes of this definition, a Short-term Rental shall include all housing types but shall exclude Bed and Breakfast establishments and Boarding Houses as they are defined by this Code. Short-term Rentals shall not constitute a Home Occupation as defined by this Code.

CUP Criteria

- ▶ In addition to the Conditional Use Review Criteria set forth in Section 2.2a of this Unified Development Code, the City Council shall consider and may condition approval of an application for a conditional use permit based on the following:
 - (1) Overnight occupancy;
 - (2) Daytime occupancy;
 - (3) The number of bedrooms;
 - (4) The capacity of the paved or impervious surface parking lot;
 - (5) Lot size;
 - (6) Distance from the structure to be used as a Short-term Rental from all neighboring property lines; and
 - (7) Sewer capacity and/or size and condition of the on-site septic system, as applicable.

Use Table

- ▶ Short-term Rental has been added to the Use Table 2.2 as a Conditional Use in the AG zoning District
- ▶ Short-term Rental is proposed as a prohibited use in all other zoning districts



304 total AG Parcels

C3 - Commercial Lots	5
C4 - Commercial Small Tracts	2
C5 - Commercial Large Tracts	1
E1 - Exempt Property Improvements	18
E2 - Exempt Property Operating Utility	6
E4 - Exempt Property Large Tracts	2
E6 - Exempt Property Production/Storage/Auxillary	1
R3 - Residential Lots	185
R4 - Residential Small Tracts	64
R5 - Residential Large Tracts	7
U2 - Utility Operating	1
U3 - Utility Lots	12

Proposed Licensing Ordinance

- ▶ Requires a short-term rental license on an annual basis
- ▶ Establishes qualifications for the issuance of a license
- ▶ Subjects short-term rentals to various operational requirements
- ▶ Provides for the suspension or revocation of a license
- ▶ Provides for violations and penalties

Applications

- ▶ Required on an annual basis
- ▶ Information provided:
 - ▶ Property information
 - ▶ Owner information
 - ▶ Local contact person
 - ▶ Number of bedrooms
 - ▶ Occupancy calculations
 - ▶ Acknowledgment of all regulations
 - ▶ Verification of on-site septic or sewer service

Operational Requirements

- ▶ Occupancy must be memorialized by written agreement
- ▶ Overnight occupancy (11PM – 7AM) limited to 2 persons per bedroom plus 2 additional persons.
 - ▶ If serviced by sewer, 2 additional persons per residents
 - ▶ In no case shall overnight occupancy exceed 15 persons
 - ▶ Individuals under 2 years of age do not count toward maximum occupancy
- ▶ Daytime occupancy shall not exceed the overnight occupancy plus 4 additional guests.
- ▶ Vehicles are limited to 1 per bedroom, or the capacity of the parking lot, whichever is greater.

Operational Requirements

- ▶ All rentals must be to a “responsible person” as defined in the ordinance.
 - ▶ An occupant of a short-term rental who is at least twenty-one (21) years of age and who is legally responsible for ensuring that all occupants and/or guests of the short-term rental comply with all applicable laws, rules and regulations pertaining to the use and occupancy of the subject short-term rental.
- ▶ Prior to permitting occupancy, the owner must:
 - ▶ provide information about short-term rental regulations to the responsible person
 - ▶ require written confirmation from the responsible person of their agreement to comply

Operational Requirements

- ▶ Notice to be posted in the Short-term rental:
 - ▶ Owner and local contact person information
 - ▶ Name and address of the nearest hospital
 - ▶ Maximum number of overnight occupants and daytime guests
 - ▶ Maximum number of vehicles and designated parking areas
 - ▶ Trash pickup information
 - ▶ Noise regulations
 - ▶ Copy of the short-term rental license

Operational Requirements

- ▶ Life Safety
 - ▶ Bedrooms must comply with safety codes in effect as of the date a CO was issued
 - ▶ Bedrooms, hallways, and common areas must have a smoke detector that meets IRC standards
 - ▶ Each floom must have a carbon monoxide detector and fire extinguisher
 - ▶ House number must be visible from the street

Other Requirements

- ▶ Occupation taxes
- ▶ Timely payment of all property taxes
- ▶ Apartments are not eligible
- ▶ Local Contact person:
 - ▶ Must be available to respond to the location 24/7 within 3 hours
 - ▶ May be a managing agency
 - ▶ Contact information must be kept current with City

Suspension or Revocation of a License

- ▶ Suspension, revocation, or forfeiture of an issued license is possible following notice and an opportunity for a hearing before City Council based on:
 - ▶ Violation of the short-term rental ordinance or noise regulations
 - ▶ The applicant provided fraudulent information in the application
 - ▶ The short-term rental does not meet the licensing requirements
 - ▶ The short-term rental was used as a rental during a period of suspension

Violations and Penalties

- ▶ 1st violation: fine up to \$250 and a warning
- ▶ 2nd violation: fine up to \$500 and a license suspension between 30 and 90 days
- ▶ 3rd violation: fine up to \$1000, revocation of the license, and neither the owner nor local contact person can reapply for a license for 12 months.

- ▶ Each day a short-term rental is marketed or rented for overnight accommodation without the necessary short-term rental license constitutes a separate violation.

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO AMEND THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ALPHARETTA TO ESTABLISH SHORT TERM RENTAL AS A CONDITIONAL USE FOR CERTAIN AGRICULTURAL PROPERTIES; TO PROVIDE FOR RELEVANT DEFINITIONS; TO ESTABLISH CRITERIA FOR THE CONSIDERATION OF GRANTING CONDITIONAL USE PERMITS FOR SHORT TERM RENTAL; TO SET FORTH ZONING DISTRICTS ELIGIBLE FOR CONDITIONAL USE PERMITS FOR SHORT TERM RENTAL; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

WHEREAS, pursuant to its Charter and other laws of the State of Georgia, the City of Alpharetta, Georgia has the power to adopt clearly reasonable ordinances, resolutions and regulations for the protection and preservation of the public health, safety and welfare of its citizens; and

WHEREAS, in the interests of the health, safety, and general welfare of the citizens of Alpharetta, Georgia, the Alpharetta City Council desires to amend its Unified Development Code; and

WHEREAS, the Alpharetta City Council desires to allow for short term rentals to be a Conditional Use subject to certain restrictions in the AG zoning district; and

WHEREAS, the Alpharetta City Council desires to establish criteria for the consideration of granting conditional use permits for short term rental; and

WHEREAS, appropriate notice and hearing on the amendments contained herein have been carried out according to general and local law.

NOW, THEREFORE, the City Council of the City of Alpharetta, Georgia hereby ordains as follows:

1. Section 1.4 of Article I of the Unified Development Code of Alpharetta, Georgia shall be amended by adding the following definition:

Short-term Rental: An accommodation for transient guests, rented for the purpose of overnight lodging for a period of less than thirty (30) days. For the purposes of this definition, a Short-term Rental shall include all housing types but shall exclude Bed and Breakfast establishments and Boarding Houses as they are defined by this Code. Short-term Rentals shall not constitute a Home Occupation as defined by this Code.

2. Section 2.2.1 of Article I of the Unified Development Code of Alpharetta, Georgia shall be amended by adding a new subsection 2.2.1(C)(2)(g) as follows:

(g) Short-term Rental.

3. Table 2.2 of the Unified Development Code of Alpharetta, Georgia shall be amended by adding “Short-term Rental” use as a conditional use (“O”) in the AG zoning district.

4. Section 2.7 of Article II of the Unified Development Code of Alpharetta, Georgia shall be amended by adding a new Section 2.7.1 to read as follows:

2.7.1 Short-term Rentals.

(A) Short-term Rentals shall be allowed only in the AG zoning district, and only upon application for and receipt of a conditional use permit.

(B) In addition to the Conditional Use Review Criteria set forth in Section 2.2a of this Unified Development Code, the City Council shall consider and may condition approval of an application for a conditional use permit based on the following:

(1) Overnight occupancy and the number of guests expected to occupy the premises;

(2) Daytime occupancy and the number of guests permitted on the premises;

(3) The number of bedrooms;

(4) The capacity of the paved or impervious surface parking lot;

(5) Lot size;

(6) Distance from the structure to be used as a Short-term Rental from all neighboring property lines; and

(7) Sewer capacity and/or size and condition of the on-site septic system, as applicable.

(C) No conditional use permit granted for a Short-term Rental shall become effective until January 1, 2024, and use of any property as a Short-term Rental may not commence until the effective date of the conditional use permit.

5. All remaining portions of the Unified Development Code of Alpharetta, Georgia shall continue in full force and effect, and shall remain unaffected by this amendment.

6. **Severability.** It is the express intent of the Alpharetta City Council that this Ordinance be consistent with both federal and State law. If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

7. **Conflicting Ordinances Repealed.** Any and all Ordinances or parts of Ordinances in conflict herewith shall be, and the same are, hereby repealed to the extent of such conflict.

8. **Effective Date.** This Ordinance shall become effective immediately upon adoption.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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:

APPROVED AS TO FORM:

Lauren Shapiro, City Clerk

Molly Esswein, City Attorney

**AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ALPHARETTA,
GEORGIA TO AMEND CHAPTER 10 OF THE ALPHARETTA CODE OF
ORDINANCES TO ESTABLISH REGULATIONS TO APPLY TO SHORT-TERM
RENTALS**

WHEREAS, the Mayor and Council of the City of Alpharetta, Georgia (the “City Council”) are charged with the protection of the public health, safety, and welfare of the citizens of Alpharetta; and

WHEREAS, in the interests of the health, safety, and general welfare of the citizens of the city of Alpharetta, Georgia, the City Council desires to exercise its authority to adopt an ordinance regulating short-term rentals; and

WHEREAS, appropriate notice and hearing on the ordinance contained herein have been carried out according to general and local law.

NOW, THEREFORE, the City Council of the City of Alpharetta, Georgia hereby ordains as follows:

Section 1. The language attached hereto as Exhibit A, and incorporated herein by reference as if fully set forth herein, is hereby adopted and approved, and shall be codified as Article XV in Chapter 10 of the Code of Ordinances.

Section 2. All other ordinances shall continue in full force and effect and shall remain unaffected, except where such ordinance, or part thereof, conflicts herewith, in which case such ordinance, or part thereof, is hereby repealed.

Section 3. It is the express intent of the City Council of Alpharetta, Georgia that this Ordinance be consistent with both federal and state law. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 4. This Ordinance shall become effective immediately following the date of adoption.

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:

APPROVED AS TO FORM:

Lauren Shapiro, City Clerk

Molly Esswein, City Attorney

Exhibit “A”

SHORT-TERM RENTAL ORDINANCE

Article XV in Chapter 10 of the Code of Ordinances

Sec. 10-430. – Purpose.

- a. The purpose of this article is to establish standards for short-term rentals of privately owned residential structures used as short-term rentals and rented to transient occupants, minimize adverse effects of short-term rental uses on surrounding residential neighborhoods, and preserve the character of neighborhoods in which short-term rental use occurs.
- b. This article is not intended to regulate hotels, motels, inns, or non-vacation type rental arrangements including, but not limited to, boardinghouses, lodging houses, or rooming houses.

Sec. 10-431. – Applicability.

- a. It shall be unlawful for any owner of any property within the City to rent or operate a short-term rental of residential property contrary to the procedures and regulations established in this article, other provisions of this Code, or any applicable state law.
- b. The restrictions and obligations contained in this article shall apply to short-term rental activity at all times during which any short-term rental is marketed or used as a short-term rental.
- c. The licensing of short-term rentals in accord with this article shall not prevent enforcement of additional restrictions that may be contained in restrictive covenants or other private contractual agreements or arrangements. The City shall not be responsible for enforcement of such covenants, agreements, or arrangements.
- d. A property subject to this article that has been advertised or listed via the internet or other media sources (e.g. www.vrbo.com, www.airbnb.com, etc.) for short-term rental shall be prima facie evidence the property is being used as a short-term rental.
- e. Short-term rental activity is otherwise impermissible unless in full compliance with the Code, to include the Unified Development Code.

Sec. 10-432. – Definitions.

[The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this Section, except where the context clearly indicates a different meaning.]

Bedroom: A room that meets the building code requirements to be used as a sleeping room and for no other primary purpose.

Managing agency or agent: A person, firm or agency representing an owner or owners of a short-term rental.

Noise Regulations: Those regulations contained in Article IV of Chapter 34 of the Alpharetta Code of Ordinances.

Owner: A person that holds legal and/or equitable title to private property.

Person: A natural human being, estate, association, firm, partnership, corporation, or other legal entity.

Private: Intended for or restricted to the occupants and/or guests of his or her short-term rental; not for public use.

Rental Term: The period of time a responsible person rents or leases a short-term rental.

Responsible Person: an occupant of a short-term rental who is at least twenty-one (21) years of age and who is legally responsible for ensuring that all occupants and/or guests of the short-term rental comply with all applicable laws, rules and regulations pertaining to the use and occupancy of the subject short-term rental.

Short-term Rental: an accommodation for transient guests, rented for the purpose of overnight lodging for a period of less than thirty (30) days. For the purposes of this definition, a short-term rental shall include all housing types but shall exclude Bed and Breakfasts and Boarding Houses, as they are defined by the Unified Development Code.

Sec. 10-433. – Property owners, local contact person, and responsible person.

a. Property Owners:

1. The owner and/or local contact person shall use reasonably prudent business practices to ensure the short-term rental is used in a manner that complies with all applicable laws, rules, and regulations pertaining to the use and occupancy of the subject short-term rental, and shall further use reasonably prudent business practices to ensure the occupants and/or guests of the short-term rental do not create noise in violation of the noise regulations of this Code or disturbances, engage in disorderly conduct, or violate any applicable law, rule or regulation pertaining to the use and occupancy of the subject short-term rental.

b. Local Contact Person:

1. Each owner of a short-term rental shall designate a local contact person who has access and authority to assume management of the short-term rental and take remedial measures while the short-term rental is being rented to an occupant and/or

guest. An owner of a short-term rental may designate himself or herself as the local contact person;

2. The local contact person shall be at least twenty-one (21) years of age;
3. There shall be only one (1) designated local contact person for a short-term rental at any given time;
4. The local contact person shall be required to respond to the location of the short-term rental 24 hours a day, 7 days a week, and within three (3) hours after being notified by a duly authorized representative of the City of the existence of a violation of this article or any other provision of this Code, or any disturbance or complaint requiring immediate remedy or abatement regarding the condition, operation, or conduct of occupants of the short-term rental. Whether the local contact person shall be required to respond to the location of the short-term rental to address a violation, disturbance, or complaint shall be determined in the discretion of the City officer or employee responding to said violation, disturbance, or complaint. Nothing in this section shall be construed as limiting the City or any officer or employee thereof in responding to any violation, disturbance, or complaint or taking any enforcement action under this article;
5. An owner may retain a managing agent, managing agency, operator, or representative to serve as the local contact person to comply with the requirements of this Section, including, without limitation, the permitting of the short-term rental, the management of the short-term rental, and the compliance with the conditions of the short-term rental license. The owner of the short-term rental is responsible for compliance with the provisions of this Section and the failure of an agent, representative, or local contact person to comply with this Section shall be deemed noncompliance by the owner; and
6. The owner must immediately notify the Community Development Director in writing upon a change of local contact person or the local contact person's telephone number. This notification will be on forms prescribed by the Community Development Department. The new, revised short-term rental license will not extend the expiration date of the original short-term rental license, will be issued for a fee of \$50.00, and must be posted in the short-term rental within ten (10) days of any change of local contact person information and before occupants can rent or occupy the short-term rental. Failure to do so within 14 days after such change shall, unless such time limit is extended for good cause, be reason for revocation of a license granted pursuant to this article.

c. Responsible Person:

1. Every short-term rental shall be rented to a designated responsible person. The owner of the short-term rental is responsible for compliance with the provisions of this article, and the failure to ensure the short-term rental is rented to a designated responsible person shall be deemed noncompliance by the owner.

Sec. 10-434. – Licenses and transferability.

A. Required Licenses:

1. The owner shall pay the required occupation tax and shall comply with all applicable provisions of Article III of Chapter 42 of this Code;
2. The owner shall timely pay all property taxes owed for the real property on which the short-term rental is located;
3. No owner or local contact person of a short-term rental shall rent, lease, or otherwise exchange for compensation all or any portion of such short-term rental without first obtaining a short-term rental license from the City;
4. A separate short-term rental license shall be required for each structure used for short-term rental;
5. No short-term rental license shall be issued for apartments;
6. An owner of a short-term rental, or their designated representative, shall submit an application for a short-term rental license to the Community Development Department on an annual basis. The application shall be furnished on a form specified by the City, accompanied by a non-refundable license fee as established in this Section. Such application shall include:
 - a. The complete street address of the short-term rental;
 - b. Ownership information, including the name, address, e-mail address, and telephone number of each person or entity with an ownership interest in the property;
 - c. The name, address, telephone number, and email address of the local contact person for the short-term rental;
 - d. The number of bedrooms and approximate square footage in the short-term rental, and the maximum number of overnight and daytime occupants, as allowed by this article;
 - e. A sworn statement from the applicant certifying that all designated bedrooms, including egress from all designated bedrooms, meet applicable safety code requirements, as required by Section 10-435(D);
 - f. Signed acknowledgment that the owner has read all regulations pertaining to the operation of a short-term rental;
 - g. Signed acknowledgment that the local contact person has read all regulations pertaining to the operation of a short-term rental;
 - h. Acknowledgement that the owner or local contact person has or will post, at the short-term rental, the notice required in Section 10-435(a); and
 - i. In cases where the short-term rental has an on-site septic system, a performance evaluation from the Health Department verifying condition of the on-site sewage management system, except that such a performance evaluation shall not be required for renewal applications. In cases where the short-term rental is serviced by sewer, documentation from the applicable County or City department providing sewer to the rental property verifying

sewer capacity, except that such documentation shall not be required for renewal applications.

7. Any false statements or information provided in the application are grounds for denial or revocation of a license, including the denial of future applications.
8. Upon the filing of a completed license application, the Community Development Director, or his or her designee, shall review the application for compliance with the requirements of this article. Within 30 days of the filing of the completed application, the Community Development Director, or his or her designee, shall either issue a short-term rental license to the applicant or issue a written notice of denial. A short-term rental license shall be issued to an applicant unless:
 - a. The applicant has had a short-term rental license revoked within the previous 12-month period;
 - b. The property taxes have not been paid and are delinquent;
 - c. The Health Department notifies the City of an inadequate septic system or other health concerns;
 - d. The application does not meet the minimum requirements of this article.
9. A decision to deny an application shall be issued in writing and may be appealed to the City Council in accordance with the procedures set forth in this article.

B. License fee/renewal.

- a. The short-term rental license application and any renewal application shall be accompanied by an application fee of \$250.
- b. All licenses granted under this article shall expire on December 31 of each year. Applicants shall file a renewal application accompanied by the requisite renewal fee with the City on or before the second Monday in December of each year without penalty. If an application is submitted after the second Monday in December, a new application shall be required, as renewal eligibility will not be considered past this date.
- c. The short-term rental license is not transferrable and should ownership of a unit change, a new license application shall be required prior to any use of the property as a short-term rental.

C. All short-term rentals are subject to the following:

1. The owner or local contact person shall, by written agreement with the responsible person, limit overnight occupancy of the short-term rental to the specific number of overnight occupants designated in the short-term rental license application;
2. Any advertising of the short-term rental shall conform to information included in the short-term rental license and requirements of this article, and shall include the short-term rental license number issued by the City, notification of the maximum occupancy, maximum number of vehicles allowed, and provisions regulating noise;
3. Occupancy for short-term rentals served by sewer: the number of overnight occupants shall not exceed two persons per bedroom plus two additional persons

per residence meeting all life-safety code requirements, but in no case shall rental occupancy exceed 15 overnight persons total. For the purpose of maximum occupancy, those persons under two (2) years of age shall not be counted;

4. Occupancy for short-term rentals with onsite septic system: the number of overnight occupants shall not exceed two persons per bedroom, and shall meet all life-safety codes, but in no case shall rental occupancy exceed 15 overnight persons total. The maximum capacity shall be based on the number of bedrooms. All occupants, regardless of age, are counted as persons;
5. A bedroom shall be a room that is designed to be, or meets the building code requirements to be, used as a sleeping room and for no other primary purpose. Every bedroom shall have an emergency escape or rescue exit and a minimum ceiling height as follows:
 - a. Each bedroom shall have at least one operable window or door for emergency escape or rescue that opens directly to the exterior of the residence. The emergency door or window shall be operable from the inside to provide a full, clear opening without the use of separate tools, and shall comply with all requirements of the International Residential Code (“IRC”) as were in effect on the date the short-term rental was issued a Certificate of Occupancy;
 - b. Bedroom ceilings shall comply with all requirements of the IRC as were in effect on the date the short-term rental was issued a Certificate of Occupancy;
6. The owner or local contact person shall, by written agreement with the responsible person, limit daytime occupancy of the short-term rental to the specific number of daytime occupants designated in the short-term rental license application, with the number of daytime occupants not to exceed four (4) guests in addition to the total number of allowed overnight occupants, but in no case shall the daytime occupancy of a short-term rental exceed 19 persons total. Overnight occupancy limitations shall apply between the hours of 11:00 PM and 7:00 AM;
7. Prior to permitting occupancy of a short-term rental by a transient occupant, the owner or the local contact person shall:
 - (a) verify the rental is to a responsible person and obtain their name and address;
 - (b) provide information about the short-term rental regulations to the responsible person; and
 - (c) require written confirmation from the responsible person that he or she:
 - a. Has read the pertinent regulations; and
 - b. Understands all applicable laws, rules, and regulations pertaining to the use and occupancy of the short-term rental, including, but not limited to, the City’s noise regulations; and
 - c. Understands that they are bound to all applicable laws, rules, and regulations; and
 - d. Agrees to comply with all applicable laws, rules, and regulations, and agrees to be legally responsible for compliance by all occupants and/or guests of the short-term rental with all applicable laws, rules and regulations

pertaining to the use and occupancy of the short-term rental, including, but not limited to, to the City's noise regulations.

This information shall be maintained by the owner or the local contact person for a period of one (1) year from the last day of each rental period.

8. Parked Vehicles:

- a. Shall be limited to the number designated in the short-term rental license application with the maximum allowable vehicles not to exceed one vehicle per bedroom, or the capacity of the paved or impervious surface parking lot, whichever is greater, at any one time for both daytime and overnight guests. A watercraft, travel trailer, or any other recreational trailer which is pulled by a motorized vehicle shall be counted as a separate vehicle when referenced in this article of the Code;
- b. Shall not be parked on the City right-of-way or along any roadways at any time; and
- c. Shall be parked only on designated hard surfaced areas with gravel, concrete or asphalt surfacing; and shall not be permitted outside such hard-surfaced areas (i.e. no parking in yards).

9. The owner and/or local contact person shall use best efforts to ensure that the occupants and/or guests of the short-term rental do not violate the noise regulations set forth in Article IV of Chapter 34 of this Code by notifying the occupants of the rules regarding short-term rentals and responding when notified that occupants are violating laws regarding their occupancy. Any violation of the noise regulations by a guest at a short-term rental shall be considered a violation under this article. It is not intended that the owner and/or local contact person act as a peace officer or place himself or herself in harm's way;

D. Transferability:

1. No short-term rental license issued under this article shall be transferred or assigned or used by any person other than the owner or local contact person to whom it is issued, or at any location other than the one for which it is issued.

Sec. 10-435. – Standard operational requirements and conditions.

A. Posted Information Notice:

1. Each short-term rental shall have a clearly visible and legible notice conspicuously posted within the short-term rental on or adjacent to the front door, containing the following information:
 - a. The name of the owner and local contact person of the short-term rental, and a telephone number at which that party may be reached on a 24-hour, 7 days a week, basis;
 - b. The name and address of the nearest hospital;

- c. The maximum number of overnight occupants and/or daytime guests permitted to be at the short-term rental;
- d. The maximum number of vehicles allowed to be parked on the property, including a sketch of the location(s) of the on-site parking spaces;
- e. The trash pickup day and notification that trash and refuse shall not be left or stored on the exterior of the property unless it is placed in a curbside container, and that the curbside container shall not be placed sooner than 24 hours prior to the pickup day, and must be removed no later than 24 hours after pickup (If owner or operator provides daily trash removal then this notice is not necessary);
- f. Notification that failure to conform to the parking and occupancy requirements of the short-term rental is a violation of this article; and
- g. The times that quiet hours are to be observed per the noise regulations set forth in Article IV of Chapter 34 of this Code and a statement advising the occupant that any failure to comply with the noise regulations is a violation of this article.
- h. A copy of the short-term rental license with the license number displayed.

B. Occupancy:

- 1. The number of overnight occupants and/or daytime guests at the short-term rental shall comply with all applicable provisions of Section 10-434 of this Code.

C. Parked Vehicles

- 1. All parked vehicles at the short-term rental shall comply with all applicable provisions of Section 10-434 of this Code.

D. Life Safety and Sanitation

- 1. All designated bedrooms, including egress from all bedrooms, shall comply with all applicable safety codes as were in effect on the date the short-term rental was issued a Certificate of Occupancy.
- 2. Every bedroom, adjoining hallway, and common area shall be equipped with an operational smoke detector that meets current IRC standards and shall be maintained in good working order at all times. The placement and mounting of each smoke detector shall comply with all applicable requirements of the current IRC.
- 3. Each habitable floor shall be equipped with an operational carbon monoxide detector that meets applicable state law standards and shall be maintained in good working order at all times.
- 4. Each floor of the short-term rental shall be equipped with a fire extinguisher that is fully charged, not past expiration date, and that meets all National Fire Protection

Association (NFPA) standards, including those as set forth in NFPA 10: Standard for Portable Fire Extinguishers.

5. Private swimming pools shall comply with the current International Swimming Pool and Spa Code.
6. The owner and/or local contact person shall maintain a house number that is visible from the street at all times.

Sec. 10-436. – Suspension or Revocation of License

Any suspension, revocation, or forfeiture of an issued license by the City Council shall occur only after notice and opportunity for a hearing before the City Council consistent with the procedures set forth in this article and upon the following occurrences:

1. A short-term rental, its owner, local contact person, responsible person, or occupants are found to be in violation of this article or in violation of the noise regulations set forth in Article V of Chapter 26 of this Code, subject to criminal citation and prosecution as outlined in Section 10-437.
2. An applicant furnished fraudulent or untruthful information in the application for a license, or omitted information required in the application for a license, or failed to pay all fees, taxes, or other charges imposed under the provisions of this article, in which case the City Council may immediately suspend or revoke the short-term rental license.
3. A short-term rental does not meet the licensing qualifications set forth in this article at any time such knowledge becomes known to the City Council, in which case the City Council shall immediately suspend or revoke the short-term rental license.
4. A short-term rental has been used as a short-term rental during a period of suspension of a license, in which case the City Council shall immediately revoke the short-term rental license.

Sec. 10-437. – Violation and penalties.

A. Any violation of this article, including any violation of the noise regulations set forth in Article V of Chapter 26 of this Code, shall subject the licensed individual to the following progressive actions by the City Council, except for those violations and occurrences set forth in Section 10-436 that provide for immediate suspension or revocation upon notice and hearing:

1. The first violation within a consecutive 12-month period shall result in a fine in municipal court not to exceed \$250.00 and a written warning notice of violation upon a finding of guilt or plea of guilty or nolo contendere in municipal court.
2. The second violation within a consecutive 12-month period shall result in a fine in municipal court not to exceed \$500.00 and a license suspension for a period of not less

than thirty (30) days nor more than ninety (90) day upon a finding of guilt or plea of guilty or nolo contendere in municipal court.

3. The third violation within a consecutive 12-month period shall result in a fine in municipal court not to exceed \$1,000.00 and the revocation of the short-term rental license upon a finding of guilt or plea of guilty or nolo contendere in municipal court, and neither the owner nor local contact person shall be eligible to reapply for a license for a period of twelve (12) months from the date of revocation.
- B. Nothing contained in this subsection shall be construed to preclude the City Council from suspending or revoking a license for a period exceeding those periods identified in sections 10-437(A)(1),(2), or (3) or from revoking the license if the City Council determines in its discretion that such action is necessary and in the best interest of the public health, safety, and welfare of the City.
 - C. In all cases, the mandatory suspension period may be mitigated by the City Council upon presentation of evidence that the licensee established practices and procedures to prevent the violation from occurring.
 - D. Enforcement action may be brought against any individual, including, but not limited to, the owner, local contact person, responsible person, or occupants and/or guests of a short-term rental for violations of this article and any other provision of this Code. Any violation of the provisions of this article shall be enforced in municipal court to the full extent authorized by O.C.G.A. § 36-1-20, with a finding of guilt or plea of guilty or nolo contendere subjecting the licensed individual to the same administrative sanctions as set forth in Section 10-437(A)(1-3) regardless of whether the finding of guilt as against or the plea of guilty or nolo contendere was by the owner, local contact person, responsible person, or occupants and/or guests.
 - E. Each day the short-term rental is marketed or rented for overnight accommodation without the necessary short-term rental license required under this article shall constitute a separate violation.
 - F. Failure of the owner or local contact person to respond as provided in Section 10-433(d) regarding the condition, operation, or conduct of occupants and/or guests of the short-term rental in a timely and appropriate manner shall be grounds for imposition of penalties as set forth in this article. It is not intended that an owner or local contact person act as a peace officer or place himself or herself in an at-risk situation.
 - G. In addition to the penalties described above, any person violating the provisions of this article by operating a short-term rental without a valid short-term rental license may be prosecuted according to the general penalties described in Section 1-8 of this Code.

Sec. 10-438. – Enforcement

- A. The City Public Safety Department and City Code Enforcement shall have authority to enforce this article.

- B. Any complaints received by the City regarding a short-term rental may result in a notice of the complaint being directed to the local contact person designated in the short-term rental license, which may result in direction that the local contact person respond to the short-term rental as provided in Section 10-433(b)(4).
- C. Notice of any citations issued for violations of this article shall be provided to the local contact person designated in the short-term rental license within one week of the issuance of such citations.

Sec. 10-439. – Hearing on Denial, Suspension or Revocation

- A. Upon receipt of a timely appeal (accompanied by a fee of \$250.00) of an administrative denial, upon presentation of evidence to the Community Development Director of a violation of this article, or upon a showing of any of the other occurrences set forth in Section 10-436, the Community Development Director shall schedule a hearing before the City Council and provide written notice to the adverse party of the time, place and date of the scheduled hearing. The Community Development Director shall also state in the written notice the basis for the administrative denial or the violation or occurrence alleged that forms the basis for the denial or potential suspension or revocation. After notice of hearing, matters scheduled for hearing may only be continued by agreement of the City Attorney and the adverse party and/or counsel for the adverse party.
- B. The City Council shall have the duty of conducting hearings concerning the denial, revocation, or suspension of a license. The standard of proof on all issues in the hearing shall be a preponderance of the evidence and a determination will be made on the basis of the evidence presented at the hearing.
- C. At the hearing, after presentation of the case against the adverse party, the adverse party will have an opportunity to present his case, to rebut the allegations made against him, and present whatever defenses he has. The adverse party shall have the right to be represented by an attorney, at the expense of the adverse party, and to present evidence and cross-examine opposing witnesses.
- D. At the conclusion of the hearing, the findings and conclusions of the City Council shall be forwarded to the Community Development Director, and it shall be the duty of the Community Development Director to provide written notification via certified mail to the adverse party of the decision of the City Council.
- E. The decision of the City Council shall be final unless appealed to the Superior Court of Fulton County within thirty (30) days of receipt of the Community Development Director's written notification to the adverse party of the City Council's decision.
- F. For purposes of this section, notice shall be deemed delivered when personally served or when served by certified mail postage prepaid within three days after the date of deposit in the United States Mail.



STAFF REPORT

Department: Recreation, Parks & Cultural Services
 Submitted By: Morgan Rodgers, Geoffrey Sarra
 Meeting Date: September 18, 2023

AGENDA ITEM:

Parks Bond Project Update

Staff presentation and discussion on the current status of the Parks Bond Projects.

STAFF RECOMMENDATION:

This item is intended as a project update only. No formal request or vote is required.

BUDGET & PROCUREMENT:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: YES

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST: \$29,500,000.00

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
31861150 541500 2022 Park Bond Series	\$29,500,000.00

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
N/A	\$0.00

ITEM DESCRIPTION:

In November 2021, the Citizens of Alpharetta overwhelmingly passed a \$29,500,000.00 bond referendum for parks. There were a total of nine (9) projects outlined in the bond. This report will serve as an update for eight (8) of the nine (9) projects with information forthcoming on the Alpha Loop bond project. Each of the following projects has additional information attached to this report that includes a project overview, updated status information and visual representations of the project.

1. Farmhouse Heritage Park - The Georgia Department of Transportation (GDOT) has recently informed us of site impacts resulting from the Georgia 400 Managed Lanes project. Staff is working to schedule a meeting with GDOT.
2. Mid-Broadwell Park - Construction has resumed on this park with parking, restrooms, and infrastructure being installed. The RFP is out for the playground.
3. Old Rucker Park - Plans are currently at 90% completion with construction estimated to begin in mid 2024.
4. Union Hill Park - Renovations are complete on the covered venue site. The design concept is on the agenda for the September 19, 2023, Council Meeting for approval.
5. Waters Road Park - Construction began on August 28, 2023 with completion anticipated in Spring 2024.
6. Webb Bridge Park Upper Field Turf - Design for the sewer connection is nearing completion. Staff is currently working to bid for sewer and turf replacement simultaneously.
7. Wills Park Proper Improvements - Plans for Wacky World and restrooms are 90% complete. Construction is scheduled for 2024 and is projected to take approximately 12 months for construction. Plans for gateway entrances, the connecting spine, and Waggy World are scheduled for completion in April 2024.
8. Wills Park Equestrian Center Improvements - Arena #3 is complete. Plans for Phase 1 (Arenas #2 and #4) are expected in October 2023 with construction planned for Spring 2024. Plans for Phase 2 (entry drives,

parking, and three new barns) and Phase 3 (the promenade, entry enhancements, and five additional barns) are to be completed by July 2024.

ALTERNATIVES:

N/A

ATTACHMENTS:

1. Parks Bond Projects - Update
2. Farmhouse Park
3. Mid Broadwell Park
4. Old Rucker Park
5. Union Hill Park
6. Waters Road Park
7. Webb Bridge Park
8. Wills Park
9. Wills Park Equestrian Center

Park Bond Projects Update

Farmhouse Park

- Project:** The 5.36-acre Farmhouse Property is the site of the original settlement that became present day Alpharetta and has been acquired by the City and proposed for a "heritage park." \$2 million was dedicated under the approved 2021 Park Bond Referendum to create such a plan, complete necessary surveys, and engineering assessments, and begin development of trails, paths, and other amenities.
- Available Funds:** \$1,969,430.00 (Park Bond Account)
- Completed Activities:** Survey and conceptual design of staircase and trail from Old Milton Parkway sidewalk to an observation area overlooking the old mill remnants.
- Current Activity:** RPCS is in communication with potential developers of 3150 Old Milton Parkway and their design consultant.
- Schedule:** None currently.
- Other Notes:** GDOT has recently informed us of site impacts resulting from the Georgia 400 Managed Lanes project.
-

Mid Broadwell Park

- Project:** The project involves constructing the final elements of Mid Broadwell Park including development of a playground area, trails throughout the property, a limited parking area, and other amenities. The park's development is based on a plan that was developed through a community-driven process in 2019.
- \$500,000 of the approved bond funds are earmarked to construct restrooms, trails/sidewalks, and parking and outfit the park with basic amenities such as trashcans and benches.
- Available Funds:** \$160,000.00 (Park Bond & Playground Capital Accounts)
- Completed Activities:** Survey and design.
- Current Activity:** Park is currently under construction. Notice to proceed date was June 6, 2023. Current phase will: connect utilities to the restroom building; create a nine-space gravel parking lot; install a sidewalk connecting the playground; install playground underdrain and base; and install a bioretention cell.
- RPCS is working with Finance on a formal procurement for the design and construction of the playground equipment and play surface.
- Schedule:** Construction – Construction to be completed by October 4, 2023.

Playground – RFP responses due September 21, 2023. Anticipate bringing before City Council for award in November 2023. Playground installation to be completed in second quarter 2024.

Other Notes:

Current evaluation criteria for playground is as follows:

- 25% Design, Concept, Creativity
- 20% Project Approach, Timeline
- 22% Quality, Value of Equipment Relative to Budget
- 30% References, Completed Project Examples
- 3% Local Vendor Preference

RFP has established a budget for the playground of \$160,000.00.

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Old Rucker Park

Project:

Old Rucker Park is an approximately 10-acre tract of land that was once a commercial nursery and is home to a variety of species of plants and trees. The rolling topography of the property is highlighted by a small stream that runs through the park. While a small section of the site has been developed into our operating educational farm, the Old Rucker Farm, approximately 7.5 acres remain to be planned and developed into a passive recreational space.

The project involves the design of the remaining 7.5 acres and the construction and installation of parking, restrooms, and other amenities necessary for the property to be a functional passive park.

Available Funds: \$2,590,180.00 (Park Bond Account)

Completed Activities: Survey and conceptual design.

Current Activity: 90% plans were submitted on August 20, 2023. Plans are currently being finalized by design team based on comments provided by City Staff on September 6th.

Schedule: We anticipate plans being complete and Fulton County permits obtained by end of 2023. Procurement is tentatively scheduled for early 2024 with construction starting in late spring/early summer 2024. Construction is anticipated to take 12 to 18 months depending on required phasing.

Other Notes:

Current engineer’s estimate is \$3,860,919 which includes a 10% contingency (\$3,509,927.00 base). An overage of \$1,255,814.00 (\$904,822.00 without 10% contingency). Staff and design team have been evaluating cost savings opportunities and project phasing.

It is anticipated that the Health Department will deny the septic permit given the presence of a sewer line on site. It may become necessary for higher level discussions to occur between City and County officials for septic system to be permitted.

- The engineer estimates the cost of the sewer connection at approximately 10x the cost of a septic system (\$372,475 vs. \$38,800).

- The existing sewer is located along the eastern property line on the opposite side of a stream in an area that would be undisturbed otherwise. Additionally, the sewer depth is at approximately the same elevation as the stream bed – crossing would necessitate an aerial crossing.
- It is staff's opinion that the financial and environmental impacts of the sewer connection are not warranted for a two-unit restroom building.

After receiving 50% plans for the future boardwalk, RPCS made the decision to stop design work. This was based on environmental impacts, and perceived minimal benefit for the estimated cost.

RPCS has expressed a desire to maintain public operations of some farm elements during construction. PW believes any accommodations beyond minimal access by City Staff will result in higher construction costs resulting from phasing and/or greater contractor liability. Current intent is to include an alternate scenario in the bid imposing no restrictions upon the contractor beyond minimal access for City staff during construction.

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Union Hill Park Improvements

Project: 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, combined restroom and concession building, and a parking lot.

Under the 2021 Parks Bond Referendum, the City dedicated \$3.25 million to recreating Union Hill Park as a recreational and gathering space that better meets the needs of current and future Alpharetta residents. The process would begin with an intensive public engagement and visioning program to determine what elements the new Union Hill Park should include and how to tie those elements together into a cohesive park space. From that concept, engineering and construction plans would be created and the site redeveloped.

Available Funds: \$2,586,667.00 (Park Bond Account)

Completed Activities: Survey and covered arena renovations.

Current Activity: Conceptual plan was presented to City Council as a workshop item on April 17th. Concept plan was to be formally approved at April 24th meeting but was pulled to provide time for consideration of the best use of the site. As of August 29th, Staff received direction to move forward with the project. Concept plan to be presented for formal approval during the September 18th Council Meeting.

Schedule: Design is anticipated to take approximately 10 months to complete once the concept is approved.

Other Notes: Current engineer's estimate is \$3,493,116 which includes a 32% in contingency and escalation (\$2,646,300 base). Staff will work with design team to identify cost savings opportunities.

Waters Road Park

Project: Waters Road Park will be located on a 1.6-acre parcel of land located near the intersection of Waters Road and Kimball Bridge Road. The project as proposed includes the creation, with public input, of a design plan and development of the land for use as a passive park space. Such passive park areas are commonly developed to include parking, designed play areas, restrooms, trails, pavilions, and park amenities such as benches and trash receptacles as appropriate to the size of the property and character of the area in which the site is located.

Available Funds: \$780.30 (Park Bond Account)

Completed Activities: Survey and design.

Current Activity: Construction began on August 28th.

Schedule: Construction is anticipated to be complete in six months.

Webb Bridge Park Upper Field Turf

Project: This project would resurface the upper soccer field at Webb Bridge Park, replacing the existing natural grass with artificial turf. During the last soccer season 60% of the practices and games that were scheduled on this field were cancelled due to wet conditions while only 10% of scheduled events on the lower soccer field, which has artificial turf, had to be cancelled. Converting the upper field to artificial turf would greatly improve the playability, usage, and athletic experience for the Alpharetta soccer program.

Available Funds: \$1,321,715.00 (Park Bond & Sewer Connection Capital Accounts)

Completed Activities: Survey.

Current Activity: Sewer connection design team is working on finalizing plans.

Schedule: Design team anticipates submitting plans to Fulton County for permitting by the end of October 2023. Fulton County permitting process is anticipated to be completed in December 2023.

Current plan is to simultaneously bid out the construction of the sewer connection and the design/build of the turf field replacement. Construction of the sewer connection should take approximately 90 days. While the sewer connection is under construction, design of the turf field will take place. Construction of the turf field is anticipated to begin in November 2024, after the soccer season concludes, and be completed in March 2025.

Other Notes: Staff originally estimated design of the sewer connection at \$135,000 & construction at \$740,000 – for a total of \$875,000. Survey & design has been acquired for \$91,615.

Design team presented two options. Traditional gravity flow to lift station per the concept developed by staff and a low-pressure pump solution. Staff has directed design team to move forward with the low-pressure pump solution.

- Initial construction estimate was \$705,270 for the gravity scenario and \$412,500 for the low pressure pump scenario (both include a 20% contingency).
- Low-pressure system is also anticipated to take 8 to 10 weeks less time to construct.

As of January 2023, RPCS was provided a budget cost of \$1,300,000 for design and construction of the turf field. The budget cost included: Design & permitting prep, E&S controls/restoration, Excavation, Geotextile, Perimeter piping, Concrete curb w/ nailer board, Turf w/ 70/30 infill, 2 soccer fields and 4 mini soccer fields. Not included in the scope were fencing, netting, and stormwater.

- Providing new fencing for the entirety of the field is estimated at \$33,600 (\$21/LF).
- Providing netting along half of the perimeter (western and southern edges) is estimated at \$180,000 (\$225/LF).

Based on current funding and budget/estimates, another \$43,000 is needed for the sewer and another \$562,600 for the turf field (excluding stormwater) – a total of \$605,600.

Wills Park Improvements

Project: At 120 acres, Wills Park is Alpharetta’s largest single park property and includes a 60-acre equestrian show facility, 10 baseball fields, the newly renovated Wills Park Pool, three playgrounds, six tennis courts, and an 18-hole disc golf course. The park amenities have been developed over the years, but until 2019 there was not a single vision or plan for the park and many of the park’s facilities are showing their age.

In 2019 the City adopted the Wills Park Master Plan, an effort to bring all of the park elements together and make it a more cohesive place that feels special and unique. The plans goals of the plan are to unite the various park facilities, identify key facility improvements, and strengthen connections to nearby neighborhoods.

The 2021 Parks Bond dedicates \$4 million of the bond funds to implementing projects defined in the Wills Park Master Plan, including a complete renovation of the Wacky World Playground, create additional parking, improve the disc golf course, completely rebuild the Waggy World Dog Park, and creating a family gathering spot near the pool facility.

Available Funds: \$5,211,101.00 (Park Bond, Impact Fees, & Hotel Motel Accounts)

Completed Activities: Survey, Conceptual Design, and restroom architectural design.

Current Activity: 90% plans for the Wacky World area and parking expansion were submitted on August 26, 2023. Plans are currently being finalized by design team based on comments provided by City Staff on September 14th.

Schedule: The Wacky World area phase (new restroom building and site work) will be advertised for construction in October 2023 with recommendation for award being presented to Council

in December 2023. Construction is anticipated to begin in January 2024 with a duration of one year.

Plans for the Gateways, Spine, and Waggy World improvements are anticipated to be completed in April 2024.

Other Notes: \$250,000 has been set aside for playground equipment and surface. This is in addition to the fundraising campaign. This leaves \$4,961,101 available for the other elements of this project.

Current Cost Estimates:

- \$846,453.92 – Construction cost estimate for restroom building (as of June 2022).
- \$5,179,873 – Construction cost estimate for site work of all phases (Spine Trailway, Gateways, Waggy World Improvements, Wacky World Area Improvements, and Parking Expansion). This amount includes a 20% Contingency and 5% Cost Escalation.
 - Elimination of the parking expansion is estimated to reduce the cost by \$678,251.
 - It may be possible to offset approximately \$390,260 of the estimate cost with stormwater funds.
 - These two items would adjust the estimated total of the remaining site work to be \$4,111,362
- Overall Total (Site + Restroom): \$6,026,326.92 (\$1,065,225.92 over)
 - Less Stormwater: \$5,636,066.92 (\$674,965.92 over)
 - Less Parking Expansion: \$5,348,075.92 (\$386,974.92 over)
 - Less Stmwtr & Parking Ex.: \$4,957,815.92 (in budget)
- Parking expansion would add 72 spaces at approximately \$9,420 per space.

Current plan is to include the parking expansion as an add alternate in the Wacky World area procurement. If the City elects not to move forward with it as part of that offering, it could then be included as an add alternate with the second phase procurement (Gateway, Spine, Waggy World).

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Wills Park Equestrian Center Improvements

Project: In 2019 the City adopted a master plan for the Equestrian Center as part of the larger Wills Park Master Plan. While the Wills Park Equestrian Center is older and smaller than some of its competitors, its neighborhood setting and shed row barns tucked into the trees give it an edge with a homey, boutique feeling and an in-town location. The master plan identified priority improvements that will better connect the facility to the larger Wills Park and the overall community while also better positioning the facility as a draw for regional events. These priorities include leveling rings and improving their drainage; new footing; an additional outdoor show ring; additional schooling areas at the end of show rings; new, safe barns; improved manure management; separate circulation for pedestrians, horses, and cars; and maximizing the continuity of operations during construction.

The 2021 Parks Bond Referendum would aid the City with beginning implementation of the Equestrian Center Master Plan by replacing all the existing barns on site with new horse

barns for a total of 380; renovating the three existing arenas to include improved drainage and erosion control, new footings, new fencing, and new lighting; improving drainage and stormwater management; and improving access to the barns and to the arenas.

The total anticipated project cost for this phase of the project is \$10 million; however, the remaining \$5 million in funding would be provided by a private non-profit organization, the Wills Park Equestrian Foundation.

Available Funds: \$3,535,620.61 (Park Bond Account)

Completed Activities: Survey, Conceptual Design, Renovation of Ring 3. (Construction of Ring 1 was accomplished with capital funding and was not part of the bond.)

Current Activity: Design team is working on developing plans for the Phase 1 design package which will focus on renovations to Rings 2 and 4.

Schedule: The Phase 1 plan set is anticipated to be completed in October 2023. Project is anticipated to advertise for construction bids by the end of 2023 with construction to begin in Spring 2024.

Plans for the remainder of the site should be completed in July 2024.

Other Notes: Project has been broken down into 3 phases:

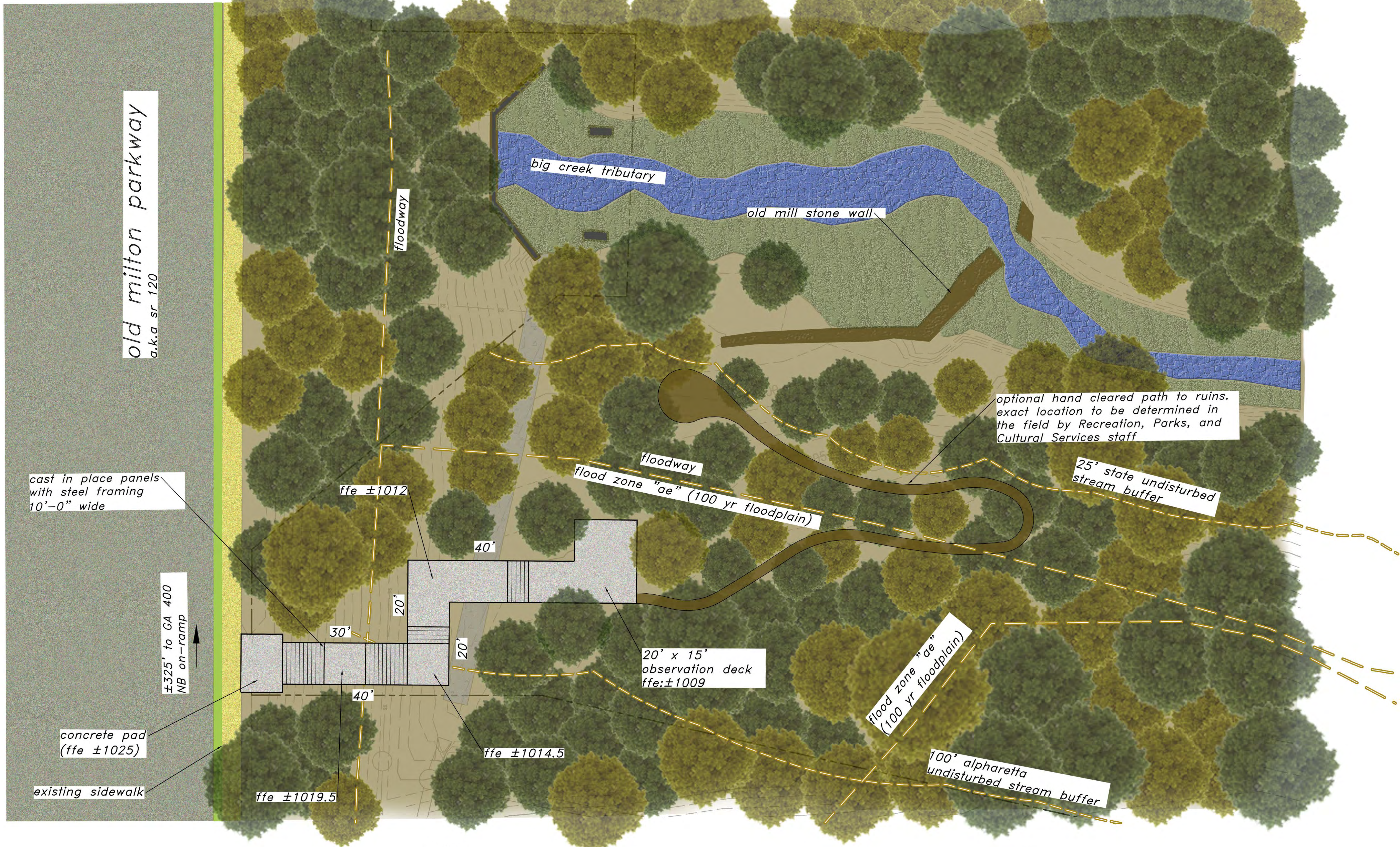
- Phase 1: Renovations of Ring 2 and 4
- Phase 2: New entry drive, parking (front & rear), 3 new barns
- Phase 3: Promenade, entry gates/enhancements, 5 new barns
- The viewing pavilion between Rings 1 & 2, renovations to the existing concessions building, and renovations to the covered arena are not included in scope of this project.

The Equestrian Foundation has promised to provide \$5,000,000 towards the project. To date, they have contributed \$747,870 for work associated with the construction of Ring 1 and the renovation of Ring 3. This would leave a minimum remaining contribution of \$4,252,130 for a remaining total budget (City + Equestrian Foundation) of \$7,787,750.98.

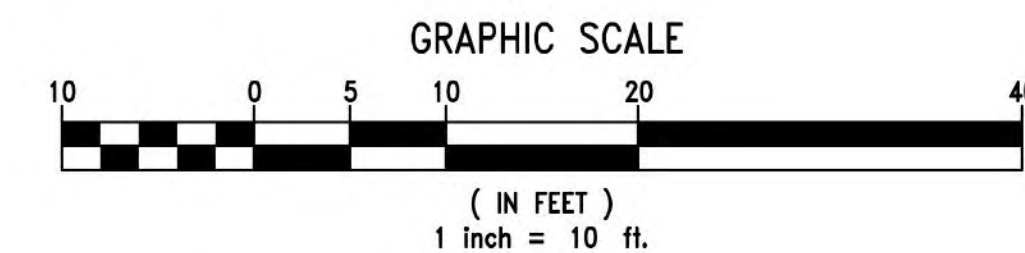
The existing show office will need to be abated and demolished prior to renovation of Ring 2. This work is estimated to cost \$30,000.

Current Cost Estimates:

- The design team has reached out to five barn manufacturers for estimates. They have received costs ranging from \$468,080 to \$1,494,240.00 per barn.
 - A total of 8 barns are desired in the final build-out. Each barn provides 40 stalls.
- Using the average of all five manufacturers: \$19,719,287
- Using the lowest cost of the five manufacturers: \$14,058,189
- Approximately \$1.2M of the estimated costs may be eligible for stormwater funding.
- Construction of Phases 1 & 2 are targeted with current funding. Funding for Phase 3 would need to be programmed with future capital or bond monies.

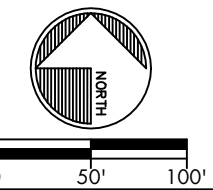


farmhouse trail
old milton parkway alpharetta, ga
December 2022





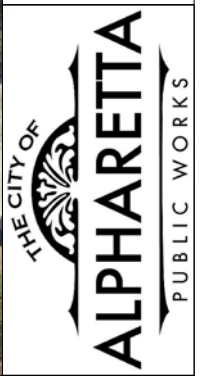
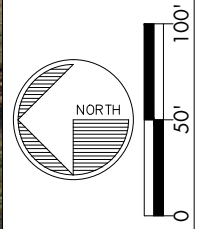
OLD MILTON PARKWAY / S.R. 120



FARMHOUSE TRAIL
JANUARY 2023



MID BROADWELL PARK SITE IMPROVEMENTS
ITB #23-006

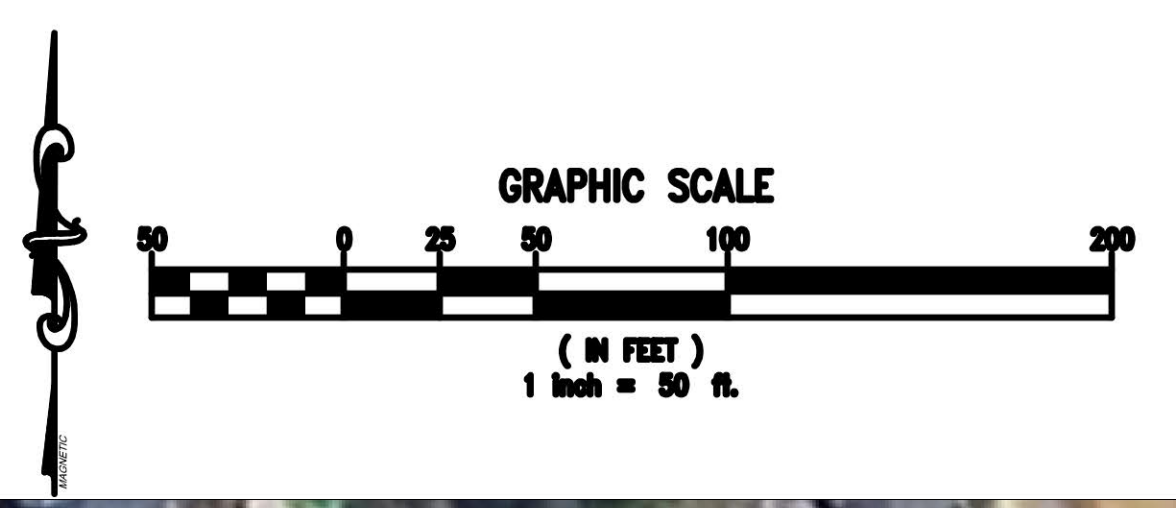


LEGEND

- A PROPOSED ASPHALT PARKING LOT WITH 35 PERVIOUS PAVER PARKING SPACES (5 ADA SPACES TO BE ASPHALT)
- B RESTROOM WITH SEPTIC DRAINFIELD
- C 8" WIDE COMPACTED GRANITE CHIP TRAIL WITH STEEL EDGER
- D SMALL PAVILION 1
- E SMALL PAVILION 2
- F LARGE PAVILION
- G STONE SEATING WALL
- H UPPER LAWN AREA
- I NATURAL PLAY AREA (CLEAR UNDERSTORY AND GROUND COVER)
- J EXISTING WATER WELL TO REMAIN
- K ORCHARD GROVE
- L MAINTENANCE SHED
- M 150' CITY IMPERVIOUS SETBACK
- N 100' CITY UNDISTURBED BUFFER
- O 25' STATE STREAM BUFFER
- P WETLANDS
- Q CREEK
- R BOARDWALK TRAIL THROUGH THE WETLANDS (FUTURE PHASE)
- S IMPROVED PARKING AREA WITH 10 ADDITIONAL PERVIOUS PAVER SPACES AND MAINTENANCE TRAIL ACCESS
- T 10' WIDE CONCRETE MAINTENANCE TRAIL
- U SEGMENTAL RETAINING WALL
- V EXISTING FARM AREA
- W EXISTING FARM GARDEN BEDS
- X EXISTING FARM CHICKEN COOP
- Y MAPLE TREE GROVE
- Z GREEN INFRASTRUCTURE (BIO-SWALE / RAIN GARDEN)



OLD RUCKER PARK
CITY OF ALPHARETTA
 DECEMBER 2022



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



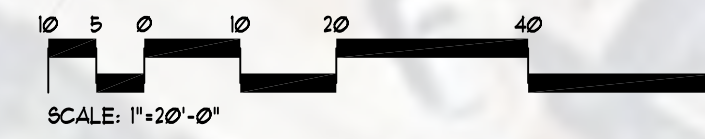
2023-02-28

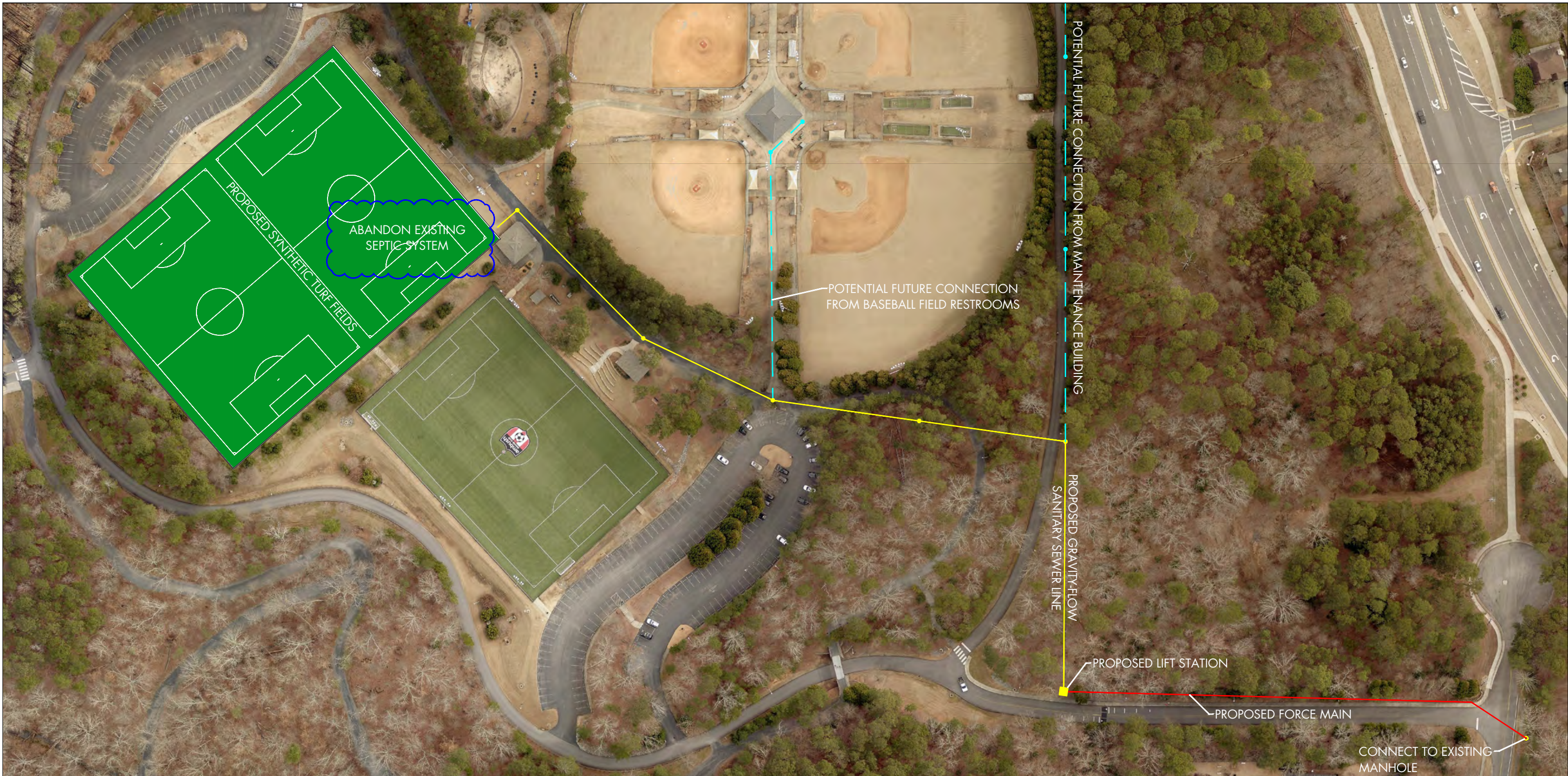


UNION HILL PARK | DISCOVERY

Conceptual site plan for
Kimball Bridge & Waters Road Park

August 8th, 2022 rendering based on original design by Pollack Associates



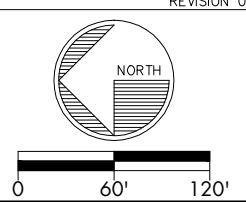


Proposed Sanitary Sewer Connection

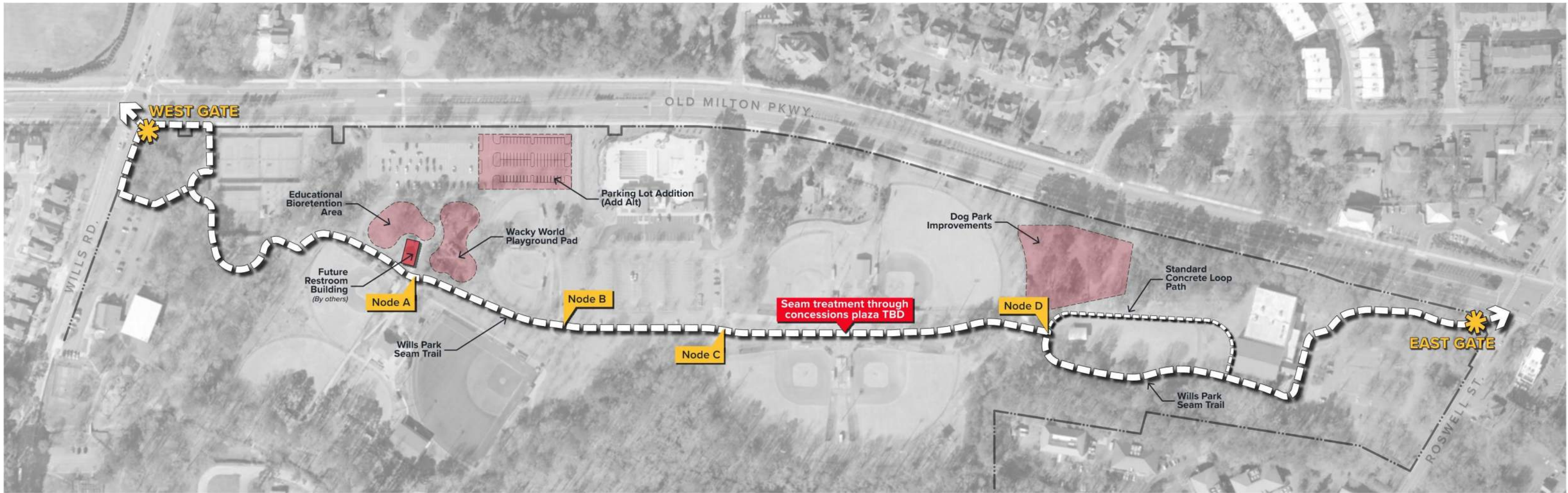
1. Total Estimated Cost \$875,000 (Yellow and Red Lines Only)
 - 1.1. Estimated Survey & Design Cost \$135,000
 - 1.2. Estimated Construction Cost \$740,000
2. Yellow line represents 6" PVC sanitary sewer connection (gravity flow) from the soccer fields restroom building.
 - 2.1. Anticipated average depth is in excess of 15', with a peak depth of approximately 28'.
3. Red line represents a force main from the lift station to an existing sanitary sewer manhole.
 - 3.1. Existing grade at proposed lift station location is approximately 13' below the invert of the existing sanitary sewer manhole which the system would tie to.

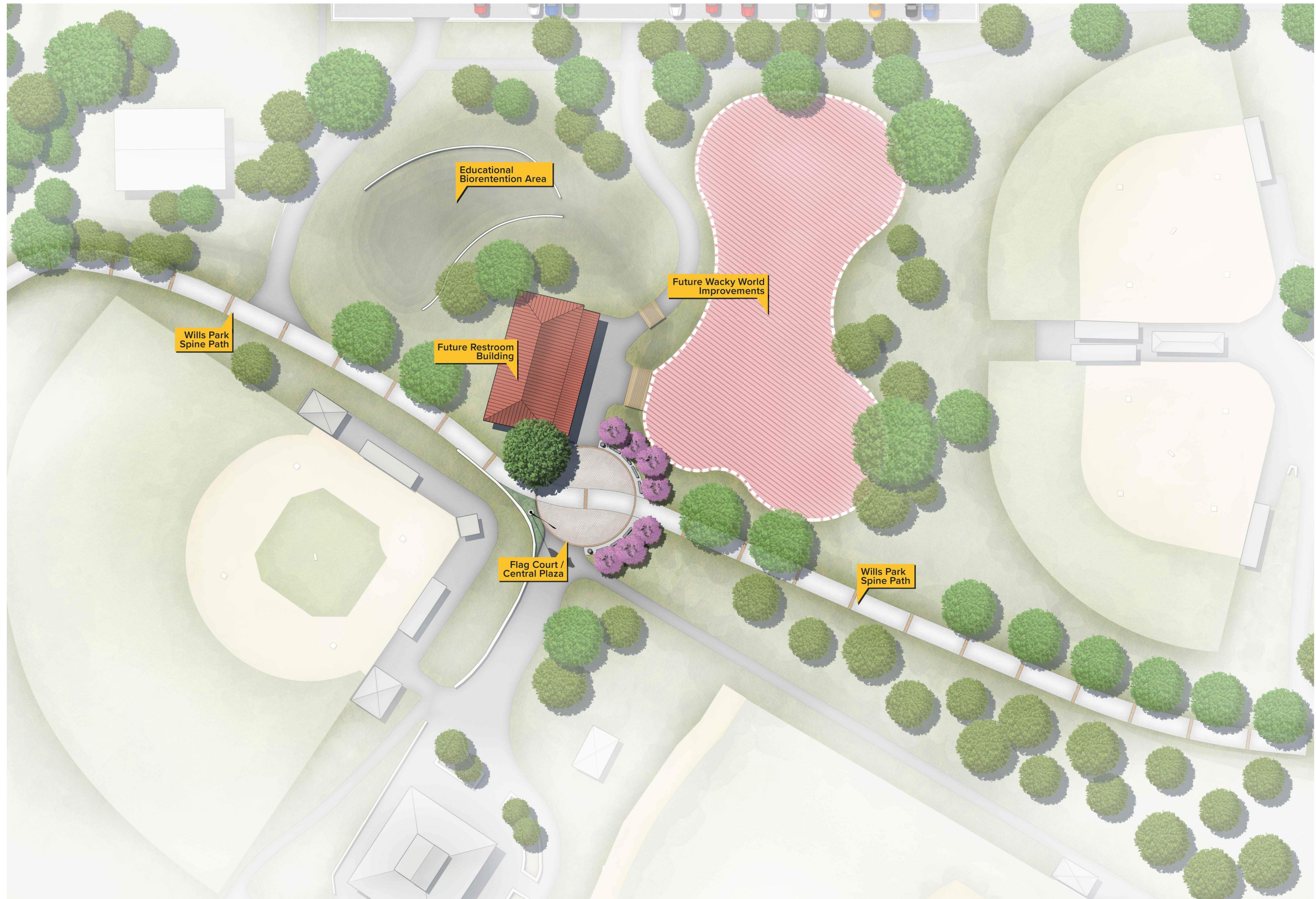
- 3.2. At the lowest point, crossing under the creek immediately south of the lift station, the force main would be approximately 24' below the invert of said existing sanitary sewer manhole
4. Dashed, blue lines represent potential future 6" PVC sanitary sewer connections (gravity flow) from the baseball fields restroom building and the maintenance building.
 - 4.1. It is anticipated that the baseball field connection could be done with minimal cover.
 - 4.2. It is anticipated that the maintenance building connection would have an average depth in excess of 13', with a peak depth of approximately 23'.

**WEBB BRIDGE PARK UPPER FIELD
SEWER CONNECTION
JANUARY 2023**

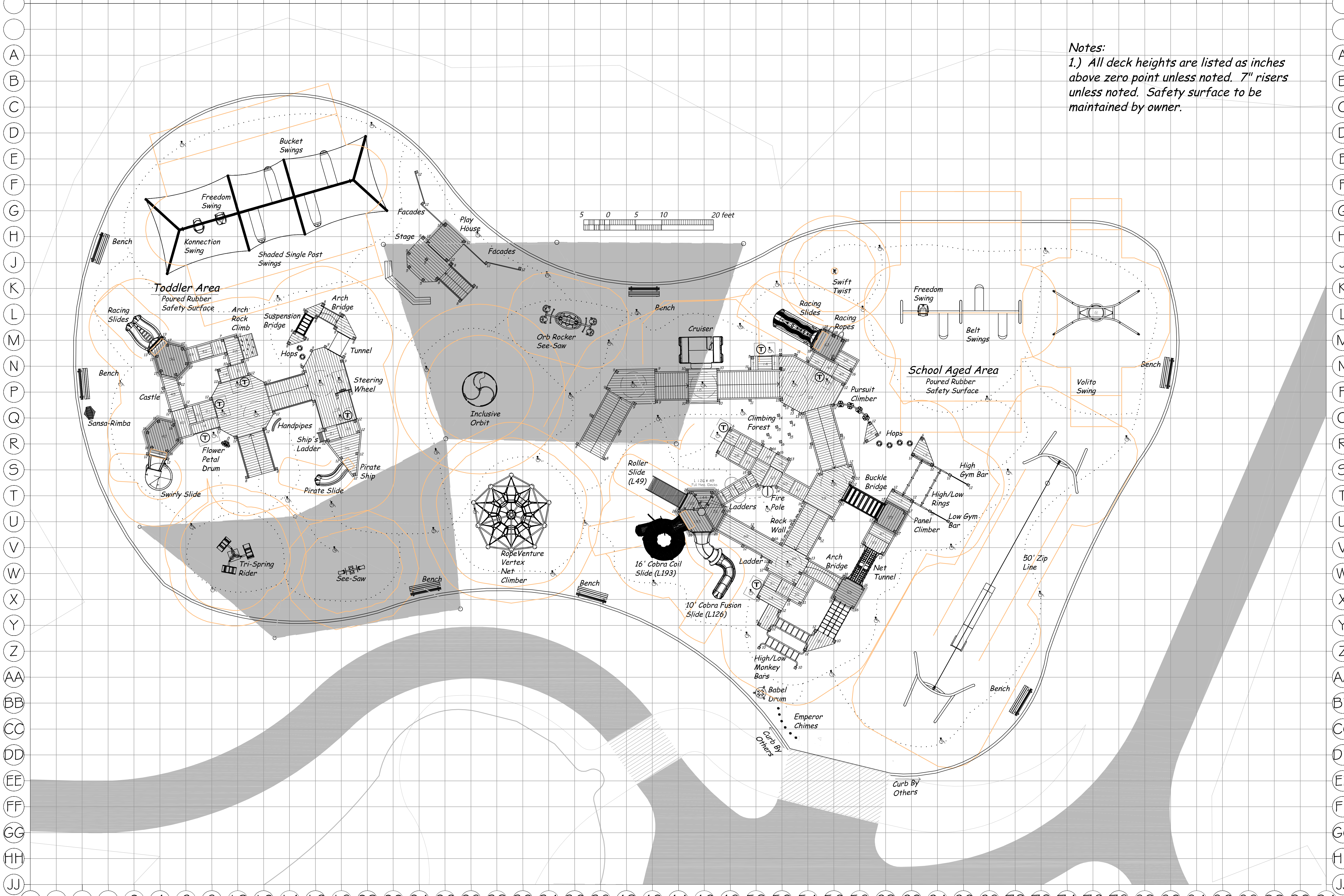


Seam Path Alignment Diagram

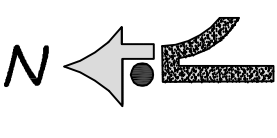




2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44 46 48 50 52 54 56 58 60 62 64 66 68 70 72 74 76 78 80 82 84 86 88 90 92 94



Notes:
1.) All deck heights are listed as inches above zero point unless noted. 7" risers unless noted. Safety surface to be maintained by owner.



Scale:
1/8" = 1'-0"

Build Date:

By:

G.C. Name:

G.C. Phone:

G.C. Email:

Revised:

- 6-29-23
- 7-13-23
- 7-20-23
- 8-16-23
- 8-25-23

Eighth Scale Plan Drawing

Project Name:
Wacky World 2.0
Playground Rebuild
Alpharetta, GA

304 N. Geneva Street
Ithaca, NY 14850
607-351-5160
PBDplaygrounds.com



Drawing No:

3

2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44 46 48 50 52 54 56 58 60 62 64 66 68 70 72 74 76 78 80 82 84 86 88 90 92 94







Preliminary Concept Plan
 Wills Park Equestrian Center Improvements
 August 16, 2023



Preliminary Concept Plan - Future Phases

Wills Park Equestrian Center Improvements

August 16, 2023



Preliminary Concept Plan – North Aerial View
Wills Park Equestrian Center Improvements
August 16, 2023





Preliminary Concept Plan - Arrival Point

Wills Park Equestrian Center Improvements

August 16, 2023

