



City Council Meeting MAY 15, 2017

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

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE TO THE FLAG

IV. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 04/24/2017 and 5/1/2017)

V. PUBLIC HEARING

A. PH-17-14 City Center/Building Height (Council Only)

Consideration of a request to change previous conditions of zoning to reduce the minimum building height of certain retail buildings. The property is located at the southeast corner of South Main Street and Academy Street and is legally described as being located in Land Lot 1268, 2nd District, 2nd Section, Fulton County, Georgia.

B. V-17-12 Wade Shows, Inc./North Point Mall (Council Only)

Consideration of a variance request from Unified Development Code (UDC) Subsection 2.3.2 (A) to increase the time period for a temporary use (carnival) from 4 days to 16 days. The property is located at 1000 North Point Circle and is legally described as being located in Land Lot 742, 1st District, 2nd Section, Fulton County, Georgia.

C. V-17-14 The Hotel at Avalon/Sign Variance (Council Only)

Consideration of a variance request to allow one (1) additional wall sign on the south elevation of The Hotel at Avalon. The property is located at 9000 Avalon Boulevard and is legally described as being located in Land Lots 854 and 855, 1st District, 2nd Section, Fulton County, Georgia.

VI. OLD BUSINESS

A. MP-16-13/Z-16-11/CU-16-19/V-16-26: TPA/Fuqua Development / Peridot

This item was tabled by City Council on Monday, April 17, 2017. It will need to be removed from the table in order to be considered.

Consideration of a request to amend the Peridot (A.K.A. MetLife) Master Plan and previous conditions of zoning to allow 320 'For-Rent' residential units, 167 'For-Sale' Attached units, 55,500 square feet of retail/restaurant use, 664,400 square feet of office use, and a 200-room hotel. A rezoning is requested on 15.51 acres from O-I (Office-Institutional) to MU (Mixed-Use) and a conditional use is requested to allow 'Dwelling, 'For-Rent' and 'Bank, Savings and Loan' uses. A variance is requested to allow first floor 'For-Rent' dwellings on three building sides and to allow first floor 'For-Rent' dwellings on a Storefront Street. The property is located on the west side of Haynes Bridge Road south of Lakeview Parkway and is legally described as Land Lots 744, 745, 752, and 753, 1st District, 2nd Section, Fulton County, Georgia.

B. Amendment to the Alcohol Ordinance (2nd reading)

VII. NEW BUSINESS

A. Haynes Bridge Road Capacity Improvements - Intergovernmental Agreement with City of Johns Creek

B. City Hall/Brooke Street Park Shrub Replacement

C. Additional Design work for Alpharetta Arts Center

D. Change Order: Contract For Public Relations Professional Services

VIII. WORKSHOP

A. Discussion of Rental Study By Ken Bleakly, Bleakly Advisory Group

B. Downtown Shuttle Service

C. Presentation and Discussion of the Recommended Fiscal Year 2018 Budget

IX. PUBLIC COMMENT

X. REPORTS

XI. ADJOURNMENT TO EXECUTIVE SESSION



OFFICIAL MINUTES OF
COUNCIL MEETING ON
MAY 1, 2017

CITY HALL - 2 PARK PLAZA
6:30 PM

Official Minutes

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

I. CALL TO ORDER

❖ *Mayor Belle Isle called the meeting to order at 6:30 p.m.*

II. ROLL CALL

- Council Members
 - Mayor David Belle Isle
 - Chris Owens (Mayor Pro Tem)
 - Jason Binder
 - Jim Gilvin
 - Mike Kennedy
 - Dan Merkel
 - Donald Mitchell
- Staff
 - Bob Regus, City Administrator
 - Coty Thigpen, City Clerk
 - Sam Thomas, City Attorney
 - James Drinkard, Asst. City Administrator
 - John Robison, Director of Public Safety
 - Pete Sewczwicz, Director of Public Works
 - Tom Harris, Director of Finance

- Morgan Rodgers, Director of Recreation, Parks, and Cultural Affairs

III. PLEDGE TO THE FLAG

IV. PROCLAMATIONS AND PRESENTATIONS

- A. Amana Academy Presentation
- B. Older Americans Month Proclamation

V. CONSENT AGENDA

- A. Council Meeting Minutes (Meeting of 4/17/2017)
- B. Financial Management Report: Month Ending March 31, 2017

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

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

VI. PUBLIC HEARING

A. PH-17-11/V-17-11 EA Homes/Kevin Norton

❖ *Council Member Owens recused himself from this item*

- Senior Planner, Michael Woodman, came forward to present this item on behalf of staff
- Staff recommends approval of PH-17-11 Edward Andrews Homes/Thompson Street subject to the following conditions:
 1. Property shall be developed substantially in accordance with submitted site plan prepared by Plum Creek Consulting, LLC, dated 3/23/2017. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
 2. Building architecture to include architectural materials using variations of brick, stone, siding, shakes and board & batten shall be substantially similar to renderings submitted by the applicant, with final approval by Staff. Windows and doors shall have a distinct header and sill detail that is historically relevant to the architecture. The applicant shall submit elevations, including details for columns, porch cornice, windows, porch roof material, etc. Unit 23 side elevation shall have a front entry facing Thompson Street, as approved by Staff.

3. Add trees, shrubs and ground cover plantings to the south side of the trail where cleared or sparse. Plantings will consist of traditional native southern plants creating a manicured park-like natural appearance as approved by Staff.
 4. In addition to required trees in the on-street parking bump outs, shade trees alternating with flowering ornamental trees shall be planted on the backside of the sidewalk as approved by Staff. In lieu of tree grates, the soil area around the trees shall be planted with evergreen ornamental grasses, groundcovers or shrubs. Creeping fig or another creeping vine shall be planted to cover decorative and retaining walls as approved by Staff.
 5. The developer will procure and install a fence along the north side of the property adjacent to Academy Park, as depicted on Sheet TPR5 prepared by PEC, dated 1/30/2017.
 6. Provide landscaping between Units 28 and 29.
 7. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
 8. Developer shall install landscaping and seating in the open space area (located in the northeast portion of the site) to be dedicated to the City, as approved by Staff.
 9. Previous conditions of zoning shall remain in effect, except as modified by these conditions.
- The applicant, Edward Andrews Homes, requests a change to previous conditions of zoning on a 5.85-acre property approved for a 40-unit 'For-Sale' townhome development. The requested changes will allow for the conversion of 17 townhomes units to single-family detached homes, changes to the building architecture and changes to the location and type of a fence adjacent to Academy Park. The subject property is located on the north side of Thompson Street, just west of Park Street.
 - The submitted request, if approved, will allow for changes to previous conditions of zoning for the Thompson Street Investments (Edward Andrews Homes) development. The proposed changes include the conversion of 17 townhome units to single-family detached units, new building elevations and changes to the location of a fence adjacent to Academy Park. Single-family detached lots will be those oriented to Thompson Street.
 - The subject property was approved on October 26, 2015 for a rezoning to DT-LW (Downtown Live-Work) to allow 40 'For-Sale' townhome units on 5.85 acres with a density of 6.83 dwelling units per acre. The approved number of units and density will remain the same. The applicant proposes the following changes to the previous conditions of zoning related to file CLUP-15-04/Z-15-06/V-15-07 Thompson Street Investments:
 2. Property shall be developed substantially in accordance with submitted plan by ~~Planners and Engineers Collaborative~~ Plum Creek Consulting, LLC dated ~~4/24/2015 and as revised and presented on 10/1/15~~ 3/23/2017. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
15. Architecture shall be 4-sided architecture to include brick or stone. Cedar shakes and/or board and batten may be used for accents only. Each elevation shall be different fronting Thompson Street with final approval by Staff. The Architecture shall be similar to the attached elevations submitted at

the ~~10/26/15~~ 5/1/2017 Council Meeting and shall be labeled as follows:

- a) Elevations fronting Thompson Street and East Property Line (lots 17-40);
- b) Elevations fronting the Greenway Path (lots 1-16); and
- c) Elevations fronting the Private Street (lots 1-16)

~~18. The developer will procure and install an 8 foot high Ameristar Montage Plus steel fence with 3/4 inch pickets and 2 1/2 inch posts. This fence is to be installed 1-3 feet in to Academy Park property along the common southern border of Academy Park (northern border for applicant). This fence is to be connected to the similar fence planning to be installed by Old Milton Holdings at the common border with Academy Park at 218 Thompson Street. There may be one secured gate required to be installed to the fence providing Academy Park residents access to the City requested bicycle path. Location of the gate, and type, will be mutually agreed upon between Applicant and Academy Park HOA. The developer will procure and install a fence along the north side of the property adjacent to Academy Park, as depicted on Sheet TPR5 prepared by PEC, dated 1/30/2017.~~

- A total of 379 townhomes have been approved in the Downtown Overlay, including 128 along the Thompson Street corridor. For comparison, 158 single-family detached (SFD) units and 90 condominium units have been approved in the Downtown Overlay, including 77 SFD and 66 condominium units along Thompson Street. The Downtown Master Plan, which was approved in February 2015, included a 5-Year Market Study indicating that the Downtown area could absorb 185-210 townhome units. Therefore, the applicant's request to convert 17 of the previously approved 40 townhome units to single-family detached units is appropriate and consistent with the 5-year market study.
- The applicant's site plan depicts 17 single-family detached homes oriented to Thompson Street and 23 townhomes oriented to the Alpha Loop at the rear of the property and to the detention park to the east. Townhome and detached product will be rear-loaded, with access from an internal private street. Single-family detached lots range from 2,580 to 3,091 square feet. Civic and amenity spaces are largely the same as the previously approved zoning plan, except that the overall civic and amenity space has increased slightly
- The applicant is also requesting a change to a previous condition of zoning related to the requirement for a fence adjacent to Academy Park. The proposed change, which is reflected on Sheet TPR5 prepared by Planners and Engineers Collaborative, is requested on behalf of Academy Park. The changes include the location of the fence, height (6' and 8'), as well as fence type (black vinyl clad chain link fence and Ameristar Montage Plus Steel fence).
- The applicant's proposed building elevations reflect a variety of architectural styles approved in the Downtown Overlay, including Folk Victorian, Federal, Stick and Greek Revival. According to the applicant's architect, the single-family detached and townhome product will consists of materials such as, painted brick, siding and board and batten.
- The City's Downtown Architect reviewed the proposed building elevations and finds the elevations to be generally in compliance with the Downtown Code. The following comments were provided by the Downtown Architect:

- Windows and doors shall have a distinct header and sill detail that is historically relevant to the architecture
 - Need more details on elevations, including columns, porch cornice, windows, porch roof material, etc.
 - The side elevation of Unit 23 shall have a front entry facing Thompson Street
-
- City Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request for changes to previous conditions of zoning. The conversion of 17 townhome units to single-family detached units is appropriate given the number of townhomes approved or under construction in the City. In addition, the proposed site plan will result in an increase to the overall civic, amenity and open space. If approved, staff recommends architectural standards to ensure compatibility of the buildings with the character of the Downtown Overlay and Thompson Street corridor.
 - The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.
 - Kevin Norton came forward to make a brief presentation on behalf of the applicant

Public Comment

Steve Stolle, 2459 Claystone Lane, came forward to speak on behalf of Academy Park HOA

- ❖ *Council Member Kennedy offered a motion to approve PH-17-11/V-17-11 subject to the 9 conditions*
 - *The motion received a second from Council Member Merkel*
 - *The motion was approved 6-0*

VII. OLD BUSINESS

- A. MP-16-13/Z-16-11/CU-16-19/V-16-26: TPA/Fuqua Development / Peridot
This item was tabled by City Council on Monday, April 17, 2017. It was not removed from the table, therefore no discussion or consideration was heard on this item.
- B. PH-17-12 UDC Text Amendments **(2nd Reading)**
Consideration of text amendments to the Unified Development Code addressing 'Hotel' definitions and associated modifications to the list of permitted uses, reduce front setback requirements for certain North Main Street properties, Site Grading and Land Disturbance, as well as other miscellaneous amendments.
 - Staff confirmed that there have been no changes since the 1st reading
 - Senior Planner, Michael Woodman, provided a brief summary of the Ordinance amendments

- City Attorney, Sam Thomas, read the Ordinance summary aloud

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

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

C. PH-17-02 Historic Preservation Incentive Zoning **(2nd Reading)**

Consideration of amendments to the Historic Preservation Incentive Zoning Ordinance to remove and add historic properties to Appendix A: Historic Resources Inventory, as well as miscellaneous text amendments.

- Senior Planner, Michael Woodman, provided a brief summary of the Ordinance amendments
- City Attorney, Sam Thomas, read the Ordinance aloud

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

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

D. PH-16-12 Tree and Landscape Ordinance Amendments

This item was tabled by City Council on Monday, March 17, 2017. It will need to be removed from the table in order to be considered.

Consideration of text amendments to the UDC to consolidate landscape and tree requirements into one location within the UDC, clarify and simplify certain requirements to provide for ease of use and implementation, and provide incentives and options to save trees during land development.

❖ *Council Member Kennedy offered a motion to remove this item from the table*

- *The motion received a second from Council Member Owens*

- *The motion was approved 7-0*
- City Arborist, David Shostak, came forward to discuss the proposed changes to the Ordinance
- City Attorney, Sam Thomas, read the Ordinance aloud
- Due to changes between the 1st and 2nd reading, Mayor Belle Isle opened up Public Comment

Public Comment

None

- ❖ *Council Member Kennedy offered a motion to approve the Ordinance*
 - *The motion received a second from Council Member Owens*
 - *The motion was approved 7-0*

E. Alcohol Code Amendments (1st reading)

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO AMEND CHAPTER 3 (ALCOHOLIC BEVERAGES) OF THE CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO DELETE, MODIFY AND ADD PROVISIONS GOVERNING THE SALE OF ALCOHOLIC BEVERAGES FOR CONSUMPTION ON THE PREMISES; TO PROVIDE EXCEPTIONS APPLICABLE TO ART STUDIOS, GALLERIES AND COOKING CLASSES FROM CERTAIN REGULATIONS GOVERNING ON-PREMISES CONSUMPTION; TO DELETE, MODIFY AND ADD PROVISIONS GOVERNING ANCILLARY WINE TASTING LICENSES; TO DELETE, MODIFY AND ADD PROVISIONS GOVERNING BREWERIES; TO ADD A NEW ARTICLE XIX PROVIDING FOR THE LICENSING OF DISTILLERIES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

- City Clerk, Coty Thigpen, came forward to provide a brief overview of the proposed changes to the Ordinance
- City Attorney, Sam Thomas, read the Ordinance aloud
- ❖ *Council Member Owens offered a motion to approve the Ordinance*
 - *The motion received a second from Council Member Kennedy*
 - *Mayor Belle Isle offered a substitute motion to approve the Ordinance minus Article XIX*
 - *The substitute motion received a second from Council Member Gilvin*
 - *The motion was approved 7-0*

VIII. NEW BUSINESS

A. Kimball Bridge Road at Rock Mill Road Roundabout - Design Services

- Director of Public Works, Pete Sewczwicz, came forward to present this item
- Staff recommends approval of Change Order #2 to Purchase Order 17000149 (AECOM Technical Services Inc.) in the amount of \$51,545.00 for the design of a roundabout at the intersection of Kimball Bridge Road and Rock Mill Road; and authorize the Mayor to execute all necessary documents.
- This change order request is for design modifications to the Kimball Bridge Road Congestion Mitigation project to incorporate a roundabout at the intersection of Kimball Bridge Road and Rock Mill Road.
- On January 24, 2017 the City held an open house at New Prospect Elementary School to provide citizens with an opportunity to see the preliminary design of the improvements to the Kimball Bridge Road corridor between North Point Parkway and Waters Road. Among the comments Staff received, were multiple inquiries as to the feasibility of a roundabout at the intersection of Kimball Bridge Road and Rock Mill Road in lieu of the existing traffic signal.
- Following the open house, Staff directed AECOM to evaluate the feasibility and impacts of a roundabout at said intersection. AECOM developed a dual-lane roundabout concept and modeled it in comparison to the originally proposed traffic signal. The modeling indicates that the roundabout, in conjunction with the other corridor improvements, will provide an overall Level of Service (LOS) A for the intersection in both the AM and PM peaks of the open year of 2018 and the design year of 2038. By comparison, the traffic signal originally proposed would provide an overall LOS B for the intersection in both peak hours in both 2018 and 2038. Currently, the intersection provides a LOS E in the AM peak and a LOS F in the PM peak.
- On April 27, 2017, the City held another open house at New Prospect Elementary to present the roundabout concept to the public and solicit feedback.
- The original design fee for the Kimball Bridge Road Congestion Mitigation project was \$473,600.00. Change Order #1 in the amount of \$13,480.00 for concept design and VISSIM modeling of the roundabout was issued on February 21, 2017. The fee for Change Order #2 is \$51,545.00, which consists of a base design fee of \$40,045.00 and an additional \$11,500.00 for the preparation of a lighting plan for the roundabout. This will increase the purchase order from \$487,080.00 to \$538,625.00. The addition of the roundabout design will add an additional six weeks to the project schedule with Final Plans due on July 20, 2017.

Public Comment

None

- ❖ *Council Member Owens offered a motion to approve Change Order #2 to Purchase Order 17000149 (AECOM Technical Services Inc.) in an amount not to exceed \$51,545.00 for*

the design of a roundabout at the intersection of Kimball Bridge Road and Rock Mill Road; and authorize the Mayor to execute all necessary documents

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

B. FY 2017 Demolition Phase I, Bid Number 17-008

- Director of Public Works, Pete Sewczwicz, came forward to present this item
- Staff recommends awarding Bid No. 17-008 to J. Mitchell Contracting, LLC for the asbestos abatement and demolition of 200 Milton Ave., 210 Milton Ave. and 3395 Kimball Bridge Rd. in the amount of \$70,537.00; and authorize the Mayor to execute all necessary documents.
- The award of this bid is for the asbestos abatement and demolition of houses and associated structures on 3 City-owned properties; 200 Milton Ave., 210 Milton Ave., and 3395 Kimball Bridge Rd. Additionally, miscellaneous debris on these properties will be removed. Prior to advertising this bid, the City had an asbestos and lead based paint survey conducted on all structures located on each property to identify areas requiring abatement prior to demolition. The report outlining the results of the survey was provided to all bidders.
- The Department of Public Works prepared a request for bids for the asbestos abatement and demolition of the houses and associated structures on the properties. The City advertised for competitive bids on March 30, 2017. Bids for the project were received on April 27, 2017 and the City received a total of seven bids
- Staff checked the references of J. Mitchell Contracting, LLC , the apparent low bidder, and was informed they successfully completed projects with similar aspects of work throughout Georgia and South Carolina. Among those references contacted were Cobb County School District and Clemson University. The work performed for the contacted references included asbestos abatement, lead-based paint removal, demolition, site clean-up, erosion control and grading. The references stated that J. Mitchell Contracting, LLC accomplished their work on schedule and within budget and that they would utilize their services again.
- Staff met with J. Mitchell Contracting, LLC to review the scope of work, and the City's expectations. J. Mitchell Contracting, LLC assured Staff that they could complete the project for the bid amount and within the allocated time frame. When asked about the cost differences between their bid and others, J. Mitchell Contracting, LLC attributed this to two key items. First, J. Mitchell Contracting, LLC is performing all demolition, haul-off and grading in-house and is not reliant upon subcontractors to perform such work. Second, the proximity of the properties to each other provided

further cost saving opportunities. Thus, Staff determined J. Mitchell, Inc. to be the lowest responsive and responsible bidder.

- Once a contract with J. Mitchell Contracting, LLC has been finalized and executed, abatement and demolition can begin immediately. The anticipated completion date is no more than 60 days from notice to proceed.

Public Comment - None

❖ *Council Member Owens offered a motion to award Bid No. 17-008 to J. Mitchell Contracting, LLC for the asbestos abatement and demolition of 200 Milton Ave., 210 Milton Ave. and 3395 Kimball Bridge Rd. in an amount not to exceed \$70,537.00; and authorize the Mayor to execute all necessary documents.*

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

IX. WORKSHOP

A. Budget

- Director of Finance Tom Harris and Budget Manager Shawn Mitchell came forward to present an overview of the recommended FY2018 budget

X. PUBLIC COMMENT

- Jonathan Galaif, 6275 Barrington Run, came forward to speak about the recently approved 1st reading of amendments to the Alcohol Code. Specifically, the provisions concerning wine shops and tastings.

XI. REPORTS - None

XII. ADJOURNMENT TO EXECUTIVE SESSION

❖ *Council Member Kennedy offered a motion to adjourn into Executive Session*

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

Respectfully Submitted,



Coty Thigpen, City Clerk



Official Minutes of
Public Hearing & Council Meeting
On April 24, 2017
City Hall – 2 Park Plaza
6:30 PM

Official Minutes

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

I. CALL TO ORDER

❖ *Mayor Belle Isle called the meeting to order at 6:34 p.m.*

II. ROLL CALL

- Council Members
 - Mayor David Belle Isle
 - Chris Owens (Mayor Pro Tem)
 - Jason Binder
 - Jim Gilvin
 - Mike Kennedy
 - Dan Merkel
 - Donald Mitchell
- Staff
 - Bob Regus, City Administrator
 - Coty Thigpen, City Clerk
 - Sam Thomas, City Attorney

- James Drinkard, Asst. City Administrator
- Kathi Cook, Director of Community Development
- John Robison, Director of Public Safety
- Pete Sewczwicz, Director of Public Works
- Tom Harris, Director of Finance

III. PLEDGE TO THE FLAG

IV. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 04/10/2017)

- ❖ *Council Member Owens offered a motion to approve the Consent Agenda*
 - *The motion received a second from Council Member Mitchell*
 - *The motion was approved 7-0*

V. APPOINTMENTS

A. Appointment of Director of Recreation, Parks, and Cultural Affairs

- ❖ *Mayor Belle Isle offered a motion to appoint Morgan Rodgers as the Director of Recreation, Parks and Cultural Affairs*
 - *The motion received a second from Council Member Binder*
 - *The motion was approved 7-0*

VI. PUBLIC HEARING

A. CLUP-15-01/MP-15-01/Z-15-01/V-15-01 KB400 Master Plan/1699 Land CO. LLC

- ❖ *This item was deferred and not heard at this meeting*

B. MP-17-04/V-17-09 AdvancED

- Senior Planner, Michael Woodman, came forward to present this item on behalf of staff
- Staff recommends approval of MP-17-04/V-17-09 AdvancED subject to the following conditions:
 1. Office density in Cousins Westside Pod Q shall be limited to 18,500 square feet per acre.

2. Property shall be developed substantially in accordance with submitted plan prepared by Warren Epstein & Associates, dated 1/20/2017.
 3. Building elevations shall be substantially similar to the existing office building and shall be designed and constructed to meet LEED standards.
 4. Applicant shall make an effort to determine if any existing landscaping (ornamental trees and shrubs) can be spaded and relocated on-site to enhance the maturity level of landscaping at time of project completion.
 5. Applicant shall set aside sufficient land within the undeveloped wooded area to accommodate 160 parking spaces. At such time that the use of the building(s) change to a traditional office use or City Staff identifies a parking shortage, the property owner shall construct the necessary parking spaces to support the use of the property as determined by Staff.
 6. Replace any dead, dying or missing landscape material in required landscape strips and landscape islands.
- The applicant, AdvancED, is requesting an amendment to the Cousins Westside Master Plan Pod Q to allow for the construction of a 3-story, 40,000 square foot office building on 5.5 acres. The master plan amendment includes changes to previous conditions of zoning to increase the allowable office density in Pod Q, as well as site plan modifications. A parking variance is requested to reduce the required parking. The subject property is located at 9115 Westside Parkway.
 - The submitted request, if approved, will allow a 3-story, 40,000 square foot office building on a 5.5-acre property. The proposed office density is 18,500 square feet per acre. The subject property is owned by AdvancED and is currently developed with a 3-story, 60,000 square foot office building. Cousins Westside Master Plan Pod Q is zoned CUP (Community Unit Plan) and is approved for office use at a density of 12,000 square feet per acre. The subject property is located at 9115 Westside Parkway on the east side of Westside Parkway, just north of Maxwell Road.
 - Surrounding properties are zoned CUP and are subject to the Cousins Westside Master Plan, except for the Honda property located to the east is zoned LI (Light Industrial). Master Plan pods surrounding the property include Westside Villas to the west, vacant land and the Westside City Park to the south and North Point Research Park to the north. The vacant land to the south, which is also part of Pod Q, is approximately five (5) acres and is owned by AdvancED. The Comprehensive Land Use Plan designation of the property is Corporate Office, which allows the proposed office use.
 - A master plan amendment (MP-09-03) was approved on April 27, 2009 for Cousins Westside Pod Q to allow a 60,000 square foot office building for AdvancED on 5.5 acres. Pod Q was originally entitled for a 223,400 square foot community center. A parking variance was granted allowing for a parking reduction of 10% or from 240 to 216 parking spaces. Conditions of zoning required that a park be improved and dedicated to the City on the south side of the applicant's property. The applicant requests the following changes to the Cousins Westside Master Plan Pod Q conditions of zoning:

1. Office use shall be added as a Primary Use to the northern 5.5 acres of Pod 'Q' and density shall be limited to ~~12,000~~ 18,500 square feet per acre, subject to the issuance of a Land Disturbance Permit and commencement of construction of the proposed AdvancED building by 04/27/2011. If this development does not occur, then property uses shall be limited to those in effect for Pod 'Q' prior to this approval.
 2. Northern building site plan shall be developed substantially similar to site plan submitted prepared by Warren Epstein & Associates, dated 1/20/2017, with limited parking between Westside Parkway and the building.
- The applicant requests a variance from UDC Section 2.5 Parking and Loading, to reduce the required number of parking spaces from 376 to 182 spaces. The UDC requires one (1) parking space per 250 square feet of office use. Therefore, the proposed office building would require an additional 160 parking spaces. The use of the subject property is unique and does not function as a typical office building. The majority of users of the facilities are transported to the property by way of shuttle service and do not drive to the property. Staff has conducted several site visits at various times of the day and has found the utilization of the existing parking lot to be approximately 30%.
 - AdvancED is a school accreditation business and represents 34,000 public and private schools and district across the nation and worldwide. AdvancED is a non-profit organization that conducts rigorous, on-site external reviews of Pre-K – 12 schools and school systems to ensure that students realize their full potential. The applicant states that the new office building will be LEED Gold Certified to match the existing building.
 - Staff has reviewed the applicant's proposal and finds that it can generally support the request for master plan amendment and variance. The applicant's use does not operate like a traditional office use and therefore, requires less parking. The applicant states that the majority of employees/visitors are transported to the site via shuttle service and do not drive to the property. Staff has conducted several site visits at various times of the day and has found the utilization of the existing parking lot to be approximately 30%. Construction of parking spaces deemed to be unnecessary would result in the removal of several trees on the 5-acre property to the south, as well as a significant increase in the overall impervious area. The applicant proposes parking underneath the proposed office building, which helps minimize the overall impervious area. If approved, staff recommends that land be set aside to accommodate future parking needs should the use change or if a parking shortage is identified.
 - The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.
 - Chief Legal Officer, Ken Bergman, came forward on behalf of the applicant

Public Comment

None

❖ *Council Member Kennedy offered a motion to approve MP-17-04/V-17-09 AdvancED subject to the 6 conditions*

- *The motion received a second from Council Member Owens*

- *The motion was approved 7-0*

C. PH-17-12 UDC Text Amendments (1st reading)

- Senior Planner, Michael Woodman, came forward to present this item on behalf of staff
- This item was heard at the April 12, 2017 Planning Commission meeting. After discussion, the Planning Commission pulled out the text amendments related to Hotels and North Main Street Front Setbacks and voted to table those items. Planning Commission recommended to approve the remaining text amendments. Vote (7-0)
- Approval of various amendments to the Unified Development Code – Land Development Activities, Outdoor Dining & Miscellaneous Edits.
- Consideration of amendments to the Unified Development Code (UDC) Sections 3.1 and 3.3 to amend definitions and regulations related to land disturbance activities, UDC Subsection 2.3.5 to add standards for outdoor dining areas and UDC Appendix A: Alpharetta Downtown Code Section 3.8 DT-R: Downtown Residential to correct the front setback regulation.

Outdoor Dining Areas:

Staff proposes amendments to Subsection 2.3.5. Buffers and Landscape Requirements to add regulations for outdoor dining areas requiring landscape and decorative barriers in order to define and shade the space.

Land Development Activities:

Section 3.1 of the UDC establishes procedures and standards pertaining to land disturbance and the control of soil erosion and sedimentation. In compliance with Georgia Code 12-7-4, the proposed text amendments maintain consistency between the City's UDC and the State Code, which was recently updated.

Section 3.3 of the Unified Development Code establishes procedures and standards for stormwater management. The proposed text amendment clarifies the intent of the City's stream buffer regulations by including ponds in the definition of 'Impervious Cover'.

Alpharetta Downtown Code – DT-R: Downtown Residential:

Appendix A, Section 3.8 of the UDC establishes the development standards in the DT-R zoning district. Staff has identified conflicting front setback requirements in

Subsection 3.8.4. The minimum front setback in the DT-R district should be ten (10) feet, not three (3) feet.

- City Attorney, Sam Thomas, read the Ordinance aloud

Public Comment

None

- ❖ *Council Member Kennedy offered a motion to approve the Ordinance*
 - *The motion received a second from Council Member Owens*
 - *The motion was approved 7-0*

D. PH-17-02 Historic Preservation Incentive Zoning (1st reading)

- Senior Planner, Michael Woodman, came forward to present this item on behalf of staff
- This item was heard at the March 2, 2017 Planning Commission meeting. There was no Public Comment. After discussion, the Planning Commission recommended approval of the request.
- Staff notified all property owners being considered to be added to the Contributing Historic Properties List.
- Since the meeting, Staff received correspondence from the property owner at the Waters Building, LLC representing 20 Milton Ave requesting that they not be added to the Contributing Historic Properties List.
- Staff recommends approval of the Historic Preservation Commission's recommended text amendment changes to Historic Preservation Incentive Zoning Ordinance and Appendix A – Alpharetta Downtown Code Section 3.2.4 (I)
- After several Meetings in 2016, the Board Members recommend text amendment changes to Historic Preservation Incentive Zoning. After review by the City Attorney:
 1. Proposed Amendments to Section 2.9.4:B -Recommendation of Additional Criteria for Designation of Historic Properties – (Page 5)
 2. Historic Preservation Commission Proposed Amendments to Contributing Historic Properties Listing and Appendix A. – Alpharetta Downtown Code Section 3.2.4 (I)
 3. Staff Proposed Amendment to Appendix A. – Alpharetta Downtown Code Section 3.2.4 (I)

- The submitted recommendations from the Historic Preservation Commission would ensure that there are more criteria for designation than the property being over 75 years old. The City Attorney has reviewed these proposed changes.
- As the Contributing Historic Properties List is located in the UDC in the Downtown Code Section 3.2.4 I, removals and additions to this list are text amendment changes; they must be considered by the Planning Commission and approved by City Council.
- City Attorney, Sam Thomas, read the Ordinance aloud

Public Comment

None

- ❖ *Council Member Kennedy offered a motion to approve the Ordinance*
 - *The motion received a second from Council Member Mitchell*
 - *The motion was approved 7-0*

VII. OLD BUSINESS

A. MP-16-13/Z-16-11/CU-16-19/V-16-26: TPA/FUQUA DEVELOPMENT/PERIDOT

- ❖ *This item was tabled by City Council on Monday, May 17, 2017. It will need to be removed from the table in order to be considered.*
- ❖ *This item was not removed from the table and therefore not considered or discussed.*

Consideration of a request to amend the Peridot (A.K.A. MetLife) Master Plan and previous conditions of zoning to allow 320 'For-Rent' residential units, 167 'For-Sale' Attached units, 55,500 square feet of retail/restaurant use, 664,400 square feet of office use, and a 200-room hotel. A rezoning is requested on 15.51 acres from O-I (Office-Institutional) to MU (Mixed- Use) and a conditional use is requested to allow 'Dwelling, 'For-Rent' and 'Bank, Savings and Loan' uses. A variance is requested to allow first floor 'For-Rent' dwellings on three building sides and to allow first floor 'For-Rent' dwellings on a Storefront Street. The property is located on the west side of Haynes Bridge Road south of Lakeview Parkway and is legally described as Land Lots 744, 745, 752, and 753, 1st District, 2nd Section, Fulton County, Georgia.

B. Alcohol Ordinance Amendments (1st reading)

- ❖ *This item was deferred to the May 1st Council Meeting*

VIII. NEW BUSINESS

A. Mayfield Road Sidewalk Improvements, ITB 17-007

- Director of Public Works, Pete Sewczwicz, came forward to present this item on behalf of

staff

- Staff recommended that Council award Bid No. 17-007 to Ohmshiv Construction, LLC in the amount of \$941,270.00 for the Mayfield Road Sidewalk Improvements Project and authorize the Mayor to execute all necessary documents.
- The award of this bid is for the construction of the Mayfield Road Sidewalk Improvements Project. The project consists of the construction of approximately 2,750 linear feet of a 6' wide sidewalk on the west/south side of Mayfield Road from Chantilly Drive to Bates Road and approximately 870 linear feet of 6' wide sidewalk along the east/north side of Mayfield Road from Harrington Drive to Bates Road. Also included in the project is the installation of curb and gutter, the installation of storm drainage, the construction of 4' wide bicycle lanes where new curb and gutter is being installed, and the resurfacing of Mayfield Road within the project limits. When complete, this project will provide contiguous sidewalks along the west/south side of Mayfield Road from Chantilly Drive to Main Street and along the east/north side from Harrington Drive to Bates Road.
- The Department of Public Works prepared plans and specifications for the sidewalk project and advertised for competitive bids during March, 2017. Bids for the project were received on April 6, 2017 and the City received a total of thirteen bids
- The apparent low bidder, Ohmshiv Construction LLC, is an experienced contractor and has worked on numerous projects with similar scopes of work in Georgia for several agencies including the City of Duluth and Gwinnett County. The contacted references stated that Ohmshiv Construction LLC provided reliable work on time and within budget and would utilize their services again. Additionally, Ohmshiv Construction, LLC was previously awarded the City's North Main Street Walk Drainage Improvements in May 2013. Ohmshiv Construction, LLC consistently demonstrated an exceptional level of communication, performance, professionalism, and workmanship.
- Staff met with Ohmshiv Construction LLC on April 12, 2017 to review the scope of work and the City's expectations. Ohmshiv Construction LLC assured Staff that they could complete the project for the bid amount and within the allocated time frame. Thus, Staff determined Ohmshiv Construction LLC to be the lowest responsive and responsible bidder.
- This project will require the relocation of a couple of utility poles. Originally, a total of 8 utility poles would need to be relocated, however Public Works Staff was able to reduce the number to 2-3 due to modifying the beauty strip to keep the pole in place. Since a bike lane is part of the project, a buffer exists between vehicles and the poles. Staff is still awaiting pricing from the affected utility owners and will present these costs to City Council at a later date.
- Once a contract with Ohmshiv, Inc. has been finalized and executed, construction may begin immediately. The anticipated completion date is no more than 180 days from notice to proceed.

Public Comment

None

- ❖ *Council Member Owens offered a motion to award Bid No. 17-007 for Mayfield Road Sidewalk Improvements Project to Ohmshiv Construction, LLC in an amount not to exceed \$941,270.00 and authorize the Mayor to execute all necessary documents*

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

B. Renewal of the Intergovernmental Agreement (IGA) concerning the processing, storage, and control of Evidence within the City Of Alpharetta by the City of Milton Police Department.

- Police Captain, Will Merrill, came forward to present this item on behalf of staff
- Staff requested that Council approve the renewal of the Intergovernmental Agreement, with changes, concerning the processing, storage, and control of Evidence within the City Of Alpharetta by the City of Milton Police Department.
- The Alpharetta Department of Public Safety has a current Intergovernmental Agreement (IGA) with the City of Milton Police Department for the storage and control of all evidence secured by the City of Milton Police Department. During a review of the IGA for renewal, the City of Milton Attorney requested minor, non-substantive changes. These changes have been reviewed and agreed to by the Director of Public Safety and City of Alpharetta Attorney Sam Thomas. The City of Alpharetta must approve this IGA prior the City of Milton City Council approval which is scheduled for May 1st.

Public Comment

None

- ❖ *Council Member Gilvin offered a motion to approve the Intergovernmental Agreement with the City of Milton regarding the document as written.*

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

C. Ratification and Approval of MOU Between Alpharetta and Milton For the Acquisition of Land To Be Jointly Owned and Operated As a Passive Park

- City Attorney, Sam Thomas, provided a brief summary of the item
- This MOU is for the City of Alpharetta's consideration to enter into an agreement with the City of Milton for the purpose of memorializing each City's intent to jointly acquire, own, operate, improve and maintain a City Park at 1470, 1480, 1490 Mayfield Road located in the City of Alpharetta.

Public Comment

None

- ❖ *Council Member Binder offered a motion to approve the MOU Between Alpharetta and Milton For the Acquisition of Land To Be Jointly Owned and Operated As a Passive Park*
 - *The motion received a second from Council Member Gilvin*
 - *The motion was approved 7-0*

D. Approval of Service Delivery Strategy Agreement

- City Attorney, Sam Thomas, provided a brief summary of the request
- Several years ago the North Fulton County Cities began reviewing the various components for the delivery of services under the Service Delivery Strategy Agreement ("SDSA") then existing between Fulton County and cities within Fulton County. All the cities including those newly created (14 in total at the time) offered several recommendations to Fulton County in an attempt to revise the SDSA. Eventually, Fulton County filed a lawsuit requesting the Court to intervene. The Court referred the matter to mediation. At various times the City of Alpharetta has been represented in negotiations by the City Administrator, City Director of Finance and City Attorney. After many years of mediation and continued negotiations and by way of various IGAs, MOUs and other agreements an SDSA has been prepared. The full document, which consists of over 1,500 pages, is presented to this meeting. The Agreement is being approved by the cities this month and will then be approved by Fulton County. Following that the Agreement will be presented to Georgia Department of Community Affairs.
- In summary, the Agreement states the City of Alpharetta shall self-provide the following services either through its general fund, grants, and/or customer contracts:

Arts Programs	Environment Regulations
911 Services	Parks and Recreation
Communications (non 911)	Senior Centers
EMS	Street Construction/Maintenance
GIS Mapping	Building Inspection/Permits
Municipal Court	Code Enforcement
Fire	Storm Water
Police	Recycling Programs/Curbside
Solicitor	Solid Waste
Economic Development	Yard Waste

- Fulton County will continue to provide sewer and water system services, and pursuant to IGAs, animal control, jail services and elections.

- The City Attorney approves the form and content of the Collective Agreement.
- The City Attorney read the Resolution aloud

Public Comment

None

- ❖ *Council Member Kennedy offered a motion to approve the Resolution*
 - *The motion received a second from Council Member Owens*
 - *The motion was approved 7-0*

IX. WORKSHOP

A. Truck Routes

- Director of Public Works, Pete Sewczwicz, came forward to discuss this item along with staff from the Department of Public Safety
- This item will come forward for formal consideration at a later Council Meeting

X. PUBLIC COMMENT

None

XI. REPORTS

- Council Member Merkel recognized Council Member Binder for receiving an award at the recent District Conference as President of the Alpharetta Rotary and the Alpharetta Chapter received an award for being 'Club of the Year'.

XII. ADJOURNMENT

- ❖ *Mayor Belle Isle adjourned the meeting at 7:39 p.m.*

Respectfully Submitted,



Coty Thigpen, City Clerk



City Council Meeting STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: May 15, 2017

I. AGENDA ITEM TITLE: PH-17-14 CITY CENTER/BUILDING HEIGHT (COUNCIL ONLY)
CONSIDERATION OF A REQUEST TO CHANGE PREVIOUS CONDITIONS OF ZONING TO REDUCE THE MINIMUM BUILDING HEIGHT OF CERTAIN RETAIL BUILDINGS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF SOUTH MAIN STREET AND ACADEMY STREET AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOT 1268, 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Council Agenda Report, Zoning Map, FLUP Map, Aerial Map, Location Map, Overall Site Plan, Overall Site Plan B/W, Overall Lease Plan, Building 1A Inspiration Photos, Parcel 3B Rendering, Building 1B Rendering, Bldg 3B Floor Plan, LOD.1Be Elevation, LOD.3Be Elevations, Citizenship Part B Report, Application



CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: PH-17-14 CITY CENTER/BUILDING HEIGHT

CITY COUNCIL: MAY 15, 2017

II. RECOMMENDATION:

Approve PH-17-14 City Center/Building Height subject to the following conditions:

1. The minimum height of the building on Parcel 1B shall be 23' and the minimum height of the building on Parcel 3B shall be 21'.
2. Parcel 1A building shall be a 2-story replica of the Old Milton County City Hall Building, as depicted on Exhibit A.
3. All previous conditions of zoning related to the subject property shall remain in effect, except as modified in the conditions above.

III. REPORT IN BRIEF:

The applicant, Cheri Morris, requests a change to previous conditions of zoning on the 25-acre City Center property approved as a mixed-use development. The requested change would allow for a reduction in the minimum height of two restaurant buildings along South Main Street. The subject property is located at the southeast corner of South Main Street and Academy Street.

DISCUSSION

The submitted request, if approved, will allow for changes to previous conditions of zoning related to the City Center mixed-use development. Original conditions of zoning on the City Center property required a minimum building height of 24' for buildings facing Main Street, except for the Jones House and buildings along the town green. The proposed change includes reducing the building height of a 1-story, 3,000 square foot restaurant building on Parcel 1B from 24' to 23' – 3 5/8" and a 1-story, 3,520 square foot restaurant building on Parcel 3B from 24' to 21' – 4".

The subject property was approved on October 26, 2015 for a rezoning to MU (Mixed Use) to allow 40 'For-Sale' townhome units on 5.85 acres with a density of 6.83 dwelling units per acre. The approved number of units and density will remain the same. The applicant proposes the following changes to the previous conditions of zoning related to file CLUP-15-04/Z-15-06/V-15-07 Thompson Street Investments:

11. On buildings facing Main Street, façade shall be a minimum 24 feet high, with the exception of the renovated Jones House, [Parcel 1B](#), [Parcel 3B](#) and any buildings along the town green.

The developer's previous renderings of City Center depicted a rooftop dining area on the building on Parcel 1D/E. However, the applicant may not construct the rooftop dining area, but instead would construct other outside seating options.

CONCURRENCES

City Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request to change previous conditions of zoning. The proposed reduction in building heights are minimal and should have

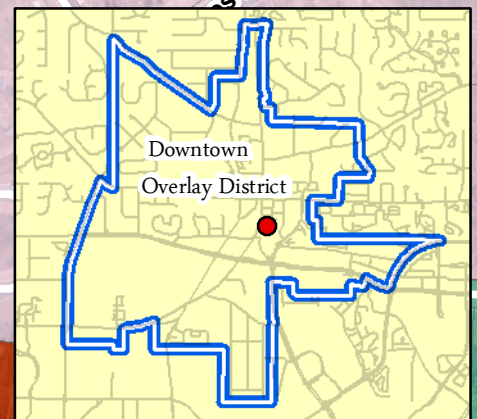
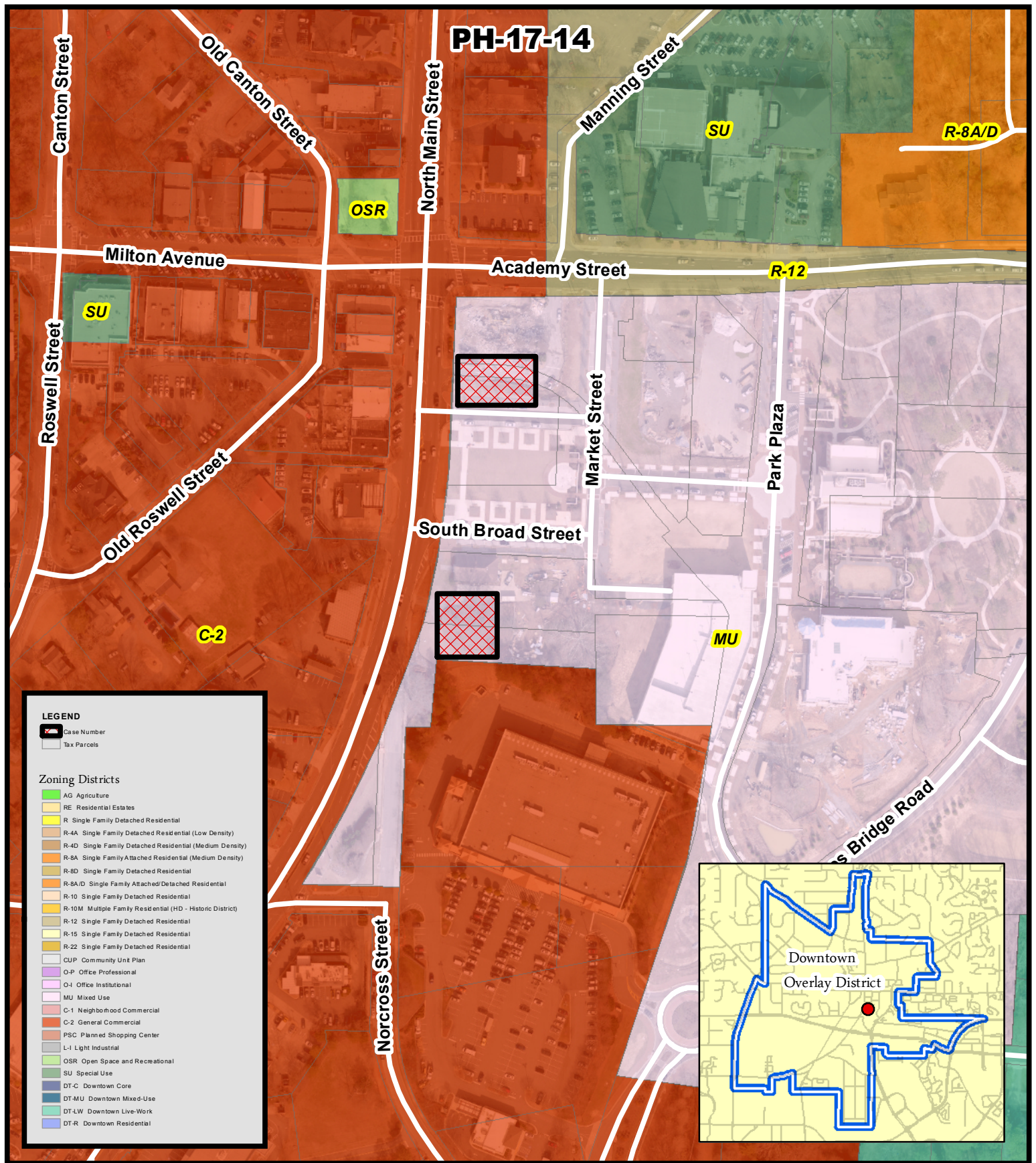
little to no impact on the overall quality of the City Center project. However, the corner 'Old Milton County City Hall' building previously proposed as a 2-story building should remain.

CITIZEN PARTICIPATION PLAN

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

IV. ATTACHMENTS:

- Site Plan
- Building Elevations

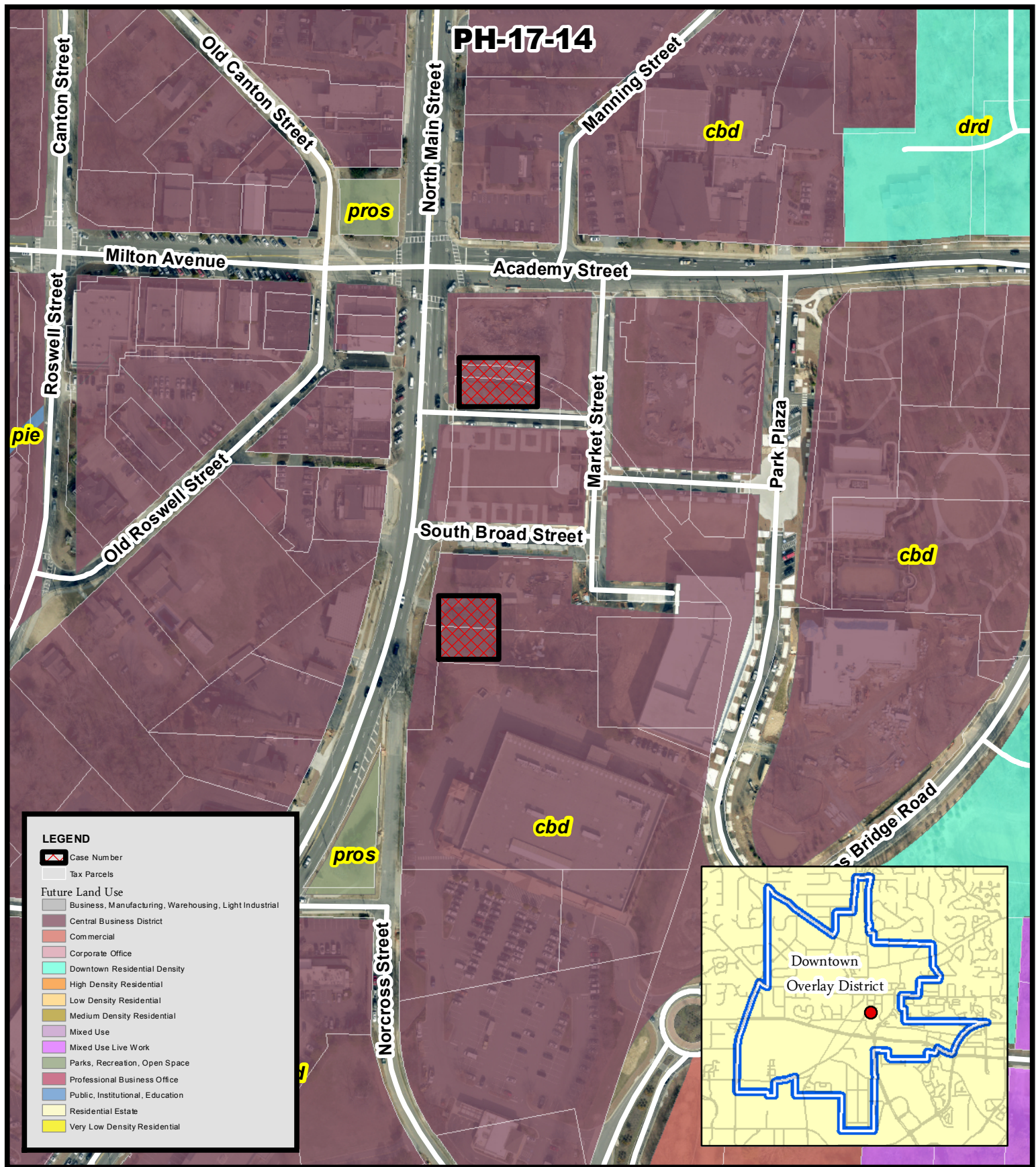


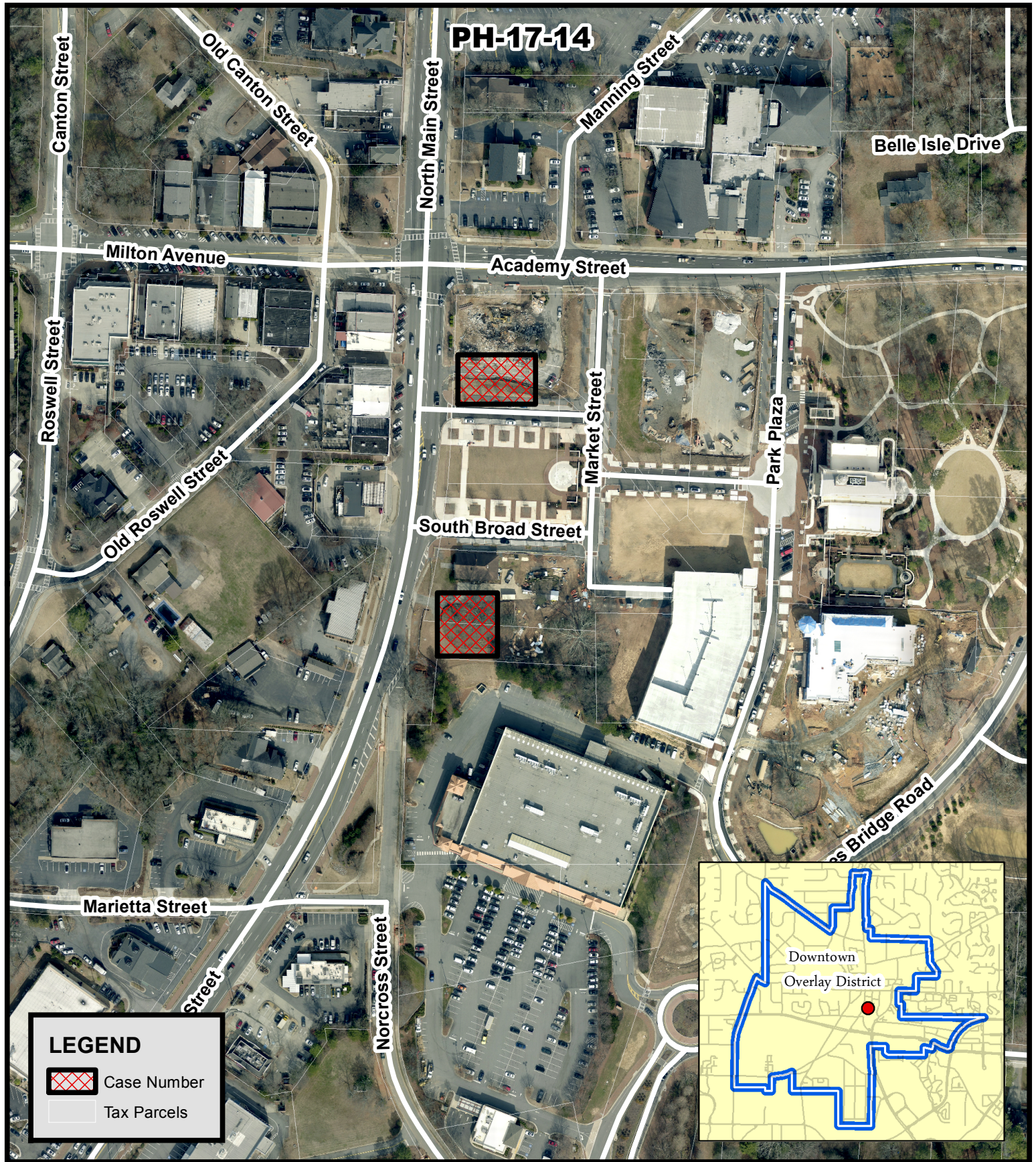
PH-17-14
D/LL: 2/2/1268
CC Date: 5/15/17

Zoning Map
Building Heights--Restaurant Outparcels
City Center

Location Map Provided by:
Community Development - GIS



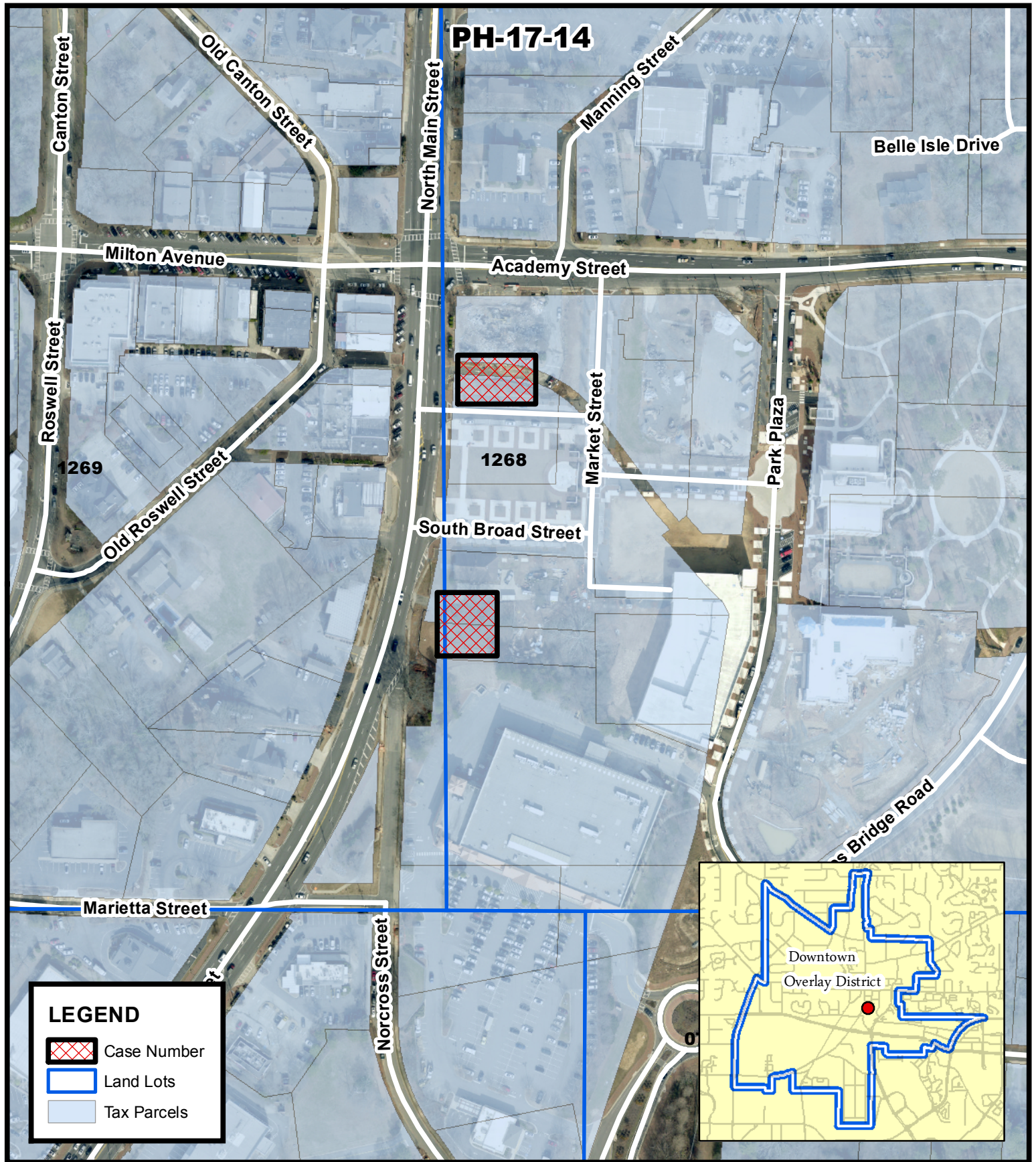




Aerial Map
Building Heights--Restaurant Outparcels
City Center

PH-17-14
D/LL: 2/2/1268
CC Date: 5/15/17

Location Map Provided by:
Community Development - GIS



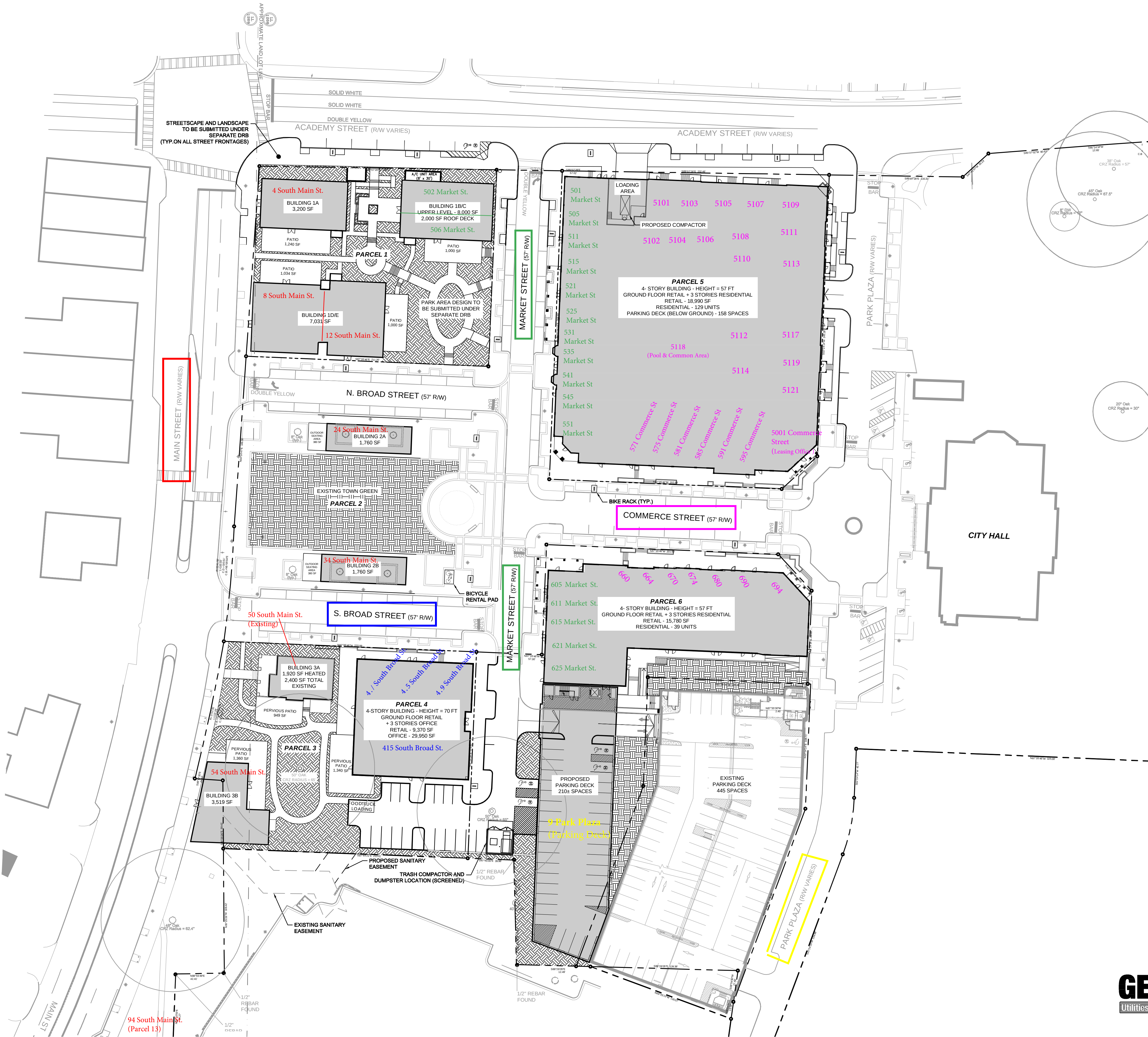
Location Map
Building Heights--Restaurant Outparcels
City Center

PH-17-14
D/LL: 2/2/1268
CC Date: 5/15/17

Location Map Provided by:
Community Development - GIS



Drawing name: K:\ALP_PRJ\017029001_Alpharetta City Center\CAD\PlanSheets\C2-00 - SITE PLAN.dwg C2-00 SITE PLAN Feb 29, 2016 1:43pm by: lauren.garten
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE PLAN LEGEND:

- PROPERTY LINE
- GREEN SPACE
- BICYCLE RENTAL PAD
- BICYCLE RACK
- HANDICAP PARKING
- EXISTING STREET LIGHTS

NOTES:

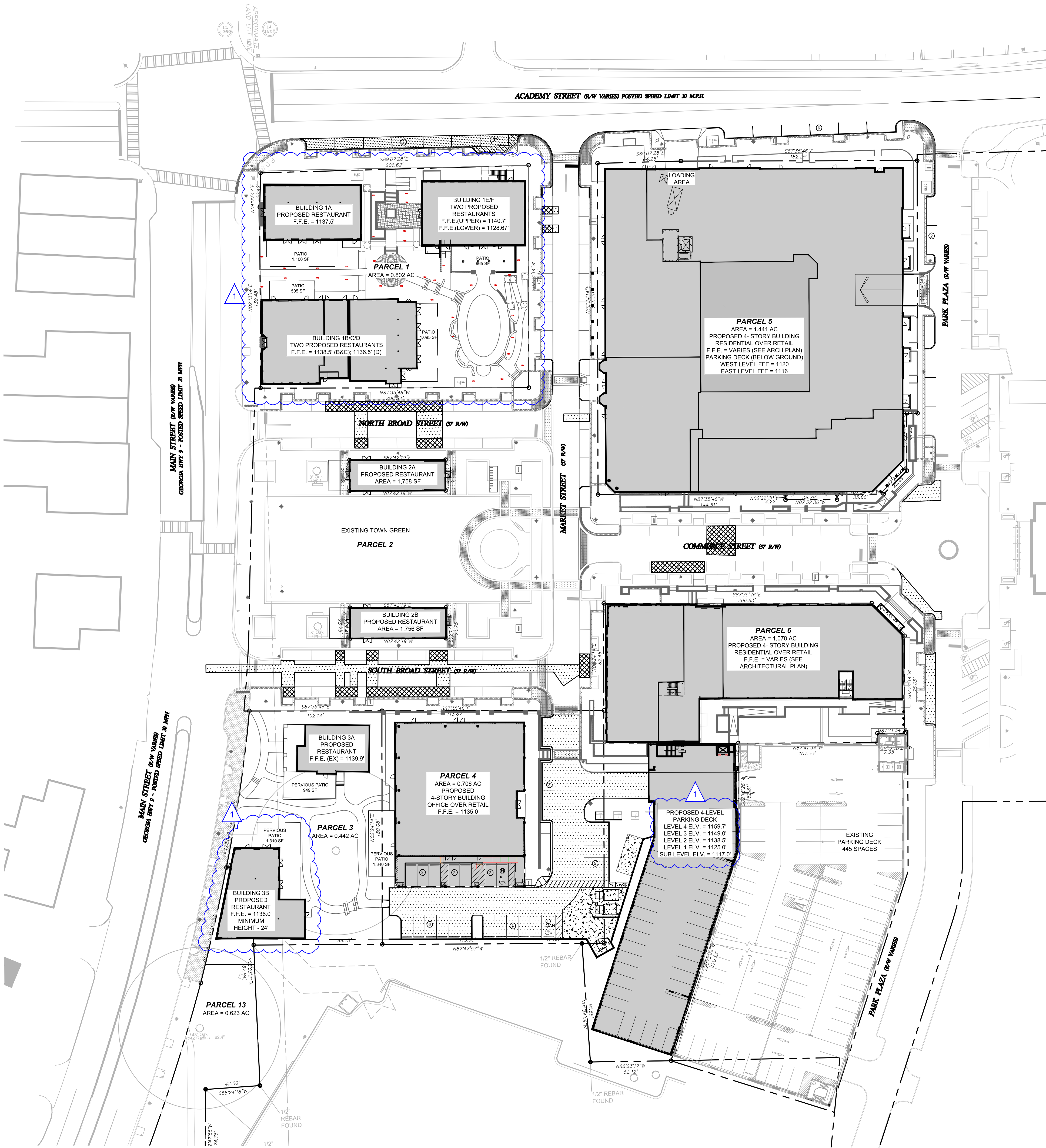
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE DOWNTOWN CITY CENTER STORMWATER MANAGEMENT REPORT AND THE CITY OF ALPHARETTA STORMWATER REGULATIONS.
- LANDSCAPE ARCHITECTURAL DESIGN INCLUDING STREETScape, HARDScape, SITE LIGHTING, AND PLANTING PLANS WILL BE SUBMITTED UNDER A SEPARATE DRB APPLICATION
- INTERNAL PROPERTY LINES ARE SHOWN FOR REFERENCE ONLY. THE APPLICANT WILL COORDINATE THE SUBDIVISION OF PROPERTIES WITH THE CITY OF ALPHARETTA AS PART OF THE LAND DISTURBANCE PERMIT APPLICATION.
- REMOVAL AND PRESERVATION OF EXISTING TREES WILL BE COORDINATED WITH THE CITY OF ALPHARETTA ARBORIST.

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

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

PROJECT: ALPHARETTA CITY CENTER PLAZA PARK, ALPHARETTA, GA		CLIENT: SOUTH CITY PARTNERS 3715 NORTHSIDE PARKWAY, SUITE 1-310 ATLANTA, GA PHONE: 404-400-1321	1" = 40'		Kimley»Horn © 2015 KIMLEY-HORN AND ASSOCIATES, INC. 10 ROSWELL STREET, SUITE 210 ALPHARETTA, GEORGIA 30009 PHONE (770) 619-4280 WWW.KIMLEY-HORN.COM	7	
			SCALE:	DRAWN BY: KHA		5	
TITLE: DRB SITE PLAN			DESIGNED BY: KHA	CHECKED BY: KHA		4	
						3	
						2	
						1	
SHEET NUMBER						No.	REVISIONS
1 OF 1							DATE
							BY



ARBORIST NOTES:

ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.

THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.

INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.

TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES, NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY CITY ARBORIST.

ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.

ALL ROOTS ENCOUNTERED 12" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.

IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, ESPECIALLY WITHIN AREAS ABUTTING A PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.

ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

LANDSCAPE NOTE:

LANDSCAPE AND HARDSCAPE LAYOUTS SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY.

DETAILED LANDSCAPE AND HARDSCAPE PLANS WILL BE SUBMITTED UNDER A SEPARATE PACKAGE AS AN AMENDMENT TO THIS PERMIT AFTER REVIEW AND APPROVAL BY THE DRB.

TRAFFIC NOTE:

IF SIGNS, STRIPING AND MODIFICATIONS TO TRAFFIC CONTROL ARE REQUIRED AS A PART OF DEVELOPMENT, CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

DENSITY SUMMARY:

(PER ZONING MEETING DATED 04/27/2015)

PROPOSED USE:	MIXED USE
RESIDENTIAL:	
REQUIRED MAX UNITS:	168 1 & 2 BEDROOM UNITS
PROVIDED UNITS:	PARCEL 5: 129 UNITS
	PARCEL 6: 39 UNITS
	TOTAL: 168 UNITS
REQUIRED DENSITY:	MAX - 8 UNITS PER ACRE
PROVIDED DENSITY:	168 UNITS/21.34 AC
	7.87 UNITS PER ACRE
COMMERCIAL:	
PARCEL 1:	18,380 SF
PARCEL 2:	3,520 SF
PARCEL 3:	5,495 SF
PARCEL 4:	7,560 SF
PARCEL 5:	18,730 SF
PARCEL 6:	15,655 SF
OFFICE:	38,925 SF

CITY OF ALPHARETTA NOTES:

NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.

SITE PLAN LEGEND:

---	PROPERTY LINE
[Pattern]	CITY OF ALPHARETTA TYPE II PAVEMENT. SEE DETAIL ON SHEET C6-02
[Pattern]	PERVIOUS PAVEMENT
[Pattern]	WHITE CROSS HATCH STRIPING.
[Pattern]	CONCRETE PAVERS. SEE LA PLANS.
[Pattern]	BRICK PAVERS. SEE LA PLANS.
[Pattern]	CONCRETE
[Symbol]	PROPOSED BICYCLE SHARE LOCATION
[Symbol]	PROPOSED BICYCLE RACK LOCATION
[Symbol]	PROPOSED TRANSFORMER PAD
[Symbol]	COMPACT PARKING SPACE
[Symbol]	HANDICAP PARKING SPACE

SITE NOTES:

CITY OF ALPHARETTA LDP#:	D160016
ZONING:	MU (MIXED USE)
PROPOSED USE:	RETAIL, RESIDENTIAL, OFFICE
MAX BUILDING HEIGHT:	4 STORIES
PROPOSED BUILDING HEIGHT:	4 STORIES, ±5'
MAX BUILDING AREA:	
OFFICE:	108,171 SQ. FT.
COMMERCIAL:	104,400 SQ. FT.
PROPOSED BUILDING AREA:	
OFFICE:	38,925 SQ. FT.
COMMERCIAL:	71,561 SQ. FT.

MAX IMPERVIOUS AREA:	80%
SITE AREA:	4.6 ACRES
IMPERVIOUS AREA:	3.94 ACRES (69.6%)
PERVIOUS AREA:	1.23 ACRES (30.4%)

- EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY TRAVIS PRUITT & ASSOCIATES, INC. DATED 01/13/2016.
- THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY SMALLWOOD REYNOLDS, STEWERT, STEWERT & ASSOCIATES DATED 03/11/2016 AND PLACE MAKER DESIGN, INC. DATED 02/17/2016 AND IS FOR ILLUSTRATED PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
- ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
- ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
- REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

PARKING SUMMARY:

(PER ZONING MEETING DATED 04/27/2015)

PROPOSED USE:	MIXED USE
PARKING PROVIDED:	924 TOTAL SPACES
EXISTING PARKING GARAGE:	445 SPACES
PARKING DECK EXPANSION:	166 SPACES
PARCEL 5 DECK:	158 SPACES
SURFACE PARKING:	155* SPACES
*INCLUDES 32 SPACES IN LIBRARY LOT	

PARKING COUNT DOES NOT INCLUDE SPACES ALONG ACADEMY STREET OR MAIN STREET.

PARKING DIMENSIONS:	
STANDARD SPACE:	9'X19'
COMPACT SPACE:	8'X16'
DRIVE ISLE:	22'

PROJECT: ALPHARETTA CITY CENTER MIXED USE DEVELOPMENT 2 PLAZA PARK, ALPHARETTA, GA		CLIENT: SOUTH CITY PARTNERS 3715 NORTHSIDE PARKWAY, SUITE 1-310 ATLANTA, GA PHONE: 404-400-1321		SCALE: AS SHOWN		ISSUED FOR CONSTRUCTION	
TITLE: OVERALL SITE PLAN				DRAWN BY: KHA		7	
DATE: 03/15/2016				DESIGNED BY: KHA		6	
PROJECT NO. 017029001				CHECKED BY: KHA		5	
SHEET NUMBER C2-00						4	
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						No.	
						REVISIONS	
						DATE	
						BY	

3/29/2017

DAVID M. MORROW

REGISTERED PROFESSIONAL ENGINEER

No. 27428

STATE OF GEORGIA

Kimley»Horn

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10 ROSWELL STREET, SUITE 210

ALPHARETTA, GEORGIA 30009

PHONE (770) 919-4200

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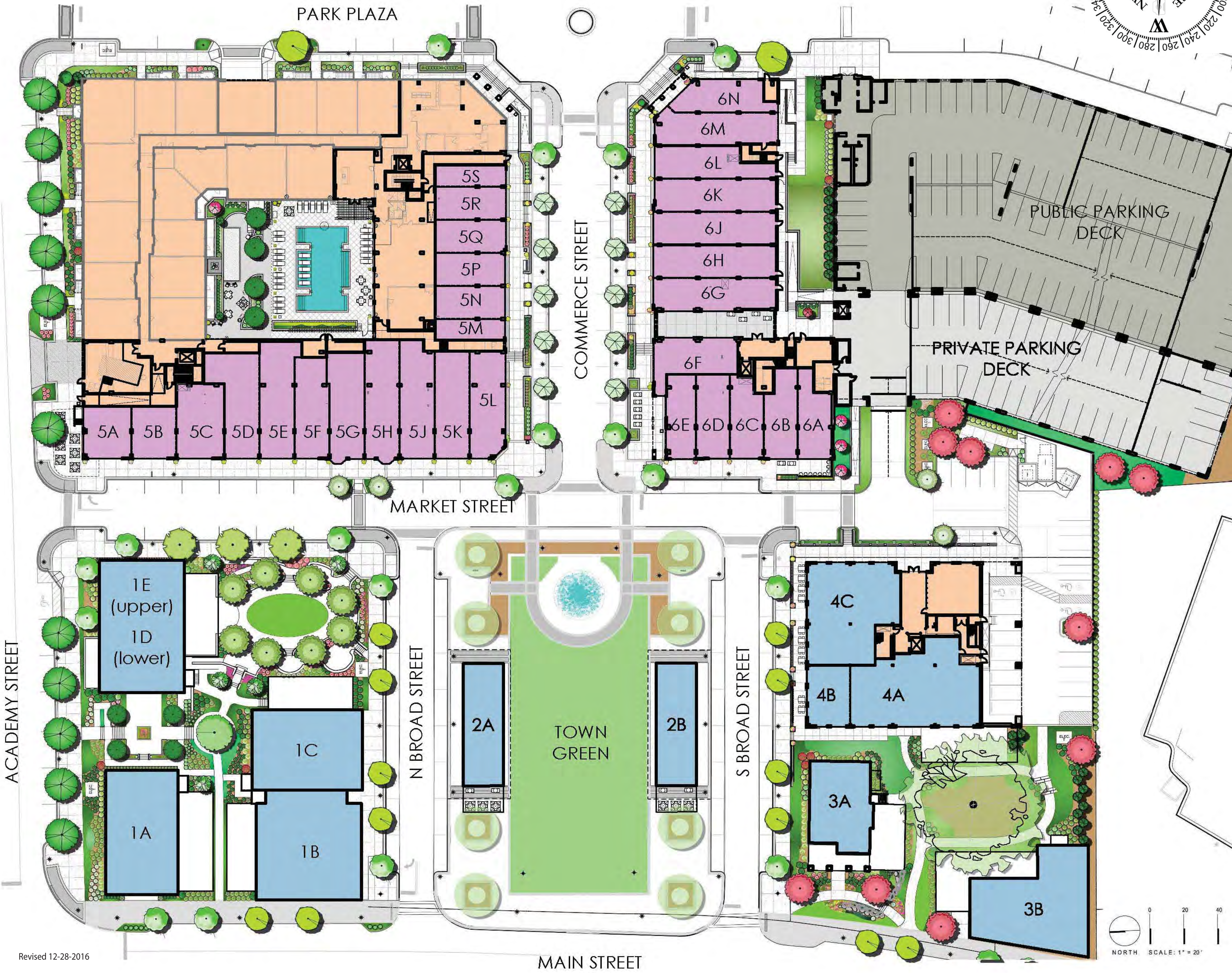
1

No.

REVISIONS

DATE

BY



RETAIL AND RESTAURANT LEASE PLAN	
SPACE	AREA (SF)
1A	3,215 COND./1,240 PATIO
1B	4,000 COND./925 PATIO
1C	3,165 COND./1,000 PATIO
1D	4,000 COND./1,000 PATIO
1E	4,000 COND./2,000 ROOF
20,380 GLA	
PARCEL 1 TOTAL	(includes 2000 Roof Deck)
2A	1,760 COND./380 PATIO
2B	1,760 COND./380 PATIO
PARCEL 2 TOTAL	3,520 CONDITIONED
3A	1,975 COND.
3B	w/450 PORCH & 950 PATIO
PARCEL 3 TOTAL	5,495 CONDITIONED
4A	3,420 COND./1,100 PATIO
4B	960
4C	3,065
PARCEL 4 TOTAL	7,445 CONDITIONED
THE GARDENS	
Parcels 1-4 TOTAL	36,840 CONDITIONED
5A	895
5B	830
5C	1,280
5D	1,535
5E	1,495
5F	1,240
5G	1,380
5H	1,520
5J	1,450
5K	1,350
5L	1,365
5M	535
5N	815
5P	815
5Q	830
5R	830
5S	540
PARCEL 5 TOTAL	18,705 CONDITIONED
6A	1,000
6B	1,000
6C	930
6D	1,025
6E	905
6F	1,210
6G	1,465
6H	1,470
6J	1,470
6K	1,460
6L	1,215
6M	1,445
6N	1,055
PARCEL 6 TOTAL	15,650 CONDITIONED
THE DISTRICT	
Parcels 5 & 6 TOTAL	34,355 CONDITIONED
DEVELOPMENT TOTAL	71,195 CONDITIONED



Gary Doster



INSPIRATION PHOTOS
BUILDING 1A

#15125
03/29/17



PLACE MAKER DESIGN
1000 CIRCLE 75 PARKWAY • SUITE 400 • ATLANTA, GEORGIA 30339

Alpharetta City Center
ALPHARETTA, GEORGIA

MORRIS
FELL & AWS

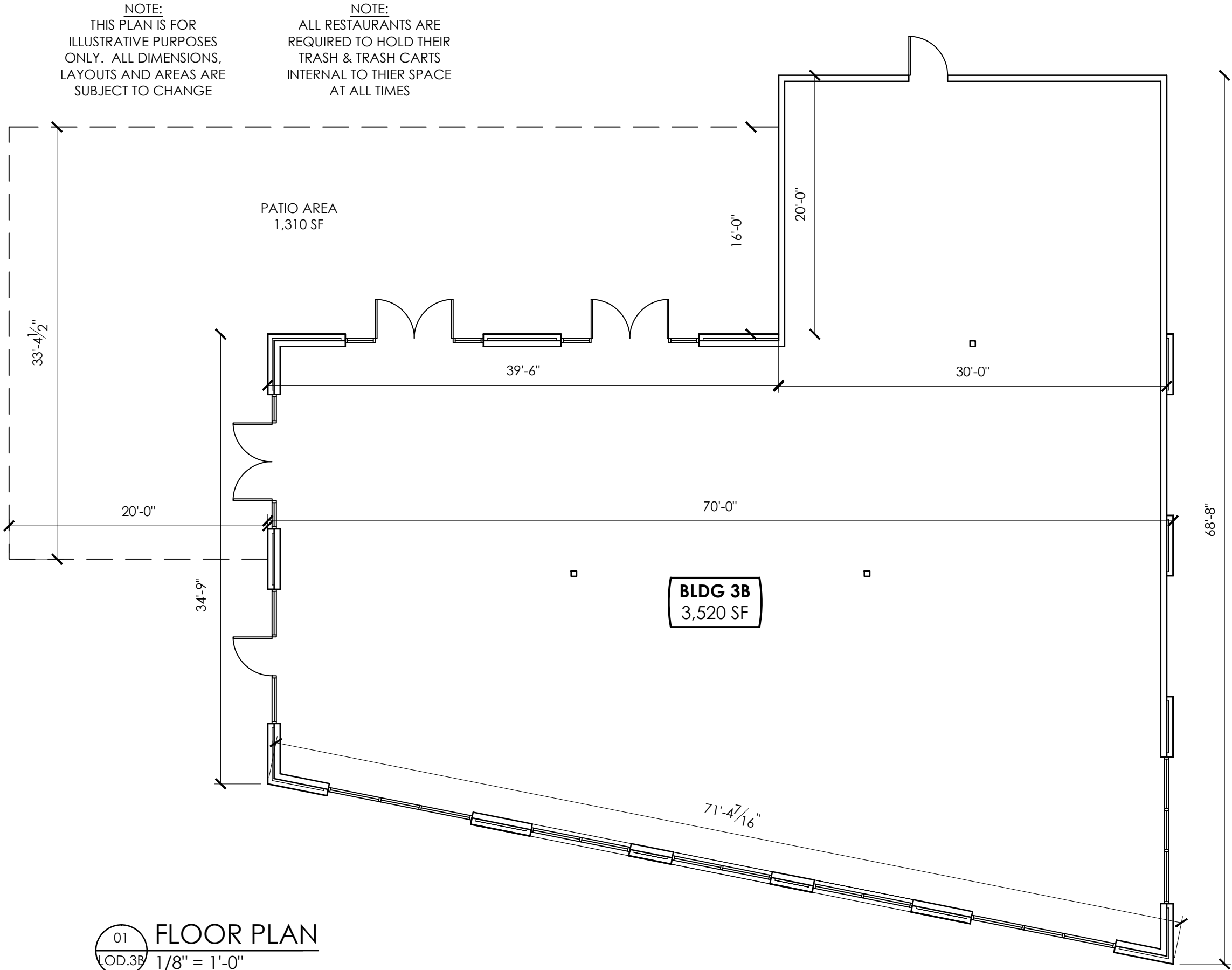
Building 3B Rendering



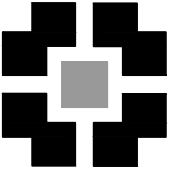
Parcel 1B Rendering



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01 FLOOR PLAN
LOD.3B 1/8" = 1'-0"



PLACE
MAKER
DESIGN

REV #	DATE	DESCRIPTION

ALPHARETTA
CITY CENTER
ALPHARETTA, GEORGIA
MORRIS & FELLOWS

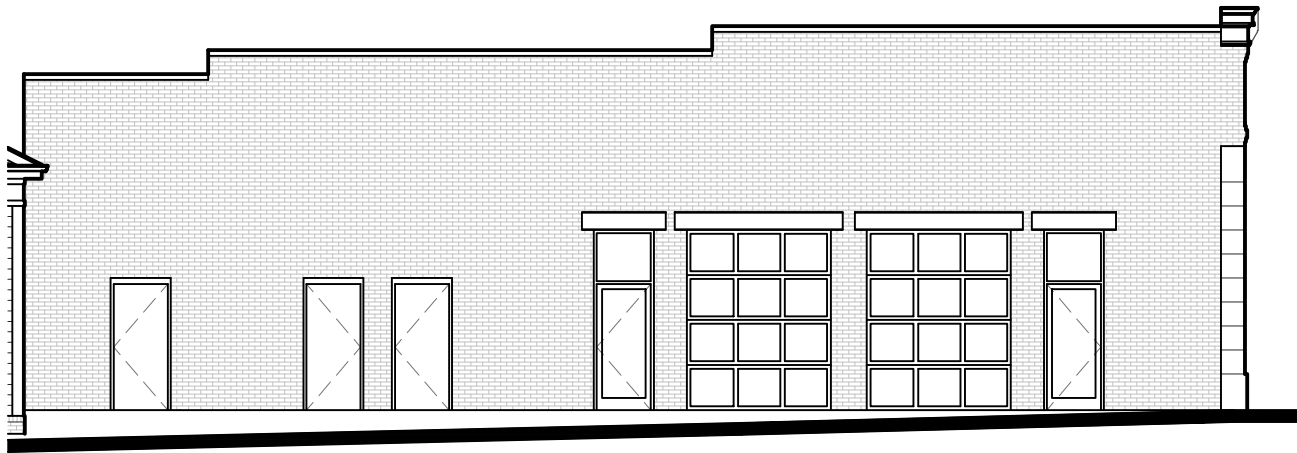
PLACE MAKER DESIGN
1000 CIRCLE 75 PARKWAY
SUITE 400
ATLANTA, GEORGIA 30339
404.549.4499

ISSUE DATE	03/07/17
DRAWN BY	TMV
CHECKED BY	TMV
PMD PROJ #	15125

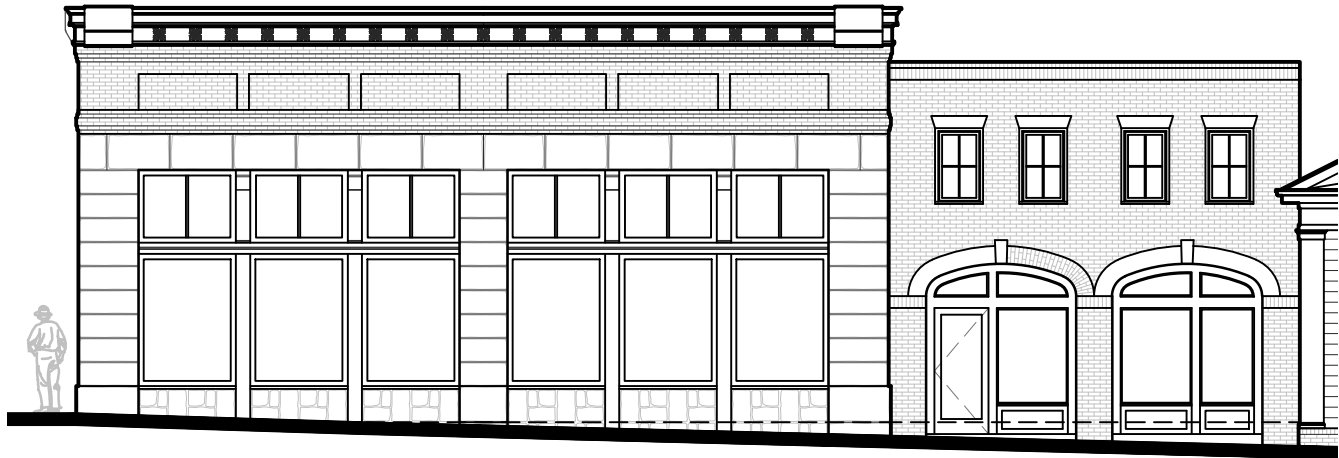
SHEET TITLE
LOD PLAN

SHEET #
LOD.3B

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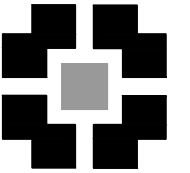
03 NORTH ELEV
LOD.1Be 3/32" = 1'-0"



02 N BROAD ST ELEV
LOD.1Be 3/32" = 1'-0"



01 MAIN STREET ELEV
LOD.1Be 3/32" = 1'-0"



PLACE
MAKER
DESIGN

REV #	DATE	DESCRIPTION

ALPHARETTA
CITY CENTER
ALPHARETTA, GEORGIA
MORRIS & FELLOWS

PLACE MAKER DESIGN
1000 CIRCLE 75 PARKWAY
SUITE 400
ATLANTA, GEORGIA 30339
404.549.4499

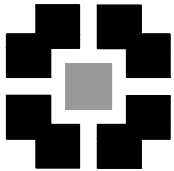
ISSUE DATE	04/03/17
DRAWN BY	TMV
CHECKED BY	TMV
PMD PROJ #	15125

SHEET TITLE
LOD
ELEVATION

SHEET #
LOD.1Be

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NOTE:
THESE ELEVATIONS ARE FOR
ILLUSTRATIVE PURPOSES
ONLY. ALL DIMENSIONS,
LAYOUTS AND AREAS ARE
SUBJECT TO CHANGE



PLACE
MAKER
DESIGN

REV #	DATE	DESCRIPTION

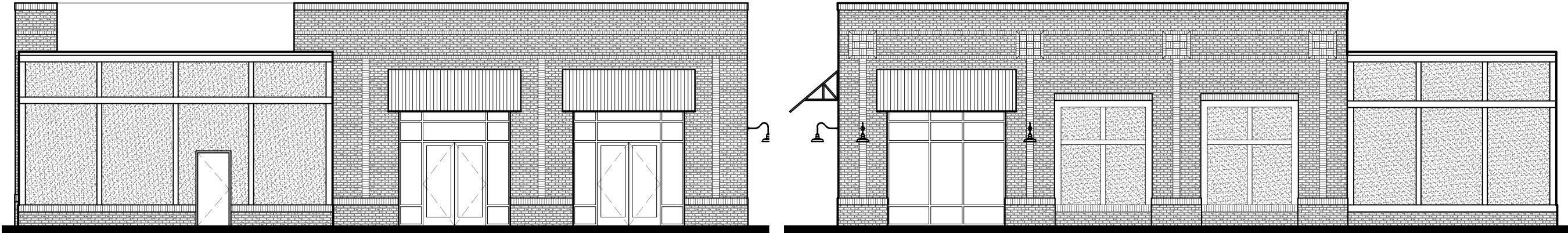
ALPHARETTA
CITY CENTER
ALPHARETTA, GEORGIA
MORRIS & FELLOWS

PLACE MAKER DESIGN
1000 CIRCLE 75 PARKWAY
SUITE 400
ATLANTA, GEORGIA 30339
404.549.4499

ISSUE DATE	03/07/17
DRAWN BY	TMV
CHECKED BY	TMV
PMD PROJ #	15125

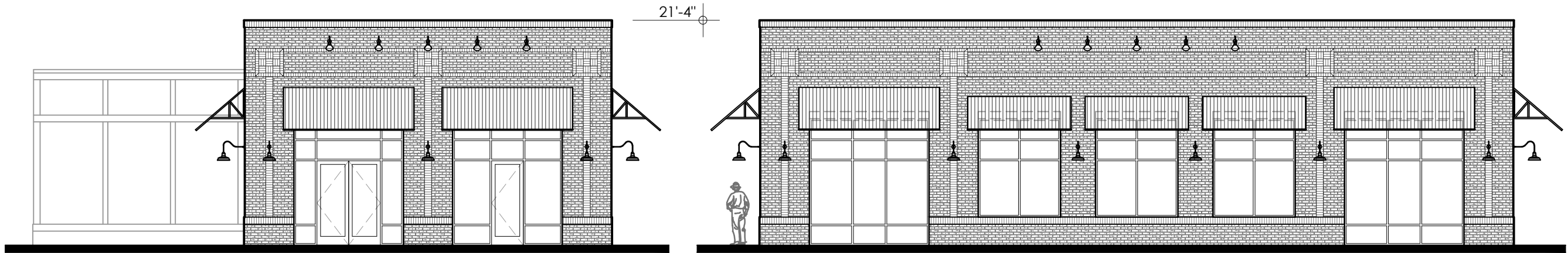
SHEET TITLE
LOD
ELEVATIONS

SHEET #
LOD.3Be



04 EAST ELEV
LOD.3Be 3/32" = 1'-0"

03 SOUTH ELEV
LOD.3Be 3/32" = 1'-0"



02 NORTH ELEV
LOD.3Be 3/32" = 1'-0"

01 MAIN ST ELEV
LOD.3Be 3/32" = 1'-0"

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: Morris & Fellows; Change to Condition of Zoning - Parcels 1B & 3B, Alpharetta City Center

Contact Name: Patty Farr - Morris & Fellows

Telephone: 770-561-3563

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

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

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

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

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

Signature of Authorized Agent: _____

Patty Farr for Morris & Fellows

Date: April 24, 2017

Print Form



April 18, 2017

Dear Property Owner:

RE: Application for Change to Condition of Zoning
Parcel 1B & Parcel 3B – Alpharetta City Center

Morris and Fellows has filed application for a building height change to Condition of Zoning for Parcel 1B at 8 South Main Street and Parcel 3B at 54 South Main Street of the Alpharetta City Center project.

This requested change will provide for variation in the height of the street frontage buildings along Main Street as would have naturally occurred in downtown Alpharetta had the buildings been constructed over an extended period of time. This change request will also allow for the building heights to be proportionate to the building floorplate and architectural style of the proposed buildings.

A site plan is attached for your reference in locating the two parcels identified in this request for change to Condition of Zoning.

The current hearing date for this application is as follows:

City Council: May 15, 2017 at 6:30 pm.

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

Should you have any questions or would like to request further information regarding this application, please contact me at 770-561-3563 or patty.farr@morrisandfellows.com.

Sincerely,

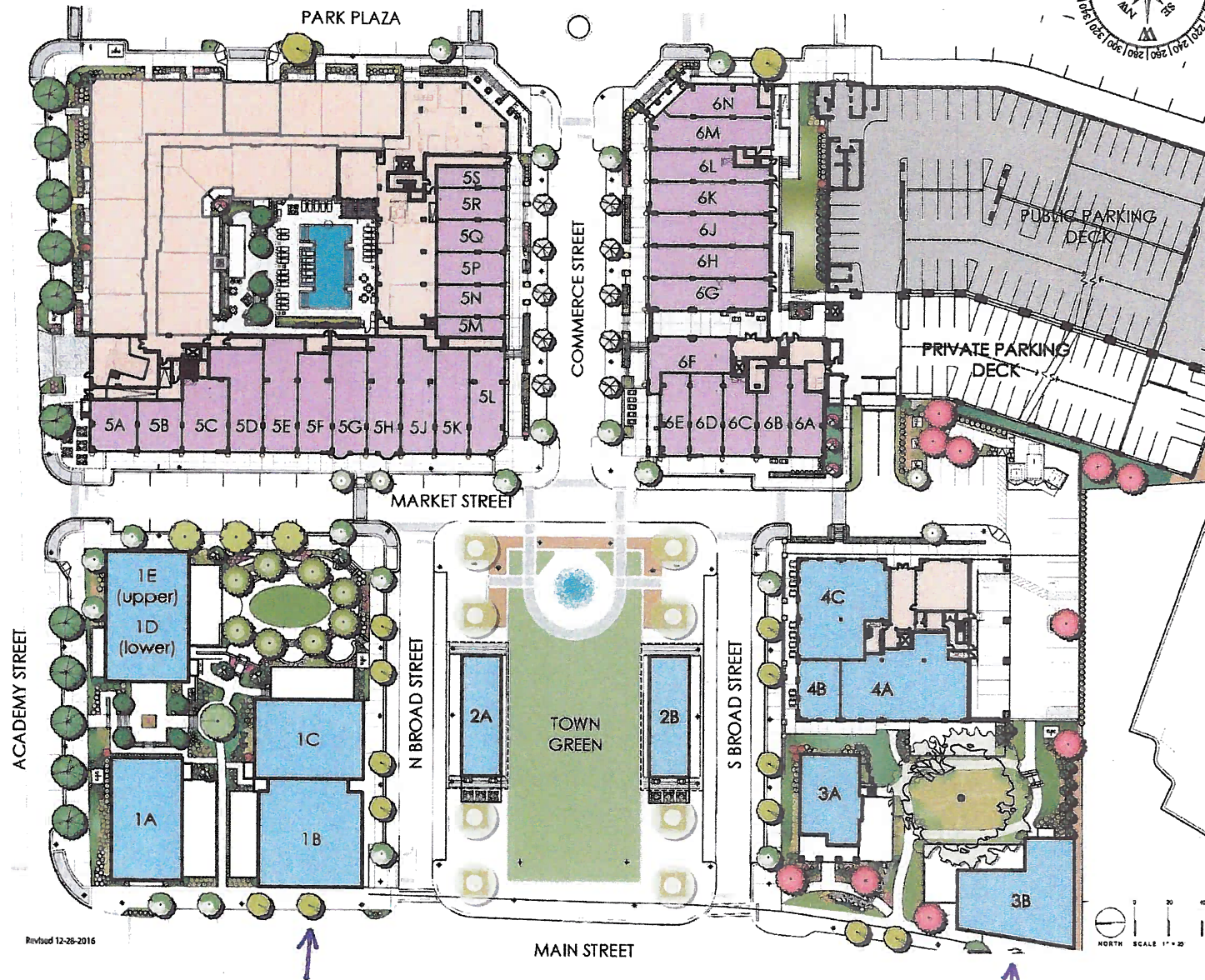
A handwritten signature in black ink, appearing to read "Patty Farr", written over a horizontal line.

Patty Farr
Morris and Fellows

Attachment

ALPHARETTA

CITY CENTER



RETAIL AND RESTAURANT LEASE PLAN	
SPACE	AREA (SF)
1A	3,215 COND./1,240 PATIO
1B	4,000 COND./925 PATIO
1C	3,165 COND./1,000 PATIO
1D	4,000 COND./1,000 PATIO
1E	4,000 COND./2,000 ROOF
	20,380 GLA
PARCEL 1 TOTAL	(Includes 2000 Roof Deck)
2A	1,760 COND./380 PATIO
2B	1,760 COND./380 PATIO
PARCEL 2 TOTAL	3,520 CONDITIONED
	1,975 COND.
3A	w/450 PORCH & 950 PATIO
3B	3,520 COND./1,360 PATIO
PARCEL 3 TOTAL	5,495 CONDITIONED
4A	3,420 COND./1,100 PATIO
4B	960
4C	3,065
PARCEL 4 TOTAL	7,445 CONDITIONED
THE GARDENS	
Parcels 1-4 TOTAL	36,840 CONDITIONED
5A	895
5B	830
5C	1,280
5D	1,535
5E	1,495
5F	1,240
5G	1,380
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5J	1,450
5K	1,350
5L	1,365
5M	535
5N	815
5P	815
5Q	830
5R	830
5S	540
PARCEL 5 TOTAL	18,765 CONDITIONED
6A	1,000
6B	1,000
6C	930
6D	1,025
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6H	1,470
6J	1,470
6K	1,460
6L	1,215
6M	1,445
6N	1,055
PARCEL 6 TOTAL	15,650 CONDITIONED
THE DISTRICT	
Parcels 5 & 6 TOTAL	34,355 CONDITIONED
DEVELOPMENT TOTAL	71,195 CONDITIONED

28 NORTH MAIN STREET LLC
3270 COCHISE DR SE
ATLANTA GA 30339-4319

ALPHARETTA TOWN COMMONS LLC
2801 BUFORD HWY NE SUITE T 70
ATLANTA GA 30329

CARLOS L BAGWELL REVOCABLE TRUST THE
40 ROSWELL ST
ALPHARETTA GA 30009

DELSON STORES INC
3270 COCHISE DR
ATLANTA GA 30339

GEORGIA PED SAV & LOAN ASSN
P.O. BOX 2609
CARLSBAD CA 92018-2609

LOCKWOOD JOSEPH K
369 DORRIS RD
ALPHARETTA GA 30004

PALMER FAMILY INVESTMENTS LLC
79 S MAIN ST
ALPHARETTA GA 30009

PHILLIPS ERMINE B
205 SLATON CIR
ROSWELL GA 30075

SEA MIST IOP LP
185 N PLAZA CT
MOUNT PLEASANT SC 29464

WATERS BUILDING LLC THE
241 LAKE FORREST LN
ATLANTA GA 30342-3211

ALPHARETTA CHRISTIAN ACADEMY
44 ACADEMY ST
ALPHARETTA GA 30004

BLALOCK ESTATE HOLDINGS LLC
7215 DONCASTER CT
CUMMING GA 30040-7662

CHALK2CHAMPIONS LLC
38 N MAIN ST
ALPHARETTA GA 30009

FIRST BAPTIST CHURCH OF ALPHARETTA INC
44 ACADEMY ST
ALPHARETTA GA 30004

KELL BUILDING PARTNERS LLC
131 ROSWELL ST SUITE B201
ALPHARETTA GA 30009

MILTON CAPITAL FUND LLC
705 WINDWALK DR
ROSWELL GA 30076

PALMER FAMILY INVESTMENTS LLC
11460 ALPHARETTA HWY
ROSWELL GA 30076-3801

PRASANTH PROPERTIES LLC
416 PIRKLE FERRY RD SUITE H400
CUMMING GA 30040

THE CITY OF ALPHARETTA GEORGIA
2 S MAIN STRM
ALPHARETTA GA 30004

ALPHARETTA FIRST UNITED METHODIST CHURCH INC
69 N MAIN ST
ALPHARETTA GA 30004

BLUE DEVIL ASSOCIATES L L C
1100 POWERS PL
ALPHARETTA GA 30004

D & R MILLER HOLDINGS LLC
980 BIRMINGHAM RD SUITE 501-391
ALPHARETTA GA 30004

FULTON COUNTY GEORGIA
141 PRYOR ST
ATLANTA GA 30303

LEAFE STEPHEN P
30 MILTON AVE
ALPHARETTA GA 30004

ONE SOUTH MAIN LLC
710 COOPER SANDY CV
ALPHARETTA GA 30004

PARSONS JAMES J
10465 STONEFIELD LNDG
DULUTH GA 30097-5951

PUBLIX SUPER MARKETS INC
P O BOX 32025
LAKELAND FL 33802-2025

TWENTY NORTH MAIN LLC
233 CANTON ST
ALPHARETTA GA 30004



4/4/17

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

PH-17-14
CITY CENTER BUILDING HEIGHT

FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Cheri Morris Telephone: 404-625-1403

Address: 4940 Long Island Drive, NW Suite: N/A

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

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

Subject Property Information:

Address: 54 South Main Street - Building 3B and 8 South Main Street - Parcel 1B Current Zoning: MU

District: 2 Section: 2 Land Lot: 1268+1269 Parcel ID: Parcel 3B and Parcel 1B

Proposed Zoning: MU Current Use: Retail / Restaurant

This Application For (Check All That Apply):

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

PROPERTY OWNER AUTHORIZATION

Property Owner Information: ALPHA 1-2-3 LLC

Contact Name: CHERI MORRIS

Telephone: 404-625-1403

Address: 4940 LONG ISLAND DRIVE, NW

Suite: —

City SANDY SPRINGS

State: GA

Zip: 30327

Authorization:

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

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

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

Identify Authorized Applicant:

Name of Authorized Applicant: CHERI MORRIS

Telephone: 404-625-1403

Address: 4940 LONG ISLAND DRIVE, NW

Suite: —

City SANDY SPRINGS

State: GA

Zip: 30327

So Sworn and Attested:

Owner Signature: _____

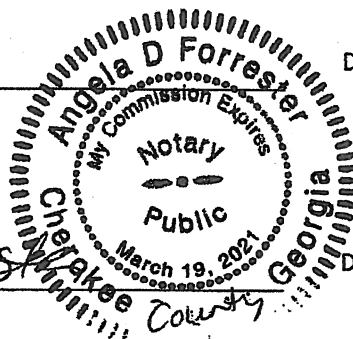
TB/h

Date: 3/30/2017

Notary:

Notary Signature: _____

Angela D. Forrester



Date: 3/30/17

DISCLOSURE FORM

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

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

Name of Applicant or Opponent:

CHERI MORRIS

Subject Public Hearing Case:

Campaign Contribution Information:

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

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

Name of Official:

N/A

Position:

N/A

Description of Contribution:

N/A

Value:

N/A

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

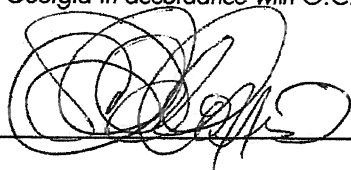
Description of Contribution:

Value:

Campaign Contribution Information:

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

Signature:



Date:

3/30/2017

APPLICANT REQUEST AND INTENT

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

The proposed use for the property is a 3,520 square foot 1-story restaurant building with an outdoor dining patio on Parcel 3B and a 3,000 square foot one story restaurant building on Parcel 1B.

Applicant's Request (Please itemize the proposal):

The applicant is requesting a variance from the current zoning condition requiring a height of 24' for buildings fronting Main Street, and is proposing to construct a building on Parcel 3B of 21'- 4" in height and a building on Parcel 1B of 23' - 3 5/8" in height.

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

The 24' building height requirement creates a dis-proportionate amount of building structure above top of windows in the proposed design of the buildings. Historically, this building would not have been 24 feet tall and for Alpharetta City Center we are attempting to make each building as historically accurate as possible

A building height of 24' results in an extremely high ceiling height for a one-story restaurant building creating an odd interior condition for customers, with too much empty vault above the space people will occupy. It will also be very difficult to keep the building comfortable with west-facing windows and such a large space to try and condition. This will create an undue hardship on the occupants by making it unnecessarily difficult and costly to heat and cool the space.

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Sufficient variety in building massing is achieved in the Alpharetta City Center mixed-use development without Parcel 1B and Parcel 3B constructed at a 24' building height. A variation in the height of the Main Street frontage buildings would be desirable.

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

A lower building height at Parcel 1B and Parcel 3B will not affect the use and value of the surrounding properties.

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

The properties can be developed for a reasonable economic use as currently zoned and a change to the property use is not currently requested.

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

The proposed variance to the building height zoning condition will not affect population and traffic.

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

There would be no impact to schools and utilities if this proposal were approved.

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

This proposal does not affect the Alpharetta Comprehensive Plan and Land Use Map.

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

The development of the entire Alpharetta City Center project helps to create the Alpharetta downtown district and approval of this variance request does not adversely affect this vision.

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

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

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

There are no exceptional conditions pertaining to the subject properties relative to their zoned use, but the zoning condition of a 24' building height requirement is extraordinary and exceptional for single story restaurant buildings.

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

Hardship is created from the Zoning Code Standards, with a zoning condition requiring the Main Street frontage buildings to be a minimum of 24' in height. A single story restaurant building this tall creates undue financial hardship on building owner and occupants in shell construction and fit-up costs and in the cost of utilities and maintenance and additionally creates aesthetic and design challenges for a single story building.

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

There are no site conditions peculiar to the subject properties.

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.

Granting the requested building height zoning condition variance would not cause substantial detriment to the public good or impair the intent of the Zoning Code. The requested building height variance is quite minimal relative to the varying building heights and building massing achieved in the overall design of the entire Alpharetta City Center project. Slight variations in the heights of the buildings along Main Street will create visual interest and should have no detrimental visual impact affecting the public good or Zoning Code.

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: Alpharetta City Center

Contact Name: Cheri Morris

Telephone: 404-625-1403

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.

South City Partners

MidCity Partners

Publix

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

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

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

Adjacent property owners may contact Cheri Morris by telephone, email or letter with any questions or concerns.

DESCRIPTION OF

Parcel 3

All that tract or parcel of land lying and being in Land Lots 1268 and 1269 of the 2nd District, 2nd Section, City of Alpharetta, Fulton County, Georgia, being Parcel 3 of Alpharetta City Center, and being more particularly described as follows:

Beginning at the intersection of the eastern right of way line of Main Street (right of way width varies), also known as State Route 9, and the southern right of way line of South Broad Street (55.8 feet right of way width at this point); thence proceeding along said right of way line of South Broad Street South 87 degrees 35 minutes 46 seconds East a distance of 102.14 feet to a point; thence leaving South Broad Street and proceeding South 02 degrees 24 minutes 14 seconds West a distance of 180.08 feet to a point on the northern property line of Publix Super Markets, Inc., as recorded in Deed Book 18928, Page 6; thence proceeding with the property line of Publix Super Markets, Inc., the following courses and distances: North 87 degrees 47 minutes 57 seconds West a distance of 99.13 feet to a point and South 00 degrees 03 minutes 21 seconds East a distance of 15.04 feet to a point; thence proceeding North 87 degrees 42 minutes 19 seconds West a distance of 37.98 feet to a point on the southeastern right of way line of Main Street; thence proceeding along said right of way line of Main Street the following courses and distances: along a curve to the left with a radius of 1561.78 feet and an arc length of 76.63 feet (said curve having a chord bearing of North 14 degrees 43 minutes 50 seconds East and a chord distance of 76.62 feet) to a point and along a curve to the left with a radius of 1108.08 feet and an arc length of 122.07 feet (said curve having a chord bearing of North 10 degrees 52 minutes 26 seconds East and a chord distance of 122.01 feet) to the Point of Beginning.

Said tract contains 21341 square feet or 0.4899 acres.



City Council Meeting STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: May 15, 2017

I. AGENDA ITEM TITLE: V-17-12 WADE SHOWS, INC./NORTH POINT MALL (COUNCIL ONLY)
CONSIDERATION OF A VARIANCE REQUEST FROM UNIFIED DEVELOPMENT CODE (UDC)
SUBSECTION 2.3.2 (A) TO INCREASE THE TIME PERIOD FOR A TEMPORARY USE (CARNIVAL) FROM
4 DAYS TO 16 DAYS. THE PROPERTY IS LOCATED AT 1000 NORTH POINT CIRCLE AND IS LEGALLY
DESCRIBED AS BEING LOCATED IN LAND LOT 742, 1ST DISTRICT, 2ND SECTION, FULTON COUNTY,
GEORGIA.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Council Agenda Report, Aerial Map, Location Map, Citi Part B Report, Application



CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: V-17-12 NORTH POINT MALL/WADE SHOWS INC.

CITY COUNCIL: MAY 15, 2017

II. RECOMMENDATION:

Approve V-17-12 North Point Mall/Wade Shows, Inc. variance subject to the following conditions:

1. Variance shall be granted to Wade Shows, Inc. and shall not be transferrable.
2. Variance shall be permitted for 16 days each year, subject to review and approval of a temporary use permit.

III. REPORT IN BRIEF:

The applicant, Wade Shows, Inc., is requesting consideration of a variance from Unified Development Code (UDC) Subsection 2.3.2 (A) to increase the time period for a temporary use from four (4) days to 16 days. The applicant proposes to have a carnival within the surface parking lot between Sears and JCPenney at North Point Mall. The subject property is located at 1000 North Point Circle.

DISCUSSION

The applicant, Wade Shows, Inc., is requesting a variance to increase the time period for a temporary use from four (4) days to 16 days to allow for a carnival in the surface parking lot between Sears and JCPenney at North Point Mall. The subject property is located at 1000 North Point Circle.

North Point Mall and the surrounding area is zoned PSC (Planned Shopping Center). The area is commercial and there are no residential uses in the immediate vicinity. The applicant provided a site plan depicting the carnival within a 75,000 square foot area in the existing surface parking lot between Sears and JCPenney. Parking for the carnival will be accommodated in the parking lots surrounding the North Point Mall.

Unified Development Code (UDC) Subsection 2.3.2 (A) allows a carnival, circus or fair for a period not to exceed four (4) days, subject to providing adequate parking, addressing safety concerns and limiting impacts to surrounding properties. The applicant requests extending the time period to 16 days, which includes three (3) days of set-up, two (2) days of tear down and eleven (11) days of operation.

The proposed event is scheduled to take place June 1-11, with set-up and safety inspections to occur May 29-June 1. The carnival anticipates hours of operation from 5-11 PM during weekdays and 1-11PM on weekends. According to the applicant, the carnival will not include animals, amplified noise, road closures, tents or alcoholic beverages. There will be 18-20 rides, games, food and restroom facilities.

VARIANCE REQUIREMENTS

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

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

Response: There are no extraordinary or exceptional conditions pertaining to this particular piece of property. However, sufficient land area and parking exists to support the proposed carnival.

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

Response: Application of the UDC would allow the carnival to operate for four (4) days. However, sufficient land area and parking exists to support the proposed carnival for the extended period of time.

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

Response: There are no peculiar conditions that apply to the property. However, sufficient parking exists surrounding North Point Mall to support the proposed temporary use for the extended time period.

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

Response: The applicant's requested variance will not cause a substantial detriment to the public good, if conditions are placed on the request limiting the approval to Wade Shows, Inc.

CONCURRENCES

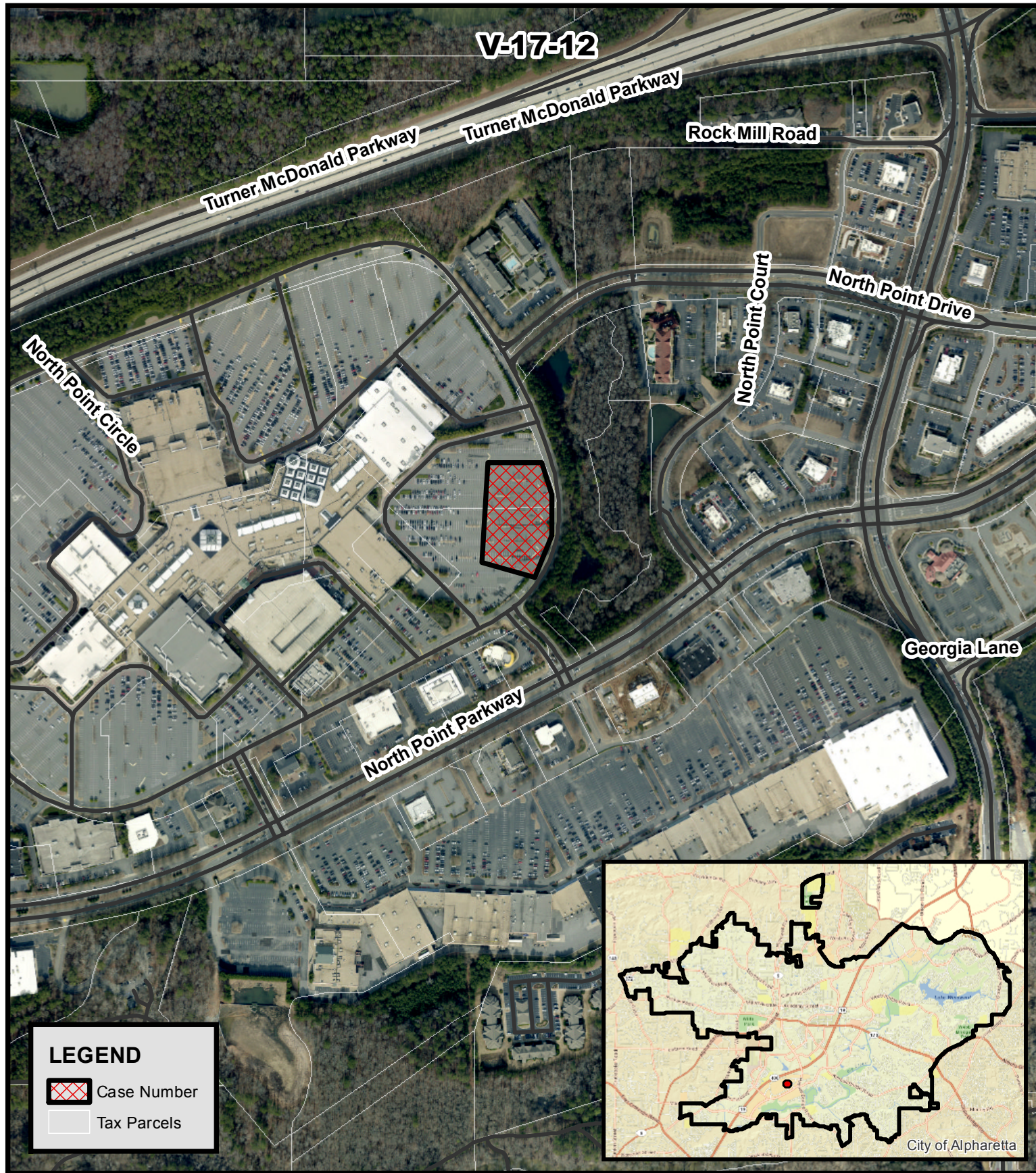
Staff has reviewed the application and is in general agreement with the requested variance. Adequate parking is available at this location to support both the carnival attraction and existing businesses. In addition, the carnival is appropriately located in a commercial area, minimizing impacts to surrounding properties. The State Fire Marshal is responsible for all safety inspections. If approval is considered, conditions are recommended limiting the temporary use to Wade Shows, Inc. and limited the time period to 16 days annually, subject to review and approval of a temporary use permit each year.

CITIZEN PARTICIPATION PLAN

The applicant notified adjacent property owners of the variance request and intent for the property. The citizen participation report states that no comments were received.

IV. ATTACHMENTS:

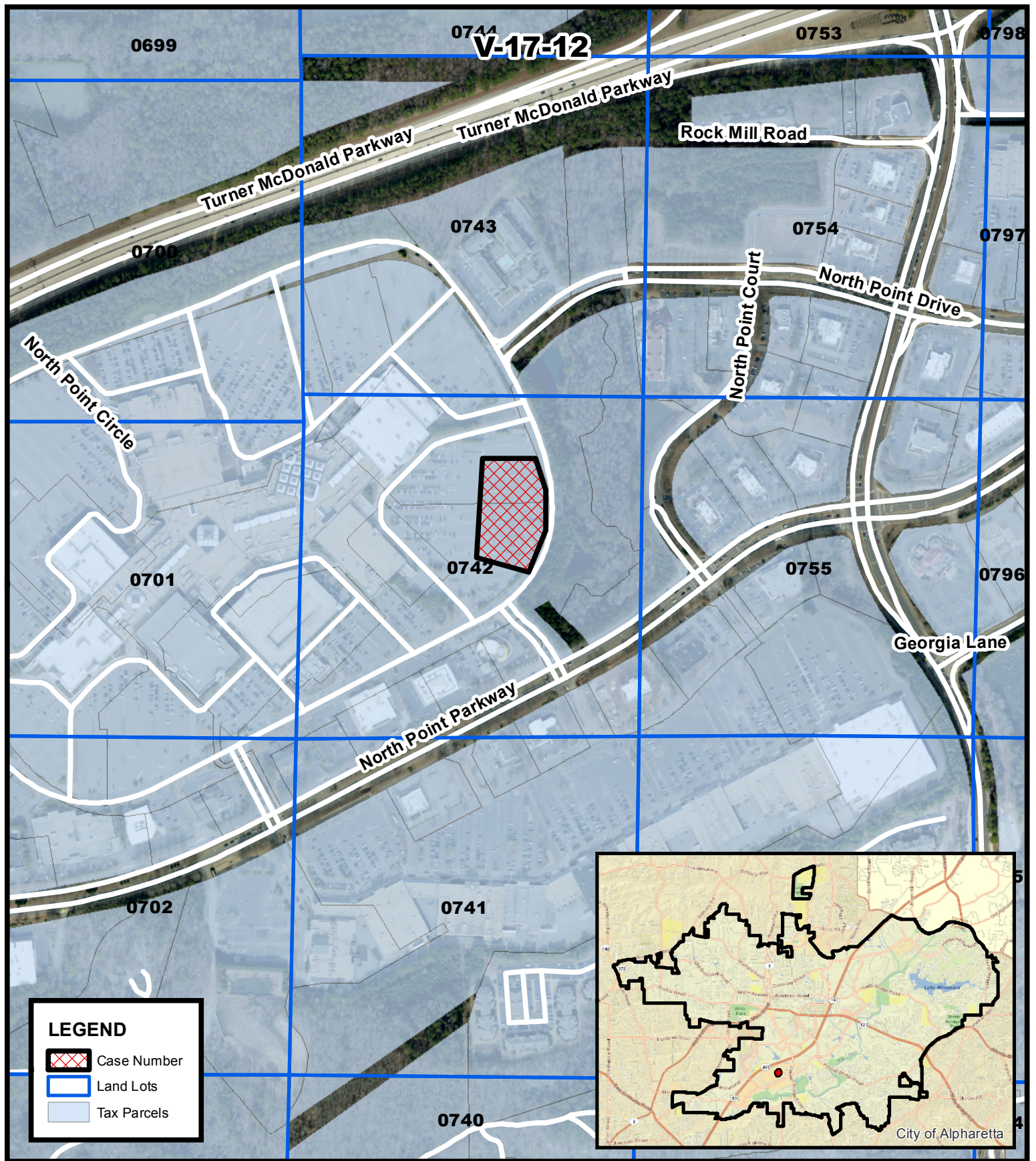
- Site Plan



Aerial Map
WG Wade Shows--Carnival
North Point Mall

V-17-12
D/LL: 1/2/742
CC: 5/15/17

Location Map Provided by:
Community Development - GIS



Location Map
WG Wade Shows--Carnival
North Point Mall

V-17-12
D/LL: 1/2/742
CC: 5/15/17



Location Map Provided by:
Community Development - GIS

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: Proposed Carnival - North Point Mall - W.G. Wade Shows, Inc.

Contact Name: Taylor Thiessen

Telephone: (760) 832-8620 x45

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

No comments or concerns were received by any and all individuals contacted as part of the Citizen Participation Program.

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



Letter



Personal Visits



Telephone



Group Meeting



Email



Other (Please Specify) _____

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

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

Signature of Authorized Agent: _____

Taylor Thiessen

Date: _____

5/3/17

Print Form

3/28/17



WG Wade Shows/ NorthPoint Mall

V-17-12

Phone: 760-832-8620

Fax: 760-832-8621

sales@kevaworks.com

www.kevaworks.com

69730 Highway 111, Suite 106, Rancho Mirage, CA 92270

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009
Attn: Michael Woodman

To Whom It May Concern;

Wade Shows, Inc. in contingency with the General Growth Properties is requesting a variance to host a carnival on the premises of the North Point Mall. The carnival will set up in the excess parking of the mall and use approximately 75,000 SF. The presence of the carnival will drive traffic to the center and will bring consumers into the mall and surrounding businesses. Not only would this opportunity boost the economy but enrich the community with family oriented activities while delivering a safe and qualified Carnival operator to the city of Alpharetta

Attached is the Public Hearing application for the carnival at the North Point Mall, 1000 N Point Circle, Alpharetta, GA. The proposed event is scheduled to take place June 1 - 11, with set up May 29 - June 1, inspections June 1 and move out June 13, 2017. Times of event: (if approved within City ordinances) weekdays 5-11 PM and weekends 1-11 PM.

The carnival WILL NOT have animals, amplified sound, road closures, tents or alcoholic beverages. It will consist of 18 - 20 rides, 6 games and 2 food booths with typical carnival type foods, i.e., funnel cakes, caramel corn, popcorn, cotton candy, etc. NO alcoholic beverages will be served or available for purchase. Carnival will provide portable toilets, a roll off dumpster and security.

Wade Shows owns over 100 amusement rides and attractions and services over 15 million people each year. Wade Shows plays more State Fairs than any other carnival in history, working with great events such as the Oklahoma State Fair, the North Carolina State Fair, the Missouri State Fair, The South Florida Fair, the San Antonio Livestock Show and Exhibition, the Alabama State Fair, the Delaware State Fair, the Florida State Fair, and the Alabama National Fair. Wade Shows also works with many large county and regional fairs as well as city and civic sponsored events. Wade Shows is consistently ranked as one of the top five amusement companies by our industry's leading trade publication: CarnivalWarehouse.com. Wade Shows continues to improve each year. Our goals are to provide the most thrilling rides, top safety and employee training, the best customer service amenities and the greenest possible company to our fairs and events.

I appreciate your time; please let me know if I can provide you with anything further!

Best Regards,

Taylor Thiessen
Senior Account Manager
(760) 832-8620 x45

3/28/17

WG Wade Shows/ NorthPoint Mall

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: W.G. Wade Shows, Inc. - Frank Zaitshik

Telephone: 813-477-6952

Address: P.O. Box 51730

Suite: _____

City Livonia

State: MI

Zip: 48151

Fax: 760-832-8621

Mobile Tel: 813-477-6952

Email: tthiessen@kevaworks.com

Subject Property Information:

Address: 1000 North Point Circle, Alpharetta, GA 30022

Current Zoning: PSC

District: 10

Section: A

Land Lot: _____

Parcel ID: 12 273007420431

Proposed Zoning: _____

Current Use: Shopping Center

This Application For (Check All That Apply):

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

~~3/28/17~~~~WG Wade Shows/ NorthPoint Mall~~

APPLICANT REQUEST AND INTENT

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

A variance is requested for a community carnival at the North Point Mall. Said property sits on 98 acres of land or 4,268,880 square feet and has 7,400 parking spaces. The community carnival would include mechanical amusement rides, games and food concessions. The event would take place June 1 - 11, 2017 on weekdays from 5pm - 11pm and weekends 1pm - 11pm.

Applicant's Request (Please itemize the proposal):

W.G. Wade Shows, Inc., requests a variance to extend the permitted time (4 days) for a carnival at the North Point Mall. The event would be 11 days - June 1 - 11, 2017.

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

W.G. Wade Shows' intent is to bring a safe, qualified carnival to the community of Alpharetta. The goal is to create a community minded event, bringing residents and neighbors together to enjoy family fun. Wade Shows travels with over 40 employees that will make purchases at local establishments, contributing to the economy.

3/28/17

V-17-12
WG Wade Shows/ NorthPoint Mall

January 5, 2017

NORTH·POINT
Mall

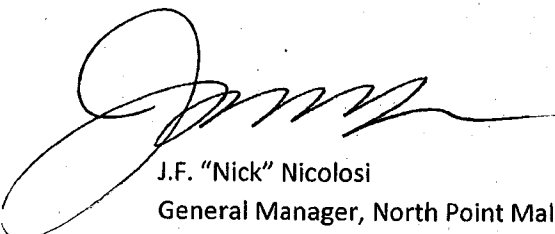
City of Alpharetta
Attn: Inspection & Code Enforcement
2 Park Plaza
Alpharetta, GA 30009

Dear Sir/Madam:

Wade Shows has permission to obtain the permits to host a carnival at the North Point Mall, 1000 North Point Circle, Alpharetta, GA 30022 for the event dates of June 1-11, 2017.

Please contact me with any questions as we look forward to having this event at our property then.

Best regards,



J.F. "Nick" Nicolosi
General Manager, North Point Mall
770.200.1249
Nick.Nicolosi@ggp.com

3/28/17

WG Wade Shows/ NorthPoint Mall

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: _____

N/A

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-1.

Signature: _____

Date: _____

~~3/28/17~~~~WG Wade Shows/ NorthPoint Mall~~

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The proposed carnival will encourage the community to go to the North Point Mall and surrounding properties, increasing community involvement while helping local businesses.

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

The proposed carnival will drive traffic to surrounding properties and increase business within the city of Alpharetta. The carnival will use local companies to provide portable toilets, roll off dumpsters, advertising and more, which will boost the economy.

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

The proposed carnival will take place at a fully developed Regional Mall that is zoned PSC. The proposed carnival is temporary and will not impact development of aforementioned property.

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

There would be no affect on the population directly related to this proposal.

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

There will be no impact to schools or utilities.

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

The proposal will not affect Future Land Use and is a temporary event.

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

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.

~~3/28/17~~~~WG Wade Shows/ NorthPoint Mall~~

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

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

No

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

Yes the Zoning Code standards as they relate to said property will created an unnecessary hardship. The requested variance would extend the permitted time for the carnival. If the carnival is only allowed to operate 4 days, it places a financial burden on the company due to the costs of moving. This would require the carnival to spend more money on logistics then they are able to recoup from the four days of being open.

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

No

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

No

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.

~~3/28/17~~~~WG Wade Shows/ NorthPoint Mall~~

SIGN VARIANCE REVIEW CRITERIA

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

☐ Yes

☒ No

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

☐ Yes

☒ No

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

☐ Yes

☒ No

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

☐ Yes

☒ No

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

☒ Yes

☐ No

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

☐ Yes

☒ No

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

☐ Yes

☒ No

3/28/17

V-17-12

WG Wade Shows/ NorthPoint Mall

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: Proposed Carnival - North Point Mall - W.G. Wade Shows, Inc.

Contact Name: Taylor Thiessen

Telephone: 760832-8620

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.

Men's Wearhouse

Residence Inn Atlanta/Alpharetta

Party City

California Pizza Kitchen

T.G. I. Fridays

Thomasville

Bank of America

Cheesecake Factory

Fuddruckers

Regions Bank

Regal Cinemas - North Point 8

Pier One Imports

Sun Trust Bank

Haverty's Furniture

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



Letter



Personal Visits



Telephone



Group Meeting



Email



Other (Please Specify) _____

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

Email and phone number will be provided in notification letter so citizens are able to voice their concerns.

3/28/17

V-17-12
WG Wade Shows/ NorthPoint Mall

Citizen Participation Form A - Continued

LAZBOY

North Point Center East

Sapphire Technologies

Xpanxion, LLC

Med Assets, Inc.

Schweitzer-Mauduit International Inc.

Ethan Allen

10 North Wacker Drive, Chicago, IL 60606



NORTH POINT MALL

1000 NORTH POINT CIRCLE

WG Wade Shows/NorthPoint Mall

V-17-12

THINK: THESE SHOWN IN THE PLAN REPRESENT LINES, WHICH ARE DEFINED BY THE POSITION OF THE SPECIFIC AREAS (LOADING, UNLOADING, AND STOWAGE) OF THE VESSEL. ANY TYPE, EXTENT, OF IMPROVEMENT IS SUBJECT TO CHANGE, MODIFICATION OR CANCELLATION BY UNLADERS OF OTHER PARTIES. WE ARE NOT A REPRESENTATION OF THE IMPROVEMENT AS TO THE SHEDDING OF CARGO OR UNLOADING AND STOWAGE OF CARGO. IS REFLECTED IN THE PLAN.

NOTWITHSTANDING THE POSITION OF THE ELEMENTS, INCLUDING THE TWO HATCHES IN THE STOWAGE PLANS, SHOWN IN THE PLAN, WE ARE NOTED AS FUTURE OF UNLOADING UNLADERS HAVE NO REPRESENTATION OF THE FUTURE DEVELOPMENT WILL STOWAGE OF CARGO.

ALL THIN LINES AREAL ARE MEASURED FROM THE CONTINUING OF INTERIOR PERIMETER FROM THE OUTSIDE FACE OF EXTERIOR WALL OF THE WALL THICKNESS OF CONCRETE OR SHIRT WALLS AND FROM THE EDGE OF SHIRT WALLS.

IN ANCHOR CHAINS.

PROJECT NO: 3710
DRAWN BY: AS
COPYRIGHT:
General Growth Properties, Inc.

DESCRIPTION	SITE PLAN 75,000 SF AREA

SHEET NO.
SP1

DATE: April 2016

SEARS
154,886 SF

JCPENNEY
120,843 SF

ENTRANCE

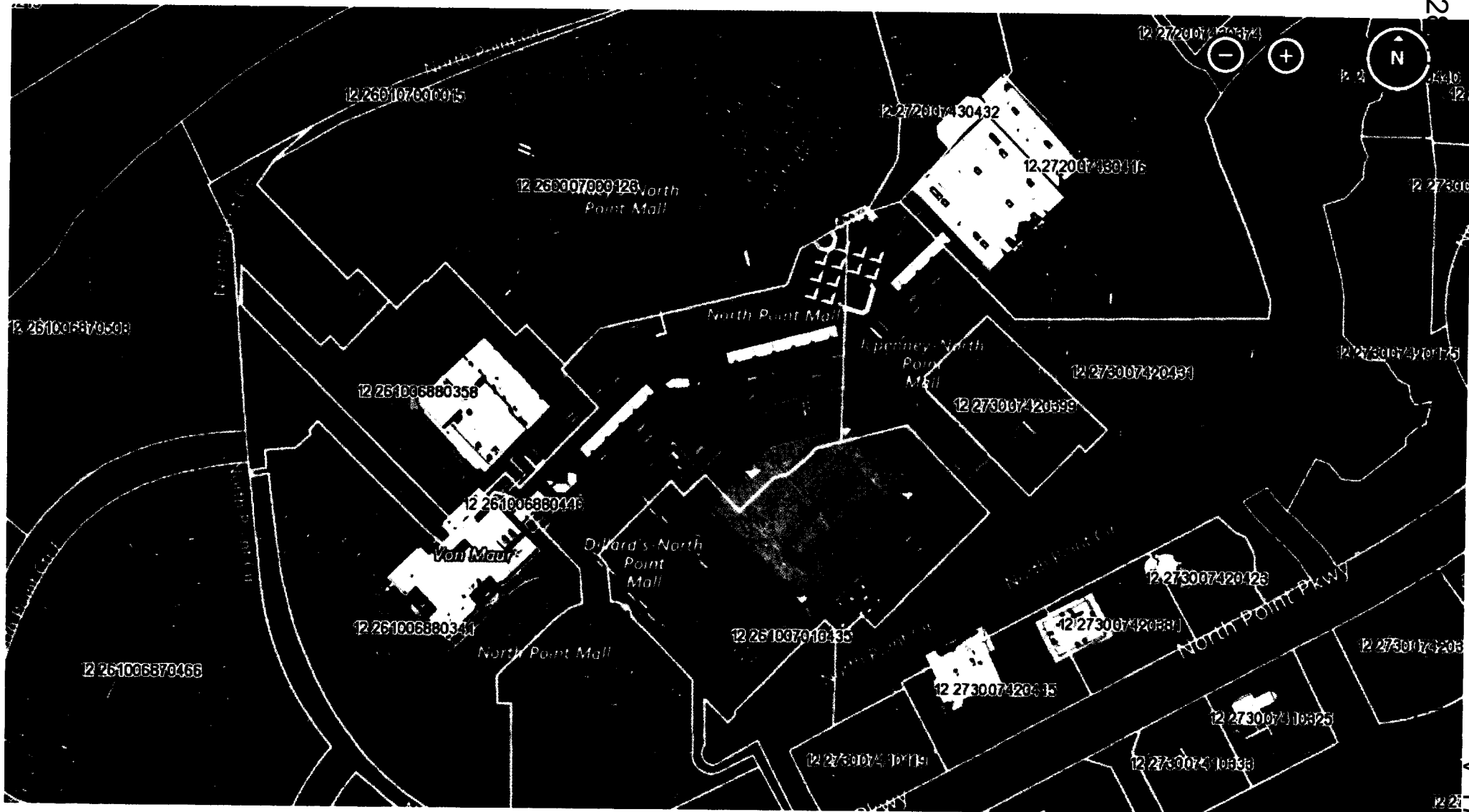
T.C.

UPPER LEVEL

75,000 SF

LOWER LEVEL

U. S. EPA. Environmental Development Team. (News)EPA/600/S-14/001a. North Platte, NE: U.S. EPA. Descriptive Analysis of the 2016 (1419) North Platte Well 75. data dog file. date=4/19/2016. Author: Anna



3/2

V-17-12
Mall



City Council Meeting STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: May 15, 2017

I. AGENDA ITEM TITLE: V-17-14 THE HOTEL AT AVALON/SIGN VARIANCE (COUNCIL ONLY)
CONSIDERATION OF A VARIANCE REQUEST TO ALLOW ONE (1) ADDITIONAL WALL SIGN ON THE SOUTH ELEVATION OF THE HOTEL AT AVALON. THE PROPERTY IS LOCATED AT 9000 AVALON BOUELVARD AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOTS 854 AND 855, 1ST DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Council Agenda Report, Aerial Map, Location Map, Site Plan, Applicant Proposal, Citizen Part B Letter, Citizenship Part B, Application



CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: V-17-14 THE HOTEL AT AVALON HOTEL/SIGN VARIANCE

CITY COUNCIL: MAY 15, 2017

II. RECOMMENDATION:

Approve V-17-14 The Hotel at Avalon/Sign Variance, subject to the following conditions:

1. Wall sign location, size, type and color shall be limited to submitted plans.
2. No additional wall signs shall be permitted, except for signage associated with the two (2) restaurant tenants.

III. REPORT IN BRIEF:

The applicant, Jim Stormont, is requesting consideration of a sign variance to allow two (2) wall signs on the south elevation of The Hotel at Avalon building. The Unified Development Code (UDC) allows one (1) wall sign per elevation front and the applicant's request to have two (2) on one (1) elevation would exceed this regulation. The subject property is located at 9000 Avalon Boulevard.

DISCUSSION

The applicant, Jim Stormont, is requesting a sign variance to allow two (2) of the permitted wall signs on the south elevation of The Hotel at Avalon within Phase 2 of Avalon. The Unified Development Code (UDC) allows one (1) wall sign per road frontage and one (1) wall sign per elevation. The property is located at 9000 Avalon Boulevard.

Because Avalon is a mixed-use development, Staff interprets the wall signage allowance to be a combination of sign regulations associated with signs permitted in Industrial and Office Parks, as well as signs permitted in Free-Standing Commercial Establishments not located within a Shopping Center. Therefore, the following two (2) regulations would apply in this situation:

UDC Section 2.6.12 (C)(2) Industrial and Office Parks, Wall Signs states that, "Buildings of two (2) stories or greater may have a wall sign located at the top of the building. The maximum area of such sign shall not exceed 20 sq. ft. per floor or story above road grade, not to exceed 240 sq. ft. Wall signs shall not be internally illuminated."

UDC Section 2.6.12 (E)(2) Free-Standing Commercial Establishments not located within a Shopping Center, Wall Signs states that, "One (1) wall sign per road frontage for each tenant space no greater than one square foot (1 sq. ft.) of area per one linear foot (1 ln. ft.) of tenant frontage; provided, however, no more than 2 wall signs shall be allowed for a tenant space."

Therefore, staff has determined that the hotel building is permitted three (3) wall signs and the conference center building is permitted three (3) wall signs for a total of six (6) wall signs. One (1) wall sign is permitted for each of the three (3) road frontages (Old Milton Parkway, Westside Parkway and Avalon Boulevard) and for each building. The applicant proposes a total of five (5) wall signs with two (2) wall signs on the south elevation of the hotel building. The proposed signage will consist of one (1) sign with the text 'The Hotel at Avalon' at a size of 240 square feet and the second sign is the Hotel logo with a size of 143 square feet. Both signs will be backlit.

As shown in the table below, five (5) sign variance requests have been considered within the Avalon development, of which three (3) were approved and two (2) were denied.

Sign Variance Requests - Avalon

Project	File Number	Variance Request	Result
Crate & Barrel/Avalon	V-14-13	Increase the size of 2 perpendicular signs from 8 SF to 22 SF.	Approved
Whole Foods/Avalon	V-14-15	Allow 1 additional wall sign on walkway façade between parking deck and mixed use building.	Denied
Regal Cinema/Avalon	V-14-16	Allow 1 additional wall sign interior to the site and increase to the maximum size.	Approved
Branch & Barrel	V-15-29	Allow a gas light pole with signage attached, allow more than 1 perpendicular sign and allow a 5 th tenant space sign.	Approved
Chick-fil-a/Avalon	CU-15-07/PH-15-11/V-15-19	Increase the number of permitted wall signs from 3 to 4.	Denied (Sign Variance only)

VARIANCE REQUIREMENTS

The City of Alpharetta Unified Development Code Article II, Section 2.6.5. outlines the criteria set forth for granting a variance to the sign regulations. The ordinance specifically states..."a variance may be granted pursuant to procedures set forth in the City Zoning Ordinance, where all of the following conditions exist":

1. Exceptional conditions pertaining to the property where the sign is to be located as a result of its size, shape or topography, which are not applicable to other lands or structures in the area; or

Response: The applicant's site is within a mixed-use development, which is not applicable to other locations within the City. The proposed wall signs on the south building elevation are proportionate to the building and do not detract from the building architecture.

2. The applicant would be deprived of rights that are commonly enjoyed by others similarly situated; or

Response: The Avalon mixed-use development is not similar to other projects in the City.

3. Granting the variance would not confer on the applicant any significant privileges which are denied to others similarly situated; or

Response: It is Staff's opinion that granting the variance request would not grant the applicant significant privileges denied to others, since there are not others similarly situated within an MU zoning district.

4. The exceptional circumstances are not the result of action by the applicant; or

Response: The exceptional circumstances are that the development is a mixed-use development, which is not the result of action by the applicant.

5. The requested variance is the minimum variance necessary to allow the applicant to enjoy the rights commonly enjoyed by others similarly situated; or

Response: The additional wall sign is necessary to allow the proposed Avalon Hotel logo, which is proportionate with the other wall sign on the south facing elevation and the building mass and height.

6. Granting of the variance would not violate more than one standard of this Ordinance; or

Response: The applicant is requesting relieve from one (1) standard of the Sign Code, to allow one (1) additional wall sign on the same building elevation.

7. Granting the variance would not result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic.

Response: The additional wall sign is located on the south facing elevation of the building and will be visible from Old Milton Parkway and Georgia 400. The proposed additional wall sign is back-lit, not internally illuminated, and will not obstruct or interfere with safe traffic movement.

CONCURRENCES

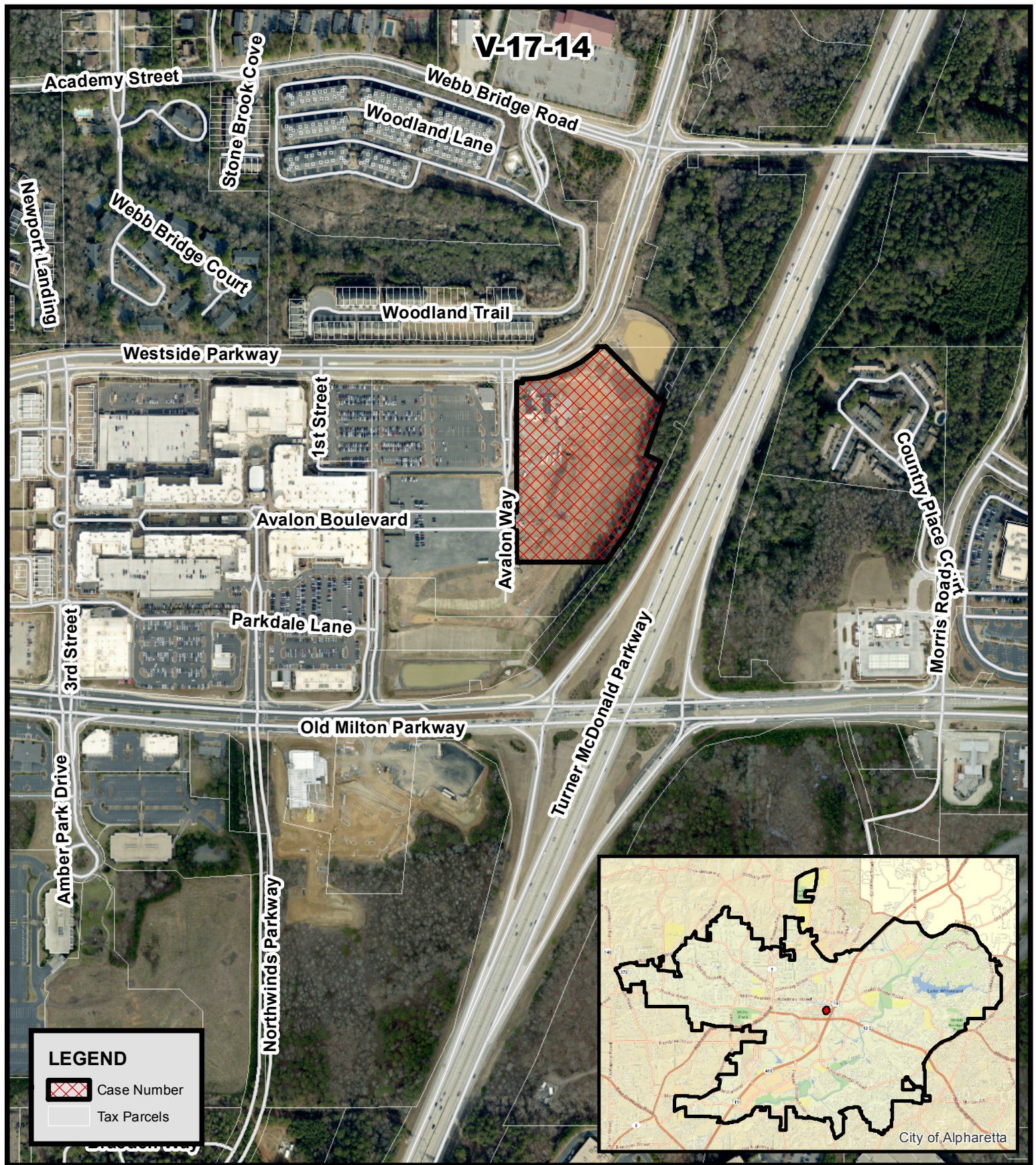
Staff has reviewed the application and is in general agreement with the requested sign variance. The criteria for a sign variance have been met and the applicant's request will not impact surrounding properties. In addition, the applicant is permitted a total of six (6) wall signs, of which they are only proposing five (5) wall signs. Conditions are recommended limiting the size and type of signs permitted, as well as restricting additional wall signs on the building.

CITIZEN PARTICIPATION PLAN

The applicant notified adjacent property owners of the sign variance request and intent for the property. The citizen participation report states that no comments were received.

IV. ATTACHMENTS:

- Site Plan
- Sign Rendering

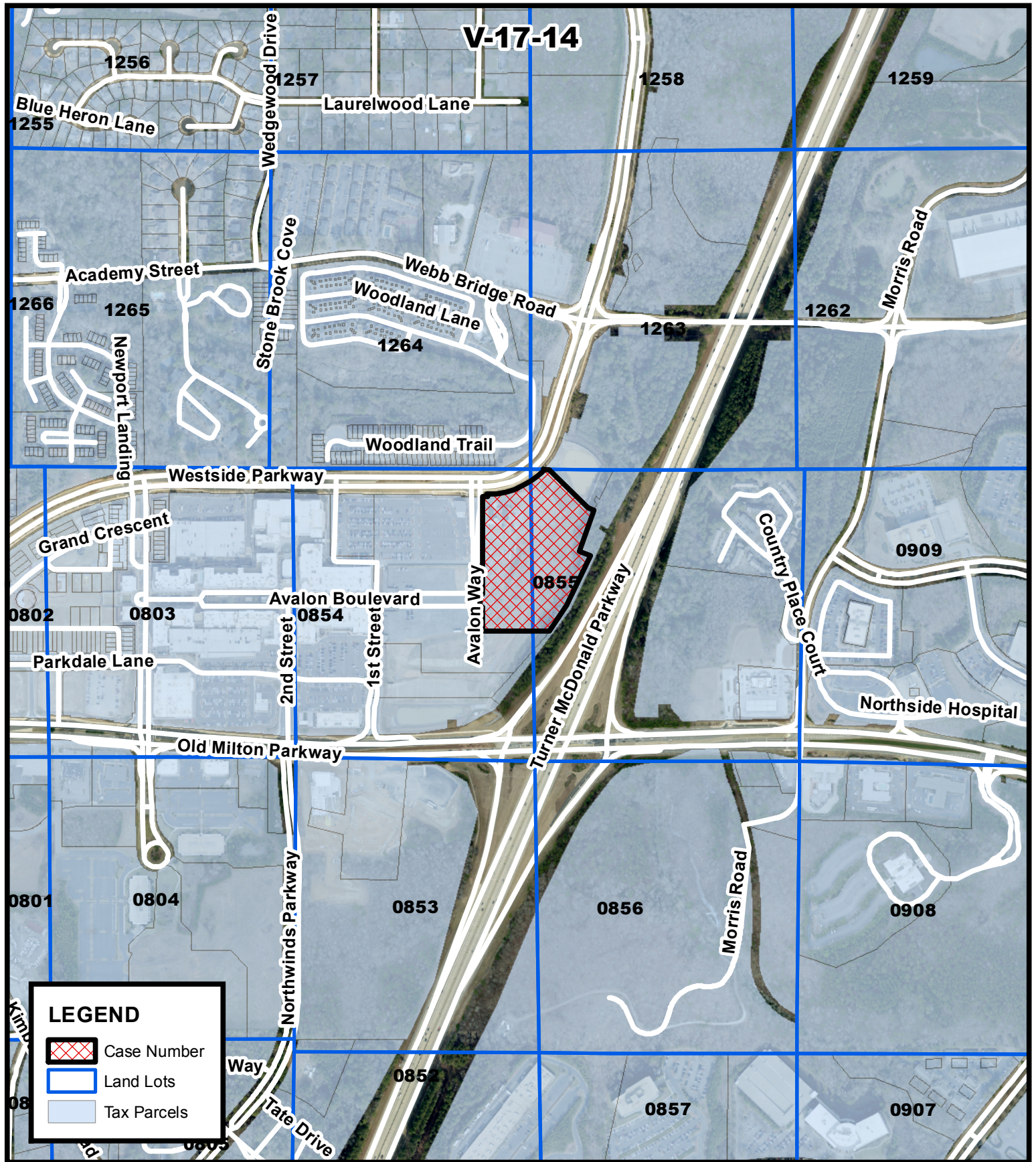


V-17-14
D/LL: 1/2/854, 855
CC: 5/15/17

Aerial Map **Sign--The Hotel at Avalon**



Location Map Provided by:
Community Development - GIS



Location Map
Sign--The Hotel at Avalon

V-17-14
D/LL: 1/2/854, 855
CC Date: 5/15/17

Location Map Provided by:
Community Development - GIS





GA 400

Drawing No. _____
ISSUED FOR CONSTRUCTION



THE HOTEL
AT AVALON

ALPHARETTA CONFERENCE CENTER



Signage Variance Request
April 3, 2017



COOPER CARRY

DRAWING INDEX

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sign requireing variance

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EG-2.03 South Elevation Perspective

additional building signs

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EG-2.06 Sign Type B - Secondary Logo Mark

EG-2.07 Sign Type B - Secondary Logo Mark

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SIGN TYPES

Exterior Wayfinding & Signage

A Primary Logo Mark

B Secondary Logo Mark

C Logo Dimensional Letters

D Conference Center Entrance Identification

PROJECT SCHEDULE

Project Completion: January 2018

GENERAL NOTES

All RFI's shall be submitted in writing via email to:

Environmental Graphic Designer
COOPER CARRY
Stephen Carlin
SteveCarlin@coopercarry.com
(404) 237-2000

General Contractor:
Brasfield & Gorrie
Steven Johnson
SJohnson@BrasfieldGorrie.com
(678) 581-6443



PROJECT NAME
The Hotel at Avalon
Alpharetta, GA

CLIENT
Stormont
Hospitality Group

.....


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Atlanta, GA 30303-1770
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404-237-0276 (F)
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Application

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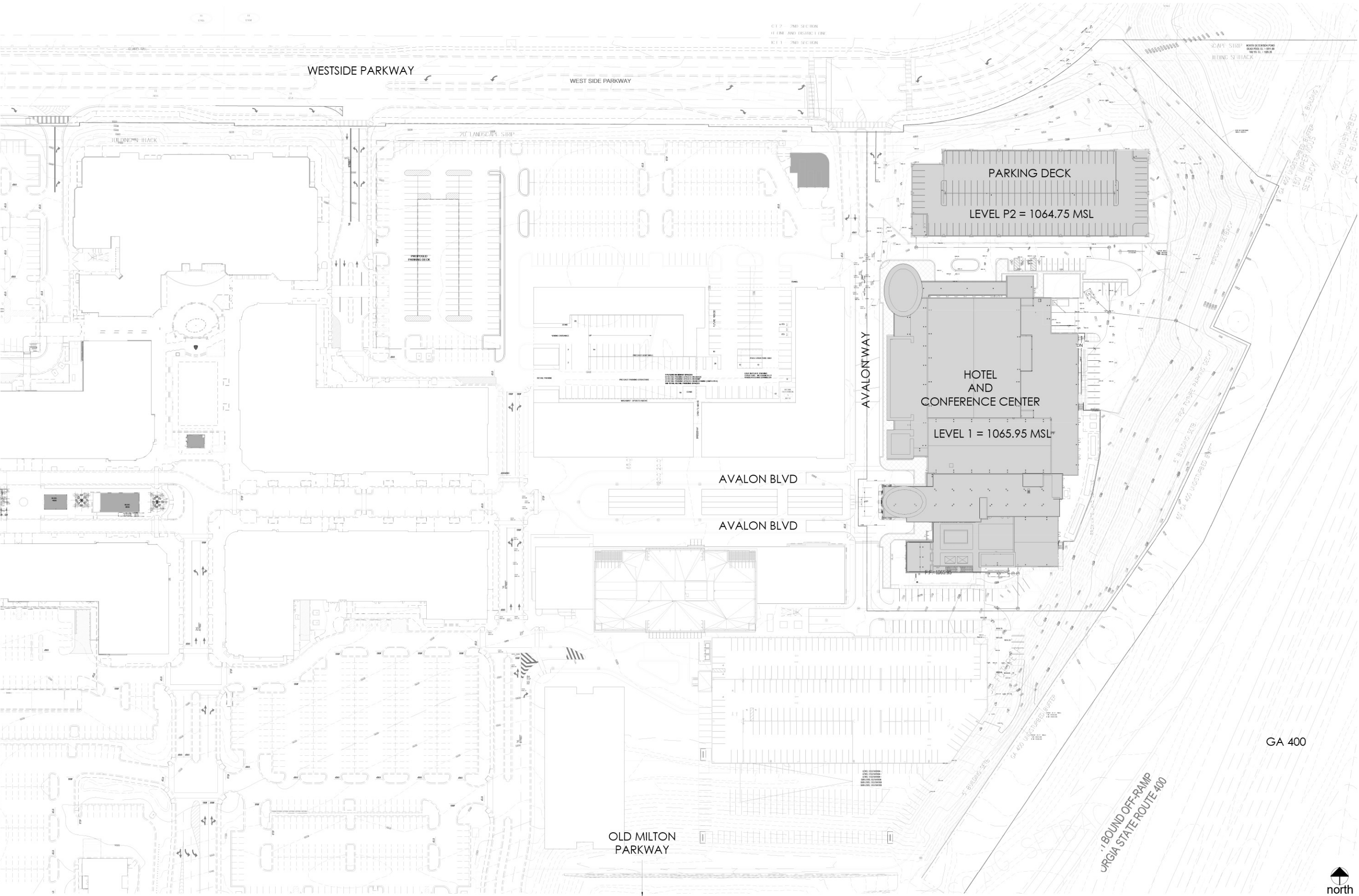
.....

DATE
April 3, 2017

.....

Overall Site Plan

Hotel at Avalon



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LEGAL DESCRIPTION
PHASE II - TRACT ONE
(BUILDING 9000)

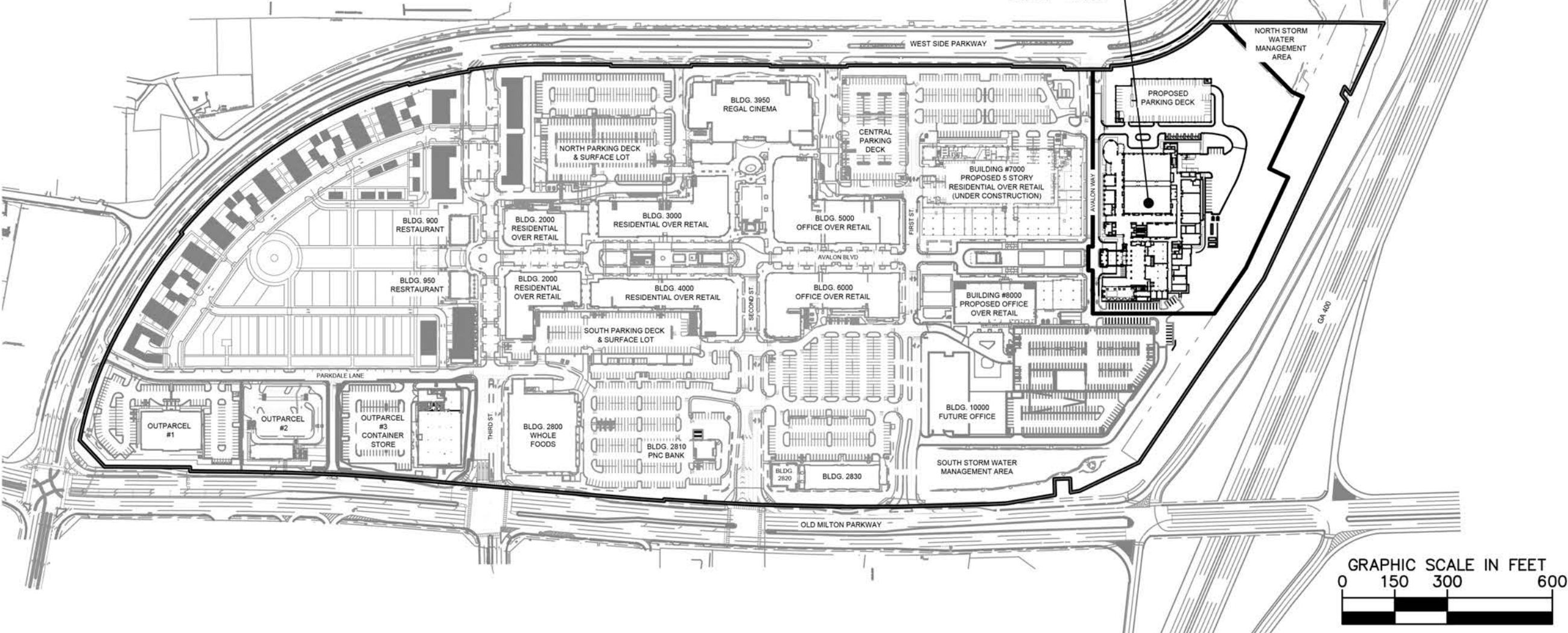
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 854 OF THE 1ST DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PK NAIL SET AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF OLD MILTON PARKWAY (AKA GEORGIA STATE ROUTE 120 AND STATE BRIDGE ROAD) (VARIABLE RIGHT-OF-WAY) WITH THE WESTERN RIGHT-OF-WAY OF GEORGIA STATE ROUTE 400 (VARIABLE RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY OF GEORGIA STATE ROUTE 400 THE FOLLOWING COURSES AND DISTANCES: NORTH 80 DEGREES 15 MINUTES 40 SECONDS EAST A DISTANCE OF 143.58 FEET TO A CONCRETE MONUMENT FOUND; NORTH 02 DEGREES 13 MINUTES 52 SECONDS WEST A DISTANCE OF 45.43 FEET TO A CONCRETE MONUMENT FOUND; NORTH 87 DEGREES 21 MINUTES 53 SECONDS EAST A DISTANCE OF 45.04 FEET TO A CONCRETE MONUMENT FOUND; SOUTH 02 DEGREES 19 MINUTES 45 SECONDS EAST A DISTANCE OF 39.92 FEET TO A CONCRETE MONUMENT FOUND; NORTH 80 DEGREES 15 MINUTES 48 SECONDS EAST A DISTANCE OF 25.39 FEET TO A 5/8-INCH REBAR SET; NORTH 64 DEGREES 26 MINUTES 50 SECONDS EAST A DISTANCE OF 188.24 FEET TO A POINT; NORTH 47 DEGREES 20 MINUTES 47 SECONDS WEST A DISTANCE OF 60.70 FEET TO A POINT; NORTH 33 DEGREES 55 MINUTES 41 SECONDS EAST A DISTANCE OF 194.98 FEET TO A POINT; THENCE NORTH 33 DEGREES 55 MINUTES 41 SECONDS EAST A DISTANCE OF 113.41 FEET TO A POINT; NORTH 34 DEGREES 30 MINUTES 56 SECONDS EAST A DISTANCE OF 155.42 FEET TO A POINT; BEING THE POINT OF BEGINNING, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 347.98 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 123.08 FEET TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 12.38 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 68.36 FEET TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 12.38 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 265.95 FEET TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 13.50 FEET TO A POINT;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 92.66 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 97.50 FEET AND AN ARC LENGTH OF 26.96 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 07 DEGREES 55 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 26.87 FEET TO A POINT; THENCE NORTH 15 DEGREES 50 MINUTES 29 SECONDS EAST A DISTANCE OF 25.62 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 102.50 FEET AND AN ARC LENGTH OF 27.27 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 08 DEGREES 13 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 27.19 FEET TO A POINT; THENCE NORTH 00 DEGREES 35 MINUTES 57 SECONDS EAST A DISTANCE OF 54.08 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 44.63 FEET AND AN ARC LENGTH OF 14.84 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 09 DEGREES 09 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 14.78 FEET TO A POINT; THENCE SOUTH 89 DEGREES 54 MINUTES 07 SECONDS EAST A DISTANCE OF 12.15 FEET TO A POINT; THENCE NORTH 89 DEGREES 29 MINUTES 28 SECONDS EAST A DISTANCE OF 10.03 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 10.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 410.00 FEET AND AN ARC LENGTH OF 319.61 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 66 DEGREES 26 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 311.58 FEET TO A POINT; THENCE SOUTH 89 DEGREES 54 MINUTES 57 SECONDS EAST A DISTANCE OF 360.83 FEET TO A POINT; THENCE SOUTH 25 DEGREES 09 MINUTES 04 SECONDS WEST A DISTANCE OF 170.14 FEET TO A POINT; THENCE NORTH 45 DEGREES 07 MINUTES 12 SECONDS WEST A DISTANCE OF 25.56 FEET TO A POINT; THENCE SOUTH 23 DEGREES 17 MINUTES 26 SECONDS WEST A DISTANCE OF 23.10 FEET TO A POINT; THENCE SOUTH 40 DEGREES 54 MINUTES 23 SECONDS EAST A DISTANCE OF 25.46 FEET TO A POINT; THENCE SOUTH 25 DEGREES 01 MINUTES 56 SECONDS WEST A DISTANCE OF 265.73 FEET TO A POINT; THENCE SOUTH 64 DEGREES 50 MINUTES 42 SECONDS EAST A DISTANCE OF 60.00 FEET TO A POINT; THENCE SOUTH 25 DEGREES 08 MINUTES 40 SECONDS WEST A DISTANCE OF 285.05 FEET TO A POINT; THENCE SOUTH 34 DEGREES 30 MINUTES 56 SECONDS WEST A DISTANCE OF 157.99 FEET TO A POINT; SAID POINT BEING THE **POINT OF BEGINNING**.

SAID TRACT OF LAND CONTAINS 9.381 ACRES (408,637 SF).

PROPOSED HOTEL &
CONFERENCE CENTER
F.F. EL. = 1065.95



SHT NO. DRB-1

OVERALL AVALON SITE PLAN

DATE: 12/16/15

SCALE: 1" = 300'

PROJECT N° 20130026

Kimley»Horn

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10 ROSWELL STREET, SUITE 210
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

ALPHARETTA CONFERENCE CENTER & THE HOTEL AT AVALON
9000 AVALON BOULEVARD / ALPHARETTA, GEORGIA 30009

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PROJECT NAME
The Hotel at Avalon
Alpharetta, GA

CLIENT
Stormont
Hospitality Group

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Application

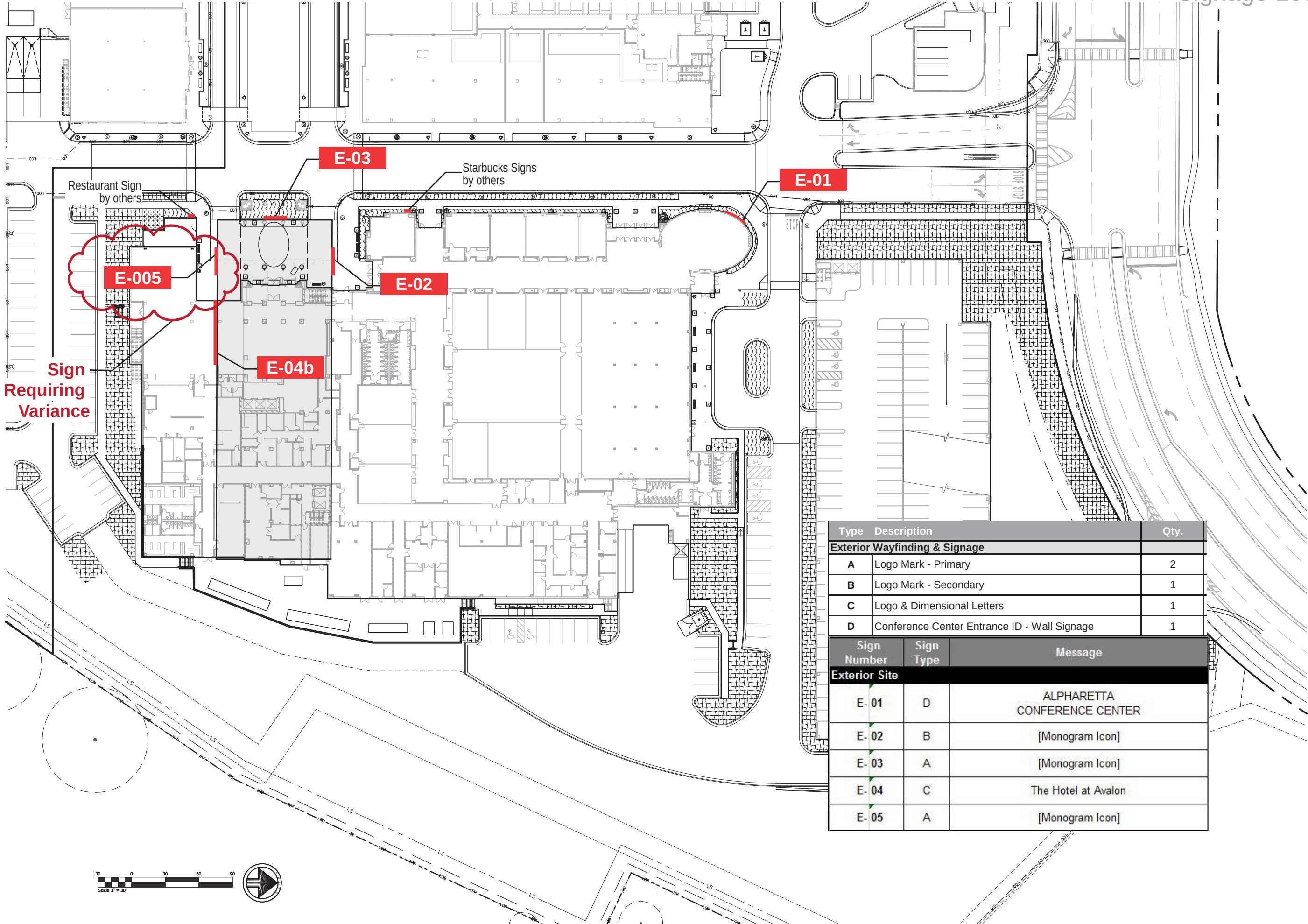
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20130026.02

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April 3, 2017

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EG-1.02

Signage Location Plan



Type	Description	Qty.
Exterior Wayfinding & Signage		
A	Logo Mark - Primary	2
B	Logo Mark - Secondary	1
C	Logo & Dimensional Letters	1
D	Conference Center Entrance ID - Wall Signage	1
Sign Number	Sign Type	Message
Exterior Site		
E- 01	D	ALPHARETTA CONFERENCE CENTER
E- 02	B	[Monogram Icon]
E- 03	A	[Monogram Icon]
E- 04	C	The Hotel at Avalon
E- 05	A	[Monogram Icon]



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THE HOTEL
AT AVALON

ALPHARETTA CONFERENCE CENTER



sign requireing variance

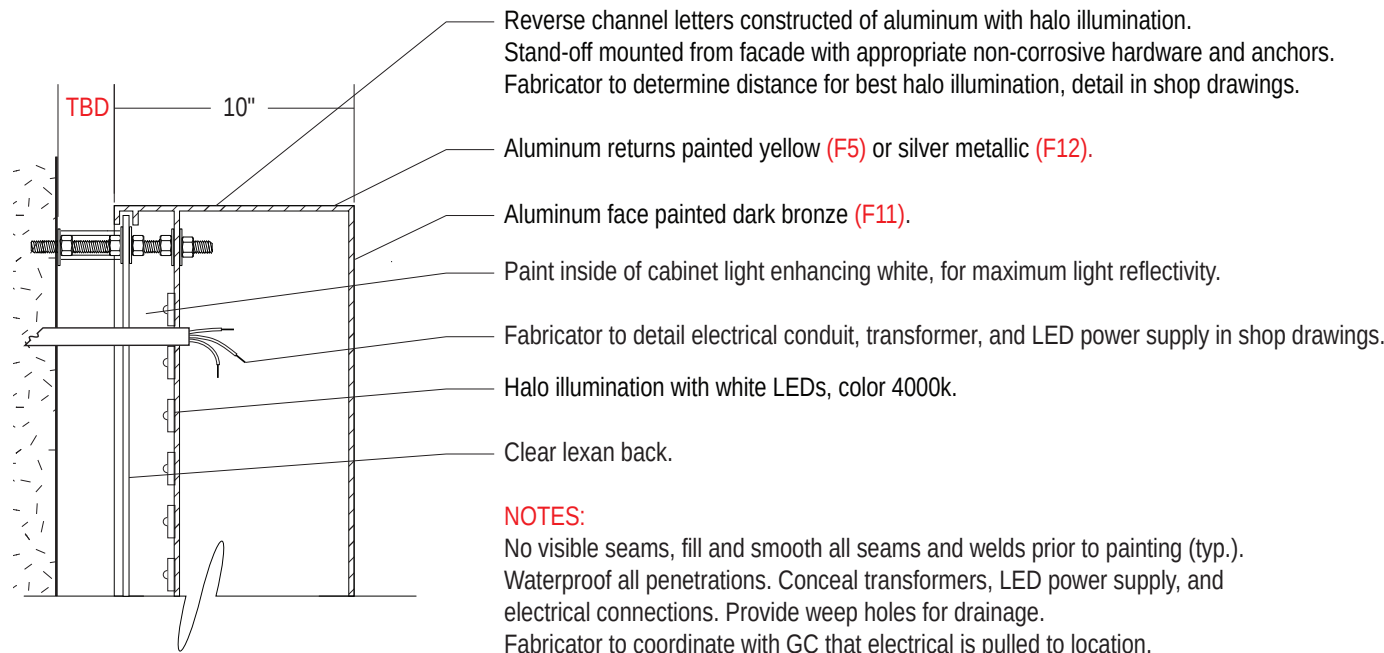
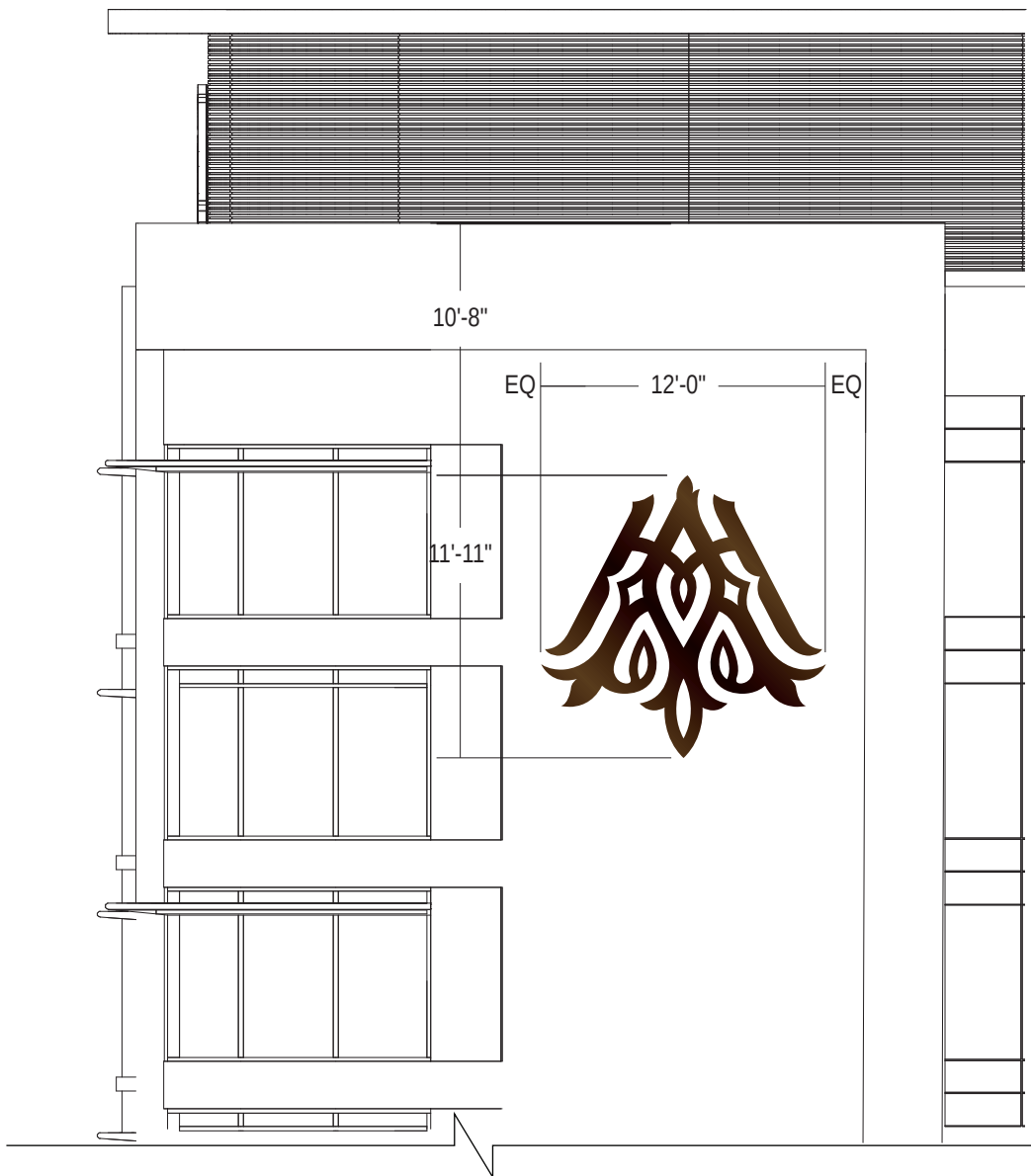


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Variance request: Allow 2 signs on the south elevation.

Signage Ordinance Variance - Addt. Dimensional Logo

Exterior Wayfinding & Signage | South Elevation



REVERSE CHANNEL LETTER
SECTION DETAIL
SCALE: 1 1/2" = 1'-0"



SOUTH ELEVATION
SCALE: 1/32" = 1'-0"

SIGN TYPE A
PRIMARY LOGO MARK, SOUTH ELEVATION DETAIL
SCALE: 1/8" = 1'-0"



EXAMPLE OF REVERSE CHANNEL
LETTERS WITH HALO ILLUMINATION



SIDE VIEW
SCALE: 1/8" = 1'-0"

Returns painted yellow (F5)
(to match Avalon's brand colors)

- Reverse channel letters constructed of aluminum with halo illumination. Stand-off mounted from facade with appropriate non-corrosive hardware and anchors. Fabricator to determine distance for best halo illumination, detail in shop drawings.
 - Aluminum returns painted yellow (F5) or silver metallic (F12).
 - Aluminum face painted dark bronze (F11).
 - Paint inside of cabinet light enhancing white, for maximum light reflectivity.
 - Fabricator to detail electrical conduit, transformer, and LED power supply in shop drawings.
 - Halo illumination with white LEDs, color 4000k.
 - Clear lexan back.
- NOTES:**
No visible seams, fill and smooth all seams and welds prior to painting (typ.).
Waterproof all penetrations. Conceal transformers, LED power supply, and electrical connections. Provide weep holes for drainage.
Fabricator to coordinate with GC that electrical is pulled to location.



THE HOTEL
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ALPHARETTA CONFERENCE CENTER

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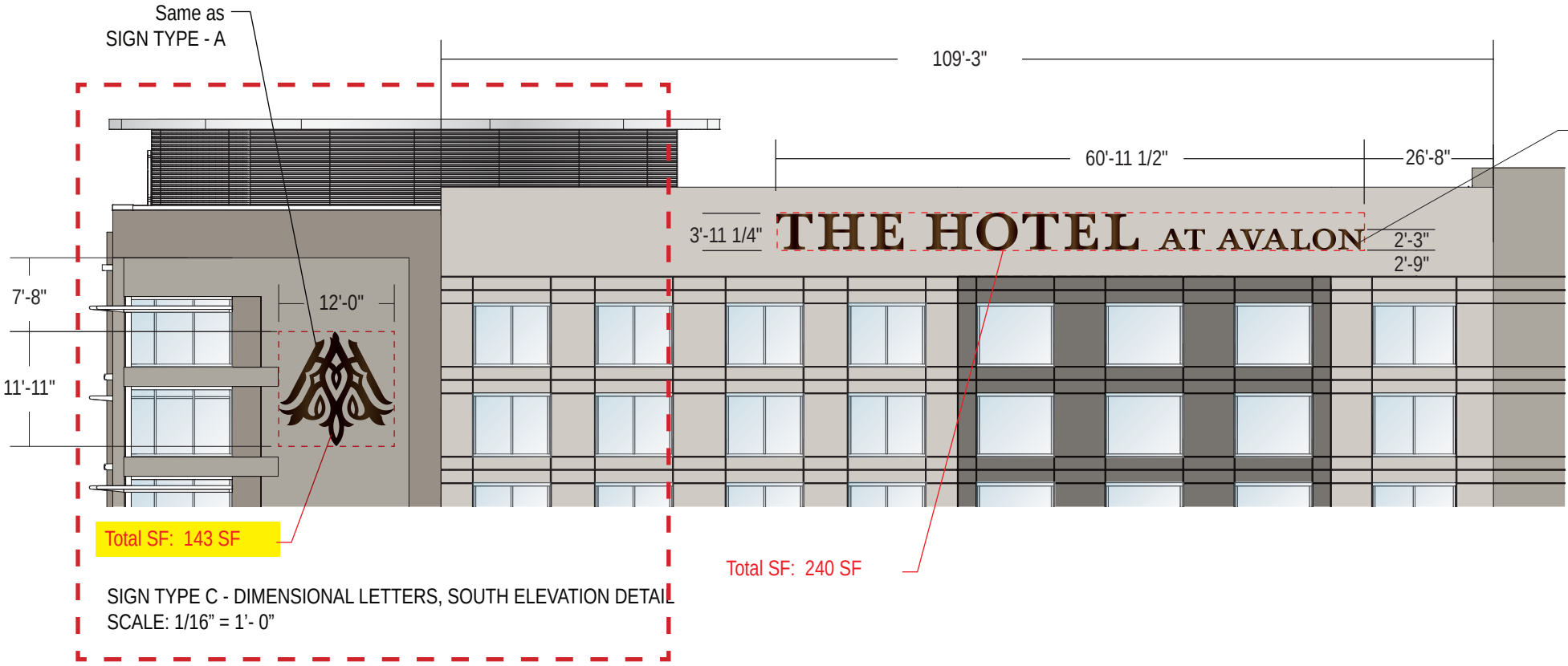
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PAGE NUMBER
EG-2.01

Signage Ordinance Variance - Addt. Dimensional Logo

Exterior Wayfinding & Signage | South Elevation

Variance request: Allow 2 signs on the south elevation.



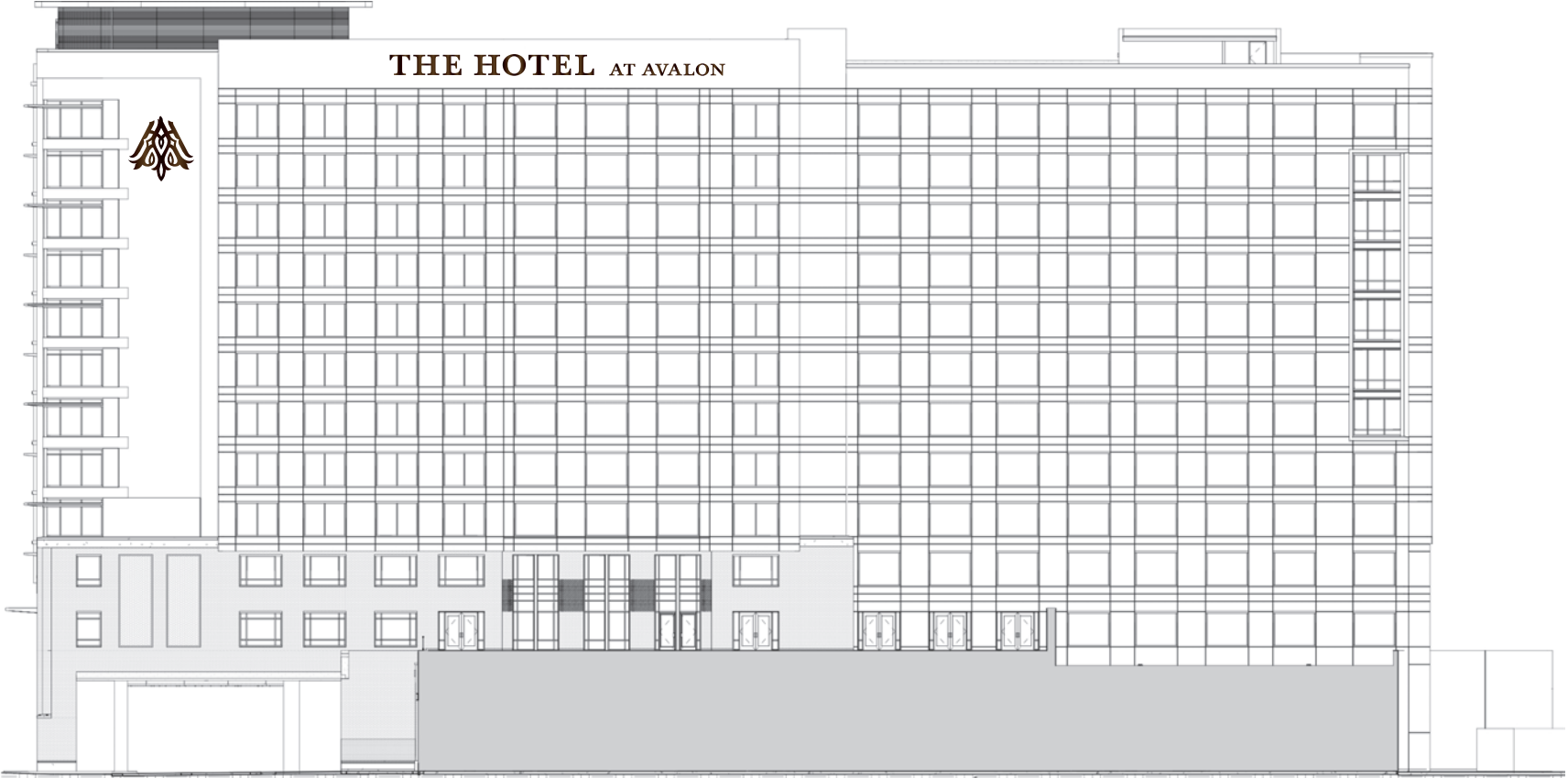
Proposed Overall Total SF: 383 SF

Reverse channel letters constructed of aluminum with halo illumination. Stand-off mounted from facade with appropriate non-corrosive hardware and anchors. Fabricator to determine distance for best halo illumination, detail in shop drawings.

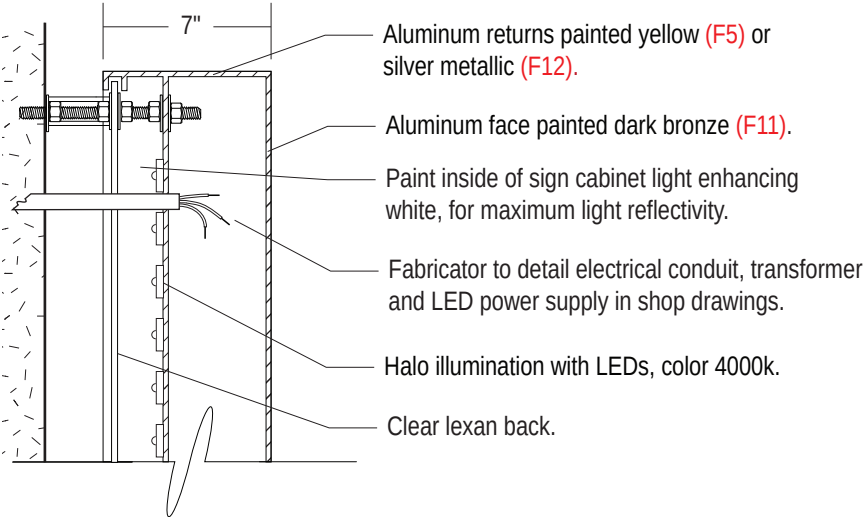
NOTES:
No visible seams, fill and smooth all seams and welds prior to painting (typ.). Waterproof all penetrations. Conceal transformers, LED power supply, and electrical connections. Provide weep holes for drainage. Fabricator to coordinate with GC that electrical is pulled to location.



EXAMPLE OF REVERSE CHANNEL LETTERS WITH HALO ILLUMINATION



SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



REVERSE CHANNEL LETTER
SECTION DETAIL
SCALE: 1 1/2" = 1'-0"



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South Elevation Perspective
from Old Milton Parkway



Proposed view from Old Milton Parkway



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EG-2.03



THE HOTEL
AT AVALON

ALPHARETTA CONFERENCE CENTER

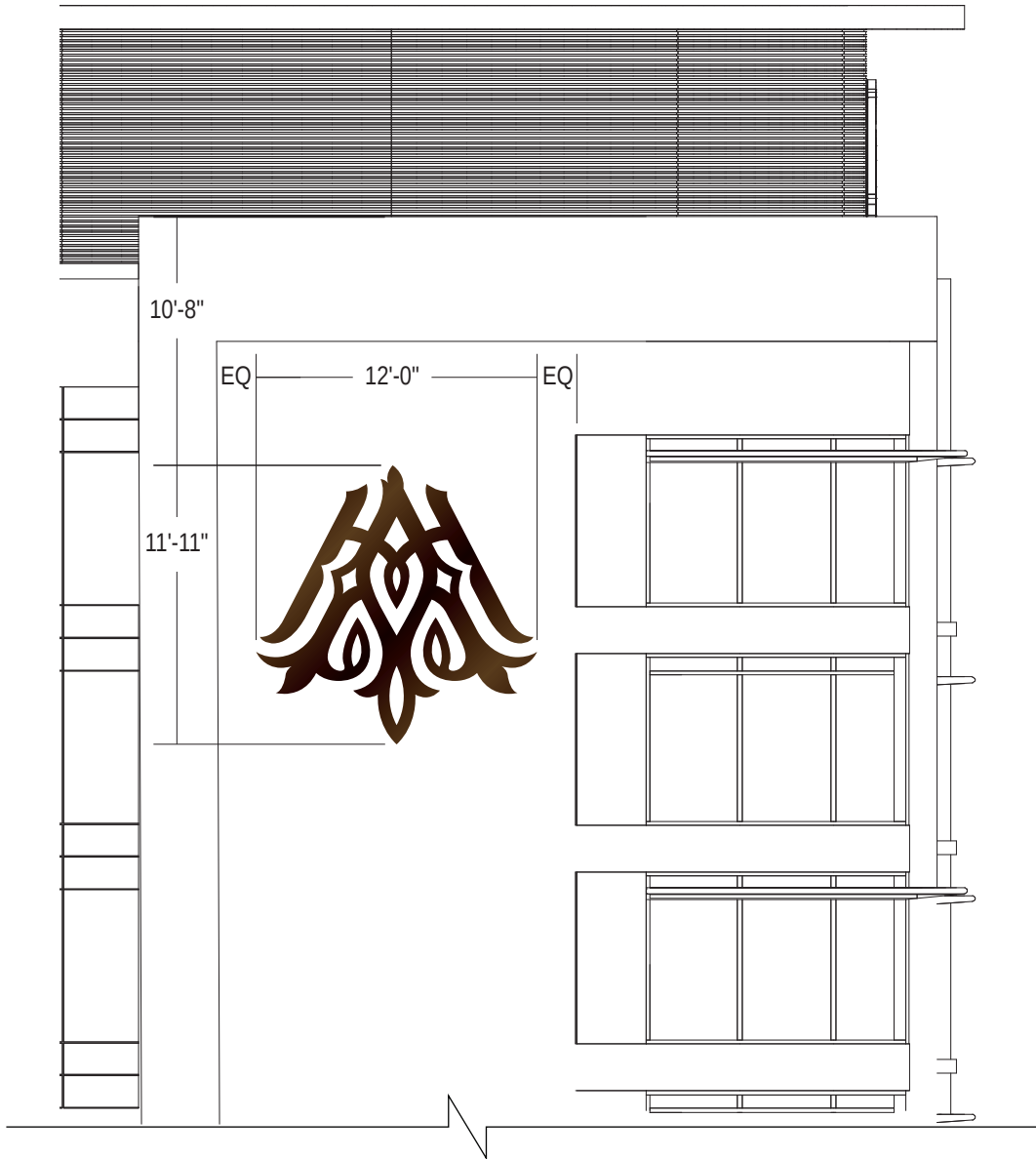


additional building signs



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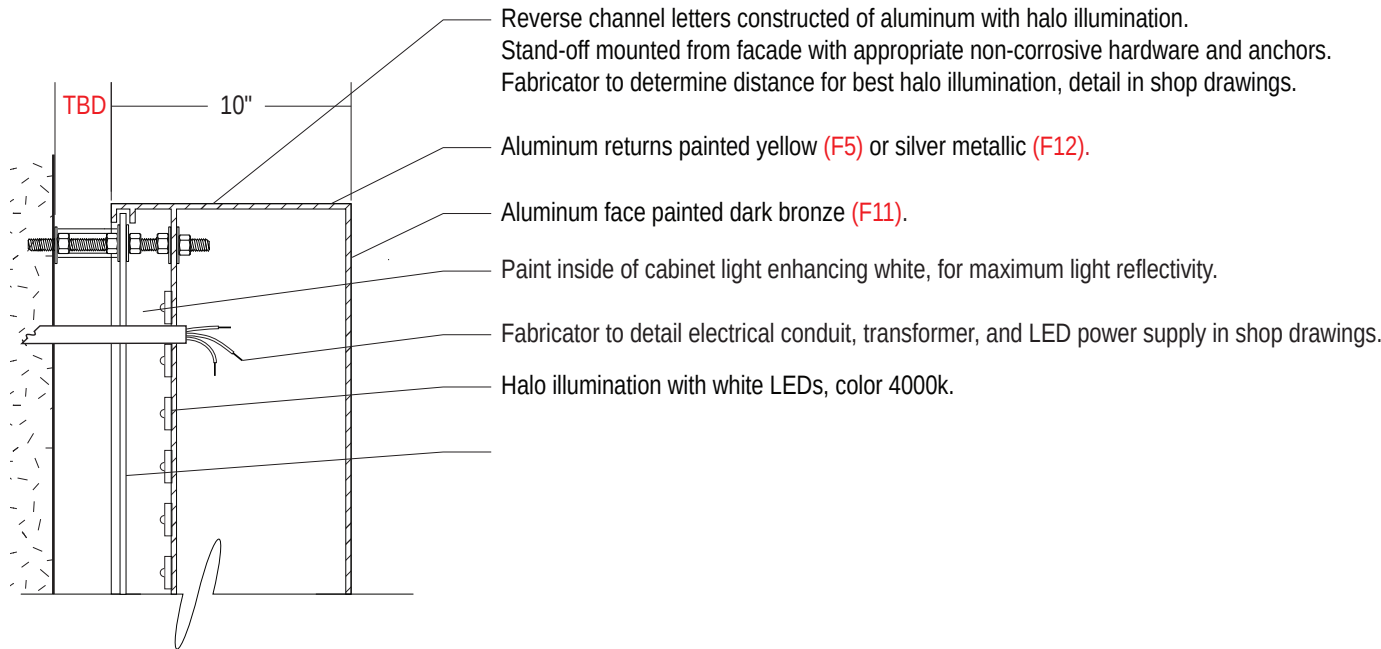
Sign Type A - Primary Logo Mark
Exterior Wayfinding & Signage | North Elevation



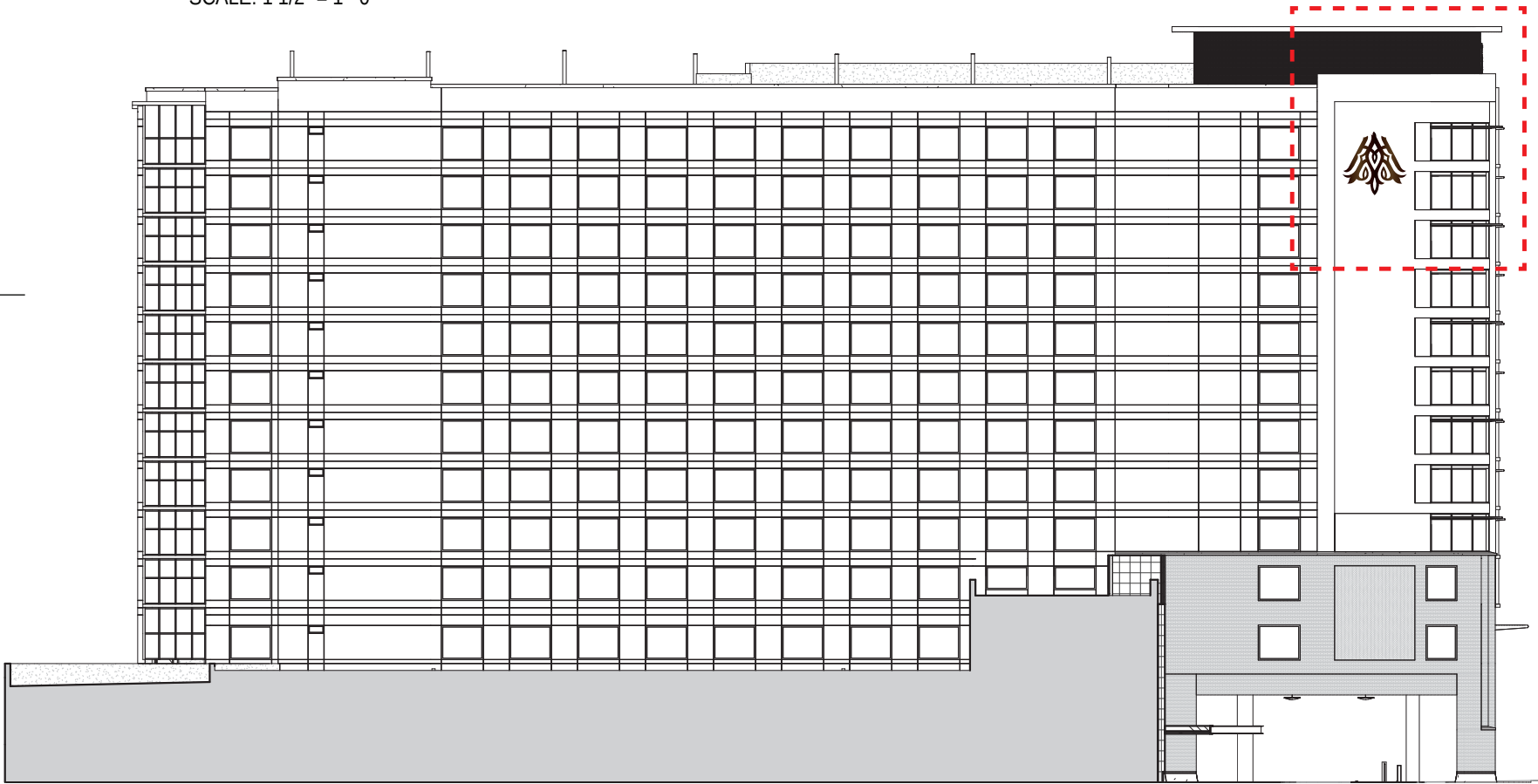
SIGN TYPE A
PRIMARY LOGO MARK, NORTH ELEVATION DETAIL
SCALE: 1/8" = 1'- 0"



EXAMPLE OF REVERSE CHANNEL
LETTERS WITH HALO ILLUMINATION



REVERSE CHANNEL LETTER
SECTION DETAIL
SCALE: 1 1/2" = 1'- 0"



NORTH ELEVATION
SCALE: 1/32" = 1'- 0"



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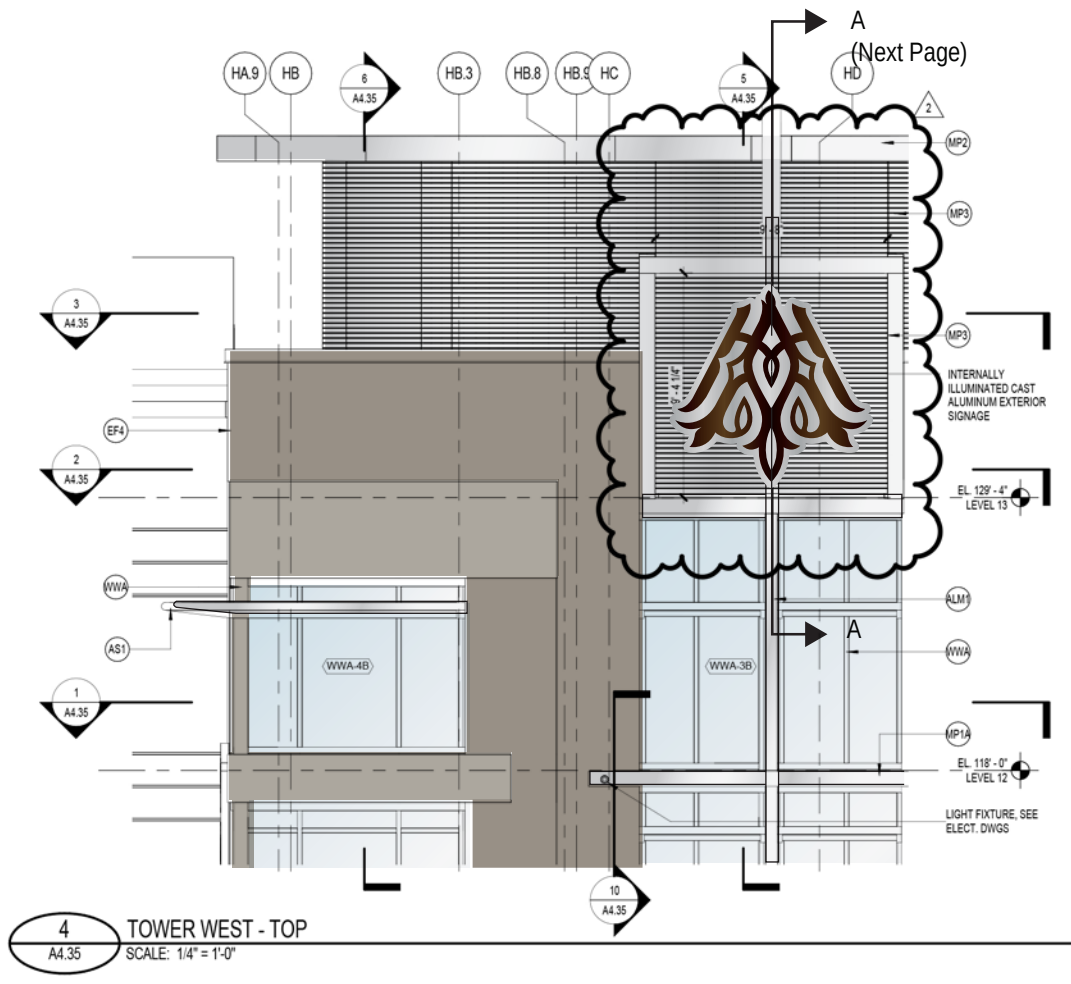
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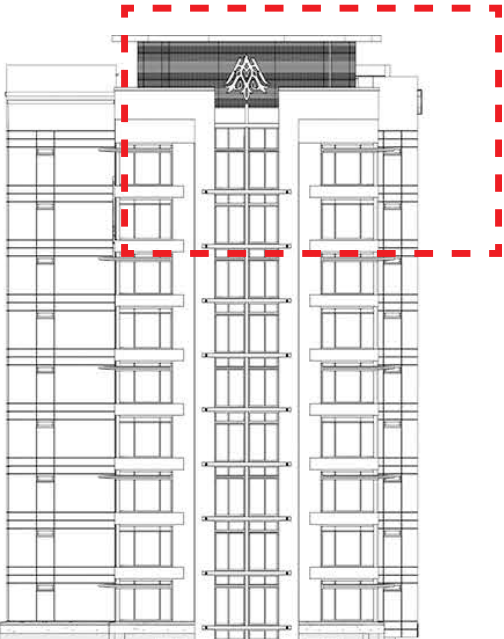
PAGE NUMBER
EG-2.05

Sign Type B - Secondary Logo Mark

Exterior Wayfinding & Signage



EXAMPLE OF REVERSE CHANNEL LETTERS WITH HALO ILLUMINATION



WEST ELEVATION
SCALE: 1/32" = 1'- 0"



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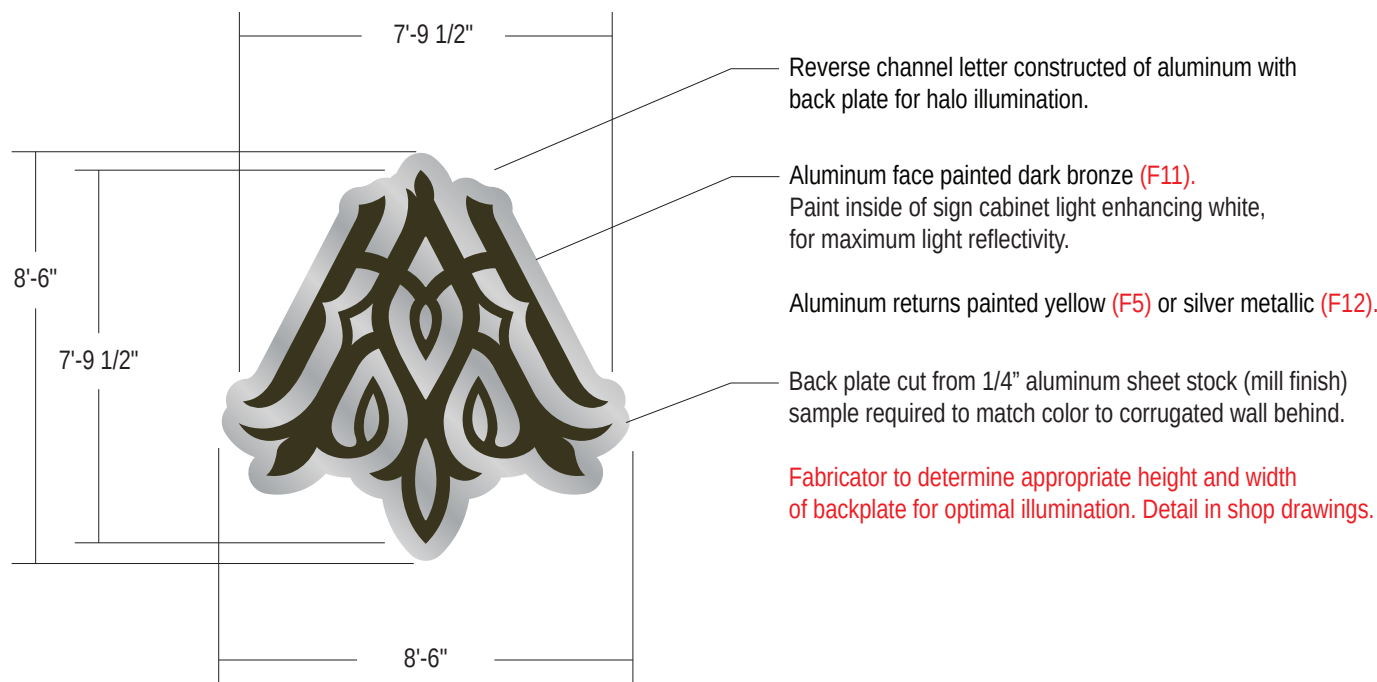
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DATE
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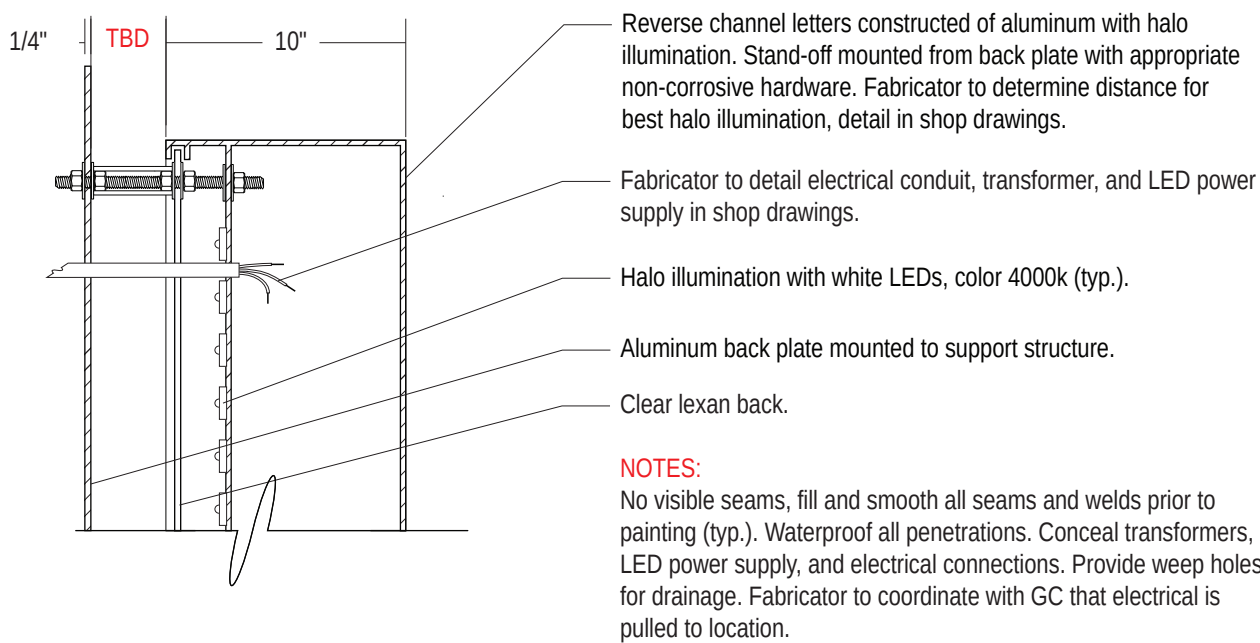
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EG-2.06

Sign Type B - Secondary Logo Mark

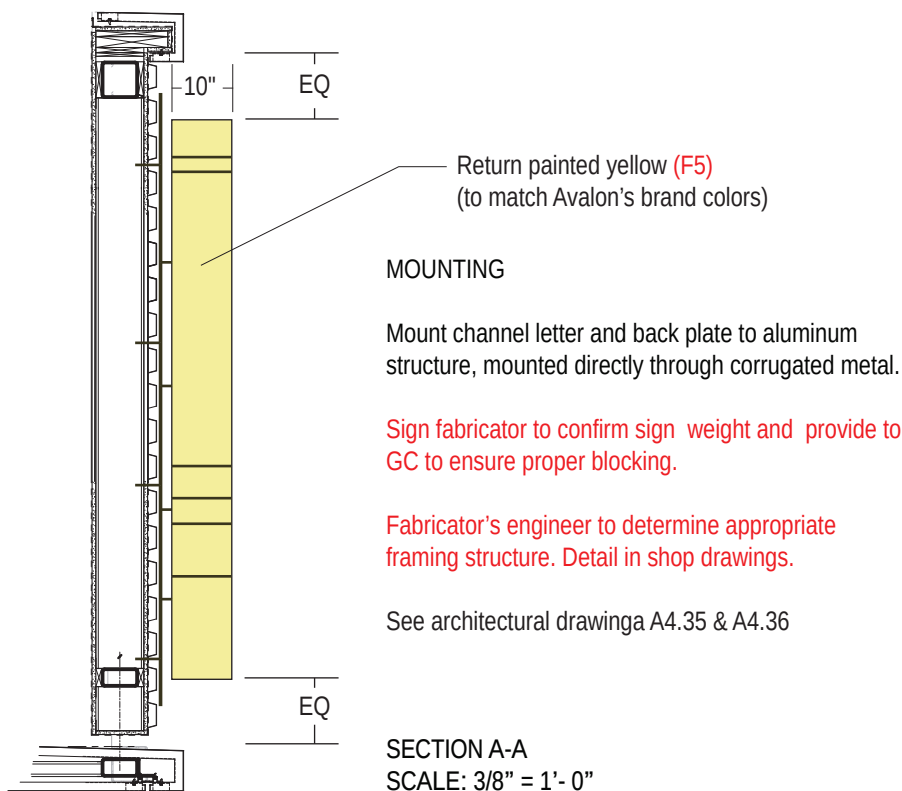
Exterior Wayfinding & Signage



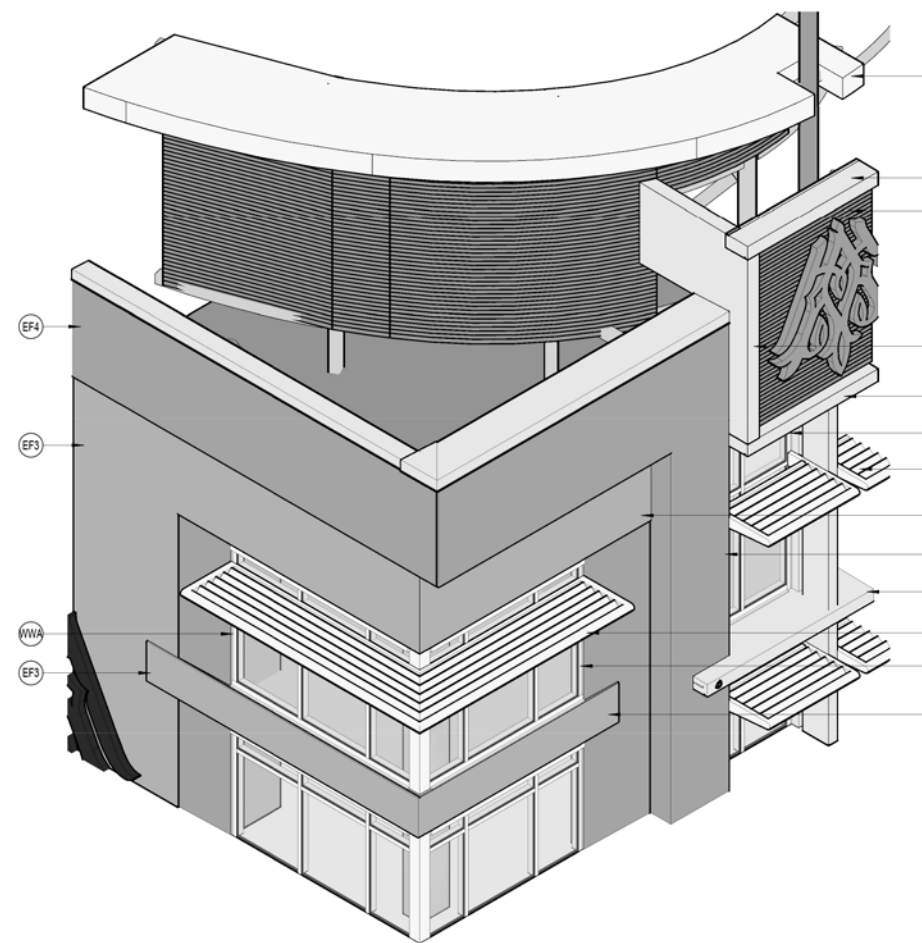
SIGN TYPE B
SECONDARY LOGO MARK DETAIL
SCALE: 1/4" = 1'- 0"



REVERSE CHANNEL LETTER SECTION DETAIL
SCALE: 1 1/2" = 1'- 0"



SECTION A-A
SCALE: 3/8" = 1'- 0"



11
A4.35
AXON - TOWER TOP
SCALE:



PROJECT NAME
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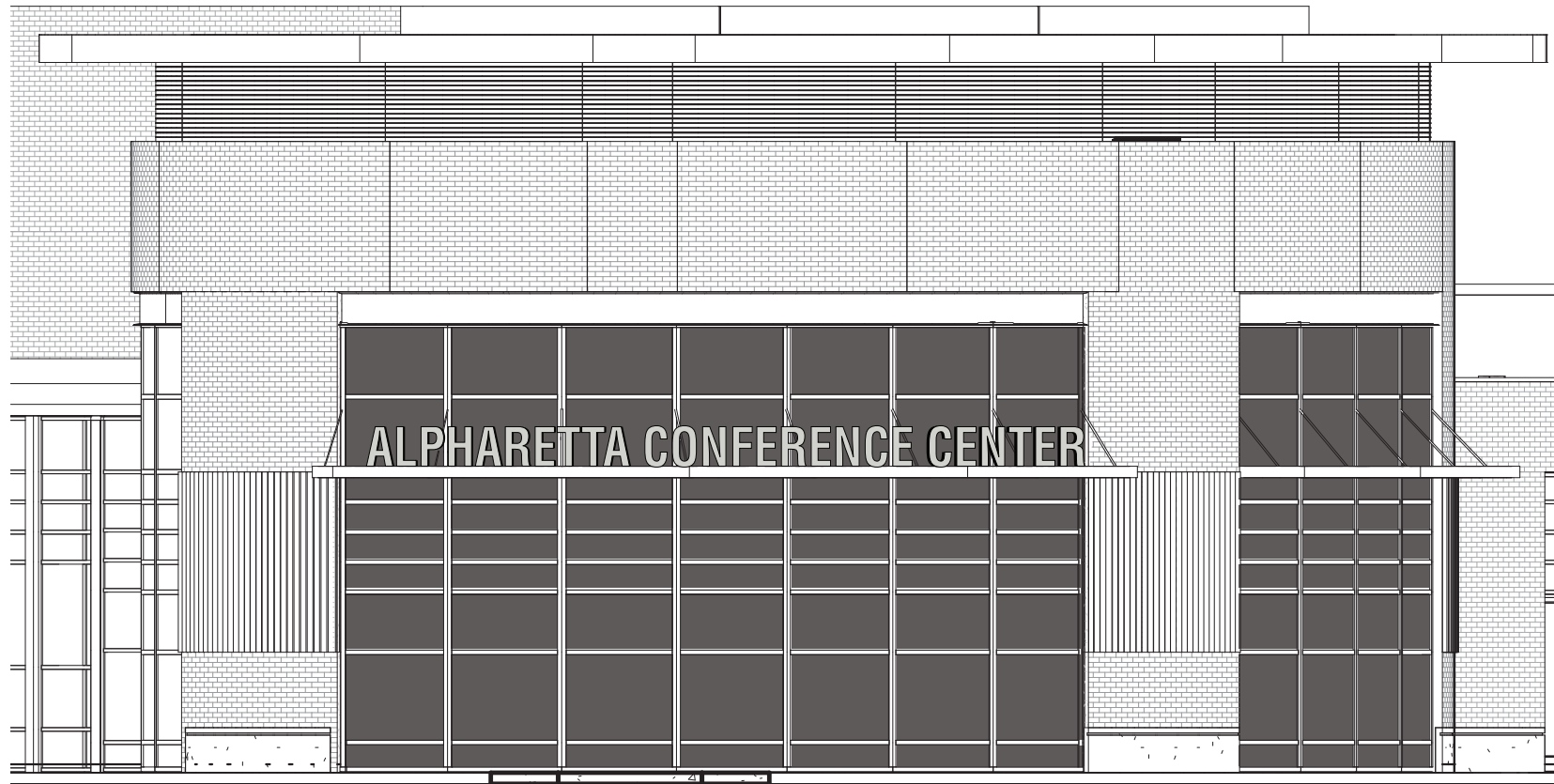
SCALE
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PAGE NUMBER
EG-2.07

Sign Type D - Conference Center Entrance ID

Exterior Wayfinding & Signage

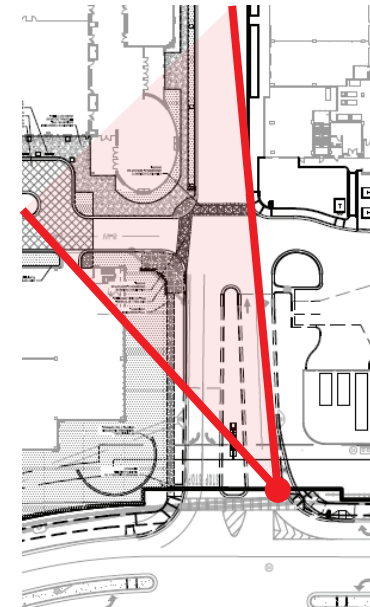


SIGN TYPE D - ELEVATION AT NORTHWEST CORNER
SCALE: 1/8" = 1'-0"

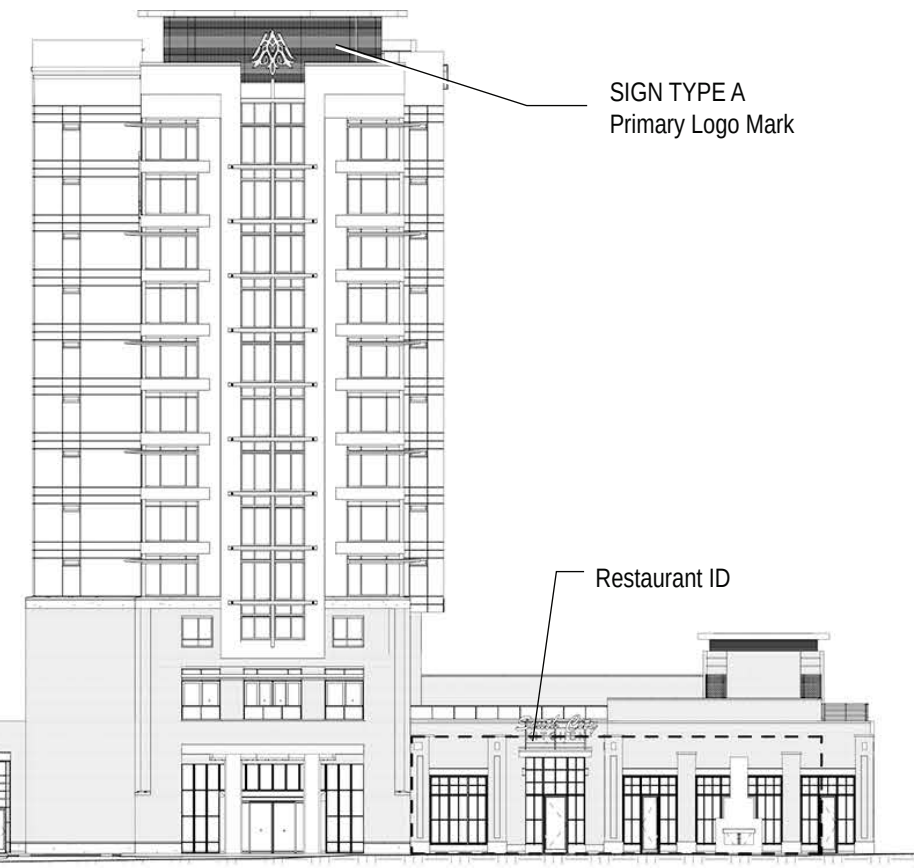
Face-lit aluminum channel letters installed flush to front edge of architectural canopy.



WEST ELEVATION
SCALE: 1/32" = 1'-0"



RENDERING VIEW
SCALE: NTS



**THE HOTEL
AT AVALON**
ALPHARETTA CONFERENCE CENTER

PROJECT NAME

The Hotel at Avalon
Alpharetta, GA

CLIENT

Stormont
Hospitality Group



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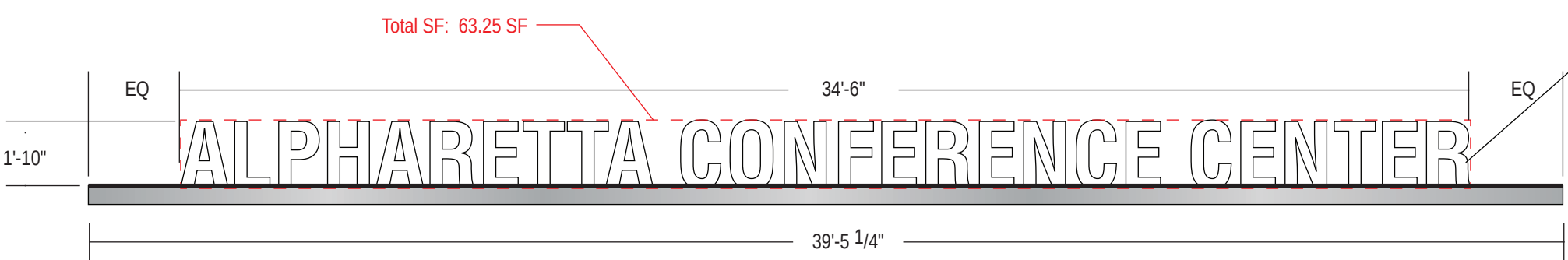
April 3, 2017

PAGE NUMBER

EG-2.08

Sign Type D - Conference Center Entrance ID

Exterior Wayfinding & Signage



SIGN TYPE D - DETAIL
SCALE: 1/4" = 1'-0"

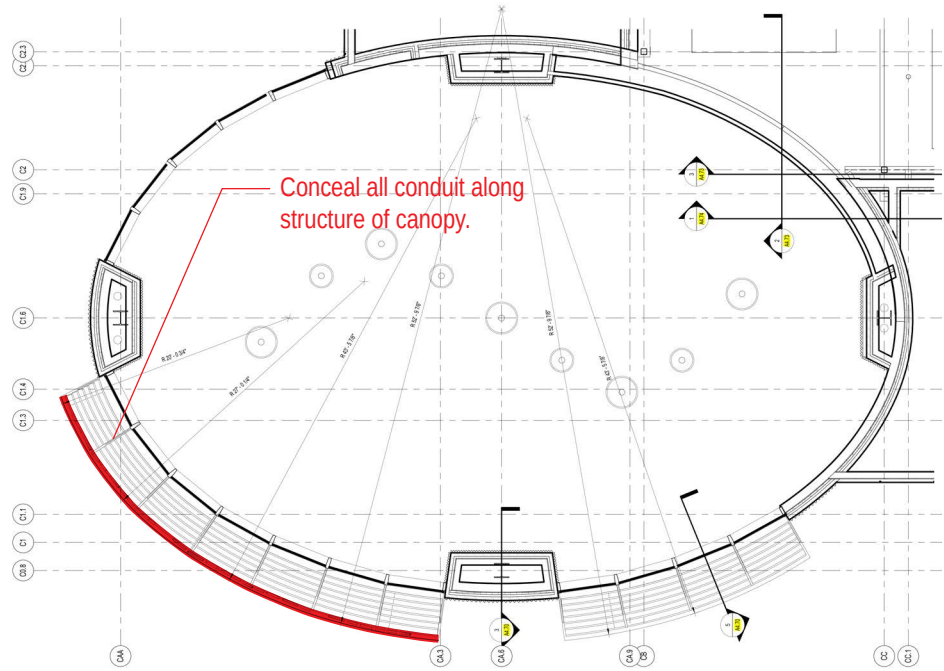
Curved Canopy shown flattened for true elevation.
Font: Helvetica Bold Condensed.

Channel constructed, aluminum letters, mount to concealed ledge that attaches to sunshade canopy.

NOTES:
No visible seams, fill and smooth all seams and welds prior to painting (typ.). Waterproof all penetrations. Conceal transformers, LED power supply, and electrical connections. Provide weep holes for drainage. Fabricator to coordinate with GC that electrical is pulled to location.

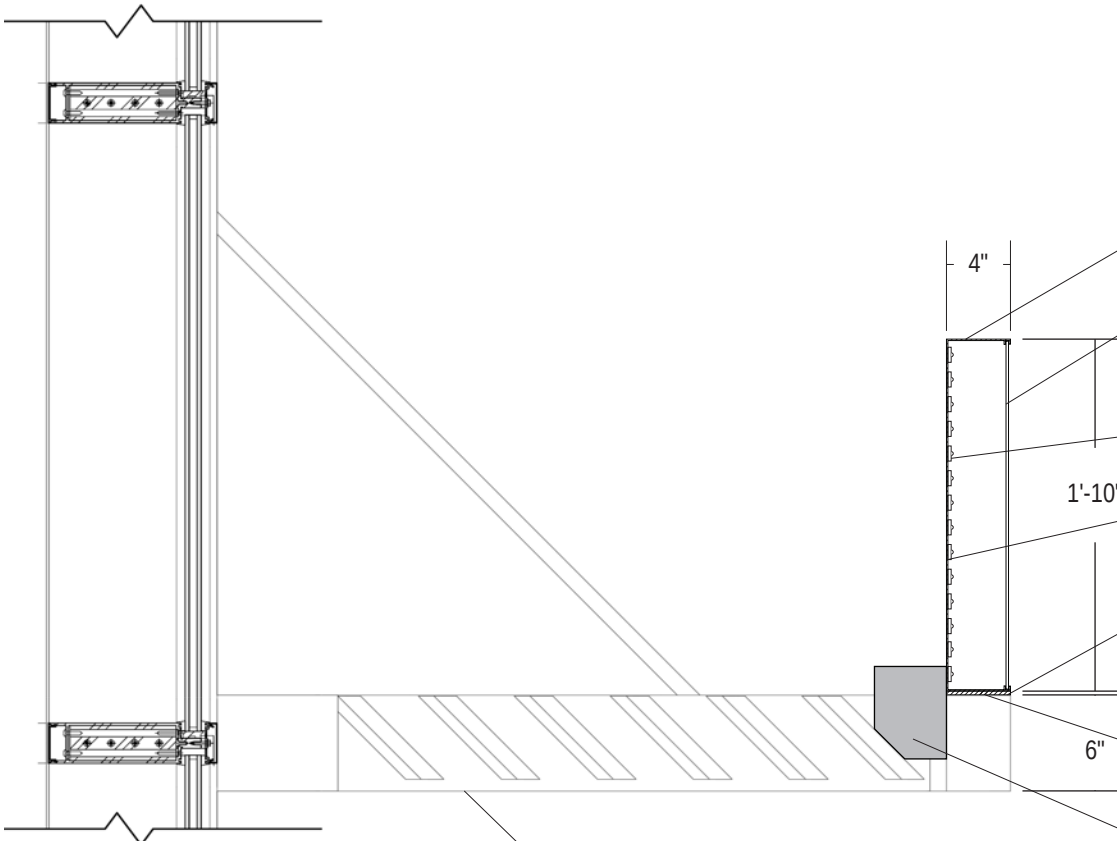


FACE-LIT CHANNEL LETTERS



BUILDING SECTION ABOVE ALUMINUM SUNSHADE CANOPY
SCALE: 1/16" = 1'-0"

See architectural sheet A4.72 for details.



SECTION DETAIL OF CANOPY
SCALE: 1" = 1'-0"

Prefabricated aluminum sunshade canopy with three coat fluoropolymer finish to match mill finished aluminum. Shop drawings will be provided to fabricator when available.

Aluminum returns, painted bronze metallic (F11) to contrast with face.
White translucent acrylic face, OPTIX LD by Plaskolite (7328 White) or equivalent.
White LEDs, 4000k. Fabricator to determine distance for optimal illumination.
Paint inside of cabinet light enhancing white, for maximum light reflectivity.
Concealed ledge, runs the length of the canopy, flush to front and back of this ledge. Finished to match canopy.
Mechanically fasten for a secure connection.
Raceway concealed within canopy structure, finished to match. Fabricator to detail conduit, transformer, and LED power supply in shop drawings. Breaks in raceway required to fit within structure, doesn't need to run the length of the canopy.



PROJECT NAME
The Hotel at Avalon
Alpharetta, GA

CLIENT
Stormont
Hospitality Group

COOPER CARRY
191 Peachtree Street NE
Suite 2400
Atlanta, GA 30303-1770
404-237-2000 (T)
404-237-0276 (F)
www.coopercarry.com

© 2016 COOPER CARRY, INC.

PHASE
Sign Variance
Application

PROJECT NO.
M:2013\20130026.02\10 egd
20130026.02

SCALE
As Noted

DATE
April 3, 2017

PAGE NUMBER
EG-2.09



THE HOTEL
AT AVALON

April 24, 2017

Neighboring Property Owner

RE: Avalon Hotel Associates, LLC
Sign Variance, Hotel at Avalon

Dear Avalon Neighbor:

As part of the City of Alpharetta Citizen Participation Program, I would like to inform you that the owners of The Hotel at Avalon have submitted for a Sign Variance with the City of Alpharetta. A hearing will be held at the May 15th City Council meeting at City Hall, commencing at 6:30 PM.

Enclosed please find the "Applicant Request and Intent" which describes the purpose of our request. Essentially, a sign facing to the East will not be seen by anyone since it faces the trees bordering GA-400. Therefore, we are seeking approval to move that allowable sign to the South-face of our hotel tower thereby having both the hotel name and our circular logo facing Old Milton Road to the South.

Thank you for your interest in the quality growth in the City of Alpharetta! We are excited to be a part of the Alpharetta community and the phenomenal Avalon development, and we look forward to hosting you at our hotel and the adjacent Alpharetta Conference Center upon opening next January!

Sincerely,

James M Stormont, Jr
President
Authorized Member Manager, Avalon Hotel Associates, LLC

Cc: City of Alpharetta Staff

APPLICANT REQUEST AND INTENT

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

The Hotel Avalon and Alpharetta Conference Center (the Facility) will be a 330 key hotel located near the intersection of Old Milton Parkway and Georgia State Road 400, in Alpharetta, Georgia. The proposed Facility will be located at the east end in the 86-acre Avalon mixed-use development. The Facility will provide approximately 44,000 net square feet of conference, meeting, exhibition, and pre-function space, a Starbucks coffee shop, and a specialty three-meal restaurant. A structured parking facility along with a small number of surface spaces will be provided to park approximately 525 cars. The Facility is expected to provide a visual anchor to Avalon Boulevard.

Applicant's Request (Please itemize the proposal):

We request that the total number of signs allowed on the South Elevation of the project be increased from one (1) to two (2). Each sign would be at or under the total allowable square footage of 240 SF. Sign one will be the words "The Hotel at Avalon" at 240 SF. The second will be only the Hotel at Avalon logo at 143 SF. Both signs will be internally illuminated halo-lit with LEDs.

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

The south elevation of the building is the most prominent to the general public from Old Milton Parkway and GA 400. The proposed second sign will help brand the buildings and general area helping promote the Avalon District. The proposed signs will fit proportionally with the overall size of the building and accommodate the viewing distance from the main public road, Old Milton Parkway. (Building is ~650' from road, 130' tall, providing a viewing distance to the sign of ~662'.)

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: The Hotel at Avalon and Alpharetta Conference Center

Contact Name: James M. Stormont, Jr.

Telephone: 770-818-4198

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.

Avalon North, LLC, our only adjacent property owner, has fully supported the variance request.

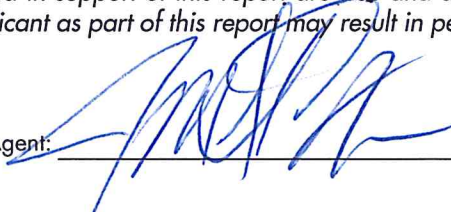
Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

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

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

→ Avalon North, LLC and their affiliates,

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

Signature of Authorized Agent: 

Date: 4/21/2017

Print Form

4/4/17

V-17-14
THE HOTEL/AVALON

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: James M. Stormont, Jr.

Telephone: 770-818-4198

Address: 3350 Riverwood Pkwy

Suite: 1590

City Atlanta

State: GA

Zip: 30339

Fax: _____

Mobile Tel: 404-405-7613

Email: jstormont@stormonthospitality.com

Subject Property Information:

Address: 9000 Avalon Boulevard, Alpharetta, GA 30009 (Easternmost Parcel of Avalon Phase II)

Current Zoning: MU

District: 1

Section: 2

Land Lot: 854

Parcel ID: 12 197008540392

Proposed Zoning: MU

Current Use: Retail, Restaurant, Grocery, Theater, Home, Hotel, Conference Center

This Application For (Check All That Apply):

☐ Conditional Use

☐ Master Plan Amendment

☐ Rezoning

☐ Master Plan Review

☐ Variance

☐ Public Hearing

☐ Comprehensive Plan Amendment

☒ Other (Specify): Sign Ordinance Variance

APPLICANT REQUEST AND INTENT

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

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4/4/17

V-17-14
THE HOTEL/AVALON

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Avalon Hotel Associates, LLC (through leasehold interest with Development)

Telephone: 770-818-4198

Address: 9000 Avalon Boulevard (Conference Center and Hotel Parcel)

Suite:

City Alpharetta

State: GA

Zip: 30009

Authorization:

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

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

☐ Annexation

☐ Special Use

☐ Rezoning

☐ Conditional Use

☐ Variance

☐ Master Plan

☐ Land Use Application

☒ Other

Sign Ordinance Variance

Identify Authorized Applicant:

Name of Authorized Applicant: James M. Stormont, Jr.

Telephone: 770-818-4198

Address: 3350 Riverwood Pkwy

Suite: 1590

City Atlanta

State: GA

Zip: 30339

So Sworn and Attested:

Owner Signature:

Date:

3/22/2017

Notary:

Notary Signature:

Date:

3/22/2017

Dana M Falls
NOTARY PUBLIC
Fulton County, GEORGIA
My Commission Expires

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: James M. Stormont, Jr.

Subject Public Hearing Case: The Hotel at Avalon and Alpharetta Conference Center

Campaign Contribution Information:

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

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

Name of Official: N/A

Position:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

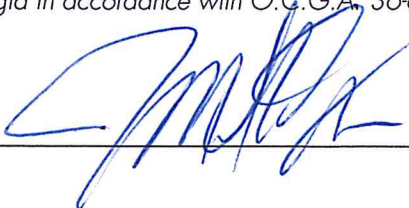
Description of Contribution:

Value:

Campaign Contribution Information:

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

Signature:



Date:

3/22/2017

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: Mark C. Toro

Subject Public Hearing Case: The Hotel at Avalon and Alpharetta Conference Center

Campaign Contribution Information:

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

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

Name of Official: N/A

Position: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Campaign Contribution Information:

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

Signature: _____



Date: _____

3/29/17

SIGN VARIANCE REVIEW CRITERIA

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

☒ Yes Building is 12-Stories set back from the major public road, Old Milton Parkway approximately 650 feet.

☐ No

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

☐ Yes

☒ No

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

☐ Yes

☒ No

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

☐ Yes

☒ No

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

☒ Yes

☐ No

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

☐ Yes

☒ No

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

☐ Yes

☒ No

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: The Hotel at Avalon and Alpharetta Conference Center

Contact Name: James M. Stormont, Jr.

Telephone: 770-818-4198

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.

Avalon North, LLC

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

☒ Letter	☐ Personal Visits
☐ Telephone	☐ Group Meeting
☐ Email	☐ Other (Please Specify) <u></u>

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



CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: MP-16-13/Z-16-11/CU-16-19/V-16-26 TPA FUQUA/PERIDOT

CITY COUNCIL: APRIL 17, 2017

This item was heard at the November 3, 2016 Planning Commission meeting. The applicant requested a deferral. After discussion, the Planning Commission recommended to defer the request. Vote (7-0)

This item was heard at the March 2, 2017 Planning Commission meeting. Citizens spoke both for and against the request. Planning Commission recommended that the lake be activated by bringing non-residential uses closer to the lake and moving the townhomes and/or stacked townhomes away from the lake, which is consistent with the site layout reflected on the 2011 site plan. After discussion, the Planning Commission recommended to approve the request subject to staff conditions with a few amendments, including a change to the site plan in order to activate the lake. Vote (6-1)

The applicant provided a revised site plan for the purpose of addressing concerns raised by the Planning Commission. The new site plan depicts a lake side plaza with seating and area for food trucks. However, the site plan shows both the townhome and stacked townhome product next to the lake, which is contrary to the site plan recommended for approval by the Planning Commission. Staff has reviewed the new site plan and believes that it does not adequately address the concerns raised about activating the lake. The site plan referenced in the Planning Commission recommendation (SP-2, dated 9/28/16) depicts an office building next to the lake. Planning Commission recommended approval of this site plan because it included non-residential uses closer to the lake and more closely resembled the site layout on the 2011 plan. There were concerns that people would be reluctant to use the trail due to its close proximity to the residential product. Planning Commission suggested that the office building near the lake include a restaurant and that the dock and lake side plaza include an active use to draw visitors down to the lake.

II. RECOMMENDATION:

Approve MP-16-13/Z-16-11/CU-16-19/V-16-26 TPA Fuqua/Peridot subject to the following conditions:

Conditions that end with (GRTA) are conditions recommended by the Georgia Regional Transportation Authority. All GRTA recommendations are incorporated in a document dated July 13, 2015, RE: DRI 2499 – Innovation.
RED= Changes to previously approved conditions.

1. The **62.47-acre** property shall be zoned MU. Site shall be developed substantially similar to plans by **Wakefield Beasley & Associates**, dated **9/28/16 (SP-2)**, subject to the approved conditions. **Architectural style of all buildings shall be Post-Industrial Mercantile style similar to the renderings and architecture in the 2016 application with non-residential buildings approved by the Design Review Board and residential buildings approved by Staff. Townhomes shall be substantially as depicted in Exhibit A. Subject to approved conditions. Applicant shall work to add additional features to activate the lake; such as, hardscape, restaurants or other commercial uses as approved by Staff.**
2. Development regulations shall be as follows:

- a. Office – 664,400 square foot maximum. Building height shall be limited as depicted on site plan dated 2/21/2017 with 1 building up to 12 stories, remaining office limited to a maximum 6 stories. Mixed use buildings shall be limited to a maximum of 5 stories or 60', whichever is less.
 - b. Up to 63 'For-Sale' townhome units and up to 104 'For-Sale' stacked townhomes shall be permitted in up to 4-story buildings with a maximum height of 50'. In lieu of the stacked townhomes, that portion of the property may be developed with zero lot line 'For-Sale' detached units with no reduction in the overall open space and within the same footprint of the stacked townhomes as depicted on the 12/13/2016 alternate plan prepared by Travis Pruitt and Associates, attached as Exhibit B. A minimum 25% of all residential units shall be 'For-Sale' units. No more than 10% of the 'For-Sale' residential units shall be permitted to be rented, as recorded in the development covenants.
 - c. Retail –Maximum of 26,100 square feet and height of 2 stories or 35', whichever is less. Permitted retail square footage shall include a 9,600 square foot food hall/market. Mixed use buildings shall be limited to a maximum of 5 stories or 60', whichever is less. No more than 3 free standing retail buildings shall be permitted. No more than 2 free-standing 'Bank or Savings and Loan' buildings shall be permitted and shall be a minimum of 2 stories, or 24', and shall have significant architectural features as approved by Staff. Standalone retail buildings shall have a minimum height of 18'. A minimum 3,000 square foot neighborhood grocery shall be required.
 - d. Hotel – One boutique or full-service hotel as approved by staff with a maximum of 200 rooms and 7 stories shall be permitted. Hotel may not be an extended stay facility.
 - e. Restaurant – Maximum of 29,400 square feet and height of 2 stories or 35', whichever is less. A maximum of 3 free-standing restaurants with a combined square footage of not less than 3,500 square feet and not more than 10,000 square feet with no drive-thru or pick up windows. Individual restaurants may be attached via architectural features such as metal arches, outdoor seating areas, patios and similar amenities as approved by Staff. An open air "special event facility" shall be permitted adjacent to the lake with a maximum of 20,000 square feet. One jewel box building shall be permitted in the central park as depicted on the site plan.
 - f. 'For-Rent' Residential – After March 27, 2018, 220 'For-Rent' attached units shall be permitted a Certificate of Occupancy in accordance with UDC 'For-Rent' requirements. 'For-Rent' residential shall be permitted above office or retail uses on at least 1 side of the building. At-grade 'For-Rent' units shall have walkouts with sidewalk connections. Building maximum height shall be 5 stories or 60 feet, whichever is less. No more than 40% of the units may be 2-bedroom units. 'For-Rent' units shall be constructed concurrently with retail, 25% 'For-Sale' units and a minimum 60,000 square feet of office use. A Certificate of Occupancy shall not be issued for rental units until 60,000 square feet of office has been constructed or is substantially under construction as determined by Staff. The units shall be part of a mixed-use project containing a minimum of 50 acres and incorporating retail, 'For-Sale' residential units, hotel, neighborhood grocery, restaurant, and the 60,000 square foot office. 'For-Rent' units shall have first class amenities, which shall include a private pool, fitness center, secure gated parking, resident's lounge, business center, on-site management office, concierge services and secure elevator access. If a building permit is not issued by March 27, 2019 residential units shall revert to 'For-Sale' only.
 - g. Parking Decks – Maximum of 5 levels, except parking deck along Haynes Bridge Road shall be a maximum of 2 levels. With the exception of the 2 parking decks serving office buildings, all parking decks shall be wrapped with residential or non-residential uses where visible from the public right-of-way. Parking decks visible from Haynes Bridge Road, Lakeview Parkway and Morrison Parkway shall be treated with comparable materials and finishes as the buildings they serve or screened from view with evergreen landscaping as approved by Staff. Parking decks visible from Georgia 400 and the interchange shall be screened from view with evergreen landscaping. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the Design Review Board.
3. The Master Plan area shall be limited to the following uses and further restricted by conditions of zoning:
 - a. office
 - b. retail

- c. restaurant (no drive thru)
 - d. hotel
 - e. residential
4. Retail uses shall be those uses customarily accessory to or amenities for office uses, restricted to the following uses:
- a. Art Gallery
 - b. Bakery
 - c. Barber Shop
 - d. Beauty Shop
 - e. Book Store
 - f. Bowling Entertainment Venue (with approval of a conditional use permit)
 - g. Computer Supply Store
 - h. Copy Center/Print Shop
 - i. Drug Store (not to exceed 2,000 SF)
 - j. Dry Cleaning Pick-up Station
 - k. Fitness Studio
 - l. Florist, Retail without Greenhouse
 - m. Gourmet Food Store
 - n. Office Supply Store (not to exceed 2,000 SF)
 - o. Package Shipping/Mail Box Store
 - p. Restaurant (no drive-thru)
 - q. Retail Sales and Services Establishment
 - r. Shop or Studio, Craftsman/Artist
 - s. School, Commercial
 - t. Spa Services (with approval of a conditional use permit)
5. Building Setbacks along Haynes Bridge Road and Morrison Parkway shall be 30' building setback with a 20' landscape strip. Building setbacks along Lakeview Parkway shall be 25' with a 20' landscape strip.
6. Building setbacks along internal streets shall be 0' for the first 60' of building height. Above 60' in height, a 10' setback shall be provided from back of curb. Sidewalks and street trees shall be incorporated throughout the development. Pedestrian bridges, stairs, elevators and escalators may encroach over and into public spaces provided that they don't impede pedestrian circulation or safety.
7. A building permit shall not be issued for any free-standing retail building before a building permit is issued for the 60,000 square foot office use.
8. Specimen trees on the site shall be given special consideration and every attempt to incorporate them into the applicant's site plan shall be made as stipulated in the Tree Protection Ordinance. In addition, specimen trees #473, 477, 512, 545, 563, 566, 568, 821, 591, 593, 596, and 600 shall be saved.
9. A minimum 12.35 acres of park land is required for the proposed development with at least 6.18 acres required to be passive park area. A minimum 6.25 acres of public space shall be required. 29.36 acres of open/green space shall be provided as depicted on the 2/21/2017 zoning plan. The greenspace to the east of the lake shall remain undisturbed, except for the trail and related improvements around the lake. A bocce ball court, or an alternative outdoor recreational feature approved by Staff, shall be required within an area designated public space as approved by Staff.

Design Conditions:

10. At-grade pedestrian and bicycle connections shall be provided throughout the site, including between buildings and recreational facilities within the development and across Lakeview Parkway to the existing office development. Pedestrian crossings throughout development shall be ramped and the surface materials shall be brick pavers, cobblestones or architecturally treated concrete products as approved by Staff. Bicycle facilities shall be provided throughout the development.

11. Detention facilities shall not be visible from a public right-of-way, except a decorative water feature approved by Staff.
12. Parking decks and retaining walls shall receive architectural façade treatment or be heavily landscaped, as described in paragraph 2.g. Retaining walls visible from developed areas exceeding 16' in height shall be terraced. In areas where the parking decks are visible to the public, the decks will be screened by landscaping or materials approved by DRB or other materials as approved by Staff, as described in paragraph 2.g.
13. Except for the 'For-Sale' product, priority parking spaces shall be provided for alternative fuel vehicles along with accommodation for a vehicle charging station.
14. The developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks and other street furniture, where appropriate, throughout the development. A bus drop-off area with shelter and dedicated lane shall be incorporated into the plan design along Haynes Bridge Road or at an alternative location acceptable to MARTA. Developer shall work in good faith with MARTA to add the development to city bus routes in order to assist with transportation service for employees, residents and guests. The public shall be permitted to park in the office parking lots on evenings and weekends.
15. Prior to LDP for development, the applicant shall submit for approval a document to be entitled 'TPA/Fuqua Design Standards'. This document shall include elevations or architectural themes of buildings, specifications for street furniture including benches, trash receptacles, lighting, fountains, bicycle racks, bus shelter, signage landscaping themes and focal point features and shall be substantially similar to the renderings filed with the 2016 application, as amended. Design standards will be presented to Staff and the Design Review Board for review and approval. This document also shall detail entrance treatment for the Haynes Bridge Road/Lakeview Parkway intersection, which shall compliment any existing or changed entrance feature across Lakeview Parkway. Retaining walls also shall be complementary.
16. Plans for buildings, landscaping and signage (in the form of a 'sign package') shall be subject to review and approval by the Design Review Board.
17. Awnings shall be provided on buildings at street level in commercial areas where reasonably appropriate in order to protect pedestrians from inclement weather.
18. Surface parking areas other than on-street parking shall be screened from the public right-of-way in compliance with the current UDC. A decorative, short wall shall be located along Lakeview Parkway where needed in order to obscure views of surface parking from Lakeview Parkway.
19. All buildings along Haynes Bridge Road, Morrison Parkway and Lakeview Parkway must face those streets or appear to face those streets. Backside of buildings or 'back of house' functions (such as loading or dumpster area) shall not be visible from those streets. Parapet walls shall be used as needed to screen roof-top mechanical equipment and views.
20. Measurement of building heights shall not include spires or other decorative architectural features.
21. Streets within the development shall be private and shall include a planted median with sufficient space for tree plantings, as approved by Staff.
22. A view corridor shall be created from Haynes Bridge Road to the lake, along the main boulevard, as depicted on the plan. A structure for seating or gathering, such as a gazebo or similar structure, shall be provided at the end of the boulevard near the lake as approved by Staff.
23. The corner of Haynes Bridge Road and Lakeview Parkway shall be designed with a minimum 5,000 square foot green space and shall incorporate existing wall and landscaping with a focal point feature (sculpture) added with final approval by the local arts committee. Applicant shall provide a minimum of 6 original sculptures located at prominent locations throughout the development as approved by Staff and the local arts committee. Locations shall include the corner of Lakeview Parkway and Haynes Bridge Road. Approval and construction of 1 sculpture shall be required concurrent with the first CO. A minimum of 1 additional sculpture shall be required concurrent with the first CO of each subsequent phase of development. All sculptures shall be required prior to final CO issued for the last building constructed.
24. In order to further 2035 Comprehensive Plan strategy LU 6.2, no stand-alone retail development shall be located within 500' of the GA 400 interchange.

25. Prior to the first LDP for development, applicant shall submit a construction phasing plan that shall demonstrate how construction will be staged and implemented in a manner that screens construction views from adjacent roadways.
26. Prior to the first LDP for development, applicant shall submit a revised master plan for the entire parcel to the City, which shall incorporate the approved conditions, as well as the following:
 - Approved specifications and standards identified for each use within the total development.
 - Pedestrian network.
 - Overall planned green space areas.
27. Every plan submitted for a land disturbance permit shall include an on-going density and acreage tabulation.
28. Alcohol license distance requirements from residential development shall be waived.
29. Rooftop signs shall be permitted as approved by the Design Review Board.
30. 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-16-13/Z-16-11/CU-16-19/V-16-25 TPA/Fuqua"

Landscape Conditions:

31. A 20' landscape strip with trees and shrubs shall be provided along Haynes Bridge Road, Lakeview Parkway and Morrison Parkway. Along Lakeview Parkway, the existing sidewalk shall be widened with brick or similar pavers an additional 2' in the beauty strip to the back of curb. All new utilities shall be located underground. Existing landscape strips adjacent to the development along Morrison Parkway, Haynes Bridge Road and Lakeview Parkway shall be replanted where needed, as approved by Staff. Parking areas adjacent to Lakeview Parkway shall be heavily screened with landscape material as approved by Staff.
32. 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 decorative and will provide an amenity. However, there shall be no encroachment into the Georgia 400 tree buffer, except for multi-use path as approved by Staff.
33. At least 1 roof-top amenity shall be required within the development. In addition, at least 25% of the space occupied by restaurant uses shall be located in open air dining areas. Outdoor dining areas will not count against the min. 29,400 SF of restaurant space.
34. Provide detailed street planting for Haynes Bridge Road, Morrison Parkway and Lakeview Parkway. Landscape plan shall be approved prior to issuance of a Land Disturbance Permit and shall include retaining the current mature street trees, except at curb cuts and in accordance with an approved stream piping plan along Lakeview Parkway, Morrison Parkway and Haynes Bridge Road with final approval by Staff.
35. The developer and/or property owner shall be responsible for the planting and maintenance of medians within the development site and for the medians located on Lakeview Parkway which are contiguous to the development site. The planting and maintenance shall be in accordance with a plan approved by Staff.
36. Parking lot islands shall be planted with trees, shrubs and ground covers (not with mulch only). Provide sufficient green space to provide screening for parking decks. Investigate, as directed by Staff, the possibility of adding shade structures on the top floor of parking decks to cover a minimum 15% of this surface.
37. The developer shall dedicate a permanent easement to the City and construct a 12' multi-use trail with continuous connection from the adjacent Honda property, through the site, around the lake and through the Georgia 400 buffer to Haynes Bridge Road and to the west property line, with final alignment/design approved by Staff and construction completed prior to the first Certificate of Occupancy for residential units. A trail crossing shall be provided across Morrison Parkway at the existing signalized intersection at Lakeview Parkway and shall be constructed of paver material approved by Staff. Trail entrance gateways/arches shall be provided on Morrison Parkway and Haynes Bridge Road. The applicant shall hand clear undergrowth, invasive species and dead materials within the Georgia 400 buffer for the installation of the trail; maintain such condition to the City's satisfaction until accepted for maintenance; and promote use of the area to the public by providing parking, access and trails for public enjoyment. A bike share station shall be provided

at a location(s) along the trail as approved by Staff. Way finding signage shall be placed at key locations along the trail.

38. The 50' perimeter around the lake shall include a minimum 12' wide multi-use trail and gathering areas (gazebo, grilling stations, fire pits, benches, etc.) and exercise stations around the lake, as approved by Staff. The width of the multi-use trail may be reduced to save trees, as approved by Staff. The condition of the existing pedestrian bridges across the lake shall be assessed, repairs and widening shall be made by the developer/property owner as approved by Staff.
39. The 37,505 square foot park space near the corner of Haynes Bridge Road and Lakeview Parkway shall include landscape and hardscape for public space for recreation, entertainment, and/or civic purposes.
40. The lake shall be designed for active recreation, including stocking the lake with fish and constructing a dock.
41. Wetlands shall be counted as park space, if applicant improves the area with boardwalks, walkways, or educational amenities.
42. Site access off Lakeview Parkway shall be unsignalized. The right-in/right-out only drive on Lakeview Parkway shall be channelized to prevent unlawful turning movements. A roundabout is recommended at site driveway 2. Design of roundabout or other intersection improvement shall meet City LOS standards as approved by Staff.
43. Master Plan approval shall revert to 2015 approval, uses and site plan, if a building permit is not issued for office use by 3/27/2019.

General Conditions of Approval to GRTA Notice of Decision:

44. Development Intensity and Use
 - Provide a mix of residential, office and retail uses.
45. Access Management
 - Signalized intersections along Lakeview Parkway shall be a minimum of 1,000' from the existing signal at the intersection of Haynes Bridge Road and Lakeview Parkway.
 - Provide a maximum of 4 site driveways on Lakeview Parkway.
 - Align driveways on Lakeview Parkway with opposing existing driveways or offset by a minimum of 150'.
 - Any full movement site driveway on Lakeview Parkway must be a minimum of 450' from Haynes Bridge Road.
 - Any right-in/right-out site driveways on Lakeview Parkway must be a minimum of 200' from Haynes Bridge Road.
 - No direct site access is allowed onto Haynes Bridge Road.
 - No outparcels are allowed direct access on Haynes Bridge Road or Lakeview Parkway.
 - Provide shared driveway between adjacent property (shown as "MetLife") and the proposed development, as shown on plan.
 - All internal intersections shall be a minimum of 100' from Lakeview Parkway.
46. Pedestrian Facilities
 - Provide a system of sidewalks throughout the development providing pedestrian access to all uses, building entrances and site driveways.
 - Provide safe pedestrian crossings at all site driveway intersections (four-legged intersections) on Lakeview Parkway, including roundabouts.
47. Road Improvements to GRTA Notice of Decision:
Haynes Bridge Road at Lakeview Parkway/Northwinds Parkway
 - Construct 1 additional northbound left-turn lane along Haynes Bridge Road onto Lakeview Parkway creating dual northbound left-turn lanes.
 - Construct 1 additional eastbound right-turn lane along Lakeview Parkway onto Haynes Bridge Road creating dual eastbound right-turn lanes.
 - All intersections with Haynes Bridge Road and Lakeview Parkway shall be designed as directed by staff.

III. REPORT IN BRIEF:

The applicant, TPA and Fuqua, is requesting a master plan amendment to the Metropolitan Life/Peridot Master Plan to change the development mix and previous conditions of zoning. A request to rezone 15.51 acres from O-I (Office-Institutional) to MU (Mixed-Use), as well as requests for conditional use to allow 'For-Rent' residential use and a bank or savings and loan use. A variance is requested to allow first-floor 'For-Rent' dwellings on three (3) building sides and to allow first-floor 'For-Rent' dwellings on a Storefront Street. If developed as submitted, the development would consist of 55,500 square feet of retail/restaurant, up to a 200-room hotel, 664,400 square feet of office (510,000 square feet new), 320 'For-Rent' units and 167 'For-Sale' townhome and stacked flat units on 62.47 acres. The property is located west of Haynes Bridge Road, south of Lakeview Parkway and north of Georgia 400.

DISCUSSION

The submitted request, if approved, will allow for the construction of a mixed-use development consisting of 55,500 square feet of retail/restaurant use, 664,400 square feet of office use, 167 'For-Sale' townhome and stacked flat units, 320 'For-Rent' apartment units, and a 200-room hotel. The proposed residential density is 7.80 dwelling units/acre. The subject property is located west of Haynes Bridge Road, south of Lakeview Parkway and north of Georgia 400.

The subject property is currently zoned MU (Mixed Use) and O-I (Office-Institutional) and surrounding properties are zoned O-I to the north and east and LI (Light Industrial) to the west. The 62.47 acres is bounded to the north by Lakeview Parkway, to the west by Honda Motor Corp., to the south by Georgia 400, and Haynes Bridge Road to the east.

The applicant is requesting a master plan amendment for a project called "360 Tech Village" to change the permitted mix of uses and changes to previous conditions of zoning. The site is currently entitled for 100,035 square feet of retail, a 211-room hotel, 447,200 square feet of office space and 470 'For-Sale' residential units. A rezoning is requested for 15.51 acres from O-I to MU, subject to the Metropolitan Life/Peridot Master Plan. Conditional use is requested to allow 'Dwelling, 'For-Rent' use and 'Bank, Savings and Loan' use. A variance is requested to allow first-floor 'For-Rent' dwellings on three (3) building sides and to allow first-floor 'For-Rent' dwellings on a Storefront Street.

A conceptual development plan for the assembled tract was submitted in August 2007 at which time Staff submitted the application to the Department of Community Affairs for a Development of Regional Impact Review. On January 24, 2008, the ARC issued a finding that the proposal was in the best interest of the Region, and therefore the State. In 2011, a master plan amendment was approved along with a stream buffer variance. The 2011 master plan amendment did not require DRI review. GRTA submitted a "Notice of Decision" stating the project was approved as submitted with recommended conditions. A master plan amendment was approved in 2015, which included changes to previous conditions of zoning as reflected in the attachment labeled Exhibit A.

The table below provides a comparison between the applicant's current proposal and previously proposed and approved master plan and amendments for the subject property.

		New Plan vs Previous Plans		
	2016 Proposed Plan	2011/2015 Plan	1988 Plan	Changes 2015-2016
Acreage	62.47 acres	47.05 acres	45.5 acres	+15.42 acres
Retail/Rest.	55,500 SF	100,035 SF	119,700 SF	-44,535 SF
Residential	487 Total Units: 167 'For-Sale' Attached 320 'For-Rent' units	470 Total Units: 445 'For-Sale' Condominium units, 25 'For-Sale' Townhomes	0	+320 'For-Rent' -303 'For-Sale' Attached
Density	7.8 du/ac	10 du/ac	0	-2.2 du/ac
Hotel	200 rooms	211 rooms	200 rooms	-11 rooms
Office	664,400 SF	447,200 SF	1,015,520 SF	+217,200 SF
Parking	3,372 spaces	3,415 spaces	N/A	-43 spaces
Open/Park	29.36 acres	11.08 acres	N/A	+18.28 acres

The property is also located within the Tier 1 North Point Development Node as depicted on the 2035 Future Land Use Plan. The City's Comprehensive Land Use Plan describes the North Point Activity Center Character Area in the following way:

"PRESERVE the North Point area as a regional destination for shopping, jobs and entertainment, and ENHANCE the area with improvements and new development that supports a walkable and vibrant community destination with places to shop, work, entertain and live."

"Future development should emphasize connectivity, uses that generate a high level of activity and transit-oriented development that anticipates the extension of MARTA transit service to the area. It should reinforce a walkable, mixed-use destination supported by a range of housing types and transportation modes. It should also focus on expanding the street network, enhancing public transit service, creating a pedestrian-friendly environment by adding sidewalks and supporting bicycle use with infrastructure that makes biking safe and convenient. This complete transportation system should link adjacent residential, office and commercial areas to major destinations within the activity center or serve as a safe and convenient connection to other destinations in the community. Expand entertainment uses and capitalize on amphitheater location."

The property is located in an area of the North Point Activity Center LCI designated Mixed-Use Commercial Center Area, which is described in the following way:

"Mixed-use Commercial Centers seek to take advantage of Georgia 400, Mansell Road, and Haynes Bridge Road to accommodate significant vehicular traffic by locating high intensity uses within a short distance of the Georgia 400 interchanges. While still providing pedestrian connectivity to the mixed-use village center, the two commercial centers are better suited to accommodate taller, regional serving development with higher vehicular traffic demands."

'FOR-RENT' RESIDENTIAL

The applicant requests a conditional use to allow 320 'For-Rent' units in a 4-story building with a parking deck. One (1) side of the building will contain 1st floor retail and/or office uses along the street frontage. The building will include studio, 1-bedroom and 2-bedroom units with rents from \$1,145 for 540 – 610 square foot studios, \$1,400 – \$1,500 for 700 – 800 square foot 1-bedroom units, and 2-bedroom units will be 1,048 – 1,175 square feet and with rents from \$2,000 – \$2,250. Residents will have access to parking and a variety of amenities, including a pool, fitness center, dog park, cyber café, game room and business center.

Careful consideration should be given to maintaining a balance between 'For-Rent' versus 'For-Sale' product in the City. The 2035 Comprehensive Land Use Plan identifies the following policy as it relates to maintaining a balance of 'For-Sale' versus 'For-Rent' housing in the City:

Housing Policy 2: Maintain a balance between 'owner-occupied' and 'renter-occupied' in Alpharetta such that at least 68% of the housing stock is 'owner-occupied'.

There are several factors that should be considered with requests for apartments, such as mix of uses, design, long-term viability, impacts to City facilities and services, as well as traffic and school impacts. Office space already exists on the site and high density housing should be tied to office space where jobs exist and are created and service uses are available to limit vehicular trips. The existing 406,853 square feet of office employs 2,034 people and the 510,000 square feet of new office will generate approximately 2,550 employees (1 employee per 200 square feet). A total of 4,584 office employees could be generated to support the residential and retail uses. Current apartment conditions in the City reflect occupancy ranges from 93% to 100% leased.

The City's Rental Housing Study, which was prepared in May 2015 and recently updated, recommends that the City target an entitlement of between 93 and 159 'For-Rent' units per year in order to achieve a goal of 32% rental housing in the City. It should be noted that this annual target recommendation is not an approved City policy; however, the 32% 'For-Rent' policy is included in the 2035 Comprehensive Land Use Plan.

'FOR-SALE' RESIDENTIAL

The applicant is requesting 167 'For-Sale' units, which represents a reduction of 303 'For-Sale' units from the current master plan entitlement. It is recommended that a mixed-use development contain a variety of residential types. The applicant's proposed development mix provides a greater mix of 'For-Sale' vs. 'For-Rent' residential product as compared to the mixed-use developments at Milton Park and Avalon. Avalon is approved for 16% 'For-Sale' product and Milton Park has over 25%. Staff recommends that the project provide a minimum of 25% 'For-Sale' units.

The applicant's site plan depicts 63 'For-Sale' townhome units and 104 'For-Sale' stacked condominium units. The applicant is requesting flexibility to allow for zero lot line single-family detached units in lieu of the stacked condominiums. Townhome units will range from 2,200 – 2,800 square feet with a price point between \$400,000 – \$600,000. Stacked condominiums will range from 1,250 – 1,700 square feet with price points beginning in the high \$200,000's. If single-family detached units are constructed, homes will be 2,000 – 3,000 square feet with a price point between \$500,000 – \$700,000.

OFFICE

The applicant proposes 510,000 square feet of new office on the site, which is in addition to the 406,853 square feet of office existing in three (3) buildings within the Metropolitan Life/Peridot Master Plan. Two (2) office buildings are located north of Lakeview Parkway and the third is on the west side of the subject property. If the applicant's request is approved, a total of 916,853 square feet of office could be

constructed within the master plan. For comparison, Northwinds is approved for 2.8 million square feet of office on 260 acres and Avalon for 660,000 square feet on 86 acres.

The request includes a 12-story, 300,000 square foot office building near the existing lake, a six (6) story, 150,000 square foot office building along Morrison Parkway and a three (3) story, 60,000 square foot loft-style flex office building near Haynes Bridge Road. The applicant states that the 60,000 square foot office building will be constructed in the first phase of the development. The existing office buildings are six (6) and seven (7) stories and are 93.6% occupied.

RETAIL/RESTAURANT

The development proposes 55,500 square feet of retail/restaurant uses located in freestanding and mixed-use buildings. This represents a 44,535 square foot reduction in retail/restaurant uses from the current master plan entitlement, which is consistent with an office-focused mixed-use development. The applicant proposes 16,500 square feet of retail space, 29,400 square feet of restaurant space, 400 square foot retail jewel box and 9,600 square foot market/food hall building surrounding the town center green and on the first floor of the 'For-Rent' building. A minimum 3,000 square foot neighborhood grocery will be provided within the requested entitlement of 55,500 square feet of retail/restaurant use. Retail uses will be those that are typically accessory to office use and retail services to support the proposed residential uses.

HOTEL

The applicant proposes one (1) boutique or full-service hotel with a maximum of 200 rooms and seven (7) stories. A boutique hotel is defined as a small hotel that typically has between 10 to 100 rooms in unique settings with upscale accommodations and design. The current master plan entitlement is for a 211-room hotel, with a minimum of 6,000 square feet of meeting space. The applicant has indicated that the number of hotel rooms constructed will likely be less than the 200 rooms requested.

PARK & PUBLIC SPACE

The applicant's site plan depicts 3.74 acres of park land, a 9.83-acre lake, a 4.5-acre wetland area, and 3.16 acres in other public spaces. Park space and public space shall not include the Georgia 400 tree buffer (except area improved for multi-use path), building setbacks, or landscape strips. The 4.5-acre wetland area may only be counted as public/park space, if improvements such as boardwalks, walkways, or educational amenities are included.

The 37,505 square foot town center green will be lined with ground floor retail, restaurant and office uses. Restaurants will have outdoor seating and the town center green will offer places for diners to sit and eat. The town center green will also include an outdoor band stand. Five (5) small park areas, totaling 0.57 acres, are depicted in the area of the townhomes and stacked flats. The lakeside park is shown to be 95,100 square feet.

A 9.83-acre lake amenity will be active and include recreational amenities. The lake perimeter already includes walking paths and pedestrian bridges over the lake. The lake should be improved with wider walking paths, gathering and seating areas, grilling stations and exercise stations. The path around the lake will become part of the City's Alpha Loop system and shall be a minimum 12-feet wide.

A 12' multi-use path will be provided through the subject property and connecting into the City's Alpha Loop system. The applicant's site plan depicts the multi-use path beginning at Morrison Parkway and running along Lakeview Parkway and Haynes Bridge Road. The path is also shown around the lake and on the south side of the lake. A future multi-use path easement is depicted running through the Georgia 400 buffer. Staff recommends that the developer provide an easement and construct the 12' multi-use path from Morrison Parkway, running along Lakeview Parkway before entering the site through the townhome portion of the development, continuing around the lake and running east and west along the south side of the property.

The MU zoning district requires a minimum 10% of the land area be designated for public uses, such as recreation, entertainment and/or civic space. Based on the total site area, a minimum of 6.25 acres in public space is required for the proposed development. The total park space goal in the MU zoning district is one (1) acre of parkland per 100 population. Based on the table below, the applicant's proposed development will generate a population of 1,235 people. Therefore, 12.35 acres of parkland is required for the proposed development, of which at least 50%, or 6.18 acres, shall be passive park area.

2011-2013 American Community Survey 3-Year Estimates – Average Household Size

	Alpharetta city, Georgia	
	Estimate	Margin of Error
Total:	2.72	+/-0.09
Owner-occupied	2.93	+/-0.13
Renter-occupied	2.33	+/-0.16

BUILDING ELEVATIONS

The Metropolitan Life/Peridot Master Plan was amended on September 28, 2015, which included a condition of zoning requiring a Mercantile/warehouse architectural style, substantially similar to the renderings dated June 26, 2015. The applicant has submitted building architecture, which is described as Post-Industrial Mercantile style. The applicant provided the following description of the proposed mixed-use development, which will have a technology focus with a post-industrial theme.

"The 360 Tech Village Development is a large 62.4-acre mixed use development of which 29.3 acres are open/green space with an extensive pedestrian/bicycle trail. The retail, the 60,000 square foot office building and the multifamily building and hotel will be a traditional post-industrial/mercantile design. They shall include rich building colors, brick, brick detailing, articulation to break up massing, dark mullioned windows, oversized and/or arched windows, cornice treatments, canopies, awnings, and soft lines to emulate post-industrial/mercantile design. Roll up garage doors are encouraged on retail structures, as are roof top signs of materials intended to reflect the design features of the post-industrial era. The design does not prohibit use of branding elements, glass or traditional architecture but instead encourages consistency with an industrial theme through the development. The 6 to 12 story office buildings may be curtain wall. The single family residential structures also shall compliment this theme. The intent is to blend glass components that suggest "hi-tech" with the mercantile brick facades in an artful and tasteful way. The retail spaces each will have its own brand and will incorporate their façade into a pleasing blend with a mercantile background. The hospitality component will also be very branded and more modern in exterior design. Overall, the style

will reflect an extremely engaging variety of architectural styles with complimentary proportions and materials, and consistent with the theme of Alpharetta being the “technology hub” for the southeast.”

EMPLOYEES

The applicant prepared an Area of Influence analysis consistent with those previously required by ARC and GRTA was conducted for the proposed development. According to the employee recapture analysis, the site is likely to accommodate 3,529 employees based on the mix of land uses, projected occupations, and average monthly income likely to be paid to employees. 3,322 of those employees are generated from the proposed office space based on one (1) employee per 200 square feet.

TRAFFIC

Kimley-Horn and Associates, Inc. prepared an update to the previous Traffic Impact Analysis. A comparison of trip generation from the applicant’s current proposal versus the 2015 proposal is provided below. The analysis found that the current proposal will result in a net 27.6% reduction in PM Peak Hour trips as compared to the 2015 proposal.

Gross Trip Generation Comparison

Site Plan	Daily Trips	AM Peak Hour Trips	PM Peak Hour Trips
360 Tech Village (2017)	14,858	1,420	1,525
Innovation Mixed-Use (2015)	20,582	704	2105
Percentage Difference	-27.8%	101.7%	-27.6%

The updated traffic analysis also included capacity analysis of the intersections and proposed site driveways along Lakeview Parkway. Similar to the previous traffic studies, the intersection at Morrison Parkway is expected to operate well with the proposed development traffic. At Haynes Bridge Road, the recommendations from the DRI study remain relevant; add dual northbound left-turn lanes along Haynes Bridge Road at Lakeview Parkway and provide dual eastbound right-turn lanes along Lakeview Parkway onto southbound Haynes Bridge Road. The added right-turn lane would connect to an extension of the Georgia 400 right-turn lane along Haynes Bridge Road.

Analysis of site driveways along Lakeview Parkway resulted in poor levels of service for vehicles exiting the site. Specifically, vehicles wishing to turn left onto Lakeview Parkway are expected to experience significant delay during the peak travel times. The study further contends that traffic conditions will not likely meet federal guidelines to warrant a traffic signal. Previous site plans included a roundabout to reduce delay at these intersections. Including at least one roundabout along Lakeview Parkway would also help calm traffic and facilitate an offset left turn. The best location would be the highest traffic intersection, proposed site driveway 2. Based on the anticipated traffic movements, some modification will be required of the existing median islands along Lakeview Parkway in order to accommodate vehicle queuing and limit access.

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 – 167 Townhomes & 320 Apartments

School	Estimated # New FCS Students Generated
Manning Oaks Elementary School	15 – 223
Northwestern Middle School	6 – 57
Milton High School	21 – 126
Total	42 – 406

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 42 – 406 school age children. All three schools are shown to be over capacity.

STANDARDS FOR ZONING CHANGES

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

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

Response: The proposed rezoning would permit uses that are consistent with the North Point Activity Center LCI and Comprehensive Land Use Plan designation of the property.

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

Response: The proposed rezoning would permit a mixed-use development, which is consistent with adjacent non-residential properties. Surrounding properties are located with the North Point Activity Center LCI, which envisions a mix of uses in a walkable environment.

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

Response: The proposed development respects the on-site stream buffers. If approved, staff recommends a condition to save certain specimen trees.

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

Response: The property is currently zoned O-I, which allows the requested office use by right. The applicant requests a rezoning of the 15.51-acre O-I parcel to MU to achieve a density of 7.80 dwelling units per acre over the 62.47-acre site.

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: While the proposed mixed-use development would have impacts on public facilities and services, the purpose of a mixed-use development is to reduce impacts on facilities and services by promoting a place to live, work and play. If approved, the applicant's proposal would result in a net reduction in traffic as compared to the current master plan entitlement.

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

Response: The proposed MU zoning district is consistent with the Comprehensive Land Use Plan designation of the property, which is Mixed Use.

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 request to rezone a portion of the property from O-I to MU reflects a reasonable balance as the proposed zoning is consistent with the Comprehensive Land Use Plan designation of the property, which is Mixed Use.

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

Response: The property is currently zoned O-I, which allows the requested office use by right. The applicant requests a rezoning of the 15.51-acre O-I parcel to MU to achieve a density of 7.80 dwelling units per acre over the 62.47-acre site.

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

Response: The subject property is consistent with the Comprehensive Land Use Plan designation, which is Mixed Use.

CONDITIONAL USE REVIEW CRITERIA

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

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

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

Response: The project has three (3) full-access driveways and a right-in/right-out driveway on Lakeview Parkway. The proposed development consists of a network of streets featuring connectivity throughout. The proposed mix of uses will reduce vehicular trips generated by the development.

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

Response: The proposed mixed-use development can sufficiently address all development requirements mentioned above.

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

Response: The applicant proposes 'For-Rent' use in association with a mixed-use development, which is consistent with the UDC. The proposed 'For-Rent' use is also consistent with the vision of the Comprehensive Land Use Plan and future land use designation of the property, which identifies the Georgia 400 corridor as an appropriate location to establish mixed-use activity centers and higher residential densities. Staff recommends capping the 'For-Rent' use to no more than 220 dwelling units. The units will accommodate employees from the existing office space, as well as future office space. In addition, this location at the Georgia 400 interchange provides convenient access for higher residential densities. However, careful consideration should be given to the desired ratio of rental units in the City.

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

Response: Not applicable.

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

Response: The proposed 'For-Rent' use will not impede the normal and orderly development of surrounding properties. The subject property is already entitled as a mixed-use development.

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

Response: The applicant proposes 'For-Rent' product in association with a mixed-use development, which is consistent with the UDC. The proposed 'For-Rent' use is also consistent with the vision of the Comprehensive Land Use Plan and future land use designation of the property, which identifies the Georgia 400 corridor as an appropriate location to establish mixed-use activity centers and higher residential densities. However, careful consideration should be given to the desired ratio of owner- versus renter-occupied units in the City.

VARIANCE REVIEW CRITERIA

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

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

Response: The subject property is currently approved as a mixed-use development where walkability, mix of uses, site design and architecture are key components to a successful development. The applicant's request to eliminate office or retail under 'For-Rent' uses on 3 sides of each building is a reasonable request given that the Metropolitan Life/Peridot Master Plan is an office-focused mixed-use development and retail uses are limited. At-grade 'For-Rent' units will include individual entrances to each unit.

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

Response: The applicant could provide additional retail uses under 'For-Rent' uses. However, the Metropolitan Life/Peridot Master Plan envisioned an office-driven mixed-use development where retail uses are limited to those that are accessory to office, as well as retail services to support the residential uses.

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

Response: Not applicable.

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

Response: Approval would not cause substantial detriment to the public good, if conditions are in place requiring architectural review and concurrent development of office, residential, retail and recreational uses.

CONCURRENCES

Staff has reviewed the application and is in general agreement with the requests for master plan amendment, rezoning, conditional use and variance. The proposed rezoning to MU is consistent with the vision of the Metropolitan Life/Peridot Master Plan, the North Point Activity Center LCI and Comprehensive Land Use Plan designation of the subject property, which includes a mix of uses within a walkable environment. However, the proposed number of 'For-Rent' units exceeds the annual target range recommended in the City's Rental Housing Study, as well as exceeding the City's desired balance between owner- and renter-occupied dwelling units. Therefore, staff recommends that no more than 220 'For-Rent' units be approved on the subject site in order to maintain the desired housing balance.

The applicant's request is consistent with the following land use, transportation, housing and community services and facilities strategies in the 2035 Comprehensive Plan:

LU Strategy 8.1: Allow mixed use patterns that will create activity nodes in appropriate areas, as established by the Future Development Map, that provide jobs and services within walking distance of residences, preserve open spaces, and make public transportation more effective.

LU Strategy 8.3: Encourage owners/developers with large land holdings to plan for multiple land uses.

LU Strategy 8.4: Establish varying levels of mixed use development densities, through overlay districts or other means, such that the highest densities of office, retail and residential development will be located along the GA-400 corridor.

T Strategy 1.2: Support transit friendly streets, bicycle routes and walkable communities that provide linkages to activity centers within the city.

T Strategy 1.3: Promote the development of compact mixed-use and transit-oriented development particularly in the GA-400 corridor.

T Strategy 2.4: Encourage an interconnected public sidewalk and trail network within new developments and enhance connectivity area wide by linking new sidewalks and trails to existing sidewalks and trails in adjacent neighborhoods. In addition, the system should link residential areas to commercial, schools, employment centers, transit and parks.

T Strategy 4.2: Encourage development designs to promote pedestrian activity that reduces on-site vehicular dependence.

H Strategy 1.2: Encourage higher residential densities and appropriate mix of uses close to Downtown Alpharetta and in the GA-400 corridor.

CSF Strategy 3.7: Encourage developers to build recreational opportunities in conjunction with new development, and encourage permanent protection of open space for future generations to enjoy.

'For-Rent' housing should only be considered within mixed-use developments in the Downtown and at Georgia 400 interchanges. These mixed-use developments should provide sufficient office density to generate jobs/employees to live in the residential units and utilize on-site retail services, grocery and parks and recreational uses to reduce vehicular trips.

Since 2013, there have been three (3) 'For-Rent' mixed-use projects approved, including City Center with 168 units, Avalon with 526 units and Perling/Devore with 129 units. These mixed-use developments included 'For-Rent' product with retail, restaurant, and/or office uses on the first floor. Avalon has 101 'For-Sale' units and 526 'For-Rent' units resulting in a 16:84 ratio of 'For-Sale' to 'For-Rent' units. Milton Park, which was zoned in 1999, was developed prior to 2013 and has 490 'For-Rent' units on 107 acres. Milton Park has 150 'For-Sale' units representing over 25% 'For-Sale' units. If the applicant's request is realized, the mixed-use development would include 34% 'For-Sale' product.

Conditions are recommended to require Post-Industrial Warehouse style, which is important to brand this particular mixed-use development and differentiate it from other mixed-use developments. Additionally, sufficient residential amenities and parks and recreational opportunities should be required in order to limit impacts on the City's parks. Concurrent construction of retail, office, residential and recreational uses should be required in order to ensure that a reduction in vehicular trips is realized.

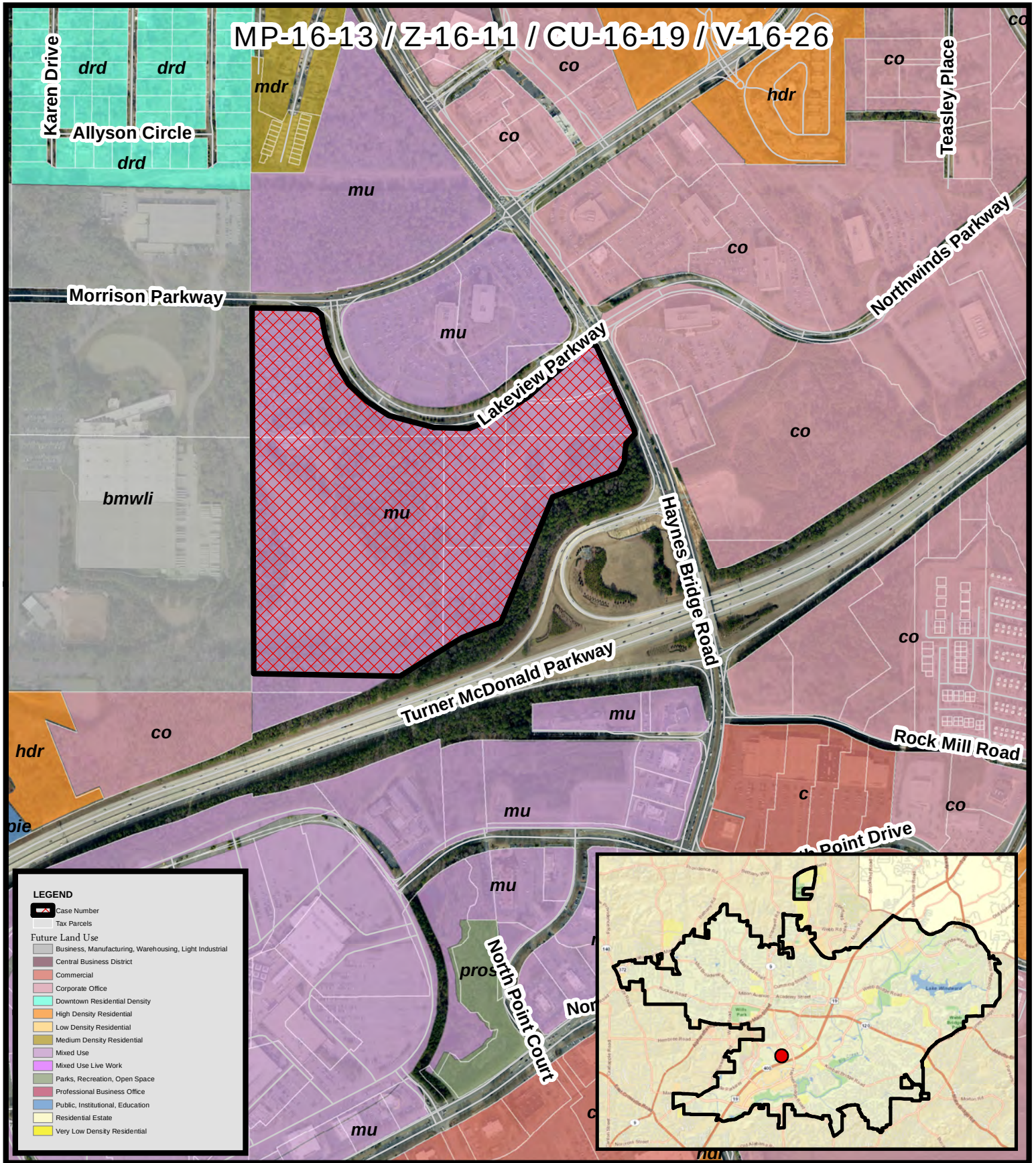
CITIZEN PARTICIPATION PLAN

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. The City has received correspondence from a resident objecting to the proposed development, specifically concerned with the rental units generating too much traffic.

IV. ATTACHMENTS:

- Site Plan
- Architectural Elevations and Renderings

MP-16-13 / Z-16-11 / CU-16-19 / V-16-26



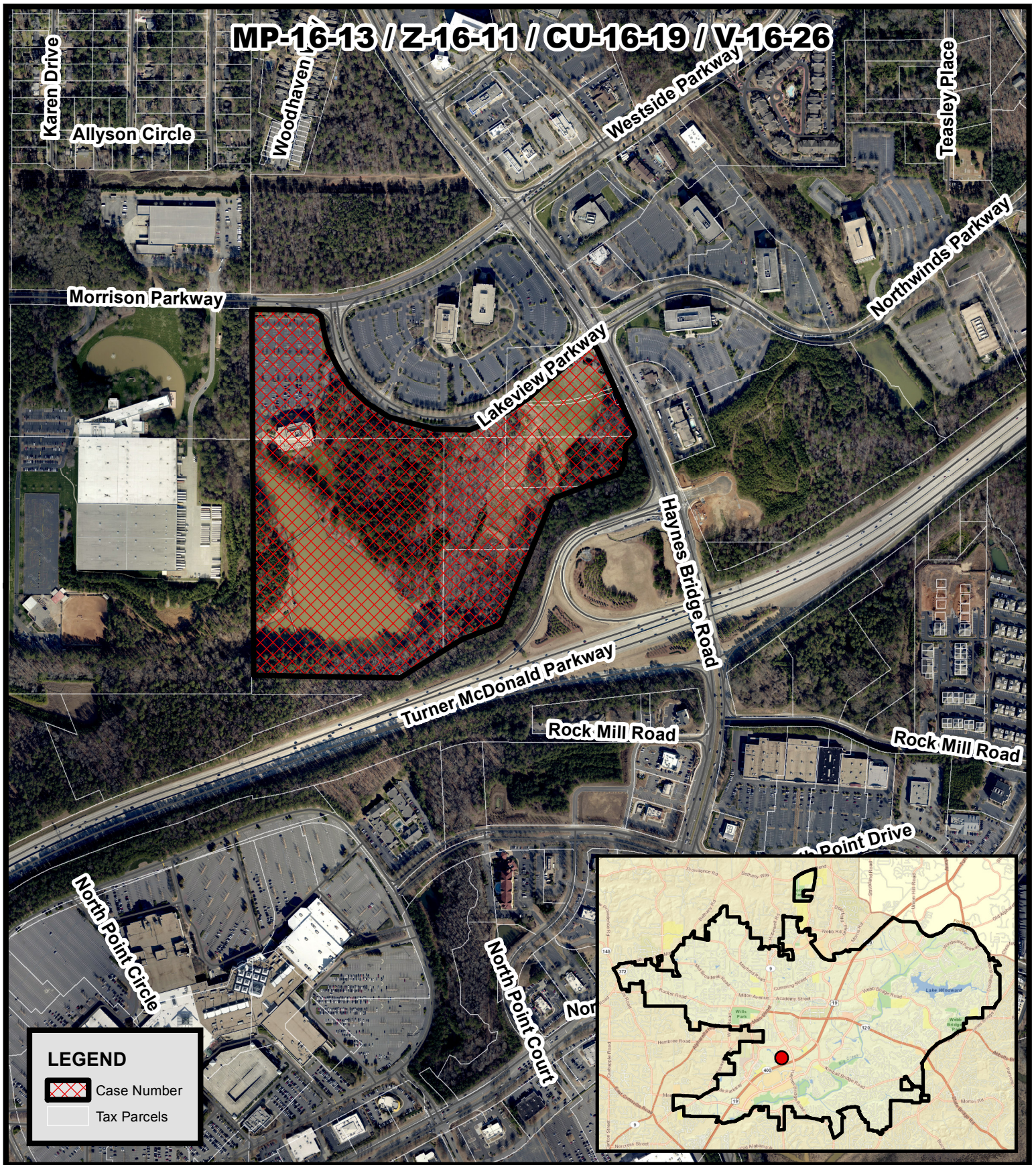
Future Land Use **TPA/ Fuqua Development** **Peridot**

MP-16-13 / Z-16-11
 CU-16-19 / V-16-26
 D/LL: 1/2/744, 745, 752, 753
 PC: **03/02/17**
 CC: **04/17/17**



Location Map Provided by:
 Community Development - GIS

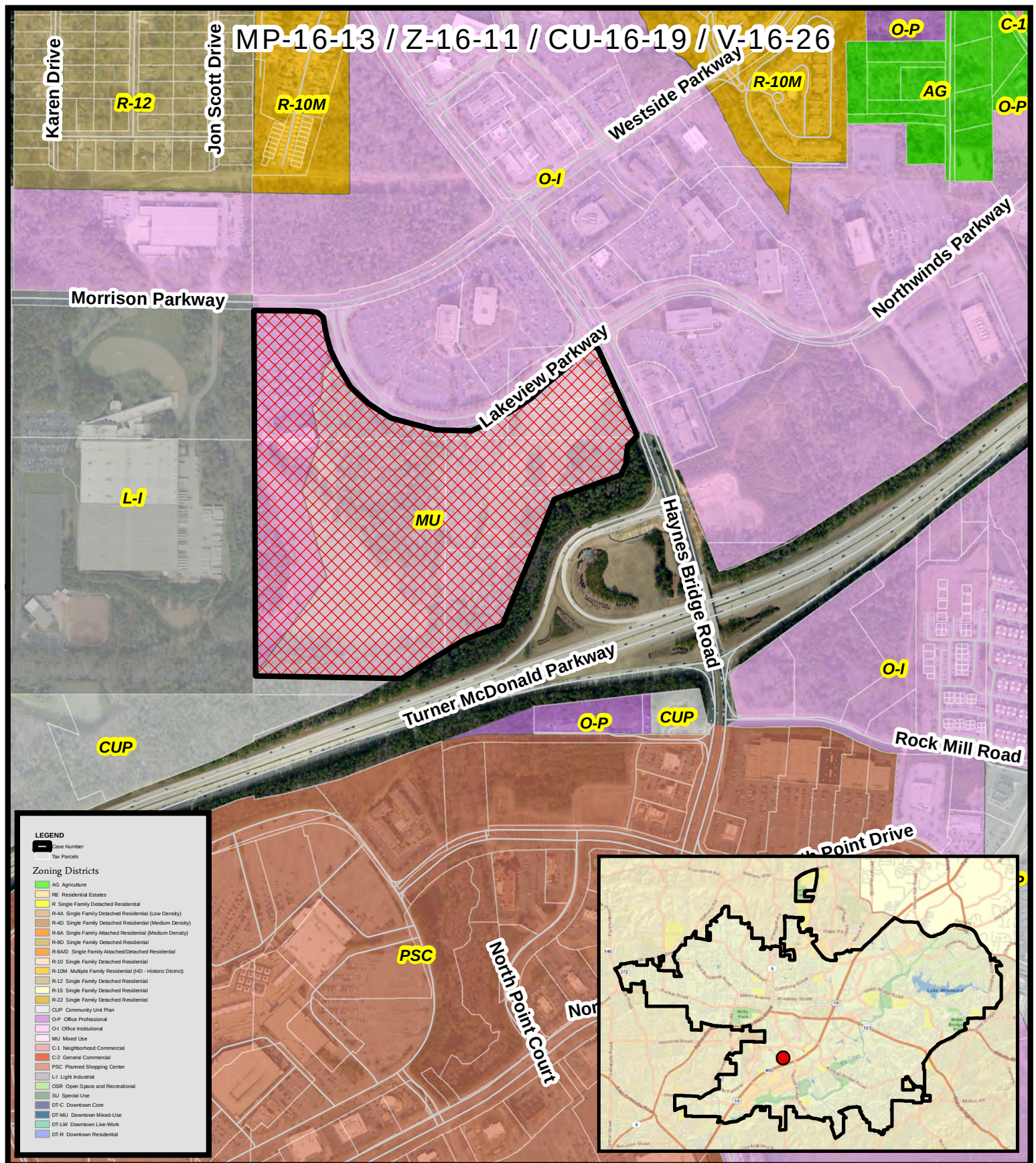
MP-16-13 / Z-16-11 / CU-16-19 / V-16-26



Aerial Map
TPA/ Fuqua Development
Peridot

MP-16-13 / Z-16-11
CU-16-19 / V-16-26
D/LL: 1/2/744, 745, 752, 753
PC: 03/02/17
CC: 04/24/17

Location Map Provided by:
Community Development - GIS



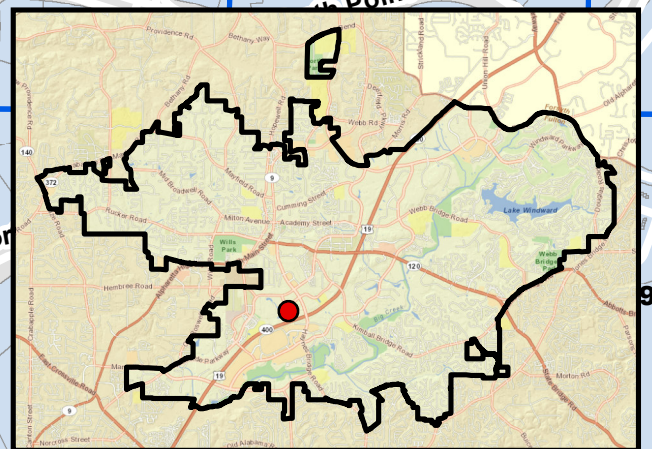
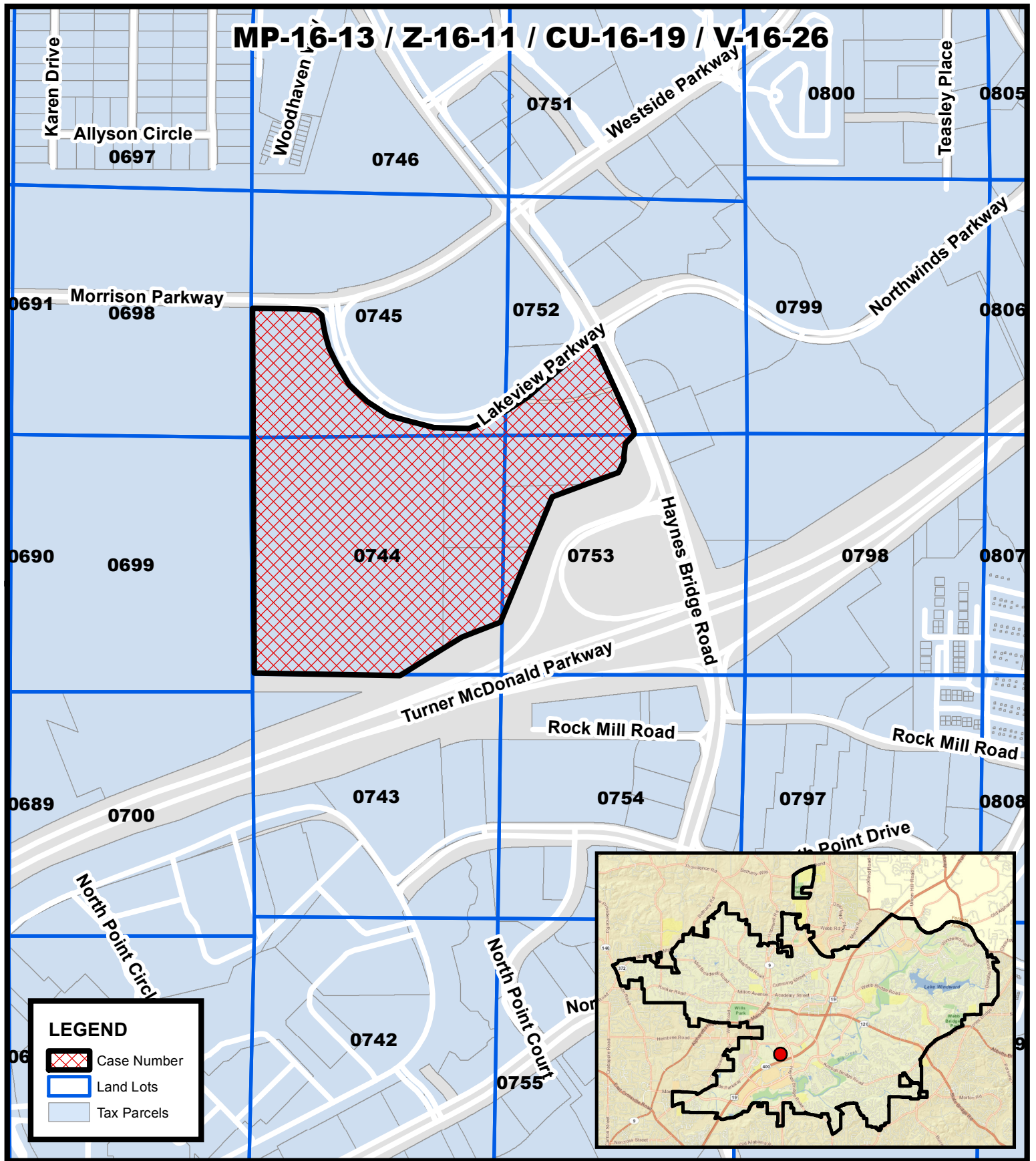
Zoning Map TPA/ Fuqua Development Peridot

MP-16-13 / Z-16-11
CU-16-19 / V-16-26
D/LL: 1/2/744, 745, 752, 753
PC: **03/02/17**
CC: **04/24/17**



Location Map Provided by:
Community Development - GIS

MP-16-13 / Z-16-11 / CU-16-19 / V-16-26



LEGEND

-  Case Number
-  Land Lots
-  Tax Parcels

Location Map
TPA/ Fuqua Development
Peridot

MP-16-13 / Z-16-11
CU-16-19 / V-16-26
D/LL: 1/2/744, 745, 752, 753
PC: 03/02/17
CC: 04/17/17

Location Map Provided by:
Community Development - GIS





360
TECH
VILLAGE

Alpharetta, Georgia

TPA Group/
Fuqua Development

Chris Hayes, Principal TPA Group
3350 Riverwood Parkway
Atlanta, GA 30339
P | 770.436.2197

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print record

12th APRIL 2017 - SUBMITTED FOR ZONING

revisions

16 DECEMBER 2016
31 JANUARY 2017 - REVISED SITE PLAN
21 FEBRUARY 2017 - REVISED SITE PLAN
15 MARCH 2017 - REVISED SITE PLAN
20 MARCH 2017 - REVISED SITE PLAN
30 MARCH 2017 - REVISED SITE PLAN
14 APRIL 2017 - REVISED SITE PLAN
17 APRIL 2017 - REVISED SITE PLAN
28 APRIL 2017 - REVISED SITE PLAN

date 28 APRIL 2017 job number 1508064.00

drawing title

CONCEPTUAL SITE PLAN

drawing number

SP-10

SUBMITTED FOR ZONING



SITE CALCULATIONS

TOTAL DEVELOPMENT	2,728,921 sf	
COMMERCIAL	705,490 sf	25.8%
HORIZONTAL	561,990 sf	
VERTICAL	143,500 sf	
OFFICE	883,847 sf	32.4%
HORIZONTAL	355,347 sf	
VERTICAL	528,500 sf	
RESIDENTIAL	815,844 sf	29.9%
HORIZONTAL	460,144 sf	
VERTICAL	355,700 sf	
PUBLIC SPACE	323,740 sf	11.9%

DEVELOPMENT SUMMARY

SITE ACREAGE	62.47 acres (2,721,193 sf)
COMMERCIAL	185,000 sf
RETAIL	18,100 sf
RESTAURANTS	26,300 sf
MARKET	9,600 sf
ENTERTAINMENT	27,000 sf
HOTEL	104,000 sf (200 keys)
RESIDENTIAL UNITS	465 un
FOR RENT	276 un
FOR SALE	189 un
DENSITY	7.44 un/ac
OFFICE	664,400 sf
EXISTING	154,400 SF
NEW	510,000 SF
PARKING	3,047 spaces
SURFACE	429 sp
ON STREET	100 sp
DECKED	2,518 sp
OPEN/GREEN SPACE	29.40 acres (47.1 %)
PARK SPACE	4.38 ac (190,880 sf)
PUBLIC LOOP TRAIL AREA	3.05 ac (132,860 sf)
OPEN SPACE	7.64 ac (332,800 sf)
LAKE AREA	9.83 ac (428,320 sf)
WETLAND AREA	4.50 ac (196,000 sf)
TOTAL LOT COVERAGE	1,385,520 SF 50.9%





SUBMITTED FOR ZONING





APPLICANT M&B
ONE ALLIANCE CENTER
3600 LENOX ROAD - SUITE 1100
ATLANTA, GEORGIA 30326
PHONE 770-319-2027
FAX 878-318-3422

ARCHITECT PIERPONT-ORRINGER HEAR ARCHITECTS
3000 ROYAL SOUTH BLVD SOUTH
ALPHARETTA, GEORGIA 30022
PHONE 770-569-1709
FAX 770-599-1768

SUBMITTER WATTS & BROWNING ENGINEERS
8562 PLEANTHRE ROAD
ATLANTA, GEORGIA 30341
PHONE 770-451-7453
FAX 770-455-3055

EVENT RESTAURANT	20,000 GSF
RESTAURANTS A & B	20,000 GSF
RETAIL (SHOPPING CENTER)	70,036 GSF
GENERAL OFFICE	447,309 GSF
HOTEL (211 ROOMS)	125,000 GSF
TOTAL, NON-RESIDENTIAL	663,735 GSF

OPEN SPACE

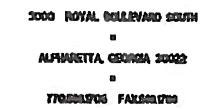
OPEN SPACE/GREEN SPACE 11.00 AC

REQUIRED SPACES	3,300
PROPOSED SPACES	3,415

* PLEASE REFER TO TRAFFIC STUDY FOR MORE DETAILED DESCRIPTION OF PROPOSED IMPROVEMENT

PROPOSED BUILDING

- A** PROPERTY LINE
- B** PROPOSED CURB AND GUTTER
- C** PROPOSED SIDEWALK
- D** BUILDING SETBACK LINE
- E** EXISTING SIDEWALK
- F** EXISTING R.O.W. LINE
- G** EXISTING CONTOUR
- H** EXISTING EDGE OF LAKE LINE
- I** WETLANDS



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[illegible]

PERIODOT 5 6 7 8 9 10 11 12 13 14 15
PROPOSED MIXED-USE
ALPHARETTA, GA.
DEC 2010
RECEIVED BY
Community
Development

PROJECT NO.	20-07031.00
DATE	16 NOV 2010
SHEET TITLE	

ZONING SUBMITTAL
SITE PLAN

SHEET NO **SP-34**

Deck Elevations 4.12.17



WAKEFIELD BEASLEY & ASSOCIATES

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360 TECH VILLAGE
Alpharetta, Georgia

TPA Group/ Fugua Development
Chris Hayes, Principal TPA Group
3250 Riverwood Parkway
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1:20" = 1' - Wakefield Beasley & Associates, Inc.

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print record

12 APRIL 2017 - SUBMITTED FOR ZONING

REVISIONS

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30 MARCH 2017 - REVISED SITE PLAN

12 APRIL 2017 - REVISED SITE PLAN

DATE: 12 APRIL 2017

1508064.00

CONCEPTUAL SITE PLAN

SP-8

SUBMITTED FOR ZONING

Deck Elevations 4.12.17

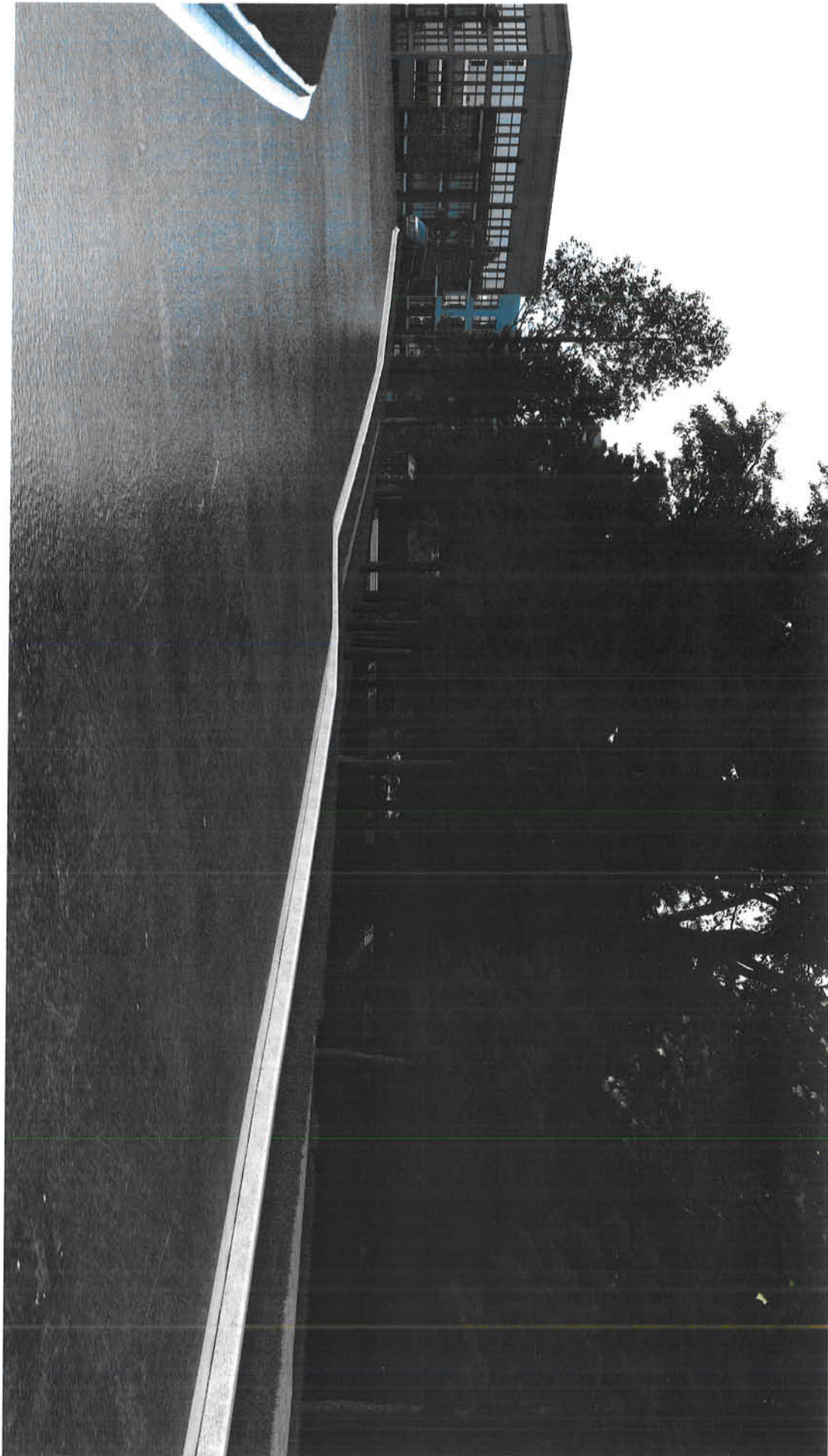


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Deck Elevations 4.12.17



Deck Elevations 4.12.17



(w)

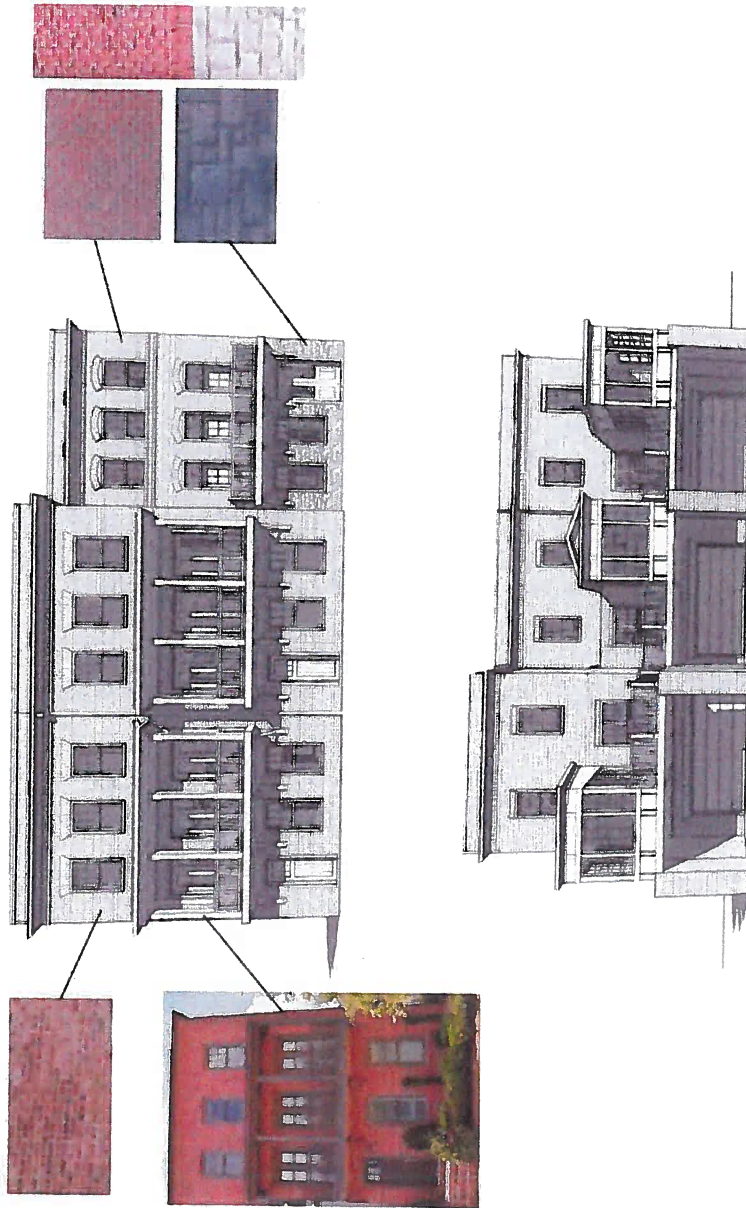
EXHIBIT A

Townhome Product



EXHIBIT A

Townhome Product



thePROVIDENCE group

A GREEN BRICK PARTNER

Haynes Park Zoning Inspiration

4/17/17

Multi-Family Elevation



2/01/2017



February 16, 2017

Eric Graves
City of Alpharetta
2 Park Plaza
Alpharetta, Georgia 30009

RE: *Memorandum for 360 Tech Village*
 (Previously *Innovation Mixed-Use DRI #2499* in 2015)
 Level-of-Service Comparison
 City of Alpharetta, Georgia

Dear Eric,

Kimley-Horn is pleased to provide this letter summarizing the level-of-service analysis for the 360 Tech Village development in the City of Alpharetta, Georgia.

Project Background

This letter presents the level-of-service (LOS) at intersections along Lakeview Parkway for the *360 Tech Village* development (formerly *Innovation Mixed-Use DRI #2499*) located in the City of Alpharetta, Georgia. The site is bordered by Lakeview Parkway to the north and Haynes Bridge Road to the east.

The study intersections for this analysis includes the following five intersections:

1. Morrison Parkway @ Lakeview Parkway (signalized)
2. Lakeview Parkway @ Existing Office Driveway / Proposed Site Driveway (unsignalized)
3. Lakeview Parkway @ Proposed Site Driveway 2 (unsignalized)
4. Lakeview Parkway @ Existing Office Driveway 2 / Proposed Site Driveway 3 (unsignalized)
5. Haynes Bridge Road @ Lakeview Parkway (signalized)

The following three scenarios were analyzed:

1. Existing 2015 Conditions
2. Projected 2019 No-Build Conditions
3. Projected 2019 Build Conditions

The roadway laneage and volumes for each of the three scenarios can be found in **Figure 1**, **Figure 2**, and **Figure 3**.

Level-of-Service Analysis

A level-of-service (LOS) analysis was performed using methodology consistent with the *Highway Capacity Manual 2010 (HCM 2010)* using *Synchro Professional, Version 9.0*.

Table 1 presents the level-of-service comparison between Existing 2015, Projected 2019 No-Build, and Projected 2019 Build conditions for the study intersections.

Table 1: Level-of-Service Comparison LOS (Delay in Seconds)							
Intersection	Approach	Existing 2015		Projected 2019 No-Build		Projected 2019 Build	
		AM Peak	PM Peak	AM Peak	PM Peak	AM Peak	PM Peak
1. Morrison Pkwy @ Lakeview Pkwy	Overall	A (8.7)	B (11.7)	A (8.9)	B (12.2)	A (9.5)	B (13.3)
2. Lakeview Pkwy @ Existing Driveway / Proposed Driveway	EB Approach	-	-	-	-	C (18.8)	F (54.0)
3. Lakeview Pkwy @ Proposed Driveway 2	NB Approach	-	-	-	-	F (79.7)	F (121.0)
4. Lakeview Pkwy @ Existing Driveway 2 / Proposed Driveway 3	NB Approach	-	-	-	-	B (10.1)	B (14.6)
5. Haynes Bridge Rd @ Lakeview Pkwy	Overall	B (17.8)	D (48.4)	C (20.4)	D (53.4)	E (69.6)	F (145.9)

As shown in **Table 1**, the unsignalized intersection of Lakeview Parkway at Existing Driveway / Proposed Driveway (Intersection 2) is projected to operate at LOS F during the PM peak hour for the Proposed Driveway approach. Additionally, the unsignalized intersection of Lakeview Parkway at Proposed Driveway 2 (Intersection 3) is projected to operate at LOS F during both the AM and PM peak hours for the Proposed Driveway approach.

The signalized intersection of Haynes Bridge Road at Lakeview Parkway (Intersection 5) is projected to operate at LOS E and LOS F during the AM and PM peak hours, respectively.

For the intersection of Lakeview Parkway at Proposed Driveway 2 (Intersection 3), the installation of a traffic signal would improve the LOS; however, based on the projected traffic volumes, a traffic signal at this location will likely not be warranted.

Table 2 provides the results for the Projected 2019 Build Improved traffic conditions with the following improvements applied:

Intersection #5: Haynes Bridge Road @ Lakeview Parkway

- Construct one (1) additional northbound left-turn lane along Haynes Bridge Road onto Lakeview Parkway (creating dual northbound left-turn lanes).
- Construct one (1) additional eastbound right-turn lane along Lakeview Parkway onto Haynes Bridge Road (creating dual eastbound right-turn lanes).

Table 2: Level-of-Service (Improved) LOS (Delay in Seconds)			
Intersection	Approach	Projected 2019 Build Improved	
		AM Peak	PM Peak
5. Haynes Bridge Rd @ Lakeview Pkwy	Overall	C (34.2)	D (49.0)

Summary

Based on this analysis, the unsignalized intersection of Lakeview Parkway at Existing Driveway / Proposed Driveway (Intersection 2) is projected to operate at LOS F during the PM peak hour for the Proposed Driveway approach. Additionally, the unsignalized intersection of Lakeview Parkway at Proposed Driveway 2 (Intersection 3) is projected to operate at LOS F during both the AM and PM peak hours for the Proposed Driveway approach.

The signalized intersection of Haynes Bridge Road at Lakeview Parkway (Intersection 5) is projected to operate at LOS E and LOS F during the AM and PM peak hours, respectively.

With the proposed improvements at the intersection of Haynes Bridge Road at Lakeview Parkway (Intersection 5), the intersection is projected to operate at acceptable levels-of-service.

If you have any questions concerning this letter or need additional information, please do not hesitate to contact me.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



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



Jin Seo, E.I.T.
Analyst

Attachments:

- Figure 1: Existing 2015 Conditions
- Figure 2: Projected 2019 No-Build Conditions
- Figure 3: Projected 2019 Build Conditions
- Trip Generation Table
- Proposed Site Plan
- Synchro Reports (Available Upon Request)

LEGEND

→

Existing Roadway Laneage

Existing Traffic Signal

STOP

Existing STOP Control

XX

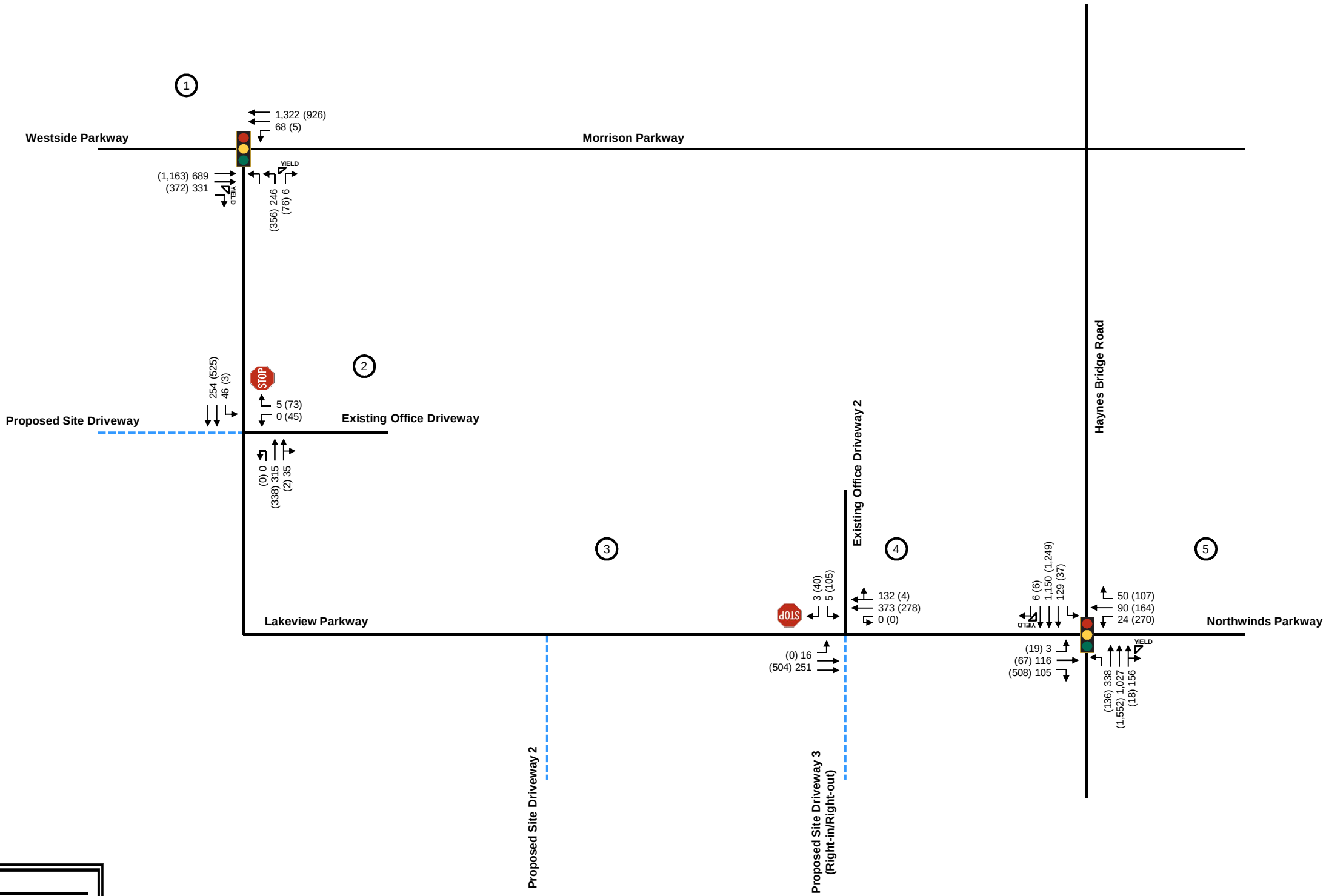
AM Peak Hour Traffic Volumes

(XX)

PM Peak Hour Traffic Volumes

#

Intersection Reference Number



NOT TO SCALE

LEGEND

→

Existing Roadway Laneage

Existing Traffic Signal

Existing STOP Control

XX

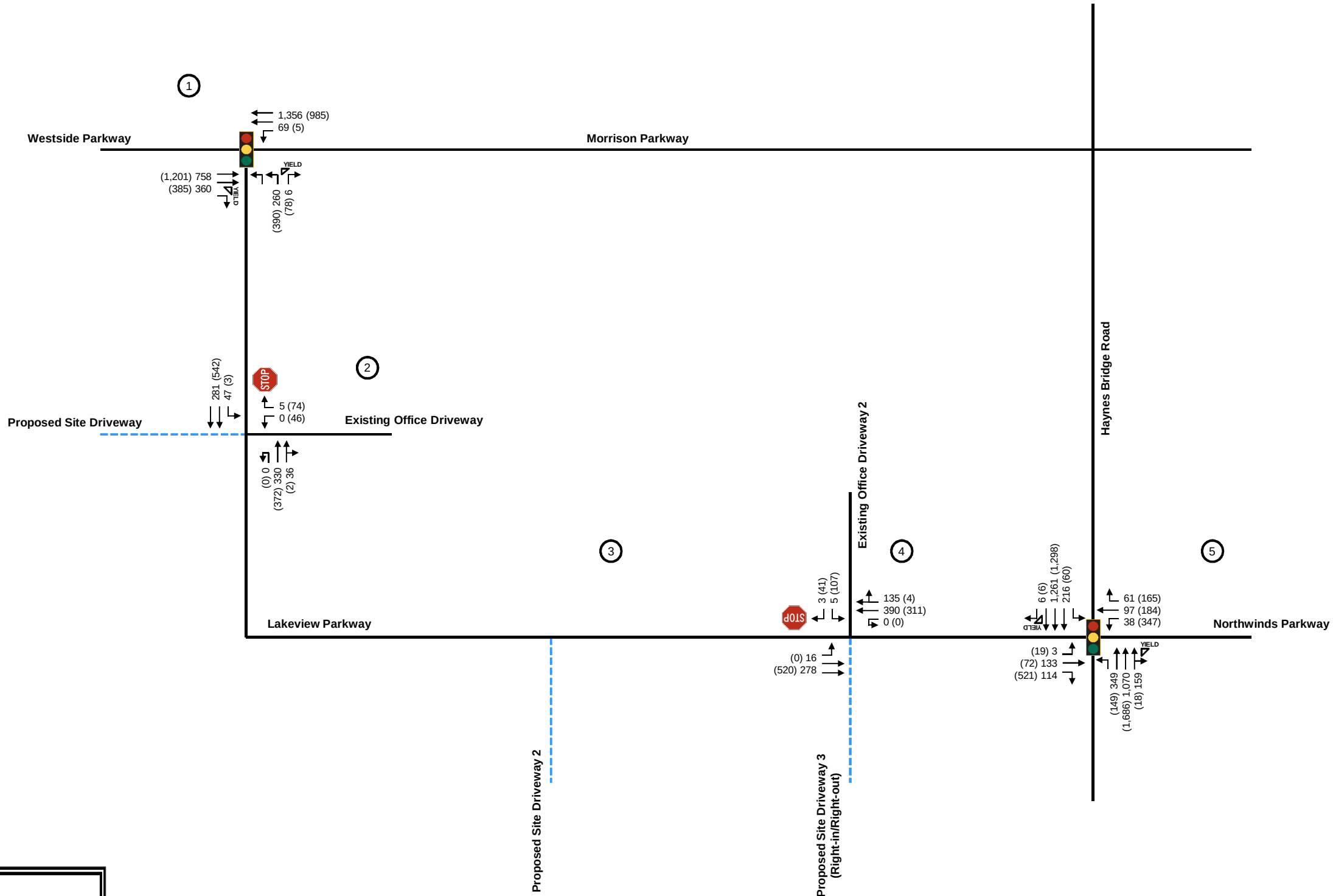
AM Peak Hour Traffic Volumes

(XX)

PM Peak Hour Traffic Volumes

#

Intersection Reference Number



LEGEND

Existing Roadway Laneage

Recommended Laneage for Build Improved Conditions

Existing Traffic Signal

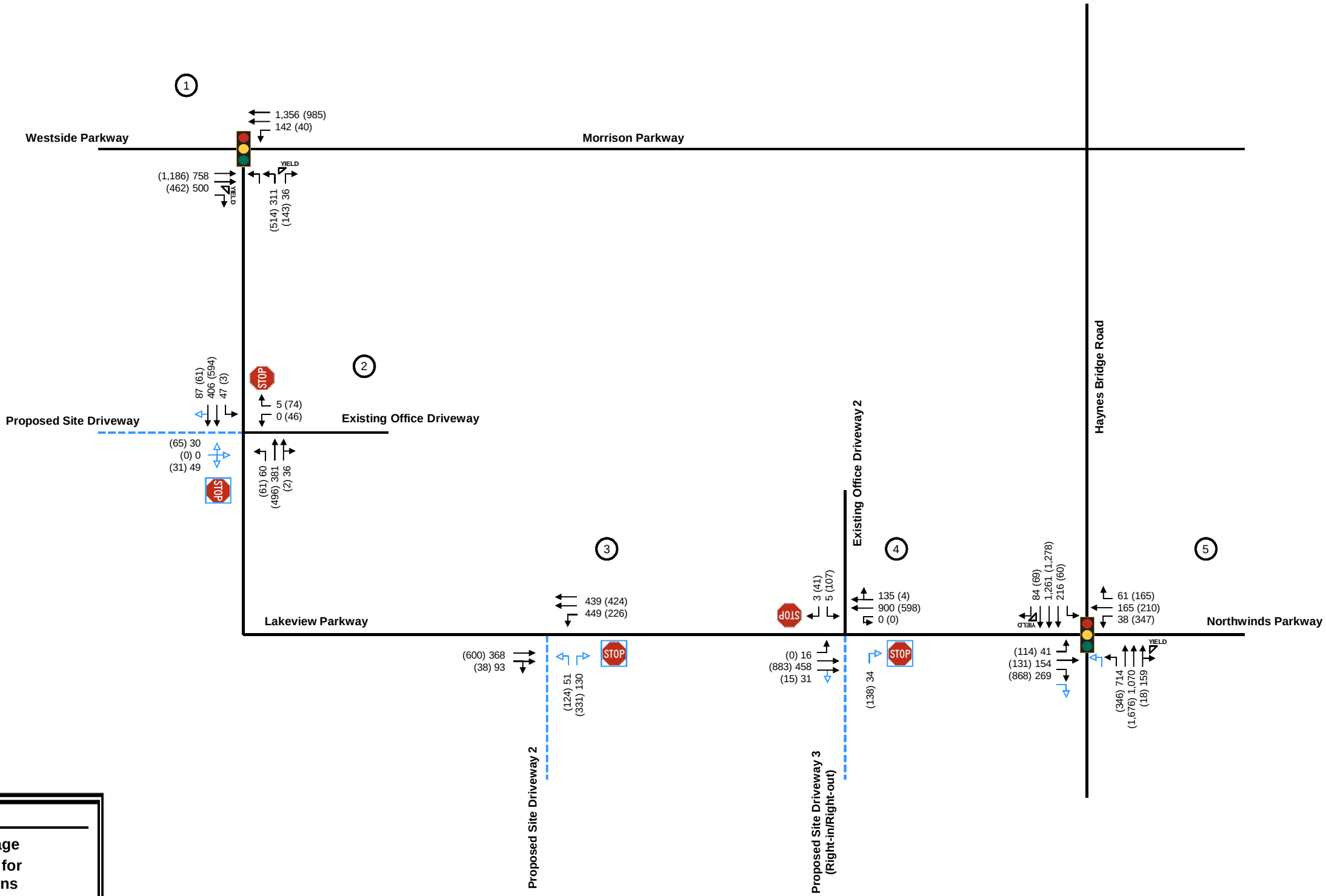
Existing STOP Control

Proposed STOP Control

XX AM Peak Hour Traffic Volumes

(XX) PM Peak Hour Traffic Volumes

Intersection Reference Number



NOT TO SCALE

Trip Generation Analysis (9th Ed.) 360 Tech Village (February 2017) Alpharetta, GA								
Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Site Traffic								
220 Apartment	320 d.u.	2,062	161	32	129	194	126	68
230 Residential Condominium/Townhouse	167 d.u.	1,004	78	13	65	92	62	30
310 Hotel	200 rooms	1,418	106	63	43	120	61	59
710 General Office Building	510,000 s.f.	4,530	705	620	85	650	111	539
820 Shopping Center	16,500 s.f. gross leasable area	2,106	52	32	20	179	86	93
932 High-Turnover (Sit-Down) Restaurant	29,400 s.f.	3,738	318	175	143	290	174	116
Gross Trips		14,858	1,420	935	485	1,525	620	905
Residential Trips		3,066	239	45	194	286	188	98
Mixed-Use Reductions		-430	-44	-3	-41	-90	-53	-37
Alternative Mode Reductions		-132	-10	-2	-8	-10	-7	-3
Adjusted Residential Trips		2,504	185	40	145	186	128	58
Hotel Trips		1,418	106	63	43	120	61	59
Mixed-Use Reductions		-199	-27	-3	-24	-27	-16	-11
Alternative Mode Reductions		-61	-4	-3	-1	-5	-2	-2
Adjusted Hotel Trips		1,158	75	57	18	88	43	46
Office Trips		4,530	705	620	85	650	111	539
Mixed-Use Reductions		-250	-123	-73	-50	-27	-9	-18
Alternative Mode Reductions		-214	-29	-27	-2	-31	-5	-26
Adjusted Office Trips		4,066	553	520	33	592	97	495
Retail Trips		2,106	52	32	20	179	86	93
Mixed-Use Reductions		-284	-26	-16	-10	-119	-61	-58
Alternative Mode Reductions		-91	-1	-1	-1	-3	-1	-2
Pass By Reductions (Based on ITE Rates)		-588	0	0	0	-20	-10	-10
Adjusted Retail Trips		1,143	25	15	9	37	14	23
Restaurant Trips		3,738	318	175	143	290	174	116
Mixed-Use Reductions		-505	-134	-82	-52	-118	-60	-58
Alternative Mode Reductions		-162	-9	-5	-5	-9	-6	-3
Pass By Reductions (Based on ITE Rates)		-1,321	0	0	0	-70	-35	-35
Adjusted Restaurant Trips		1,750	175	88	86	93	73	20
Mixed-Use Reductions - TOTAL		-1,668	-354	-177	-177	-381	-199	-182
Alternative Mode Reductions - TOTAL		-660	-53	-38	-17	-58	-21	-36
Pass-By Reductions - TOTAL		-1,909	0	0	0	-90	-45	-45
New Trips		10,621	1,013	720	291	996	355	642
Driveway Volumes		12,530	1,013	720	291	1,086	400	687

k:\atl_tpto\015002001 haynes bridge mixed use (previously innovation), alpharetta - sept 2016\2017-02_haynes bridge mixed-use update\analysis\20170213 haynes bridge_analysis.xlsm\trip generation

WAKEFIELD BEASLEY & ASSOCIATES

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stamp



360 TECH VILLAGE

Alpharetta, Georgia

**TPA Group/
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16 DECEMBER 2016 - SUBMITTED FOR ZONING
31 JANUARY 2017 - SUBMITTED FOR ZONING

revisions

16 DECEMBER 2016
30 JANUARY 2017 - REVISED SITE PLAN

date
31 JANUARY 2017
drawing title

job number
1508064.00

CONCEPTUAL SITE PLAN

drawing number

SP-5

SUBMITTED FOR ZONING

New office tower built on existing surface parking area - 6 stories +/- 150,000 sf

New parking deck building on existing surface parking lot - new deck to serve existing and new office buildings

Existing office building - 6 stories with 154,400 sf

Townhome product with park space connecting to lake side trail and park space - 63 units

Sidewalk system along internal streets provides connection from development to city 'Loop' path

Lake side park space 2.18 ac (95,100 sf)

Potential location for bike rental station

Stacked townhome product 104 units

Lake amenity to be activated 428,320 sf

Existing lake to be used for storm water management

Improve existing lake side trail to and provide connection to city wide path system

Path connection into main street area for bicycles and pedestrians - sidewalks along internal street and village green to accommodate bicycle circulation

Southern portion of lake side trail to be widened to 12' allowing for continuation of city 'Loop' path to continue along GA 400 frontage

Lakeview trail connecting city 'Loop' path along frontage - existing sidewalk to be widened toward curb to preserve existing tree canopy

Market building opening on to village green with outdoor dining patio space

Ground level retail with 3 levels of residential above - 4 stories total

Active uses associated with residential on ground level along main street - includes leasing and amenity space

Residential building with 4/5 story height (4 stories tall along Lakeview and 5 stories tall along internal main street)

Project identity signage at corner of Haynes Bridge and Lakeview

Buildings pulled up to street with parking concealed behind structures

Town center green space surrounded by retail/restaurant buildings and serving as central gathering space

Jewel box retail on green

Lower level parking built to take advantage of slope with +/- 192 sp

3 story office building

Access to lower level parking

Hotel with 200 rooms - 7 stories

Office tower - 12 stories +/- 300,000 sf

Future 12'w easement for city 'Loop' path connection along GA 400 setback and linking to lake side path

DEVELOPMENT SUMMARY

SITE ACREAGE 62.47 acres (2,721,193 sf)

COMMERCIAL
RETAIL 16,500 sf
RESTAURANTS 29,400 sf
MARKET 9,600 SF
HOTEL 106,300 sf (200 keys)

RESIDENTIAL UNITS 487 un
FOR RENT 320 un
FOR SALE 167 un

DENSITY 7.80 un/ac

OFFICE
EXISTING 664,400 sf
NEW 154,400 SF
510,000 SF

PARKING
SURFACE 600 sp
ON STREET 95 sp
DECKED 2,782 sp

OPEN/GREEN SPACE 29.36 acres (47.0 %)
PARK SPACE 3.74 ac (162,820 sf)
OTHER PUBLIC SPACE 3.16 ac (137,576 sf)
OPEN SPACE 8.13 ac (354,100 sf)
LAKE AREA 9.83 ac (428,320 sf)
WETLAND AREA 4.50 ac (196,000 sf)

TOTAL LOT COVERAGE 1,268,540 SF 46.6%



0 25 50 100 200 500

HCM 2010 Signalized Intersection Summary

1: Lakeview Pkwy & Morrison Pkwy

360 Tech Village

02/16/2017

								
Movement	EBT	EBR	WBL	WBT	NBL	NBR		
Lane Configurations	↑↑	↑	↑	↑↑	↑↑	↑		
Traffic Volume (veh/h)	689	331	68	1322	246	6		
Future Volume (veh/h)	689	331	68	1322	246	6		
Number	2	12	1	6	7	14		
Initial Q (Qb), veh	0	0	0	0	0	0		
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00		
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1863		
Adj Flow Rate, veh/h	733	0	72	1406	262	0		
Adj No. of Lanes	2	1	1	2	2	1		
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94		
Percent Heavy Veh, %	2	2	2	2	2	2		
Cap, veh/h	2325	1040	520	2325	551	253		
Arrive On Green	0.66	0.00	0.66	0.66	0.16	0.00		
Sat Flow, veh/h	3632	1583	721	3632	3442	1583		
Grp Volume(v), veh/h	733	0	72	1406	262	0		
Grp Sat Flow(s),veh/h/ln	1770	1583	721	1770	1721	1583		
Q Serve(g_s), s	5.8	0.0	3.1	14.7	4.5	0.0		
Cycle Q Clear(g_c), s	5.8	0.0	8.9	14.7	4.5	0.0		
Prop In Lane		1.00	1.00		1.00	1.00		
Lane Grp Cap(c), veh/h	2325	1040	520	2325	551	253		
V/C Ratio(X)	0.32	0.00	0.14	0.60	0.48	0.00		
Avail Cap(c_a), veh/h	2325	1040	520	2325	551	253		
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		
Upstream Filter(l)	1.00	0.00	1.00	1.00	1.00	0.00		
Uniform Delay (d), s/veh	4.8	0.0	6.8	6.3	24.8	0.0		
Incr Delay (d2), s/veh	0.4	0.0	0.3	0.7	2.9	0.0		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(95%),veh/ln	5.2	0.0	1.2	11.7	4.3	0.0		
LnGrp Delay(d),s/veh	5.2	0.0	7.0	7.0	27.8	0.0		
LnGrp LOS	A		A	A	C			
Approach Vol, veh/h	733			1478	262			
Approach Delay, s/veh	5.2			7.0	27.8			
Approach LOS	A			A	C			
Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		
Phs Duration (G+Y+Rc), s		49.0		16.0		49.0		
Change Period (Y+Rc), s		6.3		5.6		6.3		
Max Green Setting (Gmax), s		42.7		10.4		42.7		
Max Q Clear Time (g_c+1), s		7.8		6.5		16.7		
Green Ext Time (p_c), s		30.8		0.4		23.6		
Intersection Summary								
HCM 2010 Ctrl Delay			8.7					
HCM 2010 LOS			A					

Intersection							
Int Delay, s/veh	0.7						
Movement	WBL	WBR	NBU	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Vol, veh/h	0	5	0	315	35	46	254
Future Vol, veh/h	0	5	0	315	35	46	254
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free	Free
RT Channelized	-	None	-	-	None	-	None
Storage Length	0	0	130	-	-	100	-
Veh in Median Storage, #	0	-	-	0	-	-	0
Grade, %	0	-	-	0	-	-	0
Peak Hour Factor	88	88	92	88	88	88	88
Heavy Vehicles, %	0	20	2	2	2	2	3
Mvmt Flow	0	6	0	358	40	52	289
Major/Minor	Minor1	Major1		Major2			
Conflicting Flow All	627	199	210	0	0	398	0
Stage 1	378	-	-	-	-	-	-
Stage 2	249	-	-	-	-	-	-
Critical Hdwy	6.8	7.3	6.44	-	-	4.14	-
Critical Hdwy Stg 1	5.8	-	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-	-
Follow-up Hdwy	3.5	3.5	2.52	-	-	2.22	-
Pot Cap-1 Maneuver	420	756	1055	-	-	1157	-
Stage 1	669	-	-	-	-	-	-
Stage 2	775	-	-	-	-	-	-
Platoon blocked, %				-	-		-
Mov Cap-1 Maneuver	401	756	1055	-	-	1157	-
Mov Cap-2 Maneuver	401	-	-	-	-	-	-
Stage 1	669	-	-	-	-	-	-
Stage 2	740	-	-	-	-	-	-
Approach	WB	NB		SB			
HCM Control Delay, s	9.8	0		1.3			
HCM LOS	A						
Minor Lane/Major Mvmt	NBU	NBT	NBRWBLn1WBLn2	SBL	SBT		
Capacity (veh/h)	1055	-	-	756	1157	-	
HCM Lane V/C Ratio	-	-	-	0.008	0.045	-	
HCM Control Delay (s)	0	-	-	9.8	8.3	-	
HCM Lane LOS	A	-	-	A	A	-	
HCM 95th %tile Q(veh)	0	-	-	0	0.1	-	

Intersection							
Int Delay, s/veh	0.3						
Movement	EBL	EBT	WBU	WBT	WBR	SBL	SBR
Lane Configurations							
Traffic Vol, veh/h	16	251	0	373	132	5	3
Future Vol, veh/h	16	251	0	373	132	5	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	-	None	-	None
Storage Length	130	-	60	-	-	0	0
Veh in Median Storage, #	-	0	-	0	-	0	-
Grade, %	-	0	-	0	-	0	-
Peak Hour Factor	97	97	92	97	97	97	97
Heavy Vehicles, %	2	5	2	2	2	2	2
Mvmt Flow	16	259	0	385	136	5	3
Major/Minor	Major1		Major2		Minor2		
Conflicting Flow All	521	0	188	-	0	615	260
Stage 1	-	-	-	-	-	453	-
Stage 2	-	-	-	-	-	162	-
Critical Hdwy	4.14	-	6.44	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	2.52	-	-	3.52	3.32
Pot Cap-1 Maneuver	1041	-	1089	-	-	423	739
Stage 1	-	-	-	-	-	607	-
Stage 2	-	-	-	-	-	850	-
Platoon blocked, %		-		-	-		
Mov Cap-1 Maneuver	1041	-	1089	-	-	416	739
Mov Cap-2 Maneuver	-	-	-	-	-	416	-
Stage 1	-	-	-	-	-	607	-
Stage 2	-	-	-	-	-	837	-
Approach	EB		WB		SB		
HCM Control Delay, s	0.5		0		12.3		
HCM LOS					B		
Minor Lane/Major Mvmt	EBL	EBT	WBU	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1041	-	1089	-	-	416	739
HCM Lane V/C Ratio	0.016	-	-	-	-	0.012	0.004
HCM Control Delay (s)	8.5	-	0	-	-	13.8	9.9
HCM Lane LOS	A	-	A	-	-	B	A
HCM 95th %tile Q(veh)	0	-	0	-	-	0	0

HCM 2010 Signalized Intersection Summary
5: Haynes Bridge Rd & Lakeview Pkwy/Northwinds Pkwy

360 Tech Village

02/16/2017

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	3	116	105	24	90	50	338	1027	156	129	1150	6
Future Volume (veh/h)	3	116	105	24	90	50	338	1027	156	129	1150	6
Number	3	8	18	7	4	14	1	6	16	5	2	12
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1827	1863	1863	1863	1863	1863	1900	1863	1863	1863
Adj Flow Rate, veh/h	3	123	112	26	96	53	360	1093	0	137	1223	0
Adj No. of Lanes	1	1	1	1	1	1	1	3	0	1	3	1
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	2	4	2	2	2	2	2	2	2	2	2
Cap, veh/h	41	171	143	129	181	153	440	3371	0	427	3139	977
Arrive On Green	0.02	0.09	0.09	0.02	0.10	0.10	0.09	0.66	0.00	0.04	0.62	0.00
Sat Flow, veh/h	1774	1863	1553	1774	1863	1583	1774	5253	0	1774	5085	1583
Grp Volume(v), veh/h	3	123	112	26	96	53	360	1093	0	137	1223	0
Grp Sat Flow(s),veh/h/ln	1774	1863	1553	1774	1863	1583	1774	1695	0	1774	1695	1583
Q Serve(g_s), s	0.2	8.3	9.2	1.7	6.4	4.1	9.2	12.0	0.0	3.7	15.8	0.0
Cycle Q Clear(g_c), s	0.2	8.3	9.2	1.7	6.4	4.1	9.2	12.0	0.0	3.7	15.8	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	41	171	143	129	181	153	440	3371	0	427	3139	977
V/C Ratio(X)	0.07	0.72	0.78	0.20	0.53	0.35	0.82	0.32	0.00	0.32	0.39	0.00
Avail Cap(c_a), veh/h	41	249	208	161	292	248	777	3371	0	531	3139	977
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	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	62.1	57.4	57.8	51.9	55.9	54.8	12.1	9.4	0.0	8.3	12.5	0.0
Incr Delay (d2), s/veh	0.3	4.2	9.4	0.3	1.8	1.0	1.5	0.3	0.0	0.2	0.4	0.0
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(95%),veh/ln	0.2	8.0	7.7	1.5	6.1	3.3	13.0	9.5	0.0	3.2	11.9	0.0
LnGrp Delay(d),s/veh	62.4	61.5	67.2	52.2	57.7	55.8	13.6	9.7	0.0	8.4	12.9	0.0
LnGrp LOS	E	E	E	D	E	E	B	A		A	B	
Approach Vol, veh/h		238			175			1453			1360	
Approach Delay, s/veh		64.2			56.3			10.6			12.5	
Approach LOS		E			E			B			B	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	17.3	86.5	8.0	18.2	11.3	92.5	8.6	17.6				
Change Period (Y+Rc), s	5.6	6.3	5.0	5.6	5.6	6.3	5.6	5.6				
Max Green Setting (Gmax), s	36.4	47.7	3.0	20.4	13.4	70.7	5.4	17.4				
Max Q Clear Time (g_c+I1), s	11.2	17.8	2.2	8.4	5.7	14.0	3.7	11.2				
Green Ext Time (p_c), s	0.5	26.7	0.0	1.1	0.1	46.5	0.0	0.8				
Intersection Summary												
HCM 2010 Ctrl Delay				17.8								
HCM 2010 LOS				B								

HCM 2010 Signalized Intersection Summary

1: Lakeview Pkwy & Morrison Pkwy

360 Tech Village

02/16/2017

								
Movement	EBT	EBR	WBL	WBT	NBL	NBR		
Lane Configurations	↑↑	↑	↑	↑↑	↑↑	↑		
Traffic Volume (veh/h)	1163	372	5	926	356	76		
Future Volume (veh/h)	1163	372	5	926	356	76		
Number	2	12	1	6	7	14		
Initial Q (Qb), veh	0	0	0	0	0	0		
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00		
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		
Adj Sat Flow, veh/h/ln	1863	1863	1863	1743	1863	1863		
Adj Flow Rate, veh/h	1251	0	5	996	383	0		
Adj No. of Lanes	2	1	1	2	2	1		
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93		
Percent Heavy Veh, %	2	2	2	9	2	2		
Cap, veh/h	2053	918	266	1921	815	375		
Arrive On Green	0.58	0.00	0.58	0.58	0.24	0.00		
Sat Flow, veh/h	3632	1583	442	3399	3442	1583		
Grp Volume(v), veh/h	1251	0	5	996	383	0		
Grp Sat Flow(s),veh/h/ln	1770	1583	442	1656	1721	1583		
Q Serve(g_s), s	14.9	0.0	0.5	11.7	6.2	0.0		
Cycle Q Clear(g_c), s	14.9	0.0	15.4	11.7	6.2	0.0		
Prop In Lane		1.00	1.00		1.00	1.00		
Lane Grp Cap(c), veh/h	2053	918	266	1921	815	375		
V/C Ratio(X)	0.61	0.00	0.02	0.52	0.47	0.00		
Avail Cap(c_a), veh/h	2053	918	266	1921	815	375		
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		
Upstream Filter(l)	1.00	0.00	1.00	1.00	1.00	0.00		
Uniform Delay (d), s/veh	8.9	0.0	13.9	8.2	21.3	0.0		
Incr Delay (d2), s/veh	1.4	0.0	0.1	1.0	1.9	0.0		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(95%),veh/ln	12.0	0.0	0.1	9.4	5.7	0.0		
LnGrp Delay(d),s/veh	10.2	0.0	14.0	9.2	23.2	0.0		
LnGrp LOS	B		B	A	C			
Approach Vol, veh/h	1251			1001	383			
Approach Delay, s/veh	10.2			9.2	23.2			
Approach LOS	B			A	C			
Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		
Phs Duration (G+Y+Rc), s		44.0		21.0		44.0		
Change Period (Y+Rc), s		6.3		5.6		6.3		
Max Green Setting (Gmax), s		37.7		15.4		37.7		
Max Q Clear Time (g_c+I1), s		16.9		8.2		17.4		
Green Ext Time (p_c), s		19.2		1.0		18.8		
Intersection Summary								
HCM 2010 Ctrl Delay			11.7					
HCM 2010 LOS			B					

Intersection

Int Delay, s/veh 1.5

Movement	WBL	WBR	NBU	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Vol, veh/h	45	73	0	338	2	3	525
Future Vol, veh/h	45	73	0	338	2	3	525
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free	Free
RT Channelized	-	None	-	-	None	-	None
Storage Length	0	0	130	-	-	100	-
Veh in Median Storage, #	0	-	-	0	-	-	0
Grade, %	0	-	-	0	-	-	0
Peak Hour Factor	88	88	92	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2	2
Mvmt Flow	51	83	0	384	2	3	597

Major/Minor	Minor1	Major1		Major2			
Conflicting Flow All	690	193	435	0	0	386	0
Stage 1	385	-	-	-	-	-	-
Stage 2	305	-	-	-	-	-	-
Critical Hdwy	6.84	6.94	6.44	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.52	-	-	2.22	-
Pot Cap-1 Maneuver	379	816	761	-	-	1169	-
Stage 1	657	-	-	-	-	-	-
Stage 2	721	-	-	-	-	-	-
Platoon blocked, %				-	-		-
Mov Cap-1 Maneuver	378	816	761	-	-	1169	-
Mov Cap-2 Maneuver	378	-	-	-	-	-	-
Stage 1	657	-	-	-	-	-	-
Stage 2	719	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	12.2	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBU	NBT	NBRWBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	761	-	-	378 816	1169	-
HCM Lane V/C Ratio	-	-	-	0.135 0.102	0.003	-
HCM Control Delay (s)	0	-	-	16 9.9	8.1	-
HCM Lane LOS	A	-	-	C A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.5 0.3	0	-

Intersection							
Int Delay, s/veh	2.4						
Movement	EBL	EBT	WBU	WBT	WBR	SBL	SBR
Lane Configurations							
Traffic Vol, veh/h	0	504	0	278	4	105	40
Future Vol, veh/h	0	504	0	278	4	105	40
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	-	None	-	None
Storage Length	130	-	60	-	-	0	0
Veh in Median Storage, #	-	0	-	0	-	0	-
Grade, %	-	0	-	0	-	0	-
Peak Hour Factor	85	85	92	85	85	85	85
Heavy Vehicles, %	0	2	2	2	2	2	2
Mvmt Flow	0	593	0	327	5	124	47
Major/Minor	Major1		Major2		Minor2		
Conflicting Flow All	332	0	432	-	0	625	166
Stage 1	-	-	-	-	-	329	-
Stage 2	-	-	-	-	-	296	-
Critical Hdwy	4.1	-	6.44	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	-	5.84	-
Follow-up Hdwy	2.2	-	2.52	-	-	3.52	3.32
Pot Cap-1 Maneuver	1239	-	764	-	-	417	849
Stage 1	-	-	-	-	-	701	-
Stage 2	-	-	-	-	-	729	-
Platoon blocked, %	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1239	-	764	-	-	417	849
Mov Cap-2 Maneuver	-	-	-	-	-	417	-
Stage 1	-	-	-	-	-	701	-
Stage 2	-	-	-	-	-	729	-
Approach	EB		WB		SB		
HCM Control Delay, s	0		0		15.1		
HCM LOS					C		
Minor Lane/Major Mvmt	EBL	EBT	WBU	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1239	-	764	-	-	417	849
HCM Lane V/C Ratio	-	-	-	-	-	0.296	0.055
HCM Control Delay (s)	0	-	0	-	-	17.2	9.5
HCM Lane LOS	A	-	A	-	-	C	A
HCM 95th %tile Q(veh)	0	-	0	-	-	1.2	0.2

HCM 2010 Signalized Intersection Summary
 5: Haynes Bridge Rd & Lakeview Pkwy/Northwinds Pkwy

360 Tech Village

02/16/2017

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	19	67	508	270	164	107	136	1552	18	37	1249	6
Future Volume (veh/h)	19	67	508	270	164	107	136	1552	18	37	1249	6
Number	3	8	18	7	4	14	1	6	16	5	2	12
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1845	1863	1863	1863	1900	1863	1863	1863
Adj Flow Rate, veh/h	21	73	552	293	178	116	148	1687	0	40	1358	0
Adj No. of Lanes	1	1	1	1	1	1	1	3	0	1	3	1
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	3	2	2	2	2	2	2	2
Cap, veh/h	26	565	480	416	688	591	230	2084	0	142	1899	591
Arrive On Green	0.01	0.30	0.30	0.08	0.37	0.37	0.07	0.41	0.00	0.03	0.37	0.00
Sat Flow, veh/h	1774	1863	1583	1774	1845	1583	1774	5253	0	1774	5085	1583
Grp Volume(v), veh/h	21	73	552	293	178	116	148	1687	0	40	1358	0
Grp Sat Flow(s),veh/h/ln	1774	1863	1583	1774	1845	1583	1774	1695	0	1774	1695	1583
Q Serve(g_s), s	1.5	3.7	39.4	10.4	8.7	6.4	6.5	38.1	0.0	1.8	29.7	0.0
Cycle Q Clear(g_c), s	1.5	3.7	39.4	10.4	8.7	6.4	6.5	38.1	0.0	1.8	29.7	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	26	565	480	416	688	591	230	2084	0	142	1899	591
V/C Ratio(X)	0.82	0.13	1.15	0.70	0.26	0.20	0.64	0.81	0.00	0.28	0.71	0.00
Avail Cap(c_a), veh/h	68	565	480	416	688	591	274	2084	0	158	1899	591
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	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	63.9	32.9	45.3	31.1	28.3	27.6	27.4	33.9	0.0	28.7	34.8	0.0
Incr Delay (d2), s/veh	20.4	0.1	89.4	4.5	0.1	0.1	2.1	3.5	0.0	0.4	2.3	0.0
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(95%),veh/ln	1.6	3.5	52.3	12.1	7.9	5.1	5.9	25.5	0.0	1.6	20.4	0.0
LnGrp Delay(d),s/veh	84.2	32.9	134.7	35.7	28.4	27.7	29.5	37.4	0.0	29.1	37.1	0.0
LnGrp LOS	F	C	F	D	C	C	C	D		C	D	
Approach Vol, veh/h		646			587			1835			1398	
Approach Delay, s/veh		121.5			31.9			36.8			36.9	
Approach LOS		F			C			D			D	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	14.1	54.9	6.9	54.1	9.4	59.6	16.0	45.0				
Change Period (Y+Rc), s	5.6	6.3	5.0	5.6	5.6	6.3	5.6	5.6				
Max Green Setting (Gmax), s	11.8	45.3	5.0	45.4	5.0	52.1	10.4	39.4				
Max Q Clear Time (g_c+I1), s	8.5	31.7	3.5	10.7	3.8	40.1	12.4	41.4				
Green Ext Time (p_c), s	0.1	13.4	0.0	3.3	0.0	11.8	0.0	0.0				
Intersection Summary												
HCM 2010 Ctrl Delay			48.4									
HCM 2010 LOS			D									

HCM 2010 Signalized Intersection Summary

1: Lakeview Pkwy & Morrison Pkwy

360 Tech Village
02/16/2017

								
Movement	EBT	EBR	WBL	WBT	NBL	NBR		
Lane Configurations	↑↑	↑	↑	↑↑	↑↑	↑		
Traffic Volume (veh/h)	758	360	69	1356	260	6		
Future Volume (veh/h)	758	360	69	1356	260	6		
Number	2	12	1	6	7	14		
Initial Q (Qb), veh	0	0	0	0	0	0		
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00		
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1863		
Adj Flow Rate, veh/h	806	0	73	1443	277	0		
Adj No. of Lanes	2	1	1	2	2	1		
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94		
Percent Heavy Veh, %	2	2	2	2	2	2		
Cap, veh/h	2325	1040	485	2325	551	253		
Arrive On Green	0.66	0.00	0.66	0.66	0.16	0.00		
Sat Flow, veh/h	3632	1583	673	3632	3442	1583		
Grp Volume(v), veh/h	806	0	73	1443	277	0		
Grp Sat Flow(s),veh/h/ln	1770	1583	673	1770	1721	1583		
Q Serve(g_s), s	6.6	0.0	3.5	15.4	4.8	0.0		
Cycle Q Clear(g_c), s	6.6	0.0	10.1	15.4	4.8	0.0		
Prop In Lane		1.00	1.00		1.00	1.00		
Lane Grp Cap(c), veh/h	2325	1040	485	2325	551	253		
V/C Ratio(X)	0.35	0.00	0.15	0.62	0.50	0.00		
Avail Cap(c_a), veh/h	2325	1040	485	2325	551	253		
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		
Upstream Filter(l)	1.00	0.00	1.00	1.00	1.00	0.00		
Uniform Delay (d), s/veh	5.0	0.0	7.2	6.5	24.9	0.0		
Incr Delay (d2), s/veh	0.4	0.0	0.3	0.7	3.3	0.0		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(95%),veh/ln	5.9	0.0	1.2	11.9	4.5	0.0		
LnGrp Delay(d),s/veh	5.4	0.0	7.5	7.2	28.2	0.0		
LnGrp LOS	A		A	A	C			
Approach Vol, veh/h	806			1516	277			
Approach Delay, s/veh	5.4			7.2	28.2			
Approach LOS	A			A	C			
Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		
Phs Duration (G+Y+Rc), s		49.0		16.0		49.0		
Change Period (Y+Rc), s		6.3		5.6		6.3		
Max Green Setting (Gmax), s		42.7		10.4		42.7		
Max Q Clear Time (g_c+1), s		8.6		6.8		17.4		
Green Ext Time (p_c), s		30.9		0.4		23.5		
Intersection Summary								
HCM 2010 Ctrl Delay			8.9					
HCM 2010 LOS			A					

Intersection							
Int Delay, s/veh	0.6						
Movement	WBL	WBR	NBU	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Vol, veh/h	0	5	0	330	36	47	281
Future Vol, veh/h	0	5	0	330	36	47	281
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free	Free
RT Channelized	-	None	-	-	None	-	None
Storage Length	0	0	130	-	-	100	-
Veh in Median Storage, #	0	-	-	0	-	-	0
Grade, %	0	-	-	0	-	-	0
Peak Hour Factor	88	88	92	88	88	88	88
Heavy Vehicles, %	0	20	2	2	2	2	3
Mvmt Flow	0	6	0	375	41	53	319
Major/Minor	Minor1	Major1		Major2			
Conflicting Flow All	661	208	233	0	0	416	0
Stage 1	395	-	-	-	-	-	-
Stage 2	266	-	-	-	-	-	-
Critical Hdwy	6.8	7.3	6.44	-	-	4.14	-
Critical Hdwy Stg 1	5.8	-	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-	-
Follow-up Hdwy	3.5	3.5	2.52	-	-	2.22	-
Pot Cap-1 Maneuver	400	745	1021	-	-	1139	-
Stage 1	656	-	-	-	-	-	-
Stage 2	760	-	-	-	-	-	-
Platoon blocked, %				-	-		-
Mov Cap-1 Maneuver	381	745	1021	-	-	1139	-
Mov Cap-2 Maneuver	381	-	-	-	-	-	-
Stage 1	656	-	-	-	-	-	-
Stage 2	725	-	-	-	-	-	-
Approach	WB	NB		SB			
HCM Control Delay, s	9.9	0		1.2			
HCM LOS	A						
Minor Lane/Major Mvmt	NBU	NBT	NBRWBLn1WBLn2	SBL	SBT		
Capacity (veh/h)	1021	-	-	745	1139	-	
HCM Lane V/C Ratio	-	-	-	0.008	0.047	-	
HCM Control Delay (s)	0	-	-	9.9	8.3	-	
HCM Lane LOS	A	-	-	A	A	-	
HCM 95th %tile Q(veh)	0	-	-	0	0.1	-	

Intersection							
Int Delay, s/veh	0.3						
Movement	EBL	EBT	WBU	WBT	WBR	SBL	SBR
Lane Configurations							
Traffic Vol, veh/h	16	278	0	390	135	5	3
Future Vol, veh/h	16	278	0	390	135	5	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	-	None	-	None
Storage Length	130	-	60	-	-	0	0
Veh in Median Storage, #	-	0	-	0	-	0	-
Grade, %	-	0	-	0	-	0	-
Peak Hour Factor	97	97	92	97	97	97	97
Heavy Vehicles, %	2	5	2	2	2	2	2
Mvmt Flow	16	287	0	402	139	5	3
Major/Minor	Major1		Major2		Minor2		
Conflicting Flow All	541	0	209	-	0	648	271
Stage 1	-	-	-	-	-	472	-
Stage 2	-	-	-	-	-	176	-
Critical Hdwy	4.14	-	6.44	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	2.52	-	-	3.52	3.32
Pot Cap-1 Maneuver	1024	-	1057	-	-	403	727
Stage 1	-	-	-	-	-	594	-
Stage 2	-	-	-	-	-	837	-
Platoon blocked, %	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1024	-	1057	-	-	397	727
Mov Cap-2 Maneuver	-	-	-	-	-	397	-
Stage 1	-	-	-	-	-	594	-
Stage 2	-	-	-	-	-	824	-
Approach	EB		WB		SB		
HCM Control Delay, s	0.5		0		12.6		
HCM LOS					B		
Minor Lane/Major Mvmt	EBL	EBT	WBU	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1024	-	1057	-	-	397	727
HCM Lane V/C Ratio	0.016	-	-	-	-	0.013	0.004
HCM Control Delay (s)	8.6	-	0	-	-	14.2	10
HCM Lane LOS	A	-	A	-	-	B	B
HCM 95th %tile Q(veh)	0	-	0	-	-	0	0

HCM 2010 Signalized Intersection Summary
5: Haynes Bridge Rd & Lakeview Pkwy/Northwinds Pkwy

360 Tech Village

02/16/2017

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	3	133	114	38	97	61	349	1070	159	60	1298	6
Future Volume (veh/h)	3	133	114	38	97	61	349	1070	159	60	1298	6
Number	3	8	18	7	4	14	1	6	16	5	2	12
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1827	1863	1863	1863	1863	1863	1900	1863	1863	1863
Adj Flow Rate, veh/h	3	141	121	40	103	65	371	1138	0	64	1381	0
Adj No. of Lanes	1	1	1	1	1	1	1	3	0	1	3	1
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	2	4	2	2	2	2	2	2	2	2	2
Cap, veh/h	41	182	152	134	203	172	401	3358	0	394	3048	949
Arrive On Green	0.02	0.10	0.10	0.03	0.11	0.11	0.10	0.66	0.00	0.03	0.60	0.00
Sat Flow, veh/h	1774	1863	1553	1774	1863	1583	1774	5253	0	1774	5085	1583
Grp Volume(v), veh/h	3	141	121	40	103	65	371	1138	0	64	1381	0
Grp Sat Flow(s),veh/h/ln	1774	1863	1553	1774	1863	1583	1774	1695	0	1774	1695	1583
Q Serve(g_s), s	0.2	9.6	9.9	2.6	6.8	5.0	10.0	12.7	0.0	1.8	19.4	0.0
Cycle Q Clear(g_c), s	0.2	9.6	9.9	2.6	6.8	5.0	10.0	12.7	0.0	1.8	19.4	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	41	182	152	134	203	172	401	3358	0	394	3048	949
V/C Ratio(X)	0.07	0.77	0.80	0.30	0.51	0.38	0.93	0.34	0.00	0.16	0.45	0.00
Avail Cap(c_a), veh/h	41	249	208	156	292	248	728	3358	0	515	3048	949
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(l)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	62.1	57.2	57.4	51.0	54.6	53.8	17.6	9.7	0.0	9.1	14.3	0.0
Incr Delay (d2), s/veh	0.3	8.4	12.2	0.5	1.5	1.0	4.8	0.3	0.0	0.1	0.5	0.0
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(95%),veh/ln	0.2	9.2	8.3	2.3	6.4	4.0	13.6	10.0	0.0	1.6	14.2	0.0
LnGrp Delay(d),s/veh	62.4	65.6	69.5	51.5	56.1	54.8	22.4	9.9	0.0	9.2	14.8	0.0
LnGrp LOS	E	E	E	D	E	D	C	A		A	B	
Approach Vol, veh/h		265			208			1509			1445	
Approach Delay, s/veh		67.4			54.8			13.0			14.6	
Approach LOS		E			D			B			B	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	18.0	84.2	8.0	19.7	10.1	92.1	9.4	18.3				
Change Period (Y+Rc), s	5.6	6.3	5.0	5.6	5.6	6.3	5.6	5.6				
Max Green Setting (Gmax), s	36.4	47.7	3.0	20.4	13.4	70.7	5.4	17.4				
Max Q Clear Time (g_c+I1), s	12.0	21.4	2.2	8.8	3.8	14.7	4.6	11.9				
Green Ext Time (p_c), s	0.5	24.5	0.0	1.3	0.0	48.7	0.0	0.8				
Intersection Summary												
HCM 2010 Ctrl Delay			20.4									
HCM 2010 LOS			C									

HCM 2010 Signalized Intersection Summary

1: Lakeview Pkwy & Morrison Pkwy

360 Tech Village
02/16/2017

								
Movement	EBT	EBR	WBL	WBT	NBL	NBR		
Lane Configurations	↑↑	↑	↑	↑↑	↑↑	↑		
Traffic Volume (veh/h)	1201	385	5	985	390	78		
Future Volume (veh/h)	1201	385	5	985	390	78		
Number	2	12	1	6	7	14		
Initial Q (Qb), veh	0	0	0	0	0	0		
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00		
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		
Adj Sat Flow, veh/h/ln	1863	1863	1863	1743	1863	1863		
Adj Flow Rate, veh/h	1291	0	5	1059	419	0		
Adj No. of Lanes	2	1	1	2	2	1		
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93		
Percent Heavy Veh, %	2	2	2	9	2	2		
Cap, veh/h	2053	918	255	1921	815	375		
Arrive On Green	0.58	0.00	0.58	0.58	0.24	0.00		
Sat Flow, veh/h	3632	1583	426	3399	3442	1583		
Grp Volume(v), veh/h	1291	0	5	1059	419	0		
Grp Sat Flow(s),veh/h/ln	1770	1583	426	1656	1721	1583		
Q Serve(g_s), s	15.7	0.0	0.5	12.8	6.9	0.0		
Cycle Q Clear(g_c), s	15.7	0.0	16.2	12.8	6.9	0.0		
Prop In Lane		1.00	1.00		1.00	1.00		
Lane Grp Cap(c), veh/h	2053	918	255	1921	815	375		
V/C Ratio(X)	0.63	0.00	0.02	0.55	0.51	0.00		
Avail Cap(c_a), veh/h	2053	918	255	1921	815	375		
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		
Upstream Filter(l)	1.00	0.00	1.00	1.00	1.00	0.00		
Uniform Delay (d), s/veh	9.0	0.0	14.4	8.4	21.5	0.0		
Incr Delay (d2), s/veh	1.5	0.0	0.1	1.1	2.3	0.0		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(95%),veh/ln	12.6	0.0	0.1	10.1	6.3	0.0		
LnGrp Delay(d),s/veh	10.5	0.0	14.5	9.6	23.9	0.0		
LnGrp LOS	B		B	A	C			
Approach Vol, veh/h	1291			1064	419			
Approach Delay, s/veh	10.5			9.6	23.9			
Approach LOS	B			A	C			
Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		
Phs Duration (G+Y+Rc), s		44.0		21.0		44.0		
Change Period (Y+Rc), s		6.3		5.6		6.3		
Max Green Setting (Gmax), s		37.7		15.4		37.7		
Max Q Clear Time (g_c+1), s		17.7		8.9		18.2		
Green Ext Time (p_c), s		18.8		1.1		18.4		
Intersection Summary								
HCM 2010 Ctrl Delay			12.2					
HCM 2010 LOS			B					

Intersection							
Int Delay, s/veh	1.5						
Movement	WBL	WBR	NBU	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Vol, veh/h	46	74	0	372	2	3	542
Future Vol, veh/h	46	74	0	372	2	3	542
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free	Free
RT Channelized	-	None	-	-	None	-	None
Storage Length	0	0	130	-	-	100	-
Veh in Median Storage, #	0	-	-	0	-	-	0
Grade, %	0	-	-	0	-	-	0
Peak Hour Factor	88	88	92	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2	2
Mvmt Flow	52	84	0	423	2	3	616
Major/Minor	Minor1	Major1		Major2			
Conflicting Flow All	739	213	449	0	0	425	0
Stage 1	424	-	-	-	-	-	-
Stage 2	315	-	-	-	-	-	-
Critical Hdwy	6.84	6.94	6.44	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.52	-	-	2.22	-
Pot Cap-1 Maneuver	353	792	746	-	-	1131	-
Stage 1	628	-	-	-	-	-	-
Stage 2	713	-	-	-	-	-	-
Platoon blocked, %				-	-		-
Mov Cap-1 Maneuver	352	792	746	-	-	1131	-
Mov Cap-2 Maneuver	352	-	-	-	-	-	-
Stage 1	628	-	-	-	-	-	-
Stage 2	711	-	-	-	-	-	-
Approach	WB	NB		SB			
HCM Control Delay, s	12.7	0		0			
HCM LOS	B						
Minor Lane/Major Mvmt	NBU	NBT	NBRWBLn1WBLn2	SBL	SBT		
Capacity (veh/h)	746	-	- 352 792	1131	-		
HCM Lane V/C Ratio	-	-	- 0.149 0.106	0.003	-		
HCM Control Delay (s)	0	-	- 17 10.1	8.2	-		
HCM Lane LOS	A	-	- C B	A	-		
HCM 95th %tile Q(veh)	0	-	- 0.5 0.4	0	-		

Intersection							
Int Delay, s/veh	2.2						
Movement	EBL	EBT	WBU	WBT	WBR	SBL	SBR
Lane Configurations							
Traffic Vol, veh/h	0	520	0	311	4	107	41
Future Vol, veh/h	0	520	0	311	4	107	41
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	-	None	-	None
Storage Length	130	-	60	-	-	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	3	2	2	2
Mvmt Flow	0	565	0	338	4	116	45
Major/Minor	Major1		Major2		Minor2		
Conflicting Flow All	342	0	412	-	0	623	171
Stage 1	-	-	-	-	-	340	-
Stage 2	-	-	-	-	-	283	-
Critical Hdwy	4.14	-	6.44	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	2.52	-	-	3.52	3.32
Pot Cap-1 Maneuver	1214	-	787	-	-	418	843
Stage 1	-	-	-	-	-	692	-
Stage 2	-	-	-	-	-	740	-
Platoon blocked, %	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1214	-	787	-	-	418	843
Mov Cap-2 Maneuver	-	-	-	-	-	418	-
Stage 1	-	-	-	-	-	692	-
Stage 2	-	-	-	-	-	740	-
Approach	EB		WB		SB		
HCM Control Delay, s	0		0		14.8		
HCM LOS					B		
Minor Lane/Major Mvmt	EBL	EBT	WBU	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1214	-	787	-	-	418	843
HCM Lane V/C Ratio	-	-	-	-	-	0.278	0.053
HCM Control Delay (s)	0	-	0	-	-	16.9	9.5
HCM Lane LOS	A	-	A	-	-	C	A
HCM 95th %tile Q(veh)	0	-	0	-	-	1.1	0.2

HCM 2010 Signalized Intersection Summary
5: Haynes Bridge Rd & Lakeview Pkwy/Northwinds Pkwy

360 Tech Village

02/16/2017

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	19	72	521	347	184	165	149	1686	18	60	1298	6
Future Volume (veh/h)	19	72	521	347	184	165	149	1686	18	60	1298	6
Number	3	8	18	7	4	14	1	6	16	5	2	12
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1845	1863	1863	1863	1900	1863	1863	1863
Adj Flow Rate, veh/h	21	78	566	377	200	179	162	1833	0	65	1411	0
Adj No. of Lanes	1	1	1	1	1	1	1	3	0	1	3	1
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	3	2	2	2	2	2	2	2
Cap, veh/h	26	565	480	411	688	591	229	2057	0	134	1872	583
Arrive On Green	0.01	0.30	0.30	0.08	0.37	0.37	0.07	0.40	0.00	0.03	0.37	0.00
Sat Flow, veh/h	1774	1863	1583	1774	1845	1583	1774	5253	0	1774	5085	1583
Grp Volume(v), veh/h	21	78	566	377	200	179	162	1833	0	65	1411	0
Grp Sat Flow(s),veh/h/ln	1774	1863	1583	1774	1845	1583	1774	1695	0	1774	1695	1583
Q Serve(g_s), s	1.5	4.0	39.4	10.4	9.9	10.4	7.2	43.6	0.0	3.0	31.5	0.0
Cycle Q Clear(g_c), s	1.5	4.0	39.4	10.4	9.9	10.4	7.2	43.6	0.0	3.0	31.5	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	26	565	480	411	688	591	229	2057	0	134	1872	583
V/C Ratio(X)	0.82	0.14	1.18	0.92	0.29	0.30	0.71	0.89	0.00	0.48	0.75	0.00
Avail Cap(c_a), veh/h	68	565	480	411	688	591	264	2057	0	141	1872	583
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	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	63.9	33.0	45.3	37.4	28.6	28.8	28.6	36.0	0.0	31.7	35.9	0.0
Incr Delay (d2), s/veh	20.4	0.1	100.6	24.9	0.2	0.2	5.3	6.3	0.0	1.0	2.9	0.0
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(95%),veh/ln	1.6	3.7	55.0	17.6	8.8	8.1	6.8	29.2	0.0	2.7	21.7	0.0
LnGrp Delay(d),s/veh	84.2	33.0	145.9	62.3	28.8	29.0	33.9	42.4	0.0	32.7	38.8	0.0
LnGrp LOS	F	C	F	E	C	C	C	D		C	D	
Approach Vol, veh/h		665			756			1995			1476	
Approach Delay, s/veh		130.7			45.6			41.7			38.5	
Approach LOS		F			D			D			D	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	14.8	54.2	6.9	54.1	10.1	58.9	16.0	45.0				
Change Period (Y+Rc), s	5.6	6.3	5.0	5.6	5.6	6.3	5.6	5.6				
Max Green Setting (Gmax), s	11.8	45.3	5.0	45.4	5.0	52.1	10.4	39.4				
Max Q Clear Time (g_c+I1), s	9.2	33.5	3.5	12.4	5.0	45.6	12.4	41.4				
Green Ext Time (p_c), s	0.0	11.6	0.0	3.7	0.0	6.4	0.0	0.0				
Intersection Summary												
HCM 2010 Ctrl Delay			53.4									
HCM 2010 LOS			D									

HCM 2010 Signalized Intersection Summary

1: Lakeview Pkwy & Morrison Pkwy

360 Tech Village
02/16/2017

								
Movement	EBT	EBR	WBL	WBT	NBL	NBR		
Lane Configurations	↑↑	↑	↑	↑↑	↑↑	↑		
Traffic Volume (veh/h)	758	500	142	1356	311	36		
Future Volume (veh/h)	758	500	142	1356	311	36		
Number	2	12	1	6	7	14		
Initial Q (Qb), veh	0	0	0	0	0	0		
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00		
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1863		
Adj Flow Rate, veh/h	806	0	151	1443	331	0		
Adj No. of Lanes	2	1	1	2	2	1		
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94		
Percent Heavy Veh, %	2	2	2	2	2	2		
Cap, veh/h	2325	1040	485	2325	551	253		
Arrive On Green	0.66	0.00	0.66	0.66	0.16	0.00		
Sat Flow, veh/h	3632	1583	673	3632	3442	1583		
Grp Volume(v), veh/h	806	0	151	1443	331	0		
Grp Sat Flow(s),veh/h/ln	1770	1583	673	1770	1721	1583		
Q Serve(g_s), s	6.6	0.0	8.4	15.4	5.8	0.0		
Cycle Q Clear(g_c), s	6.6	0.0	14.9	15.4	5.8	0.0		
Prop In Lane		1.00	1.00		1.00	1.00		
Lane Grp Cap(c), veh/h	2325	1040	485	2325	551	253		
V/C Ratio(X)	0.35	0.00	0.31	0.62	0.60	0.00		
Avail Cap(c_a), veh/h	2325	1040	485	2325	551	253		
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		
Upstream Filter(l)	1.00	0.00	1.00	1.00	1.00	0.00		
Uniform Delay (d), s/veh	5.0	0.0	8.3	6.5	25.4	0.0		
Incr Delay (d2), s/veh	0.4	0.0	0.8	0.7	4.8	0.0		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(95%),veh/ln	5.9	0.0	2.9	11.9	5.6	0.0		
LnGrp Delay(d),s/veh	5.4	0.0	9.0	7.2	30.2	0.0		
LnGrp LOS	A		A	A	C			
Approach Vol, veh/h	806			1594	331			
Approach Delay, s/veh	5.4			7.4	30.2			
Approach LOS	A			A	C			
Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		
Phs Duration (G+Y+Rc), s		49.0		16.0		49.0		
Change Period (Y+Rc), s		6.3		5.6		6.3		
Max Green Setting (Gmax), s		42.7		10.4		42.7		
Max Q Clear Time (g_c+I1), s		8.6		7.8		17.4		
Green Ext Time (p_c), s		31.3		0.4		23.7		
Intersection Summary								
HCM 2010 Ctrl Delay			9.5					
HCM 2010 LOS			A					

Intersection

Int Delay, s/veh 2.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	30	0	49	0	0	5	60	381	36	47	406	87
Future Vol, veh/h	30	0	49	0	0	5	60	381	36	47	406	87
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	0	130	-	-	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	0	0	0	0	0	20	0	2	2	2	3	0
Mvmt Flow	34	0	56	0	0	6	68	433	41	53	461	99

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	971	1228	280	928	-	237	560	0	0	474	0	0
Stage 1	618	618	-	590	-	-	-	-	-	-	-	-
Stage 2	353	610	-	338	-	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.9	7.5	-	7.3	4.1	-	-	4.14	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.5	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.5	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	-	3.5	2.2	-	-	2.22	-	-
Pot Cap-1 Maneuver	210	180	723	226	0	712	1021	-	-	1084	-	-
Stage 1	448	484	-	466	0	-	-	-	-	-	-	-
Stage 2	642	488	-	656	0	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	190	160	723	191	-	712	1021	-	-	1084	-	-
Mov Cap-2 Maneuver	190	160	-	191	-	-	-	-	-	-	-	-
Stage 1	418	460	-	435	-	-	-	-	-	-	-	-
Stage 2	594	455	-	576	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	18.8	10.1	1.1	0.7
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1021	-	-	350	-	712	1084
HCM Lane V/C Ratio	0.067	-	-	0.256	-	0.008	0.049
HCM Control Delay (s)	8.8	-	-	18.8	0	10.1	8.5
HCM Lane LOS	A	-	-	C	A	B	A
HCM 95th %tile Q(veh)	0.2	-	-	1	-	0	0.2

Intersection

Int Delay, s/veh 12.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑		↑	↑↑	↑	↑
Traffic Vol, veh/h	368	93	449	439	51	130
Future Vol, veh/h	368	93	449	439	51	130
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Yield
Storage Length	-	-	185	-	150	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	0	0	2	0	0
Mvmt Flow	391	99	478	467	54	138

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	1630
Stage 1	-	-	441
Stage 2	-	-	1189
Critical Hdwy	-	4.1	6.8
Critical Hdwy Stg 1	-	-	5.8
Critical Hdwy Stg 2	-	-	5.8
Follow-up Hdwy	-	2.2	3.5
Pot Cap-1 Maneuver	-	1084	94
Stage 1	-	-	622
Stage 2	-	-	256
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	1084	~ 53
Mov Cap-2 Maneuver	-	-	~ 53
Stage 1	-	-	622
Stage 2	-	-	143

Approach	EB	WB	NB
HCM Control Delay, s	0	5.5	79.7
HCM LOS			F

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	53	762	-	-	1084	-
HCM Lane V/C Ratio	1.024	0.181	-	-	0.441	-
HCM Control Delay (s)	255.2	10.8	-	-	10.9	-
HCM Lane LOS	F	B	-	-	B	-
HCM 95th %tile Q(veh)	4.6	0.7	-	-	2.3	-

Notes

~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Intersection

Int Delay, s/veh 0.5

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	16	458	31	0	0	900	135	0	0	34	5	0	3
Future Vol, veh/h	16	458	31	0	0	900	135	0	0	34	5	0	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	130	-	-	-	60	-	-	-	-	0	0	-	0
Veh in Median Storage, #	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	92	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	2	2	4	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	17	487	33	0	0	957	144	0	0	36	5	0	3

Major/Minor	Major1		Major2				Minor1			Minor2			
Conflicting Flow All	1101	0	0	379	-	-	0	-	-	260	1307	-	551
Stage 1	-	-	-	-	-	-	-	-	-	-	1029	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	278	-	-
Critical Hdwy	4.14	-	-	6.44	-	-	-	-	-	6.94	7.54	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	6.54	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	6.54	-	-
Follow-up Hdwy	2.22	-	-	2.52	-	-	-	-	-	3.32	3.52	-	3.32
Pot Cap-1 Maneuver	630	-	-	826	0	-	-	0	0	739	117	0	478
Stage 1	-	-	-	-	0	-	-	0	0	-	250	0	-
Stage 2	-	-	-	-	0	-	-	0	0	-	705	0	-
Platoon blocked, %		-	-			-	-						
Mov Cap-1 Maneuver	630	-	-	788	-	-	-	-	-	739	109	-	478
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	109	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	243	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	652	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.3	0	10.1	29.5
HCM LOS			B	D

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBU	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	739	630	-	-	788	-	-	109	478
HCM Lane V/C Ratio	0.049	0.027	-	-	-	-	-	0.049	0.007
HCM Control Delay (s)	10.1	10.9	-	-	0	-	-	39.7	12.6
HCM Lane LOS	B	B	-	-	A	-	-	E	B
HCM 95th %tile Q(veh)	0.2	0.1	-	-	0	-	-	0.2	0

HCM 2010 Signalized Intersection Summary
5: Haynes Bridge Rd & Lakeview Pkwy/Northwinds Pkwy

360 Tech Village

02/16/2017

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	41	154	269	38	165	61	714	1070	159	216	1261	84
Future Volume (veh/h)	41	154	269	38	165	61	714	1070	159	216	1261	84
Number	3	8	18	7	4	14	1	6	16	5	2	12
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1827	1863	1863	1863	1863	1863	1900	1863	1863	1863
Adj Flow Rate, veh/h	44	164	286	40	176	65	760	1138	0	230	1341	0
Adj No. of Lanes	1	1	1	1	1	1	1	3	0	1	3	1
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	2	4	2	2	2	2	2	2	2	2	2
Cap, veh/h	41	249	208	155	270	229	616	2873	0	409	1928	600
Arrive On Green	0.02	0.13	0.13	0.03	0.14	0.14	0.28	0.56	0.00	0.09	0.38	0.00
Sat Flow, veh/h	1774	1863	1553	1774	1863	1583	1774	5253	0	1774	5085	1583
Grp Volume(v), veh/h	44	164	286	40	176	65	760	1138	0	230	1341	0
Grp Sat Flow(s),veh/h/ln	1774	1863	1553	1774	1863	1583	1774	1695	0	1774	1695	1583
Q Serve(g_s), s	3.0	10.9	17.4	2.5	11.6	4.8	36.4	16.3	0.0	10.2	28.9	0.0
Cycle Q Clear(g_c), s	3.0	10.9	17.4	2.5	11.6	4.8	36.4	16.3	0.0	10.2	28.9	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	41	249	208	155	270	229	616	2873	0	409	1928	600
V/C Ratio(X)	1.07	0.66	1.38	0.26	0.65	0.28	1.23	0.40	0.00	0.56	0.70	0.00
Avail Cap(c_a), veh/h	41	249	208	176	292	248	616	2873	0	425	1928	600
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	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	63.5	53.5	56.3	47.0	52.5	49.6	34.1	15.9	0.0	20.7	34.0	0.0
Incr Delay (d2), s/veh	163.6	5.7	196.5	0.3	4.1	0.5	119.1	0.4	0.0	0.9	2.1	0.0
Initial Q Delay(d3),s/veh	2.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	6.0	10.0	33.9	2.2	10.4	3.8	76.4	12.2	0.0	8.7	20.0	0.0
LnGrp Delay(d),s/veh	229.8	59.2	252.8	47.4	56.6	50.1	153.1	16.3	0.0	21.6	36.1	0.0
LnGrp LOS	F	E	F	D	E	D	F	B		C	D	
Approach Vol, veh/h		494			281			1898			1571	
Approach Delay, s/veh		186.5			53.7			71.1			34.0	
Approach LOS		F			D			E			C	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	42.0	55.6	8.0	24.4	17.8	79.7	9.4	23.0				
Change Period (Y+Rc), s	5.6	6.3	5.0	5.6	5.6	6.3	5.6	5.6				
Max Green Setting (Gmax), s	36.4	47.7	3.0	20.4	13.4	70.7	5.4	17.4				
Max Q Clear Time (g_c+I1), s	38.4	30.9	5.0	13.6	12.2	18.3	4.5	19.4				
Green Ext Time (p_c), s	0.0	15.9	0.0	1.6	0.0	45.5	0.0	0.0				
Intersection Summary												
HCM 2010 Ctrl Delay			69.6									
HCM 2010 LOS			E									

HCM 2010 Signalized Intersection Summary

1: Lakeview Pkwy & Morrison Pkwy

360 Tech Village
02/16/2017

								
Movement	EBT	EBR	WBL	WBT	NBL	NBR		
Lane Configurations	↑↑	↑	↑	↑↑	↑↑	↑		
Traffic Volume (veh/h)	1186	462	40	985	514	143		
Future Volume (veh/h)	1186	462	40	985	514	143		
Number	2	12	1	6	7	14		
Initial Q (Qb), veh	0	0	0	0	0	0		
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00		
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		
Adj Sat Flow, veh/h/ln	1863	1863	1863	1743	1863	1863		
Adj Flow Rate, veh/h	1275	0	43	1059	553	0		
Adj No. of Lanes	2	1	1	2	2	1		
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93		
Percent Heavy Veh, %	2	2	2	9	2	2		
Cap, veh/h	2053	918	259	1921	815	375		
Arrive On Green	0.58	0.00	0.58	0.58	0.24	0.00		
Sat Flow, veh/h	3632	1583	432	3399	3442	1583		
Grp Volume(v), veh/h	1275	0	43	1059	553	0		
Grp Sat Flow(s),veh/h/ln	1770	1583	432	1656	1721	1583		
Q Serve(g_s), s	15.4	0.0	4.7	12.8	9.5	0.0		
Cycle Q Clear(g_c), s	15.4	0.0	20.1	12.8	9.5	0.0		
Prop In Lane		1.00	1.00		1.00	1.00		
Lane Grp Cap(c), veh/h	2053	918	259	1921	815	375		
V/C Ratio(X)	0.62	0.00	0.17	0.55	0.68	0.00		
Avail Cap(c_a), veh/h	2053	918	259	1921	815	375		
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	0.00		
Uniform Delay (d), s/veh	9.0	0.0	15.6	8.4	22.5	0.0		
Incr Delay (d2), s/veh	1.4	0.0	1.4	1.1	4.5	0.0		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(95%),veh/ln	12.4	0.0	1.2	10.1	8.6	0.0		
LnGrp Delay(d),s/veh	10.4	0.0	16.9	9.6	27.1	0.0		
LnGrp LOS	B		B	A	C			
Approach Vol, veh/h	1275			1102	553			
Approach Delay, s/veh	10.4			9.9	27.1			
Approach LOS	B			A	C			
Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		
Phs Duration (G+Y+Rc), s		44.0		21.0		44.0		
Change Period (Y+Rc), s		6.3		5.6		6.3		
Max Green Setting (Gmax), s		37.7		15.4		37.7		
Max Q Clear Time (g_c+I1), s		17.4		11.5		22.1		
Green Ext Time (p_c), s		19.2		1.0		14.9		
Intersection Summary								
HCM 2010 Ctrl Delay			13.3					
HCM 2010 LOS			B					

Intersection												
Int Delay, s/veh	5.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔		↔		↔	↔	↔		↔	↔	
Traffic Vol, veh/h	65	0	31	46	0	74	61	496	2	3	594	61
Future Vol, veh/h	65	0	31	46	0	74	61	496	2	3	594	61
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	0	130	-	-	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	0	0	0	2	0	2	0	2	2	2	2	0
Mvmt Flow	74	0	35	52	0	84	69	564	2	3	675	69
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1136	1421	372	1047	-	283	744	0	0	566	0	0
Stage 1	716	716	-	703	-	-	-	-	-	-	-	-
Stage 2	420	705	-	344	-	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.9	7.54	-	6.94	4.1	-	-	4.14	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.54	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.54	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.52	-	3.32	2.2	-	-	2.22	-	-
Pot Cap-1 Maneuver	159	138	631	182	0	714	873	-	-	1002	-	-
Stage 1	392	437	-	394	0	-	-	-	-	-	-	-
Stage 2	587	442	-	645	0	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	131	127	631	161	-	714	873	-	-	1002	-	-
Mov Cap-2 Maneuver	131	127	-	161	-	-	-	-	-	-	-	-
Stage 1	361	436	-	363	-	-	-	-	-	-	-	-
Stage 2	477	407	-	607	-	-	-	-	-	-	-	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	54			21.1			1			0		
HCM LOS	F			C								
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR			
Capacity (veh/h)	873	-	-	176	161	714	1002	-	-			
HCM Lane V/C Ratio	0.079	-	-	0.62	0.325	0.118	0.003	-	-			
HCM Control Delay (s)	9.5	-	-	54	37.8	10.7	8.6	-	-			
HCM Lane LOS	A	-	-	F	E	B	A	-	-			
HCM 95th %tile Q(veh)	0.3	-	-	3.5	1.3	0.4	0	-	-			

Intersection						
Int Delay, s/veh	24.1					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑		↑	↑↑	↑	↑
Traffic Vol, veh/h	600	38	226	424	124	331
Future Vol, veh/h	600	38	226	424	124	331
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Yield
Storage Length	-	-	185	-	150	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	0	0	2	0	0
Mvmt Flow	645	41	243	456	133	356
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	686	0	1380	343
Stage 1	-	-	-	-	666	-
Stage 2	-	-	-	-	714	-
Critical Hdwy	-	-	4.1	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	917	-	138	659
Stage 1	-	-	-	-	478	-
Stage 2	-	-	-	-	452	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	917	-	~ 101	659
Mov Cap-2 Maneuver	-	-	-	-	~ 101	-
Stage 1	-	-	-	-	478	-
Stage 2	-	-	-	-	332	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		3.6		87.1	
HCM LOS					F	
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	101	659	-	-	917	-
HCM Lane V/C Ratio	1.32	0.54	-	-	0.265	-
HCM Control Delay (s)	275	16.7	-	-	10.3	-
HCM Lane LOS	F	C	-	-	B	-
HCM 95th %tile Q(veh)	9.4	3.2	-	-	1.1	-
Notes						
~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon						

Intersection															
Int Delay, s/veh		11.3													
Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR		NBL	NBT	NBR		SBL	SBT	SBR
Lane Configurations															
Traffic Vol, veh/h	0	883	15	0	0	598	4		0	0	138		107	0	41
Future Vol, veh/h	0	883	15	0	0	598	4		0	0	138		107	0	41
Conflicting Peds, #/hr	0	0	0	0	0	0	0		0	0	0		0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free		Stop	Stop	Stop		Stop	Stop	Stop
RT Channelized	-	-	None	-	-	-	None		-	-	None		-	-	None
Storage Length	130	-	-	-	60	-	-		-	-	0		0	-	0
Veh in Median Storage, #	-	0	-	-	-	0	-		-	0	-		-	0	-
Grade, %	-	0	-	-	-	0	-		-	0	-		-	0	-
Peak Hour Factor	92	92	92	92	92	92	92		92	92	92		92	92	92
Heavy Vehicles, %	2	2	2	2	2	3	2		2	2	2		2	2	2
Mvmt Flow	0	960	16	0	0	650	4		0	0	150		116	0	45
Major/Minor	Major1			Major2			Minor1			Minor2					
Conflicting Flow All	654	0	0	712	-	-	0		-	-	488		1132	-	327
Stage 1	-	-	-	-	-	-	-		-	-	-		652	-	-
Stage 2	-	-	-	-	-	-	-		-	-	-		480	-	-
Critical Hdwy	4.14	-	-	6.44	-	-	-		-	-	6.94		7.54	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-		-	-	-		6.54	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-		-	-	-		6.54	-	-
Follow-up Hdwy	2.22	-	-	2.52	-	-	-		-	-	3.32		3.52	-	3.32
Pot Cap-1 Maneuver	929	-	-	508	0	-	-		0	0	526		158	0	669
Stage 1	-	-	-	-	0	-	-		0	0	-		423	0	-
Stage 2	-	-	-	-	0	-	-		0	0	-		536	0	-
Platoon blocked, %		-	-		-	-									
Mov Cap-1 Maneuver	929	-	-	375	-	-	-		-	-	526		~ 113	-	669
Mov Cap-2 Maneuver	-	-	-	-	-	-	-		-	-	-		~ 113	-	-
Stage 1	-	-	-	-	-	-	-		-	-	-		423	-	-
Stage 2	-	-	-	-	-	-	-		-	-	-		383	-	-
Approach	EB			WB			NB			SB					
HCM Control Delay, s	0			0					14.6				122.4		
HCM LOS									B				F		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBU	WBT	WBR	SBLn1	SBLn2						
Capacity (veh/h)	526	929	-	-	375	-	-	113	669						
HCM Lane V/C Ratio	0.285	-	-	-	-	-	-	1.029	0.067						
HCM Control Delay (s)	14.6	0	-	-	0	-	-	165.1	10.8						
HCM Lane LOS	B	A	-	-	A	-	-	F	B						
HCM 95th %tile Q(veh)	1.2	0	-	-	0	-	-	6.8	0.2						
Notes															
~: Volume exceeds capacity		\$: Delay exceeds 300s			+: Computation Not Defined			*: All major volume in platoon							

HCM 2010 Signalized Intersection Summary
 5: Haynes Bridge Rd & Lakeview Pkwy/Northwinds Pkwy

360 Tech Village

02/16/2017

																
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR				
Lane Configurations																
Traffic Volume (veh/h)	114	131	868	347	210	165	346	1676	18	60	1278	69				
Future Volume (veh/h)	114	131	868	347	210	165	346	1676	18	60	1278	69				
Number	3	8	18	7	4	14	1	6	16	5	2	12				
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0				
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00				
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00				
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1845	1863	1863	1863	1900	1863	1863	1863				
Adj Flow Rate, veh/h	124	142	943	377	228	179	376	1822	0	65	1389	0				
Adj No. of Lanes	1	1	1	1	1	1	1	3	0	1	3	1				
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	3	2	2	2	2	2	2	2				
Cap, veh/h	68	565	480	324	644	553	257	2055	0	136	1772	552				
Arrive On Green	0.04	0.30	0.30	0.08	0.35	0.35	0.09	0.40	0.00	0.04	0.35	0.00				
Sat Flow, veh/h	1774	1863	1583	1774	1845	1583	1774	5253	0	1774	5085	1583				
Grp Volume(v), veh/h	124	142	943	377	228	179	376	1822	0	65	1389	0				
Grp Sat Flow(s),veh/h/ln	1774	1863	1583	1774	1845	1583	1774	1695	0	1774	1695	1583				
Q Serve(g_s), s	5.0	7.5	39.4	10.4	11.9	10.8	11.8	43.3	0.0	3.0	31.8	0.0				
Cycle Q Clear(g_c), s	5.0	7.5	39.4	10.4	11.9	10.8	11.8	43.3	0.0	3.0	31.8	0.0				
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.00	1.00		1.00				
Lane Grp Cap(c), veh/h	68	565	480	324	644	553	257	2055	0	136	1772	552				
V/C Ratio(X)	1.82	0.25	1.97	1.16	0.35	0.32	1.47	0.89	0.00	0.48	0.78	0.00				
Avail Cap(c_a), veh/h	68	565	480	324	644	553	257	2055	0	142	1772	552				
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(l)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00				
Uniform Delay (d), s/veh	62.5	34.2	45.3	38.4	31.4	31.0	30.6	36.0	0.0	32.2	38.0	0.0				
Incr Delay (d2), s/veh	419.2	0.2	441.8	101.5	0.2	0.2	229.6	6.1	0.0	1.0	3.6	0.0				
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(95%),veh/ln	18.7	6.9	136.9	30.6	10.2	8.3	35.6	29.0	0.0	2.7	22.0	0.0				
LnGrp Delay(d),s/veh	481.7	34.3	487.1	139.8	31.7	31.3	260.1	42.1	0.0	33.2	41.5	0.0				
LnGrp LOS	F	C	F	F	C	C	F	D		C	D					
Approach Vol, veh/h	1209				784				2198							
Approach Delay, s/veh	433.4				83.6				79.4							
Approach LOS	F				F				E							
Timer	1	2	3	4	5	6	7	8								
Assigned Phs	1	2	3	4	5	6	7	8								
Phs Duration (G+Y+Rc), s	17.4	51.6	10.0	51.0	10.2	58.8	16.0	45.0								
Change Period (Y+Rc), s	5.6	6.3	5.0	5.6	5.6	6.3	5.6	5.6								
Max Green Setting (Gmax), s	11.8	45.3	5.0	45.4	5.0	52.1	10.4	39.4								
Max Q Clear Time (g_c+I1), s	13.8	33.8	7.0	13.9	5.0	45.3	12.4	41.4								
Green Ext Time (p_c), s	0.0	11.4	0.0	6.6	0.0	6.8	0.0	0.0								
Intersection Summary																
HCM 2010 Ctrl Delay	145.9															
HCM 2010 LOS	F															

HCM 2010 Signalized Intersection Summary

1: Lakeview Pkwy & Morrison Pkwy

360 Tech Village
02/16/2017

								
Movement	EBT	EBR	WBL	WBT	NBL	NBR		
Lane Configurations	↑↑	↑	↑	↑↑	↑↑	↑		
Traffic Volume (veh/h)	758	500	142	1356	311	36		
Future Volume (veh/h)	758	500	142	1356	311	36		
Number	2	12	1	6	7	14		
Initial Q (Qb), veh	0	0	0	0	0	0		
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00		
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1863		
Adj Flow Rate, veh/h	806	0	151	1443	331	0		
Adj No. of Lanes	2	1	1	2	2	1		
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94		
Percent Heavy Veh, %	2	2	2	2	2	2		
Cap, veh/h	2053	918	418	2053	815	375		
Arrive On Green	0.58	0.00	0.58	0.58	0.24	0.00		
Sat Flow, veh/h	3632	1583	673	3632	3442	1583		
Grp Volume(v), veh/h	806	0	151	1443	331	0		
Grp Sat Flow(s),veh/h/ln	1770	1583	673	1770	1721	1583		
Q Serve(g_s), s	8.1	0.0	10.2	18.8	5.3	0.0		
Cycle Q Clear(g_c), s	8.1	0.0	18.3	18.8	5.3	0.0		
Prop In Lane		1.00	1.00		1.00	1.00		
Lane Grp Cap(c), veh/h	2053	918	418	2053	815	375		
V/C Ratio(X)	0.39	0.00	0.36	0.70	0.41	0.00		
Avail Cap(c_a), veh/h	2053	918	418	2053	815	375		
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		
Upstream Filter(l)	1.00	0.00	1.00	1.00	1.00	0.00		
Uniform Delay (d), s/veh	7.4	0.0	12.4	9.7	20.9	0.0		
Incr Delay (d2), s/veh	0.6	0.0	2.4	2.0	1.5	0.0		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(95%),veh/ln	7.3	0.0	3.9	14.7	4.8	0.0		
LnGrp Delay(d),s/veh	8.0	0.0	14.8	11.7	22.4	0.0		
LnGrp LOS	A		B	B	C			
Approach Vol, veh/h	806			1594	331			
Approach Delay, s/veh	8.0			12.0	22.4			
Approach LOS	A			B	C			
Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		
Phs Duration (G+Y+Rc), s		44.0		21.0		44.0		
Change Period (Y+Rc), s		6.3		5.6		6.3		
Max Green Setting (Gmax), s		37.7		15.4		37.7		
Max Q Clear Time (g_c+I1), s		10.1		7.3		20.8		
Green Ext Time (p_c), s		25.7		0.9		16.1		
Intersection Summary								
HCM 2010 Ctrl Delay			12.1					
HCM 2010 LOS			B					

Intersection

Int Delay, s/veh 2.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	30	0	49	0	0	5	60	381	36	47	406	87
Future Vol, veh/h	30	0	49	0	0	5	60	381	36	47	406	87
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	0	130	-	-	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	0	0	0	0	0	20	0	2	2	2	3	0
Mvmt Flow	34	0	56	0	0	6	68	433	41	53	461	99

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	971	1228	280	928	-	237	560	0	0	474	0	0
Stage 1	618	618	-	590	-	-	-	-	-	-	-	-
Stage 2	353	610	-	338	-	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.9	7.5	-	7.3	4.1	-	-	4.14	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.5	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.5	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	-	3.5	2.2	-	-	2.22	-	-
Pot Cap-1 Maneuver	210	180	723	226	0	712	1021	-	-	1084	-	-
Stage 1	448	484	-	466	0	-	-	-	-	-	-	-
Stage 2	642	488	-	656	0	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	190	160	723	191	-	712	1021	-	-	1084	-	-
Mov Cap-2 Maneuver	190	160	-	191	-	-	-	-	-	-	-	-
Stage 1	418	460	-	435	-	-	-	-	-	-	-	-
Stage 2	594	455	-	576	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	18.8	10.1	1.1	0.7
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1021	-	-	350	-	712	1084
HCM Lane V/C Ratio	0.067	-	-	0.256	-	0.008	0.049
HCM Control Delay (s)	8.8	-	-	18.8	0	10.1	8.5
HCM Lane LOS	A	-	-	C	A	B	A
HCM 95th %tile Q(veh)	0.2	-	-	1	-	0	0.2

HCM 2010 Signalized Intersection Summary

3: Proposed Site Driveway 2 & Lakeview Pkwy

360 Tech Village

02/16/2017

								
Movement	EBT	EBR	WBL	WBT	NBL	NBR		
Lane Configurations	↑↑		↵	↑↑	↵	↵		
Traffic Volume (veh/h)	368	93	449	439	51	130		
Future Volume (veh/h)	368	93	449	439	51	130		
Number	2	12	1	6	7	14		
Initial Q (Qb), veh	0	0	0	0	0	0		
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00		
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		
Adj Sat Flow, veh/h/ln	1870	1900	1900	1863	1900	1900		
Adj Flow Rate, veh/h	391	99	478	467	54	0		
Adj No. of Lanes	2	0	1	2	1	1		
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94		
Percent Heavy Veh, %	2	2	0	2	0	0		
Cap, veh/h	2080	521	751	2614	139	124		
Arrive On Green	0.74	0.74	0.74	0.74	0.08	0.00		
Sat Flow, veh/h	2910	706	921	3632	1810	1615		
Grp Volume(v), veh/h	245	245	478	467	54	0		
Grp Sat Flow(s),veh/h/ln	1777	1746	921	1770	1810	1615		
Q Serve(g_s), s	2.7	2.8	21.3	2.6	1.8	0.0		
Cycle Q Clear(g_c), s	2.7	2.8	24.1	2.6	1.8	0.0		
Prop In Lane		0.40	1.00		1.00	1.00		
Lane Grp Cap(c), veh/h	1312	1289	751	2614	139	124		
V/C Ratio(X)	0.19	0.19	0.64	0.18	0.39	0.00		
Avail Cap(c_a), veh/h	1312	1289	751	2614	139	124		
HCM Platoon Ratio	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	0.00		
Uniform Delay (d), s/veh	2.6	2.6	6.3	2.6	28.5	0.0		
Incr Delay (d2), s/veh	0.3	0.3	1.8	0.0	8.0	0.0		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(95%),veh/ln	2.5	2.5	9.6	2.2	2.2	0.0		
LnGrp Delay(d),s/veh	2.9	2.9	8.0	2.6	36.5	0.0		
LnGrp LOS	A	A	A	A	D			
Approach Vol, veh/h	490			945	54			
Approach Delay, s/veh	2.9			5.3	36.5			
Approach LOS	A			A	D			
Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		
Phs Duration (G+Y+Rc), s		54.0		11.0		54.0		
Change Period (Y+Rc), s		6.0		6.0		6.0		
Max Green Setting (Gmax), s		48.0		5.0		48.0		
Max Q Clear Time (g_c+I1), s		4.8		3.8		26.1		
Green Ext Time (p_c), s		13.2		0.0		10.2		
Intersection Summary								
HCM 2010 Ctrl Delay			5.7					
HCM 2010 LOS			A					

Intersection

Int Delay, s/veh 0.5

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	16	458	31	0	0	900	135	0	0	34	5	0	3
Future Vol, veh/h	16	458	31	0	0	900	135	0	0	34	5	0	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	130	-	-	-	60	-	-	-	-	0	0	-	0
Veh in Median Storage, #	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	92	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	2	2	4	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	17	487	33	0	0	957	144	0	0	36	5	0	3

Major/Minor	Major1			Major2			Minor1			Minor2			
Conflicting Flow All	1101	0	0	379	-	-	0	-	-	260	1307	-	551
Stage 1	-	-	-	-	-	-	-	-	-	-	1029	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	278	-	-
Critical Hdwy	4.14	-	-	6.44	-	-	-	-	-	6.94	7.54	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	6.54	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	6.54	-	-
Follow-up Hdwy	2.22	-	-	2.52	-	-	-	-	-	3.32	3.52	-	3.32
Pot Cap-1 Maneuver	630	-	-	826	0	-	-	0	0	739	117	0	478
Stage 1	-	-	-	-	0	-	-	0	0	-	250	0	-
Stage 2	-	-	-	-	0	-	-	0	0	-	705	0	-
Platoon blocked, %		-	-			-	-						
Mov Cap-1 Maneuver	630	-	-	788	-	-	-	-	-	739	109	-	478
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	109	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	243	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	652	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.3	0	10.1	29.5
HCM LOS			B	D

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBU	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	739	630	-	-	788	-	-	109	478
HCM Lane V/C Ratio	0.049	0.027	-	-	-	-	-	0.049	0.007
HCM Control Delay (s)	10.1	10.9	-	-	0	-	-	39.7	12.6
HCM Lane LOS	B	B	-	-	A	-	-	E	B
HCM 95th %tile Q(veh)	0.2	0.1	-	-	0	-	-	0.2	0

HCM 2010 Signalized Intersection Summary
 5: Haynes Bridge Rd & Lakeview Pkwy/Northwinds Pkwy

360 Tech Village

02/16/2017

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	41	154	269	38	165	61	714	1070	159	216	1261	84
Future Volume (veh/h)	41	154	269	38	165	61	714	1070	159	216	1261	84
Number	3	8	18	7	4	14	1	6	16	5	2	12
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1827	1863	1863	1863	1863	1863	1900	1863	1863	1863
Adj Flow Rate, veh/h	44	164	286	40	176	65	760	1138	0	230	1341	0
Adj No. of Lanes	1	1	2	1	1	1	2	3	0	1	3	1
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	2	4	2	2	2	2	2	2	2	2	2
Cap, veh/h	57	214	968	135	218	185	823	3004	0	427	2232	695
Arrive On Green	0.03	0.11	0.11	0.03	0.12	0.12	0.24	0.59	0.00	0.09	0.44	0.00
Sat Flow, veh/h	1774	1863	2733	1774	1863	1583	3442	5253	0	1774	5085	1583
Grp Volume(v), veh/h	44	164	286	40	176	65	760	1138	0	230	1341	0
Grp Sat Flow(s),veh/h/ln	1774	1863	1367	1774	1863	1583	1721	1695	0	1774	1695	1583
Q Serve(g_s), s	3.2	11.1	9.8	2.6	12.0	4.9	28.0	15.3	0.0	9.2	26.1	0.0
Cycle Q Clear(g_c), s	3.2	11.1	9.8	2.6	12.0	4.9	28.0	15.3	0.0	9.2	26.1	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	57	214	968	135	218	185	823	3004	0	427	2232	695
V/C Ratio(X)	0.78	0.77	0.30	0.30	0.81	0.35	0.92	0.38	0.00	0.54	0.60	0.00
Avail Cap(c_a), veh/h	82	264	1041	157	264	224	990	3004	0	529	2232	695
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	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	62.5	55.8	30.3	49.2	56.0	52.9	48.3	14.0	0.0	16.8	27.8	0.0
Incr Delay (d2), s/veh	14.6	9.3	0.1	0.4	13.3	0.8	11.3	0.4	0.0	0.4	1.2	0.0
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(95%),veh/ln	3.2	10.4	6.7	2.3	11.3	3.9	20.9	11.7	0.0	7.9	18.2	0.0
LnGrp Delay(d),s/veh	77.0	65.1	30.4	49.6	69.3	53.7	59.6	14.4	0.0	17.2	29.0	0.0
LnGrp LOS	E	E	C	D	E	D	E	B		B	C	
Approach Vol, veh/h		494			281			1898			1571	
Approach Delay, s/veh		46.1			62.9			32.5			27.3	
Approach LOS		D			E			C			C	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	36.7	63.4	9.1	20.8	17.0	83.1	9.4	20.5				
Change Period (Y+Rc), s	5.6	6.3	5.0	5.6	5.6	6.3	5.6	5.6				
Max Green Setting (Gmax), s	37.4	45.7	6.0	18.4	18.9	64.2	5.4	18.4				
Max Q Clear Time (g_c+I1), s	30.0	28.1	5.2	14.0	11.2	17.3	4.6	13.1				
Green Ext Time (p_c), s	1.1	16.6	0.0	1.2	0.2	41.3	0.0	1.4				
Intersection Summary												
HCM 2010 Ctrl Delay			34.2									
HCM 2010 LOS			C									

HCM 2010 Signalized Intersection Summary

1: Lakeview Pkwy & Morrison Pkwy

360 Tech Village
02/16/2017

								
Movement	EBT	EBR	WBL	WBT	NBL	NBR		
Lane Configurations	↑↑	↑	↑	↑↑	↑↑	↑		
Traffic Volume (veh/h)	1186	462	40	985	514	143		
Future Volume (veh/h)	1186	462	40	985	514	143		
Number	2	12	1	6	7	14		
Initial Q (Qb), veh	0	0	0	0	0	0		
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00		
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		
Adj Sat Flow, veh/h/ln	1863	1863	1863	1743	1863	1863		
Adj Flow Rate, veh/h	1275	0	43	1059	553	0		
Adj No. of Lanes	2	1	1	2	2	1		
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93		
Percent Heavy Veh, %	2	2	2	9	2	2		
Cap, veh/h	2053	918	259	1921	815	375		
Arrive On Green	0.58	0.00	0.58	0.58	0.24	0.00		
Sat Flow, veh/h	3632	1583	432	3399	3442	1583		
Grp Volume(v), veh/h	1275	0	43	1059	553	0		
Grp Sat Flow(s),veh/h/ln	1770	1583	432	1656	1721	1583		
Q Serve(g_s), s	15.4	0.0	4.7	12.8	9.5	0.0		
Cycle Q Clear(g_c), s	15.4	0.0	20.1	12.8	9.5	0.0		
Prop In Lane		1.00	1.00		1.00	1.00		
Lane Grp Cap(c), veh/h	2053	918	259	1921	815	375		
V/C Ratio(X)	0.62	0.00	0.17	0.55	0.68	0.00		
Avail Cap(c_a), veh/h	2053	918	259	1921	815	375		
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		
Upstream Filter(l)	1.00	0.00	1.00	1.00	1.00	0.00		
Uniform Delay (d), s/veh	9.0	0.0	15.6	8.4	22.5	0.0		
Incr Delay (d2), s/veh	1.4	0.0	1.4	1.1	4.5	0.0		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(95%),veh/ln	12.4	0.0	1.2	10.1	8.6	0.0		
LnGrp Delay(d),s/veh	10.4	0.0	16.9	9.6	27.1	0.0		
LnGrp LOS	B		B	A	C			
Approach Vol, veh/h	1275			1102	553			
Approach Delay, s/veh	10.4			9.9	27.1			
Approach LOS	B			A	C			
Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		
Phs Duration (G+Y+Rc), s		44.0		21.0		44.0		
Change Period (Y+Rc), s		6.3		5.6		6.3		
Max Green Setting (Gmax), s		37.7		15.4		37.7		
Max Q Clear Time (g_c+I1), s		17.4		11.5		22.1		
Green Ext Time (p_c), s		19.2		1.0		14.9		
Intersection Summary								
HCM 2010 Ctrl Delay			13.3					
HCM 2010 LOS			B					

Intersection												
Int Delay, s/veh	5.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔		↔		↔	↔	↔		↔	↔	
Traffic Vol, veh/h	65	0	31	46	0	74	61	496	2	3	594	61
Future Vol, veh/h	65	0	31	46	0	74	61	496	2	3	594	61
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	0	130	-	-	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	0	0	0	2	0	2	0	2	2	2	2	0
Mvmt Flow	74	0	35	52	0	84	69	564	2	3	675	69
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1136	1421	372	1047	-	283	744	0	0	566	0	0
Stage 1	716	716	-	703	-	-	-	-	-	-	-	-
Stage 2	420	705	-	344	-	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.9	7.54	-	6.94	4.1	-	-	4.14	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.54	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.54	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.52	-	3.32	2.2	-	-	2.22	-	-
Pot Cap-1 Maneuver	159	138	631	182	0	714	873	-	-	1002	-	-
Stage 1	392	437	-	394	0	-	-	-	-	-	-	-
Stage 2	587	442	-	645	0	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	131	127	631	161	-	714	873	-	-	1002	-	-
Mov Cap-2 Maneuver	131	127	-	161	-	-	-	-	-	-	-	-
Stage 1	361	436	-	363	-	-	-	-	-	-	-	-
Stage 2	477	407	-	607	-	-	-	-	-	-	-	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	54			21.1			1			0		
HCM LOS	F			C								
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR			
Capacity (veh/h)	873	-	-	176	161	714	1002	-	-			
HCM Lane V/C Ratio	0.079	-	-	0.62	0.325	0.118	0.003	-	-			
HCM Control Delay (s)	9.5	-	-	54	37.8	10.7	8.6	-	-			
HCM Lane LOS	A	-	-	F	E	B	A	-	-			
HCM 95th %tile Q(veh)	0.3	-	-	3.5	1.3	0.4	0	-	-			

HCM 2010 Signalized Intersection Summary

3: Proposed Site Driveway 2 & Lakeview Pkwy

360 Tech Village

02/16/2017

								
Movement	EBT	EBR	WBL	WBT	NBL	NBR		
Lane Configurations	↑↑		↵	↑↑	↵	↵		
Traffic Volume (veh/h)	600	38	226	424	124	331		
Future Volume (veh/h)	600	38	226	424	124	331		
Number	4	14	3	8	5	12		
Initial Q (Qb), veh	0	0	0	0	0	0		
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00		
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		
Adj Sat Flow, veh/h/ln	1865	1900	1900	1863	1900	1900		
Adj Flow Rate, veh/h	645	41	243	456	133	0		
Adj No. of Lanes	2	0	1	2	1	1		
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93		
Percent Heavy Veh, %	2	2	0	2	0	0		
Cap, veh/h	1801	114	444	1883	484	432		
Arrive On Green	0.53	0.53	0.53	0.53	0.27	0.00		
Sat Flow, veh/h	3477	215	768	3632	1810	1615		
Grp Volume(v), veh/h	337	349	243	456	133	0		
Grp Sat Flow(s),veh/h/ln	1772	1827	768	1770	1810	1615		
Q Serve(g_s), s	6.6	6.6	16.0	4.1	3.5	0.0		
Cycle Q Clear(g_c), s	6.6	6.6	22.6	4.1	3.5	0.0		
Prop In Lane		0.12	1.00		1.00	1.00		
Lane Grp Cap(c), veh/h	943	972	444	1883	484	432		
V/C Ratio(X)	0.36	0.36	0.55	0.24	0.27	0.00		
Avail Cap(c_a), veh/h	1095	1129	510	2188	484	432		
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		
Upstream Filter(l)	1.00	1.00	1.00	1.00	1.00	0.00		
Uniform Delay (d), s/veh	8.1	8.1	14.6	7.5	17.3	0.0		
Incr Delay (d2), s/veh	0.2	0.2	1.1	0.1	1.4	0.0		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(95%),veh/ln	5.8	6.0	6.3	3.6	3.5	0.0		
LnGrp Delay(d),s/veh	8.3	8.3	15.7	7.6	18.7	0.0		
LnGrp LOS	A	A	B	A	B			
Approach Vol, veh/h	686			699	133			
Approach Delay, s/veh	8.3			10.4	18.7			
Approach LOS	A			B	B			
Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4				8
Phs Duration (G+Y+Rc), s		22.0		37.8				37.8
Change Period (Y+Rc), s		6.0		6.0				6.0
Max Green Setting (Gmax), s		16.0		37.0				37.0
Max Q Clear Time (g_c+I1), s		5.5		8.6				24.6
Green Ext Time (p_c), s		0.2		11.6				7.2
Intersection Summary								
HCM 2010 Ctrl Delay			10.2					
HCM 2010 LOS			B					

Intersection

Int Delay, s/veh 11.3

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	0	883	15	0	0	598	4	0	0	138	107	0	41
Future Vol, veh/h	0	883	15	0	0	598	4	0	0	138	107	0	41
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	130	-	-	-	60	-	-	-	-	0	0	-	0
Veh in Median Storage, #	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	3	2	2	2	2	2	2	2
Mvmt Flow	0	960	16	0	0	650	4	0	0	150	116	0	45

Major/Minor	Major1			Major2			Minor1			Minor2			
Conflicting Flow All	654	0	0	712	-	-	0	-	-	488	1132	-	327
Stage 1	-	-	-	-	-	-	-	-	-	-	652	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	480	-	-
Critical Hdwy	4.14	-	-	6.44	-	-	-	-	-	6.94	7.54	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	6.54	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	6.54	-	-
Follow-up Hdwy	2.22	-	-	2.52	-	-	-	-	-	3.32	3.52	-	3.32
Pot Cap-1 Maneuver	929	-	-	508	0	-	-	0	0	526	158	0	669
Stage 1	-	-	-	-	0	-	-	0	0	-	423	0	-
Stage 2	-	-	-	-	0	-	-	0	0	-	536	0	-
Platoon blocked, %		-	-			-	-						
Mov Cap-1 Maneuver	929	-	-	375	-	-	-	-	-	526	~ 113	-	669
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	~ 113	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	423	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	383	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	0	14.6	122.4
HCM LOS			B	F

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBU	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	526	929	-	-	375	-	-	113	669
HCM Lane V/C Ratio	0.285	-	-	-	-	-	-	1.029	0.067
HCM Control Delay (s)	14.6	0	-	-	0	-	-	165.1	10.8
HCM Lane LOS	B	A	-	-	A	-	-	F	B
HCM 95th %tile Q(veh)	1.2	0	-	-	0	-	-	6.8	0.2

Notes

~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

HCM 2010 Signalized Intersection Summary
 5: Haynes Bridge Rd & Lakeview Pkwy/Northwinds Pkwy

360 Tech Village

02/16/2017

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	114	131	868	347	210	165	346	1676	18	60	1278	69
Future Volume (veh/h)	114	131	868	347	210	165	346	1676	18	60	1278	69
Number	3	8	18	7	4	14	1	6	16	5	2	12
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1845	1863	1863	1863	1900	1863	1863	1863
Adj Flow Rate, veh/h	124	142	943	377	228	179	376	1822	0	65	1389	0
Adj No. of Lanes	1	1	2	1	1	1	2	3	0	1	3	1
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	3	2	2	2	2	2	2	2
Cap, veh/h	149	450	1017	358	518	445	424	2171	0	146	1724	537
Arrive On Green	0.08	0.24	0.24	0.12	0.28	0.28	0.12	0.43	0.00	0.04	0.34	0.00
Sat Flow, veh/h	1774	1863	2787	1774	1845	1583	3442	5253	0	1774	5085	1583
Grp Volume(v), veh/h	124	142	943	377	228	179	376	1822	0	65	1389	0
Grp Sat Flow(s),veh/h/ln	1774	1863	1393	1774	1845	1583	1721	1695	0	1774	1695	1583
Q Serve(g_s), s	9.0	8.1	31.4	15.4	13.2	11.9	14.0	41.6	0.0	3.1	32.3	0.0
Cycle Q Clear(g_c), s	9.0	8.1	31.4	15.4	13.2	11.9	14.0	41.6	0.0	3.1	32.3	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	149	450	1017	358	518	445	424	2171	0	146	1724	537
V/C Ratio(X)	0.83	0.32	0.93	1.05	0.44	0.40	0.89	0.84	0.00	0.45	0.81	0.00
Avail Cap(c_a), veh/h	218	450	1017	358	518	445	434	2171	0	152	1724	537
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	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	58.7	40.5	39.6	38.2	38.4	37.9	56.1	33.3	0.0	31.1	39.1	0.0
Incr Delay (d2), s/veh	10.9	0.3	14.0	62.0	0.4	0.4	18.4	4.1	0.0	0.8	4.1	0.0
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(95%),veh/ln	8.5	7.6	25.1	37.9	11.0	9.0	12.3	27.6	0.0	2.8	22.2	0.0
LnGrp Delay(d),s/veh	69.6	40.8	53.6	100.2	38.8	38.3	74.5	37.4	0.0	31.9	43.2	0.0
LnGrp LOS	E	D	D	F	D	D	E	D		C	D	
Approach Vol, veh/h	1209				784				2198			
Approach Delay, s/veh	53.7				68.2				43.7			
Approach LOS	D				E				D			
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	21.6	50.4	15.9	42.1	10.2	61.8	21.0	37.0				
Change Period (Y+Rc), s	5.6	6.3	5.0	5.6	5.6	6.3	5.6	5.6				
Max Green Setting (Gmax), s	16.4	43.7	16.0	31.4	5.1	55.0	15.4	31.4				
Max Q Clear Time (g_c+I1), s	16.0	34.3	11.0	15.2	5.1	43.6	17.4	33.4				
Green Ext Time (p_c), s	0.0	9.3	0.1	5.5	0.0	11.3	0.0	0.0				
Intersection Summary												
HCM 2010 Ctrl Delay	49.0											
HCM 2010 LOS	D											

Taylor, Elicia

From: Woodman, Michael
Sent: Thursday, October 27, 2016 2:54 PM
To: Taylor, Elicia
Subject: FW: I am opposed to the Peridot project!

This needs to go with PC packet for Met Life. Thanks.

From: Taylor, Elicia
Sent: Friday, September 23, 2016 10:54 AM
To: Pamela Reddeman <mochamepam@yahoo.com>
Cc: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Re: I am opposed to the Peridot project!

Ms. Reddeman,

I will forward this to the Planning Commission and City Council.

I want to make sure you are aware; This item has been deferred by Staff until November. It will not be heard in October.

Thank you.

From: Pamela Reddeman <mochamepam@yahoo.com>
Sent: Friday, September 23, 2016 10:23:54 AM
To: Taylor, Elicia
Subject: I am opposed to the Peridot project!

Dear Ms. Taylor:

I am hoping you can forward this to the planning commission and city council.

I have recently learned about a mixed use development planned for Haynes Bridge near the Quick Trip (Peridot).

I live off Mayfield Road, and am currently experiencing first hand the results of additional homes and traffic in a negative way, and I would like to voice my opposition in whatever way possible to the scope of this proposed project.

During the research and planning stages of the rezoning for the Sharp properties almost four years ago, existing residents were told there would be minimal impact on traffic from the 106 homes for the Hearthstone project. While the second phase of Hearthstone is nowhere near complete, and the third phase barely started, the impact on my morning commute down Mayfield Road has been quite substantial. At 8:45 am on a weekday morning, the drive down Mayfield Rd. from Colony Dr. to Main St. used to take less than 5 minutes; most mornings now it takes at least 15 minutes. There is only one alternate route, so there is not really anyway to avoid this congestion. Bottom line is that too many homes have been added, with no substantiating road infrastructure in place to offset the increase in traffic (mainly because a traffic study downplayed the impact, encouraging the higher

density development proposal to be passed). My fear is that the Peridot project will cause even worse traffic problems due to its size and the density proposed. Haynes Bridge Road already has enough congestion, and I didn't see plans to widen it included in the proposal.

Additionally, there are already too many rental units in this area of Alpharetta. Adding 430 apartments and 70 townhomes, in addition to the townhomes that are currently under construction in the same area, will make traffic on Haynes Bridge ridiculous, despite another (bogus) traffic study that might claim otherwise.

The continued increases in construction, rental units and its resultant traffic are all adversely impacting the quality of life for the current residents of Alpharetta. I am hoping that members of the planning commission and city council care enough about this city to not continue changing the quality of life for this city.

Sincerely,

Pam Reddeman
1081 Colony Drive, Alpharetta, GA 30009
mochamepam@yahoo.com

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: TPA/Fuqua Development/Periodot MP-16-13; Z-16-1; CU-16-19; V-16-25

Contact Name: Kathryn M. Zickert, ESq.

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.

Notice of filing of these Applications were mailed to all property owners within 500 feet on August 8, 2016. Copies are attached.

To date, we have not received any inquiries or comments in response to the notices. We will supplement if any inquiries are

received at a later date.

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



Letter



Personal Visits



Telephone



Group Meeting



Email



Other (Please Specify) _____

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

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

Signature of Authorized Agent: Kathryn M Zickert

Date: 9/15/14

Print Form

Promenade, Suite 3100
1230 Peachtree Street, N.E.
Atlanta, Georgia 30309-3592
Main: (404) 815-3500
www.sgrlaw.com

SMITH, GAMBRELL & RUSSELL LLP
Attorneys at Law

Kathryn M. Zickert
Direct Tel: (404) 815-3704
Direct Fax: (404) 685-7004
kmzickert@sgrlaw.com

August 8, 2016

American Honda Motor Company, Inc.
1500 Morrison Parkway
Alpharetta, Georgia 30009

This letter is to inform you that a Public Hearing Application has been submitted to the City of Alpharetta Community Development Department for property located at 2325 Lakeview Parkway, which adjoins your property.

Please be advised of the following information pertaining to the applications and public hearings:

CASE NUMBERS: PHA-16-0049	APPLICANT NAME: TPA Group and Fuqua Development Company
MASTER PLAN AMENDMENT: 62.47 acres REZONE REQUEST: From O-I to M-U (15.51 acres) VARIANCE REQUESTS: (1) allow for private roads; (2) waive prohibition upon liquor sales within certain distance of residential units; (3) eliminate requirement for retail under residential on part of two sides of the building; and (4) allow commercial component to constitute 23.1% of the use mix. CONDITIONAL USE PERMITS: (1) allow 430 "for rent" units in the Master Plan; (2) allow a bank or savings and loan; (3) allow private indoor recreational facilities; and (4) allow a spa facility.	PROPERTY SIZE: +/- 62.47 acres
STREET LOCATION: 2845 Old Milton Parkway	CONTACT PERSON: Kathryn M. Zickert TELEPHONE NUMBER: (404) 815-3500
PROPOSED DEVELOPMENT: Master Planned Community	

CITY COUNCIL HEARING October 24, 2016 at 6:30 P.M.	
PUBLIC HEARING LOCATION:	Alpharetta City Hall 2 Park Plaza, Council Chambers Alpharetta, Georgia



American Honda Motor Company, Inc.
August 8, 2016
Page 2

If you have any questions regarding this project or would like detailed information regarding this project, please feel free to contact me at the number listed above.

Sincerely,

A handwritten signature in black ink, appearing to read "Kathryn Zickert", with a long horizontal flourish extending to the right.

Kathryn M. Zickert
Attorney

Enclosure: Application file 8/1/16

Promenade, Suite 3100
1230 Peachtree Street, N.E.
Atlanta, Georgia 30309-3592
Main: 404 815-3500
www.sgrlaw.com

SMITH, GAMBRELL & RUSSELL LLP
Attorneys at Law

Kathryn M. Zickert
Direct Tel: (404) 815-3704
Direct Fax: (404) 685-7004
kuzickert@sgrlaw.com

August 8, 2016

Fulton Science Academy, Inc.
3035 Fanfare Way
Alpharetta, Georgia 30009

This letter is to inform you that a Public Hearing Application has been submitted to the City of Alpharetta Community Development Department for property located at 2325 Lakeview Parkway, which adjoins your property.

Please be advised of the following information pertaining to the applications and public hearings:

CASE NUMBERS: PHA-16-0049	APPLICANT NAME: TPA Group and Fuqua Development Company
MASTER PLAN AMENDMENT: 62.47 acres REZONE REQUEST: From O-I to M-U (15.51 acres) VARIANCE REQUESTS: (1) allow for private roads; (2) waive prohibition upon liquor sales within certain distance of residential units; (3) eliminate requirement for retail under residential on part of two sides of the building; and (4) allow commercial component to constitute 23.1% of the use mix. CONDITIONAL USE PERMITS: (1) allow 430 "for rent" units in the Master Plan; (2) allow a bank or savings and loan; (3) allow private indoor recreational facilities; and (4) allow a spa facility.	PROPERTY SIZE: +/- 62.47 acres
STREET LOCATION: 2845 Old Milton Parkway	CONTACT PERSON: Kathryn M. Zickert TELEPHONE NUMBER: (404) 815-3500
PROPOSED DEVELOPMENT: Master Planned Community	

CITY COUNCIL HEARING
October 24, 2016 at 6:30 P.M.

PUBLIC HEARING LOCATION: Alpharetta City Hall
2 Park Plaza, Council Chambers
Alpharetta, Georgia



Fulton Science Academy, Inc.
August 8, 2016
Page 2

If you have any questions regarding this project or would like detailed information regarding this project, please feel free to contact me at the number listed above.

Sincerely,

A handwritten signature in black ink, appearing to read "Kathryn Zickert". The signature is fluid and cursive, with the first name "Kathryn" and last name "Zickert" clearly distinguishable.

Kathryn M. Zickert
Attorney

Enclosure: Application file 8/1/16

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION AMENDED

FOR OFFICE USE ONLY

MP-16-13; Z-16-1

Case #: CU-16-19; V-16-25

☐ Fee Paid

Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Kathryn M. Zickert

Telephone: 404-815-3704

Address: 1230 Peachtree St., NE

Suite: 3100

City Atlanta

State: GA

Zip: 30309

Fax: 404-685-7004

Mobile Tel: 404-906-2792

Email: kmzickert@sgrlaw.com

Subject Property Information:

Address: See Attachment A

Current Zoning: O-1 / MU

District: 1

Section: 2

Land Lot: See Att. A

Parcel ID: See Attachment A

Proposed Zoning: MU

Current Use: In use for three office buildings, mixed office/retail/residential use is already approved for this site

This Application For (Check All That Apply):

☒ Conditional Use

☒ Master Plan Amendment

☒ Rezoning

☐ Master Plan Review

☒ Variance

☒ Public Hearing

☐ Comprehensive Plan Amendment

☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

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

Mixed use community, 62.47 acres, density is 8/units per acre

420 for rent units

70 for sale units

14,800 GSF retail

36,400 GSF restaurant

664,400 GSF office

Up to 200 room hotel

22.49 acres of green space

TOTAL LOT COVERAGE 40.4%

Applicant's Request (Please itemize the proposal):

To amend the Master Plan for 47.05 acre tract currently zoned MU. The specific conditions of master plan approval are listed on Attachment B

To rezone the 15.51 acre tract currently zoned O-I to M-U and to be attached to the 47.05 acre tract and subject it to the new Master Plan.

To secure variances: (1) to eliminate requirement for retail under residential on part of two sides of the residential buildings "for rent" as shown in Site Plan dated 9/28/16; and (2) to allow a minimum 3,000 square foot grocery store.

To secure three Conditional Use Permits: (1) to allow 430 "for rent" units in the Master Plan; (2) to allow a bank or savings and loan; and (3) to allow a hotel with up to 200 rooms.

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

See attached Amended Letter of Intent

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The property is already zoned for very similar uses and is surrounded by compatible non-residential property

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

This proposal will not have any negative impact upon the use and value of surrounding properties, to the contrary, their use and value should be improved

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

The current number of "for sale" units in stacked flat format cannot be financed at this time in light of current market conditions

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

Traffic generation numbers are in the Letter of Intent. Kimley Horn is updating its 2015 study and it will be filed with the City. Projected for rent occupancy is set forth in the attached Amended Letter of Intent, projected for sale occupancy is 140.

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

There are fewer residential units in the requested project than is currently zoned. Additionally, the price points and bedroom mixes are such that school age child generation should be normal

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

The project is fully compliant with the Comprehensive Plan and FLUM which is mixed use. The project is also fully compliant with the North Point Activity Center LCI Study (2008).

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

Yes. The recent additional "for rent" approval of 276 residential rental units in Avalon, as well as those in City Center, signifies the appropriateness of rental product in a mixed use community. Additionally, the MU regulations expressly contemplate this type of planned community. This project is consistent with the May 22, 2015 City of Alpharetta Rental Housing Study.

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.

See Amended Letter of Intent

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October 3, 2016



Ms. Kathi Cook, Director
Community Development
City of Alpharetta, Georgia
287 South Main Street
Alpharetta, Georgia 30004

Re: Amended Application of Fuqua Development Company ("Fuqua") and the TPA Group ("TPA") to rezone 15.51 acres of property from O-I to MU and to Subject it to a Master Plan; to Amend a Master Plan and Change Zoning Conditions for 47.05 acres of land zoned MU; to Obtain Four Conditional Use Permit(s) and to Obtain Four Concurrent Variances; all in the Northwest Quadrant of Georgia 400 and Haynes Bridge Road, Land Lots 698, 699, 744, 745, 752, 753, 1st District, 2nd Section, Fulton County, Georgia

Dear Ms. Cook:

Please accept this letter as the Amended Letter of Intent for the above-referenced Applications. As you know I represent Fuqua and TPA in their efforts to rezone certain property from O-I to MU, to subject what was the O-I tract to a new Mixed Use Master Plan, and to modify a Master Plan and certain conditions of zoning relative to the mixed use development formerly known as "Peridot". Additionally, the Applicants need three Conditional Use Permits for (1) "for rent" units; (2) a full service hotel with up to 200 rooms; and (3) a bank. Fuqua and TPA also require two variances. Given the technology and office focus of the present plan, we have revised multiple aspects of the prior Master Plan. The project will blend office, retail, restaurant and residential uses into a development that will stand out from all other current mixed use developments in the City. The first phase of the project will set the tone for the entire project and will feature buildings that reference the classic architecture found in the early 1900s. The distinctive structures will blend with more modern steel and glass buildings in a second phase that will speak to the project's desire to bring people together to think creatively and to create a youthful and energetic environment that advances excellence.

The former Peridot plan for a mixed use, Master Planned Community was approved on the 47.05 acre tract in 2012. The O-I tract is part of a contiguous site zoned in 1988 and which contains 406,853 square feet of office space in three mid-rise buildings (6 to 7 stories). This



application adds an additional 15.51 acres zoned O-I to the site which includes the lake and the O-I land surrounding it. Rather than seeking to build this property as a typical office park of the type which abounded in the 80's and 90's, this tract has been held in stewardship in the hopes that ultimately it could be developed in a manner which focused upon its natural beauty. Prime among these features is the 10.16 acre lake which exists in the southwest corner of the site, and which will be one of its primary focal points. Also prime among these features is the Developers' commitment to incorporate a segment of the City's Outer Trail Loop. The third focal point is both park space at the front of the development where Haynes Bridge intersects with Lakeview Parkway (37,600 square feet), as well as the 33,506 square foot park space intended to help activate the existing lake on the property.

This project is intended to be a community in and of itself, complete with multiple dining options, office space, grocery, retail uses and residences. But it will also be a community which invites others into its center with a particular focus on the lake and multiple parks throughout the development. Most parking has been neatly tucked behind buildings and effectively screened. The project includes a roundabout, on-street parking, and linear parks as inherent traffic calming and pedestrian-friendly measures. This project, unlike some of the other mixed use developments in Atlanta, is not trying to be a huge traffic/customer draw. Instead it is intended to create a district with a full interrelationship between its residents and these nonresidential uses.

Please accept this correspondence as our Amended Letter of Intent for this Application.

I. Project Description

A. **Summary**

The Subject Property contains 62.47 acres presently zoned MU-10 (47.05 acres) and O-I (15.51 acres). It is bounded by Haynes Bridge Road on its northeastern border; the interchange and on ramp of Haynes Bridge and GA 400 and GA 400 itself to the southeast, property zoned Light Industrial and developed for the America Honda Motor facility to the west; and Westside/Morrison Parkway to the north. To the north of Westside/Morrison Parkway is property zoned office institutional and currently in use by Federal Express. East of Haynes Bridge Road are a number of tracts zoned office and a number of nonresidential uses including hotels, restaurants, an office and a bank. South of Georgia 400 is North Point Mall. The overall site is bisected by a four lane internal boulevard known as Lakeview Parkway, which serves as a connection between Northwinds Parkway and Westside Parkway. The general nature of the area as a whole is nonresidential, with a heavy emphasis upon office development with commercial outparcels.

At present three six- or seven-story office buildings have been constructed on TPA's adjacent property. They total 406,853 square feet of office space. Two are to the north of Lakeview Parkway; the third is on part of the O-I land to be rezoned to Mixed Use as proposed herein. Occupancy of these buildings is very high, with a census of 93.6%. The existing offices

alone are capable of accommodating 2,034 employees. This project contains 150% more office space, and translates into 3,322 new employees. It is these total employees who will eat, shop, and even live here.

The proposed 37,600± square foot park which fronts Lakeview Parkway, and which echoes the large green lawn that many Alpharetta residents equate to this property, is the focal point of Phase I. It will be rimmed with ground floor retail and restaurant uses, as well as a four-story office building. Restaurants will have sidewalk seating opportunities, and the park will provide further opportunities for passive and recreational uses and to enjoy food purchased from the surrounding providers. It will become a public gathering opportunity for such things as arts and crafts fairs, concerts, yoga classes, and impromptu athletic events with many programmed events each year. Parking will be allowed on the streets which surround it to afford easy access, and 10-foot sidewalks and bicycle lanes will surround it as well. Essentially it will emulate Bryant Park in New York City: a 40,000 square foot public space that has been revitalized and is considered one of the greatest public spaces in the country.

The boutique office space which faces the Park is intended to accommodate a 60,000 square foot, technology-oriented, co-working environment which will become the seed from which the project's other office developments will likely grow. Alpharetta has advertised its desire to be "The Technology City of the South" and Fuqua/TPA will seek to draw these users into a location that will provide world class technological infrastructure upon which the project's live, work and play elements will be built. This building contains flexible office space. The roof of the building could provide an opportunity for networking, social and business activities as well.

Of the total 121,400 square feet of retail space, it is anticipated that approximately 36,400 square feet will be restaurant space. The balance of the retail space will include a neighborhood grocery store per the Unified Development Ordinance, as an amenity for our proposed residences and office employees, as well as guests to the development. The hotel comprises the rest of the retail space and will be full-service.

The proposed development is not intended to create a new Alpharetta skyscraper. The tallest office building, at 12-stories, is tucked in the center of Phase II of the mixed use component adjacent to the lake on some of the lowest property of the development in terms of elevation. The development recognizes its own step down pattern: 12 stories, to 4 to 5 stories, to 2 story and one-story uses up at Lakeview Parkway. This office building, along with adjacent park and townhome community, is focused upon the existing lake and the amenities it will offer. Those include creation of a segment of Alpharetta's "Out Loop" project, as well as improvement of existing trails which encircle the lake. These will have scattered fire pits, picnic tables, and dog walking areas; as well as a new dock which would accommodate fishing and even boating in the lake itself. Finally, there is a stepped park space adjacent to that dock which would accommodate outdoor entertainment.

The larger of the two apartment buildings will offer 250 apartment homes in a four- and five-story building with a mix of studio, one-bedroom, and two-bedroom units. The one-bedrooms will include studio units at 540 to 610 square feet and will cost \$1,145 in rent. Regular one-bedroom units which will range in size from 700 square feet to 800 square feet with rents starting at \$1,400 up to \$1,500. The two bedroom units will contain 1,048 square feet up to 1,175 square feet with rents starting at \$2,000 and ranging upwards to \$2,250. These apartment homes will feature modern floorplans, quartz countertops with designer backsplashes, stainless steel appliances, 42-inch hardwood cabinetry, nine-foot ceilings, eight-foot entry doors, oversized bathtubs with tile surrounds and full-size washers and dryers. Both Studio and 1 Bedroom units will provide function and design catering towards a younger demographic working within the Alpharetta community.

The smaller of the two apartment buildings will offer 200 apartment homes on 4 levels (JDA has not site planned for P2, this is merely an estimate) above the ground floor. These units will be a mix of one and two bedrooms. The rent on the one-bedrooms will start at \$1,400 and ranging up to \$1,500. Two-bedroom apartment homes, 1,048 square feet up to 1,175 square feet with rents starting at \$2,000 and ranging upwards to \$2,250. Along with the aforementioned interior features, these apartment homes will be loft-style with open floor plans and ten-foot ceilings. Residents will have access to parking and amenity offerings by way of a bridge connecting the two apartment buildings.

In addition to the community amenities mentioned above, the apartment residents will have access to a state-of-the-art fitness center, cyber café, dog park, business center, game room, and controlled-access parking.

When the Fuqua/TPA mixed-use development project is completed, the project will offer a total of 500 “for rent” residential units: 70 luxury “for sale” townhomes and 430 luxury apartment homes in two buildings. Residents will enjoy a 24-hour live/work environment in an urban setting with outstanding amenities including multiple parks, a lake amenity with a landscaped walking path, a resort-style swimming pool, convenient street-level retail, and a neighborhood grocery as defined in Alpharetta’s Unified Development Ordinance.

A chart which summarizes the changes from the original 2010 Master Plan is as follows:

<u>Prior Plan</u>	<u>Current Proposal</u>	<u>Changes</u>
47 ± acres	62.47 acres	+ 15.51 acres
Retail: 110,035 square feet	Retail: 121,400 square feet	+ 11,365 square feet
Hotel (211 keys) 123,000 square feet	Hotel (200 Keys), 106,280 square feet	- 16,720 square feet
Office: 447,200 square feet	Office: 664,400 square feet	+ 217,200 square feet
Single family townhomes: 35 units	Townhome units “for sale”: 70 units	+ 35 units
Single family stacked flats: 470 units	Multi-Family over nonresidential/retail on	
Residential over retail 41 units	at least two sides: 430 units	
Density = 9.17 u/a 546 units	Density = 8 u/a, 500 total units	- 46 units

B. Mixture of Uses

The project as a whole meets or exceeds the new MU requirements regarding a mixture of uses. The regulation (§ 2.02.20(b)) states that at least 25% of every mixed-use development must be commercial, office and residential space. At least 10% must be public space. The breakdown is as follows:

	<u>Square Footage</u>
TOTAL SIZE	2,983,810
Office	1,019,100
Commercial	795,160
Residential	828,290 (27.7%)
Public Space	341,260

These numbers reflect a mix which is 34.2% office, 26.6% commercial, 27.7% residential and 11.5% public space. Additionally the new regulations require the provision of park space at 1 acre per 100 likely residents. Assuming occupancy at census rates of 2.2 persons per unit, 11 acres would be required. This project actually supplies 12.94 acres of park space and 5.05 acres of other public space, exclusive of the multi-family amenity package.

C. Area of Influence Analysis

An Area of Influence analysis is no longer required by ARC or GRTA. However, Alpharetta has requested one, which follows.

Employee Recapture is a function of the type of employment (occupation), how many of the future employees are likely to be employed in those occupations, the average monthly income likely to be paid to employees in each household, and the monthly rent. The land uses here and number of employees generated are as follows.

<u>Land Use</u>	<u>Size</u>	<u>*Employees</u>
<u>Retail Space</u>		
Restaurant	36,400 SF	1/300 SF / 121
Specialty Sales	14,800 SF	1/560 SF / 26
<u>Office</u>	664,400 SF	1/200 SF / 3,322
<u>Residential</u>	470 units	<u>57</u>
<u>Hotel</u>	200 rooms .9/180	
TOTAL:		<u>3,589</u>

*Ratios are from GRTA's AOI Guidebook, April 2003.

This total number of employees is the basis upon which to calculate the number of persons likely to be employed in a particular type of occupation. Regrettably, the US

Department of Labor does not “copy” the occupancy in general land use terms. Instead, it uses defined Occupations. Based upon the 2015 Metropolitan Area Occupational Employment and Wage Estimates – Atlanta – Sandy Springs- Marietta, Georgia, the following general codes to be used are:

11.000	Management Occupations
13.000	Business and Financial Operations
15.000	Computer Operations
17.000	Architecture and Engineering
35.000	Food Preparation and Serving
35-2012	Supervisory
35-3021	Staff
37.000	Maintenance and Repair, General
37-2012	Maids and Housekeeping
39-6011	Baggage Porters and Bellhops
41.000	Retail Sales
41-1011	Management
41-2031	Sales Persons
43.000	Office and Administrative Support
43-4081	Hotel Desk

These occupational codes are then analyzed by the DOL to see how many employees are likely to be found in that occupation, and further breaks that down by annual mean/monthly income.

The percentages to be used in an analysis of Area of Influence, within the potential 3,589 employees, is as follows:

Land Use	Occupation	Employees by Percentage	Monthly Employee Salary	Housing Affordability
General Office	Management Occupations	5.9	9763.33	3254.44
	Architecture and Engineering	19.8	6544.16	2181.38
	Office and Administrative Support	7.9	2979.16	993.00
	Computer Operations	15.9	6544.16	2181.38
	Business and Financial Operations	19.9	6153.33	2051.10
Hotel	Baggage Porters and Bellhops	.3	1839.00	613.00
	Maids and Housekeeping Cleaners	1.8	1600.83	633.60
	Hotel, Motel, and Resort Desk Clerks	1.8	1679.16	559.72
	Maintenance and Repair, General	.3	2098.33	699.44
	Food Preparation and Serving	1.1	1693.33	564.44
Specialty Retail	Manager of Retail Sales	1.9	3554.00	1184.72
	Retail Salesperson	7.7	2115.00	705.00
Restaurant	Restaurant Manager	.6	2477.50	824.16

Restaurant Staff	2.6	1495.83	498.00
Other:	11.1%	N/A	N/A

Whether an employee can afford to live in these units is a function of rent vs. monthly income. GRTA's previous Area of Influence guidelines state that rents should be no more than 30% of monthly income. Additionally, GRTA required a demonstration that the proposed project be "reasonably anticipated to contribute to the balance of uses within the Area of Influence, such that "25% of the people that are reasonably anticipated to be employed in the proposed project, have an opportunity to live in the Area of Influence". In this instance, employees in five of the total occupation categories would be able to afford a dwelling unit in this project: Management Occupations, Architecture and Engineering Occupations, Computer Operations, Business and Financial Operations, and Retail Sales Manager. These five categories contain 63.4% of all of the employees anticipated to work in this property at build out, well in excess of the 25% goal.

D. Phasing

The project will consist of two distinct phases. Phase I will include: 60,000 square feet of office space, 70 townhome units and 230 multifamily for rent units. It will also include the 33,000 square foot park on Lakeside, and the road system (including sidewalks and linear parks); the addition to the Outer Loop trail and the lake area improvements. Phase II will contain: 200 "for rent" apartments and the remaining office buildings. Phase II will be built when the market dictates.

II. Zoning History

The zoning history for the Subject Property reveals that this 55.09 acre tract was a part of a larger 81 acre Master Plan zoned O-I in 1988. That 1988 plan contemplated the development of 1,015,520 square feet of office space in a campus like setting; 17,700 square feet of restaurant space; 119,700 square feet of retail space; and a 200 room (102,000 square feet) hotel. No residential component(s) was/were contemplated when it was first zoned. Subsequently the three existing office buildings were built on the site. The total amount of office space today on site is 406,853 square feet.

In 2011, a Master Plan amendment and variances were sought relative to the original tract. The City Council allowed a reduction in retail use to 110,035 square feet (15,100 restaurant); an increase in hotel space to 211 rooms; a reduction in office space to 447,200 square feet; and the addition of 546 "for sale" residential units.

A comparison of the ultimate development at build out, under each Master Plan, is as follow:

Summary of Plan Differences

	<u>1988</u>	<u>2012 Peridot</u>	<u>2016 Proposal</u>
Office	1,015,520 square feet	854,053 square feet	1,071,253 square feet
Retail	118,700 square feet	110,035 square feet	51,200 square feet
Hotel	200 rooms	211 rooms	200 rooms
Residential	0	546 units (505 “for sale”)	500 (70 “for sale”)

III. Analysis of Proposed Uses

A. Factors

The City’s new MU ordinance also sets forth sixteen review factors to be considered in evaluating an MU application, as follows:

1. Retail at ground level.
2. Pedestrian connectivity to all uses.
3. Large parking areas below grade, in decks or screened. Design efforts to provide shared parking will also be considered.
4. Accommodations for public transportation.
5. Buildings that face or appear to face public roadways.
6. Appearance standards for buildings and structured parking.
7. Limitations on uninterrupted building elevations.
8. Creation of vistas and view corridors within development.
9. Focal point features at prominent locations and ends of vistas.
10. Incorporation of natural site features
11. Block lengths conducive to pedestrian traffic.
12. Detention and retention facilities designed to be aesthetically pleasing.
13. Creative methods for storm water management to provide additional open space.
14. Attractive and usable street furniture in public spaces.
15. Emphasis on a high quality landscape plan.
16. Number of office jobs internally captured on-site.

Fuqua/TPA address these factors. It has 51,200 square feet of ground floor retail space. 36,400 square feet of this retail space is restaurant space. Pedestrian connectivity via an extensive sidewalk grid system exists in reference to all uses, and the block lengths do not exceed 300 feet in length, making them conducive to pedestrian use. All large parking areas are in decks or screened areas. Public transportation can be accommodated on site should MARTA desire. All buildings face the roadways, and the architectural standards for them are high quality. All elevations contain architectural devices which break up the massing.

The extensive park system creates focal points in both the retail area and at the lake. This site feature has been fully incorporated into the project, and will, as it currently does,

double as the detention feature for the site. Use of the lake for storm water control allows open space to be maximized, and it exceeds 11 acres in size.

Street furniture will exist on all sidewalks, as well as in all park spaces. A high quality landscape plan is contemplated for the site. A current arborist report is being filed contemporaneously.

Finally, as per the analysis in Section B below, recapture of employees from jobs on site is highly likely. This recapture means that employees are likely to live at the Project and eat/shop and work there. It reduces automobile dependency.

B. Rental Product

Per the approved Avalon apartments, there are several factors to be considered when evaluating requests for new apartments. These include design, long term viability, impacts to Parks and other City services, as well as traffic and school impacts. Units which are vertically integrated with nonresidential uses, for example, are preferred to garden apartments. Projects which include services such as a private fitness facility, resort-style pools with cabanas, a full time concierge, a common great room with kitchen, and a fireside retreat with grills; as well as upgrades within units such as granite or marble countertops, 10-foot ceilings, fireplaces, and laundry rooms within units are also preferred as these amenities relate to long term viability, value, and rental rates. The project will have these amenities. A favorable comparison between square footage of the rental product versus nonresidential uses, (with the latter higher in size), is also a factor. Finally, the amount of office space is relevant, since the offices are likely to generate demand for the rental units. This Applicant has committed to the same vertical integration and the amenities and upgrades noted by Staff relative to Avalon.

Perception suggests that dense multi-family housing brings in too many school children without a concomitant increase in taxes to offset the financial burden occasioned by same. In actuality, however, that conclusion is unwarranted; especially in relation to new luxury apartments with only one or two-bedroom units. According to a 2012 Study of this issue in Montgomery County, Pennsylvania, .21 students between the ages of 5 and 17 are generated by new single family attached homes. By way of contrast, .06 students come from new "for rent" product in this price range. The approved 505 single family "for sale" condominiums and townhomes, with the 41 stacked flat "for rent" units now allowed, would generate 109 school age children. The proposed 430 "for rent" units and 70 condominiums will generate only 31 school aged children: three-quarters less than what was approved in 2012.

The staff analysis of the City Center project stated that as of May of 2015, Alpharetta was home to 6,012 "for rent" residential dwelling units and 18,232 "for sale" residential dwelling units. An additional 1,192 "for sale" units currently are under construction or have been approved. Thus the anticipated ratio of "for sale" to "for rent" units at that point was 20,071 to 6,012, or 77% to 23%. Current rental units in Alpharetta are 96% to 100% leased.

The proposed new non-residential spaces also will generate a certain amount of recapture, i.e. use of the residential units and retail space by the employees who work there. The proposed office buildings themselves, at 664,400 square feet, will generate 3,320 potential residents and shoppers (assuming 1 employee per 200 square feet as was assumed vis-à-vis Avalon). And, of course, if the existing 406,853 square feet of office space is added to the equation, it generates 2,034 employees. The total of 5,354 retail users and potential residents is an excellent resource for this Plan. Retail space generates a smaller number of on-site employees, but is anticipated to add jobs to the ultimate number. The multifamily component will create 41 likely jobs. Potentially, the residential units could capture a substantial number of all onsite jobs.

The value of these apartments is substantial and they have a positive economic impact:

C. Transportation Impacts

GROSS TRIP GENERATION

Land Use (intensity)	ITE CODE	DAILY TRAFFIC		AM PEAK HOUR		PM PEAK HOUR	
		ENTER	EXIT	ENTER	EXIT	ENTER	EXIT
Apartment (430 units)	220	1367	1367	46	172	163	86
Townhomes (70 units)	230	407	407	3	15	14	8
Office Building (664,400)	710	3664	3664	912	124	168	822
Retail (14,800)	820	316	316	9	5	26	29
Sit Down Restaurants (36,400)	932	2314	2314	257	228	363	310
TOTAL GROSS TRIPS:		8068	8068	1227	544	734	1255

However, ARC and GRTA both recognize that gross trip generation is to be adjusted for the mixed use nature of the project, use of alternative modes of transportation, and the “pass-by” phenomena. The adjusted numbers are being studied by Kimley-Horn and will be filed shortly.

IV. Approvals Required

The Applicant seeks the following changes to the Peridot Master Plan:

- Amend Condition 1 to substitute the plan and architectural renderings designed by Wakefield Beasley and Associates, dated 9/28/16.
- Amend Condition 2(a) to increase office space to a maximum of 664,400 square feet. Amend it further to limit building heights to those reflected on the site plan dated 9/28/16.
- Amend Condition 2(b) to allow 70 “for sale” townhome units and located per the site plan dated 8/1/16.
- Amend Condition 2(c) to increase retail uses to a maximum of 121,400 square feet and as per the building heights reflected on the site plan dated 9/28/16. Further amend it to allow seven free-standing retail buildings.
- Eliminate Condition 2(d).
- Amend Condition 2(e) to allow a maximum of six free-standing restaurants. No individual restaurant shall exceed 10,000 square feet in size.
- Amend Condition 2(e) to allow 430 multi-family “for rent” units over office or retail uses on two sides of each building.
- Amend Condition 4 to add “Above sixty feet in height, a 10’ setback shall be provided from back of curb”.
- Revise Condition 5 to reflect that Phase I shall consist of the 70 townhomes, 230 “for rent” units, the 60,000 square foot office, a grocery store, and a bank. Building permits must be secured concurrently for all of these elements. At the applicants option, Phase I also may include the hotel. No more than 225 “for rent” units may be granted a Certificate of Occupancy in any given calendar year.
- Amend Condition 7 to delete the last sentence and allow for recompense if specimen trees are removed.
- Amend Condition 10 to add the following at the beginning: “Parking decks and retaining walls shall receive architectural façade treatment or”.
- Amend Conditions 13 and 23 to change the name to Fuqua/TPA and to reference this Amendment once filed.
- Amend Condition 15 to add that “awnings shall be provided on buildings at street level “in commercial areas””.

- Amend Condition 16 to add at the beginning “other than parallel on-street parking”.
- Amend Condition 27 to eliminate the deck shading requirement.

This application also requires approval of four Conditional Uses, i.e. the rental units, the bank, and the hotel. The following factors are to be considered in evaluating a conditional use:

1. The conditional use will not be injurious to the use and enjoyment of the environment or of other property values within the surrounding neighborhood;

There should be no injury to the environment or surrounding property values.

2. The proposed conditional use will not increase local or state expenditures in relation to cost of servicing or maintaining neighboring properties;

All surrounding properties are nonresidential. No increased expenditures will be required.

3. The establishment of the conditional use will not impede the normal and orderly development of surrounding property for uses predominant in the area; and

All surrounding properties are already developed.

4. The location and character of the proposed conditional use is considered to be consistent with a desirable pattern of development for the City, in general.

The land use plan designates this area as appropriate for a mixed-use.

Fuqua and TPA also require two variances:

- (1) to eliminate requirement for retail under residential on part of two sides of the residential building “for rent” as shown in Site Plan dated 9/28/16; and
- (2) to allow a minimum 3,00 square foot grocery store.

V. Notice of Constitutional Challenge and Preservation of Rights

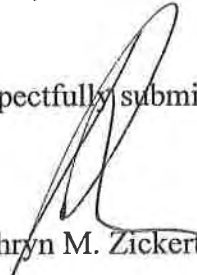
It is the position of the Applicant that the Alpharetta Zoning Ordinance, in zoning the property MU and O&I as it currently exists and with existing conditions, is unconstitutional in that it destroys the marketability of the property and renders the property exceptionally less valuable, and such zoning 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 to any intervening category which is less than requested is unconstitutional, renders the property unusable and constitutes 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 be had 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 citizens.

The Applicant has tried very hard to work within the confines of the recently-enacted MU ordinance. We have had many meetings with your staff, and we have tried to be responsive to their comments and observations. We pledge to continue to work with the City to deliver a mutually-acceptable final plan.

The Applicant respectfully requests that the Alpharetta City Council grant the requested rezoning, the change of Master Plan conditions, the Conditional Use Permit, and the two variances as submitted.

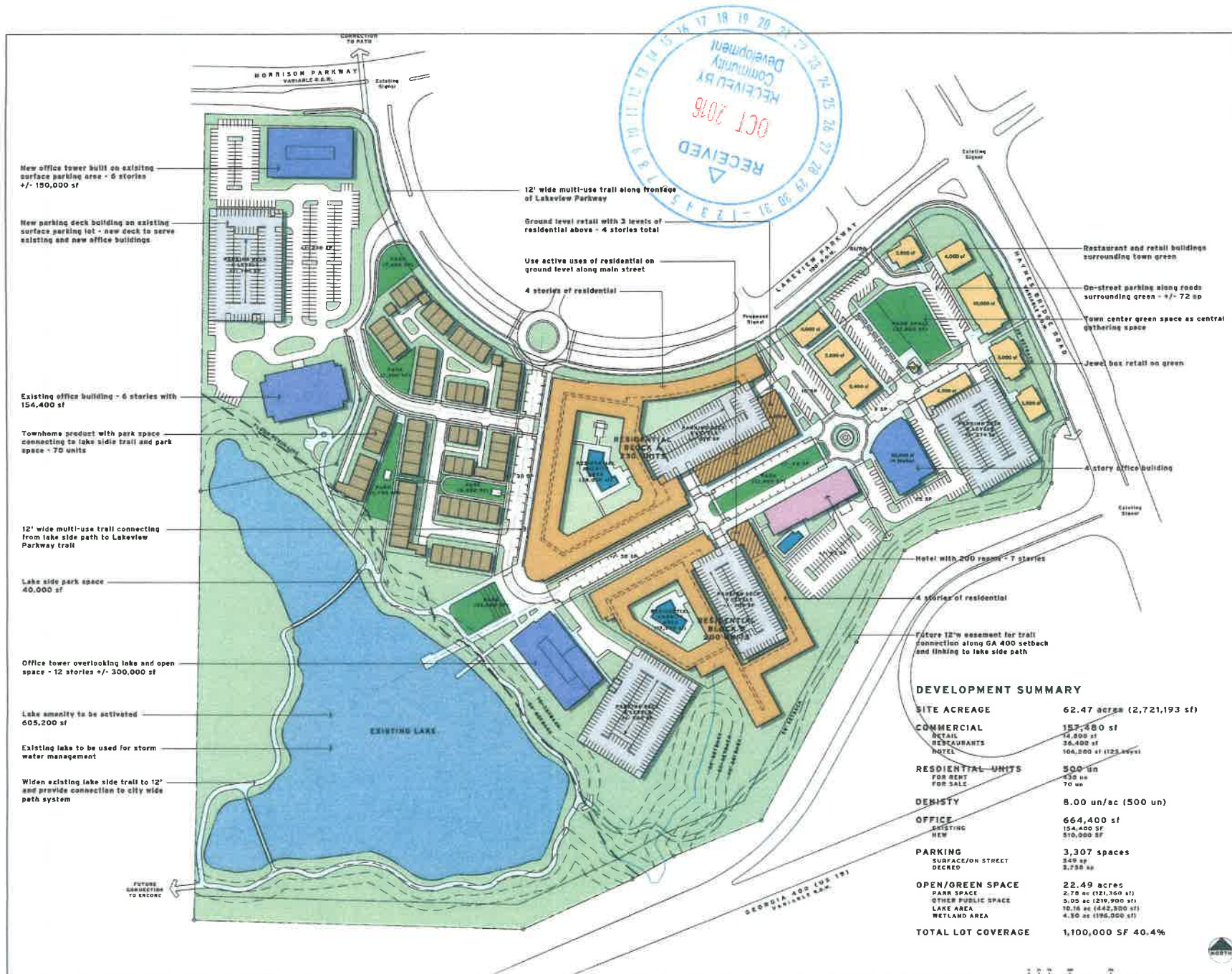
Respectfully submitted,



Kathryn M. Zickert

KMZ/tcr

cc: Mr. Brad Smith
Mr. Chris Hayes
Mr. Jeff Fuqua
Ms. Heather Correa
Mr. Lamar Wakefield
Mr. John Walker



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No warranty is made by the architect for the accuracy of the information shown on this plan.

REVISIONS

01 AUGUST 2016 - HANDED FOR ZONING
25 AUGUST 2016 - REVISED SITE PLAN
08 SEPTEMBER 2016 - REVISED SITE PLAN

REVISIONS

01 AUGUST 2016
25 AUGUST 2016
08 SEPTEMBER 2016

18 SEPTEMBER 2016 1506064.00
(Drawing Title)

CONCEPTUAL SITE PLAN

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SP-2

SUBMITTED FOR ZONING

16-07-29-01 GA 400
Haynes Bridge Arborist
Report Alpharetta
Arborist Report

Reference UDC
Alpharetta, Georgia



Location Map



All of the following information is based upon visual field observations and 25 years of practical horticultural experience. No scientific or lab tests have been performed. I certify that all information in this report is true and inclusive to the best of my knowledge and is prepared in good faith.

Outdoor Spaces, LLC

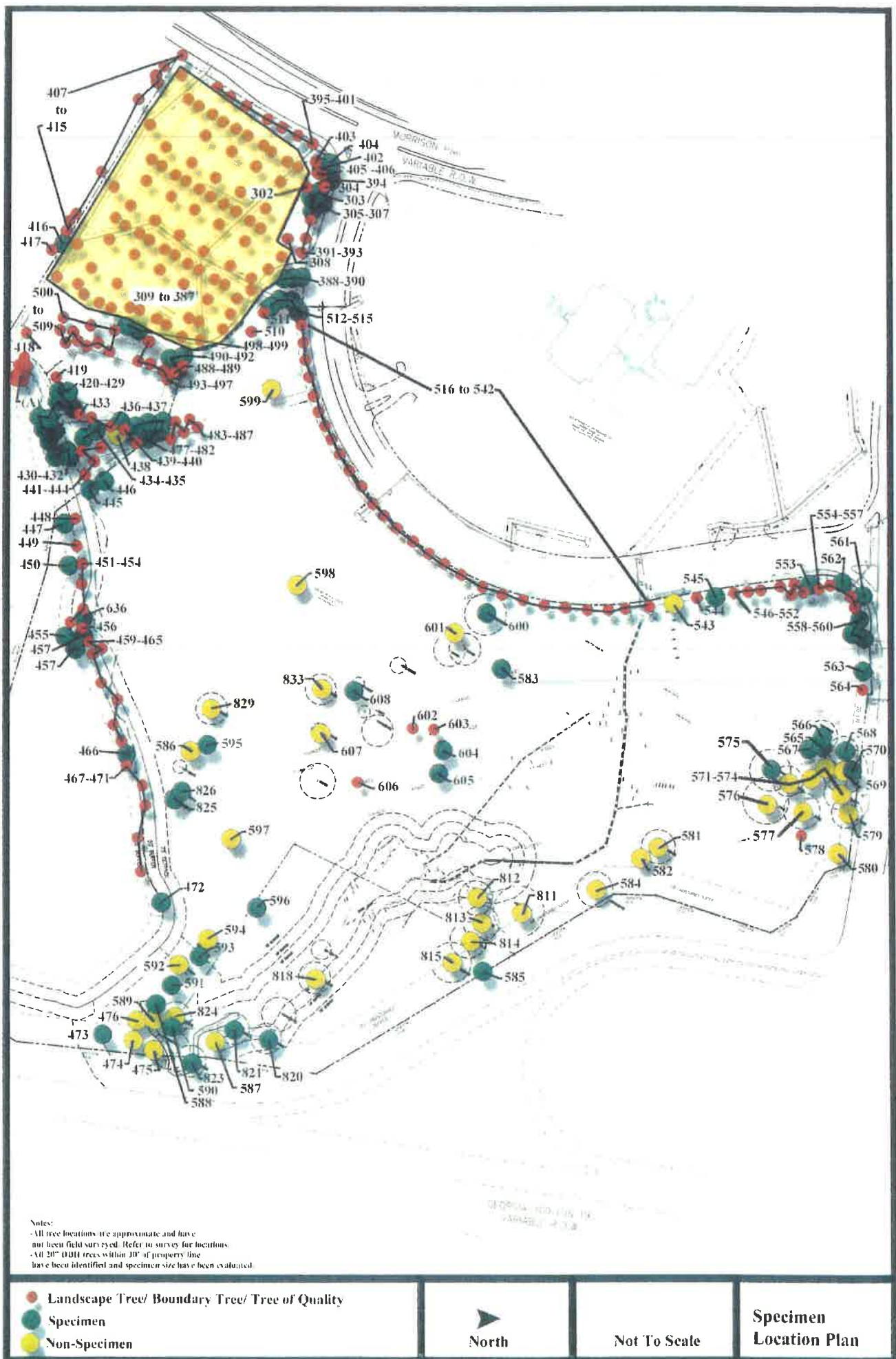
By Scott Hall, Owner



On Site Specimen Evaluation Date: August 8, 10, 11, 16, 2016
Report Date: August 17, 2016
Revised Date:



Outdoor Spaces, LLC
Scott Hall, Owner
RLA, Certified Arborist
Certificate Number: SO-5434A
404-328-6561 Cell
678-965-4784 Fax
scottandcyrena@bellsouth.net



Warranty Disclaimer:

Although, this report will determine whether or not a tree is a specimen or "Tree of Quality"; it is provided as best judgment opinion. Ultimately, the governing body's (City of Alpharetta) arborist or representative shall determine whether a tree is classified as a specimen/"Tree of Quality" or not.

All specimen/"Tree of Quality" tree locations shall be approximate. The provided tree locations shall NOT be GPS located and in no manner shall the provided tree location plan be used or represented as a tree survey. It is the sole responsibility of the OWNER to have all tagged specimen/"Tree of Quality" trees located by a Certified Land Surveyor.

No warranties express or implied are made with respect to the report of aforementioned specimen trees. It is understood the OWNER makes use of this report by the ARBORIST at OWNER's sole risk and that the report is provided as best judgment opinion. In no manner does this report guarantee the life or imply any length of life span of the trees that are determined to be specimens.

Arborist Note:

Due to certain species and undesirable traits, some trees shall be considered in poor condition if the following is true. Numerous trees grown in a native setting may appear to grow as multi-trunk; however this is not desirable in most trees. Most trees that have multi-trunks at the base are usually created when two separate trees grow together or the tree branches off at an early age and they become Co-Dominate Leaders. Either scenario is an undesirable condition for most trees because they both create weak crotches, included bark and/or a prime place for debris and water to get trapped that will always cause decay. In this case these trees become a life safety issue and can not be considered specimen trees.

Some trees are an exception to this rule, such as, but not limited to:

Crape Myrtles, Birches, Wax Myrtles, Red Buds, Fringe Trees, Dogwoods, Hollies, Cedars, Sourwoods, Sweet Bay Magnolias, Red Bays and Live Oaks.

These are an exception because they naturally create sucker growth from the roots and/or trunk or do not typically have the life safety issues because they are not large growing trees.

Reference: Sinclair, Wayne A., 1936. Diseases of Trees and Shrubs / Wayne A. Sinclair and Howard H. Lyon.-2nd ed. Published 2005

ARTICLE III. LAND DEVELOPMENT ACTIVITIES

SECTION 3.2 TREE PROTECTION

3.2.1 DEFINITIONS

Caliper. A standard of trunk measurement for understory or replacement trees. Caliper inches are measured at the height of 6 inches above the ground for trees up to and including 4 inch caliper and 12 inches above the ground for trees larger than 4 inch caliper.

Diameter Breast-Height (DBH). The standard measure of overstory tree size (for trees existing on a site). The tree trunk is measured at a height of 4 ½ feet above the ground. If a tree splits into multiple trunks below 4 ½ feet, measure the trunk at its most narrow point beneath the split.

Hardwood Tree. Any tree that is not coniferous (cone bearing). This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

Softwood Tree. Any coniferous (cone bearing) tree. This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

Specimen Tree. Any tree which qualifies for special consideration for preservation due to its size, type, condition, location or historical significance. See additional requirements for Specimen Trees in Appendix B.

Tree. Any living, self-supporting woody or fibrous plant which normally obtains a diameter breast height of at least three (3) inches, and typically has one (1) main stem or trunk and many branches.

Understory. Those trees that grow beneath the overstory, and will generally reach a mature height of under 40 feet.

APPENDIX A

SPECIMEN TREES

Some trees on a site warrant special consideration and encouragement for conservation. These trees are referred to as Specimen Trees.

The following criteria are used by the Director to identify specimen trees.

A Specimen Tree is any tree which qualifies for special consideration for preservation due to its size, type, condition, location, or historical significance and is determined by the City Arborist, prior to development, to be in overall good health without the aid of a specialized care plan according to accepted ISA practices, and which also meets the minimum size criteria set forth below.

Size Criteria

Pine Trees: 30-inch (30") diameter or larger Overstory Trees: 24-inch (24") diameter or larger Understory Trees: 8-inch (8") diameter or larger

In order to encourage the conservation of Specimen Trees and the incorporation of these trees into the design of projects, additional density credit will be given for Specimen Trees, which are successfully saved by a design feature specifically designated for such purpose. Credit for any Specimen Tree thus saved would be two (2) times the assigned unit value shown in Table 3.4. The Critical Root Zone of Specimen Trees will be protected with hog-back/wire-back tree save fencing with metal support poles.

If a Specimen Tree is to be removed, a plan or written document indicating the reason for the removal must be submitted to the Director.

Specimen Trees that cannot be saved (see Section 3.2.13) must be replaced with trees having three (3) times the unit value of the tree removed with a minimum four-inch (4") tree caliper by species with potentials for comparable size and quality.

Any Specimen Tree which is removed without the appropriate review and approval of the Director must be replaced by trees with a total density equal to eight (8) times the unit value of the tree removed with a minimum four-inch (4") tree caliper. Size alone will determine whether a tree was a specimen quality if the tree is removed without approval and there is no evidence of its condition. Violations will be subject to the applicable penalties as described in Section 3.2.19.

Specimen Analysis
(General)

Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as an office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
302	11" Red Maple	Good	Good	No	Landscape Tree		No
303	19" Crape Myrtle	Good	Good	Yes			Yes
304	21" Willow Oak	Good	Good	No	Landscape Tree		Yes
305	18" Crape Myrtle	Good	Good	Yes			Yes
306	18" Crape Myrtle	Good	Good	Yes			Yes
307	15" Crape Myrtle	Good	Good	Yes			Yes
308	3" Red Maple	Good	Good	No	Landscape Tree		No
309	8" Red Maple	Good	Good	No	Landscape Tree		No
310	8" Red Maple	Good	Good	No	Landscape Tree		No
311	8" Red Maple	Good	Good	No	Landscape Tree		No
312	8" Red Maple	Good	Good	No	Landscape Tree		No
313	8" Red Maple	Good	Good	No	Landscape Tree		No
314	8" Red Maple	Good	Good	No	Landscape Tree		No
315	8" Red Maple	Good	Good	No	Landscape Tree		No
316	8" Red Maple	Good	Good	No	Landscape Tree		No
317	8" Red Maple	Good	Good	No	Landscape Tree		No
318	8" Red Maple	Good	Good	No	Landscape Tree		No
319	11" Red Maple	Good	Good	No	Landscape Tree		No
320	11" Red Maple	Good	Good	No	Landscape Tree		No
321	5" Zelkova	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
322	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Cavity at base of tree. Lichen on trunk, an indication of poor growth.	1	No
323	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	2	No
324	4" Red Maple	Good	Good	No	Landscape Tree		No
325	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	3	No
326	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	4	No
327	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	5	No
328	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Split in trunk.	6-7	No
329	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	8	No

Specimen Analysis							(General)
Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. The are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)							
Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
330	10" Willow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
331	10" Willow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
332	13" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Thin canopy an indication tree has out grown landscape island.		No
333	12" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Thin canopy an indication tree has out grown landscape island.		No
334	10" Willow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
335	11" Willow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
336	11" Willow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
337	9" Willow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
338	10" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Thin canopy an indication tree has out grown landscape island.		No
339	10" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Thin canopy an indication tree has out grown landscape island.		No
340	4" Trident Maple	Poor	Poor	No	Landscape Tree. Several cavities. Tree staking strap grown into trunk. Severe tip die back. Tree has out grown landscape island.	9-11	No
341	4" Trident Maple	Poor	Poor	No	Landscape Tree. Tree has out grown landscape island.		No
342	4" Trident Maple	Fair	Fair	No	Landscape Tree. Several cavities. Severe tip die back. Tree has out grown landscape island.	12-13	No
343	4" Trident Maple	Poor	Poor	No	Landscape Tree. Early change of leaf color, an indication of stress. Tree has out grown landscape island.		No
344	4" Trident Maple	Poor	Poor	No	Landscape Tree. Tree has out grown landscape island.		No
345	6" Red Maple	Fair	Fair	No	Landscape Tree. Tree has out grown landscape island.		No

Specimen Analysis							(General)
Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. The are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)							
Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
346	6" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Split in trunk. Lichen on trunk, an indication of poor growth.	14-15	No
347	6" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	16	No
348	6" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Split in trunk. Lichen on trunk, an indication of poor growth.	17-18	No
349	6" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Cavity exposing heartwood. Severe tip die back. Lichen on trunk, an indication of poor growth.	19-20	No
350	7" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Cavity with decay. Severe tip die back. Lichen on trunk, an indication of poor growth.	21-22	No
351	16" Willow Oak	Good	Good	No	Landscape Tree		No
352	11" Willow Oak	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
353	11" Willow Oak	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
354	13" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
355	13" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
356	11" Willow Oak	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
357	11" Willow Oak	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
358	12" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
359	11" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No

Specimen Analysis

(General

Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as an office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
360	14" Willow Oak	Good	Good	No	Landscape Tree.		No
361	10" Red Maple	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
362	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	23	No
363	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	24	No
364	9" Red Maple	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
365	8" Red Maple	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.		No
366	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	25	No
367	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	26	No
368	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.		No
369	5" Zelkova	Poor	Poor	No	Landscape Tree. Cavity exposing heartwood. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	27-28	No
370	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.		No
371	14" Red Maple	Good	Good	No	Landscape Tree.		No
372	9" Red Maple	Good	Good	No	Landscape Tree.		No

(General

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
373	9" Red Maple	Good	Good	No	Landscape Tree.		No
374	10" Red Maple	Good	Good	No	Landscape Tree. Small Trunk gall.		No
375	10" Red Maple	Good	Good	No	Landscape Tree. Small Trunk gall.		No
376	8" Red Maple	Good	Good	No	Landscape Tree.		No
377	9" Red Maple	Good	Good	No	Landscape Tree.		No
378	8" Red Maple	Good	Good	No	Landscape Tree.		No
379	8" Red Maple	Good	Good	No	Landscape Tree.		No
380	14" Willow Oak	Good	Good	No	Landscape Tree.		No
381	14" Willow Oak	Good	Good	No	Landscape Tree.		No
382	19" Willow Oak	Good	Good	No	Landscape Tree.		No
383	19" Willow Oak	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	29	No
384	16" Willow Oak	Good	Good	No	Landscape Tree.		No
385	20" Willow Oak	Good	Good	No	Landscape Tree.		No
386	17" Willow Oak	Good	Good	No	Landscape Tree.		No
387	22" Willow Oak	Good	Good	No	Landscape Tree.		No
388	15" Crape Myrtle	Good	Good	Yes			Yes
389	16" Crape Myrtle	Good	Good	Yes			Yes
390	19" Crape Myrtle	Good	Good	Yes			Yes
391	19" Willow Oak	Good	Good	No	Landscape Tree.		No
392	17" Willow Oak	Good	Good	No	Landscape Tree.		No
393	17" Willow Oak	Good	Poor	No	Landscape Tree. Several trunk galls. Circling roots impacting structural system of tree.	30-32	No
394	21" Crape Myrtle	Good	Good	Yes			Yes
395	19" Willow Oak	Good	Good	No	Landscape Tree.		Yes
396	19" Willow Oak	Good	Good	No	Landscape Tree.		Yes
397	19" Willow Oak	Good	Good	No	Landscape Tree.		Yes
398	21" Willow Oak	Good	Good	No	Landscape Tree.		Yes
399	17" Willow Oak	Good	Good	No	Landscape Tree.		Yes
400	19" Willow Oak	Good	Good	No	Landscape Tree.		Yes
401	16" Willow Oak	Good	Good	No	Landscape Tree.		Yes
402	9" Fosterii Holly	Good	Good	Yes			Yes
403	7" Fosterii Holly	Good	Good	No	Landscape Tree.		No
404	9" Fosterii Holly	Good	Good	Yes			Yes
405	6" Fosterii Holly	Good	Good	No	Landscape Tree.		No
406	6" Fosterii Holly	Good	Good	No	Landscape Tree.		No
407	21" Red Maple	Fair	Fair	No	Boundary Tree.		No
408	21" Sweet Gum	Fair	Poor	No	Boundary Tree. 2 Co-Dominate Leaders with included bark 20' high. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	33	No
409	22" Red Maple	Fair	Poor	No	Boundary Tree. 2 Trees grown together creating 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.	34	No
410	20" Red Maple						

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
373	9" Red Maple	Good	Good	No	Landscape Tree.		No
374	10" Red Maple	Good	Good	No	Landscape Tree. Small Trunk gall.		No
375	10" Red Maple	Good	Good	No	Landscape Tree. Small Trunk gall.		No
376	8" Red Maple	Good	Good	No	Landscape Tree.		No
377	9" Red Maple	Good	Good	No	Landscape Tree.		No
378	8" Red Maple	Good	Good	No	Landscape Tree.		No
379	8" Red Maple	Good	Good	No	Landscape Tree.		No
380	14" Willow Oak	Good	Good	No	Landscape Tree.		No
381	14" Willow Oak	Good	Good	No	Landscape Tree.		No
382	19" Willow Oak	Good	Good	No	Landscape Tree.		No
383	19" Willow Oak	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	29	No
384	16" Willow Oak	Good	Good	No	Landscape Tree.		No
385	20" Willow Oak	Good	Good	No	Landscape Tree.		No
386	17" Willow Oak	Good	Good	No	Landscape Tree.		No
387	22" Willow Oak	Good	Good	No	Landscape Tree.		No
388	15" Crape Myrtle	Good	Good	Yes			Yes
389	16" Crape Myrtle	Good	Good	Yes			Yes
390	19" Crape Myrtle	Good	Good	Yes			Yes
391	19" Willow Oak	Good	Good	No	Landscape Tree.		No
392	17" Willow Oak	Good	Good	No	Landscape Tree.		No
393	17" Willow Oak	Good	Poor	No	Landscape Tree. Several trunk galls. Circling roots impacting structural system of tree.	30-32	No
394	21" Crape Myrtle	Good	Good	Yes			Yes
395	19" Willow Oak	Good	Good	No	Landscape Tree.		Yes
396	19" Willow Oak	Good	Good	No	Landscape Tree.		Yes
397	19" Willow Oak	Good	Good	No	Landscape Tree.		Yes
398	21" Willow Oak	Good	Good	No	Landscape Tree.		Yes
399	17" Willow Oak	Good	Good	No	Landscape Tree.		Yes
400	19" Willow Oak	Good	Good	No	Landscape Tree.		Yes
401	16" Willow Oak	Good	Good	No	Landscape Tree.		Yes
402	9" Fosterii Holly	Good	Good	Yes			Yes
403	7" Fosterii Holly	Good	Good	No	Landscape Tree.		No
404	9" Fosterii Holly	Good	Good	Yes			Yes
405	6" Fosterii Holly	Good	Good	No	Landscape Tree.		No
406	6" Fosterii Holly	Good	Good	No	Landscape Tree.		No
407	21" Red Maple	Fair	Fair	No	Boundary Tree.		No
408	21" Sweet Gum	Fair	Poor	No	Boundary Tree. 2 Co-Dominate Leaders with included bark 20' high. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	33	No
409	22" Red Maple	Fair	Poor	No	Boundary Tree. 2 Trees grown together creating 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.	34	No
410	20" Red Maple						

Specimen Analysis

(General)

Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as an office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
411	29" Pine	Good	Good	No	Boundary Tree.		Yes
412	20" Red Maple	Fair	Fair	No	Boundary Tree.		No
413	25" Pine	Good	Good	No	Boundary Tree.		Yes
414	28" Pine	Good	Good	No	Boundary Tree.		Yes
415	28" Pine	Good	Good	No	Boundary Tree.		Yes
416	30" Pine	Good	Good	Yes			Yes
417	22" Pine	Good	Good	No	Boundary Tree.		Yes
418	11" Red Maple	Good	Good	No	Landscape Tree.		No
(A)	9"-20" Bald Cypress	Good	Good	No	8 Trees of Quality		Yes
419	22" River Birch	Good	Good	No	Tree of Quality		Yes
420	16" Crape Myrtle	Good	Good	Yes			Yes
421	13" Crape Myrtle	Good	Good	Yes			Yes
422	17" Crape Myrtle	Good	Good	Yes			Yes
423	17" Crape Myrtle	Good	Good	Yes			Yes
424	17" Crape Myrtle	Good	Good	Yes			Yes
425	9" Crape Myrtle	Good	Good	Yes			Yes
426	9" Crape Myrtle	Good	Good	Yes			Yes
427	9" Crape Myrtle	Good	Good	Yes			Yes
428	9" Crape Myrtle	Good	Good	Yes			Yes
429	9" Crape Myrtle	Good	Good	Yes			Yes
430	9" Crape Myrtle	Good	Good	Yes			Yes
431	13" Crape Myrtle	Good	Good	Yes			Yes
432	12" Crape Myrtle	Good	Good	Yes			Yes
433	9" Red Maple	Good	Good	No	Landscape Tree		Yes
434	8" Dogwood	Fair	Fair	Yes	Some dieback		Yes
435	9" Japanese Maple	Good	Good	Yes			Yes
436	12" Red Maple	Good	Good	No	Landscape Tree		Yes
437	19" Willow Oak	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	35	No
438	9" Dogwood	Poor	Poor	No	Hollow cavity and dieback.	36	No
439	14" Red Maple	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	37	No
440	10" Red Maple	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	38	No
441	14" Chinese Elm	Poor	Poor	No	Landscape Tree. Severe cankers on trunk.	39	No
442	14" Willow Oak	Good	Good	No	Landscape Tree		Yes
443	11" Red Maple	Poor	Poor	No	Landscape Tree. Main Trunk has Phytophthora. Fruiting bodies on root system. Circling roots impacting structural system of tree.	40-41	No
444	19" Willow Oak	Good	Good	No	Landscape Tree		Yes
445	20" Crape Myrtle	Good	Good	Yes			Yes
446	8" East Palatka Holly	Good	Good	Yes			Yes
447	13" Crape Myrtle	Good	Good	Yes			Yes
448	15" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
449	12" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
450	13" Crape Myrtle	Good	Good	Yes			Yes

Specimen Analysis
(General)

Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as an office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
451	16" Water Oak	Good	Good	No	Tree of Quality		Yes
452	11" Red Maple	Good	Good	No	Tree of Quality		Yes
453	14" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
454	16" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
455	11" Crape Myrtle	Good	Good	Yes			Yes
636	13" Crape Myrtle	Good	Good	Yes			Yes
456	13" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
457	12" Crape Myrtle	Good	Good	Yes			Yes
458	16" Crape Myrtle	Good	Good	Yes			Yes
459	9" Red Maple	Good	Good	No	Tree of Quality		Yes
460	9" Red Maple	Good	Good	No	Tree of Quality		Yes
461	7" Red Maple	Good	Good	No	Tree of Quality		Yes
462	15" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
463	13" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
464	7" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
465	7" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
466	14" Crape Myrtle	Good	Good	Yes			Yes
467	8" Red Maple	Good	Good	No	Tree of Quality		Yes
468	20" White Oak	Good	Good	No	Tree of Quality		Yes
469	22" White Oak	Good	Good	No	Tree of Quality		Yes
825	16" Sourwood	Good	Good	Yes			Yes
826	11" Sourwood	Good	Good	Yes			Yes
470	12" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
471	17" Riverbirch	Good	Good	No	Tree of Quality		Yes
472	14" Crape Myrtle	Good	Good	Yes			Yes
473	28" Scarlett Oak	Good	Good	Yes			Yes
474	28" Tulip Poplar	Poor	Poor	No	Large cavity with decay.	42	No
475	38" Tulip Poplar	Poor	Poor	No	2 Co-Dominate Leaders with included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Trunk gall. Trunk sound hollow.	43-44	No
476	38" Tulip Poplar	Poor	Poor	No	2 Co-Dominate Leaders with included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	45	No
477	9" Dogwood	Good	Good	Yes			Yes
478	19" Crape Myrtle	Good	Good	Yes			Yes
479	14" Crape Myrtle	Good	Good	Yes			Yes
480	14" Crape Myrtle	Good	Good	Yes			Yes
481	15" Crape Myrtle	Good	Good	Yes			Yes
482	15" Crape Myrtle	Good	Good	Yes			Yes
483	3" Dogwood	Good	Good	No	Landscape Tree		Yes
484	4" Red Bud	Good	Good	No	Landscape Tree		Yes
485	7" Crape Myrtle	Good	Good	No	Landscape Tree		Yes
486	4" Dogwood	Good	Good	No	Landscape Tree		Yes
487	4" Red Bud	Good	Good	No	Landscape Tree		Yes
488	6" Red Maple	Good	Good	No	Landscape Tree		Yes

Specimen Analysis (General)

Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
489	8" Red Maple	Good	Good	No	Landscape Tree		Yes
490	16" Crape Myrtle	Good	Good	Yes			Yes
491	16" Crape Myrtle	Good	Good	Yes			Yes
492	16" Crape Myrtle	Good	Good	Yes			Yes
493	12" Red Maple	Good	Good	No	Landscape Tree		Yes
494	7" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
495	4" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
496	6" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
497	17" Willow Oak	Good	Good	No	Landscape Tree		Yes
498	16" Crape Myrtle	Good	Good	Yes			Yes
499	13" Crape Myrtle	Good	Good	Yes			Yes
500	20" Willow Oak	Good	Good	No	Landscape Tree		Yes
501	7" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
502	5" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
503	6" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
504	20" Southern Magnolia	Good	Good	No	Landscape Tree		Yes
505	15" Red Maple	Good	Good	No	Landscape Tree		Yes
506	13" Willow Oak	Good	Good	No	Landscape Tree		Yes
507	8" Red Maple	Good	Good	No	Landscape Tree		Yes
508	16" Willow Oak	Good	Good	No	Landscape Tree		Yes
509	11" Red Maple	Good	Good	No	Landscape Tree		Yes
510	18" Willow Oak	Good	Good	No	Landscape Tree		Yes
511	18" Willow Oak	Good	Good	No	Landscape Tree		Yes
512	24" Willow Oak	Good	Good	Yes			Yes
513	20" Crape Myrtle	Good	Good	Yes			Yes
514	18" Crape Myrtle	Good	Good	Yes			Yes
515	22" Crape Myrtle	Good	Good	Yes			Yes
516	19" Willow Oak	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	46	No
517	22" Willow Oak	Poor	Poor	No	Landscape Tree. Fruiting Bodies on root system. Circling roots impacting structural system of tree.	47-48	No
518	22" Willow Oak	Good	Fair	No	Landscape Tree. Circling roots should be cut before impacting structural system of tree.	49	Yes
519	21" Willow Oak	Good	Good	No	Landscape Tree		Yes
520	20" Willow Oak	Good	Fair	No	Landscape Tree. Circling roots should be cut before impacting structural system of tree.	50	Yes
521	22" Willow Oak	Good	Good	No	Landscape Tree		Yes
522	22" Willow Oak	Good	Fair	No	Landscape Tree. Circling roots should be cut before impacting structural system of tree.		Yes
523	20" Willow Oak	Good	Good	No	Landscape Tree		Yes
524	20" Willow Oak	Poor	Poor	No	Landscape Tree. Numerous trunk galls.	51	No
525	19" Willow Oak	Good	Good	No	Landscape Tree		Yes
526	19" Willow Oak	Good	Good	No	Landscape Tree		Yes
527	20" Willow Oak	Good	Good	No	Landscape Tree		Yes

Specimen Analysis

(General)

Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. The are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
528	16" Willow Oak	Poor	Poor	No	Landscape Tree. Fruiting Bodies on root system. Circling roots impacting structural system of tree.	52-53	No
529	19" Willow Oak	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	54	No
530	22" Willow Oak	Good	Good	No	Landscape Tree		Yes
531	21" Willow Oak	Good	Good	No	Landscape Tree		Yes
532	19" Willow Oak	Good	Good	No	Landscape Tree		Yes
533	19" Willow Oak	Poor	Poor	No	Landscape Tree. Numerous trunk galls.	55	No
534	21" Willow Oak	Good	Good	No	Landscape Tree		Yes
535	17" Willow Oak	Poor	Fair	No	Landscape Tree. Numerous Trunk galls. Circling roots should be cut before impacting structural system of tree.	56-57	No
536	16" Willow Oak	Poor	Fair	No	Landscape Tree. Numerous Trunk galls. Circling roots should be cut before impacting structural system of tree.	56-58	No
537	17" Willow Oak	Good	Good	No	Landscape Tree		Yes
538	22" Willow Oak	Good	Good	No	Landscape Tree		Yes
539	21" Willow Oak	Good	Good	No	Landscape Tree		Yes
540	22" Willow Oak	Good	Good	No	Landscape Tree		Yes
541	23" Willow Oak	Good	Good	No	Landscape Tree		Yes
542	20" Willow Oak	Good	Good	No	Landscape Tree		Yes
543	25" Willow Oak	Poor	Poor	No	Cavity with decay.	59	No
544	23" Willow Oak	Good	Fair	No	Landscape Tree. Circling roots should be cut before impacting structural system of tree.		Yes
545	24" Willow Oak	Good	Good	Yes			Yes
546	22" Willow Oak	Good	Good	No	Landscape Tree		Yes
547	18" Willow Oak	Good	Good	No	Landscape Tree		Yes
548	18" Willow Oak	Good	Good	No	Landscape Tree		Yes
549	15" Red Maple	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	61-62	No
550	17" Red Maple	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	63	No
551	7" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
552	7" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
553	9" Fosterii Holly	Good	Good	Yes			Yes
554	18" Red Maple	Good	Good	No	Landscape Tree		Yes
555	18" Red Maple	Good	Good	No	Landscape Tree		Yes
556	17" Red Maple	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	64	No
557	19" Red Maple	Good	Good	No	Landscape Tree		Yes
558	8" Fosterii Holly	Good	Good	Yes			Yes
559	8" Fosterii Holly	Good	Good	Yes			Yes
560	10" Fosterii Holly	Good	Good	Yes			Yes
561	21" Crape Myrtle	Good	Good	Yes			Yes
562	23" Crape Myrtle	Good	Good	Yes			Yes

Specimen Analysis							(General)
Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as an office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)							
Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
563	25" Willow Oak	Good	Good	Yes			Yes
564	23" Willow Oak	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	65	No
565	9" Sourwood	Fair	Fair	Yes			No
566	28" White Oak	Good	Good	Yes			Yes
567	10" Sourwood	Good	Good	Yes			Yes
568	25" White Oak	Good	Good	Yes			Yes
569	40" (23"-21") White Oak	Fair	Poor	No	Tree is being undermined from erosion. 2 Trees grown together to create 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.	66-67	No
570	8" Sourwood	Good	Good	Yes			Yes
571	31" Southern Red Oak	Poor	Poor	No	Fruiting bodies at base of trunk indicating Butt/trunk rot.	68-70	No
572	11" Sourwood	Poor	Poor	No	Cavity with decay.	71	No
573	11" Sourwood	Poor	Poor	No	Trunk grown into boulder impacting structural system of tree.	72	No
574	27" Southern Red Oak	Poor	Poor	No	Large cavity with decay.	73	No
575	41" White Oak	Good	Good	Yes			Yes
576	42" Southern Red Oak	Poor	Poor	No	Fruiting bodies at base of trunk indicating Butt/trunk rot. Severe dieback.	74	No
577	31" Southern Red Oak	Poor	Poor	No	Several main limbs dead with symptoms of Hypoxylon Canker.	75-76	No
578	20" Southern Magnolia	Good	Good	No	Tree of Quality		Yes
579	26" Southern Red Oak	Poor	Poor	No	Severe trunk gall. Several main limbs dead with symptoms of Hypoxylon Canker.	77-78	No
580	17" Dogwood	Poor	Poor	No	Severe dieback.		No
581	27" Red Maple	Poor	Poor	No	Cavities with decay.	79-80	No
582	24" Red Maple	Poor	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark 1 Dead causing severe decay in trunk. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	81	No
583	25" White Oak	Good	Good	Yes			Yes
584	33"(23"-14") Tulip Poplar	Poor	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.		No

Specimen Analysis

(General)

Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as an office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
811	43" Tulip Poplar	Poor	Poor	No	3 Co-Dominate Leaders with decay in crotch 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.	83	No
812	28" Tulip Poplar	Poor	Poor	No	Several main limbs dead/gone.		No
813	29" Tulip Poplar	Poor	Poor	No	Several main limbs dead/gone. Barbwire in trunk	85	No
814	31" Southern Red Oak	Poor	Poor	No	2 Co-Dominate Leaders with decay in crotch 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.	84	No
815	34" White Oak	Poor	Poor	No	3 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.		No
585	24" Tulip Poplar	Fair	Fair	Yes			No
818	41"(27"-14") Tulip Poplar	Poor	Poor	No	2 Co-Dominate Leaders with decay in crotch 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.		No
820	26" Tulip Poplar	Fair	Fair	Yes			No
821	29" White Oak	Good	Good	Yes			Yes
823	26" Tulip Poplar	Good	Good	Yes			Yes
824	27" Red Maple	Poor	Poor	No	Main Trunk has Phytophthora.	88	No
829	41"(27"-22") Sweet Gum	Poor	Poor	No	Cavity at base and fruiting bodies on trunk. 2 Trees grown together to create 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.	92-93	No
586	8" Sourwood	Fair	Poor	No	45* lean in trunk.	91	No
587	34" Tulip Poplar	Fair	Poor	No	2 Co-Dominate Leaders 20' high with included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	86	No
588	25" Sweet Gum	Fair	Fair	Yes			No
589	27" Tulip Poplar	Fair	Poor	No	Severe lean in Trunk	87	No
590	25" Tulip Poplar	Good	Good	Yes			Yes
591	24" Water Oak	Fair	Fair	Yes			No
592	24" Southern Red Oak	Poor	Poor	No	Several main limbs dead with symptoms of Hypoxylon Canker.	89	No
593	26" Southern Red Oak	Fair	Fair	Yes			No
594	28" White Oak	Poor	Poor	No	Large cavity with decay.	90	No

Specimen Analysis

(General)

Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as an office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
595	9" Sourwood	Good	Good	Yes			Yes
596	25" Southern Red Oak	Fair	Fair	Yes			No
597	24"(12"-12") White Oak	Poor	Poor	No	Cavity at base with decay. Root Damage. 2 Trees grown together to create 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.	94-95	No
598	26" Tulip Poplar	Poor	Poor	No	3 Co-Dominate Leaders with included bark and trunk gall in the inclusion. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	96	No
599	26"(17"-12") Tulip Poplar	Poor	Poor	No	2 Trees grown together to create 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.	97	No
600	27" Southern Red Oak	Good	Good	Yes			Yes
601	27" Southern Red Oak	Poor	Poor	No	Large cavity at base with decay.	98	No
602	22" White Oak	Good	Good	No	Tree of Quality		Yes
603	20" White Oak	Good	Good	No	Tree of Quality		Yes
604	25" White Oak	Good	Good	Yes			Yes
605	25" White Oak	Good	Good	Yes			Yes
606	20" White Oak	Good	Good	No	Tree of Quality		Yes
607	12" Sourwood	Poor	Poor	No	Several cavities with decay.	99	No
608	24" White Oak	Good	Good	Yes			Yes
833	27" Sweet Gum	Poor	Poor	No	2 Trees grown together to create 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.	100	No

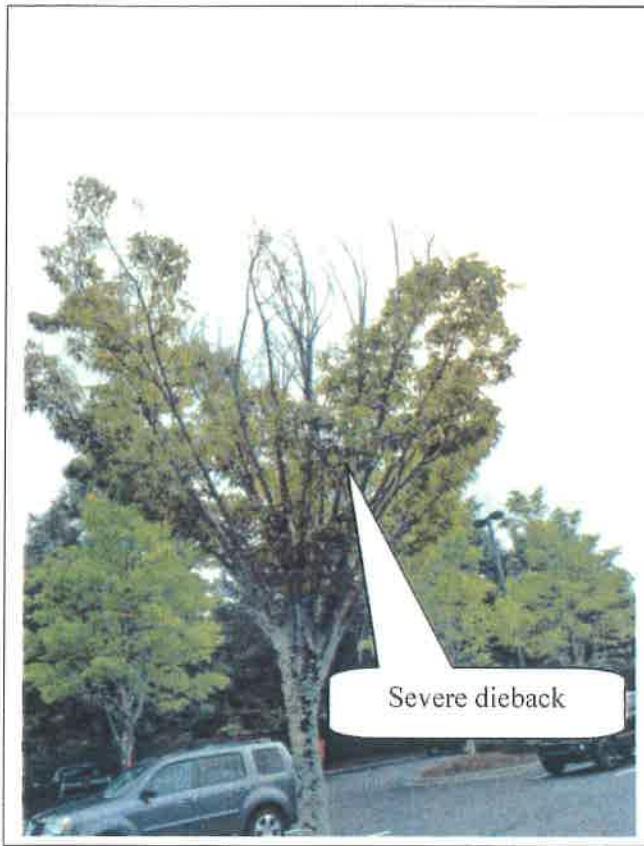


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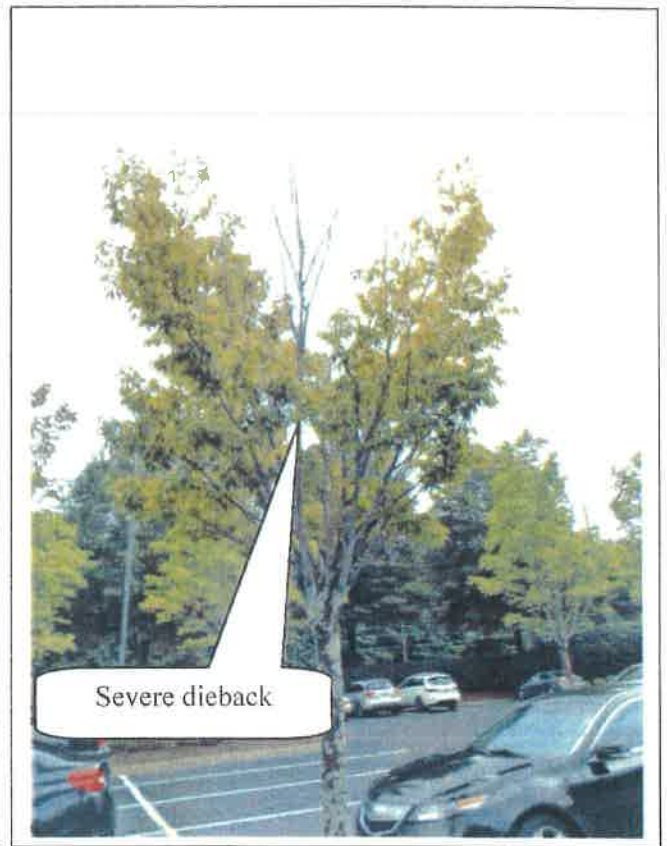


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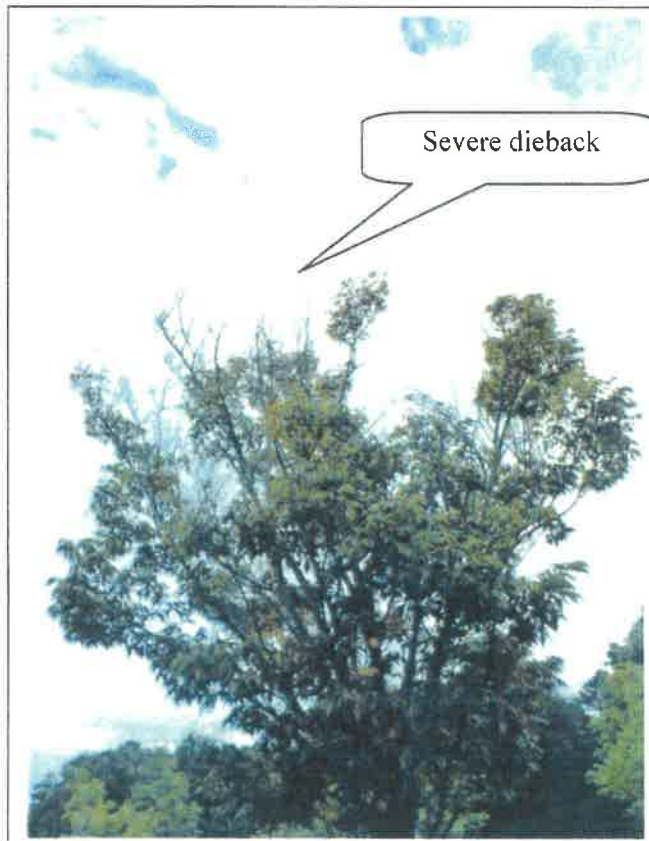


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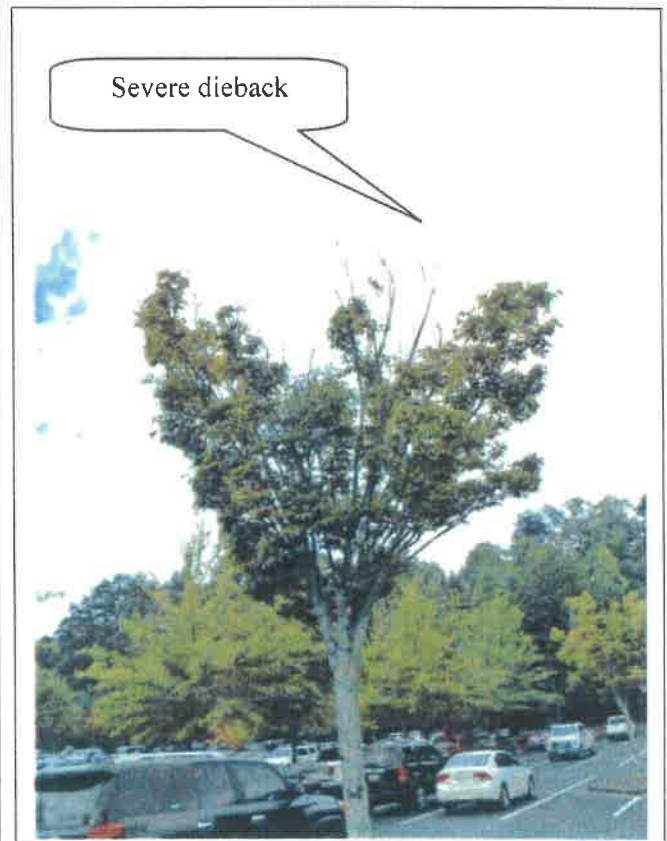


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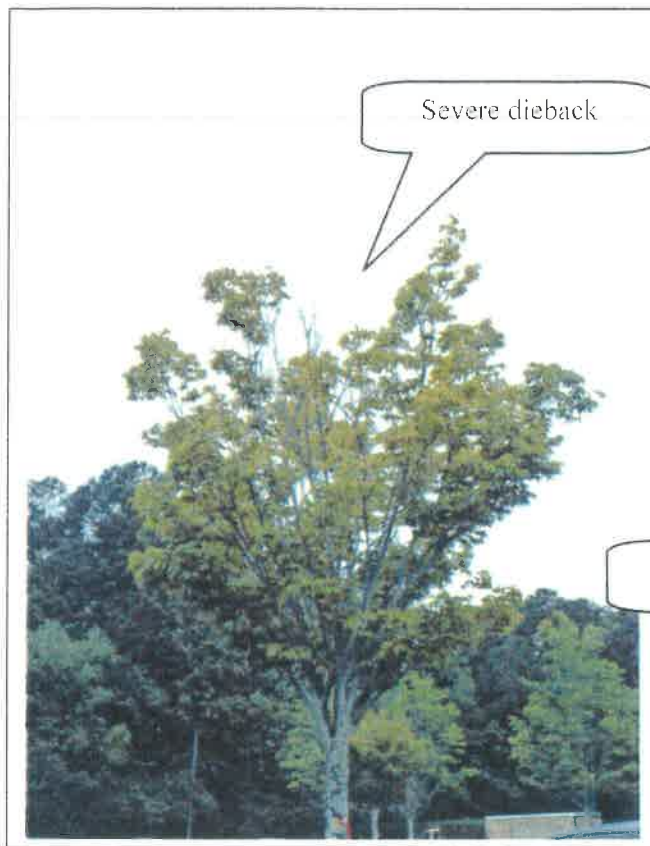


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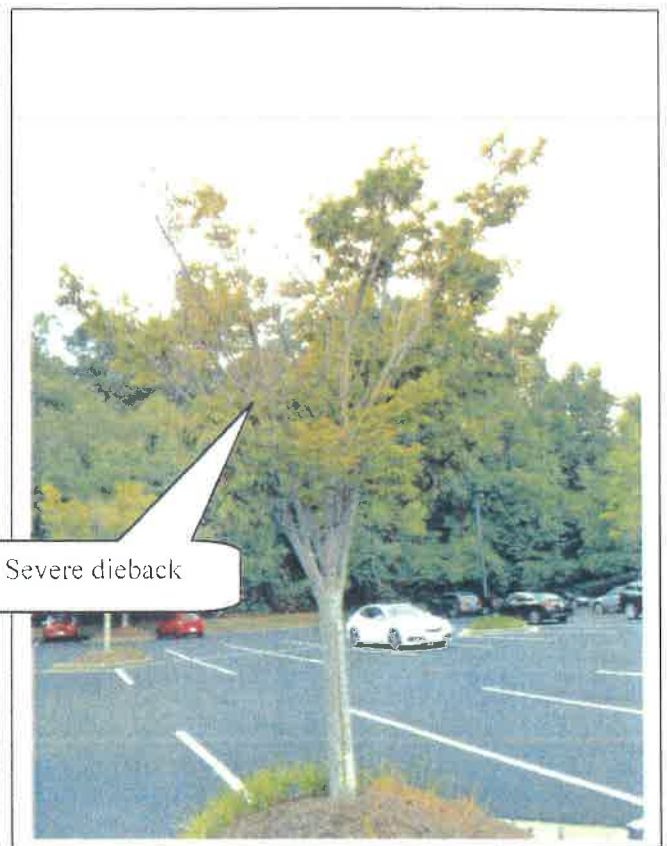


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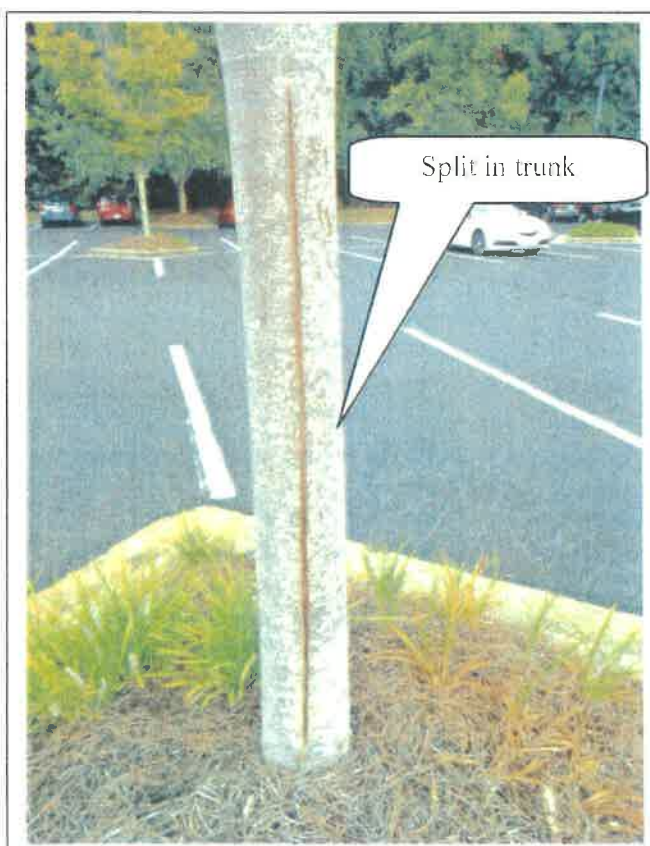


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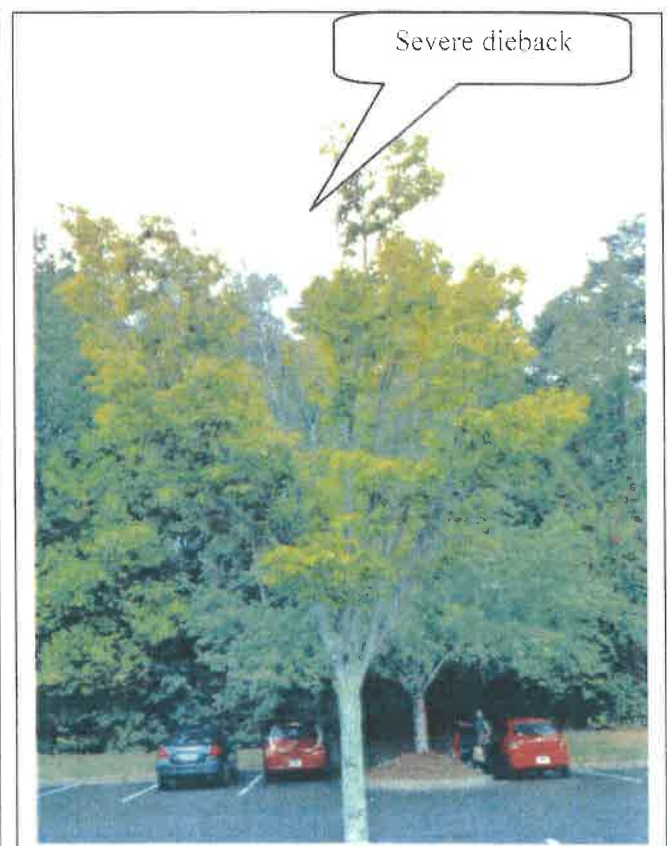
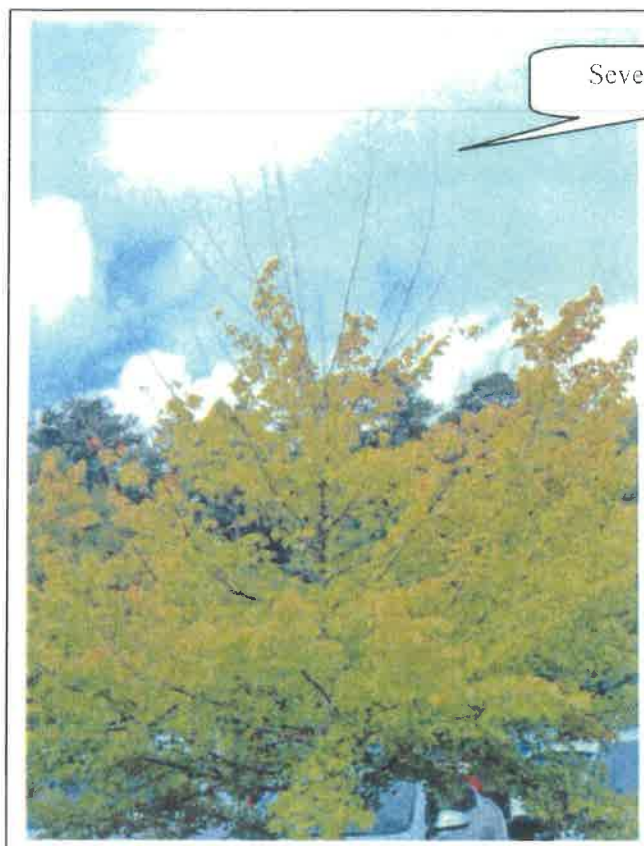


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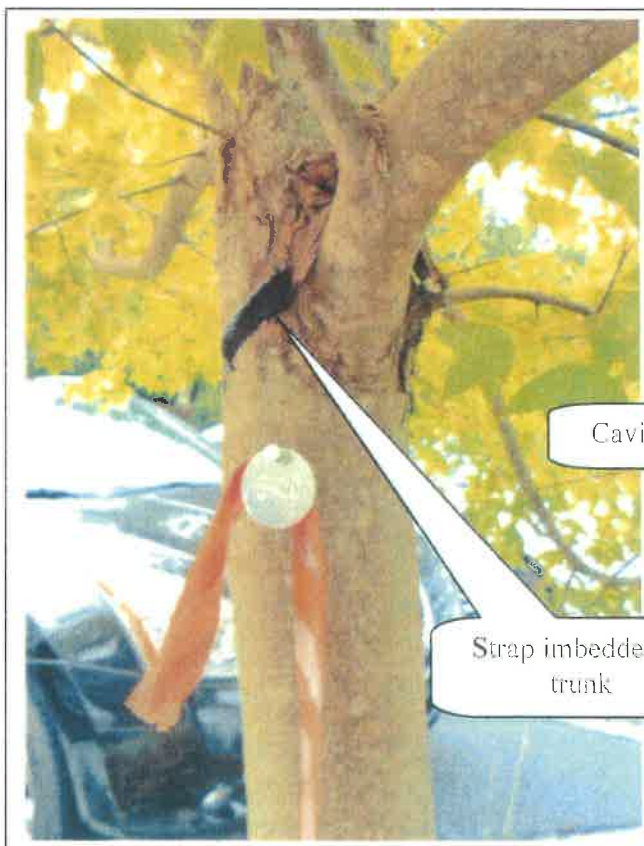
Severe dieback

Photo 9



Cavity with decay

Photo 10



Cavity with decay

Strap imbedded in trunk

Photo 11



Photo 12

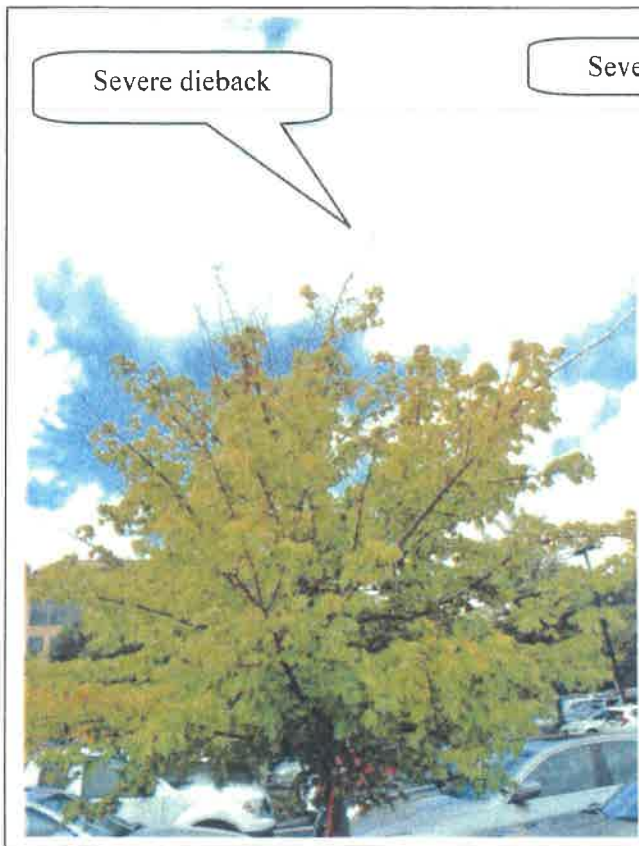


Photo 13



Photo 14



Photo 15

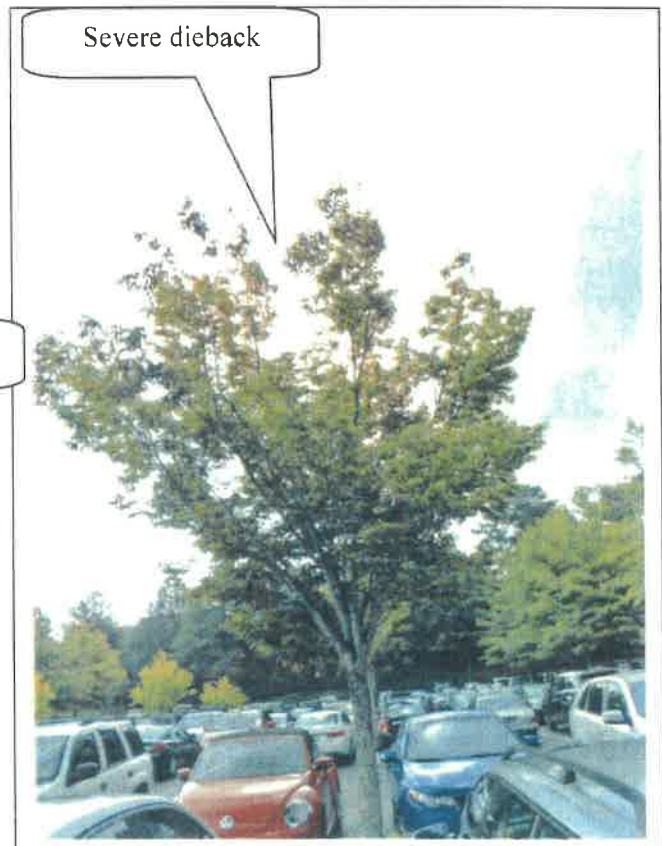


Photo 16



Severe dieback

Photo 17



Split in trunk

Photo 18



Severe dieback

Photo 19



Cavity with decay

Photo 20



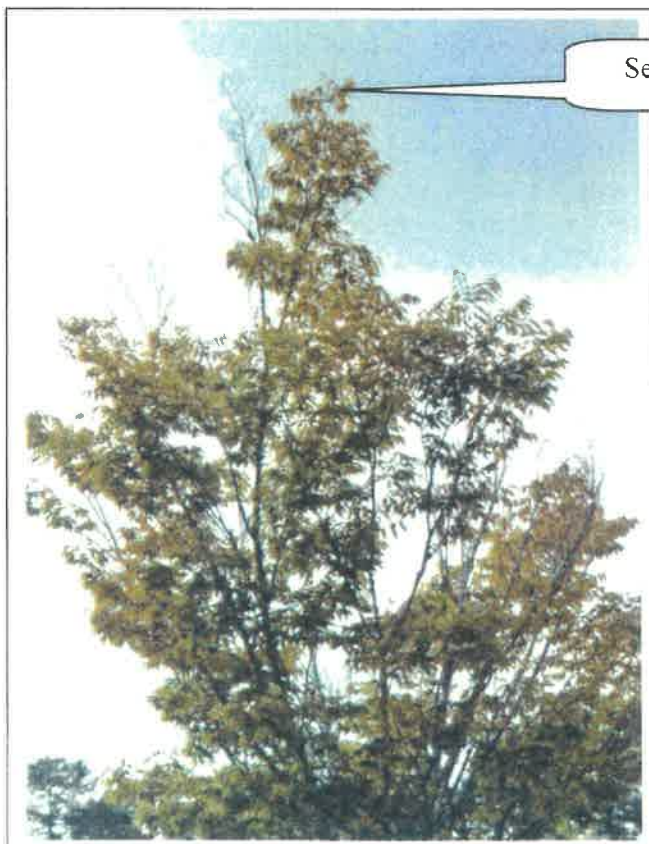
Severe dieback

Photo 21



Cavity with decay

Photo 22



Severe dieback

Photo 23



Severe dieback

Photo 24

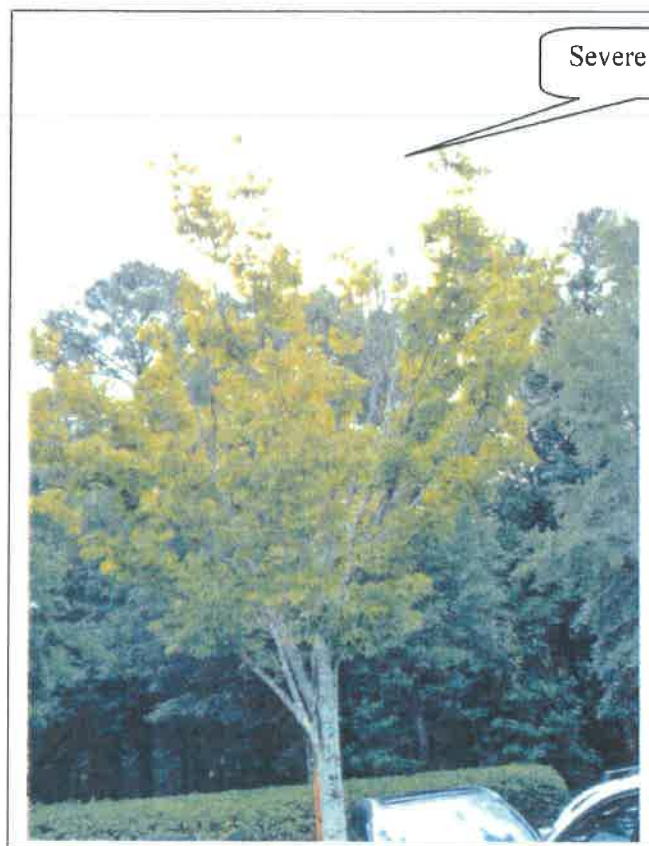


Photo 25

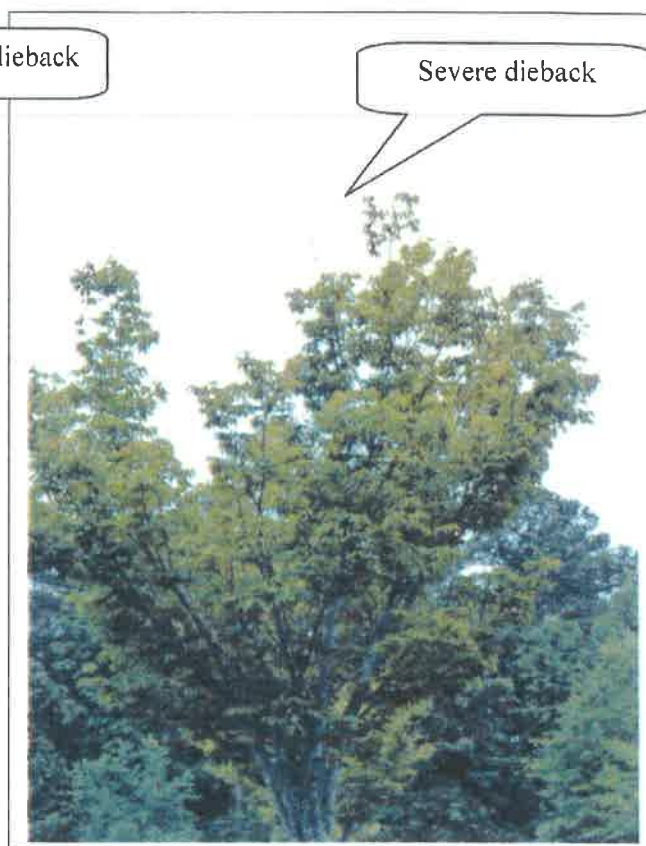


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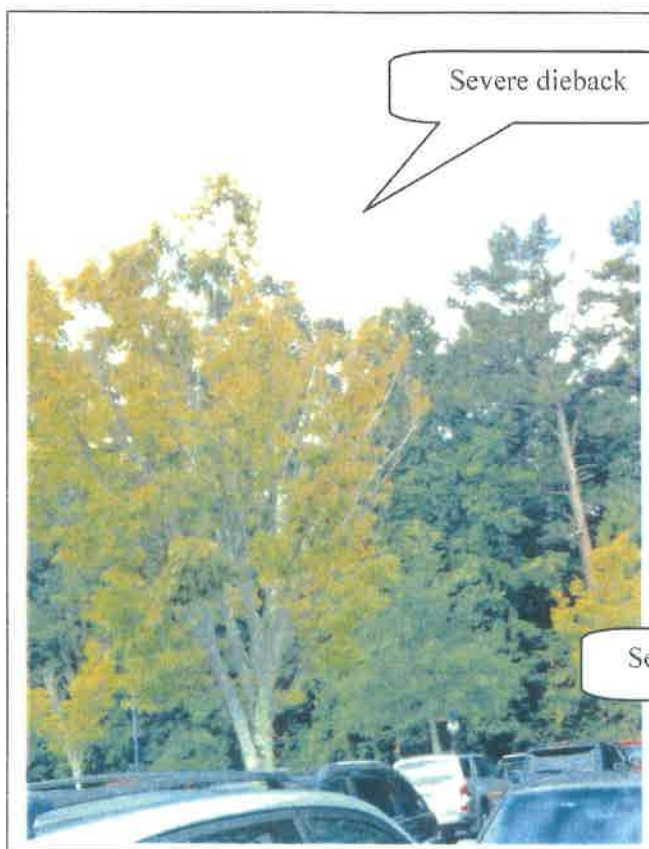


Photo 27



Photo 28



Photo 29

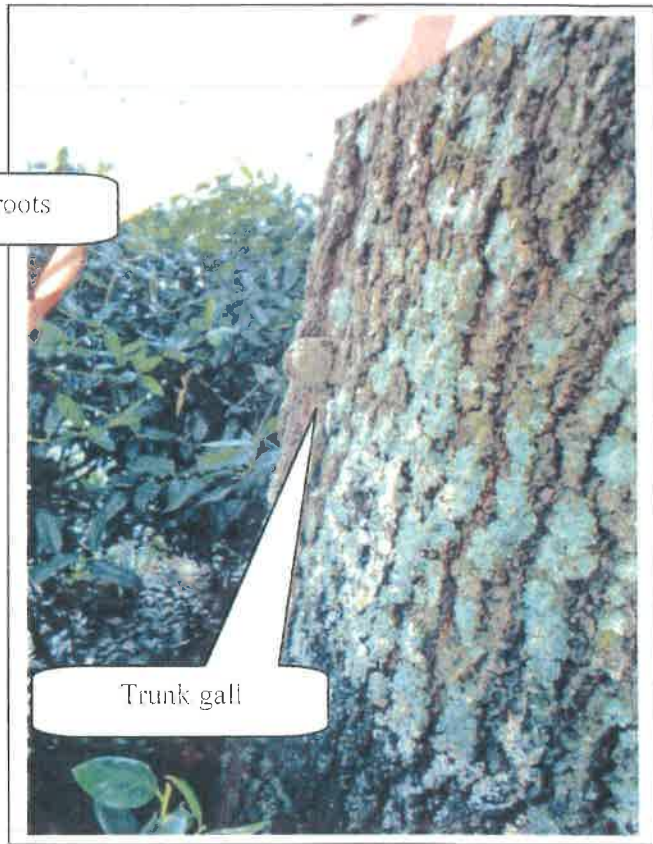


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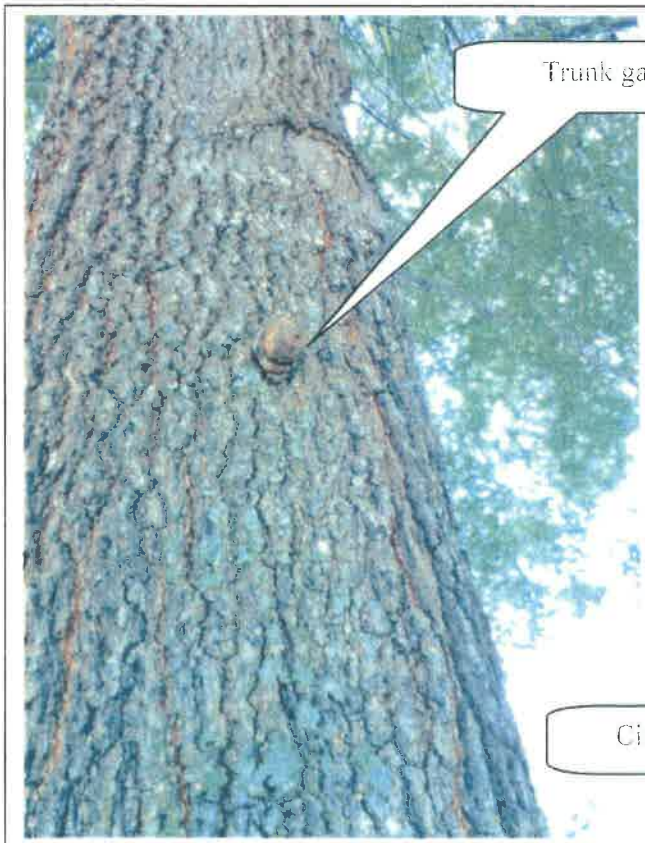
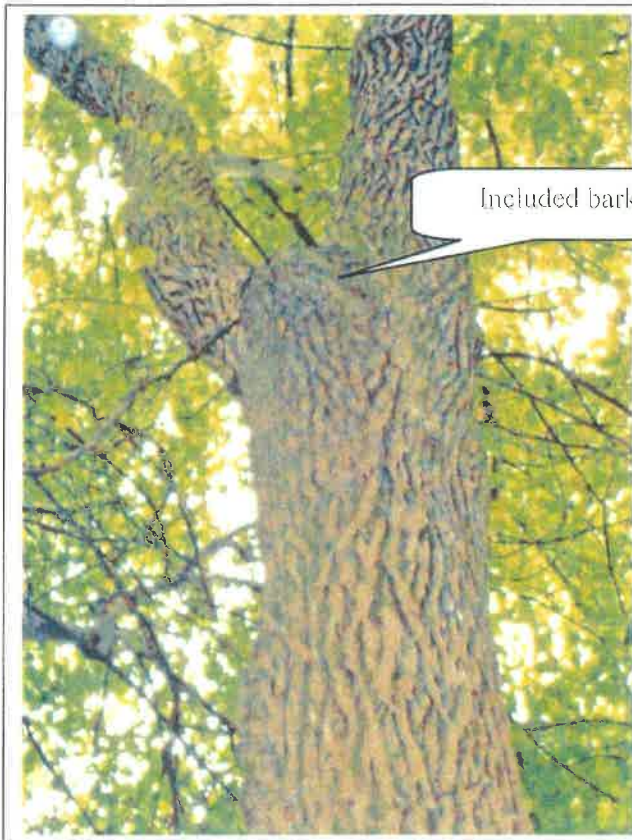


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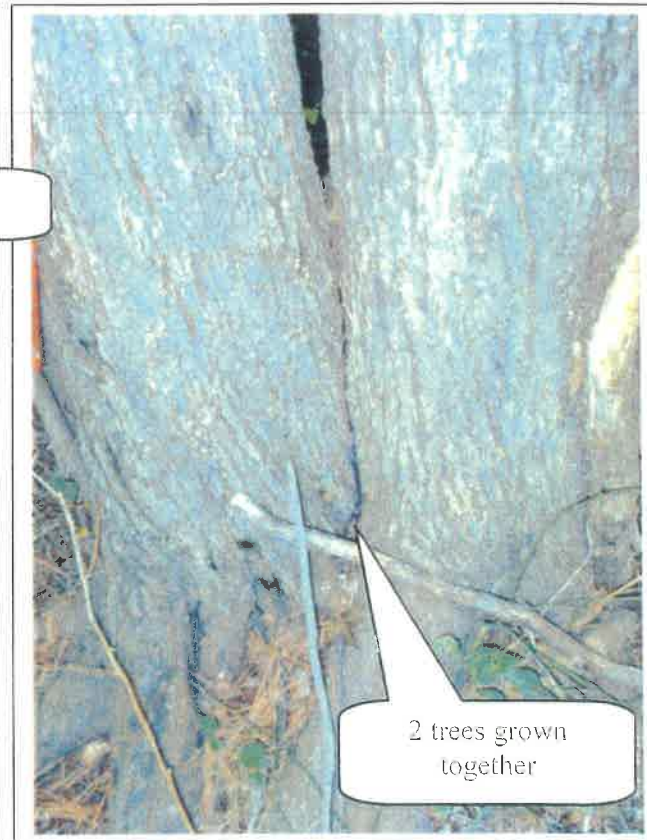


Photo 32



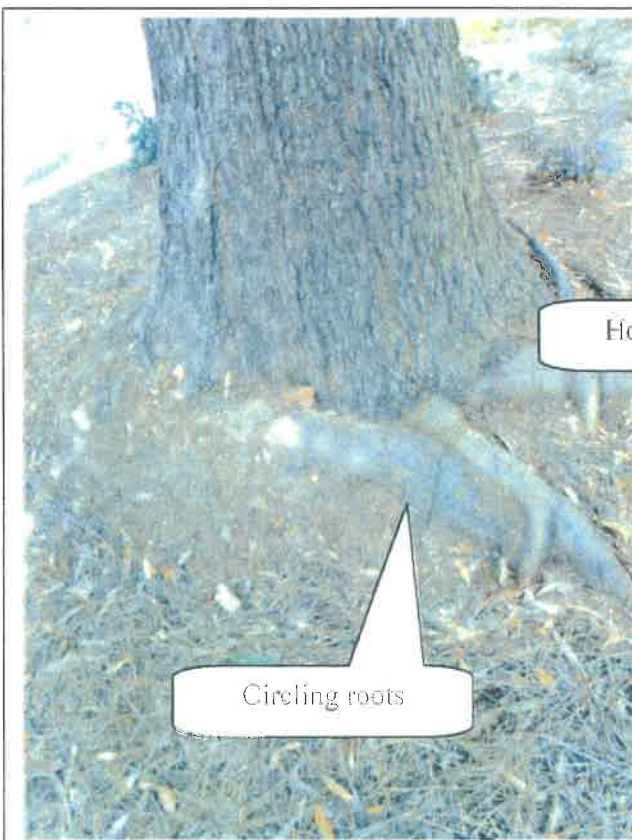
Included bark

Photo 33



2 trees grown together

Photo 34



Circling roots

Photo 35



Hollow cavity

Photo 36

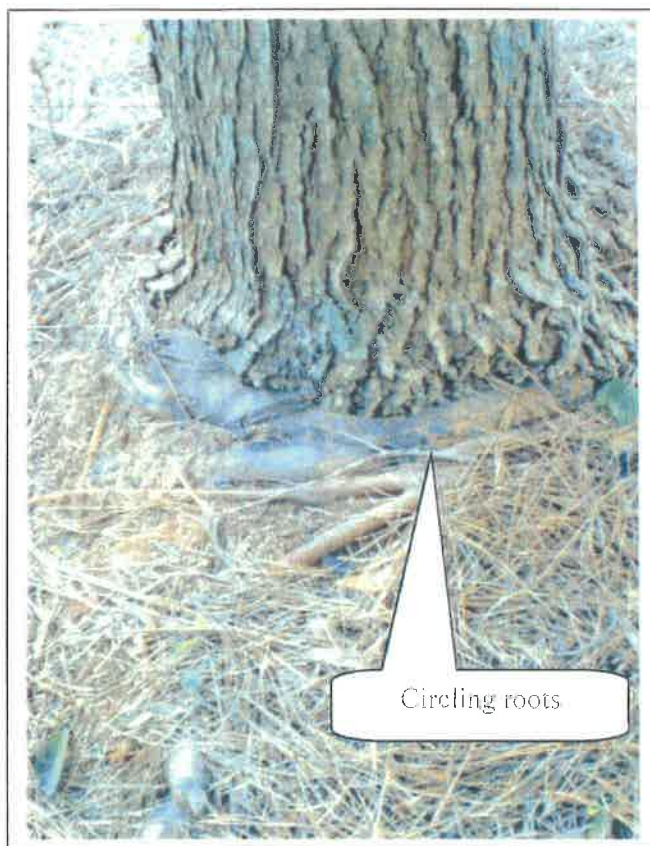


Photo 37

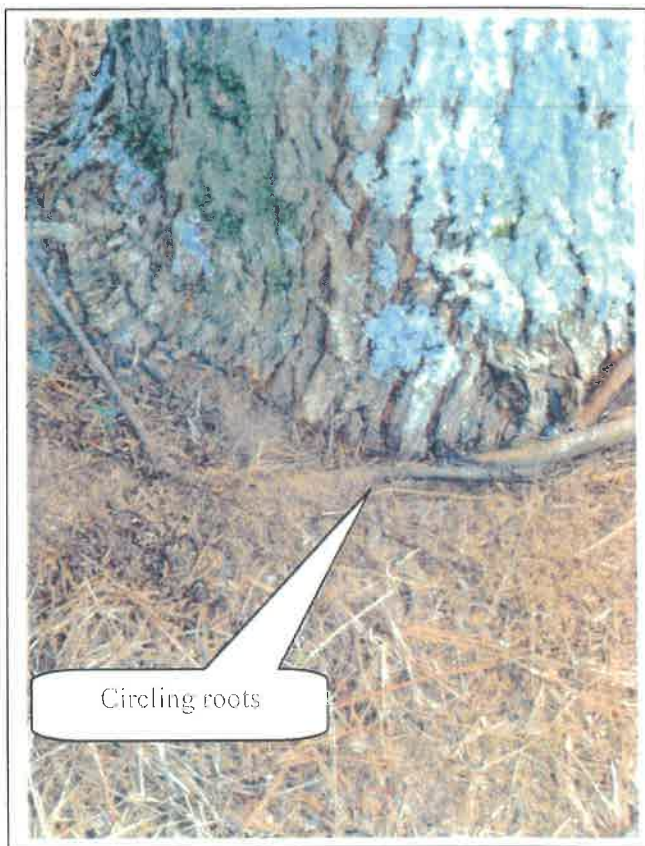


Photo 38

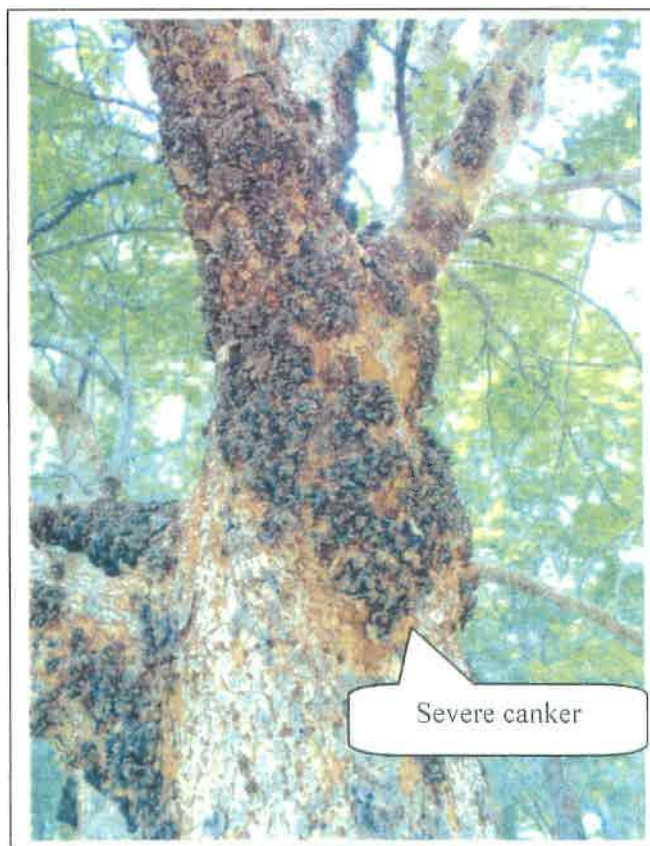


Photo 39



Photo 40

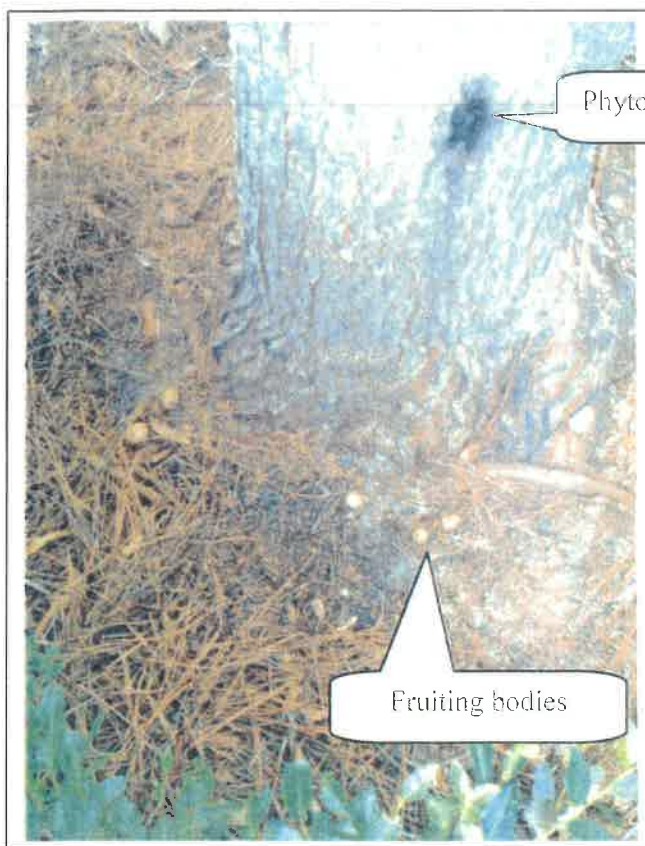


Photo 41



Photo 42

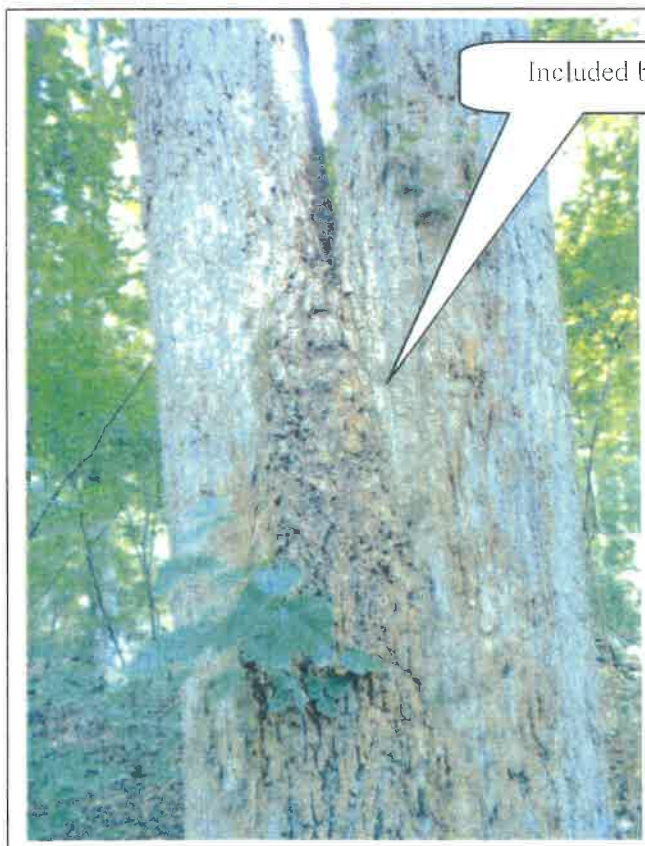
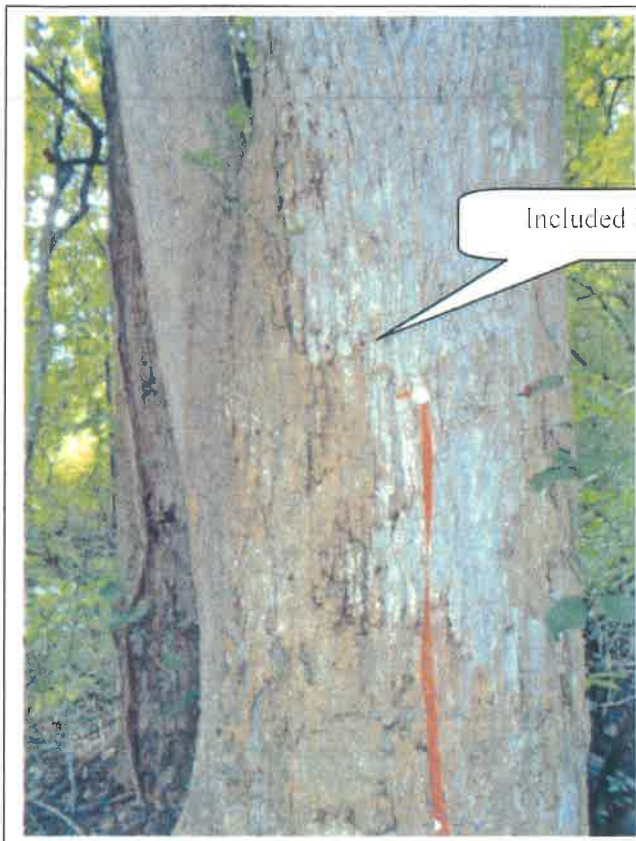


Photo 43

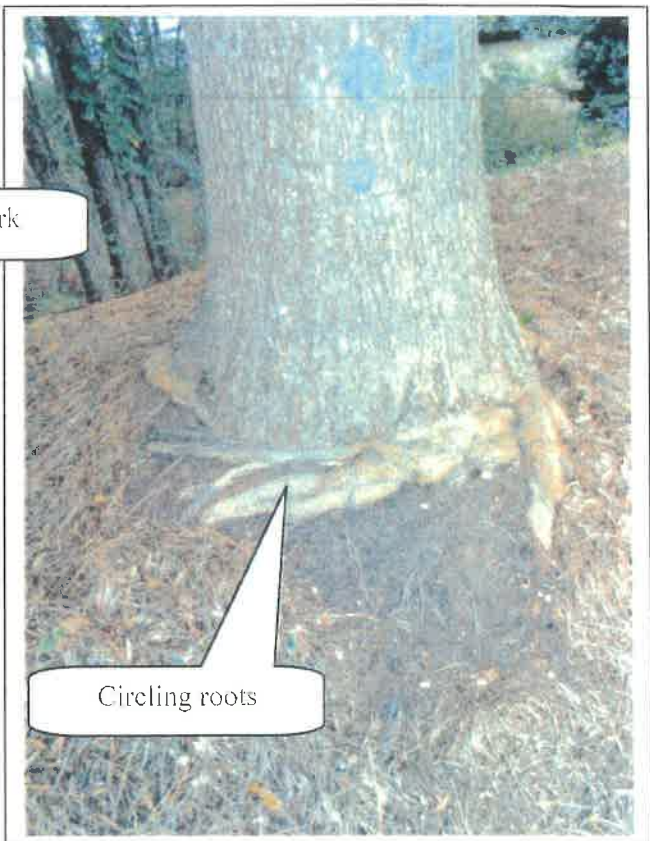


Photo 44



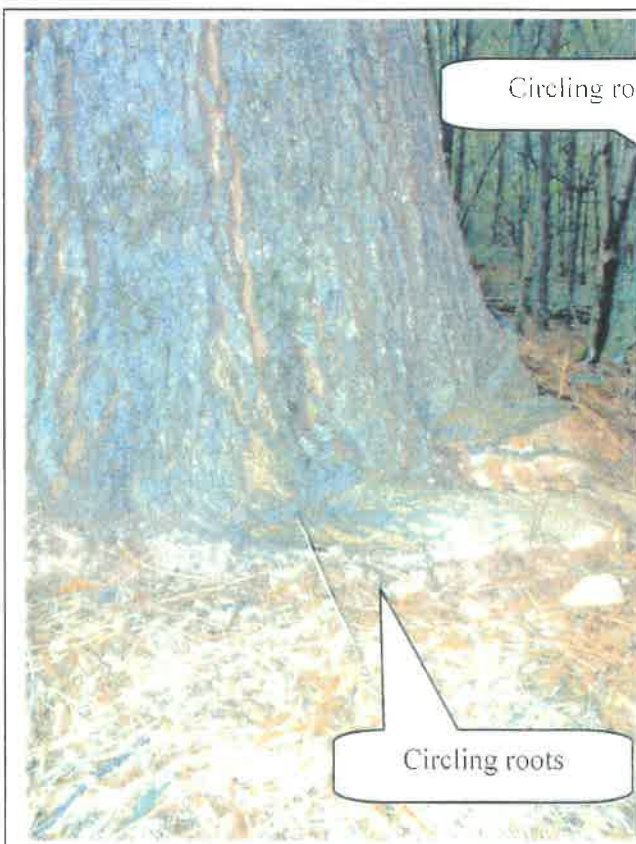
Included bark

Photo 45



Circling roots

Photo 46



Circling roots

Circling roots

Photo 47



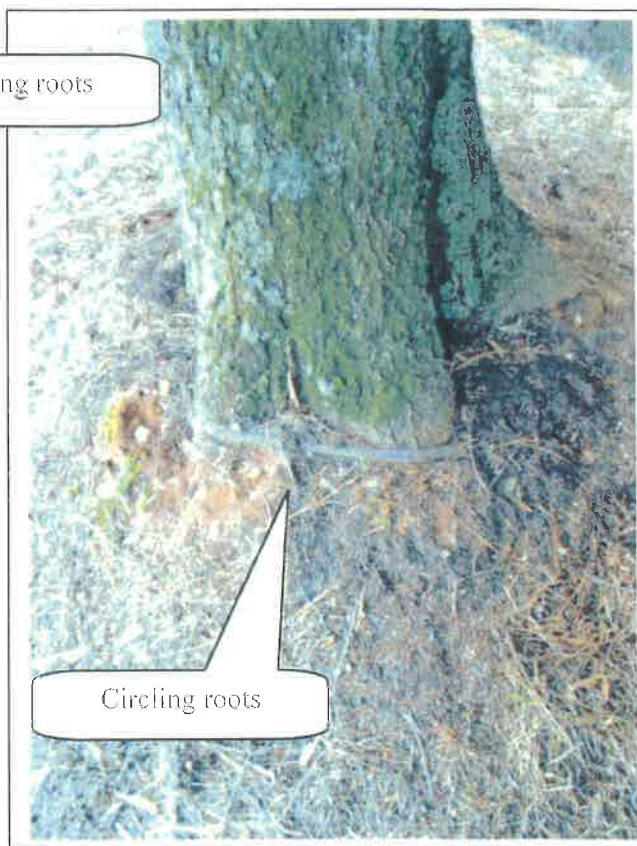
Fruiting bodies

Photo 48



Circling roots

Photo 49



Circling roots

Photo 50



Numerous trunk
galls

Photo 51



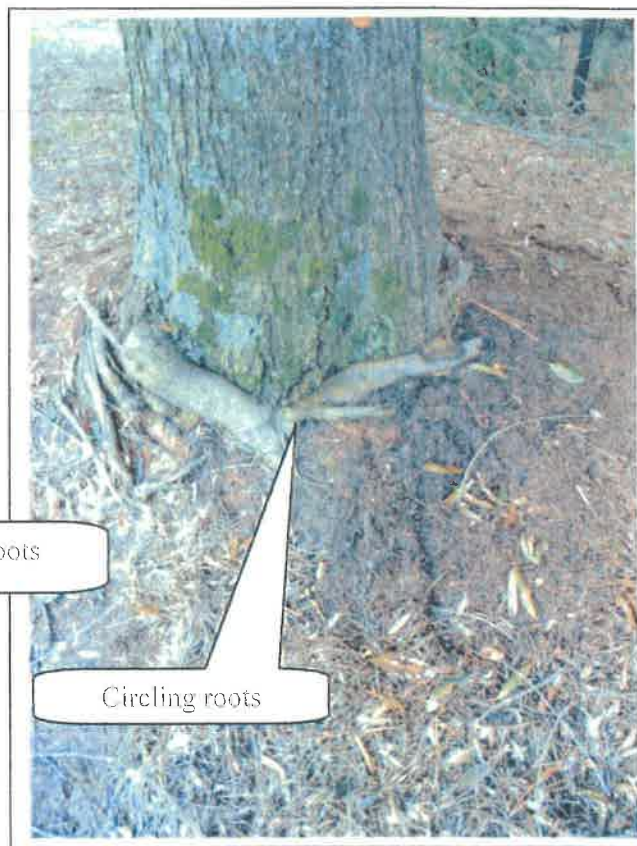
Fruiting bodies

Photo 52



Circling roots

Photo 53



Circling roots

Photo 54



Numerous trunk galls

Photo 55



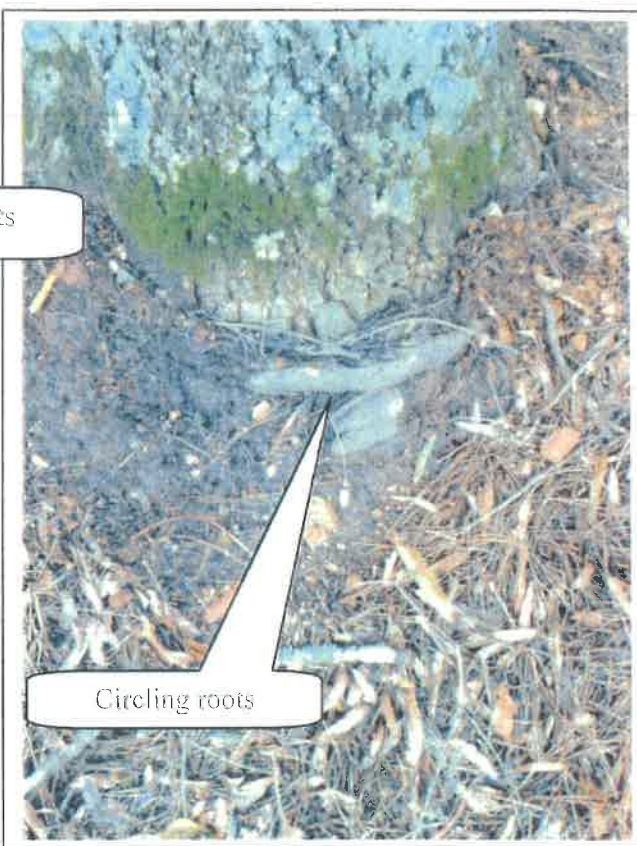
Circling roots

Photo 56



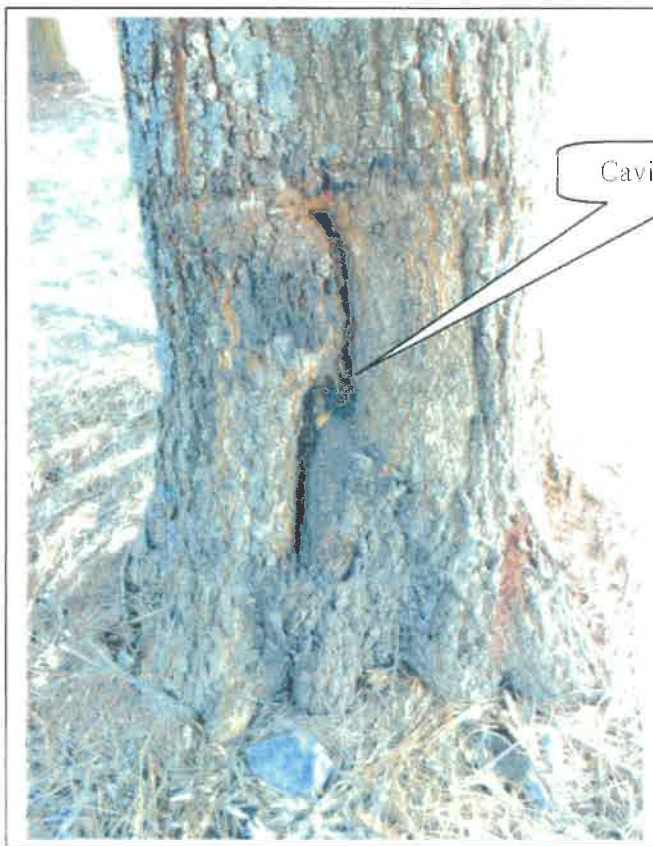
Circling roots

Photo 57



Circling roots

Photo 58



Cavity with decay

Photo 59



Circling roots

Photo 60



Photo 61

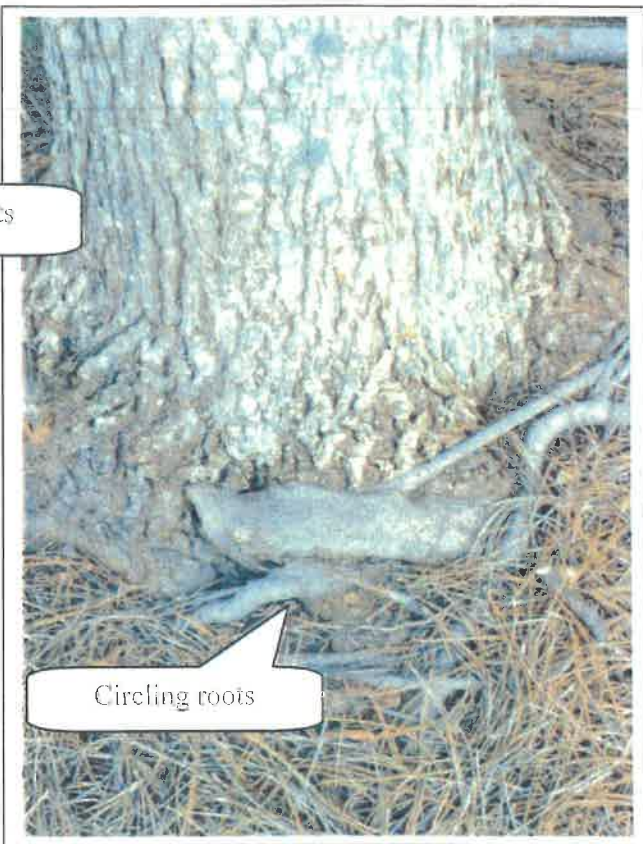


Photo 62



Photo 63



Photo 64



Circling roots

2 Trees grown together

Photo 65

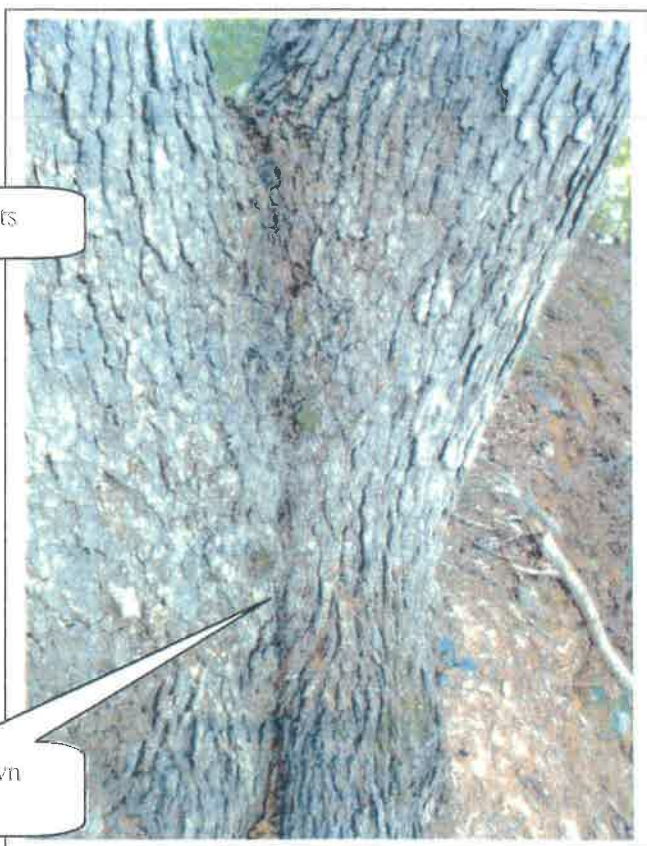


Photo 66



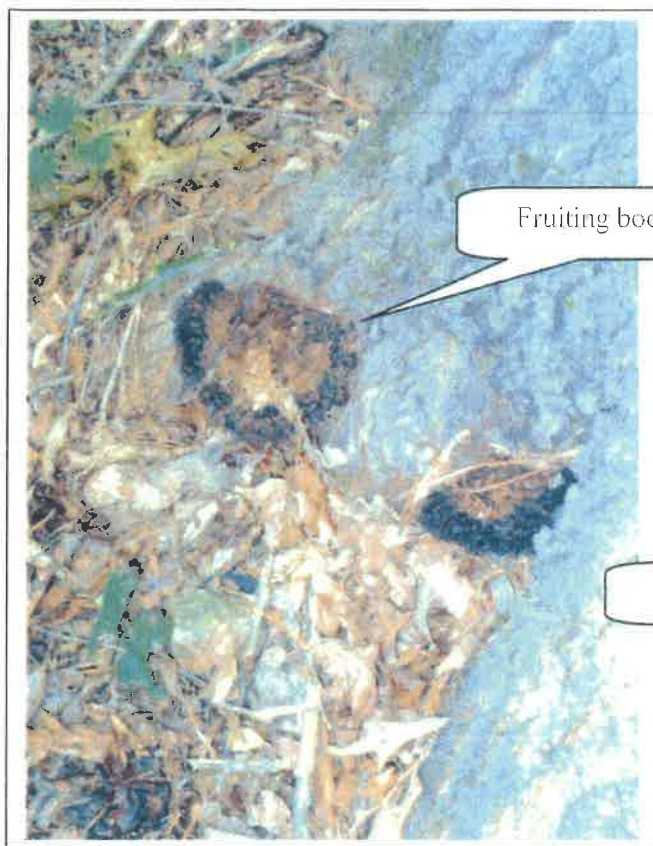
Severe undermining of tree

Photo 67



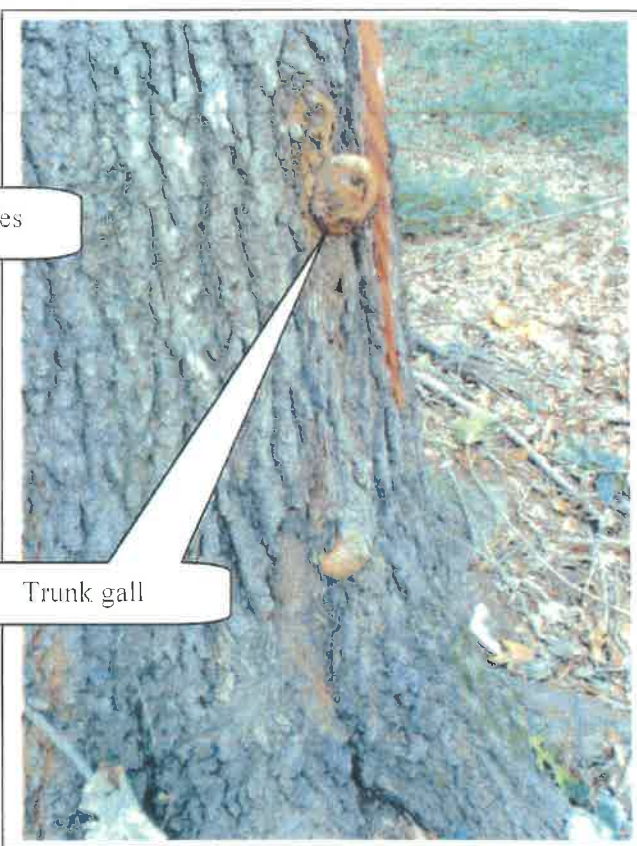
Fruiting body

Photo 68



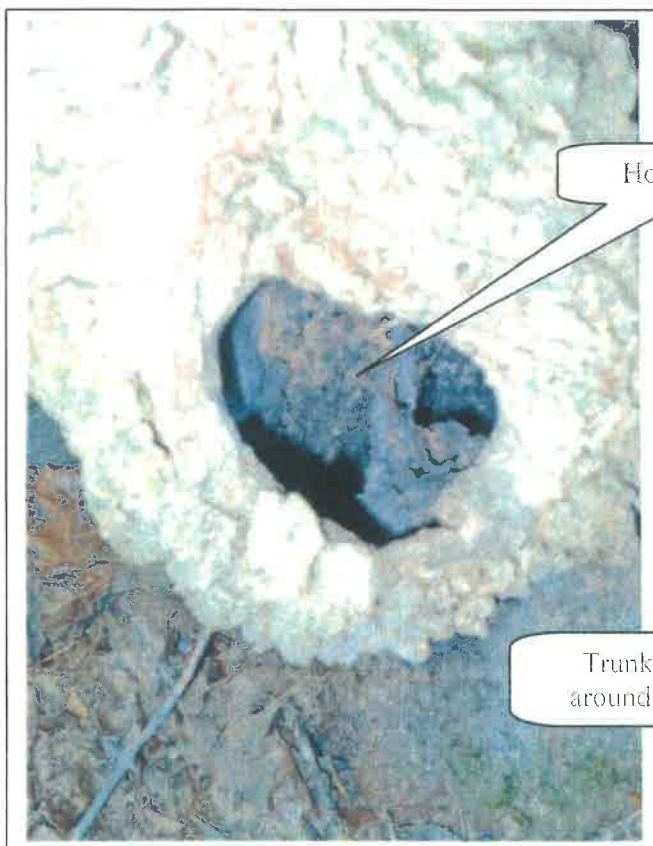
Fruiting bodies

Photo 69



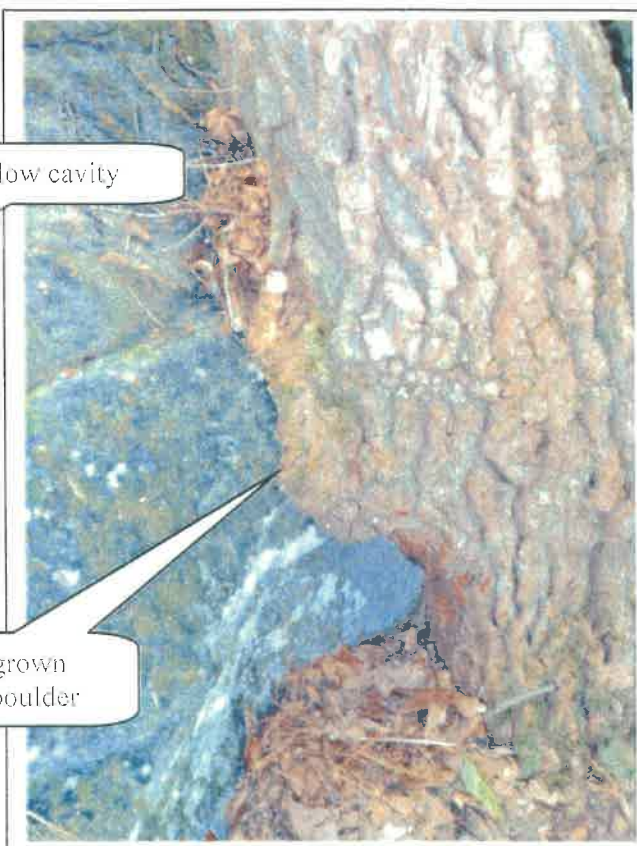
Trunk gall

Photo 70



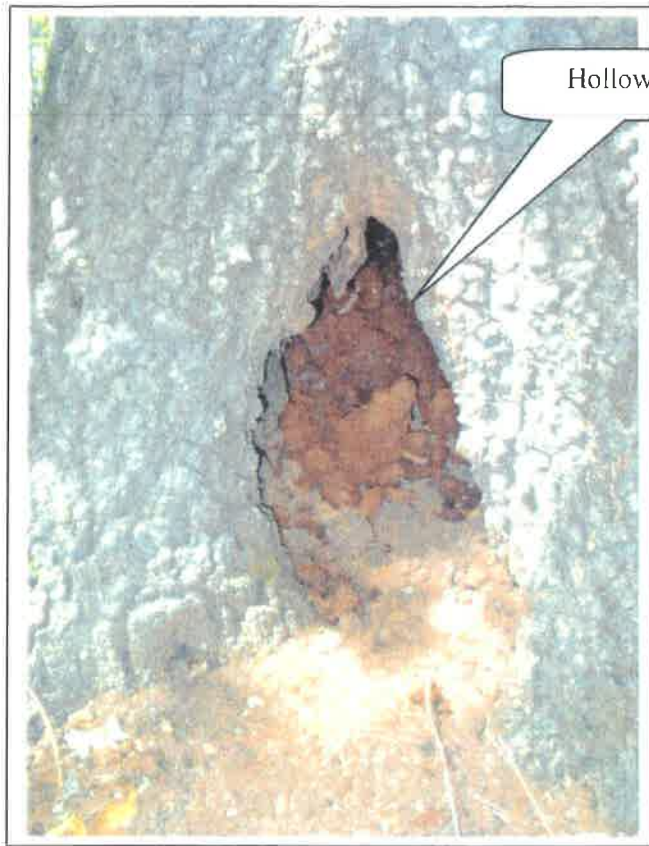
Hollow cavity

Photo 71



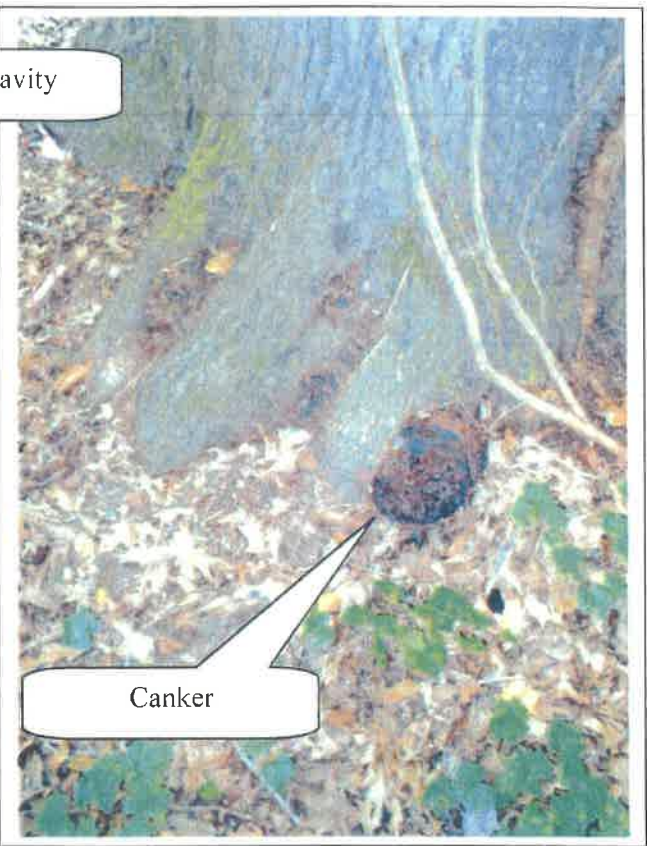
Trunk grown
around boulder

Photo 72



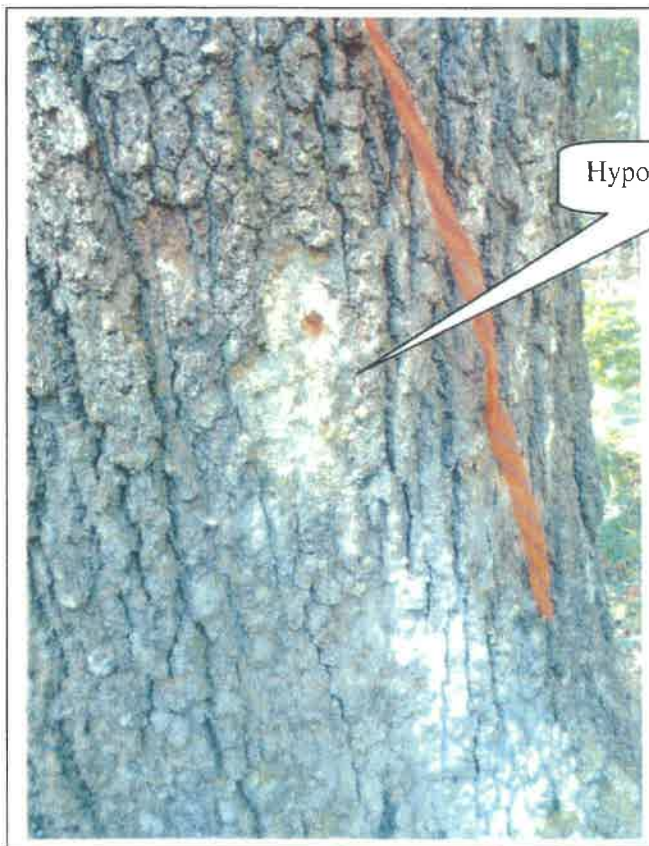
Hollow cavity

Photo 73



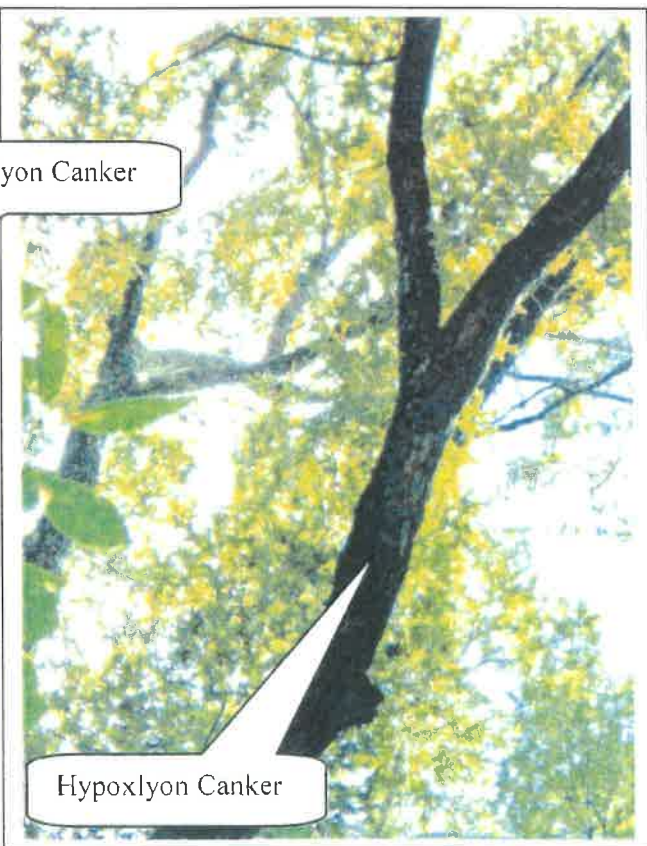
Canker

Photo 74



Hypoxylon Canker

Photo 75



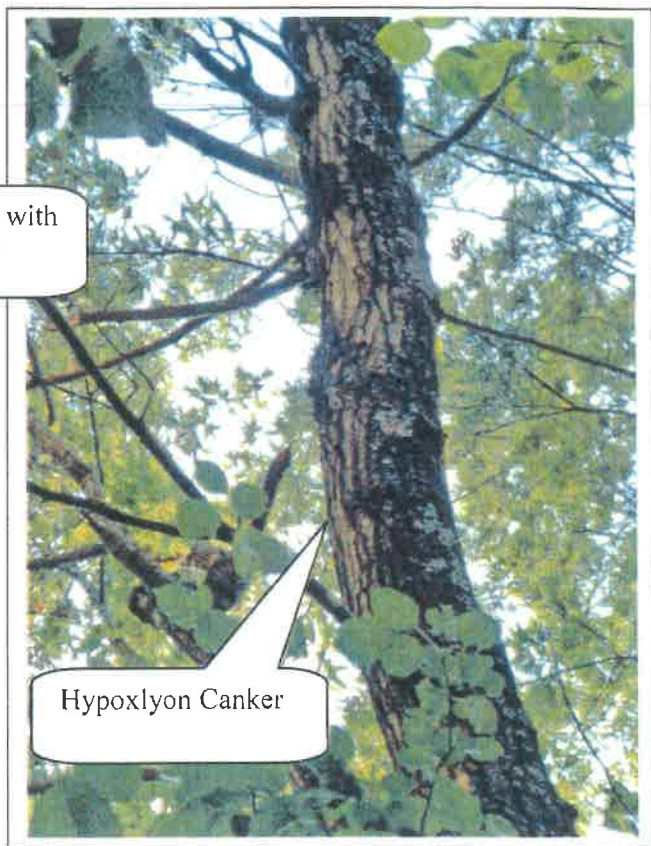
Hypoxylon Canker

Photo 76



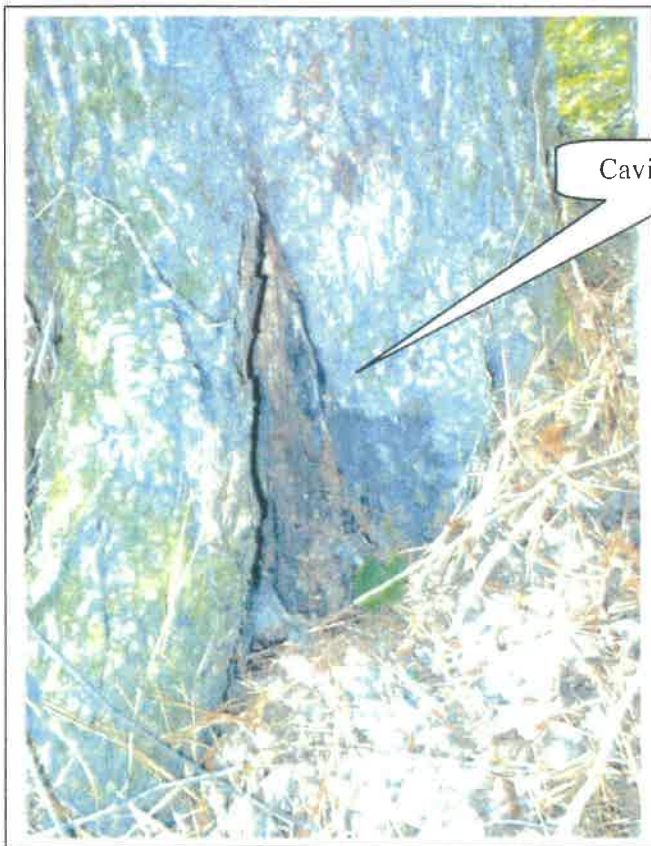
Distorted trunk with
trunk gall

Photo 77



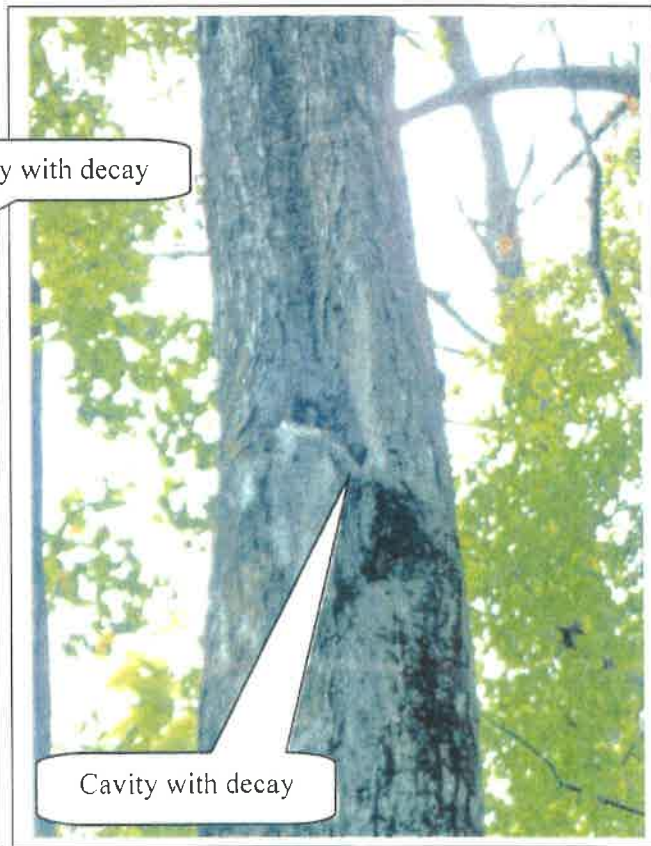
Hypoxylon Canker

Photo 78



Cavity with decay

Photo 79



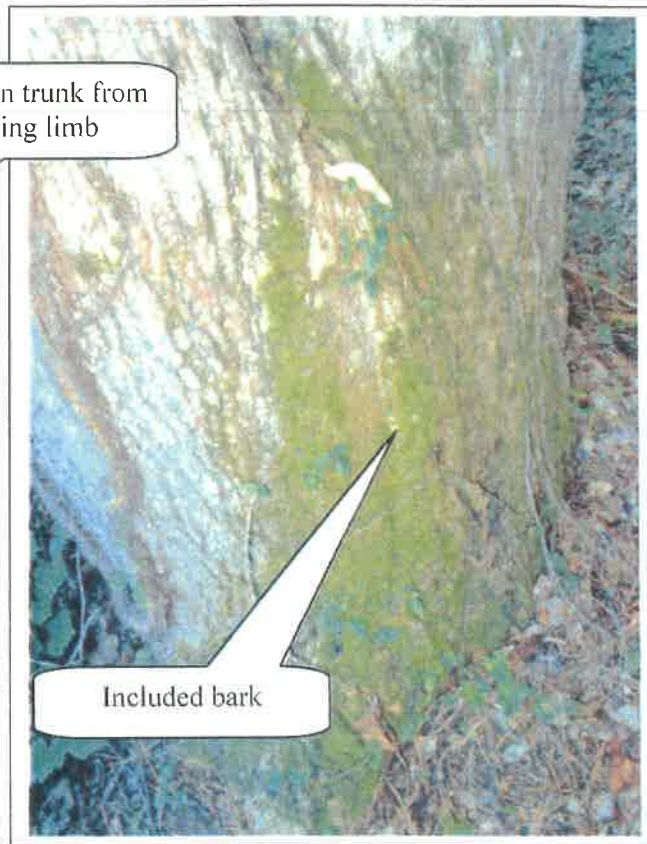
Cavity with decay

Photo 80



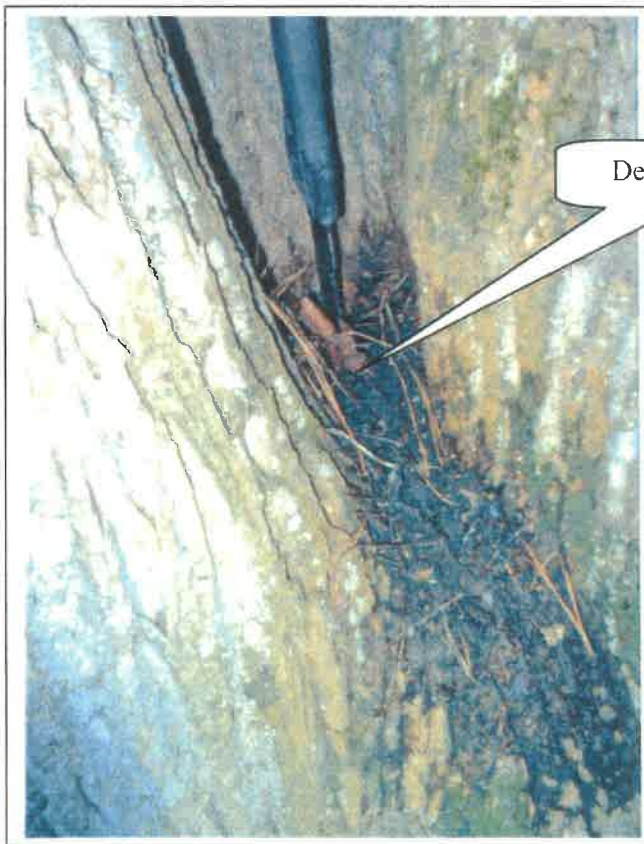
Decay in trunk from
rotting limb

Photo 81



Included bark

Photo 82



Decay in crotch

Photo 83



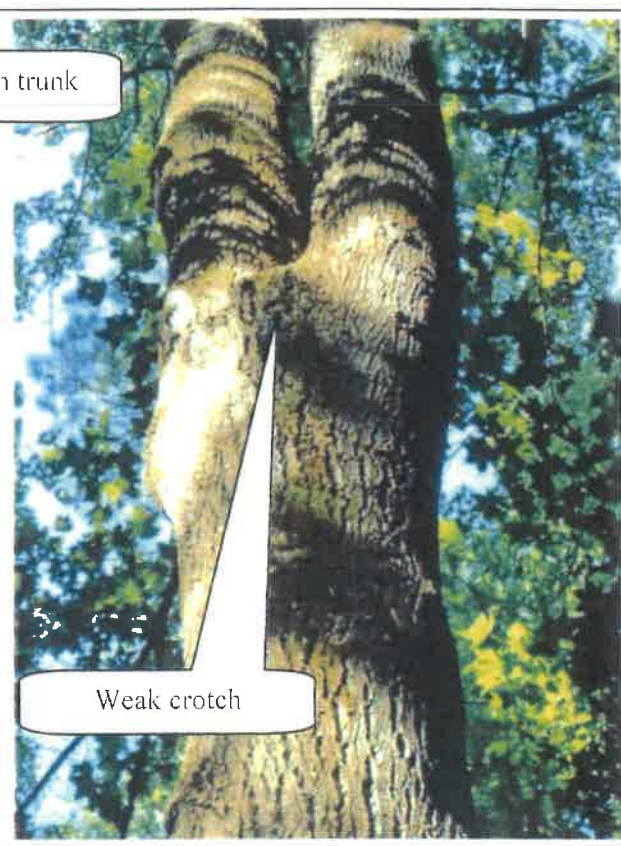
Decay in crotch

Photo 84



Barbwire in trunk

Photo 85



Weak crotch

Photo 86



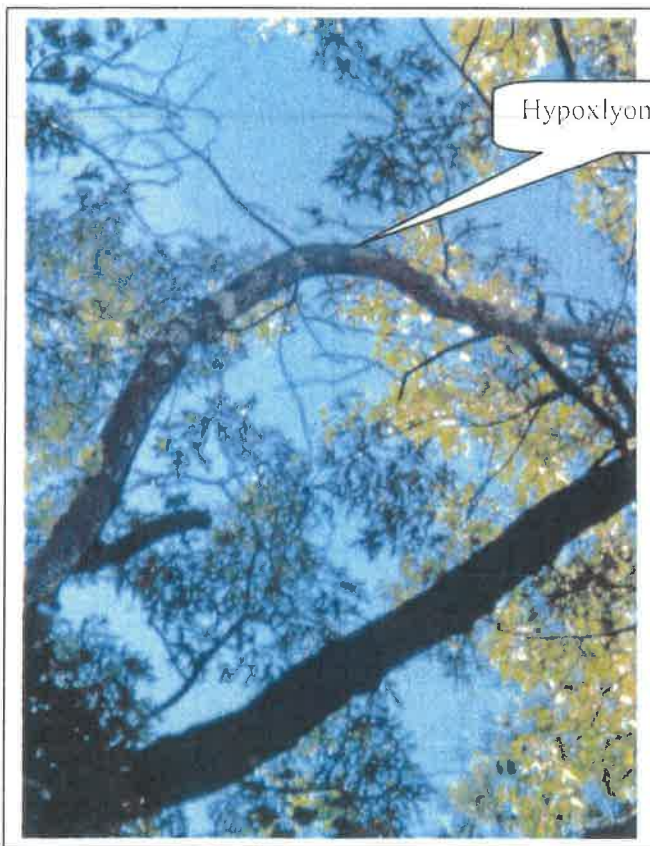
Severe lean

Photo 87



Phytophthora

Photo 88



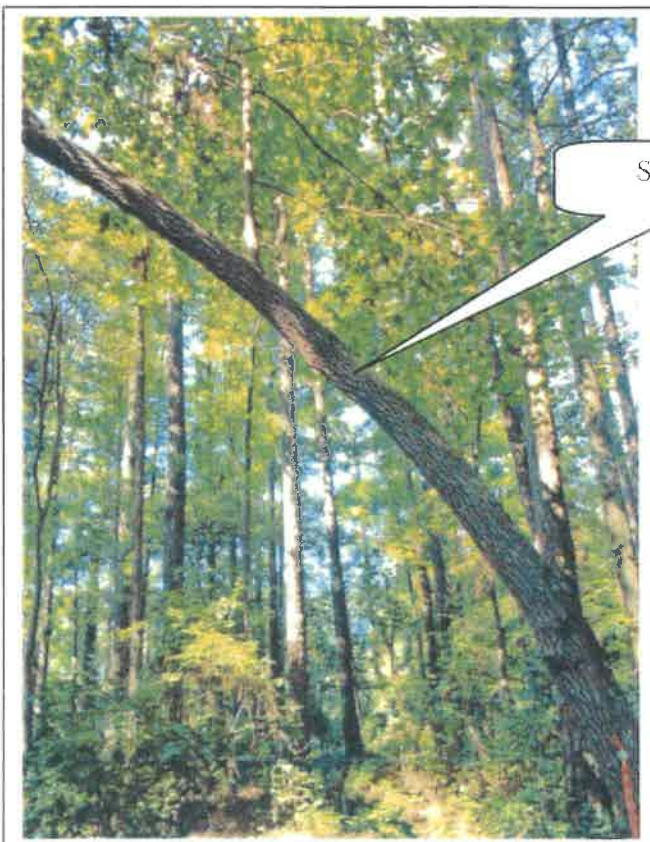
Hypoxylon Canker

Photo 89



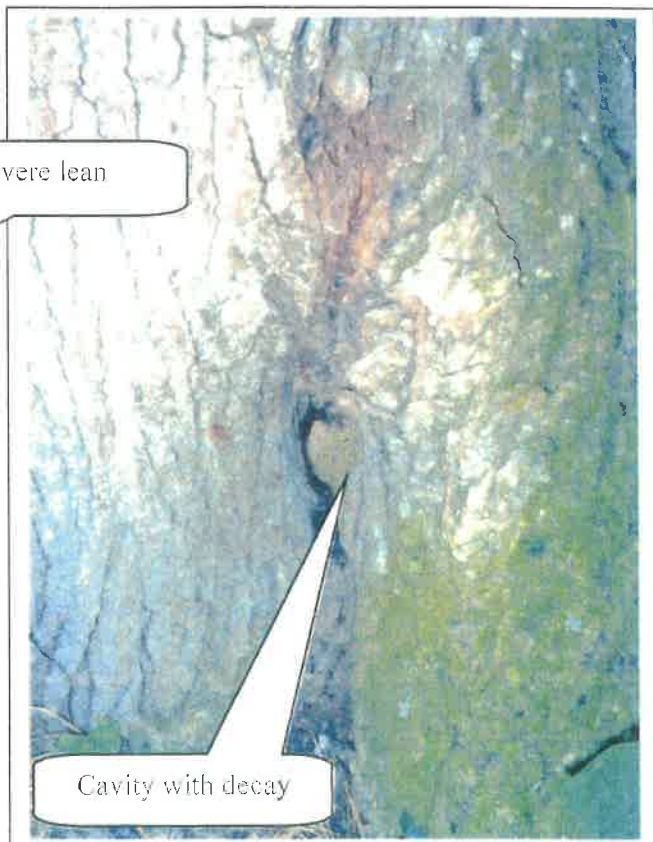
Cavity with decay

Photo 90



Severe lean

Photo 91



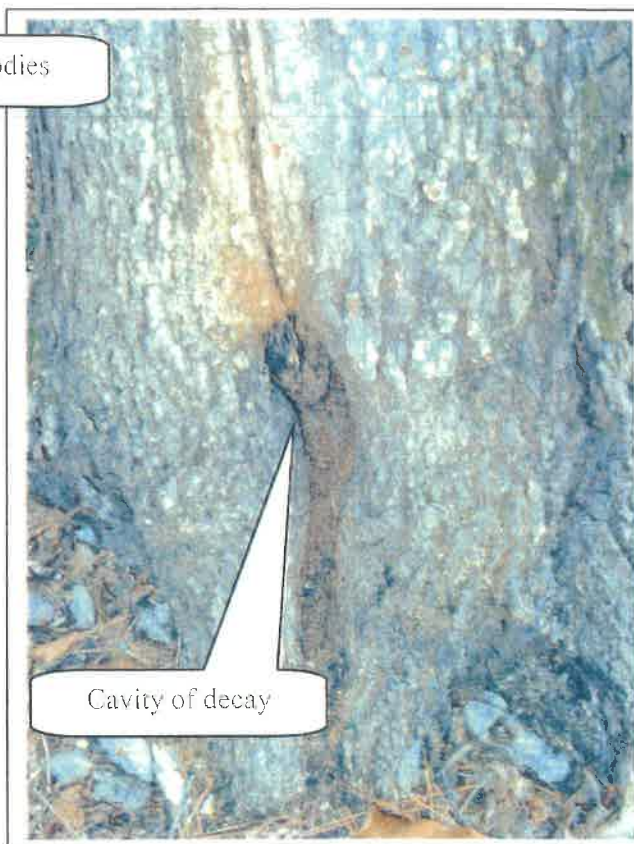
Cavity with decay

Photo 92



Fruiting bodies

Photo 93



Cavity of decay

Photo 94



Root damage

Photo 95



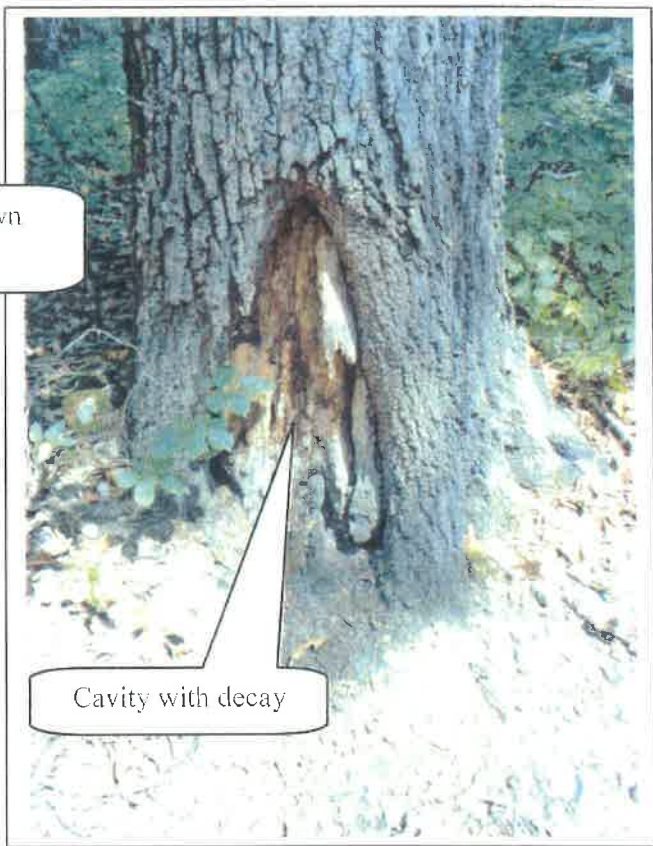
Included bark with
trunk gall in the
inclusion

Photo 96



2 Trees grown together

Photo 97



Cavity with decay

Photo 98



Wound exposing heartwood

Photo 99



2 Trees grown together

Photo 100

16-07-29-01 GA 400
Haynes Bridge Arborist
Report Alpharetta
Arborist Report

Reference UDC
Alpharetta, Georgia



Location Map



All of the following information is based upon visual field observations and 25 years of practical horticultural experience. No scientific or lab tests have been performed. I certify that all information in this report is true and inclusive to the best of my knowledge and is prepared in good faith.

Outdoor Spaces, LLC

By Scott Hall, Owner

On Site Specimen Evaluation Date: August 8, 10, 11, 16, 2016

Report Date: August 17, 2016

Revised Date:



Outdoor Spaces, LLC
Scott Hall, Owner
RLA, Certified Arborist
Certificate Number: SO-5434A
404-328-6561 Cell
678-965-4784 Fax
scottandcyrena@bellsouth.net

Warranty Disclaimer:

Although, this report will determine whether or not a tree is a specimen or "Tree of Quality"; it is provided as best judgment opinion. Ultimately, the governing body's (City of Alpharetta) arborist or representative shall determine whether a tree is classified as a specimen/"Tree of Quality" or not.

All specimen/"Tree of Quality" tree locations shall be approximate. The provided tree locations shall NOT be GPS located and in no manner shall the provided tree location plan be used or represented as a tree survey. It is the sole responsibility of the OWNER to have all tagged specimen/"Tree of Quality" trees located by a Certified Land Surveyor.

No warranties express or implied are made with respect to the report of aforementioned specimen trees. It is understood the OWNER makes use of this report by the ARBORIST at OWNER's sole risk and that the report is provided as best judgment opinion. In no manner does this report guarantee the life or imply any length of life span of the trees that are determined to be specimens.

Arborist Note:

Due to certain species and undesirable traits, some trees shall be considered in poor condition if the following is true. Numerous trees grown in a native setting may appear to grow as multi-trunk; however this is not desirable in most trees. Most trees that have multi-trunks at the base are usually created when two separate trees grow together or the tree branches off at an early age and they become Co-Dominate Leaders. Either scenario is an undesirable condition for most trees because they both create weak crotches, included bark and/or a prime place for debris and water to get trapped that will always cause decay. In this case these trees become a life safety issue and can not be considered specimen trees.

Some trees are an exception to this rule, such as, but not limited to:

Crape Myrtles, Birches, Wax Myrtles, Red Buds, Fringe Trees, Dogwoods, Hollies, Cedars, Sourwoods, Sweet Bay Magnolias, Red Bays and Live Oaks.

These are an exception because they naturally create sucker growth from the roots and/or trunk or do not typically have the life safety issues because they are not large growing trees.

Reference: Sinclair, Wayne A., 1936. Diseases of Trees and Shrubs / Wayne A. Sinclair and Howard H. Lyon.-2nd ed. Published 2005

ARTICLE III. LAND DEVELOPMENT ACTIVITIES

SECTION 3.2 TREE PROTECTION

3.2.1 DEFINITIONS

Caliper. A standard of trunk measurement for understory or replacement trees. Caliper inches are measured at the height of 6 inches above the ground for trees up to and including 4 inch caliper and 12 inches above the ground for trees larger than 4 inch caliper.

Diameter Breast-Height (DBH). The standard measure of overstory tree size (for trees existing on a site). The tree trunk is measured at a height of 4 ½ feet above the ground. If a tree splits into multiple trunks below 4 ½ feet, measure the trunk at its most narrow point beneath the split.

Hardwood Tree. Any tree that is not coniferous (cone bearing). This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

Softwood Tree. Any coniferous (cone bearing) tree. This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

Specimen Tree. Any tree which qualifies for special consideration for preservation due to its size, type, condition, location or historical significance. See additional requirements for Specimen Trees in Appendix B.

Tree. Any living, self-supporting woody or fibrous plant which normally obtains a diameter breast height of at least three (3) inches, and typically has one (1) main stem or trunk and many branches.

Understory. Those trees that grow beneath the overstory, and will generally reach a mature height of under 40 feet.

APPENDIX A

SPECIMEN TREES

Some trees on a site warrant special consideration and encouragement for conservation. These trees are referred to as Specimen Trees.

The following criteria are used by the Director to identify specimen trees.

A Specimen Tree is any tree which qualifies for special consideration for preservation due to its size, type, condition, location, or historical significance and is determined by the City Arborist, prior to development, to be in overall good health without the aid of a specialized care plan according to accepted ISA practices, and which also meets the minimum size criteria set forth below.

Size Criteria

Pine Trees: 30-inch (30") diameter or larger Overstory Trees: 24-inch (24") diameter or larger Understory Trees: 8-inch (8") diameter or larger

In order to encourage the conservation of Specimen Trees and the incorporation of these trees into the design of projects, additional density credit will be given for Specimen Trees, which are successfully saved by a design feature specifically designated for such purpose. Credit for any Specimen Tree thus saved would be two (2) times the assigned unit value shown in Table 3.4. The Critical Root Zone of Specimen Trees will be protected with hog-back/wire-back tree save fencing with metal support poles.

If a Specimen Tree is to be removed, a plan or written document indicating the reason for the removal must be submitted to the Director.

Specimen Trees that cannot be saved (see Section 3.2.13) must be replaced with trees having three (3) times the unit value of the tree removed with a minimum four-inch (4") tree caliper by species with potentials for comparable size and quality.

Any Specimen Tree which is removed without the appropriate review and approval of the Director must be replaced by trees with a total density equal to eight (8) times the unit value of the tree removed with a minimum four-inch (4") tree caliper. Size alone will determine whether a tree was a specimen quality if the tree is removed without approval and there is no evidence of its condition. Violations will be subject to the applicable penalties as described in Section 3.2.19.

Specimen Analysis							(General
Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. The are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)							
Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
302	11" Red Maple	Good	Good	No	Landscape Tree		No
303	19" Crape Myrtle	Good	Good	Yes			Yes
304	21" Willow Oak	Good	Good	No	Landscape Tree		Yes
305	18" Crape Myrtle	Good	Good	Yes			Yes
306	18" Crape Myrtle	Good	Good	Yes			Yes
307	15" Crape Myrtle	Good	Good	Yes			Yes
308	3" Red Maple	Good	Good	No	Landscape Tree		No
309	8" Red Maple	Good	Good	No	Landscape Tree		No
310	8" Red Maple	Good	Good	No	Landscape Tree		No
311	8" Red Maple	Good	Good	No	Landscape Tree		No
312	8" Red Maple	Good	Good	No	Landscape Tree		No
313	8" Red Maple	Good	Good	No	Landscape Tree		No
314	8" Red Maple	Good	Good	No	Landscape Tree		No
315	8" Red Maple	Good	Good	No	Landscape Tree		No
316	8" Red Maple	Good	Good	No	Landscape Tree		No
317	8" Red Maple	Good	Good	No	Landscape Tree		No
318	8" Red Maple	Good	Good	No	Landscape Tree		No
319	11" Red Maple	Good	Good	No	Landscape Tree		No
320	11" Red Maple	Good	Good	No	Landscape Tree		No
321	5" Zelkova	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
322	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Cavity at base of tree. Lichen on trunk, an indication of poor growth.	1	No
323	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	2	No
324	4" Red Maple	Good	Good	No	Landscape Tree		No
325	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	3	No
326	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	4	No
327	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	5	No
328	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Split in trunk.	6-7	No
329	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	8	No

Specimen Analysis							(General
Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. The are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)							
Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
330	10" Willow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
331	10" Willow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
332	13" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Thin canopy an indication tree has out grown landscape island.		No
333	12" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Thin canopy an indication tree has out grown landscape island.		No
334	10" Willow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
335	11" Willow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
336	11" Willow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
337	9" Willow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
338	10" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Thin canopy an indication tree has out grown landscape island.		No
339	10" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Thin canopy an indication tree has out grown landscape island.		No
340	4" Trident Maple	Poor	Poor	No	Landscape Tree. Several cavities. Tree staking strap grown into trunk. Severe tip die back. Tree has out grown landscape island.	9-11	No
341	4" Trident Maple	Poor	Poor	No	Landscape Tree. Tree has out grown landscape island.		No
342	4" Trident Maple	Fair	Fair	No	Landscape Tree. Several cavities. Severe tip die back. Tree has out grown landscape island.	12-13	No
343	4" Trident Maple	Poor	Poor	No	Landscape Tree. Early change of leaf color, an indication of stress. Tree has out grown landscape island.		No
344	4" Trident Maple	Poor	Poor	No	Landscape Tree. Tree has out grown landscape island.		No
345	6" Red Maple	Fair	Fair	No	Landscape Tree. Tree has out grown landscape island.		No

Specimen Analysis							(General)
Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. The are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)							
Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
346	6" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Split in trunk. Lichen on trunk, an indication of poor growth.	14-15	No
347	6" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	16	No
348	6" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Split in trunk. Lichen on trunk, an indication of poor growth.	17-18	No
349	6" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Cavity exposing heartwood. Severe tip die back. Lichen on trunk, an indication of poor growth.	19-20	No
350	7" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Cavity with decay. Severe tip die back. Lichen on trunk, an indication of poor growth.	21-22	No
351	16" Willow Oak	Good	Good	No	Landscape Tree.		No
352	11" Willow Oak	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
353	11" Willow Oak	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
354	13" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
355	13" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
356	11" Willow Oak	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
357	11" Willow Oak	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
358	12" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
359	11" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No

Specimen Analysis

(General

Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. The are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
360	14" Willow Oak	Good	Good	No	Landscape Tree.		No
361	10" Red Maple	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
362	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	23	No
363	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	24	No
364	9" Red Maple	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
365	8" Red Maple	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.		No
366	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	25	No
367	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	26	No
368	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.		No
369	5" Zelkova	Poor	Poor	No	Landscape Tree. Cavity exposing heartwood. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	27-28	No
370	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.		No
371	14" Red Maple	Good	Good	No	Landscape Tree.		No
372	9" Red Maple	Good	Good	No	Landscape Tree.		No

(General

[illegible]

Specimen Analysis (General)

Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. The are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
411	29" Pine	Good	Good	No	Boundary Tree.		Yes
412	20" Red Maple	Fair	Fair	No	Boundary Tree.		No
413	25" Pine	Good	Good	No	Boundary Tree.		Yes
414	28" Pine	Good	Good	No	Boundary Tree.		Yes
415	28" Pine	Good	Good	No	Boundary Tree.		Yes
416	30" Pine	Good	Good	Yes			Yes
417	22" Pine	Good	Good	No	Boundary Tree.		Yes
418	11" Red Maple	Good	Good	No	Landscape Tree.		No
(A)	9"-20" Bald Cypress	Good	Good	No	8 Trees of Quality		Yes
419	22" River Birch	Good	Good	No	Tree of Quality		Yes
420	16" Crape Myrtle	Good	Good	Yes			Yes
421	13" Crape Myrtle	Good	Good	Yes			Yes
422	17" Crape Myrtle	Good	Good	Yes			Yes
423	17" Crape Myrtle	Good	Good	Yes			Yes
424	17" Crape Myrtle	Good	Good	Yes			Yes
425	9" Crape Myrtle	Good	Good	Yes			Yes
426	9" Crape Myrtle	Good	Good	Yes			Yes
427	9" Crape Myrtle	Good	Good	Yes			Yes
428	9" Crape Myrtle	Good	Good	Yes			Yes
429	9" Crape Myrtle	Good	Good	Yes			Yes
430	9" Crape Myrtle	Good	Good	Yes			Yes
431	13" Crape Myrtle	Good	Good	Yes			Yes
432	12" Crape Myrtle	Good	Good	Yes			Yes
433	9" Red Maple	Good	Good	No	Landscape Tree		Yes
434	8" Dogwood	Fair	Fair	Yes	Some dieback		Yes
435	9" Japanese Maple	Good	Good	Yes			Yes
436	12" Red Maple	Good	Good	No	Landscape Tree		Yes
437	19" Willow Oak	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	35	No
438	9" Dogwood	Poor	Poor	No	Hollow cavity and dieback.	36	No
439	14" Red Maple	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	37	No
440	10" Red Maple	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	38	No
441	14" Chinese Elm	Poor	Poor	No	Landscape Tree. Severe cankers on trunk.	39	No
442	14" Willow Oak	Good	Good	No	Landscape Tree		Yes
443	11" Red Maple	Poor	Poor	No	Landscape Tree. Main Trunk has Phytophthora. Fruiting bodies on root system. Circling roots impacting structural system of tree.	40-41	No
444	19" Willow Oak	Good	Good	No	Landscape Tree		Yes
445	20" Crape Myrtle	Good	Good	Yes			Yes
446	8" East Palatka Holly	Good	Good	Yes			Yes
447	13" Crape Myrtle	Good	Good	Yes			Yes
448	15" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
449	12" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
450	13" Crape Myrtle	Good	Good	Yes			Yes

Specimen Analysis

(General

Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as an office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
451	16" Water Oak	Good	Good	No	Tree of Quality		Yes
452	11" Red Maple	Good	Good	No	Tree of Quality		Yes
453	14" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
454	16" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
455	11" Crape Myrtle	Good	Good	Yes			Yes
636	13" Crape Myrtle	Good	Good	Yes			Yes
456	13" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
457	12" Crape Myrtle	Good	Good	Yes			Yes
458	16" Crape Myrtle	Good	Good	Yes			Yes
459	9" Red Maple	Good	Good	No	Tree of Quality		Yes
460	9" Red Maple	Good	Good	No	Tree of Quality		Yes
461	7" Red Maple	Good	Good	No	Tree of Quality		Yes
462	15" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
463	13" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
464	7" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
465	7" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
466	14" Crape Myrtle	Good	Good	Yes			Yes
467	8" Red Maple	Good	Good	No	Tree of Quality		Yes
468	20" White Oak	Good	Good	No	Tree of Quality		Yes
469	22" White Oak	Good	Good	No	Tree of Quality		Yes
825	16" Sourwood	Good	Good	Yes			Yes
826	11" Sourwood	Good	Good	Yes			Yes
470	12" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
471	17" Riverbirch	Good	Good	No	Tree of Quality		Yes
472	14" Crape Myrtle	Good	Good	Yes			Yes
473	28" Scarlett Oak	Good	Good	Yes			Yes
474	28" Tulip Poplar	Poor	Poor	No	Large cavity with decay.	42	No
475	38" Tulip Poplar	Poor	Poor	No	2 Co-Dominate Leaders with included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Trunk gall. Trunk sound hollow.	43-44	No
476	38" Tulip Poplar	Poor	Poor	No	2 Co-Dominate Leaders with included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	45	No
477	9" Dogwood	Good	Good	Yes			Yes
478	19" Crape Myrtle	Good	Good	Yes			Yes
479	14" Crape Myrtle	Good	Good	Yes			Yes
480	14" Crape Myrtle	Good	Good	Yes			Yes
481	15" Crape Myrtle	Good	Good	Yes			Yes
482	15" Crape Myrtle	Good	Good	Yes			Yes
483	3" Dogwood	Good	Good	No	Landscape Tree		Yes
484	4" Red Bud	Good	Good	No	Landscape Tree		Yes
485	7" Crape Myrtle	Good	Good	No	Landscape Tree		Yes
486	4" Dogwood	Good	Good	No	Landscape Tree		Yes
487	4" Red Bud	Good	Good	No	Landscape Tree		Yes
488	6" Red Maple	Good	Good	No	Landscape Tree		Yes

Specimen Analysis

(General)

Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as an office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
489	8" Red Maple	Good	Good	No	Landscape Tree		Yes
490	16" Crape Myrtle	Good	Good	Yes			Yes
491	16" Crape Myrtle	Good	Good	Yes			Yes
492	16" Crape Myrtle	Good	Good	Yes			Yes
493	12" Red Maple	Good	Good	No	Landscape Tree		Yes
494	7" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
495	4" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
496	6" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
497	17" Willow Oak	Good	Good	No	Landscape Tree		Yes
498	16" Crape Myrtle	Good	Good	Yes			Yes
499	13" Crape Myrtle	Good	Good	Yes			Yes
500	20" Willow Oak	Good	Good	No	Landscape Tree		Yes
501	7" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
502	5" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
503	6" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
504	20" Southern Magnolia	Good	Good	No	Landscape Tree		Yes
505	15" Red Maple	Good	Good	No	Landscape Tree		Yes
506	13" Willow Oak	Good	Good	No	Landscape Tree		Yes
507	8" Red Maple	Good	Good	No	Landscape Tree		Yes
508	16" Willow Oak	Good	Good	No	Landscape Tree		Yes
509	11" Red Maple	Good	Good	No	Landscape Tree		Yes
510	18" Willow Oak	Good	Good	No	Landscape Tree		Yes
511	18" Willow Oak	Good	Good	No	Landscape Tree		Yes
512	24" Willow Oak	Good	Good	Yes			Yes
513	20" Crape Myrtle	Good	Good	Yes			Yes
514	18" Crape Myrtle	Good	Good	Yes			Yes
515	22" Crape Myrtle	Good	Good	Yes			Yes
516	19" Willow Oak	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	46	No
517	22" Willow Oak	Poor	Poor	No	Landscape Tree. Fruiting Bodies on root system. Circling roots impacting structural system of tree.	47-48	No
518	22" Willow Oak	Good	Fair	No	Landscape Tree. Circling roots should be cut before impacting structural system of tree.	49	Yes
519	21" Willow Oak	Good	Good	No	Landscape Tree		Yes
520	20" Willow Oak	Good	Fair	No	Landscape Tree. Circling roots should be cut before impacting structural system of tree.	50	Yes
521	22" Willow Oak	Good	Good	No	Landscape Tree		Yes
522	22" Willow Oak	Good	Fair	No	Landscape Tree. Circling roots should be cut before impacting structural system of tree.		Yes
523	20" Willow Oak	Good	Good	No	Landscape Tree		Yes
524	20" Willow Oak	Poor	Poor	No	Landscape Tree. Numerous trunk galls.	51	No
525	19" Willow Oak	Good	Good	No	Landscape Tree		Yes
526	19" Willow Oak	Good	Good	No	Landscape Tree		Yes
527	20" Willow Oak	Good	Good	No	Landscape Tree		Yes

Specimen Analysis							(General)
Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. The are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)							
Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
528	16" Willow Oak	Poor	Poor	No	Landscape Tree. Fruiting Bodies on root system. Circling roots impacting structural system of tree.	52-53	No
529	19" Willow Oak	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	54	No
530	22" Willow Oak	Good	Good	No	Landscape Tree		Yes
531	21" Willow Oak	Good	Good	No	Landscape Tree		Yes
532	19" Willow Oak	Good	Good	No	Landscape Tree		Yes
533	19" Willow Oak	Poor	Poor	No	Landscape Tree. Numerous trunk galls.	55	No
534	21" Willow Oak	Good	Good	No	Landscape Tree		Yes
535	17" Willow Oak	Poor	Fair	No	Landscape Tree. Numerous Trunk galls. Circling roots should be cut before impacting structural system of tree.	56-57	No
536	16" Willow Oak	Poor	Fair	No	Landscape Tree. Numerous Trunk galls. Circling roots should be cut before impacting structural system of tree.	56-58	No
537	17" Willow Oak	Good	Good	No	Landscape Tree		Yes
538	22" Willow Oak	Good	Good	No	Landscape Tree		Yes
539	21" Willow Oak	Good	Good	No	Landscape Tree		Yes
540	22" Willow Oak	Good	Good	No	Landscape Tree		Yes
541	23" Willow Oak	Good	Good	No	Landscape Tree		Yes
542	20" Willow Oak	Good	Good	No	Landscape Tree		Yes
543	25" Willow Oak	Poor	Poor	No	Cavity with decay.	59	No
544	23" Willow Oak	Good	Fair	No	Landscape Tree. Circling roots should be cut before impacting structural system of tree.		Yes
545	24" Willow Oak	Good	Good	Yes			Yes
546	22" Willow Oak	Good	Good	No	Landscape Tree		Yes
547	18" Willow Oak	Good	Good	No	Landscape Tree		Yes
548	18" Willow Oak	Good	Good	No	Landscape Tree		Yes
549	15" Red Maple	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	61-62	No
550	17" Red Maple	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	63	No
551	7" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
552	7" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
553	9" Fosterii Holly	Good	Good	Yes			Yes
554	18" Red Maple	Good	Good	No	Landscape Tree		Yes
555	18" Red Maple	Good	Good	No	Landscape Tree		Yes
556	17" Red Maple	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	64	No
557	19" Red Maple	Good	Good	No	Landscape Tree		Yes
558	8" Fosterii Holly	Good	Good	Yes			Yes
559	8" Fosterii Holly	Good	Good	Yes			Yes
560	10" Fosterii Holly	Good	Good	Yes			Yes
561	21" Crape Myrtle	Good	Good	Yes			Yes
562	23" Crape Myrtle	Good	Good	Yes			Yes

Specimen Analysis
(General

Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as an office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
563	25" Willow Oak	Good	Good	Yes			Yes
564	23" Willow Oak	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	65	No
565	9" Sourwood	Fair	Fair	Yes			No
566	28" White Oak	Good	Good	Yes			Yes
567	10" Sourwood	Good	Good	Yes			Yes
568	25" White Oak	Good	Good	Yes			Yes
569	40" (23"-21") White Oak	Fair	Poor	No	Tree is being undermined from erosion. 2 Trees grown together to create 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.	66-67	No
570	8" Sourwood	Good	Good	Yes			Yes
571	31" Southern Red Oak	Poor	Poor	No	Fruiting bodies at base of trunk indicating Butt/trunk rot.	68-70	No
572	11" Sourwood	Poor	Poor	No	Cavity with decay.	71	No
573	11" Sourwood	Poor	Poor	No	Trunk grown into boulder impacting structural system of tree.	72	No
574	27" Southern Red Oak	Poor	Poor	No	Large cavity with decay.	73	No
575	41" White Oak	Good	Good	Yes			Yes
576	42" Southern Red Oak	Poor	Poor	No	Fruiting bodies at base of trunk indicating Butt/trunk rot. Severe dieback.	74	No
577	31" Southern Red Oak	Poor	Poor	No	Several main limbs dead with symptoms of Hypoxylon Canker.	75-76	No
578	20" Southern Magnolia	Good	Good	No	Tree of Quality		Yes
579	26" Southern Red Oak	Poor	Poor	No	Severe trunk gall. Several main limbs dead with symptoms of Hypoxylon Canker.	77-78	No
580	17" Dogwood	Poor	Poor	No	Severe dieback.		No
581	27" Red Maple	Poor	Poor	No	Cavities with decay.	79-80	No
582	24" Red Maple	Poor	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. 1 Dead causing severe decay in trunk. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	81	No
583	25" White Oak	Good	Good	Yes			Yes
584	33"(23"-14") Tulip Poplar	Poor	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.		No

Specimen Analysis

(General)

Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
811	43" Tulip Poplar	Poor	Poor	No	3 Co-Dominate Leaders with decay in crotch 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.	83	No
812	28" Tulip Poplar	Poor	Poor	No	Several main limbs dead/gone.		No
813	29" Tulip Poplar	Poor	Poor	No	Several main limbs dead/gone. Barbwire in trunk	85	No
814	31" Southern Red Oak	Poor	Poor	No	2 Co-Dominate Leaders with decay in crotch 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.	84	No
815	34" White Oak	Poor	Poor	No	3 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.		No
585	24" Tulip Poplar	Fair	Fair	Yes			No
818	41"(27"-14") Tulip Poplar	Poor	Poor	No	2 Co-Dominate Leaders with decay in crotch 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.		No
820	26" Tulip Poplar	Fair	Fair	Yes			No
821	29" White Oak	Good	Good	Yes			Yes
823	26" Tulip Poplar	Good	Good	Yes			Yes
824	27" Red Maple	Poor	Poor	No	Main Trunk has Phytophthora.	88	No
829	41"(27"-22") Sweet Gum	Poor	Poor	No	Cavity at base and fruiting bodies on trunk. 2 Trees grown together to create 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.	92-93	No
586	8" Sourwood	Fair	Poor	No	45* lean in trunk.	91	No
587	34" Tulip Poplar	Fair	Poor	No	2 Co-Dominate Leaders 20' high with included bark. Due the species, a multi stem tree at or near the base of the tree is undesirable and a life safety issue.	86	No
588	25" Sweet Gum	Fair	Fair	Yes			No
589	27" Tulip Poplar	Fair	Poor	No	Severe lean in Trunk	87	No
590	25" Tulip Poplar	Good	Good	Yes			Yes
591	24" Water Oak	Fair	Fair	Yes			No
592	24" Southern Red Oak	Poor	Poor	No	Several main limbs dead with symptoms of Hypoxylon Canker.	89	No
593	26" Southern Red Oak	Fair	Fair	Yes			No
594	28" White Oak	Poor	Poor	No	Large cavity with decay.	90	No

Specimen Analysis							(General
Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. The are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)							
Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
595	9" Sourwood	Good	Good	Yes			Yes
596	25" Southern Red Oak	Fair	Fair	Yes			No
597	24"(12"-12") White Oak	Poor	Poor	No	Cavity at base with decay. Root Damage. 2 Trees grown together to create 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.	94-95	No
598	26" Tulip Poplar	Poor	Poor	No	3 Co-Dominate Leaders with included bark and trunk gall in the inclusion. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	96	No
599	26"(17"-12") Tulip Poplar	Poor	Poor	No	2 Trees grown together to create 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.	97	No
600	27" Southern Red Oak	Good	Good	Yes			Yes
601	27" Southern Red Oak	Poor	Poor	No	Large cavity at base with decay.	98	No
602	22" White Oak	Good	Good	No	Tree of Quality		Yes
603	20" White Oak	Good	Good	No	Tree of Quality		Yes
604	25" White Oak	Good	Good	Yes			Yes
605	25" White Oak	Good	Good	Yes			Yes
606	20" White Oak	Good	Good	No	Tree of Quality		Yes
607	12" Sourwood	Poor	Poor	No	Several cavities with decay.	99	No
608	24" White Oak	Good	Good	Yes			Yes
833	27" Sweet Gum	Poor	Poor	No	2 Trees grown together to create 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.	100	No

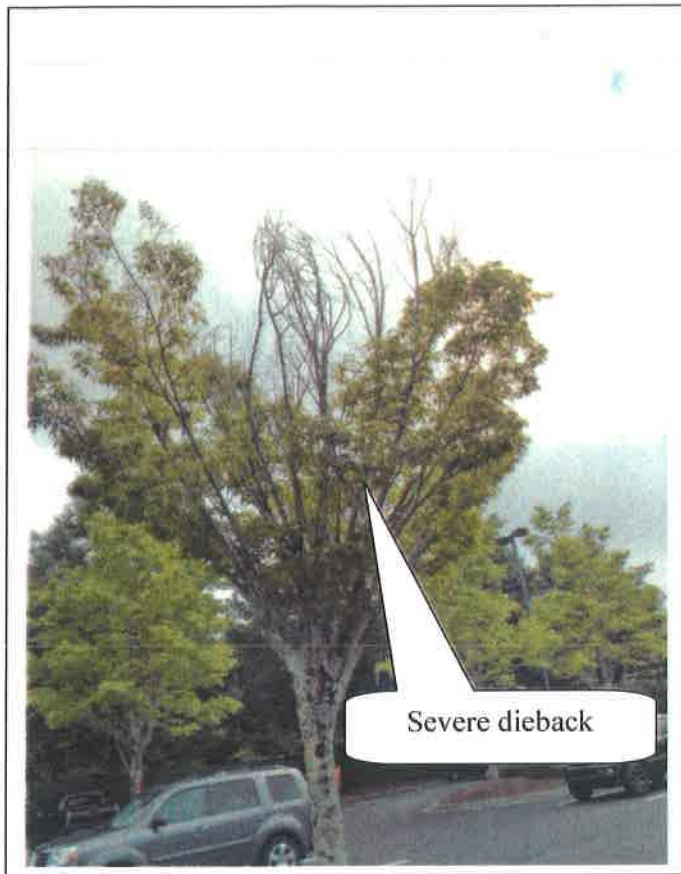


Photo 1

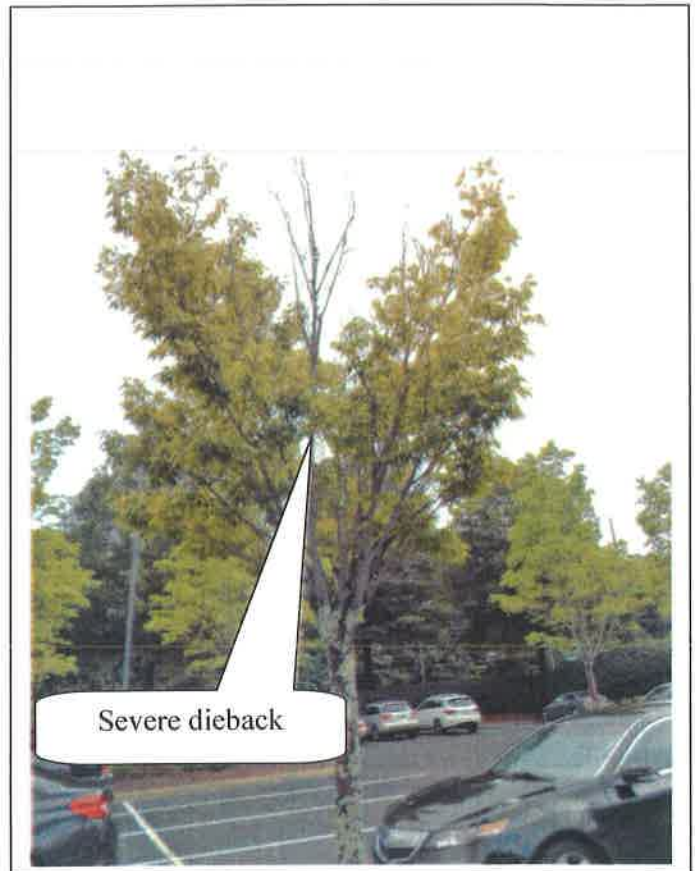


Photo 2

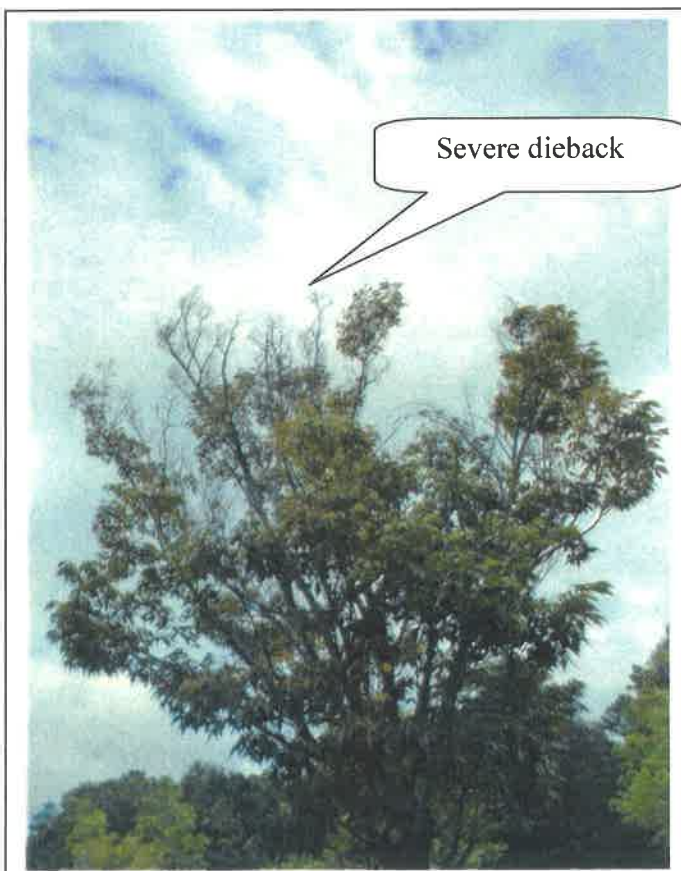


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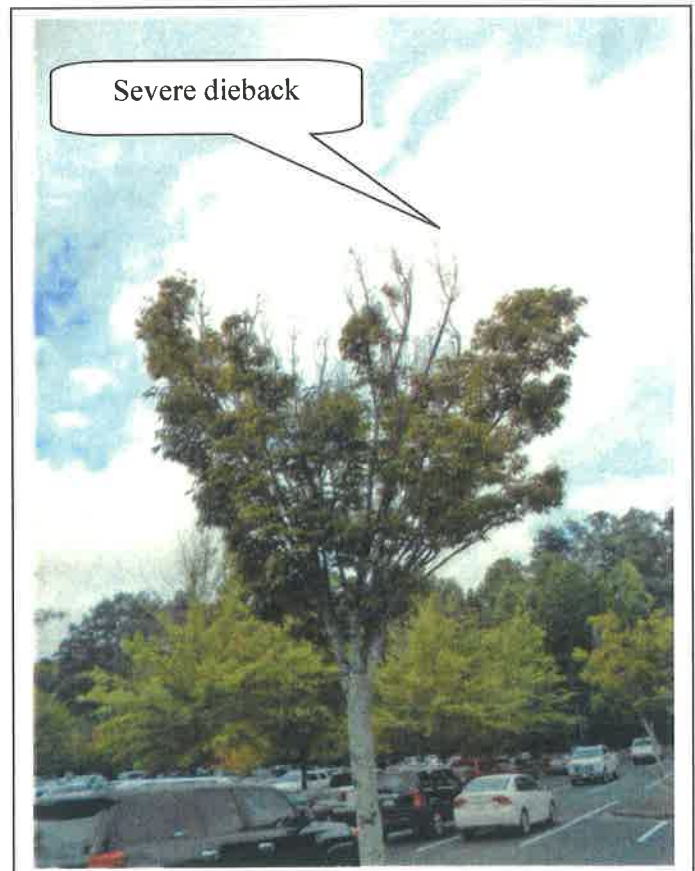


Photo 4

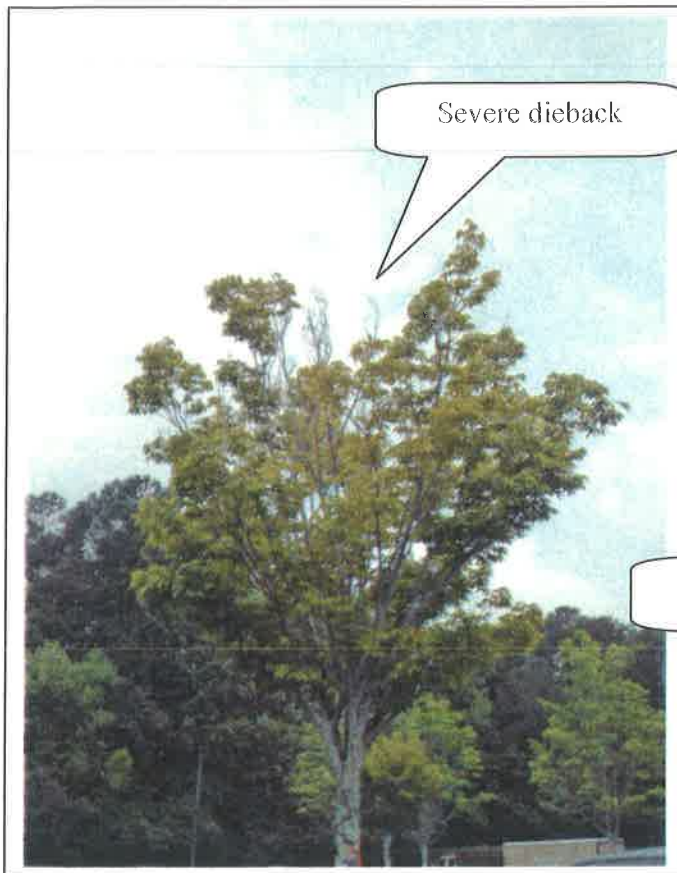


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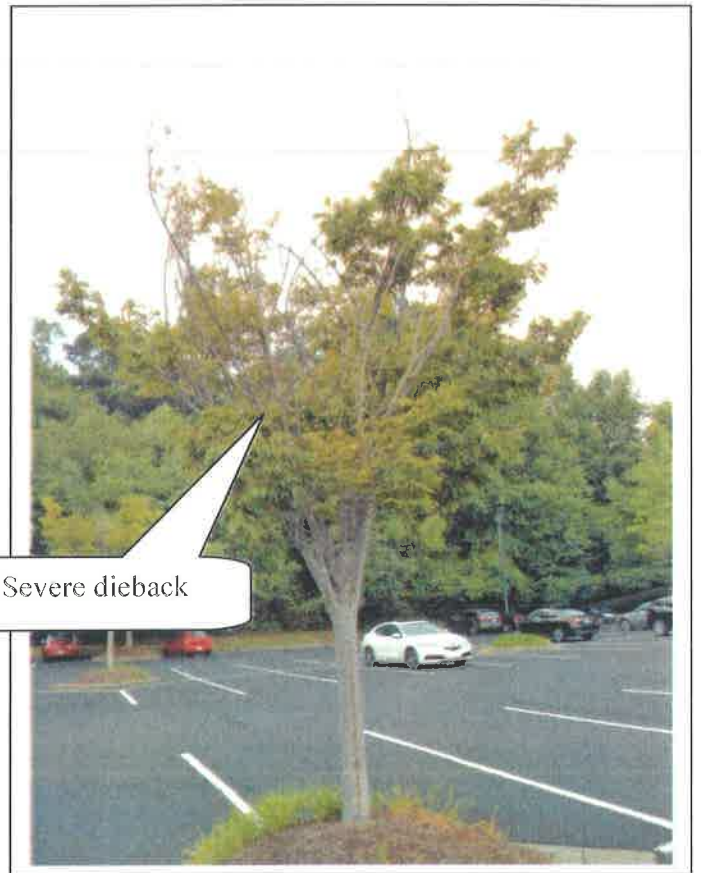


Photo 6



Photo 7

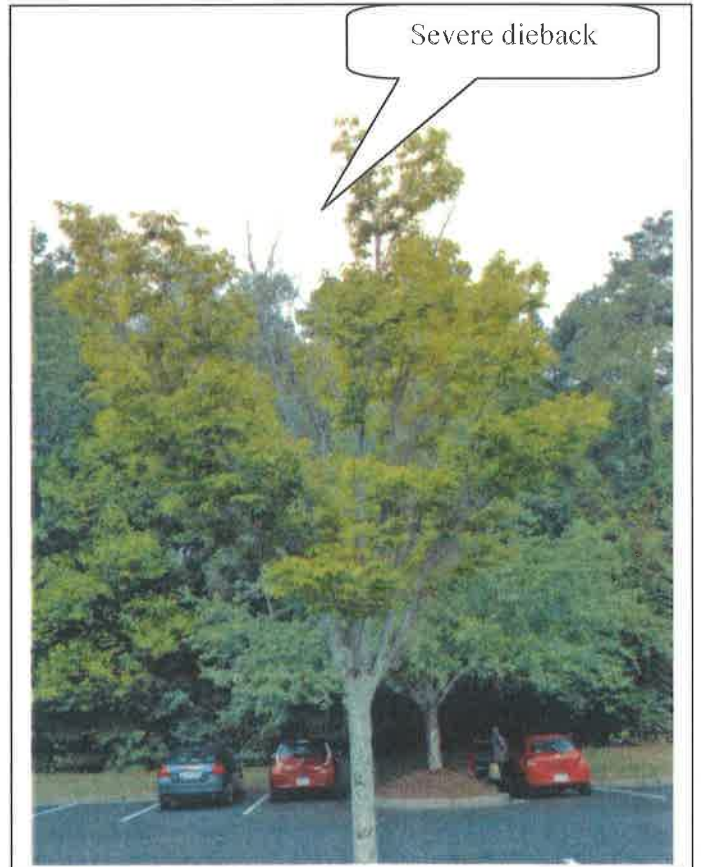


Photo 8



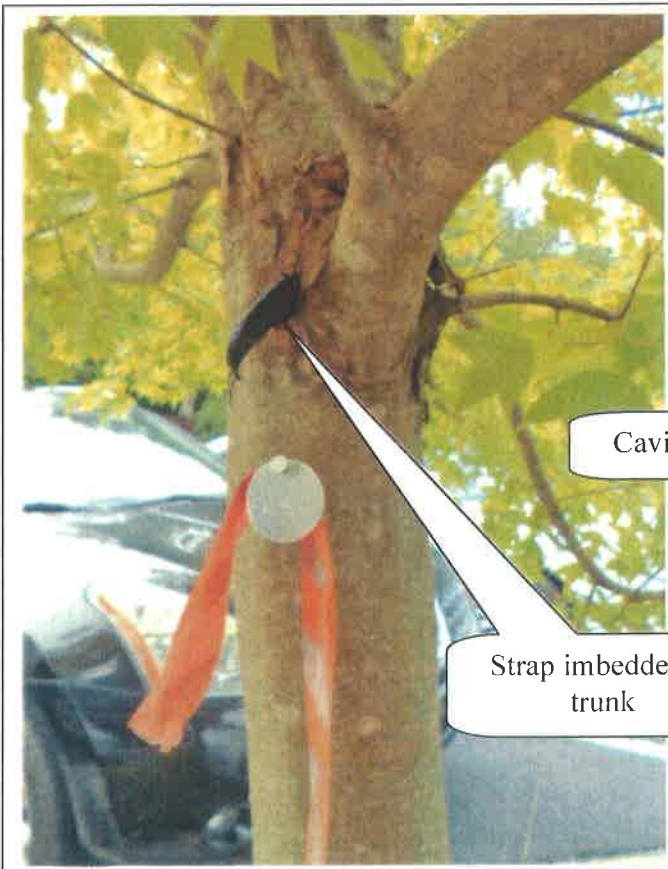
Severe dieback

Photo 9



Cavity with decay

Photo 10



Cavity with decay

Strap imbedded in trunk

Photo 11



Photo 12



Photo 13



Photo 14



Photo 15

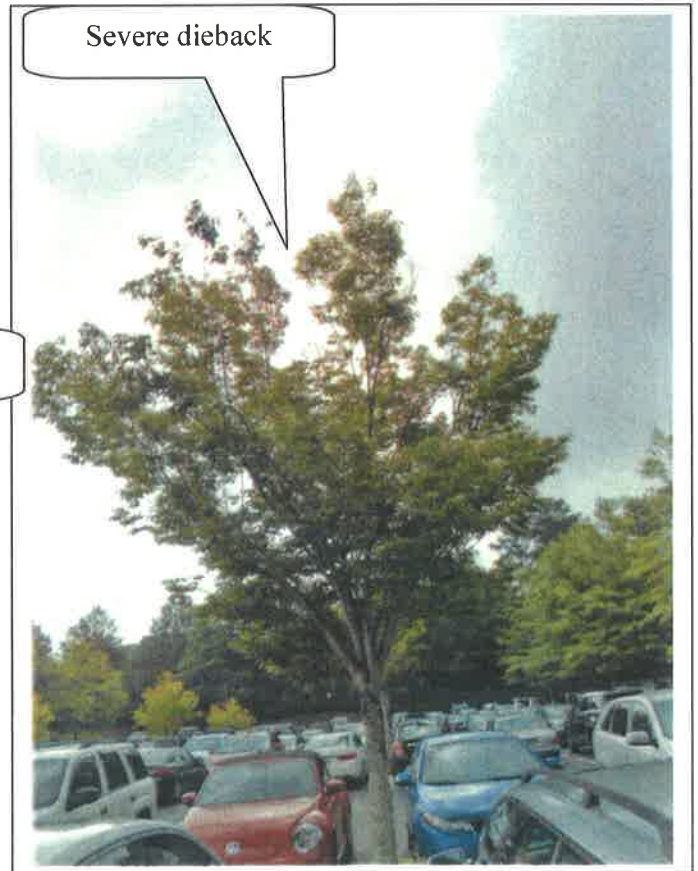
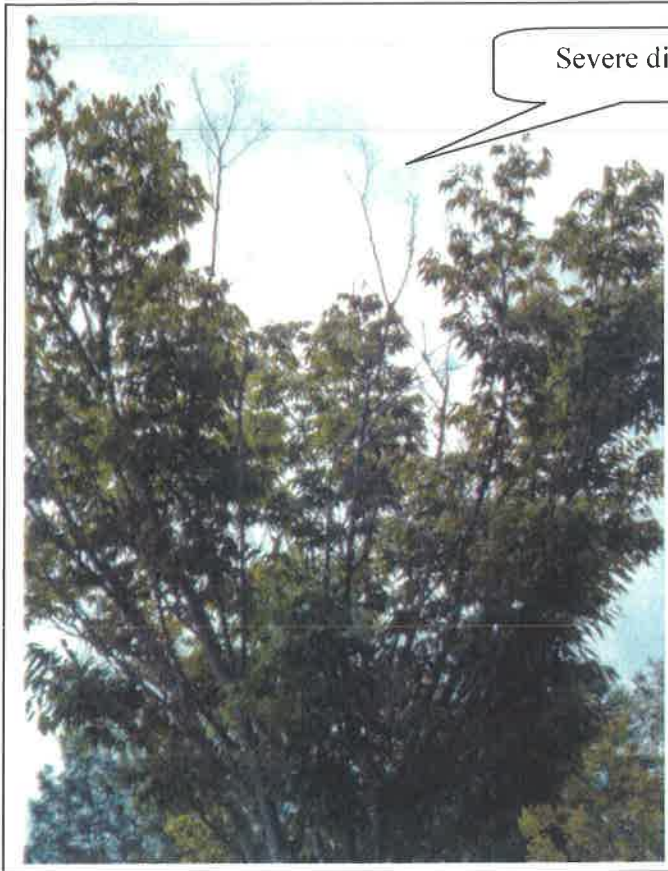


Photo 16



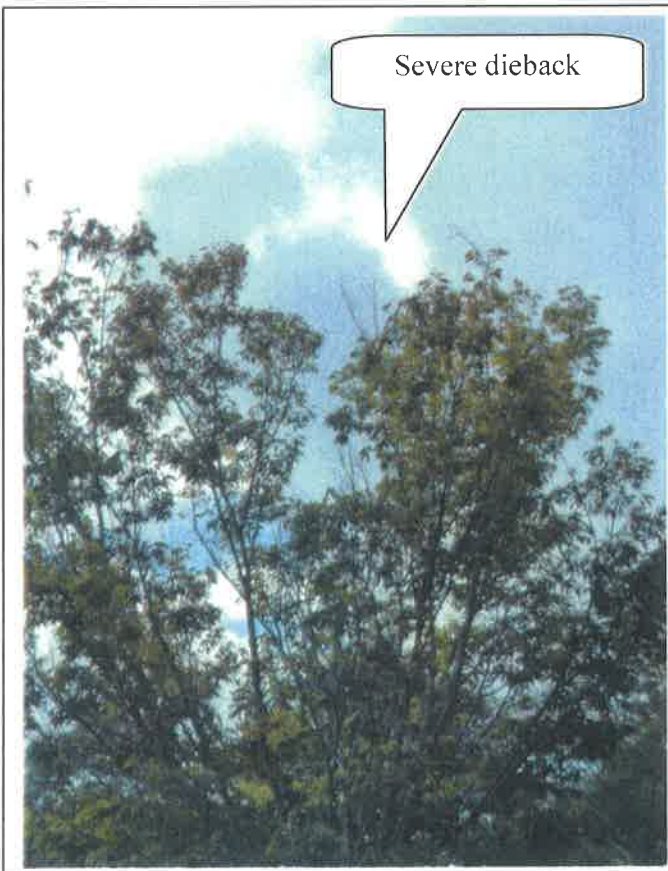
Severe dieback

Photo 17



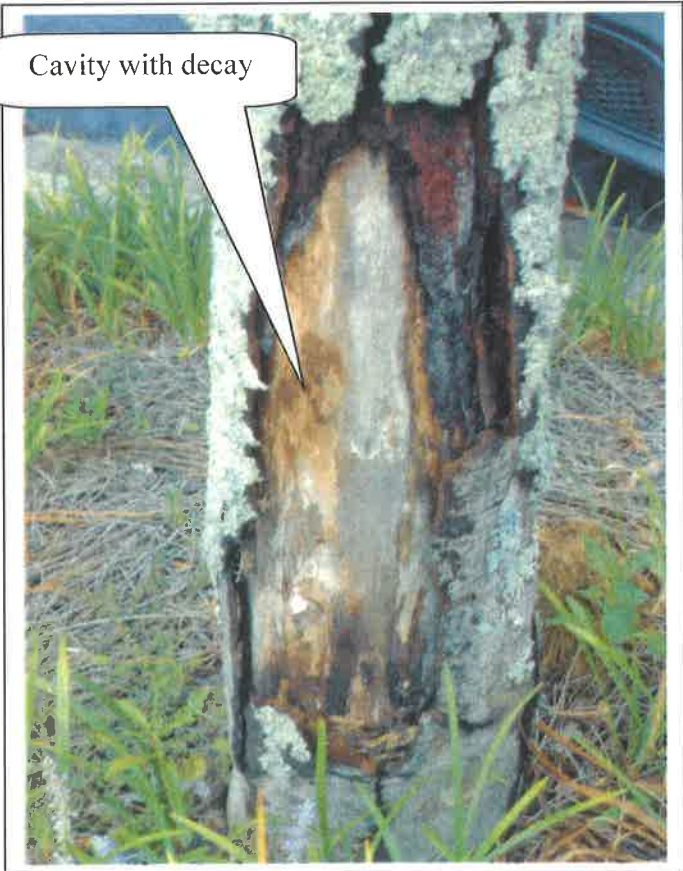
Split in trunk

Photo 18



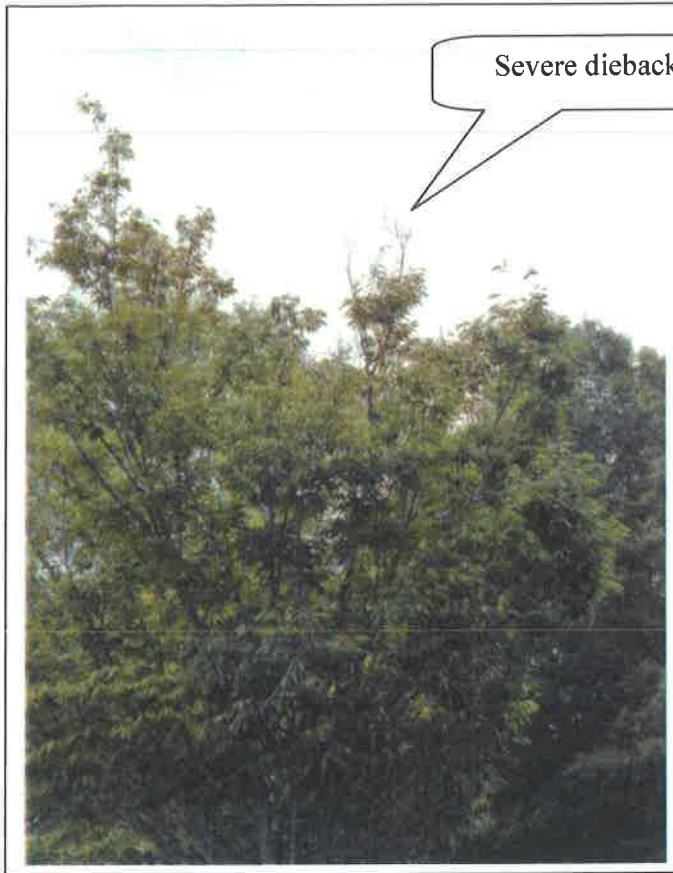
Severe dieback

Photo 19



Cavity with decay

Photo 20



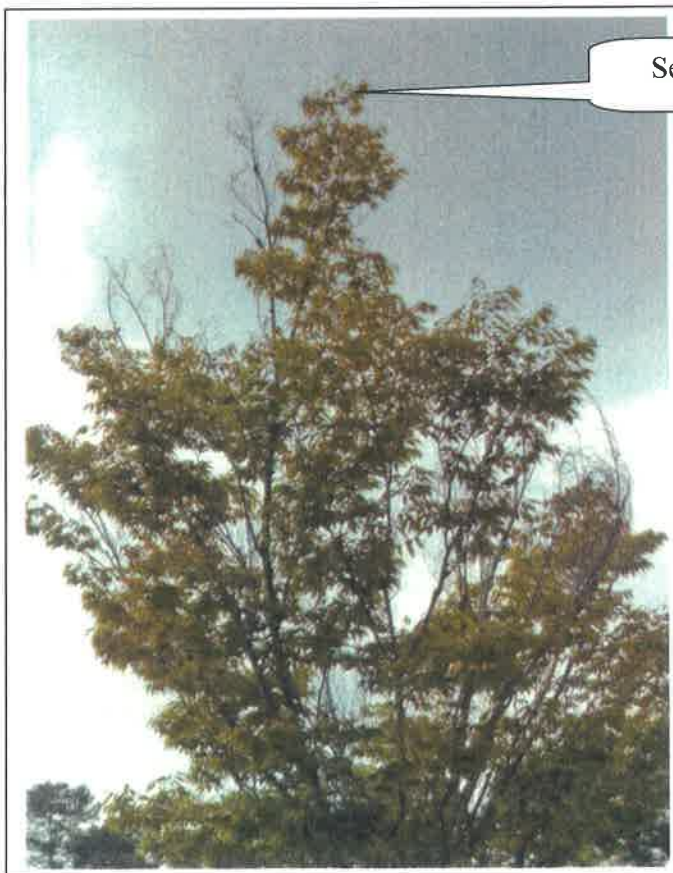
Severe dieback

Photo 21



Cavity with decay

Photo 22



Severe dieback

Photo 23



Severe dieback

Photo 24



Photo 25

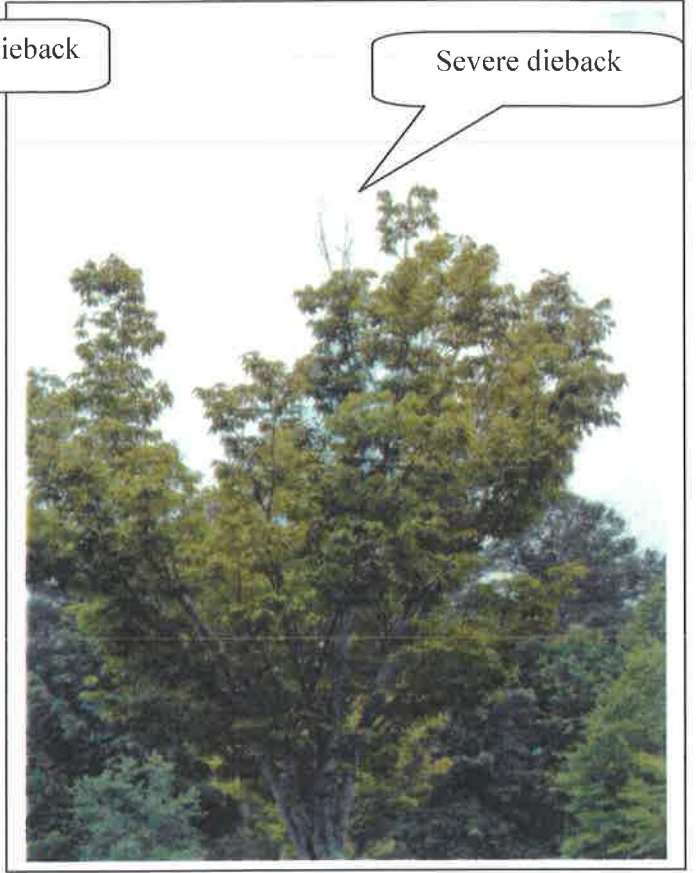


Photo 26



Photo 27

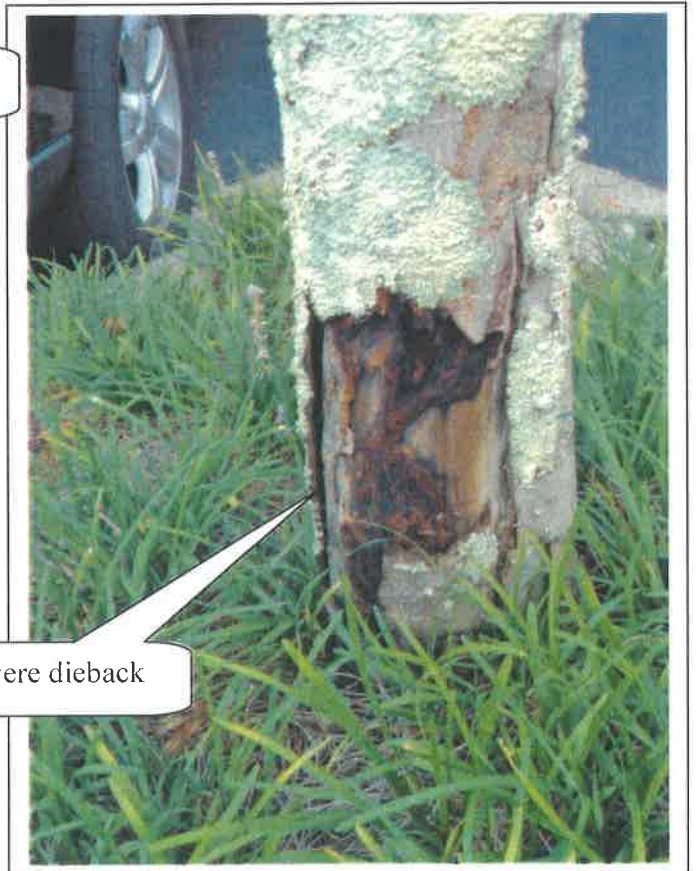


Photo 28



Photo 29

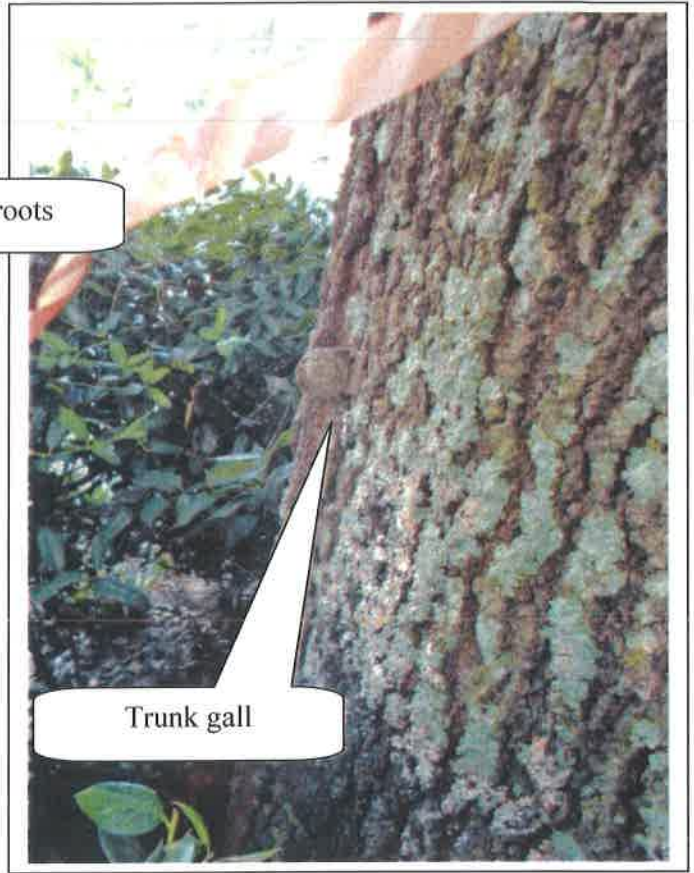


Photo 30

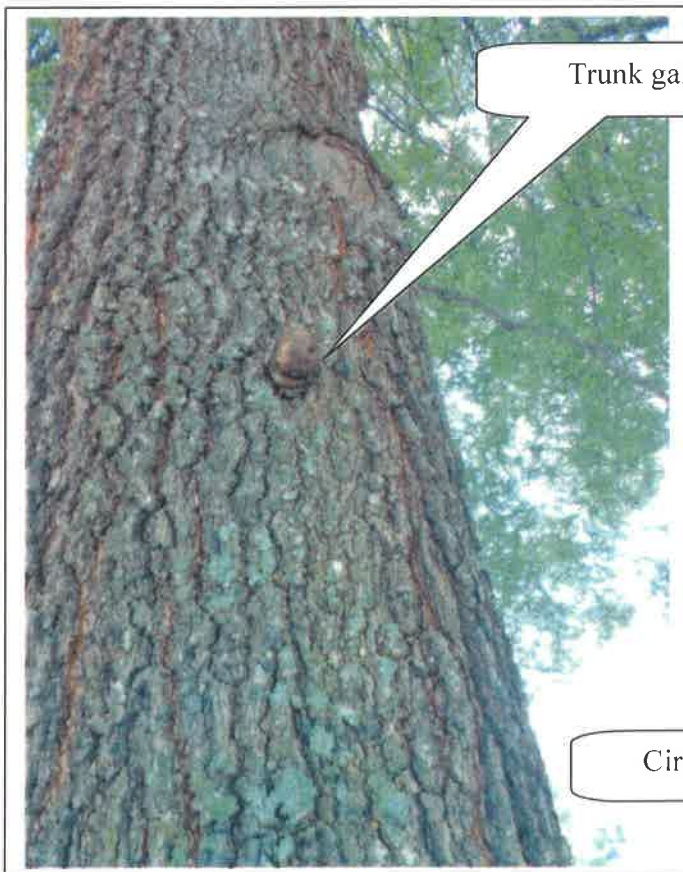
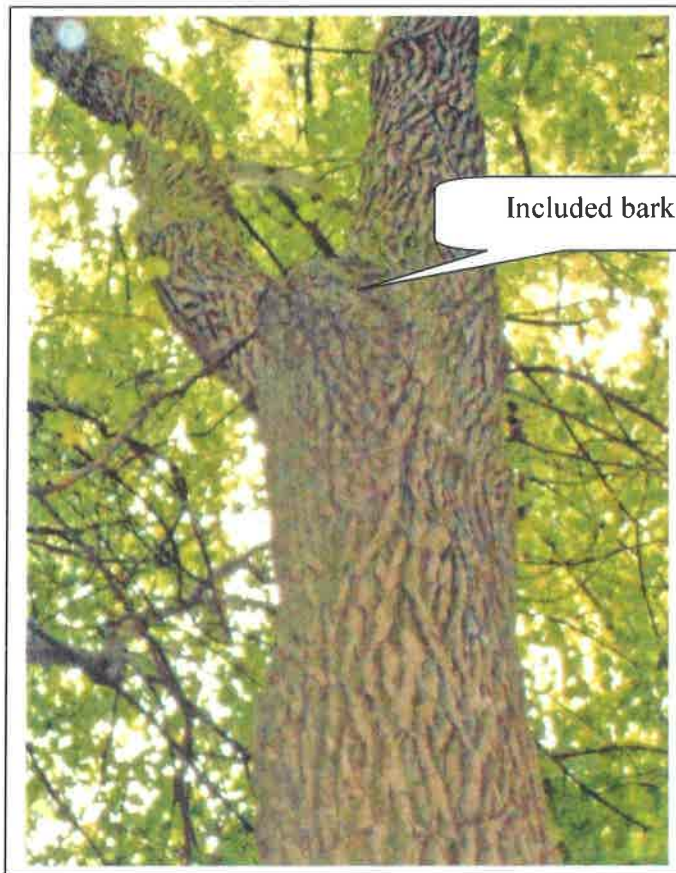


Photo 31

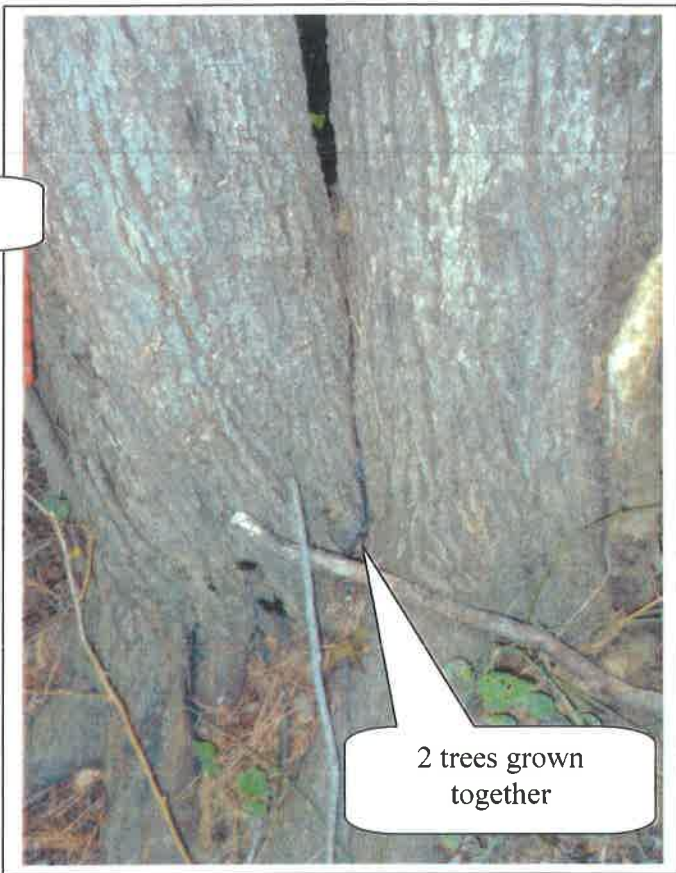


Photo 32



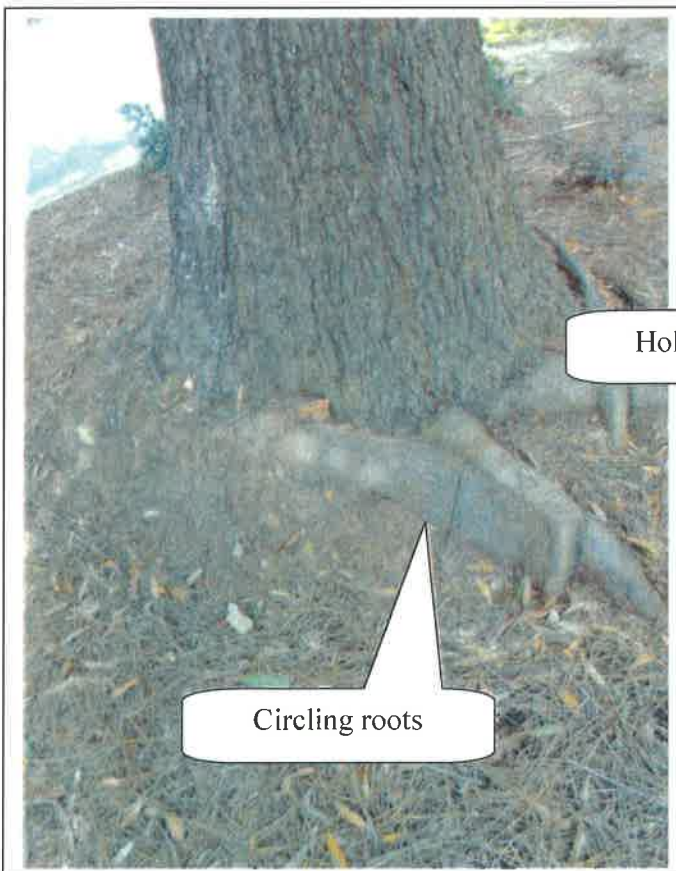
Included bark

Photo 33



2 trees grown together

Photo 34



Circling roots

Photo 35



Hollow cavity

Photo 36



Photo 37

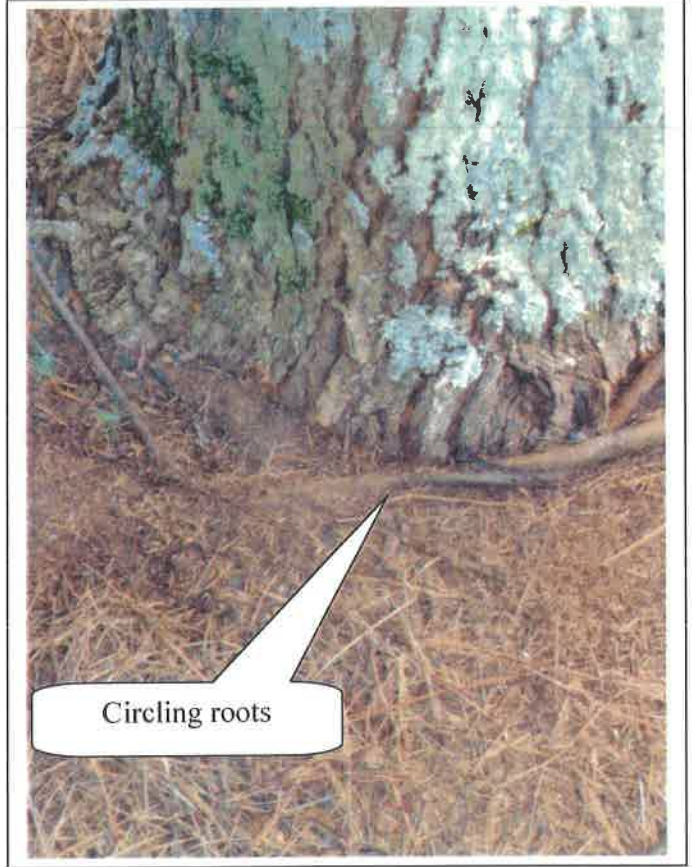


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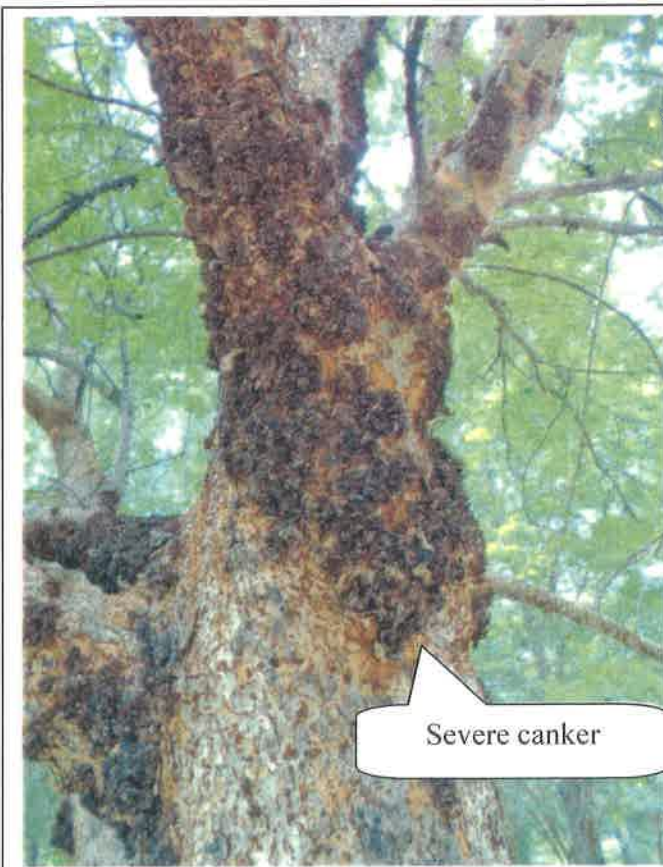


Photo 39



Photo 40

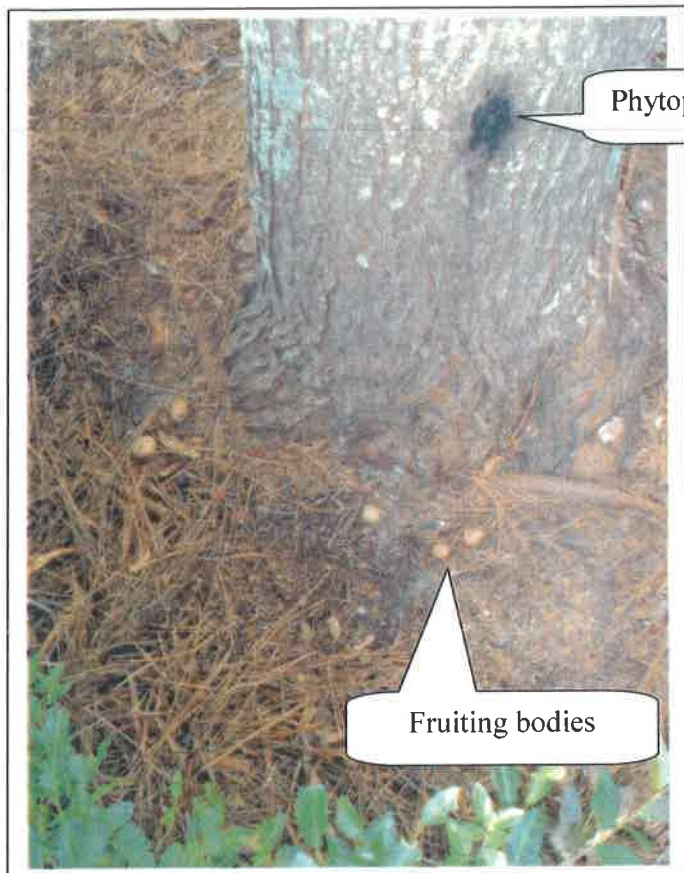


Photo 41

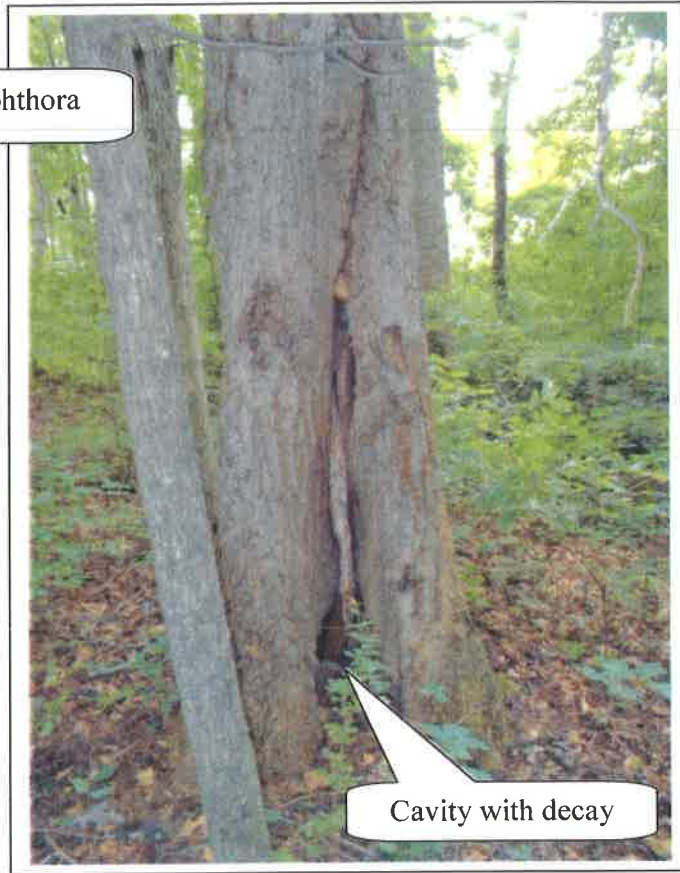


Photo 42

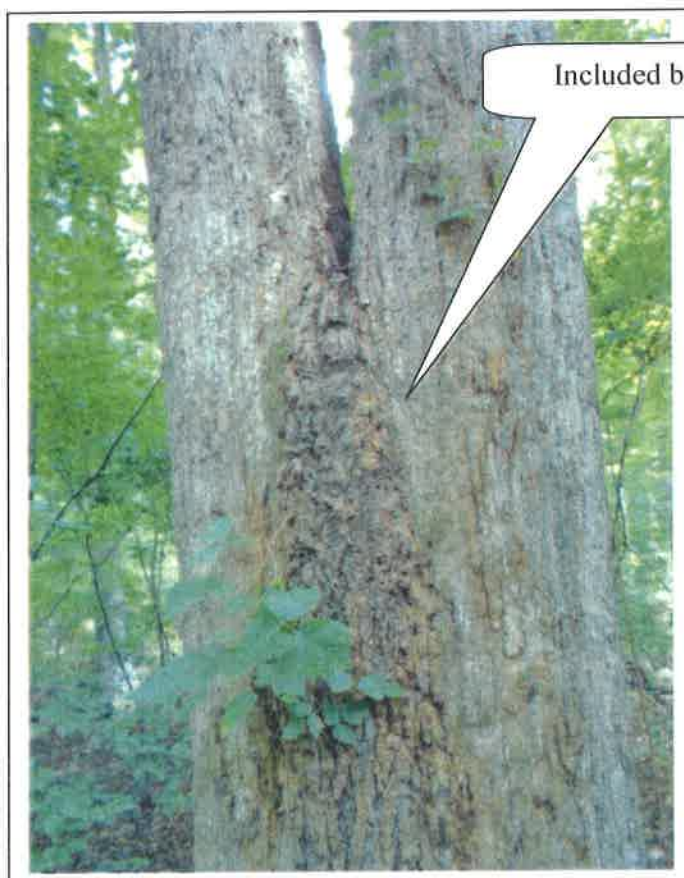
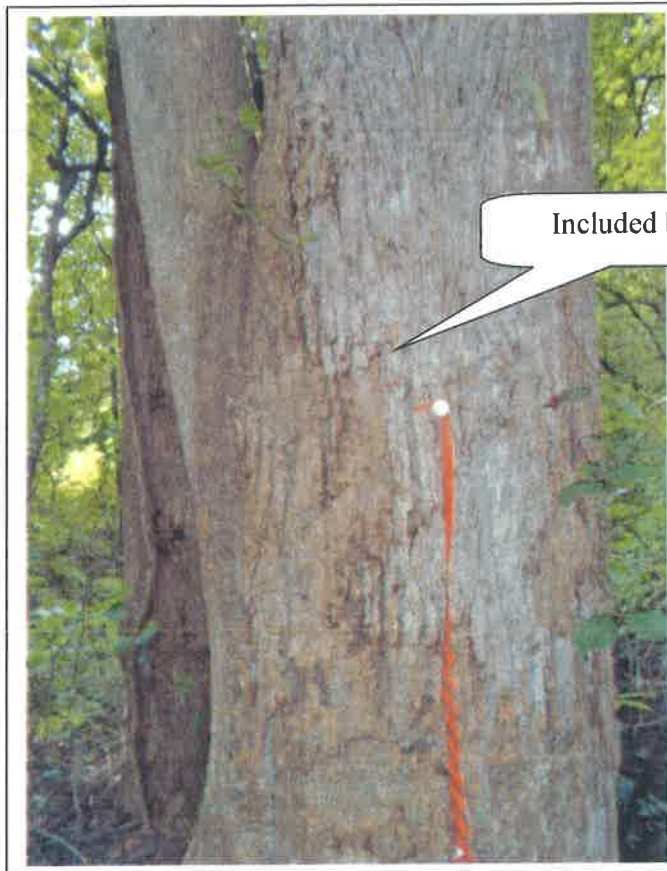


Photo 43

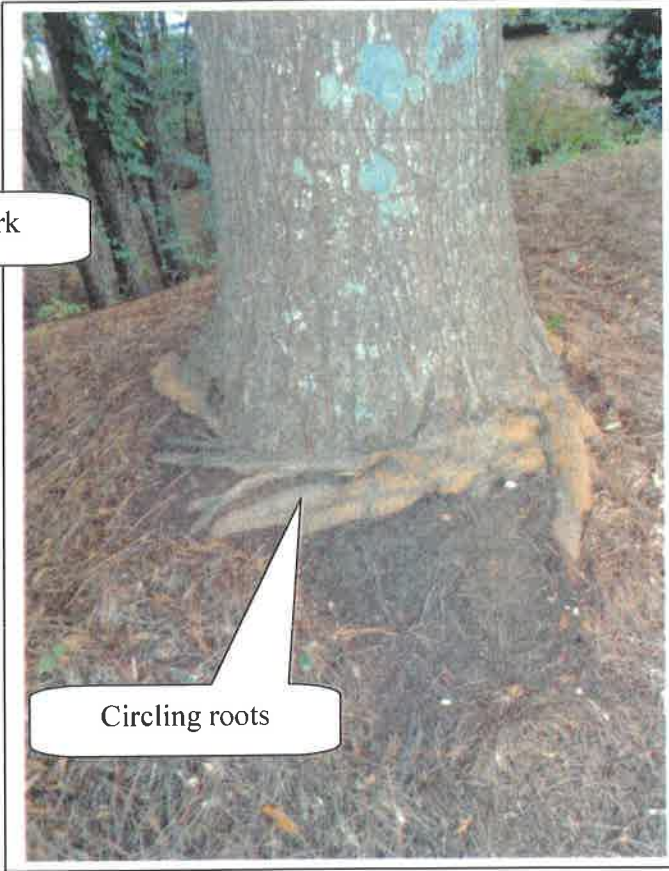


Photo 44



Included bark

Photo 45



Circling roots

Photo 46



Circling roots

Circling roots

Photo 47



Fruiting bodies

Photo 48



Photo 49

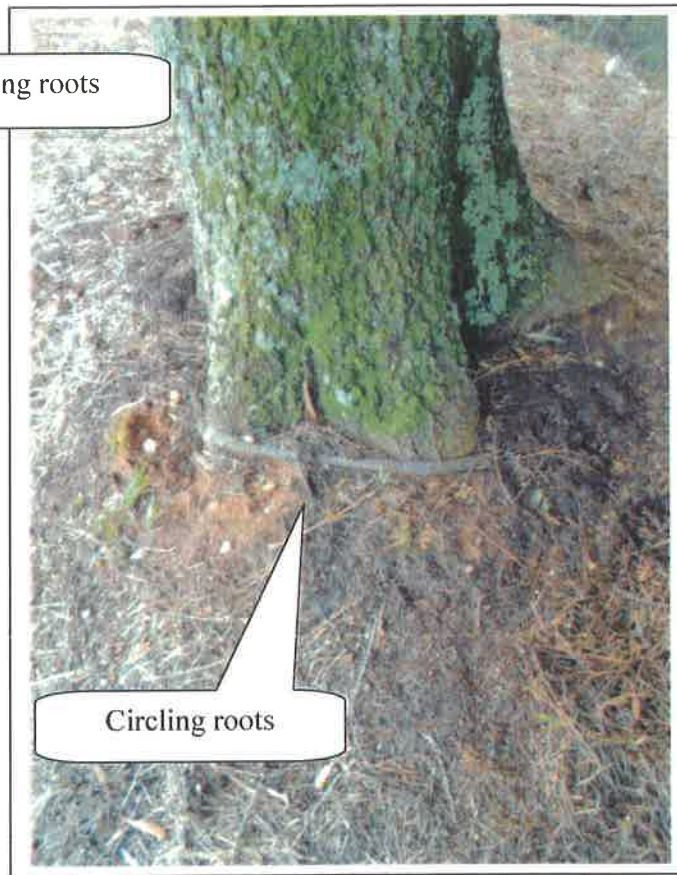


Photo 50

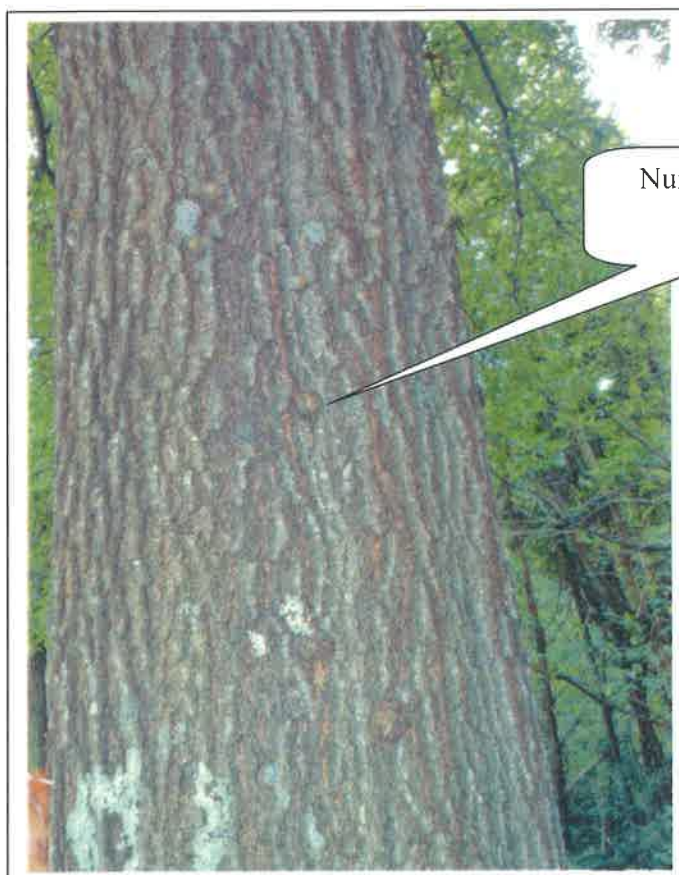


Photo 51

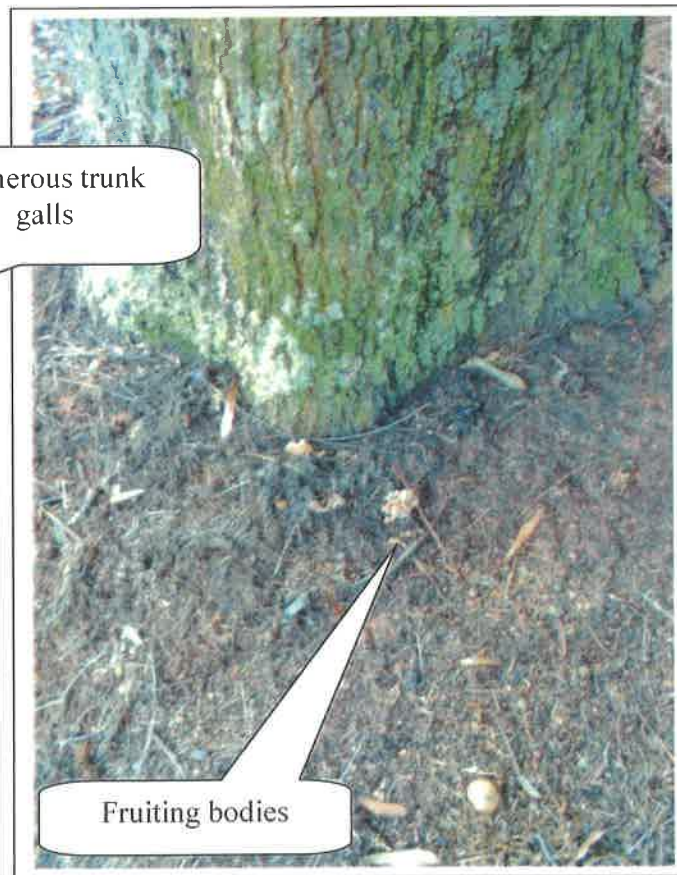


Photo 52



Photo 53

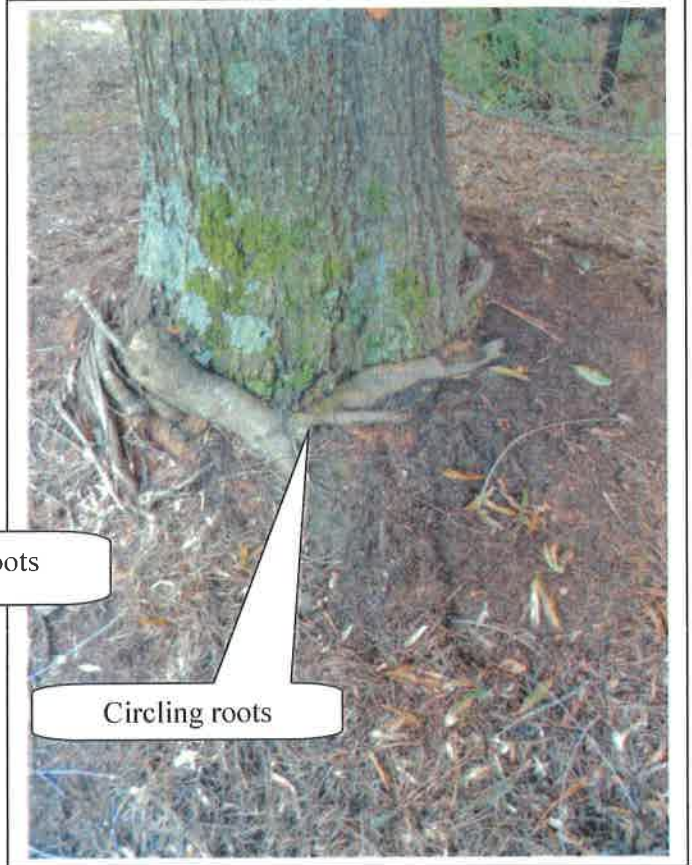


Photo 54



Photo 55

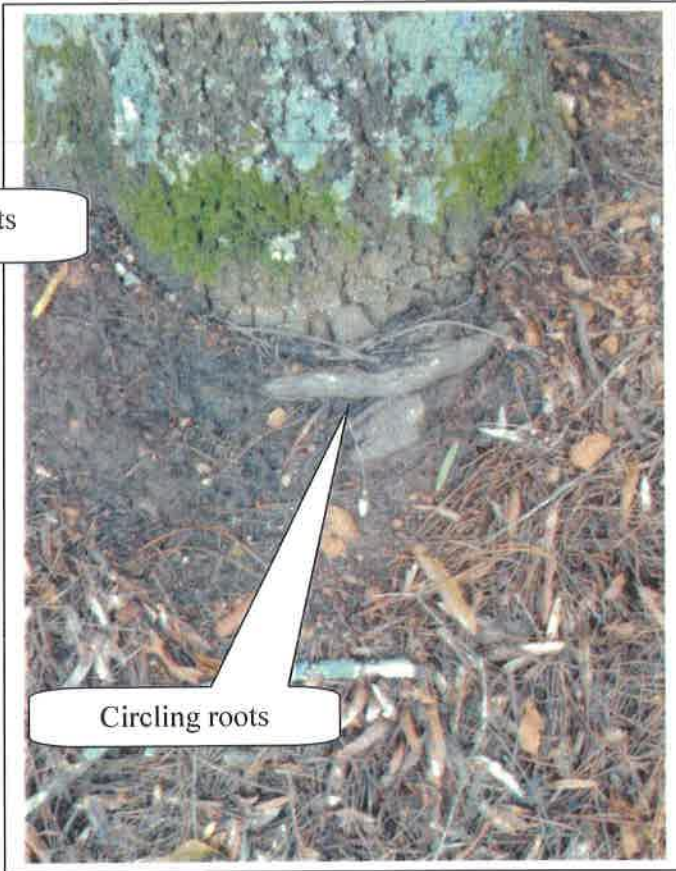


Photo 56



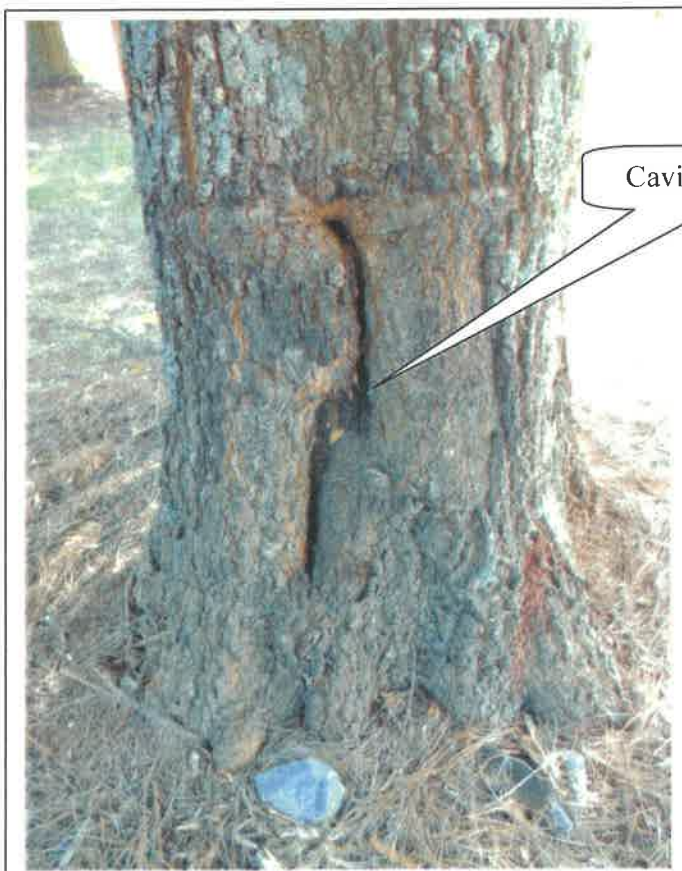
Circling roots

Photo 57



Circling roots

Photo 58



Cavity with decay

Photo 59



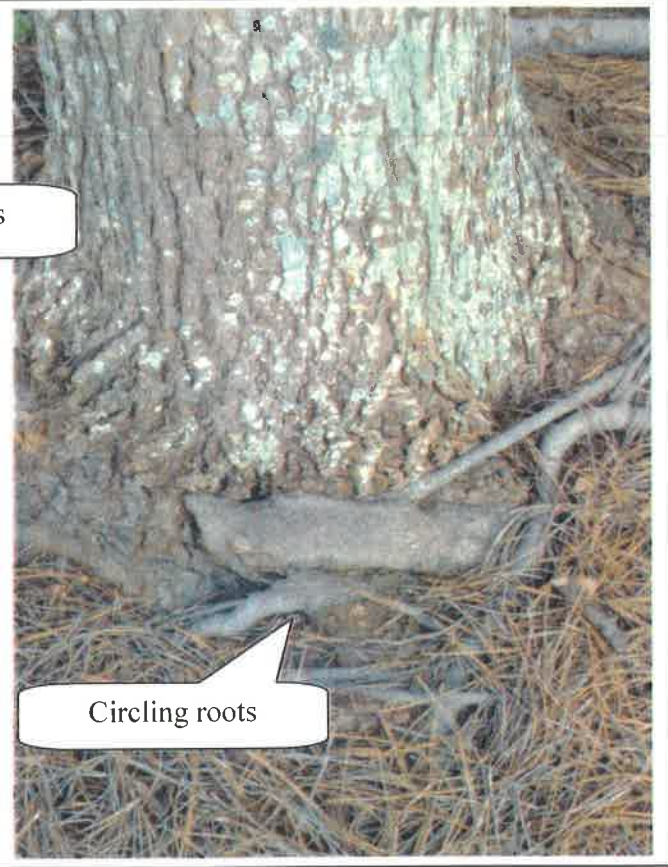
Circling roots

Photo 60



Circling roots

Photo 61



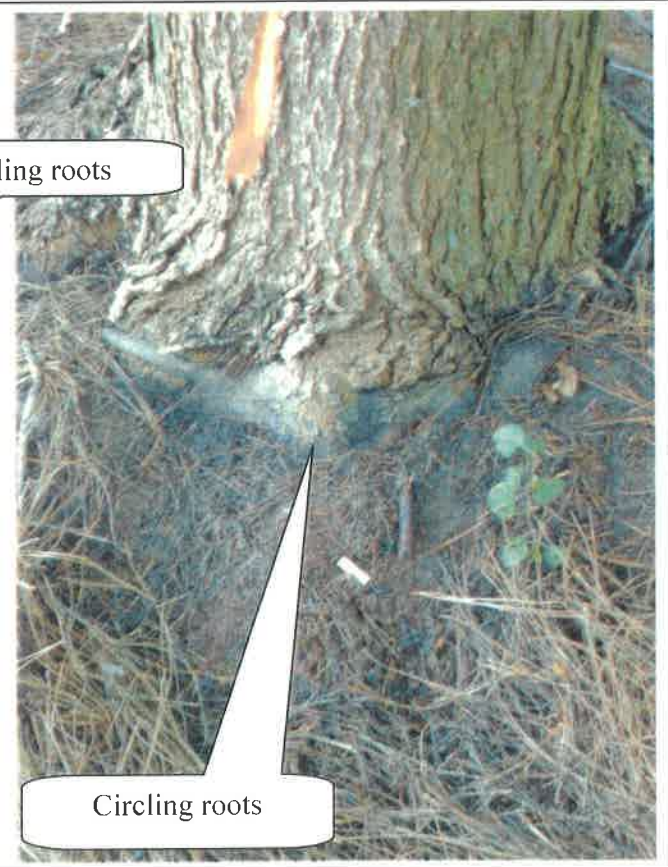
Circling roots

Photo 62



Circling roots

Photo 63



Circling roots

Photo 64



Photo 65

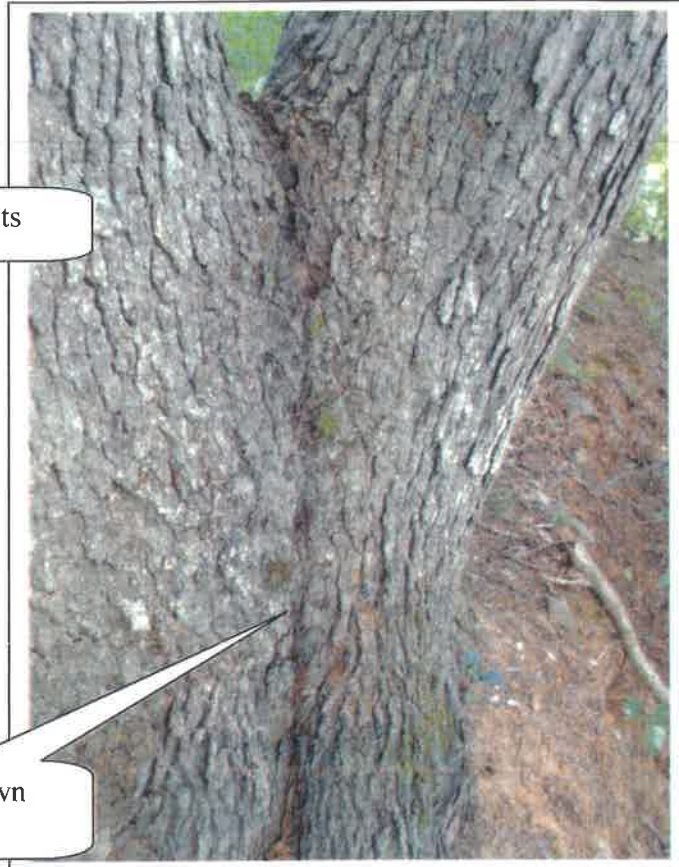


Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72

Fruiting bodies

Trunk gall

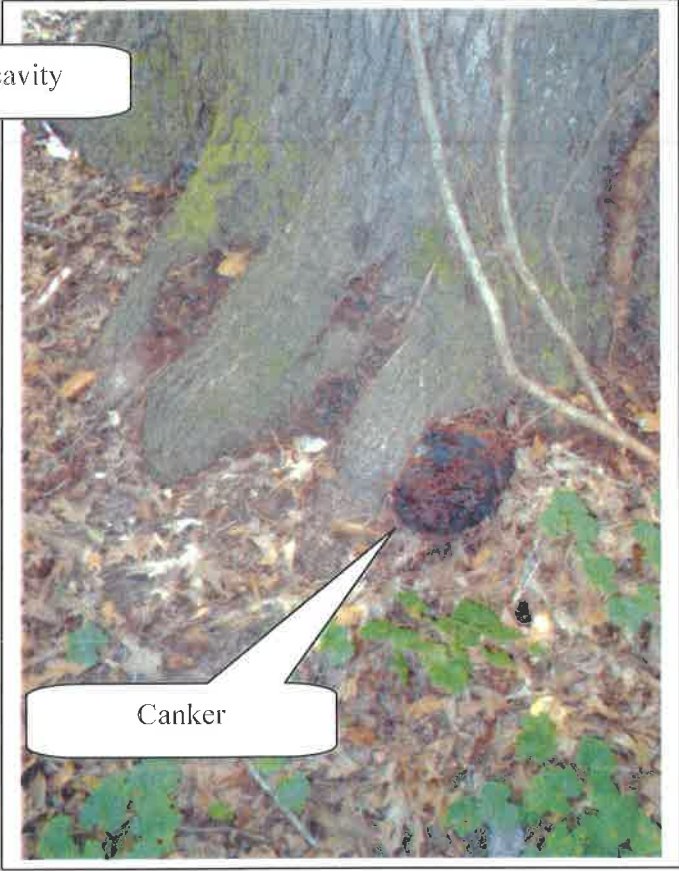
Hollow cavity

Trunk grown
around boulder



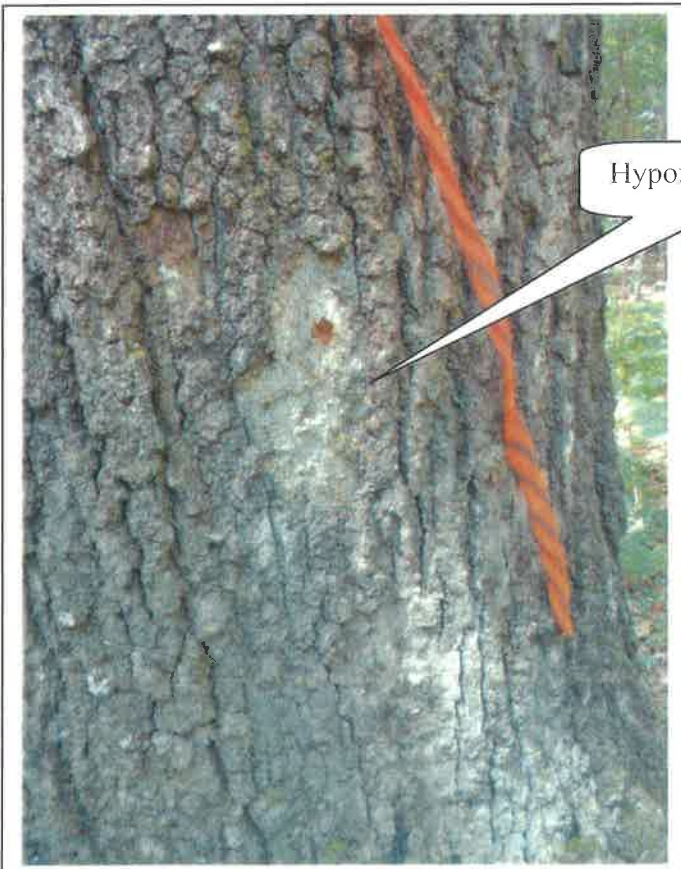
Hollow cavity

Photo 73



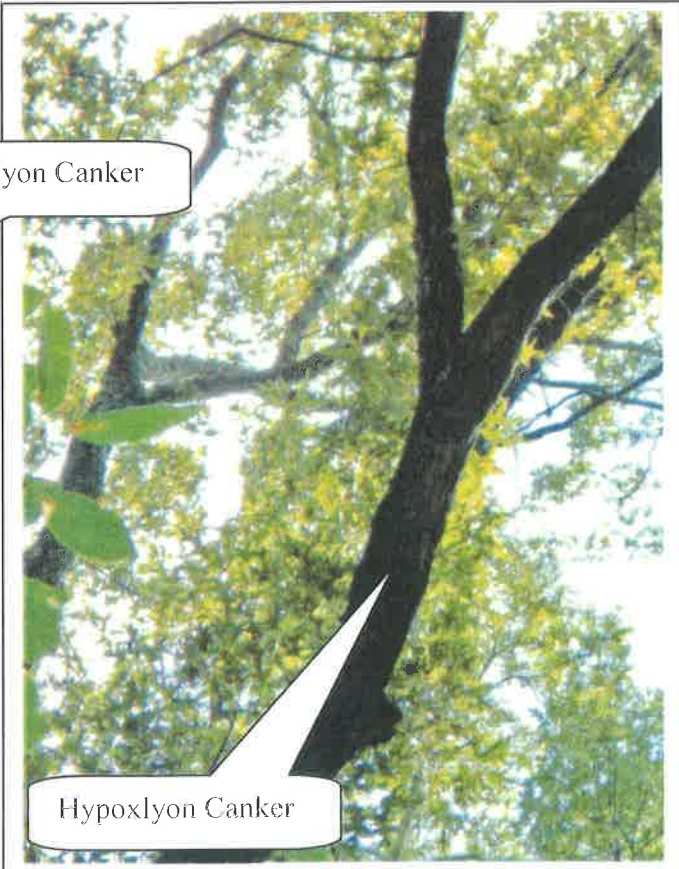
Canker

Photo 74



Hypoxylon Canker

Photo 75



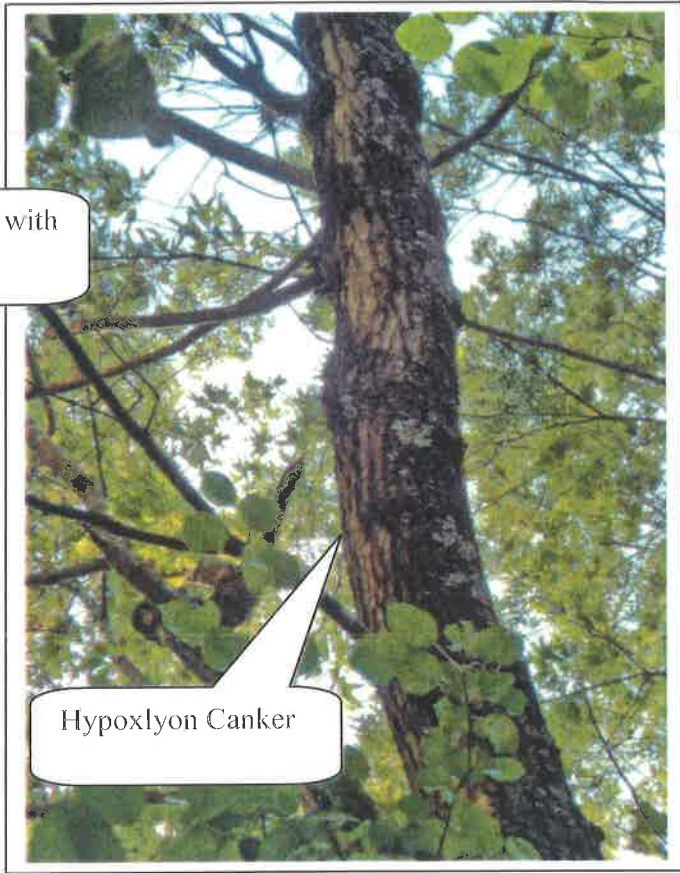
Hypoxylon Canker

Photo 76



Distorted trunk with
trunk gall

Photo 77



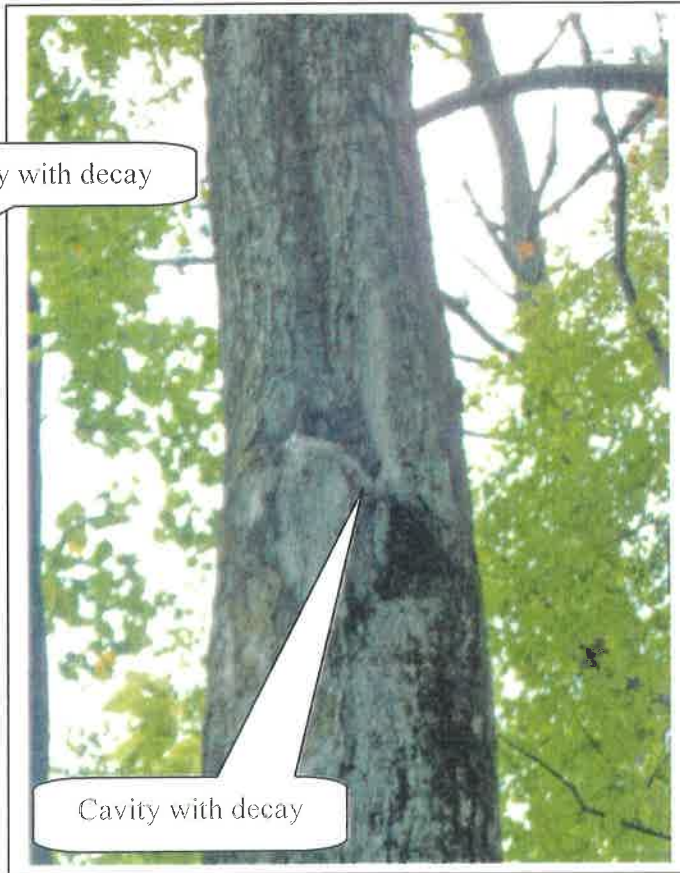
Hypoxylon Canker

Photo 78



Cavity with decay

Photo 79



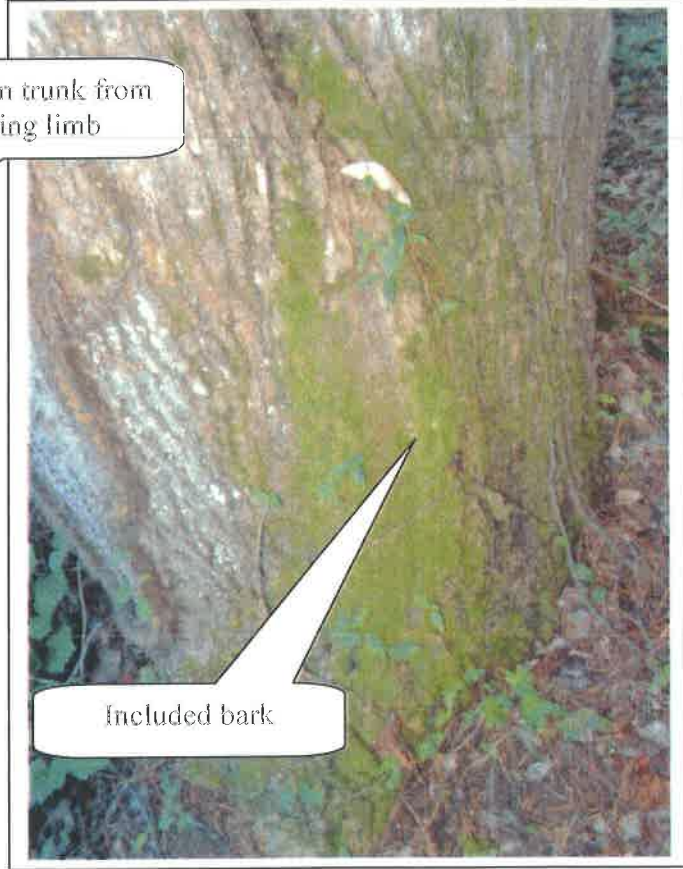
Cavity with decay

Photo 80



Decay in trunk from
rotting limb

Photo 81



Included bark

Photo 82



Decay in crotch

Photo 83



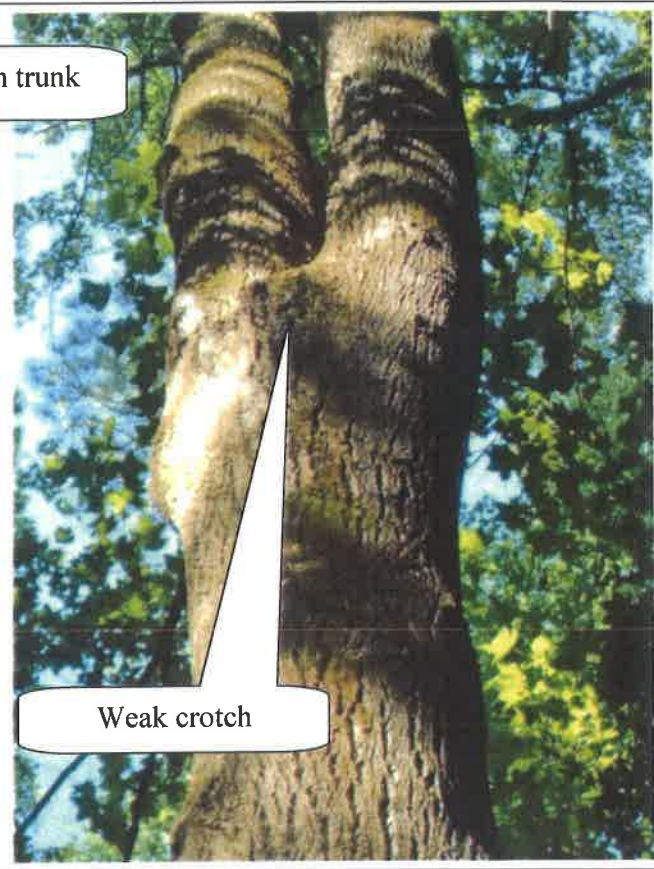
Decay in crotch

Photo 84



Barbwire in trunk

Photo 85



Weak crotch

Photo 86



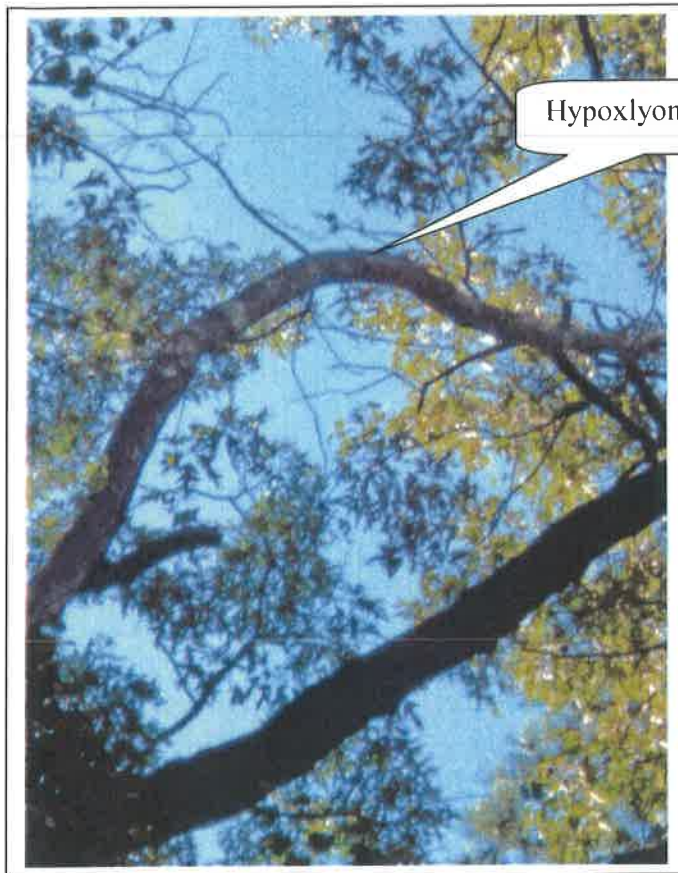
Severe lean

Photo 87



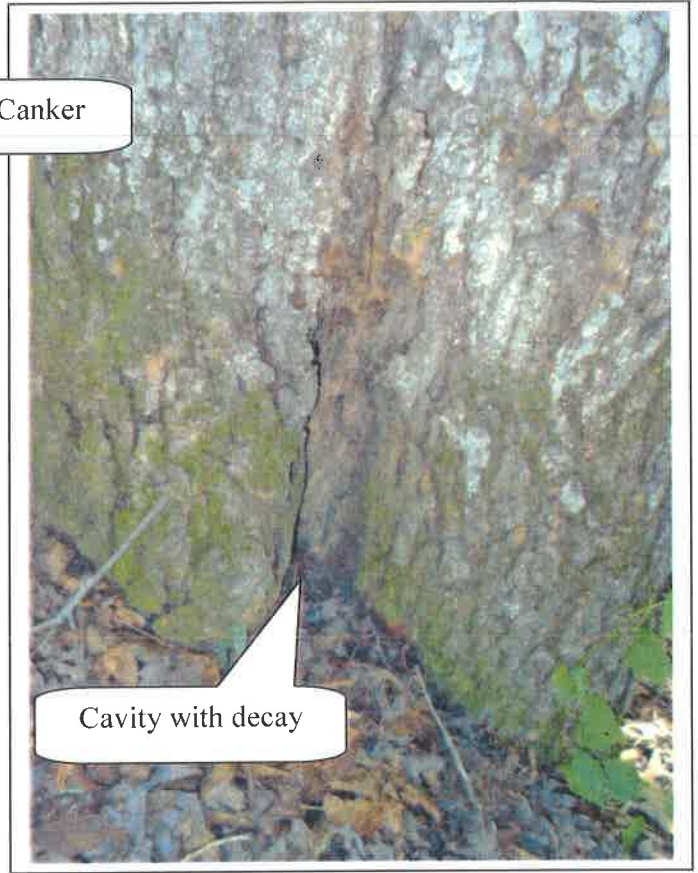
Phytophthora

Photo 88



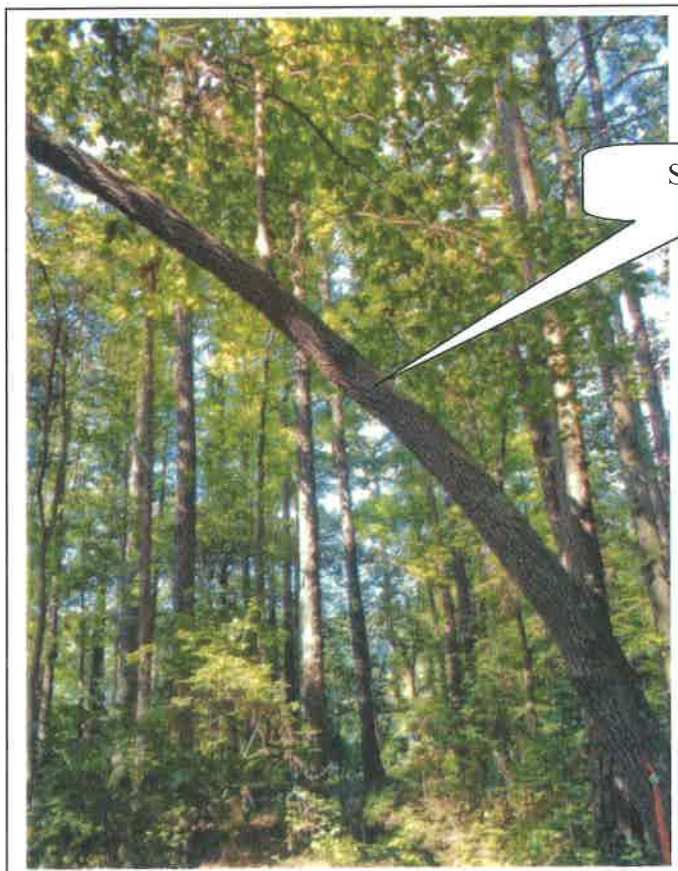
Hypoxylon Canker

Photo 89



Cavity with decay

Photo 90



Severe lean

Photo 91



Cavity with decay

Photo 92



Fruiting bodies

Photo 93



Cavity of decay

Photo 94



Root damage

Photo 95



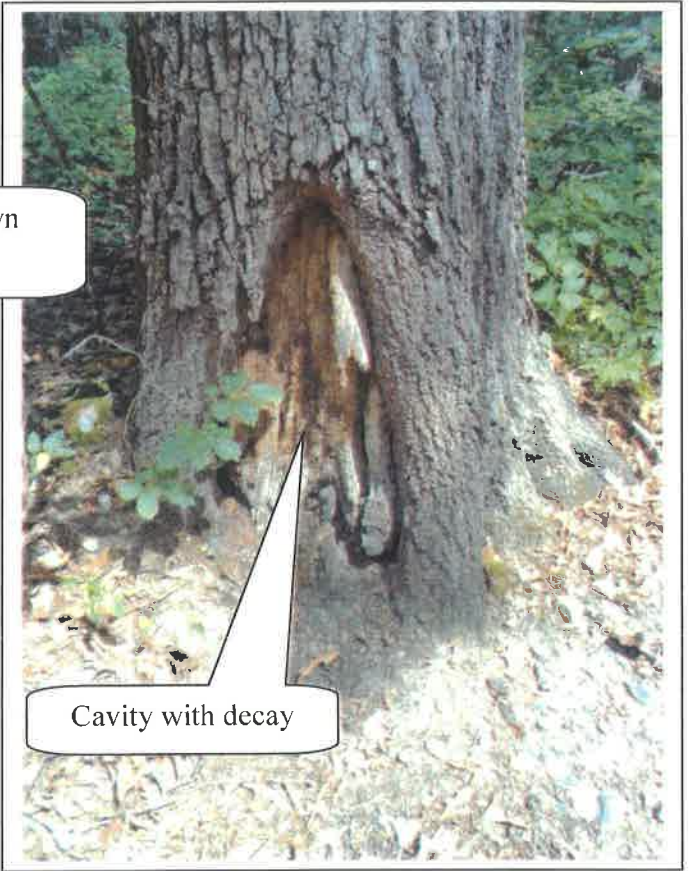
Included bark with trunk gall in the inclusion

Photo 96



2 Trees grown together

Photo 97



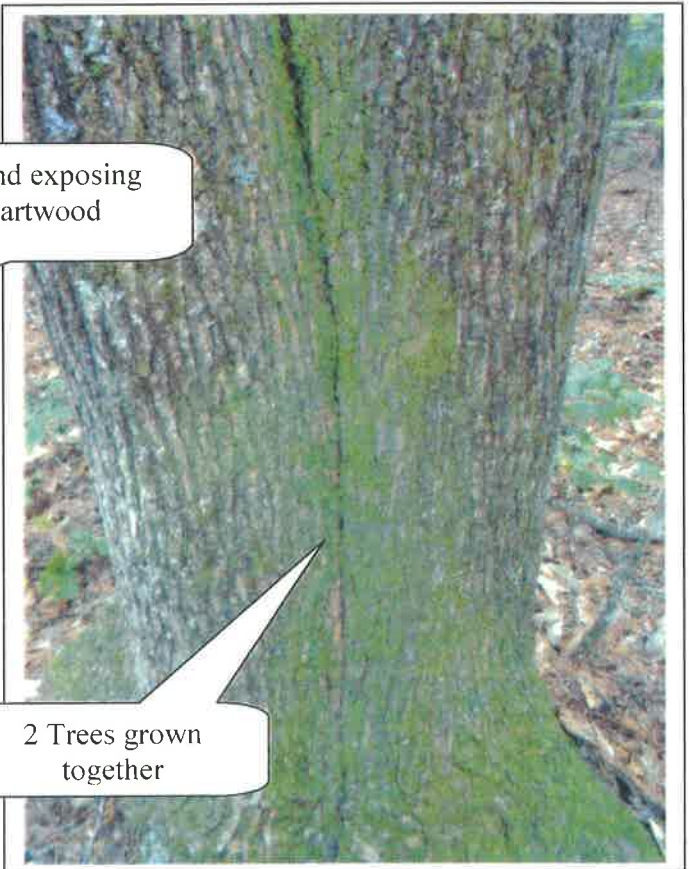
Cavity with decay

Photo 98



Wound exposing heartwood

Photo 99



2 Trees grown together

Photo 100



City Council Meeting STAFF REPORT

Submitting Department: Administration
Submitted By: Coty Thigpen
Meeting Date: May 15, 2017

I. AGENDA ITEM TITLE: AMENDMENT TO THE ALCOHOL ORDINANCE (2ND READING)

II. RECOMMENDATION:

Staff requests that Mayor and Council approve the second and final reading of the amendments to the Alcohol Ordinance.

III. REPORT IN BRIEF:

There have been 2 changes to the Ordinance amendment since the 1st reading:

1. language regarding distilleries has been removed
2. wine shop section has been edited to increase maximum floor space for tastings/classes from 10% to 20%.

The redlined version is attached so that you can easily review the proposed amendments.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Alcohol Ordinance Amendments, Ordinance Amendment - clean version

Redline of Amendments to Chapter 3 of the City Code under proposed Ordinance

The amendments contained in the proposed Ordinance to amend Chapter 3 of the City Code¹ are provided below in redline format – each code section being amended under the proposed Ordinance is redlined (i) to identify/track revisions of *existing* code sections or (ii) to identify provisions of *new* code sections:

Section 1 of the Ordinance:

[Sec. 3-1. Definitions.

As used in this chapter, the following terms shall have the respective meanings ascribed to them: ...]

Art Gallery. A retail establishment primarily engaged in, and which derives at least seventy percent (70%) of its total annual gross sales from, the sale or display of art books, paintings, sculptures, or other works of art; but specifically excluding libraries, book stores, theaters, and establishments where the display of works of art is incidental to its primary use.

Art Studio. A retail establishment primarily engaged in providing instruction in painting, sculpture, drawing, photography, craft work, fiber art, or other visual or graphic art techniques, and which derives at least seventy percent (70%) of its total annual gross sales from the sale of such services and art products related to such services; but specifically excluding body art studios and tattoo parlors.

¹ AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO AMEND CHAPTER 3 (ALCOHOLIC BEVERAGES) OF THE CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO DELETE, MODIFY AND ADD PROVISIONS GOVERNING THE SALE OF ALCOHOLIC BEVERAGES FOR CONSUMPTION ON THE PREMISES; TO PROVIDE EXCEPTIONS APPLICABLE TO ART STUDIOS, GALLERIES AND COOKING CLASSES FROM CERTAIN REGULATIONS GOVERNING ON-PREMISES CONSUMPTION; TO DELETE, MODIFY AND ADD PROVISIONS GOVERNING ANCILLARY WINE TASTING LICENSES; TO DELETE, MODIFY AND ADD PROVISIONS GOVERNING BREWERIES; TO ADD A NEW ARTICLE XIX PROVIDING FOR THE LICENSING OF DISTILLERIES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

Section 2 of the Ordinance:

Sec. 3-40. Locations where prohibited.

No alcoholic beverages may be sold by the drink for consumption on the premises where sold except in: (1) eating establishments regularly serving prepared food, with a full-service kitchen consisting of a four-compartment pot sink, a stove or grill permanently installed, and a refrigerator, all of which must be approved by the county health department and the city fire marshal, prepared to serve food every hour they are open,~~or in a;~~ (2) supermarkets or wine bars, where these establishments are permitted to seat forty-five (45) or more persons pursuant to applicable building, fire and safety codes in effect for the city; (3) cigar shops; (4) art galleries or art studios; or (5) hotels, motels or high rise office and apartment buildings. When located in hotels, motels and high rise office and apartment buildings, every entrance to the establishment shall be from a public lobby, hallway, mall or other publicly used interior portion of the primary use structure. Unless otherwise expressly exempted in this Chapter from this requirement, ~~E~~establishments not located in hotel or motels shall derive a minimum of fifty (50) percent of their total annual gross food and beverage sales from the sale of prepared meals or food (except that wine bars shall derive a minimum of forty (40) percent). Hotels or motels containing such establishments shall derive a minimum of fifty (50) percent of their total annual gross income from the sales of prepared meals or food and from the rental of rooms for overnight lodging. For the purposes of this Chapter, the term "hotel" or the term "motel" means an establishment that contains not less than thirty-five (35) separate rooms for overnight lodging. On or before the 20th day of each calendar month, each such establishment shall file a report of the previous calendar month's operation with the office of the director of finance verifying compliance with the above provisions. Such reports shall be filed on forms designated by the city. These forms are also used to report excise taxes on the sale of distilled spirits by the drink, which are also due by the tenth day of each calendar month. Any licensed establishment that fails to meet the appropriate percentage requirements for two (2) consecutive months shall be subject to immediate revocation. An audit may be required at any time to ensure compliance with these provisions. Nothing in this section shall be deemed to prohibit hotel room service of alcoholic beverages.

Section 3 of the Ordinance:

Sec. 3-41. - Hours of sale.

Alcoholic beverages shall not be sold for consumption on the premises except:

- (a) Monday through Saturday between the hours of 9:00 a.m. and 2:00 a.m. of the following day; Monday through Saturday and
- (b) on Sunday from 12:30 p.m. until 2:00 a.m. on Monday in any licensed establishment which derives at least fifty (50) percent of its total annual gross food and beverage sales from the sale of prepared meals or food or which derives a minimum of fifty (50) percent of its total annual gross income from the rental of rooms for overnight lodging.

Section 4 of the Ordinance:

Sec. 3-42. Consumption sales only.

- (a) Except as may be otherwise expressly provided in this chapter, personsestablishments 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) sSupermarkets and brewpubs, as defined in Sec. 3-1; provided, however, no such license shall include or authorize the sale of distilled spirits by the package; and
 - (2) eEating establishments, as defined in Sec. 3-1, may sell wine by the package for off-premises consumption, provided that no more than ten percent (10%) of the interior floor area of the establishment is devoted to the display of package wine and no more than ten percent (10%) 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 Sec. 3-1.

(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 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 passage-way, 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 passage-way (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 passage-way; and
- (6) all other conditions required by state regulations applicable to such contiguous operations are met."

Section 5 of the Ordinance:

Sec. 3-46. Brown-bagging, BYOB Prohibited; Exceptions ~~Furnishing of wine by patron to restaurant.~~

It is prohibited for any person to bring his or her own alcoholic beverage (brown-bagging) into any retail establishment, without regard to whether such establishment is licensed to sell alcoholic beverages, for consumption on such premises.

(a) *Exceptions.* The foregoing prohibition is subject to the following specific exceptions:

(1) *Furnishing of wine by patron of restaurant.*

~~Notwithstanding any other contrary provision of the ordinance from which this section derives, a~~Any restaurant which is licensed to sell wine for consumption on the premises may permit a patron to bring into the restaurant one (1) unopened bottle of wine for consumption on ~~, if the patron purchases a meal and consumes a portion of the bottle of wine and the meal on~~ the restaurant's premises. In order for this provision to apply, the restaurant must establish a policy for permitting ~~same~~this and must charge a minimum corkage fee of ten dollars (\$10.00) per bottle. Nothing in this section shall be deemed to require a restaurant to establish such a policy. Any wine not consumed at a restaurant, shall be disposed of at the premises and not carried out in an open container, unless the restaurant is able to reseal and repackage the opened bottle of wine in accordance with Section 3-47. Except as provided in this section, it is prohibited for any person to bring his own alcoholic beverage into any retail establishment without regard to whether such establishment is licensed to sell alcoholic beverages.

(2) *Patrons participating in cooking classes.* This section shall not prohibit any person who is participating in a cooking class offered by a retail establishment from bringing one (1) unopened bottle of wine into the retail establishment to consume with the meal prepared as part of such class provided: (a) the retail establishment has a policy permitting a patron participating in a

cooking class to bring an unopened bottle of wine into the retail establishment for consumption on the premises by the patron; (b) the retail establishment does not charge a corking or other fee for same; (c) the price of a cooking class offered by the retail establishment does not vary based on whether class participants will be permitted to bring wine into the retail establishment for consumption on the premises; (d) no employee of the retail establishment under the age of 18 shall be working in the establishment during the times such classes are offered; and (e) the retail establishment has an established closing time of no later than 10:00 p.m. Any opened bottle of wine not consumed at the retail establishment during the cooking class shall be disposed of at the premises and not carried out in an open container. All other applicable state and city laws, regulations and ordinances which address the use and serving of alcoholic beverages shall apply to this subsection.

(b) For the purposes of this section, the term retail establishment shall not include a private hotel room or similar guest room or a private club.

Section 6 of the Ordinance:

Sec. 3-49. Exception for art galleries and art studios.

An art gallery or art studio may obtain a license for the sale of alcoholic beverages for consumption on the premises without meeting the requirement that the establishment provides a full-service kitchen serving prepared foods or derives a minimum of fifty percent (50%) of its total annual gross food and beverage sales from the sale of prepared meals or food; provided that no more than ten percent (10%) of the establishment's total annual gross sales are derived from the sale of alcoholic beverages.

Section 7 of the Ordinance:

Sec. 3-60. Types of establishments where retail sale permitted.

- (a) No distilled spirits by the package shall be sold at retail except in: (1) retail establishments devoted exclusively to the retail sale of alcoholic beverages by the package; (2) retail establishments in which space has been set aside devoted exclusively to the retail sale of distilled spirits by the package, with ingress and egress provided directly to and only to the exterior of the building in which the facility is located and not to any other enclosed part of the building in which the facility is located, except as provided in item (3) of this subsection; or (3) in hotels, motels and highrise office buildings where every public entrance to this use shall be from a lobby, hallway or other interior portion of the primary use structure.
- (b) ~~All retail liquor stores shall be located only in the C-1 or C-2 zoning districts.~~
- ~~(c) Nothing in this section shall prohibit the retail sale within these establishments of liquid commodities and mixes normally used in the preparation and serving of distilled spirits.~~

Section 8 of the Ordinance:

Sec. 3-160. Ancillary wine tasting license; Conditions—of license issuance.

~~(a)~~ The holder of a wine-only package winestore license, with or without a package malt beverage license, but in no event with a package distilled spirits license, with licensed premises having a minimum of 200 square feet of floor space dedicated to the display of wine offered for sale, shall be eligible for an ancillary wine tasting license to sell or provide samples or tastings of wine offered for sale by the package to customers for consumption on the premises under the following conditions ~~set forth in this section.~~

- (a) The licensee shall maintain on the premises and offer for sale by the package at least twenty-five (25) different brands of wine.
- ~~(b) Wine sampling shall be on limited occasions when a customer requests a sample of a wine offered for sale within the premises, or in conjunction with wine education classes and sampling designed to promote wine appreciation and education.~~
- (be) Wine sampling and tasting for customers shall only be conducted at a wine counter area constituting no more than ~~ten (10)~~ twenty (20) percent of the entire floor area of the premises.
- (cd) Wine ~~sampling for customers shall be limited to one consecutive two-hour period in any one day.~~ Samples shall not exceed two (2) ounces ~~or less~~, and no customer shall consume more than eight (8) ounces in any ~~two-hour period~~ calendar day.
- (de) Wine bottles shall be opened only by the licensee or an employee, and samples shall only be poured by the licensee and/or an employee.
- (ef) No open containers of wine shall be removed from the licensed premises.
- ~~(g) Not more than one time per week for a period of not to exceed two (2) consecutive hours, the holder of an ancillary wine tasting license may conduct educational classes and sampling for classes. All conditions of sampling forth in this section shall apply to such classes, except for the limitation on floor areas where the classes can be conducted.~~
- ~~(h) Holders of an ancillary wine tasting permit shall not charge for samples or tastings, but may accept donations for a charitable organization of their choice.~~
- (fi) Wine sampling and tasting is only permitted within the enclosed portion of the premises.
- (g) Wine sampling and tasting is only permitted during the hours the licensed premises are authorized to provide package sales of alcoholic beverages; provided, however, no wine sampling and tasting shall be permitted on Sunday.
- (hj) Wine sampling and tasting shall not be permitted prior to the City's approval of a package license holder's application for an ancillary wine tasting license and the package license holder's payment of the subject license fee. The annual fee for an ancillary wine tasting license shall be two hundred and fifty dollars

(\$250.00), which fee may be revised from time to time by resolution of the mayor and council.

Section 9 of the Ordinance:

Sec. 3-193. Exception for breweriesTastings.

~~Tastings shall be permitted in accordance with the provisions of O.C.G.A. § 3-5-38, as amended from time to time.~~

~~As a limited exception to the provisions of this chapter which implement and enforce the three-tier system for the manufacture, distribution and sale of malt beverages established under state law, a brewer's license authorizes the holder of such license to sell directly to the public on its licensed premises up to 3,000 barrels of malt beverages manufactured on such licensed premises per year for: (1) consumption on the premises; and (2) consumption off the premises (sales by the package), provided that such sales by the package shall not exceed a maximum of 288 ounces per consumer per day. Such retail sales are permitted on the days and at the times that the retail sale of malt beverages for consumption on the premises or by the package, as applicable, is authorized for other retailer licensees under this chapter. Under no circumstances shall such malt beverages be sold by a licensed brewer to a licensed retailer or retail consumption dealer for the purpose of resale. Any brewer engaging in the retail sales of malt beverages pursuant to this section shall remit all state and local excise taxes to the proper tax collecting authority. For the purposes of this article, "barrel" means thirty-one (31) gallons of malt beverages.~~

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO AMEND CHAPTER 3 (ALCOHOLIC BEVERAGES) OF THE CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO DELETE, MODIFY AND ADD PROVISIONS GOVERNING THE SALE OF ALCOHOLIC BEVERAGES FOR CONSUMPTION ON THE PREMISES; TO PROVIDE EXCEPTIONS APPLICABLE TO ART STUDIOS, ART GALLERIES AND COOKING CLASSES FROM CERTAIN REGULATIONS GOVERNING ON-PREMISES CONSUMPTION; TO DELETE, MODIFY AND ADD PROVISIONS GOVERNING ANCILLARY WINE TASTING LICENSES; TO DELETE, MODIFY AND ADD PROVISIONS GOVERNING BREWERIES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, Chapter 3 (Alcoholic Beverages) of The Code of the City of Alpharetta, Georgia provides regulations governing the sale of alcoholic beverages within the City; and

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

WHEREAS, the City Council has determined that it is appropriate from time to time to modify alcoholic beverage regulations to comport with current conditions; and

WHEREAS, the City Council desires to amend Chapter 3 (Alcoholic Beverages) of The Code of the City of Alpharetta, Georgia in order to delete, modify and add certain provisions regulating the sale of alcoholic beverages.

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

Section 1: Section 3-1 of The Code of the City of Alpharetta, Georgia (the "Code") is hereby amended by adding the following terms and definitions in their appropriate alphabetical order:

"Art Gallery. A retail establishment primarily engaged in, and which derives at least seventy percent (70%) of its total annual gross sales from, the sale or display of art books, paintings, sculptures, or other works of art; but specifically excluding libraries, book stores, theaters, and establishments where the display of works of art is incidental to its primary use."

"Art Studio. A retail establishment primarily engaged in providing instruction in painting, sculpture, drawing,

photography, craft work, fiber art, or other visual or graphic art techniques, and which derives at least seventy percent (70%) of its total annual gross sales from the sale of such services and art products related to such services; but specifically excluding body art studios and tattoo parlors."

Section 2: Section 3-40 of the Code is hereby amended by deleting same in its entirety and inserting in lieu thereof the following:

"Sec. 3-40. Locations where prohibited.

No alcoholic beverages may be sold by the drink for consumption on the premises where sold except in: (1) eating establishments regularly serving prepared food, with a full-service kitchen consisting of a four-compartment pot sink, a stove or grill permanently installed, and a refrigerator, all of which must be approved by the county health department and the city fire marshal, prepared to serve food every hour they are open; (2) supermarkets or wine bars, where these establishments are permitted to seat forty-five (45) or more persons pursuant to applicable building, fire and safety codes in effect for the city; (3) cigar shops; (4) art galleries or art studios; or (5) hotels, motels or high rise office and apartment buildings. When located in hotels, motels and high rise office and apartment buildings, every entrance to the establishment shall be from a public lobby, hallway, mall or other publicly used interior portion of the primary use structure. Unless otherwise expressly exempted in this Chapter from this requirement, establishments not located in hotel or motels shall derive a minimum of fifty (50) percent of their total annual gross food and beverage sales from the sale of prepared meals or food (except that wine bars shall derive a minimum of forty (40) percent). Hotels or motels containing such establishments shall derive a minimum of fifty (50) percent of their total annual gross income from the sales of prepared meals or food and from the rental of rooms for overnight lodging. For the purposes of this Chapter, the term "hotel" or the term "motel" means an establishment that contains not less than thirty-five (35) separate rooms for overnight lodging. On or before the 20th day of each calendar month, each such establishment shall file a report of the previous calendar month's operation with the office of the director of finance verifying compliance with the above provisions. Such reports shall be filed on forms designated by the city. These forms are also used to report excise taxes on the sale of distilled spirits by the drink, which are also due by the tenth day of each calendar month. Any licensed establishment that fails to meet the appropriate percentage requirements for two (2)

consecutive months shall be subject to immediate revocation. An audit may be required at any time to ensure compliance with these provisions. Nothing in this section shall be deemed to prohibit hotel room service of alcoholic beverages."

Section 3: Section 3-41 of the Code is hereby amended by deleting same in its entirety and inserting in lieu thereof the following:

"Sec. 3-41. - Hours of sale.

Alcoholic beverages shall not be sold for consumption on the premises except:

- (a) Monday through Saturday between the hours of 9:00 a.m. and 2:00 a.m. of the following day; and
- (b) on Sunday from 12:30 p.m. until 2:00 a.m. on Monday in any licensed establishment which derives at least fifty (50) percent of its total annual gross food and beverage sales from the sale of prepared meals or food or which derives a minimum of fifty (50) percent of its total annual gross income from the rental of rooms for overnight lodging."

Section 4: Section 3-42 of the Code is hereby amended by deleting same in its entirety and inserting in lieu thereof the following:

"Sec. 3-42. 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 brewpubs, as defined in Sec. 3-1; provided, however, no such license shall include or authorize the sale of distilled spirits by the package; and
 - (2) Eating establishments, as defined in Sec. 3-1, may sell wine by the package for off-premises consumption, provided that no more than ten percent (10%) of the interior floor area of the establishment

is devoted to the display of package wine and no more than ten percent (10%) 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 Sec. 3-1.

- (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 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 passage-way, 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 passage-way (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 passage-way; and
 - (6) all other conditions required by state regulations applicable to such contiguous operations are met."

Section 5: Section 3-46 of the Code is hereby amended by deleting same in its entirety and inserting in lieu thereof the following:

"Sec. 3-46. Brown-bagging or BYOB prohibited; exceptions.

It is prohibited for any person to bring his or her own alcoholic beverage (brown-bagging) into any retail establishment, without regard to whether such establishment is licensed to sell alcoholic beverages, for consumption on such premises.

(a) *Exceptions.* The foregoing prohibition is subject to the following specific exceptions:

- (1) *Furnishing of wine by patron of restaurant.* Any restaurant which is licensed to sell wine for consumption on the premises may permit a patron to bring into the restaurant one (1) unopened bottle of wine for consumption on the premises. In order for this provision to apply, the restaurant must establish a policy for permitting same and must charge a minimum corkage fee of ten dollars (\$10.00) per bottle. Nothing in this section shall be deemed to require a restaurant to establish such a policy. Any wine not consumed at a restaurant, shall be disposed of at the premises and not carried out in an open container, unless the restaurant is able to reseal and repack the opened bottle of wine in accordance with Section 3-47.
- (2) *Patrons participating in cooking classes.* This section shall not prohibit any person who is participating in a cooking class offered by a retail establishment from bringing one (1) unopened bottle of wine into the retail establishment to consume with the meal prepared as part of such class provided:
 - (a) the retail establishment has a policy permitting a patron participating in a cooking class to bring an unopened bottle of wine into the retail establishment for consumption on the premises by the patron;
 - (b) the retail establishment does not charge a corking or other fee for same;
 - (c) the price of a cooking class offered by the retail establishment does not vary based on whether class participants will be permitted to bring wine into the retail establishment for consumption on the premises;
 - (d) no employee of the retail establishment under the

age of 18 shall be working in the establishment during the times such classes are offered; and (e) the retail establishment has an established closing time of no later than 10:00 p.m. Any opened bottle of wine not consumed at the retail establishment during the cooking class shall be disposed of at the premises and not carried out in an open container. All other applicable state and city laws, regulations and ordinances which address the use and serving of alcoholic beverages shall apply to this subsection.

- (b) For the purposes of this section, the term retail establishment shall not include a private hotel room or similar guest room or a private club."

Section 6: Article II of Chapter 3 of the Code is hereby amended by adding a new Section 3-49 to read as follows:

"Sec. 3-49. Exception for art galleries and art studios.

An art gallery or art studio may obtain a license for the sale of alcoholic beverages for consumption on the premises without meeting the requirement that the establishment provides a full-service kitchen serving prepared foods or derives a minimum of fifty percent (50%) of its total annual gross food and beverage sales from the sale of prepared meals or food; provided that no more than ten percent (10%) of the establishment's total annual gross sales are derived from the sale of alcoholic beverages."

Section 7: Section 3-60 of the Code is hereby amended by deleting same in its entirety and inserting in lieu thereof the following:

"Sec. 3-60. Types of establishments where retail sale permitted.

- (a) No distilled spirits by the package shall be sold at retail except in: (1) retail establishments devoted exclusively to the retail sale of alcoholic beverages by the package; (2) retail establishments in which space has been set aside devoted exclusively to the retail sale of distilled spirits by the package, with ingress and egress provided directly to and only to the exterior of the building in which the facility is located and not to any other enclosed part of the building in which the facility is located, except as provided in item (3) of this subsection; or (3) in hotels, motels and highrise

office buildings where every public entrance to this use shall be from a lobby, hallway or other interior portion of the primary use structure.

- (b) Nothing in this section shall prohibit the retail sale within these establishments of liquid commodities and mixes normally used in the preparation and serving of distilled spirits."

Section 8: Section 3-160 of the Code is hereby amended by deleting same in its entirety and inserting in lieu thereof the following:

"Sec. 3-160. Ancillary wine tasting license; conditions.

The holder of a package wine license, with or without a package malt beverage license, but in no event with a package distilled spirits license, with licensed premises having a minimum of 200 square feet of floor space dedicated to the display of wine offered for sale, shall be eligible for an ancillary wine tasting license to sell or provide samples or tastings of wine offered for sale by the package to customers for consumption on the premises under the following conditions:

- (a) The licensee shall maintain on the premises and offer for sale by the package at least twenty-five (25) different brands of wine.
- (b) Wine sampling and tasting for customers shall only be conducted at a wine counter area constituting no more than twenty percent (20%) of the entire floor area of the premises.
- (c) Wine samples shall not exceed two (2) ounces, and no customer shall consume more than eight (8) ounces in any calendar day.
- (d) Wine bottles shall be opened only by the licensee or an employee, and samples shall only be poured by the licensee and/or an employee.
- (e) No open containers of wine shall be removed from the licensed premises.
- (f) Wine sampling and tasting is only permitted within the enclosed portion of the premises.
- (g) Wine sampling and tasting is only permitted during the hours the licensed premises are authorized to provide package sales of alcoholic beverages; provided, however, no wine sampling and tasting shall be permitted on Sunday.

- (h) Wine sampling and tasting shall not be permitted prior to the City's approval of a package license holder's application for an ancillary wine tasting license and the package license holder's payment of the subject license fee. The annual fee for an ancillary wine tasting license shall be two hundred and fifty dollars (\$250.00), which fee may be revised from time to time by resolution of the mayor and council."

Section 9: Section 3-193 of the Code is hereby amended by deleting same in its entirety and inserting in lieu thereof the following:

"Sec. 3-193. Exception for breweries.

As a limited exception to the provisions of this chapter which implement and enforce the three-tier system for the manufacture, distribution and sale of malt beverages established under state law, a brewer's license authorizes the holder of such license to sell directly to the public on its licensed premises up to 3,000 barrels of malt beverages manufactured on such licensed premises per year for: (1) consumption on the premises; and (2) consumption off the premises (sales by the package), provided that such sales by the package shall not exceed a maximum of 288 ounces per consumer per day. Such retail sales are permitted on the days and at the times that the retail sale of malt beverages for consumption on the premises or by the package, as applicable, is authorized for other retailer licensees under this chapter. Under no circumstances shall such malt beverages be sold by a licensed brewer to a licensed retailer or retail consumption dealer for the purpose of resale. Any brewer engaging in the retail sales of malt beverages pursuant to this section shall remit all state and local excise taxes to the proper tax collecting authority. For the purposes of this article, "barrel" means thirty-one (31) gallons of malt beverages."

Section 10: It is the intention of the City Council and it is hereby ordained by the authority of the City 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 11: All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 12: 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: Except for Section 9 hereof, this Ordinance shall become effective immediately upon adoption. Section 9 of this Ordinance shall become effective on September 1, 2017.

SO ORDAINED this _____ day of _____, 2017.

CITY OF ALPHARETTA, GEORGIA

By: _____
David C. Belle Isle, Mayor

COUNCIL MEMBERS

(SEAL)

ORDINANCE NO. _____

Attest: _____

City Clerk

First Reading _____

Second Reading _____

Adopted _____



City Council Meeting STAFF REPORT

Submitting Department: Public Works
Submitted By: Geoffrey Sarra
Meeting Date: May 15, 2017

I. AGENDA ITEM TITLE: HAYNES BRIDGE ROAD CAPACITY IMPROVEMENTS - INTERGOVERNMENTAL AGREEMENT WITH CITY OF JOHNS CREEK

II. RECOMMENDATION:

Please approve the "Intergovernmental Agreement Regarding the Design, Engineering, and Right of Way Acquisition for a Portion of Haynes Bridge Road" with the City of Johns Creek and authorize the Mayor to execute all necessary documents.

III. REPORT IN BRIEF:

Included in the TSPLOST project list was the widening of Haynes Bridge Road from a two lane section to a four lane section between Mansell Road and Old Alabama Road. The project scope will also include: an 8' sidewalk to the Greenway, tree lined streets, landscaped medians, and left turn lanes where appropriate. This project is a joint undertaking between the City of Alpharetta and City of Johns Creek.

Under this Intergovernmental Agreement (IGA), the City of Johns Creek will manage the design, engineering, and right-of-acquisition for the project. Design costs and third-party costs associated with right-of-way acquisition (right-of-way plans, appraisals, negotiations, deed preparation, etc.) will be split 50/50 between the cities. At a minimum, there will be monthly project coordination meetings between the cities throughout the project duration.

Once the IGA is executed by both cities, representatives from Alpharetta and Johns Creek will work with the design team to finalize the project scope and obtain a proposal from the firm. The design proposal will be brought forward at a future council meeting for award.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Haynes Bridge Road IGA with Johns Creek

**INTERGOVERNMENTAL AGREEMENT REGARDING THE DESIGN,
ENGINEERING AND RIGHT OF WAY ACQUISITION
FOR A PORTION OF HAYNES BRIDGE ROAD**

This INTERGOVERNMENTAL AGREEMENT (the “Agreement”) is made and entered into as of the ____ day of _____, 2017, by and between the CITY OF JOHNS CREEK, GEORGIA, a municipal corporation in the State of Georgia (“JOHNS CREEK”) and the CITY OF ALPHARETTA, GEORGIA, a municipal corporation in the State of Georgia (“ALPHARETTA”)

W I T N E S S E T H:

WHEREAS, JOHNS CREEK is a duly chartered municipal corporation authorized by law to enter into intergovernmental agreements; and

WHEREAS, ALPHARETTA is a duly chartered municipal corporation authorized by law to enter into intergovernmental agreements; and

WHEREAS, JOHNS CREEK and ALPHARETTA each have interest in relieving congestion within their respective jurisdictions on Haynes Bridge Road from Old Alabama Road to Mansell Road, and;

WHEREAS, The widening of Haynes Bridge Road from Old Alabama Road to Mansell Road will provide a benefit and value to residents and visitors of all parties to this Agreement, and;

WHEREAS, The voters of Fulton County approved a Transportation Special Purpose Local Option Sales Tax (TSPLOST) in a referendum on November 8, 2016, and;

WHEREAS, JOHNS CREEK and ALPHARETTA each have listed the widening of Haynes Bridge Road within their respective jurisdictions as a Tier 1 project on their TSPLOST list (collectively referred to hereinafter as the “Project”) and are obligated to complete the Project, and;

WHEREAS, Article IX, Section II, Paragraph III of the Constitution of the State of Georgia of 1983, prohibits cities and counties from exercising governmental authority within each other’s boundaries except as otherwise provided by law or by intergovernmental agreement, and;

WHEREAS, the parties are authorized to enter into this Agreement pursuant to Article IX, Section III, Paragraph I of the Constitution of the State of Georgia 1983 regarding intergovernmental contracts, and;

WHEREAS, the parties are further authorized to enter into intergovernmental agreements related to work on public roads in accordance with O.C.G.A. Sec. 32-4-62, and;

WHEREAS, the parties desire to enter into this Agreement concerning the design, engineering and right-of-way acquisition pertaining to the Project.

NOW, THEREFORE, for and in consideration of the mutual promises set forth herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JOHNS CREEK and ALPHARETTA do hereby agree as follows:

Section 1

Term

This Agreement shall become effective upon the date first written above and shall continue in full force and effect until completion of the design, engineering and right of way acquisition for the Project.

Section 2

Project Management/Accounting

- a. JOHNS CREEK agrees to manage the design, engineering and right-of-way acquisition for the Project.
- b. JOHNS CREEK agrees that ALPHARETTA will have input into the acceptance of all design documents for the portion of the Project located within and immediately adjacent to its jurisdiction throughout the duration of the Project. Monthly project coordination meetings between JOHNS CREEK and ALPHARETTA will occur throughout the project duration.
- c. JOHNS CREEK agrees to review and remit payment for all Project invoices for design, engineering, right-of-way acquisition, and other Project related expenses.
- d. ALPHARETTA agrees to refund JOHNS CREEK fifty percent (50%) of the Project costs related to engineering design within thirty (30) days of receipt of invoices.
- e. JOHNS CREEK, with consultation with ALPHARETTA, agrees to manage right-of-way acquisition services. All third party costs such as right-of-way plans, appraisals, negotiations, deed preparation, and other right-of-way acquisition services will be paid by JOHNS CREEK and ALPHARETTA agrees to refund fifty percent (50%) of these costs. Costs such as attorney fees, closing costs, and payment for right-of-way or easements shall be funded by the jurisdiction abutting the individual parcel.
- f. JOHNS CREEK agrees to share with ALPHARETTA upon request all documentation and back up necessary to demonstrate the costs sought to be refunded by ALPHARETTA.

Section 3

Authorization to Act

Once ALPHARETTA approves the design and engineering plans for the Project, JOHNS CREEK shall have the requisite authorization under Article 9, Section 2, Paragraph III(a)(4) of the Constitution of the State of Georgia to undertake any and all necessary activities within the jurisdictional boundaries of ALPHARETTA in furtherance right of way acquisition related to the Project including but not limited to land acquisition and all other activities related or necessary to right of way acquisition, but excluding eminent domain. Acquisition costs for parcels within Alpharetta that exceed appraised value by fifteen percent (15%) or more shall require the prior written consent of Alpharetta. Notwithstanding the foregoing, any property acquired by JOHNS CREEK pursuant to this section will – following such acquisition – be conveyed to ALPHARETTA by quitclaim deed.

Section 4

Remedy

A party's sole remedy in the event of non-performance by the other party shall be an action to compel specific performance. The prevailing party in any such action shall be entitled to reasonable attorney's fees and costs.

Section 5

Governing Law and Venue

This Agreement shall be deemed to have been made and shall be construed and enforced in accordance with the Constitution and the laws of the State of Georgia. Proper venue for any actions arising out of this Agreement shall be in the Fulton County Superior Court.

Section 6

Immigration and Title VI Compliance

The parties to this Agreement agree to comply, to the extent applicable with all obligations of O.C.G.A. Sec. 13-10, et seq. and Title VI of the Civil Rights Act.

Section 7

Entire Agreement

This Agreement expresses the entire understanding and agreement between the parties hereto and supersedes any and all prior agreements, negotiations, and communications between the two parties hereto.

Section 8

Severability

The invalidity of any one or more phrases, sentences, clauses or sections contained in this Agreement shall not affect the remaining portions of this Agreement or any part thereof.

Section 9

Amendments or Modifications

No waiver, amendment, release, or modification of this Agreement shall be effective unless made in writing and executed by all parties hereto.

Section 10

Counterparts

This Agreement may be executed in several counterparts, each of which shall be an original, and all of which shall constitute but one and the same instrument.

Section 11

Non-Waiver

Any party's failure to seek redress for a violation or to insist upon strict performance of any Agreement provision will not prevent a subsequent act, which would originally have constituted a violation, from having the effect of an original violation.

Section 12

Time of the Essence

Time is of the essence of this Agreement.

Section 13

Non-Assignability

Neither party shall assign any of the obligations or benefits of this Agreement.

Section 14

Authority to Contract

Each party declares that it has obtained all necessary approvals of its governing authority to execute and bind the Party to the terms of this Agreement.

Section 15

No Third Party Rights

This Agreement shall be exclusively for the benefit of the parties and shall not provide any third parties with any remedy, claim, liability, reimbursement, cause of action or other right.

IN WITNESS WHEREOF JOHNS CREEK and ALPHARETTA acting by and through their duly authorized agents, have caused this Agreement to be executed in multiple counterparts under seals on the date indicated herein.

CITY OF JOHNS CREEK, GEORGIA

CITY OF ALPHARETTA, GEORGIA

By: _____

By: _____

Date: _____

Date: _____

Attest: _____

Attest: _____

(SEAL)

(SEAL)



City Council Meeting STAFF REPORT

Submitting Department: Recreation and Parks
Submitted By: Lisa Gurganus
Meeting Date: May 15, 2017

I. AGENDA ITEM TITLE:

CITY HALL/BROOKE STREET PARK SHRUB REPLACEMENT

II. RECOMMENDATION:

Approve a landscape services agreement with Ed Castro Landscape (our on-call landscape maintenance vendor for City Center) in an amount not to exceed \$30,837.14 for shrub replacement around City Hall and Brooke Street Park; and authorize the Mayor to execute all necessary documents.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST: 30,837.14

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Tree Planting/Landscape Improvements (30141100-541200-C1302)	\$30,837.14

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
-	\$0.00

IV. REPORT IN BRIEF:

In February, the City of Alpharetta awarded the City Center landscape maintenance contract to Ed Castro Landscape ("ECL"). ECL will be responsible for maintaining the area around City Hall and Brooke Street Park for the next five years.

Since summer 2016, staff has reached out numerous times to the contractor responsible for the initial installation of the plant material at City Hall and Brooke Street Park to replace the dead shrubs that are covered by the original warranty. We have been unsuccessful in getting this work done by the original contractor. The dead vegetation has become an eyesore. With no response from the original contractor, staff obtained a quote for replacement of the dead shrubs from our new landscape maintenance vendor ECL.

ECL provided a quote of \$30,837.14. Staff reviewed the quote with ECL to ensure the plant material is consistent with the plant material that is thriving on-site. Although the original contractor is responsible to abide by the terms of the warranty and replace the dead shrubs, the City cannot continue to wait for a response to adhere to the terms of the warranty. We missed the spring planting season but do not want to miss the next planting season.

Staff recommends moving forward with ECL's planting plan now so as not to miss the next planting and growing season. City leaders will continue to pursue cost recovery from the original contractor as long as it is economically feasible to do so.

V. ALTERNATIVES:

VI. ATTACHMENTS:

Ed Castro Landscape Quote for Shrub Replacement

Landscape Services Agreement

February 3, 2017

Submitted To: Debora Westbrook
2 Park Plaza
Alpharetta, Ga 30009

Proposal ID: 17mj0900
Contact: 678-297-6050
Fax:

Scope

Site Prep and Removal

Removal and off site disposal of dead and diseased plant material. Soil in areas with blighted boxwoods where American Boxwoods will be replanted will be removed and replaced with clean soil prior to planting.

Description	Quantity	Units
Site Prep and Removal	0.50	day
Soil, ELC Mix	3.00	cu yds

Price		\$998.68

Plant Material

Description	Quantity	Units
Boxwood, Wintergreen (Korean)	196.00	18-24" ht
Loropetalum	7.00	3 gallon
Azalea, Encore	47.00	3 gallon
Holly, Helleri	10.00	3 gallon
Rose, Knock Out Red (Fuschia)	4.00	3 gallon
Daphne	15.00	3 gallon
Mahonia, Leather Leaf	10.00	3 gallon
Camellia, Sasanqua	8.00	4-5' ht
Osmanthus, Sweet Olive	4.00	5' ht
Maple, Japanese Tamukeyama Hg 36"	1.00	36" wide canopy
Viburnum, Alleghany	1.00	7 gallon
Contingency	1.00	each
Boxwood, American	10.00	36" x 36"

Price		\$29,838.46

Landscape ServicesTotal:		\$30,837.14

Terms & Conditions

Meredith Jedlicka

Date

Accepted:

Date



City Council Meeting STAFF REPORT

Submitting Department: Public Works
Submitted By: Andrew Echols
Meeting Date: May 15, 2017

I. AGENDA ITEM TITLE: ADDITIONAL DESIGN WORK FOR ALPHARETTA ARTS CENTER

II. RECOMMENDATION:

Please approve Change Order #3 in the amount of \$5,250.00 to Houser Walker Architecture for additional design cost associated with the Alpharetta Arts Center and authorize the Mayor to execute all necessary documents.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: YES

INCLUDED IN CURRENT FY OPRT.
BUDGET: NO

TOTAL PROJECT COST: \$5,250.00 (CHANGE ORDER #3);

TOTAL CONTRACT VALUE OF \$247,950.

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Arts Center (27061150-541500-C1611)	\$5,250.00

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
-	\$0.00

IV. REPORT IN BRIEF:

On July 11, 2016, City Council awarded Houser Walker Architecture the contract for the design of the Alpharetta Arts Center project. The project will renovate the old Fulton County library building at the corner of Mayfield Road and Canton Street. The scope includes exterior renovations, walk paths, decking, entrances and interior renovations in the form of multiuse art studios, a media studio and a black box theater. In Houser Walker's proposal two items were excluded, Audio Visual and IT; this was due to not knowing what the scopes entailed. A change order in the amount of \$15,600.00 for Audio Visual was executed on November, 18, 2016 and a change order in the amount of \$11,900.00 for IT components was executed on February 20, 2016.

Change order #3 is associated with designing additional IT components. Specifically, horizontal and vertical riser cabling, telecommunication room layout, raceways, outlets and connectivity and documentation of network/telecom standards.

The total cost of Change Order #3 is \$5,250.00. Thus the contract amount will increase from \$242,700 to \$247,950.00

V. ALTERNATIVES:

VI. ATTACHMENTS:



City Council Meeting STAFF REPORT

Submitting Department: Administration
Submitted By: James Drinkard
Meeting Date: May 15, 2017

I. AGENDA ITEM TITLE: CHANGE ORDER: CONTRACT FOR PUBLIC RELATIONS PROFESSIONAL SERVICES

II. RECOMMENDATION:

Staff requests approval for a change order in the amount of \$25,000 to the existing contract with Media Frenzy Global to provide for additional public relations services beyond that included in the original contract.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL
IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN
CURRENT FY
OPRT.
BUDGET: YES

TOTAL PROJECT COST: THE COST OF THE REQUESTED CHANGE ORDER IS \$25,000, WHICH IS FULLY FUNDED BY THE ALPHARETTA DEVELOPMENT AUTHORITY. THE VALUE OF THE EXISTING CONTRACT IS \$100,000, WHICH WAS INCLUDED IN THE FY2017 ADMINISTRATION OPERATING BUDGET - PROFESSIONAL SERVICES.

APPROVAL OF THE CHANGE ORDER BRINGS THE TOTAL VALUE OF THE CONTRACT TO \$125,000.

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Alpharetta Proud Community Campaign (30113230-544100-C1728)	\$25,000.00

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Development Authority Contribution (30113230-371000-C1728)	\$25,000.00

IV. REPORT IN BRIEF:

As part of efforts to elevate the City's public relations and engagement efforts, a community affinity campaign, #AlpharettaProud, was developed to highlight positive facts and happenings. Using funds in the amount of \$25,000 provided by the Alpharetta Development Authority, the campaign was launched during the week of May 1 so as to capture and leverage the large audience provided by the Taste of Alpharetta.

#AlpharettaProud will leverage social media and other elements to promote positive aspects of the community and turn a spotlight on key facts and recognitions. More importantly, the campaign invites residents and visitors to tell us the things about our community that make them AlpharettaProud. The comments and video clips collected will, in turn, be used to spread the #AlpharettaProud message.

While the launch of the campaign was fully funded by the Alpharetta Development Authority, the work is performed by Media Frenzy Global on behalf of the City of Alpharetta and leverages our existing relationship. Therefore, it is appropriate and necessary that the campaign be added to the scope of work of the existing contract between the City and Media Frenzy Global.

The existing contract is valued at \$100,000. Staff is requesting that the contract be changed to reflect the addition of the #AlpharettaProud Campaign launch and the additional expense of \$25,000.

V. ALTERNATIVES:

VI. ATTACHMENTS:

AlpharettaProud Campaign - Program Samples, AlpharettaProud Campaign - Initial Concept Overview



AlphaRetta Has Been Named One of the Safest Cities in Georgia - Safewise



#ALPHARETTAPROUD



AlphaRetta Ranked #1 America's 25 Best Places to Move - *Forbes*



#ALPHARETTAPROUD



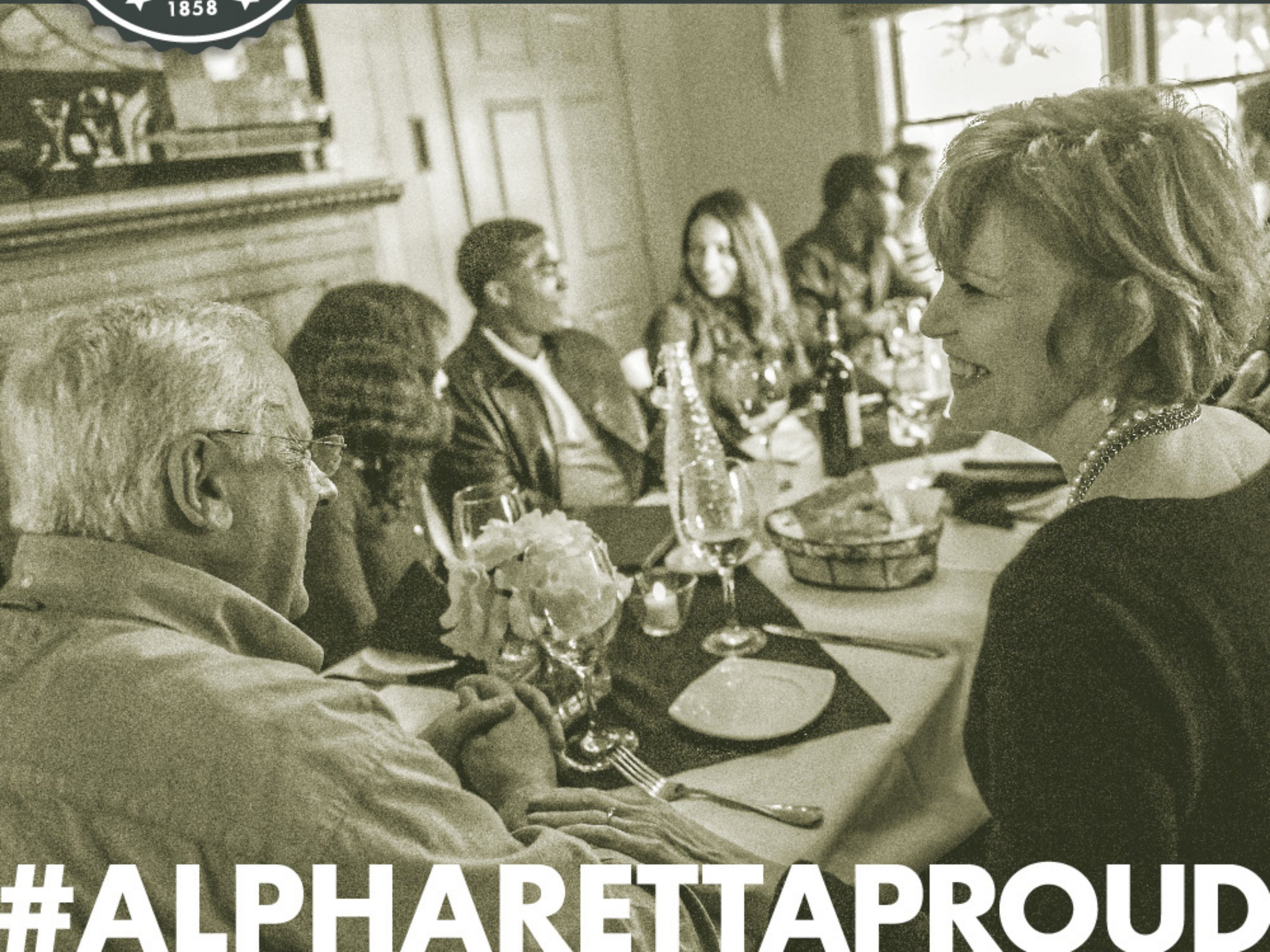
*Forbes Voted Alpharetta the
7th Friendliest City in the
Entire Nation*



#ALPHARETTAPROUD



2016's Best Small Cities in America - WalletHub



#ALPHARETTAPROUD



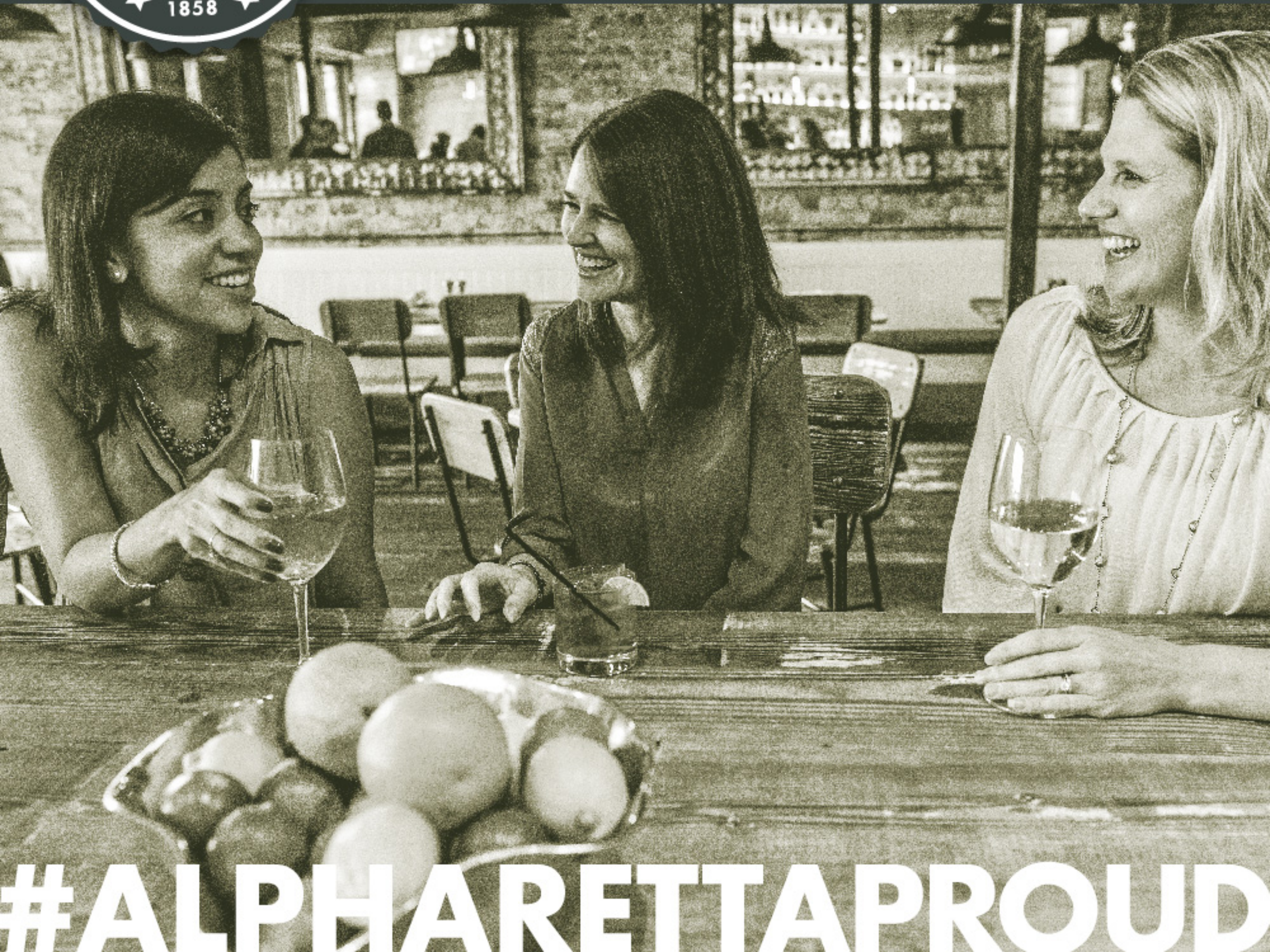
AlphaRetta Received Six Awards from The International Economic Development Council



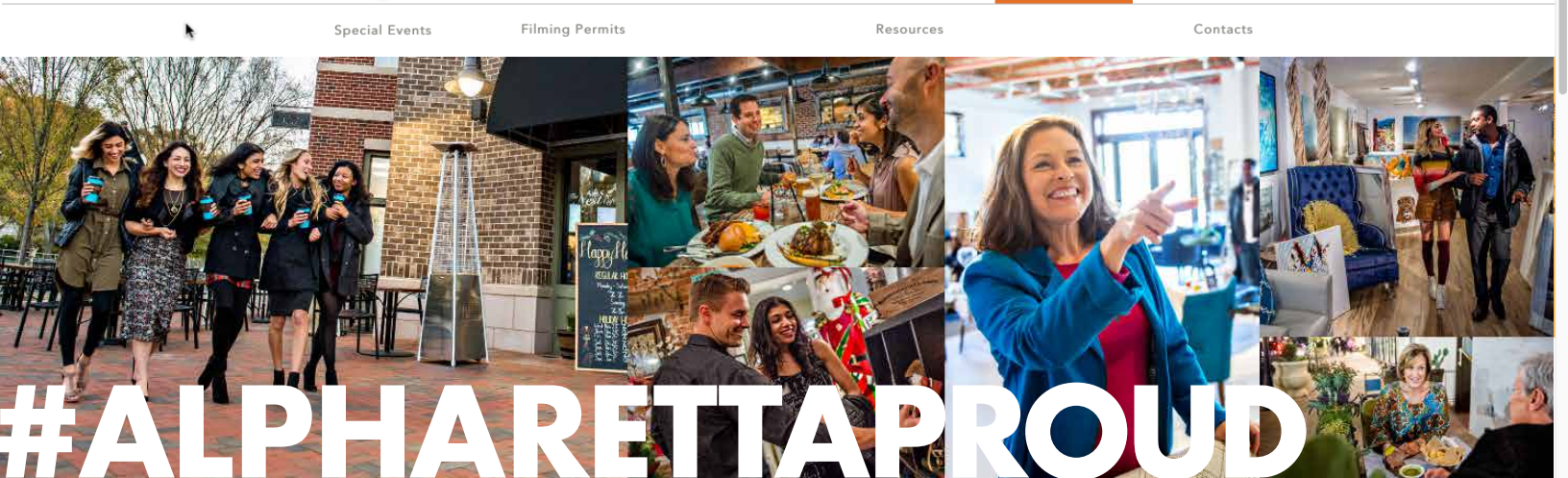
#ALPHARETTAPROUD



AlphaRetta is at the Top of
the List of 10 Best Atlanta
Suburbs - *Movoto*



#ALPHARETTAPROUD



AlphaRetta Proud, a community-driven campaign highlighting the many positive things that people love about the North Fulton city. It seeks to turn a spotlight on residents and visitors by asking them to share what makes them proud to be part of AlphaRetta.

AlphaRetta Proud will officially launch on May 4th during the community's largest event, the Taste of AlphaRetta. During the day, locals and visitors will have the opportunity to get a fun photo and share what makes them AlphaRetta Proud. The photos and comments will be compiled into a mural that will develop during the event, and will be displayed during future community festivals and happenings. Participants will also have opportunities to get t-shirts and other gear to show the world they are proud of their city.

The campaign will run throughout the year, so residents should be on the lookout for ways to show they are #AlphaRettaProud.



ALPHARETTA PROUD

1858



#AlphaGammaPr

It's a
supportive
place to
build a
business!





MEDIA FRENZY™

G L O B A L

City of Alpharetta

#AlpharettaPROUD Social Media Campaign



CAMPAIGN NARRATIVE

#AlpharettaPROUD is a campaign from the City of Alpharetta aimed at highlighting “proud” achievements in Education, Homes/Real Estate, Parks and Recreation, Technology and Leadership, Public Safety, Community Service and Business. This campaign will give residents and the business community the opportunity to tell their “proud” story.



COMMUNICATIONS

Integrate the Alpharetta Proud

narrative into social posts, videos, content marketing (infographics, etc.) and web copy.

DIGITAL & SOCIAL

Engage with residents and business professionals using social media to ask “Why are they proud?” (#AlpharettaPROUD) Give people the opportunity to tell their story. Collate the stories and develop into a digital scrapbook that is hosted on the Grow Alpharetta website.

Create social posts to share news announcements e.g. Proud to be recognized by @IEDC for economic development excellence #AlpharettaPROUD.



IMPORTANT REFERENCES



Official Hashtag -

#AlpharettaPROUD

Use the official hashtag when possible when you post.

A collage of various social media icons, including LinkedIn, Pinterest, Facebook, Twitter, Google+, and Snapchat, arranged on a wooden surface. The icons are rendered in a warm, orange-brown color scheme. Some icons are on wooden blocks, while others are on a textured background. The overall aesthetic is rustic and modern.

SOCIAL MEDIA GRAPHICS

Please utilize these graphics in your social media post when sharing a “proud” story when possible.

A group of runners participating in a marathon on a city street. The runners are wearing various athletic gear, including t-shirts, tank tops, and shorts. Some are wearing race bibs with numbers like 607, 1, and 169. The background shows trees and a brick building. The image is overlaid with a semi-transparent dark blue rectangle containing white text.

**#ALPHARETTA
#PROUD**

**We're Proud of
Our Residents!**



**#ALPHARETTA
#PROUD**

**We're Proud of
Our Businesses!**



#ALPHARETTA
#PROUD

We're Proud of
Our Start Up
Community!

The background is a solid teal color. It is decorated with numerous short, thin lines in yellow and white, scattered across the surface to resemble confetti or celebratory streamers. Some lines are solid, while others are dashed.

**#ALPHARETTA
PROUD**

10 REASONS

To Be #Alpha**re**tt**a**PROUD



Forbes Voted Alpharetta The 7th Friendliest City In The Entire Nation



Alpharetta at the top of the list of 10 Best Atlanta Suburbs – *Movoto*



2016's Best Small Cities in America – *WalletHub*

Alpharetta has been named one of the safest cities in Georgia – *Safewise*



Alpharetta ranked #1 America's 25 Best Places To Move – *Forbes*



Alpharetta received the Outstanding Streetscape Revitalization Grand Award -The Georgia Urban Forest Council



Over 600 technology companies call Alpharetta home



Alpharetta is the Sixth Fastest Growing City in the Country



Alpharetta High School was nationally ranked in *Newsweek* Best High Schools



Alpharetta Receives Six Awards From The International Economic Development Council

SAMPLE TWEETS

Did you know, @SafeWise listed
#Alpharetta as one of the safest
cities to live in #Georgia?

#AlpharettaProud

Alpharetta is the Technology City of
the South for a reason, and that's
because it's home to over 600 #tech
companies! **#AlpharettaProud**

With a growing population and a thriving
#tech community, Alpharetta is
the 6th Fastest Growing City in the
Country. **#AlpharettaProud**





SAMPLE FACEBOOK POSTS

From award-winning community parks to nationally recognized schools, Alpharetta ranked #1 in Forbes 25 Best Places to Move in America.

#AlpharettaProud

Guess what? Alpharetta made Movoto's list of Top 10 Best Atlanta Suburbs! **#AlpharettaProud**

Alpharetta High School has been nationally ranked by "Newsweek" as one of the Best High Schools in the country. **#AlpharettaProud**

Did you know Alpharetta is an award-winning city? That's right, Alpharetta received 6 awards from the International Economic Development Council. **#AlpharettaProud**

SAMPLE INSTAGRAM POSTS

Alpharetta is a community that welcomes everyone,
which is why Forbes voted Alpharetta as the 7th
friendliest City in the Nation! **#AlpharettaProud**

Alpharetta takes pride in preserving our community
forests. So, it shouldn't come as a surprise that
Alpharetta received the Outstanding Streetscape
Revitalization Grand Award from the Georgia Urban
Forest Council. **#AlpharettaProud**

Great schools, beautiful parks, and a growing tech
community are just a few reasons WalletHub listed
Alpharetta in its 2016's Best Small Cities in
America! **#AlpharettaProud**



SNAPCHAT

Create a branded **Alpharetta Proud** filter.



An examination of historical and projected
trends in the demand for and supply of rental
housing in the City of Alpharetta

City of Alpharetta Rental Housing Study--Update

Determining the appropriate
mix of renter and owner
housing in the city

October 27, 2016



BleaklyAdvisoryGroup

TABLE OF CONTENTS

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SUMMARY

The City of Alpharetta engaged Bleakly Advisory Group, Inc. (BAG) to examine the historical relationship between rental and owner housing in the city and, from that analysis, determine an appropriate proportion of future rental housing in Alpharetta. The City of Alpharetta is interested in understanding what has been the historical relationship between renter and owner housing demand and the housing inventory. Understanding this relationship will allow the City to adopt policies in its comprehensive plan and zoning and land use policies that can achieve the desired balance between renter and owner units into the future as Alpharetta continues to grow.

The key findings of the research are as follows:

Existing City Policy and Practice— It has been a long-standing city policy as stated in the Comprehensive Plan to seek to achieve a housing balance of 85% “for sale” housing and 15% “for rent” housing in the city. The City’s comprehensive plan outlines the future land use needs of Alpharetta in terms of acreage that will be required to insure that this is sufficient land area to accommodate the needs of the community. This policy was revised in the recent update to the 2030 Comprehensive Plan to state:

“H Policy 2: Maintain a balance between ‘owner-occupied and ‘renter –occupied’ in Alpharetta such that at least 68% of the housing stock is ‘owner-occupied’ “.

The ratio of “for sale” to “for rent” housing has evolved over the period from 2000 to 2016. In terms of unit additions of the 11,183 units added to the housing inventory over the period, 16% were for-rent units versus 84% were for-sale units. Thus, the city achieved the objective for creating housing balance as outlined in the comprehensive plan. The result of this policy was to see the proportion of the housing inventory in multifamily for-rent units decrease from 33% in 2000 to 26% in 2016.

Current Rental Housing Ratio--Based on the most recent U.S. Census data, in 2014 the percentage of rental households in the city was 36%, which was a lower percentage of rental households than in 2000 and is attributable to the very rapid expansion in the owner housing inventory over the period, out-pacing the rapid growth in rental households that occurred.

OWNER ND RENTER HOUSEHOLDS IN ALPHARETTA 2000-2014						
	2000		2014		Growth 2000-2014	
	N	%	N	%	N	%
Population	34,854		60,903		26,049	25%
Households	13,911	100%	22,200	100%	8,289	40%
Owner Households	8,387	60%	14,101	64%	5,714	32%
Renter Households	5,524	40%	8,099	36%	2,575	53%

Source: U.S. Census, Decennial and American Community Survey 2000, 2014

The Rental Housing Inventory is Diverse—Alpharetta’s rental housing inventory includes a range of building types. The majority of rental housing units are in apartment complexes with 10 or more units

(55%). Smaller multifamily apartment buildings of 2 to 9 units account for an additional 18% of the rental housing inventory. Single family detached housing represents 19% and townhouses an additional 7% of the rental inventory.

Characteristics of Rental Apartment Complexes—There are 19 apartment complexes in Alpharetta. Their average age is 19 years old. Of the 19 complexes, five were developed since 2000, eight were developed in the 1990s and the balance dates from the 1980s. There is a total of 6,316 units in the 19 complexes. The 19 projects average 332 units in size. Currently vacancies in Alpharetta's rental apartment complexes are low-- less than 4%. Asking rents are currently averaging \$1,322 per unit across the inventory.

Building Permit Activity—A review of building permit activity since 2000 shows that over the 17-year period a total of 4,959 units were permitted by the City. Of that total, 3,445 single family units, or 70%, were authorized. A total of 1,514 units, or 30%, were for units in buildings of five or more units, the vast majority of which were rental apartments.

Housing Development Pipeline--There are currently 2,109 new units of owner-occupied housing either recently completed, under construction or approved for development in Alpharetta. These units are generally either single family detached housing or townhomes with some condominium stacked flats. An additional 555 renter units have been approved for development. Thus, rental housing accounts for 21% of the total housing units in the development pipeline.

Regional Rental Housing Trends—In Alpharetta rental housing accounts for 36% of the housing inventory. By comparison, in North Fulton County renter units account for 30% of the housing inventory. Looking more broadly at the North Atlanta Metro (Cobb, Cherokee, Forsyth and North Fulton Counties), rental housing represents 30% of the housing inventory in this region. Thus, at 36% if its inventory, Alpharetta has one of the highest proportions of rental housing in the North Atlanta Metro region. A substantial portion of Alpharetta's rental housing inventory is in single family housing at 26% and larger apartment complexes at 55%. A slightly higher percentage of Alpharetta's rental inventory has been constructed since 2000 than in North Fulton and North Metro Atlanta.

Impact of Future Growth in Rental Units on Inventory—Based on estimates of future demand for housing in Alpharetta over the next five years, the current inventory of owner and renter housing in Alpharetta would change, as shown below. Two estimates of impact of future additions to the housing stock were analyzed. The first assumes that the future growth in the housing stock follows the historic pattern of approximately 2% annually and in Option A, the tenure preference is based on the current ratio of 36% rental and 64% owner. Under Option B, it is assumed that the tenure preference is consistent with the regional ratio of 30% rental and 70% owner. As shown, the impact that these two ratios have on the city's overall tenure mix in the housing inventory is minimal. There is approximately a 150-unit difference in the total number of rental units under the two options, and these differences are so minor that the overall tenure ratio in the city remains very similar under both options—34% to 35%

renter and 65% to 66% owner. What this demonstrates is that short-term changes in tenure preference have little long-term impact on the tenure mix of the city's overall housing stock.

IMPACT OF ALTERNATIVE TENURE PATTERNS ON ALPHARETTA'S HOUSING STOCK 2016-2021											
	Alpharetta		Additions In Pipeline	Housing Stock		Option A: Existing Growth			Option B: Existing Growth		
	Housing Stock 2014	%		2016-2017	%	Existing Ratio	Total	%	Regional Ratio	Total	%
Owner	14,101	64%	2,109	16,210	65%	1,596	16,658	65%	1,745	17,955	66%
Renter	8,099	36%	555	8,654	35%	897	9,150	35%	748	9,402	34%
Total	22,200	100%	2,664	24,864	100%	2,493	25,808	100%	2,493	27,357	100%

Source: BAG

We conclude from this analysis city policy should work towards a long-term goal of rental housing accounting for between 28% and 36% of the housing inventory. Recently, the city as part of its comprehensive plan update, established a goal of 32% of the overall housing inventory as rental housing. This long-range goal would be consistent both with historical renter ratios in the city and with regional trends in the North Atlanta metro region.

This goal could be achieved in several ways: one approach would be to consider placing a cap on rental housing applications of between 93 and 159 units per year, which is derived from applying the 32% ratio to the total number of building permits issued in Alpharetta over the 2000-2016 period, and an estimate of the potential volume of future permits over the next five years based on the housing demand forecast:

- Total Permits issued 2000-2016: 4,959 units
- Average Permits issued 2000-2016: 292 units
- Permits issued 2016-2021 based on demand: 498 units
- Targeted Rental Unit Proportion at 32%: 93-159 units annually
- Average Rental Unit Proportion at 32%: 126 units annually

If, in a given year some or all of the targeted rental units were not permitted they could carry over to the next year. The total number of targeted rental unit permits could be adjusted every five years to reflect recent trends in total permitting activity. Permits for new units to be created on the site of existing rental apartments could be exempted from this annual limitation as an incentive to redevelop older complexes.

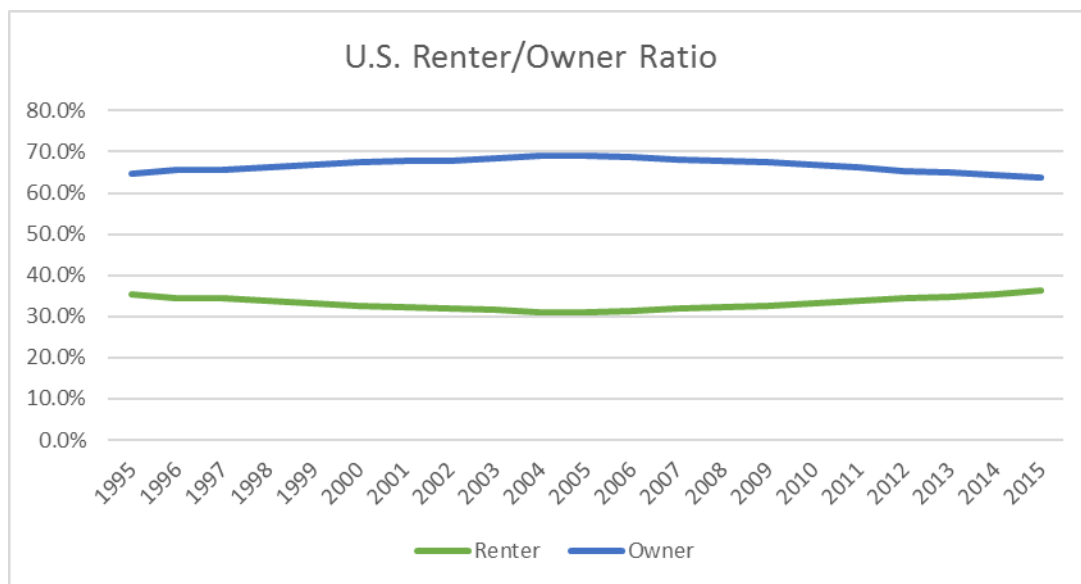
Presented in the following sections is a more detailed discussion of the research which supports these findings.

INTRODUCTION AND PURPOSE OF THE STUDY

The City of Alpharetta engaged Bleakly Advisory Group, Inc. (BAG) to update its examination of the historical relationship between rental and owner housing in the city and, from that analysis, determine an appropriate proportion of future rental housing in Alpharetta, based on more recent data. The City of Alpharetta is interested in understanding what has been the historical relationship between renter and owner housing demand and the housing inventory. Understanding this relationship will allow the City to adopt policies in its comprehensive plan, zoning and land use policies that can achieve the desired balance between renter and owner units into the future as Alpharetta continues to grow.

The balance between renter and owner housing in a community is an outcome of a complex interaction of a number of factors including: land values in an area, local land use policies, the historical pattern of development in area in terms of both the relative presence of residential and non-residential land uses, and the level of suburbanization/urbanization that has occurred over time. Another key variable is the characteristics and preferences of households in the area. National economic trends also play a role in the relationship between rental and owner housing.

For example, as shown below national data on renter/owner ratios from U.S. Census data, reported by the Harvard Joint Center for Housing Studies, shows there have been fluctuations over the past 20 years in the percentage of renter/owner ratio partly due to the Great Recession and its aftermath.



The data shows that the ratio between renter and owner housing has generally ranged within a constrained band, with rental housing accounting for between mid-to-low 30% of the housing stock and owner housing ranging from a high of 69% down to 63.7% in recent years. The Great Recession clearly has had a long-lasting impact on the renter to owner ratio, with renter housing increasing from 32% to just short of 36% over the period, while ownership rates dropped from a high of 69% in 2007 to 63.7% by 2015.

The purpose of this study is to analyze what has been the ratio of rental housing demand and supply in the City of Alpharetta in the past and given that pattern, what would be the appropriate ratio between renter and owner housing development in the city in the future. This information can provide the basis for the city to establish land use policies for the future that will be designed to achieve the appropriate balance between these two tenure types in Alpharetta's housing inventory.

EXISTING CITY POLICY AND PRACTICE

The City's comprehensive plan outlines the future land use needs of Alpharetta in terms of acreage that will be required to insure that this is sufficient land area to accommodate the needs of the community.

The Housing Element of the 2030 Comprehensive Plan states:

"Housing Policy 2: Maintain a balance between residential buildings designed "for sale" and residential buildings designed "for rent" in Alpharetta such that at least 85% of the housing stock is "for sale" (p.20).

The recent update of the city's comprehensive plan has modified this policy as follows:

"H Policy 2: Maintain a balance between 'owner-occupied and 'renter -occupied' in Alpharetta such that at least 68% of the housing stock is 'owner-occupied' "

As shown in the exhibit below, the ratio of "owner-occupied" to "renter-occupied" housing has evolved over the period from 2000 to 2016. During that period, based on the city's housing inventory count, the total number of housing units in the city approved as single family for-sale increased by 74% from 13,894 units to 25,077 units by 2016. The greatest growth was in single family for-sale units which grew from 9,289 to 18,678 a growth rate of 101% over the period. Multifamily units designed for rent increased but at a slower pace—from 4,605 to 6,399 units or 34% over the period. In terms of unit additions of the 11,183 units added to the housing inventory over the period, 16% were for-rent units versus 84% for-sale. Thus, the city achieved the objective for creating housing balance as outlined in the initial comprehensive plan. The result of this policy was to see the proportion of the housing inventory in multifamily for-rent units decrease from 33% in 2000 to 26% in 2016.

HOUSING UNIT INVENTORY BY UNIT TYPE FOR ALPHARETTA 2000-2016																	
Households	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016*
Single Family	9,289	9,366	9,611	9,867	10,100	11,914	17,052	17,331	17,415	17,447	17,586	17,681	17,800	17,921	18,209	18,475	18,678
Multi-Family	4,605	4,880	4,893	4,893	4,893	5,084	5,186	5,396	5,396	5,396	5,396	5,762	5,762	6,012	6,012	6,399	6,399
Total	13,894	14,246	14,504	14,760	14,993	16,998	22,238	22,727	22,811	22,843	22,982	23,443	23,562	23,933	24,221	24,874	25,077
% Multi-Family	33%	34%	34%	33%	33%	30%	23%	24%	24%	24%	23%	25%	24%	25%	25%	26%	26%

* Thru 9/30/16

Source: City of Alpharetta/BAG

In this analysis, we will examine a number of questions related to determining the appropriate balance of renter and owner housing in Alpharetta:

1. What is the current relationship between owner and renter housing in the city?
2. What are the characteristics of rental households in the city?

3. *What is character of the rental housing stock in terms of unit types, age, rents, and additions to supply?*
4. *What projects are currently in the development pipeline in Alpharetta, both owner and renter?*
5. *What are the trends in the region in terms of the balance between renter and owner housing?*
6. *What is the anticipated demand for rental housing in the city in the next 5 years and what changes to the housing inventory will be needed to meet that demand?*
7. *What are the recommendations regarding the most appropriate ratio of renter and owner housing in city going forward?*

SECTION 1: EXISTING ALPHARETTA HOUSEHOLDS, THEIR TENURE PREFERENCES AND CHARACTERISTICS

This section of the report examines the current households who live in Alpharetta, their tenure preference and the key characteristics of rental households.

GROWTH IN HOUSEHOLDS IN ALPHARETTA AND THEIR TENURE PREFERENCE

As seen in the following exhibit, the city of Alpharetta has experienced a period of significant growth since 2000. From 2000 to 2014 the city's population increased from 34,854 to 60,903 residents, a growth of 75% over the 14-year period. During the same time, households increased from 13,911 to 22,200 by the end of the period. This represented a 60% increase in the number of households in the city. During this period the number of rental households increased from 5,524 to 8,099, an increase of 47%. Owner households grew at a more rapid rate from 8,347 to 14,101 by 2014, this represented a 68% growth in owner households over the period.

In 2000 rental households represented 40% of all households in Alpharetta. By 2014 the percentage of rental households was 36%; this lower percentage of rental households in the city is likely attributable to the very rapid expansion in the owner housing inventory over the period, outpacing the rapid growth in rental households that also occurred.

OWNER ND RENTER HOUSEHOLDS IN ALPHARETTA 2000-2014						
	2000		2014		Growth 2000-2014	
	N	%	N	%	N	%
Population	34,854		60,903		26,049	25%
Households	13,911	100%	22,200	100%	8,289	40%
Owner Households	8,387	60%	14,101	64%	5,714	32%
Renter Households	5,524	40%	8,099	36%	2,575	53%

Source: U.S. Census, Decennial and American Community Survey 2000, 2014

CHARACTERISTICS OF RENTER HOUSEHOLDS IN ALPHARETTA

Renter households in Alpharetta have characteristics that differentiate them from the overall household characteristics in the city. Alpharetta's rental households have the following characteristics:

- **They are small**—39% are singles, versus 26% of all Alpharetta households. 64% are composed of one or two-persons versus 54% of households citywide.
- **Family households, while in the majority, are less common**—55% of all renter households are families versus 71% of all households in the city. Married couples account for only 39% of renter households while they represent 59% of all households citywide.
- **There are more single parent households**—16% among renters versus 12% of all households citywide.

- **Children are less common**—only 38% of renter households have children present versus 44% of all households in the city.
- **Millennial and Generation X households predominate**— of all renter households, 43% are members of the Millennial generation (born from 1985 to 2000) and an additional 49% are Generation X (born 1965 to 1984) households. By contrast, households citywide are dominated by Generation X at 75%.

RENTER HOUSEHOLD CHARACTERISTICS IN ALPHARETTA, 2014		
	All HHs	Rental HHs
Number of Households	22,200	8,099
Household Size		
1-person	25.6%	39.0%
2-person	28.2%	25.0%
3-person +	46.2%	36.0%
Household Type		
Family Households	70.8%	54.9%
Married Couples	58.9%	38.6%
Single Parent-Female	9.1%	13.6%
Single Parent-Male	2.8%	2.7%
Non-Family Households	29.2%	45.1%
Singles	25.6%	39.1%
2 or more Persons	3.6%	6.1%
Children Present		
With Children	43.9%	37.9%
Without Children	56.1%	62.1%
Age of Householder (Married Couples)		
Householder 15-34	15.5%	43.2%
Householder 35-64	75.0%	48.9%
Householder 65+	9.5%	7.9%

Source: U.S. Census, 2014 Community Survey

Rental households in Alpharetta encompass a wide range of incomes but in a pattern that differs from owner households. The 8,099 renter households in Alpharetta in 2014 had a median income of \$56,752 which is 50% of the median income of owner households at \$114,598. In terms of their income distribution, relatively few rental households have incomes of \$25,000 or less--only 21%. The largest percentage of Alpharetta renters have incomes between \$25,000 and \$74,999, accounting for 46% of all Alpharetta renter households they would typically be classified as workforce households. Among rental households approximately 20% have incomes more than \$100,000. By comparison, among owner households, 56% have incomes of \$100,000 or more. The majority of renters make greater than \$50,000 annually.

While the overall percentage of renter households in Alpharetta is 36% there is significant variation by income levels. As shown in the exhibit, Alpharetta households with incomes of \$50,000 or less are predominantly renters (64%). By comparison, among households with incomes of \$100,000 or more rental households represent only 20%. Thus, while the proportion of renter households varies significantly by income level, there is a significant presence of renter households at all income levels with the exception of the most affluent (\$150,000+).

DISTRIBUTION OF HOUSEHOLD INCOME IN ALPHARETTA 2014					
Household Income	Renter		Owner		% Renter
	%	Number	%	Number	
\$24,999 or less	20.7%	1,676	6.2%	874	65.7%
\$25,000-\$49,999	22.8%	1,847	7.7%	1,086	63.0%
\$50,000-\$74,999	22.8%	1,847	14.4%	2,031	47.6%
\$75,000-\$99,999	13.9%	1,126	15.4%	2,172	34.1%
\$100,000-\$149,999	13.3%	1,077	22.4%	3,159	25.4%
\$150,000+	6.5%	526	33.9%	4,780	<u>9.9%</u>
Median/ # HHs	\$ 56,752	8,099	\$ 114,598	14,101	36.5%

Source: U.S. Census American Community Survey

SECTION 2: THE RENTAL HOUSING INVENTORY IN ALPHARETTA

This section of the report examines the characteristics of the rental housing inventory in Alpharetta as it has changed over time. Often rental housing is analyzed chiefly from the perspective of the rental apartment complex inventory, but as this section will show, there are significant other portions of the city's housing inventory that meets the range of the rental housing demand in Alpharetta.

GROWTH IN THE RENTAL HOUSING INVENTORY

Since 2000 Alpharetta has experienced a period of substantial growth both in its population and households and in the size of its housing inventory. In 2000 there was a total of 14,760 housing units in the city, 759 of which were vacant, or 5.2%. At that time, there was a total of 13,911 occupied housing units, 60% of which were owner occupied and 40% renter occupied. By 2014, the city's housing inventory expanded to 23,337 units or 59%, and 1,137 of those units were vacant, maintaining a consistent 5% of the total housing inventory. The occupied housing inventory increased to 22,200 units, which was a growth of 60% over the 14-year period. During that period, the growth in owner occupied units significantly out-paced the growth in the rental inventory, resulting in a ratio of 64% owner occupied and 36% renter occupied units by 2014.

HOUSING STOCK AND OCCUPANCY TRENDS IN ALPHARETTA, 2000-2014					
	2000		2014		2000-2014
	Number	%	Number	%	Change
Total Housing Units	14,670	100%	23,337	100.0%	59.1%
Vacant Units	759	5.2%	1,137	4.9%	49.8%
All Occupied Units	13,911	94.8%	22,200	95.1%	59.6%
Owner Occupied	8,387	60.3%	14,101	63.5%	68.1%
Renter Occupied	5,524	39.7%	8,099	36.5%	46.6%

Source: U.S. Census, American Community Survey 2014

CHARACTERISTICS OF THE RENTAL HOUSING STOCK

Alpharetta's rental housing inventory includes a range of unit types. The predominant type of rental housing is in apartment complexes with 10 or more units (55%). Smaller multifamily apartment buildings of 2 to 9 units account for an additional 18% of the rental housing inventory. Single family detached housing represents 19% and townhouses an additional 7% of the rental inventory. Thus, there is a diverse range of housing types in the Alpharetta's rental housing inventory. This is in contrast with the owner housing which is dominated by single family detached units and townhomes—representing 98% of the owner inventory.

Given the rapid growth that has occurred in Alpharetta in recent decades, much of the housing inventory is well-established. The existing rental housing inventory was largely built in the period from 1980 to 1999, when 61% of the current units were constructed. The oldest portion of that inventory is now 35 years old, which can be late in the economic lifecycle of apartments if they have not been

upgraded and well-maintained over the period. Since 2000, 26% of the city's existing rental inventory was constructed, providing the newest options for rental households. These trends are generally consistent with the age of the owner occupied inventory as well, with most of the units constructed in the 1980 to 1999 period and approximately one in five of the current owner units constructed since 2000. This pattern reflects the rapid suburbanization of North Fulton County that occurred in the last 30 years.

CHARACTERISTICS OF ALPHARETTA'S HOUSING STOCK 2014		
	Owner	Renter
Occupied Units	14,101	8,099
Units in Structure	100.0%	99.7%
1 detached	88.8%	18.9%
1 attached	9.5%	7.4%
2-4 units	0.2%	5.1%
5-9 units	0.3%	13.2%
10 or more units	1.1%	54.8%
mobile	0.1%	0.3%
Age of Structure	100.0%	100.0%
2010+	0.8%	0.6%
2000-2009	17.5%	25.3%
1980-1999	75.4%	60.8%
1960-1979	5.4%	11.6%
Pre 1960	0.9%	1.7%

Source: U.S. Census, American Community Survey

RENTS IN ALPHARETTA

Rental rates in Alpharetta have changed significantly since 2000, as reported by the U.S. Census. As shown in the following exhibit, the median rent in the city in 2000 was \$908 per month across the inventory of 5,505 rental units, as self-reported by rental households. By 2010, the inventory of rental housing had increased to 6,746 units and the median rents had increased to \$1,037 per month. This represented a 14% increase over the period from 2000 to 2010, which was a modest increase, likely reflecting the negative impacts of the Great Recession that dominated the latter half of this decade. By 2014, reported rents had increased to \$1,142 per month and the rental inventory had expanded to 7,784 units. This represented a 10% increase in rents over three years, outpacing the previous decade's rate of increase.

In terms of the distribution of rents the most typical band of rents in Alpharetta increased from \$500-\$999 in 2000, to \$1,000-\$1,499 per month in 2010, and even more dominantly in 2014. In 2014 only 2.9% of units in Alpharetta rented for \$500 or less while 13.4% rented for greater than \$1,500 per

month. The new rental inventory in Avalon, with advertised prices of \$1,750 to \$2,025 per month for a one bedroom unit, boosted the proportion of high-cost units in Alpharetta.

RENTS IN ALPHARETTA 2000-2014			
	2000	2010	2014
Occupied Rental Units	5,505	6,746	7,784
Monthly Gross Rent			
\$499 or less	6.0%	2.1%	2.9%
\$500-\$999	66.9%	42.8%	27.5%
\$1,000-\$1,499	24.9%	48.4%	56.2%
\$1,500+	2.2%	6.7%	13.4%
Total	100.0%	100.0%	100.0%
Median Monthly Rent	\$ 908	\$ 1,037	\$ 1,142

Source: 2000 U.S. Census/ American Community Survey

CHARACTERISTICS OF ALPHARETTA'S RENTAL APARTMENT COMPLEXES

Since a substantial portion of Alpharetta's rental inventory is in apartment complexes the key characteristics of this portion of the rental inventory merit additional focus. As shown below, there are currently 19 apartment complexes in Alpharetta that are tracked by CoStar, a national real estate database provider. Their average age is 19 years old. Of the 19 complexes, five were developed since 2000, eight were developed in the 1990s and the balance date from the 1980s.

As of October, 2016, there are a total of 6,316 units in the 19 complexes as reported by Costar. (This is significantly higher than the inventory data from the Census reported early in this section that indicate there were 5,507 units in multifamily complexes of five units or more. It appears the Census data from 2014 did not include in the inventory at Haven at Avalon with 250 units that were built in 2014 and 2015 and likely did not capture some or all the AMIL at North Point complex with 399 units, which was constructed in 2012 but occupied over the next 18 months. Adjusting for these two complexes results in a total rental unit count that is very close to the Census reported totals in 2014.)

The 19 projects have a total of 6,316 units or an average of 323 units per complex. Several of the complexes are smaller in scale with approximately 100 units and three of the complexes have in excess of 400 units—AMLI at Northwinds, Manchester at Mansell Apartments, and AMLI at Milton Park.

Current vacancies in Alpharetta's rental apartment complexes are very low--the overall vacancy rate is 3.6%. This reflects the resurgence in the rental apartment market that began near the end of the Great Recession and has continued to generate high occupancy levels and rising rents during this period.

The average apartment unit in Alpharetta is approximately 1,057 SF with the majority of the inventory in one- and two-bedroom unit configurations.

Asking rents are currently averaging \$1,322 per unit across the inventory. Within the 19 complexes, only Saddle Creek Apartments has an average rent below \$1,000, five complexes average rents from \$1,000 to \$1,249, 11 complexes average rents between \$1,250 and 1,499, and only two, Haven at Avalon, and AMLI North Point have average asking rents above \$1,500 per unit per month.

INVENTORY OF CURRENT RENTAL APARTMENT COMPLEXES IN ALPHARETTA , 2016						
Rental Apartment Complexes	Address	Year Built	Units	Vacancy %	Average SF	Asking Rent
Haven at Avalon	1213 Avalon Blvd	2014	250	3.9	1,001	\$ 2,127
AMLI North Point	9000 Beaver Creek Rd	2012	366	4.8	1,013	\$ 1,611
The Pointe at Preston Ridge	950 Executive Dr	1988	266	4.8	1,147	\$ 1,291
Parc Alpharetta	1000 Fanfare Way	2006	210	5.1	1,061	\$ 1,610
AMLI at Northwinds	32000 Gardner Dr	1997	799	4	1,046	\$ 1,281
Manchester at Mansell Apartments	401 Huntington Dr	1984	468	2.1	1,241	\$ 1,088
ALARA North Point	900 Jameson Pass	1998	264	4.9	1,100	\$ 1,250
Collingwood Apartment Homes	3400 Kimball Bridge Rd	1997	342	1.6	1,057	\$ 1,197
The Lakes at Windward Apartment Homes	905 Lake Union Hill Way	1988	294	2.7	969	\$ 1,182
The Lex	1000 Lexington Farms Dr	1995	363	1.7	1,080	\$ 1,390
Windward Place	3080 Market Pl	1996	288	2.2	1,150	\$ 1,238
The Ascent @ Windward	18000 Masters Way	1998	328	2.7	1,075	\$ 1,407
Saddle Creek Apartments	1465 Mid Broadwell Rd	1996	99	0.0	950	\$ 715
AMLI at Milton Park	26000 Mill Creek Ave	2002	461	3.2	1,011	\$ 1,313
Wood Bridge Apartments	680 Park Bridge Pky	1995	352	6.6	1,124	\$ 1,434
ALARA Park Bridge	15000 Parkview Ln	2000	352	4.9	1,033	\$ 1,313
Cypress Point Apartments	3500 N Point Pky	1995	306	6	949	\$ 1,274
Belmont at Park Bridge Apartments	150 Rockberry Ln	1988	344	2.9	918	\$ 1,042
Webb Bridge Crossing Apartments	5000 Webb Bridge Ct	1986	164	1.2	1,044	\$ 1,307
AVG / TOTAL		1997	6,316	3.6%	1,057	\$ 1,322

Source: CoStar

SINGLE FAMILY AND MULTIFAMILY BUILDING PERMIT ACTIVITY

An additional useful perspective on changes in Alpharetta's rental housing inventory can be gained from a review of building permit activity since 2000 that shows that over the 14-year period a total of 4,959 units were permitted by the City. Of that total, 3,445, or 70%, were for single family units and 1,514, or 30%, were for buildings with five or more units. There is currently a very small inventory of multifamily condominium units in the city, so the majority of these permits were likely for the inventory of new apartment units developed during the period. (CoStar data on current apartment complexes reports that 1,639 units were constructed since 2000, with the ALARA Park Bridge complex likely constructed based on permits issued before 2000, which reconciles to the total permits issued.)

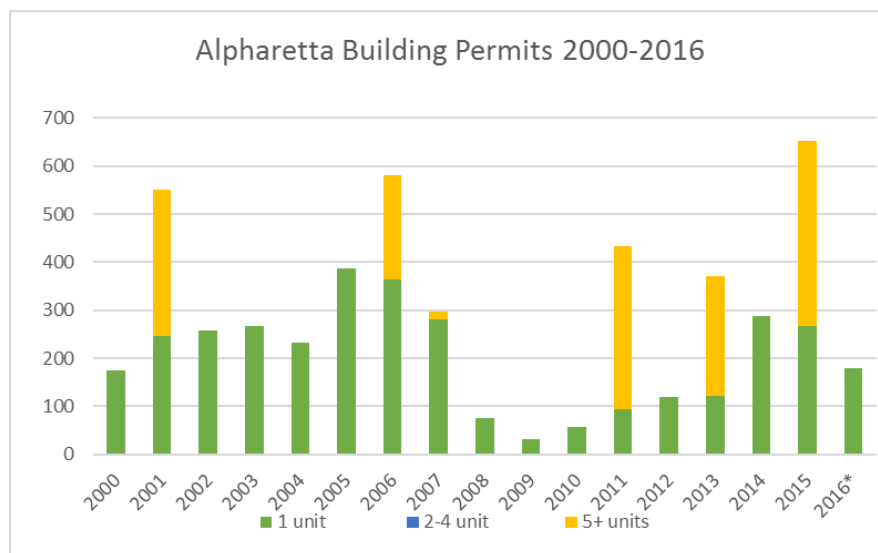
As is typical in other communities the pattern of new multifamily permits is erratic when compared to the rather steady rate for single family units. The 1,514 multifamily units authorized since 2000 occurred in just 6 years of the 17-year period, while there was some level of single family permits issued each year of the period. However, the effect of the Great Recession on the growth of Alpharetta's housing stock is clear. From 2000 to the 2007 there was an average of 277 single family permits issued annually, with the peak of 388 in 2005. From 2008 through 2016 the average number of single family

permits was just 137 per year, with a peak of 288 single family permits issued in 2014, the most since 2007.

BUILDING PERMIT ACTIVITY IN ALPHARETTA 2000-2016				
Year	1 unit	2-4 unit	5+ units	Total
2000	175	0	-	175
2001	246	0	304	550
2002	258	0	-	258
2003	267	0	-	267
2004	233	0	-	233
2005	388	0	-	388
2006	365	0	216	581
2007	280	0	17	297
2008	76	0	-	76
2009	32	0	-	32
2010	57	0	-	57
2011	94	0	340	434
2012	119	0	-	119
2013	121	0	250	371
2014	288	0	-	288
2015	266	0	387	653
2016*	180	0	-	180
	3,445	-	1,514	4,959

* January-August

Source: U.S. Census--Annual Building Permits



SECTION 3: THE DEVELOPMENT PIPELINE IN ALPHARETTA

The preceding sections of the report focused on the current characteristics of rental households and the rental housing inventory in Alpharetta. This section examines future changes to the housing inventory in the city that were either just completed, already under construction or have been approved through the regulatory process for future development.

As shown in the exhibit below, between 2015 and the first ten months of 2016, there were 232 single family and townhome units completed in eight new developments. In addition, there are currently 1,380 new units of additional owner-occupied housing under construction in 26 new developments in the city. These units are generally either single family detached housing or townhomes, along with two condominium/stacked flat developments under construction. An additional 497 owner-occupied units have been approved for future development in fifteen new developments, resulting in a total of 2,109 owner units either recently completed or in the development pipeline in Alpharetta. The completion of these units will result in a 15% addition to the city's current owner-occupied inventory.

FOR-SALE PROJECTS COMPLETED, UNDER CONSTRUCTION OR APPROVED, 2015-2016							
Development	Unit Type	Complete		Under Construction		Approved	
		Units	Acres	Units	Acres	Units	Acres
The Georgian	TH	54	5				
Fern Creek	SF	21	13				
Kimball Bridge Walk	TH	36	8				
Cogburn Walk	TH	23	9				
Broadwell House	TH	6	0.7				
Alpharetta Lofts	Flats	36	1				
Broadwell Development	SF	20	9.1				
Vaughan Drive Townhomes	TH	<u>36</u>	<u>4</u>				
Subtotal		232	49.8				
Rumson Point	SF			19	11		
Hearthstone Phase I& II	SF			77	57		
Eastgate	SF			91	42		
Enclave at Willis Park	SF			28	8.7		
Ruth's Farm	SF			49	10		
Windsong Townhomes	TH			32	5		
Parc at Cogburn	TH			19	6		
Overture at Encore Townhomes	TH			76	11.7		
Webb Bridge Preserve	SF			8	4.4		
Winthrop Park Townhomes	TH			47	5.8		
Academy Street Tract	TH/SFD			83	10.4		
River Rock Development	Flats			24	2.4		
Beecham Group/Old Milton Pkwy	TH			15	1.9		
Windward Park	TH			187	19		
Avalon Phase I	SF			101	86		
Hearthstone Phase III	SF			31	22		
Harris Walk	SF			13	3		
Avery Square	SF			19	9.1		
Creeside at Encore Townhomes	TH			38	6		
Twelve on Canton	SF			12	5.5		
Spruell	SF			20	4.4		
Old Milton Holdings	SF/TH/Flats			186	21		
Kimball at Northwinds	SF			130	33		
City Center	TH			42	5		
Charlotte Drive	SF			5	3.1		
Canton Street Commons	TH/SFD			<u>28</u>	<u>4.1</u>		
Subtotal				1,380	397.5		
Stonewalk	TH					20	2
Olmstead Park Townhomes	TH					21	2
Charlotte Drive	SF					5	3.1
Thompson Street Investments	TH					35	5.9
Providence Group, Old Milton Pkwy	TH					49	7.1
Thompson Street Flats Kairos	Flats					24	2.4
Nathan Circle Rob Forrest	SF					2	0.7
Old Milton Holdings	SF/TH					17	2.2
Windward Park II	TH/Flats					224	18.9
Oak Hall Companies/Webb Bridge	SF					45	30
Lot 12/Fox Road	SF					22	9.6
Lehigh Homes 130 Cumming St	SF					9	3
Aycock	SF					7	1
Old Rucker Road/Garrett	SF					2	3.5
Duke Realty Windward Pod 66	SF					<u>15</u>	<u>15.7</u>
Subtotal						497	107.1
Total						2,109	554.4

Source: City of Alpharetta/BAG

Rental units are also in the current development pipeline. A total of 555 units have been approved for Westside at Encore, Avalon Phase II, and City Center. The Avalon Phase II units are under construction with deliver due in the spring of 2017. Combining these units with the future construction of the 279 units in Westside at Encore and City Center will add an additional 3% to the city's current rental housing inventory when completed.

RENTAL APARTMENTS APPROVED IN ALPHARETTA 2015-2016	
Development	Units
Westside at Encore	111
Avalon II	276
City Center	<u>168</u>
Approved Total	555

Source: City of Alpharetta/BAG

This significant level of development activity in Alpharetta reflects the robust return of the North Fulton housing market in the last three years as the effects of the Great Recession continue to wane combined with the strong appeal of the North Fulton market in general, and Alpharetta in particular, for new development. This current real estate up-cycle is stimulating a strong response from the development community and also likely reflects addressing some level of pent-up demand that was not being satisfied during the Great Recession when capital for real estate development had largely dried up.

RECENT TRENDS IN OWNER/RENTER RATIO, ALPHARETTA				
	Permitted		Devel. Pipeline	
	2000-2016		2016-2017	
	N	%	N	%
Owner	3,445	69%	2,109	79%
Renter	1,514	31%	555	21%
Total	4,959	100%	2,664	100%

Source: City of Alpharetta/BAG

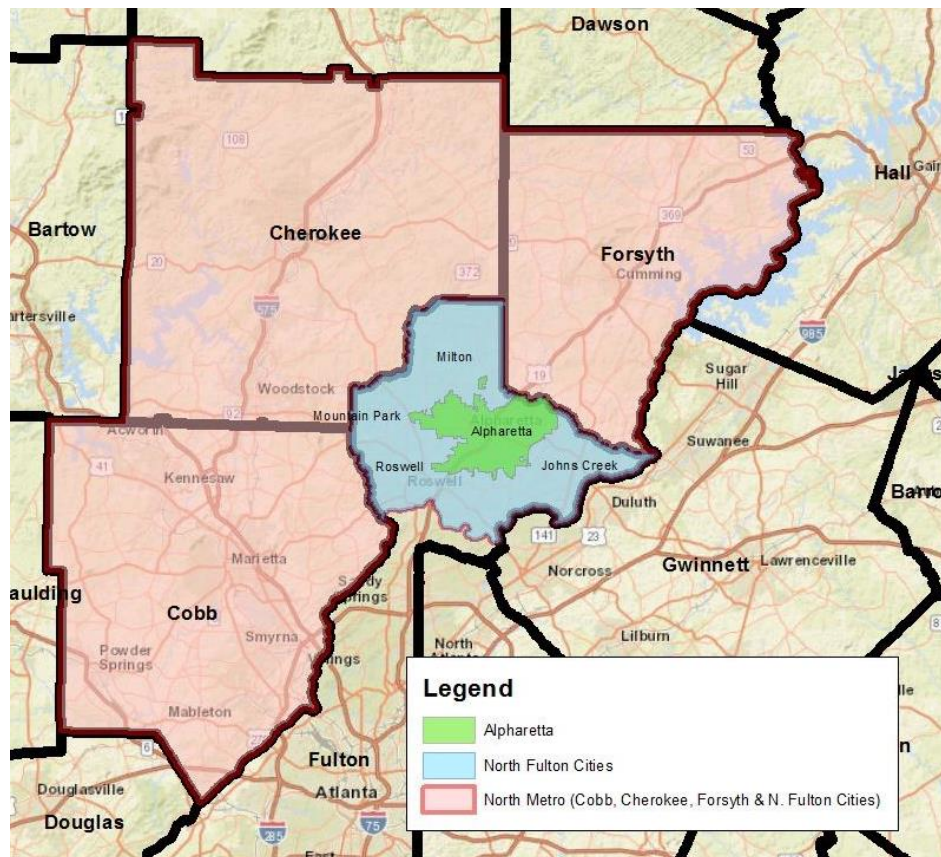
A comparison of the most recent trends in housing construction in Alpharetta indicates a consistent pattern since 2000. Based on building permits over the 17 years from 2000 to 2016, multifamily units, which are most likely rental units, account for 31% of all permits over the period. Looking at the development pipeline for the next 24 months, it appears that a lower percentage of new housing units will be rental, 21%, than was authorized by permits in the previous period. Thus, by either measure, the proportion of new rental units is somewhat lower than the current ratio of 64% owner units and 36% renter units in the existing inventory averaging between 21% and 31% over the period since 2000. This suggests that if these trends continue, in the future the overall proportion of the total housing units in the rental inventory will gradually decline, even though new rental units continue to be added.

SECTION 4: ALPHARETTA RELATIVE TO REGIONAL TRENDS IN RENTAL HOUSING

The previous sections focused exclusively on rental housing market conditions in Alpharetta. This section examines regional rental housing trends and compares those trends to the condition of the rental housing market in the city.

RENTER TO OWNER RATIO IN THE REGION

Presented below is an analysis of the ratio between renter and owner housing in portions of the Atlanta region that appear to be most comparable with Alpharetta. This analysis examines the ratio of renter and owner housing units in the combined municipalities in North Fulton County and for the North Atlanta Metro area, which we defined as the counties of Cherokee, Cobb, Forsyth, and North Fulton County (the portion of the county north of Sandy Springs).



This subarea of metro Atlanta shares a similar suburban development pattern to Alpharetta over the past 20 years and captures the heart of the rapidly suburbanizing northern suburbs of the Atlanta region. Generally, the area has transitioned from a semi-rural exurban area in the 1980s to some of the Atlanta region's most rapidly growing suburban communities of the past three decades.

RENTER AND OWNER RATIO, ALPHARETTA, NORTH FULTON AND NORTH ATLANTA METRO, 2014						
	Alpharetta	North Fulton	Cherokee	Cobb	Forsyth	North Metro
Housing Units	22,200	95,489	77,654	264,805	59,633	497,581
Owner Occ.	14,101	66,684	60,780	172,044	50,733	350,241
Renter Occ.	8,099	28,805	16,874	92,761	8,900	147,340
Owner Occ. %	64%	70%	78%	65%	85%	70%
Renter Occ. %	36%	30%	22%	35%	15%	30%

Source: U.S. Census, American Community Survey, 2014

As noted earlier, rental housing in Alpharetta accounts for 36% of the housing inventory in the city. By comparison, in North Fulton County rental housing represents 30% of the housing inventory. Looking more broadly at the North Atlanta region, rental housing represents 30% of the housing inventory in this area. In terms of its constituent counties, Cobb has the highest percentage of rental units at 35%, followed by North Fulton. The lowest proportion of renter housing is found in Forsyth County at 15%. Thus, Alpharetta, with 36% of its housing inventory in renter units, has one of the highest proportions of rental housing in North Fulton, and in the broader North Atlanta metro region.

Presented below is a comparison of the owner and renter housing stock in Alpharetta and North Fulton and the North Atlanta metro region. In terms of the rental housing inventory a significant portion of the rental housing inventory is single family detached and attached units. In Alpharetta, it is 26% which is a significant percentage of all rental units, but below North Fulton at 31% and the North Metro area at 38%. The reason the proportion of the rental inventory in single family units is so high in North Metro is attributable to the lack of a significant inventory of larger rental complexes. In North Metro larger rental complexes account for only 39% of the rental inventory and in North Fulton 49% versus 55% in Alpharetta. Thus, Alpharetta has a higher portion of its rental housing inventory in larger apartment complexes than other North Metro areas.

In terms of the age of its rental inventory, Alpharetta's is comparable to the age of the rental stock in North Fulton and North Metro. For example, in Alpharetta approximately 26% of the rental housing inventory has been constructed since 2000, versus 22% in North Fulton and 22% in North Metro.

CHARACTERISTICS OF HOUSING STOCK - ALPHARETTA, NORTH FULTON, NORTH METRO, 2014						
	Alpharetta		North Fulton		North Metro	
	Owner	Renter	Owner	Renter	Owner	Renter
Occupied Units	14,101	8,099	66,684	28,805	350,241	147,340
Units in Structure	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
1 detached	88.8%	18.9%	87.4%	21.2%	89.5%	31.2%
1 attached	9.5%	7.4%	10.2%	9.5%	7.3%	6.9%
2-4 units	0.2%	5.1%	0.6%	6.8%	0.5%	7.9%
5-9 units	0.3%	13.2%	0.6%	13.1%	0.5%	12.2%
10 or more units	1.1%	54.8%	1.0%	49.1%	0.6%	38.8%
mobile	0.1%	0.6%	0.2%	0.4%	1.5%	3.0%
Age of Structure	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
2010+	0.8%	0.6%	1.0%	0.8%	1.4%	0.9%
2000-2009	17.5%	25.3%	19.5%	21.1%	27.6%	20.7%
1980-1999	75.4%	60.8%	66.9%	62.5%	51.0%	50.9%
1960-1979	5.4%	11.6%	10.6%	13.4%	15.9%	21.0%
Pre 1960	0.9%	1.7%	1.9%	2.2%	4.1%	6.4%

U.S. Census, American Community Survey, 2014

Presented in the exhibit below is another perspective on the comparative rental housing inventory in Alpharetta versus its regional peers—a look at the comparative income distribution of rental households and their tenure preferences by household income level.

TENURE PREFERENCE BY INCOME LEVEL IN ALPHARETTA, NORTH FULTON AND NORTH ATLANTA METRO, 2014															
Household Income	Alpharetta					North Fulton					North Atlanta Metro				
	Owner		Renter		%	Owner		Renter		%	Owner		Renter		%
	N	%	N	%	Renter	N	%	N	%	Renter	N	%	N	%	Renter
Less than \$25,000	855	6%	1,671	21%	66%	4,418	8%	5,662	24%	56%	32,460	10%	40,739	30%	56%
\$25,000-\$49,999	1,095	8%	1,844	23%	63%	6,470	11%	4,566	19%	41%	52,690	15%	46,077	34%	47%
\$50,000-\$99,999	4,204	30%	2,974	38%	41%	16,650	29%	10,029	42%	38%	107,231	31%	42,391	31%	28%
\$100,000-\$149,999	3,162	23%	1,080	14%	25%	14,800	25%	3,411	14%	19%	74,853	22%	12,151	9%	14%
\$150,000+	4,785	34%	530	7%	10%	24,346	42%	2,137	9%	8%	83,007	24%	5,982	4%	7%
Total	14,101	101%	8,099	103%	36%	66,684	115%	25,805	109%	28%	350,241	103%	147,340	109%	30%

Source: U.S. Census, American Community Survey, 2014

The data in the exhibit above illustrate that Alpharetta has one of the most affluent renter populations in the north metro region. For example, only 21% of Alpharetta's rental households have incomes of less than \$25,000 compared to 24% of North Fulton's rental households with incomes at that level. In the broader north metro area 30% of its renter households earn less than \$25,000. In Alpharetta 38% of rental households earn between \$50,000 and \$99,000—the comparable percentage for North Fulton is 42% and in the north metro area 28%. Alpharetta has a substantial rental households in the top income range of \$100,000 or more, with 21% of its renter households in this category, which is roughly comparable to other areas of North Fulton at 24% but significantly more than in the north metro area with only 13% of renter households in the income range. Thus, overall the income profile of rental

households in Alpharetta is more concentrated in the middle and upper income categories than is typical for the north metro area.

Another distinction in Alpharetta is that more middle and upper income households chose to live in rental housing. For example, among all households earning between \$50,000 and \$99,999, 41% of those households are renters in Alpharetta, versus only 38% in North Fulton and 28% in the North Metro area. In the upper income range the pattern towards rental housing is even more pronounced. Among all households with incomes between \$100,000 and \$149,999, 25% are renters in Alpharetta, compared to only 19% in North Fulton and 14% in the north metro area. Thus, Alpharetta has been successful in attracting a significant portion of middle and upper income renters—it is likely many of these households are renters by choice rather than economic necessity. This a distinctive characteristic of the rental housing market in Alpharetta and may be a function of the types of employers who have been attracted to the city in recent years and the recent additions to the rental inventory that are commanding higher rents and apparently attracting more affluent renter households.

SECTION 5: ESTIMATE OF RENTAL HOUSING DEMAND IN ALPHARETTA 2016-2021

This final section estimates future housing demand in Alpharetta based projections of population and household growth over the 2016-2021 and provides a range of rental housing demand based on a range of assumptions regarding future household growth rates and the future ratio of renter and owner housing based on two key approaches.

POPULATION AND HOUSEHOLD GROWTH

Presented in the following exhibit is a summary of historical and projected population and household growth for Alpharetta from 2000 to 2021. As shown in the exhibit below, the city of Alpharetta grew at a 2% compound average annual growth rate (CAGR) from 2000 to 2010. Since that time, both population and household growth have slowed slightly to 1.5% from 2010 to 2016. Nielsen is projecting that the city's population and households will grow at a 1.3% CAGR during the next five years increasing the population of the city to 67,135 by 2021.

POPULATION AND HOUSING PROJECTIONS 2000-2021			
Alpharetta			
	Population	Households	
2000	47,245	17,808	
2010	57,551	21,859	
CAGR	2%	2%	
2016	62,848	23,956	
CAGR	1.5%	1.5%	
2021	67,135	25,655	
CAGR	1.3%	1.3%	

Source: Nielsen/BAG

Using these historical and projected estimates of population and households to provide context, we prepared two separate estimates of household growth in Alpharetta over the 2016-2021 period and applied to these household growth estimates a range of potential outcomes in terms of renter-to-owner ratio for new households in the city.

The two household growth projections are based on the following:

- **The City's Growth Rate for 2016-2021**—Census and Nielsen demographic data service estimates of household growth in Alpharetta based on 1.3% CAGR.
- **Projected Growth at Alpharetta's Historic Growth Rate**—During the period from 2000-2010 Alpharetta grew at a 2.0% CAGR. Given the likely pent-up demand as we come out of the Great Recession, this may be a more accurate reflection of growth in the next five years than Nielsen's

estimates, which in our experience tend to be conservative. Thus, we prepared an estimate of growth in future households in the 2016-2021 period based on the historic growth rate.

The estimate of the ratio of renter and owner housing to accommodate the future household growth was based two different assumptions:

- **Alpharetta's current renter/owner ratio**—We applied the current renter-owner ratio, which is 36% renter, to the growth in households derived under the two projection methodologies. This ratio, while high relative to Alpharetta's peers, may reflect the specific conditions in Alpharetta that have resulted in a higher renter ratio than occurs in the region because of its more mixed use character and other historical development factors.
- **Assumed future rental preference at the north metro rental ratio**—Data from the north metro area shows an overall proportion of 30% renter households across the area. It is possible that over time Alpharetta will “regress toward the mean” of this regional average.

Based on these assumptions a range of estimates of future household growth and the number of rental households that would result are presented in the exhibit below.

Using the Nielsen household growth rates, we estimate there will be demand from growth for an additional 1,699 new housing units in Alpharetta over the next five years. We are not assuming that the current vacant inventory of 5% of the current housing stock will absorb much of this new demand, since the low vacancy rate indicates a very tight housing market. Accordingly, we estimate that the new housing demand will range between 510 and 612 new rental households depending on the two assumptions regarding the future rental housing ratio, with the larger number of units from maintaining the current ratio, and the lower estimate resulting if Alpharetta begins to move closer to the North Metro regional rental housing ratio.

Applying the historical household growth rate for Alpharetta to estimate demand for the next five years would increase the estimated number of new households to 2,493. Applying the two rental ratios to this household growth estimate results in a projected 748 to 897 new rental households in Alpharetta over the next five years.

HOUSEHOLD GROWTH AND TENURE ESTIMATES 2016-2021

Households 2000	17,808
Households 2010	21,859
Change 2000-2010	4,051
CAGR	2.0%
Households 2016	23,956
Change 2010-2016	2,097
CAGR	1.5%

	Nielsen 2016-2021 Projection	Estimate Using 2000-2010 Growth Rate
Households 2021	25,655	26,449
Change in HHs 2016-2021	1,699	2,493
CAGR	1.3%	2.0%
Demand by Tenure--Existing Ratio		-
Renter 36%	612	897
Owner 64%	1,087	1,596
Demand by Tenure--Regional Ratio		-
Renter 30%	510	748
Owner 70%	1,189	1,745

Source: Nielsen/BAG

Based on these estimates of the future demand for housing in Alpharetta over the next five years, at the end of the period the current inventory of owner and renter housing in Alpharetta would change as follows:

IMPACT OF ALTERNATIVE TENURE PATTERNS ON ALPHARETTA'S HOUSING STOCK 2016-2021											
Alpharetta						Option A:			Option B:		
Housing Stock		Additions	Housing Stock			Existing Growth			Existing Growth		
2014	%		In Pipeline	2016-2017		Existing Ratio	Total	%	Regional Ratio	Total	%
Owner	14,101	64%	2,109	16,210	65%	1,596	16,658	65%	1,745	17,955	66%
Renter	8,099	36%	555	8,654	35%	897	9,150	35%	748	9,402	34%
Total	22,200	100%	2,664	24,864	100%	2,493	25,808	100%	2,493	27,357	100%

Source: BAG

As shown in the exhibit, based on the character of the existing housing stock in Alpharetta, when the units that are under construction or in the development pipeline are completed the city will have 24,864 units in its housing inventory, and the current tenure ratio will change slightly to 35% renter and 65% owner units. Two estimates of impact of future additions to the housing stock were analyzed. The first assumes that the future growth in the housing stock follows the historic pattern of approximately 2% annually and in Option A, the tenure preference is based on the current ratio of 36% rental and 64%

owner units. Under Option B, it is assumed that the tenure preference is consistent with the regional ratio of 30% rental and 70% owner. As shown, the impact that these two ratios have on the city's overall tenure mix in the housing inventory is minimal. There is approximately a 150-unit difference in the total number of rental units under the two options, and this difference is so minor that the overall tenure ratio remains effectively the same under both options—34% to 35% renter and 65% to 66% owner. What this demonstrates is that in the short term, changes in tenure preference have little long-term impact on the tenure mix of the city's overall housing stock. Rather, significant change would only be evident from changes over a more prolonged period. This argues that variations year-by-year in the tenure mix of new housing should not be of concern, rather it is long-range trends that need to be in balance.

We conclude from this analysis city policy should work towards a long-term goal of rental housing accounting for between 28% and 36% of the housing inventory. In its recent update to the comprehensive plan the city has established a goal of 32% of the overall housing inventory as rental units. This long-range goal would be consistent both with historical renter ratios in the city and with regional trends in the North Atlanta metro region.

This goal could be achieved in a number of ways: one approach would be to consider placing a cap on rental housing applications of between 93 and 159 units per year, which is derived from applying the 32% ratio to the total number of building permits issued in Alpharetta over the 2000-2016 period, and an estimate of the potential volume of future permits over the next five years based on the housing demand forecast:

- Total Permits issued 2000-2016: 4,959 units
- Average Permits issued 2000-2016: 292 units
- Permits issued 2016-2021 based on demand: 498 units
- Targeted Rental Unit Proportion at 32%: 93-159 units annually
- Average Rental Unit Proportion at 32%: 126 units annually

If in a given year some or all of the targeted rental units were not permitted they could carry over to the next year. The total number of targeted rental unit permits could be adjusted every five years to reflect recent trends in total permitting activity. Permits for new units to be created on the site of existing rental apartments could be exempted from this annual limitation as an incentive to encourage the redevelopment of older complexes.

.....

Every reasonable effort has been made to insure that the data developed in this assignment reflect the most accurate and timely information possible and is believed to be reliable. This consulting assignment was based on estimates, assumptions and other information developed by Bleakly Advisory Group ("BAG") from its independent research efforts, general industry knowledge and consultations with the client for this assignment and its representatives. No responsibility is assumed for inaccuracies in

reporting by the client, its agents or representatives or any other data source used in preparing or presenting this study.

The research and reports are based on information that is current as of the date of the report. BAG assumes no responsibility to update the information after the date of the report. The research may contain prospective financial information, estimates or opinions that represent our view of reasonable expectations at a particular point in time, but such information, estimates or opinions are not offered as predictions or as assurances that a particular outcome will occur. Actual results achieved during the period covered by our prospective analysis may vary from those described on our research and report and variations may be material. Therefore, no warranty or representation is made by BAG that any of the projected values or results contained in the work product from this assignment will actually be achieved.



City Council Meeting STAFF REPORT

Submitting Department: Finance

Submitted By:

Meeting Date: May 15, 2017

I. AGENDA ITEM TITLE: PRESENTATION AND DISCUSSION OF THE RECOMMENDED FISCAL YEAR 2018 BUDGET

II. RECOMMENDATION:

The purpose of this presentation is to provide an overview of the Recommended Annual Operating and Capital Budget (the "FY 2018 Budget") and allow for a question and answer dialogue.

III. REPORT IN BRIEF:

The Fiscal Year 2018 Budget was distributed electronically to the City Council on April 27, 2017, and is available on the City's website through the financial transparency portal (OpenGov) and as a downloadable pdf document.

The Finance Department presented an overview at the May 1, 2017 City Council meeting.

This meeting will focus on the operating and capital initiatives included within the FY 2018 Budget. Department Directors will be present to discuss their initiatives and answer questions.

An additional budget workshop is scheduled for May 22, 2017.

Public hearings and City Council action on the FY 2018 millage levy and budget are scheduled for June 5th, June 12th, and June 19th.

IV. ALTERNATIVES:

V. ATTACHMENTS:

FY 2018 Budget (excerpt)



April 27, 2017

To the City Council and Citizens of Alpharetta:

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

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

- ✓ Tax-burden reductions for our homeowners and business owners including:
 - Maintenance of the city's \$40,000 homestead exemption which saves our homeowners \$2.4 million annually. This savings equates to a 1.3 mill reduction for the average homeowner (see section entitled *Taxpayer Savings* for more information).
 - Maintenance of the city's millage rate at 5.750 mills (flat with FY 2016) including funding \$4.5 million from General Fund operations for recurring capital initiatives (e.g. milling and resurfacing of city streets; traffic equipment replacement; drainage maintenance; etc.).
- ✓ Forecasted funding totaling \$33 million for capital investment within our city (includes the \$4.5 million in recurring capital discussed above) and described in detail under the *Capital Initiatives* section of this report.
- ✓ Continuation of the same high service levels our citizenry, business owners, and stakeholders have to expect from our city.

MAYOR
DAVID BELLE ISLE

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

CITY ADMINISTRATOR
ROBERT J. REGUS

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

BUDGET PROCESS AND OVERVIEW

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

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

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

The FY 2018 Budget is balanced for all funds and totals \$130 million with the breakdown by fund type as follows:

– General Fund:	\$ 71,920,069
– Special Revenue Funds:	13,744,384 (A)
– Debt Service Fund:	5,479,658
– Capital Project Funds:	27,428,526 (A)
– Solid Waste Fund:	3,304,006
– Risk Management Fund:	1,338,000
– Medical Insurance Fund:	<u>6,991,662</u>
Total	\$130,206,305

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

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

- **Property Taxes:** The FY 2018 Budget is based on maintenance of the city's millage rate at 5.750 mills. Property tax digest growth is estimated at 3% with additional new construction values forecasted for recent development within the city (e.g. Eastgate, Hearthstone, Ruth's Farm, Avalon, etc.).

The property tax revenue estimates are net of the city's \$40,000 homestead exemption which saves our homeowners \$2.4 million annually (e.g. equates to a 1.3 mill reduction for the average homeowner). The city's homestead exemption is more than double the

amounts offered from our companion cities and goes great lengths in keeping Alpharetta an affordable place to live and raise a family.

- Operating expenditures of the General Fund are up 4% over FY 2017. This figure includes the incremental budget impact for the initiatives approved during the FY 2017 Mid-Year Budget (seasonal customer service personnel for Community Development, growth in landscape maintenance contract costs, etc.), funding for the November 2017 general election, and operating initiative funding set aside for FY 2018. After adjusting for these new incremental budget impacts, **the base operational budget growth totals 2.9%.**
 - Management of personnel and compensation program to align with current market environment:
 - ✓ Continuation of staffing level at 442.5 full-time equivalents¹.
 - ✓ Continuation of a performance-based merit program of 3% on April 1, 2018, per authorized/funded position (estimated cost of \$237,000 citywide²). This merit program is contingent upon a mid-year review of revenue trends to determine if sufficient funding is available. Research of national and local wage growth data indicates the 3% rate is a responsible average (i.e. not among the highest or the lowest).
 - ✓ Coverage of group insurance premiums (5% premium increase; \$355,698³ incremental budget impact citywide). The premium growth is less than the market growth for comparably sized entities due to city claims patterns that are trending at 75% of premiums (industry standard is 80-85%).
 - ✓ Increase in the actuarially determined defined benefit pension contribution of 5%, or \$125,000 (citywide), compared to FY 2017. This increase is due to new pronouncements and their impact on certain actuarial assumptions which offset accrued liabilities as well as adjustments recommended by our actuary.
- Targeted growth (0.2% or \$32,082) in departmental maintenance and operations budgets (General Fund).
- The departmental operating capital/lease budget primarily represents funding for the city's capital lease obligations (fire trucks, finance software, public works and community development software, etc.). During FY 2017, the Fire Apparatus included as part of the retired FY 2007 Capital Lease Program were replaced as part of the 2017 Capital Leases. Increases in overall Capital Lease program expenses are associated with inflationary cost increases in the underlying apparatus that were replaced. Additionally, the Phillips Heart Monitor replacements approved during FY 2017 were

¹ Not including personnel recommended as part of the FY 2018 Operating Initiatives (see Operating Initiatives section for detailed descriptions).

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

³ The General Fund increased \$389,003 while the other operating funds (combined) decreased \$33,305.

not delivered due to technical defects which necessitated moving to the next highest rated vendor (Physio) which cost more and resulted in an increased lease payment.

- The Other Uses category includes the following: contingency (approximately 1% of the operating budget); Risk Management claims funding (this allocation represents funding for insurance premiums; funding for claims and administration/brokerage fees has been allocated to departments through the personnel services category); funding of debt service on the Gwinnett Technical College contribution (Alpharetta campus); continuation of funding for the Police Athletic League (\$35,000) and Friends of the Library (\$10,000); Operating Initiatives reserve⁴ (\$584,090); and debt service reserve for the Conference Center Bonds.

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

BUDGET AND MILLAGE RATE HEARINGS

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

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

BUDGET ISSUES AND PRIORITIES

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

- Bond ratings;
- Sustainability of existing services;
- Cost of government;
- Taxpayer savings;
- Debt service payments;
- Expansion of departmental service levels;

⁴ Please see the Operating Initiatives section for detailed descriptions of the 2018 operating initiatives.

- Maintaining an effective capital improvement program;
- Proper use of fund balance; and
- Funding recurring capital from operating budget.

Bond Ratings

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

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

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

Sustainability of Existing Services

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

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

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

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

Cost of Government

The city has historically acknowledged the need to provide a taxation rate commensurate with the government’s level of service. The FY 2018 Budget is based on maintenance of the city’s millage rate at 5.750 mills.

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

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

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

service. The FY 2018 Budget proposes to program the debt service millage reduction into the General Fund for funding of operating initiatives⁵.

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

The city has estimated a 3% increase in digest values with additional new construction values forecasted for recent development within the city (e.g. Eastgate, Hearthstone, Ruth's Farm, Avalon, etc.).

Taxpayer Savings

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

Debt Service Payments

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

Principal and interest payments for fiscal year 2018 are budgeted at \$6.5 million with the following forecast: 2019 - 2041⁶: \$7.2 million (annual average). These figures include city and Development Authority obligations.

⁵ Please refer to the *Operating Initiatives* section of this document for detailed descriptions.

⁶ Represents the final maturity of the Series 2016 Alpharetta Parks and Transportation Bonds issued in FY 2017.

Expansion of Departmental Service Levels (Operating Initiatives)

Available funding for operating initiatives and/or an increase in recurring capital funding is included in the table below:

	General Fund	E-911 Fund
Total Funding Available for Operating Initiatives/ Recurring Capital Transfer:	\$ 584,090	\$ 72,500
Recommended Initiatives		
City Administration	(10,000)	-
Municipal Court	(20,000)	-
Public Safety	(322,750)	(72,500)
Recreation and Parks	(95,040)	-
Residual Funding Available for Operating Initiatives/ Recurring Capital Transfer:	\$ 136,300	\$ -

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

Maintaining an Effective Capital Improvement Program (Capital Initiatives)

The FY 2018 Capital Plan includes funding of \$33 million for capital initiatives. As part of the capital planning process, departments submitted capital/one-time initiative funding requests totaling \$37.8 million. Recommended capital projects total \$30.6 million, with an additional \$2.5 million set aside for future capital initiatives, and is described in detail under the *Capital Initiatives* section of this report.

FY 2018 Capital Improvement Program Source and Use

	General Fund	Impact Fee Fund	E-911 Fund	DEA Fund	T-SPLOST Fund	Subtotal (3)	Other Sources (4)	Total
Sources:								
Available Fund Balance (General Fund)	\$ 7,842,313	\$ 1,080,000	\$ 481,200	\$ 128,000	\$ 1,650,901	\$ 11,182,414	\$ -	\$ 11,182,414
(1) Recurring Capital Program	3,245,000	550,000	-	-	-	3,795,000	-	3,795,000
(1) Recurring Stormwater Capital Program	1,255,000	-	-	-	-	1,255,000	-	1,255,000
Pay-as-you-go Capital Investment	-	-	-	-	13,000,000	13,000,000	-	13,000,000
(5) Available Fund Balance (Capital Fund)	410,000	-	-	-	-	410,000	-	410,000
(2) Other Sources	45,312	-	-	-	-	45,312	3,387,226	3,432,538
	\$12,797,625	\$ 1,630,000	\$ 481,200	\$ 128,000	\$ 14,650,901	\$ 29,687,726	\$ 3,387,226	\$ 33,074,952
Uses:								
(2) Capital/Grant-Matching	\$ 11,324,697	\$ 1,630,000	\$ 481,200	\$ 128,000	\$ 13,650,901	\$ 27,214,798	\$ 3,387,226	\$ 30,602,024
	\$11,324,697	\$ 1,630,000	\$ 481,200	\$ 128,000	\$ 13,650,901	\$ 27,214,798	\$ 3,387,226	\$ 30,602,024
Non-Allocated:								
Future Capital/one-time Initiatives	\$ 1,472,928	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 2,472,928	\$ -	\$ 2,472,928

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

Proper Use of Fund Balance

General Fund - Based on audited financial statements for the year ended June 30, 2016, the city's fund balance totaled \$27.3 million. Of this amount, approximately \$6.1 million was appropriated in the FY 2017 Budget for capital/one-time initiatives, \$13 million has been designated as an emergency account based on a conservative policy of 21% of total appropriations (i.e. roughly 2½ months of operating expenditures), and \$380,227 represents a debt service reserve on the Conference Center bonds. It has been the city's policy to utilize the remaining fund balance above the emergency requirement for one-time capital expenditures. Available capital/one-time initiative funding for FY 2018 totals \$7.8 million.

Funding Recurring Capital from Operating Budget

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

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

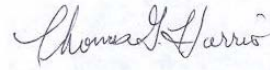
Respectfully Submitted,



David Belle Isle
Mayor



Robert J. Regus
City Administrator



Thomas G. Harris
Finance Director



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OPERATING INITIATIVE **REQUESTS**

City of Alpharetta FY 2018 Budget Operating Initiative Requests

Executive Summary

Available funding for operating initiatives and/or an increase in recurring capital funding is included in the table below.

	General Fund	E-911 Fund
Total Funding Available for Operating Initiatives/ Recurring Capital Transfer:	\$ 584,090	\$ 72,500
Recommended Initiatives		
City Administration	(10,000)	-
Municipal Court	(20,000)	-
Public Safety	(322,750)	(72,500)
Recreation and Parks	(95,040)	-
 Residual Funding Available for Operating Initiatives/ Recurring Capital Transfer:	 \$ 136,300	 \$ -

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

RECOMMENDED OPERATING INITIATIVES

General Fund

City Administration

Community Affinity Campaign/Promotion \$10,000

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

Municipal Court

Court Management Software/Fingerprint Equipment \$20,000

This request is for an upgraded Court Management Software and associated equipment. The current software does not meet the needs of either the external or internal customers (e.g. Public Safety). The Judicial Council's Administrative Office of the Courts (AOC) provides a court management software solution through Journal Tech Inc. (eCourts) that meets our functionality needs and also provides judicial data

exchange functionality that will improve the quality, accuracy, and consistency of data by reducing data entry (i.e. integration of data between the various levels of the Court system). Milton and Roswell are both planning to implement eCourts as well giving a solid local customer base to aid in dialogue and cross training opportunities. The current plan is to enter into an MOU with AOC for the court management software. Also, the Department desires to purchase a LiveScan Plus fingerprinting system (similar to what is in use at Public Safety) so fingerprinting (in certain situations) can be done at Courts as opposed to having to send the users to Public Safety Headquarters.

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

Public Safety

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

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

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

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

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

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

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

Currently we have one police officer that handles all alcohol beverage license compliance and permitting checks for Alpharetta. The number of licenses in the City of Alpharetta has increased dramatically over the last 5-years. Due to the increased numbers, our current officer can complete a compliance check of each business only

once or twice a year which is not sufficient. More frequent compliance checks is beneficial to ensure compliance with alcohol beverage excise taxes (enforce collection efforts), alcohol beverage permits, etc.

This position will enable the Department to double compliance checks to four times a year. Also, the two permitting officers would also be available to handle calls for service in the lobby. Currently we receive about 4-5 calls for service in the lobby per day. Most of these calls require a police officer to come off the streets to meet the customer service needs of our citizens. This additional position would allow the uniform patrol division to spend more time on the road patrolling their zones.

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

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

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

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

Electronic Warrant Interface System/Services \$18,000

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

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

Operational costs total \$18,000 in year one and include \$1,200 in one-time equipment costs (desktop video communicator) and \$16,800 in annually recurring fees (\$9,000 for three EWI software licenses; \$600 for MiFi mobile data connection for Municipal

Court Judge; and \$7,200 in professional service fees for an estimated 120 DUI warrant blood draws).

Recreation and Parks

Janitorial Services Expansions (Parks Facilities) \$35,000

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

Alpharetta Concert Series (3 Events) \$51,200

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

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

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

Bike Share Program Expansion (Zagster) \$8,840

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

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

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

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

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

E-911 Fund

Public Safety

Alarm Interface Module

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

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

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

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

Mobile Radios Upgrade/Replacement

\$70,000 (annual payment)

\$560,000 (capital lease financing)

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

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

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

OPERATING INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

General Fund

Recreation and Parks

Special Events Seasonal Staff

\$12,000

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

Christmas Tree Lighting Event

\$30,000

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

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

Human Resources

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

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

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

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



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CAPITAL INITIATIVE **REQUESTS**

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

Executive Summary

General Fund

Recurring Capital Program	\$ 4,500,000
Available Fund Balance	7,842,313
Capital Project Fund (Fund Balance)	410,000
T-SPLOST Fund	14,650,901
Impact Fee Fund ¹	1,630,000
E-911 Fund ²	481,200
DEA Fund ³	128,000
Potential Grants ⁴	1,250,000
Development Authority Contributions ⁵	45,312
Potential Land Sales/Developer Contributions ⁶	1,637,226
2016 Bond Proceeds Reallocation ⁷	500,000
Total Sources:	\$33,074,952

Recommended Capital Initiatives*:

T-SPLOST Initiatives	\$13,650,901
Recurring Capital Initiatives	6,967,070
Recurring Stormwater/Drainage Initiatives	1,255,000
General Capital Initiatives	8,729,053
Total Uses:	\$30,602,024

Reserve for Future Capital/One-Time Investment:	\$ 1,472,928
T-SPLOST Reserve for Eligible Projects:	\$ 1,000,000

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

-
- 1 Funding pursuant to impact fee eligibility ratios for parks projects (Cultural Arts/Parkland Acquisition and the Wills Park Pool Renovation/Expansion) and public safety projects (Public Safety Headquarters Expansion).
 - 2 Funding for the E-911 allocable share of the Public Safety Headquarters expansion project (\$457,200) and full funding of the alarm interface module (\$24,000).
 - 3 Funding for eligible initiatives including Body Cameras (\$70,000) and Live Scan Fingerprinting equipment upgrades for the Jail facility and the Records division (\$58,000).
 - 4 Includes potential LMIG grant funding for milling and resurfacing initiatives (\$500,000) as well as potential grant funding from other sources for the AlphaLoop (\$750,000). Grants would be appropriated upon execution of grant agreements (or comparable documentation) and/or actual receipt of the grant.
 - 5 Contribution towards estimated costs related to the City Center Development (Phase 2) – sidewalks, utilities, and fiber relocation.
 - 6 Developer contributions towards the AlphaLoop (\$1,000,000 from Avalon and \$200,000 est. from other developers) and the Parking Deck project (residual City Center land sales for Parcel 13 of \$262,226 and developer contributions towards parking at the Old Roswell Street location of \$175,000). Contributions would be appropriated upon receipt of the funds.
 - 7 Proposed reallocation of sidewalk funds (specifically those sidewalk projects that will now be funded through the T-SPLOST projects) within the 2016 GO Bond towards the AlphaLoop project.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Recurring Capital Initiatives

City Administration

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

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

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

Community Development

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

\$50,000

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

Public Works

Recurring Traffic Signal System Maintenance

\$75,000

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

Recurring Milling and Resurfacing

\$2,500,000

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

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

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

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

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

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

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

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

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

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

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

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

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

Recurring Sidewalk Maintenance and Repair \$100,000

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

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

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

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

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

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

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

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

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

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

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

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

Public Safety

Recurring Fleet Replacement (Qty: 16)

\$635,000

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

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

Recurring Public Safety Equipment (replacement)

\$114,000

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

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

Recurring PS Facility Roof Restoration/Replacement

\$175,000

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

PS Headquarters (Phase 2)

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

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

Evidence Building Roof Restoration

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

Recurring RAPSTC Repairs/Improvements

\$45,070

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

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

Recreation & Parks

Recurring Athletic Scoreboards (maintenance/replacement)

\$20,000

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

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

Recurring Park Equipment Replacement

\$47,000

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

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

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

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

Recurring Community Center Bleacher Replacement \$35,000

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

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

Recreation Commission Priority: #1

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

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

Recurring Park Repairs/Improvements \$100,000

Recreation Commission Priority: #2

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

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

Recreation Commission Priority: #7

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

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

Alpharetta Community Center Wall Restoration

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

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

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

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

Recreation Commission Priority: #8

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

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

Recreation Commission Priority: #10

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

Wacky World is a 20 year old pressure treated wood structure. Although the 6-inch round posts are structurally sound, most of the wood platforms, bridges, hand rails, as well as some of the play equipment are showing signs of wear and weather degradation. Staff is constantly making repairs. Playgrounds-by-Leathers conducted an inspection last fall and provided their findings and recommendations on the repairs and forms the basis for this cost estimate. Leathers was the playground company that supplied the playground and equipment and was onsite when the playground was built.

The Webb Zone is also made of wood and is 18-years old. It was built out of cedar. Staff members who are Certified Playground Safety Inspectors have inspected the playground and noted several areas of concern. There are wood several support posts, handrails, bridges, and platforms in need of replacement as well as the wood fence/barrier that surrounds the entire playground.

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

Priority 1: The city currently has lightning prediction systems installed at three parks (Wills Park, North Park, and Webb Bridge Park) and the system is no longer functioning and the vendor cannot be located (feared to be out-of-business). A lightning prediction system detects atmospheric conditions likely to produce lightning strikes and sounds an alarm, warning those nearby that lightning is imminent and giving them the chance to find safety before the storm arrives in the area. Lightning protection systems are often installed in outdoor areas which are often congested with people, lack sufficient shelter, and are difficult to evacuate quickly (such as water parks, college campuses, and large swimming pool or athletic field complexes). These locations are particularly dangerous during lightning storms.

This request is for the replacement of the non-functioning lighting prediction systems at the three parks identified above. Current lightning prediction systems provide mobile functionality that alerts staff through smartphone apps of dangerous weather activity. Furthermore, current systems allow for integration into the city's website to provide weather notices that may impact field availability. Support/maintenance costs are estimated at \$3,000 annually.

Wills Park Pool (replacement/Expansion)**\$1,000,000 (Impact Fees)**

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

Bids were received for this project in April 2018 and were in excess of available budget (\$5.7 million vs. \$3.6 million in funding). Staff is currently working with the design firm to identify why costs exceeded the forecasts from the Cost Estimator consultant.

Current funding for the Wills Park Pool project totals \$3.6 million. The FY 2018 budget proposes to add an additional \$1,000,000 from Impact Fees to bring total funding to \$4.6 million. Staff proposes to continue working with the design team over the next several months to value engineer the project further with the goal of re-bidding it during FY 2018.

Recurring Stormwater/Drainage Initiatives

Public Works

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

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

Recurring Stormwater Drainage Maintenance \$150,000

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

Recurring Stormwater Inspections \$100,000

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

Recurring Stormwater Design/Studies \$100,000

Priority 1: This request funds various drainage, flood, and watershed studies that are required by state and federal regulations. Watershed studies identify capital projects to improve water quality in impaired streams. Additional studies include dam breach analysis, bacterial source testing, emergency planning and estimating damage, GIS maintenance, inventory updates, stream delisting, etc. These studies also identify future capital improvement projects or provide specific information that can be used by the city to meet regulatory compliance or further our service to our citizenry. The FY 2018 budget

would be used to study Big Creek and the major tributaries to identify areas of extreme erosion or instability, especially those that may impact the greenway. The study will include creation of standard design repair details which can be applied to multiple areas for maintenance needs. It will also identify those areas that need unique repair designs and provide cost estimates for design and construction of those projects.

General Capital Initiatives

City Administration

Economic Development Toolbox

\$125,000

Priority 1: The City of Alpharetta provides local incentives through its economic development toolbox and facilitated by our team of experienced economic development professionals. New or growing businesses that demonstrate a serious economic impact through job creation and capital investment qualify for these programs. The programs funded in this request include the Alpharetta360 Video Marketing Fund which has been influential in marketing the city as a business destination and has been directly responsible for the location of new businesses to the city. A new tool-kit item will be created with this funding called the Start-Up Relocation Grant which is aimed at attracting out-of-state technology start-ups to relocate and grow in the city. We will target 5 mid-stage tech based start-up for the pilot program of this tool-kit item. Relocated start-up companies will be placed in the Alpharetta Innovation Center to help fuel our innovative community and attract more venture capital investment.

Alpharetta Technology Commission Operational Funding

\$95,000

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

Alpharetta Public Arts Initiative

\$85,000

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

Briefly, the works would be on loan from the artists for a 9-month period tentatively March through November 2018. This would become an annual event where new and returning artists would be selected each year. The artists would receive a loan-fee, half paid at installation and half at the end of the loan period. Several communities around Alpharetta have a similar program but what is unique about this initiative is that the Thompson Street Greenway allows us to select and prep the sites while the trail is being built. Further the steering committee feels that we do not merely want to replicate what

others communities have done but rather we strive to elevate the project to the highest possible quality art and experience.

Costs total \$75,000 for year one and include funding for the loan of an estimated 12 art installations including installation, marketing, events, juror stipends, with additional funding for the purchase of an estimated one/two art pieces for permanent display in Alpharetta. Arts Alpharetta is also requesting \$10,000 in seed funding from the City to assist in meeting their core mission as stated above.

Senior Citizen History Project

\$25,000

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

Community Development

Design Services

\$75,000

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

Public Works

City Center (Phase 2) Sidewalks/Utilities/Fiber

\$400,000

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

- Funding hard costs for installing new sidewalks in public right-of-way (max of \$300,000); and
- Assist in funding costs associated with moving Georgia Power utilities in right-of-way. City will work directly with the utility to reduce any additional costs balanced by increased revenue to Georgia Power based on development. City will assume costs, if any, above \$100,000.

The Development Authority of Alpharetta is contributing 50% of its bond inducement fees (est. at \$45,312) generated from the City Center development towards the costs detailed above.

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

Priority 1: As identified in the Downtown Master Plan, this project would enhance parking opportunities on the west side of Main Street and provide opportunities for new development and redevelopment within the city's Downtown area.

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

Total construction costs are estimated at \$8 million. The FY 2017 capital budget includes funding totaling \$6.3 million (\$5.1 million from City Center land sales, \$1 million from city capital funds, and \$175,000 from Developer parking contributions). Remaining funding required totals \$1.7 million and is funded through city fund balance (\$1.3 million), residual City Center land sales for Parcel 13 (\$262,226), and contributions from private development (\$175,000) towards parking.

AlphaLoop (City Trail)**\$3,100,000**

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

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

The funding request for FY 2018 includes approval for full construction of Phase A (tier 1) along with partial funding of Phase B (tier 1). Funding sources include:

- \$1 million – Avalon parkland contribution;
- \$650,000 – general city contribution.
- \$500,000 – 2016 Park Bond Sidewalk monies (reallocation);
- \$750,000 – Potential grants funding; and
- \$200,000 – Private donation.

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

Design Services**\$115,000**

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

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

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

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

- Matching parcel boundaries with zoning boundaries (Community Development)
- Matching parcel boundaries with land-use boundaries (Community Development)
- Determining and displaying accurate ROW (Public Works)
- Greenway boundaries issues (Recreation and Parks)
- Crimestats by zoning – unable to do due to parcel line matchup (Public Safety)
- In-accurate tax assessments (Economic Development)
- In-accurate floodplain mapping vs parcel boundaries – flood insurance (Public Works)

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

Application and Desktop Virtualization (Phase 1)**\$125,000**

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

This request will also lead to the deployment of virtual application technology. The ability to manage city software applications from a central platform rather than deploying the system to every desktop will save significant amounts of time needed to "touch" each desktop and/or deploy the systems individually over the network. This way, each user

accesses the software they need using the latest updates and tested systems. This will provide greater reliability, reduced annual costs for desktop support, and greater security with respect to the city's software applications. This initiative should lead to decreased costs in annual desktop system replacements (reduces need for certain computer components such as a hard drives and a fully configured PC). Phase I is requested as part of the FY 2018 capital budget and is primarily aimed at the Public Safety Department with the primary cost driver being Mirage and Horizon software licensing. While not immediately providing relief for replacement of the primary device (laptops), the Mirage software will provide both image custom deployment management and reliability improvements and daily snapshots of the state of the laptops to provide a quick reinstatement of the laptop in case of corruption or damage. Horizon software will also provide the accessibility to applications independent of the laptop and have functionality in the cloud supported through our Data Center.

Phase II (FY 2019) will finalize the Public Safety rollout discussed above and is estimated at \$125,000 and will be requested as part of next year's capital budget. Phase III (FYs 2020-2021) will expand the virtual deployment across various Departments (based on need and ability to reduce hardware costs) to include desktops as well as the Mirage and Horizon benefits listed above. Desktops will emulate the experience end users have with traditional Windows OS and applications on their existing systems. Overtime, this will defray costs for refreshing PC systems with less expensive form factors (e.g. thin clients, terminals, mobile devices, etc.). This will also have an effect of reducing the need for multiple devices per user (tablets, desktops, laptops, and smartphones). Phase III costs are currently estimated at \$270,000 and will be requested as part of future capital budgets.

Public Safety

PS Headquarters Expansion

\$1,947,303

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

Total construction costs are estimated at \$3.4 million and includes an alternate addition to the scope related to the installation of Kevlar around certain portions of the E-911 perimeter. The FY 2017 capital budget includes funding totaling \$1.4 million for construction. Remaining funding required totals \$1.9 million and is funded through city fund balance (\$1.4 million), additional Impact Fee Fund contributions (\$80,000), and E-911 Fund contributions (\$457,200; includes funding for the alternate scope addition discussed above).

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

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

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

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

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

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

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

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

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

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

The ASAP module will transfer calls to the E-911 Center without the use of a phone call, thus impacting operator workloads in several critical areas: (1) reduce the que/hold times for incoming 911 and admin calls by freeing operators from answering alarm calls; (2) reduce response times; (3) reduce the error rate of inputting information; (4) provides

alarm company with dispatch, en-route, and arrival times in real time; and (5) allows operators to view streaming video for video equipped alarms which enhances officer safety. Also, in major storm events, dispatchers can setup a rejection for certain alarm types freeing officers to respond to higher priority events.

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

Recreation and Parks

Design Services

\$50,000

Recreation Commission Priority: #11

This request is to provide funding for various studies and professional services that arise each year from Council and/or Department initiatives. Such services may include revisions to Recreation Master Plans, construction plans for recreation amenities including pavilions, gazebos, etc. These types of studies and professional services are essential and will assist in forecasting the current market environment, recommend standards that will assist in policy decisions, improve project completion timelines and functionality to maintain the high level of services our customers are accustomed to.

Park Master Plans for newly acquired Park Land

\$68,000

Recreation Commission Priority: #14

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

Cultural Arts/Parkland Acquisition

\$550,000

Strategic acquisition of undeveloped land for the purpose of creating public parks/cultural spaces and preserving greenspace. Funding is being provided through Impact Fee Fund contributions pursuant to parks impact fee eligibility ratios for new cultural arts/park land. Upon approval of this initiative, the balance in the Cultural Arts/Parkland account will total \$2 million.

General Government

Matching Funds for City Grants

\$20,000

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

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME**Community Development****Cricket Lane Improvements (Design)****\$125,000**

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

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

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

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

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

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

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

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

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

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

The requested design funds is for the design of a left-turn lane from Kimball Bridge Road to Park Brooke Drive. The City has received a number of requests over recent years to

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

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

Priority 1: This request is to upgrade 66 signalized intersections within the city to the flashing yellow arrow standard. This signal change introduces a flashing yellow arrow during the permissive left turn phase of the signal operation. The Federal Highway Administration had demonstrated that this new application has helped reduce left turn crashes, causes less driver confusion on the decision to turn, and provides additional traffic management flexibility. Implementing the new federal standard for permissive phasing also provides consistency with neighboring jurisdictions. Currently SR 120 has 2 flashing yellow intersections and GDOT has plans to continue upgrades to the rest of the corridor. The city's upgrade will be done over a 4-year period doing the arterial streets, then moving to collector and local streets. The following is a list of intersections to be done in FY 2018: Haynes Bridge Road at Georgia Lane; Haynes Bridge Road at Westside/Morrison Parkway; Haynes Bridge Road at Rainwater Boulevard; Haynes Bridge Road at Woodhaven Way; Haynes Bridge Road at Devore Road; Haynes Bridge Road at Alpha Crossing; Mansell Road at Kingswood Place; Mansell Road at Duke Drive; Mansell Road at Davis Drive; North Point Parkway at Mansell Crossing South; North Point Parkway at Mansell Crossing Middle; North Point Parkway at Mansell Crossing North; North Point Parkway at Ga Lane; and North Point Parkway at North Point Drive. Estimated cost for the project is \$500,000 and would be allocated over the four-year period beginning in FY 2018.

Davis Rd Extension to Westside Parkway**\$2,000,000**

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

City Center Decorative Sign Posts**\$180,000**

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

Connector Road (NP Pkwy to Edison Dr.; Design)**\$115,000**

Priority 1: This project would create a new two-lane roadway with sidewalks connecting North Point Parkway and Edison Drive. Proposed roadway would utilize the existing curb cut for the AT&T property on the east side of North Point Parkway at Dryden Road. Proposed roadway would be approximately 900 linear feet in length. FY 2018 funding

request is for design. ROW and construction costs are estimated at \$930,000 and would be part of future funding requests.

Pedestrian/Safety Improvements at Marietta Street and SR9 \$155,000

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

Marjean Way Extension (Design) \$300,000

Priority 2: This request is for the design of the extension of Marjean Way from its current terminus at Orchid Lane north to Milton Avenue. The roadway extension will include brick sidewalks on both sides of the road to match the roadway section approved as part of the Windsong Townhomes development. Also included in the project scope will be the design of a regional stormwater facility designed to accommodate any future redevelopment of the adjacent upstream properties (currently occupied by the Masonic Lodge and Krogh Cabinetry) and the city-owned property at 90 & 92 Milton Avenue. The stormwater facility will be designed in such a manner to provide an attractive amenity to the area. Aesthetic improvements will also be made to the existing stormwater facility serving the Victoria Square townhomes (at the intersection of Orchid Lane and Marjean Way). Construction costs are estimated at \$3 million and would be part of future funding requests.

Waters Road Traffic Calming (Design) \$150,000

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

North Point Dr. Corridor Improvements \$100,000

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

Citywide Sign Inventory \$150,000

Priority 3: This request is for a citywide sign inventory. The City does not currently have an inventory of our right-of-way signage which hinders our ability to adequately maintain these assets. With this inventory the management, location, and condition of signage will be tracked. This inventory will provide data collection, post processing, and a geodatabase that will integrate with the city's asset management system (Cityworks)

and the city's GIS. Each year, Public Works performs over 250 work orders associated with street signage and the work orders are reactionary based on complaints. The inventory system will enable Public Works to identify when signage was installed and develop a pro-active replacement program for when signage exceeds its useful life (e.g. degradation of reflectivity).

Douglas Rd Drainage and Erosion Control Improvements **\$150,000**

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

Information Technology

Wireless Access Points

\$60,000

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

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

Current deployment estimates are as follows:

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

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

Public Safety

Recurring Opticom System (replacement)

\$179,600

Priority 2: The request is to fund the replacement and upgrade of the Opticom System. This is the equipment that links emergency vehicles (in Alpharetta's case, fire trucks) with traffic signal control boxes. The current system is line-of-sight based, with a transmitter in fire trucks hitting a receiver on traffic signal mast arms to trigger a green

light for the approaching fire truck. This system is beyond end-of-life and no longer effective.

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

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

Funding for FY 2018 would include the following:

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

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

Community Center Generator (new)

\$200,000

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

High Risk Incident Equipment (new)

\$55,000

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

Recreation & Parks

Wills Park Drainage Improvements (main parking lot)

\$350,000

Recreation Commission Priority: #3

This project is located in the forested area between the main parking lot for Wills Park Pool and the stream that runs east to west through the park. Currently the area receives runoff from the parking lot, the baseball fields, and a large portion of this side of the park. High volume and velocity storm flows have carved a large gully through the wooded area impacting mature trees, threatening the walking path, and creating a dangerous hazard

condition for Frisbee golfers. The FY 2017 Capital Budget included funding for the design of a solution to repair the inflow pipes and stabilize the channel. The corrugated metal inflow pipes have deteriorated and the headwalls structures have fallen off the pipes. This project will add two junction boxes and replace approximately 150 linear feet of the most downstream pipe. The gully will be re-shaped using a regenerative stormwater conveyance system including rock step pools and stone weirs to cascade the water gently downslope into the stream. This will reduce erosion and stabilize the area near the walking path and the Frisbee golf course. Additionally, a new pedestrian safe bridge will be added for the Frisbee golf course allowing players to safely reach the pin. Some large sweetgums will be removed for safety during construction. This project addresses measure 1 in the watershed improvement plan. FY 2017 Capital Budget included funding for design. FY 2018 request is for construction of the underlying improvements.

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

Recreation Commission Priority: #4

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

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

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

Recreation Commission Priority: #5

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

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

Recreation Commission Priority: #6

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

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

Recreation Commission Priority: #9

There are three reaches of stream in Wills Park that would benefit from stream restoration and/or buffer enhancement; reaches A, B, and C. In stream restoration it is generally best practice to work from upstream to downstream. This project was identified

in the Foe Killer Creek Watershed Improvement Plan as project #13a and is named Reach A. Reach A is highly incised due to storm runoff. The channel should be raised and reconnected with the floodplain to reduce erosion. This project will be done in conjunction with donations and volunteers from the Alpharetta Rotary. The design money is to be used for the required state permitting. The construction money will be used for the heavier construction beyond the ability of volunteers. Approximately 800 linear feet of stream restoration is planned.

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

Recreation Commission Priority: #12

Continue developing pocket parks as was recommended in the Master Plan 2025. The focus would be on newly acquired properties specifically at Mid-Broadwell Road, Milton Avenue, Kimball Bridge/Waters Road, and Old Rucker Road. The specific location for development and the actual amount of funding needed to begin development of these properties will be dependent upon the plan that is approved by the city.

Wills Park Pool Concession Building Renovation**\$110,000**

Recreation Commission Priority: #13

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

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

Park System Wayfinding/Signage**\$75,000**

Recreation Commission Priority: #15

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



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BUDGET NARRATIVE

City of Alpharetta

FY 2018 Budget Narrative

Budget Rollup: All Funds

The FY 2018 Budget is balanced for all funds and totals \$130 million with the breakdown by fund type as follows:

• General Fund:	\$ 71,920,069
• Special Revenue Funds:	13,744,384 (1)
• Debt Service Fund:	5,479,658
• Capital Project Funds:	27,428,526 (1)
• Solid Waste Fund:	3,304,006
• Risk Management Fund:	1,338,000
• Medical Insurance Fund:	<u>6,991,662</u>
Total	\$130,206,305

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

General Fund

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

	FY 2017 AMENDED BUDGET	FY 2018 RECOMMENDED BUDGET	\$ Variance	% Variance
Revenues:				
Property Taxes:				
Current Year	\$ 19,900,000	\$ 21,160,000	\$ 1,260,000	6.3%
Motor Vehicle	250,000	180,000	(70,000)	-28.0%
Motor Vehicle Title Tax Fee	1,000,000	775,000	(225,000)	-22.5%
Prior Year/Delinquent	259,000	239,000	(20,000)	-7.7%
Local Option Sales Tax	15,100,000	15,200,000	100,000	0.7%
Other Taxes:				
Franchise Fees	6,725,000	6,640,000	(85,000)	-1.3%
Insurance Premium Tax	3,390,000	3,620,000	230,000	6.8%
Alcohol Beverage Excise Tax	2,015,000	2,100,000	85,000	4.2%
Other Taxes	2,154,500	2,339,500	185,000	8.6%
Licenses & Permits	2,352,050	2,722,050	370,000	15.7%
Intergovernmental	511,000	435,000	(76,000)	-14.9%
Charges for Services	3,108,900	3,388,250	279,350	9.0%
Fines & Forfeitures	2,404,000	2,209,250	(194,750)	-8.1%
Interest	60,000	75,000	15,000	25.0%
Other Revenues	304,366	275,956	(28,410)	-9.3%
Other Financing Sources:				
Interfund Transfer (Hotel/Motel Fund)	2,250,000	2,718,750	468,750	20.8%
Total Operating Revenues	\$ 61,783,816	\$ 64,077,756	\$ 2,293,940	3.7%
Fund Balance Carryforward	6,067,830	7,842,313		
Total Revenues	\$ 67,851,646	\$ 71,920,069		

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

- Property Taxes: The FY 2018 Budget is based on maintenance of the city's millage rate at 5.750 mills. Property tax digest growth (existing values) is estimated at 3%.
 - The portion of the millage rate funding debt service (Debt Service Fund) will decrease from 1.13 mills in FY 2017 to 1.03 mills in FY 2018. Estimated growth in the property tax digest, coupled with available cash in the Debt Service Fund, allows for a reduction in the millage rate dedicated for debt service. The FY 2018 Budget proposes to program the debt service millage reduction into the

General Fund for additional funding of capital initiatives (discussed below).

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

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

- Motor vehicle taxes are experiencing declines due to House Bill 386 which is phasing out motor vehicle taxes on all vehicles titled on or after March 1, 2013. The city will still receive motor vehicle taxes on vehicles titled before March 1, 2013 until the vehicle is sold/transferred. The city is forecasting motor vehicle revenues to be fully phased-out over the seven year period ending in FY 2020. HB 386 created a Motor Vehicle Title Fee that is intended to partially offset the reduction in motor vehicle taxes. A reduction of -23% is forecasted for FY 2018 for motor vehicle title fees from a budget-to-budget standpoint. However, actual collections are estimated at \$750,000 in FY 2017 which equates to a revised growth rate of 3%. The main driver for the variances is a revision in the title fee revenue sharing formula (State/Counties/Cities) that reduced the local share during 2016 from 45% to 41%. Starting January 1, 2017, the local share increased to 45% which will improve collections moving forward and is reflected in the forecast.
- Local Option Sales Taxes ("LOST"): Growth of 1% is forecasted for FY 2018 and is based on year-to-date growth in FY 2017. Market indicators highlight continued growth in the economy but that has not translated into increased spending on taxable goods/services over the last several years.
- Franchise Fees: Reduction of -1.3% is forecasted for FY 2018 from a budget-to-budget standpoint. Franchise Fee revenue is sensitive to fluctuations in usage (e.g. cool summer significantly lessens the need for air conditioning and associated energy usage). As such, budgetary practice is to be conservative with forecasting these collections so as to insulate the operating budget from the associated short-term collection fluctuations inherent in this revenue source. Collections from GA Power, the largest contributor of this revenue source (65% of total franchise fees), totaled \$4.1

million in FY 2017 and represents a -\$223,464 decrease over the prior year (\$4.3 million was collected in FY 2016) due primarily to relatively milder seasons (e.g. cooler summer and warmer winter) that reduced energy usage needs.

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

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

	FY 2017 AMENDED BUDGET	FY 2018 RECOMMENDED BUDGET	\$ Variance	% Variance
Expenditures (by Department):				
Mayor and Council	\$ 360,977	\$ 364,488	\$ 3,511	1.0%
City Administration	2,037,438	2,180,565	143,127	7.0%
Legal Services	650,000	665,000	15,000	2.3%
Community Development	2,782,412	2,857,116	74,704	2.7%
Public Works	7,907,543	8,377,022	469,479	5.9%
Finance	3,199,142	3,347,009	147,867	4.6%
Public Safety	26,496,171	26,915,508	419,337	1.6%
Human Resources	401,756	415,782	14,026	3.5%
Municipal Court	1,092,257	1,106,546	14,289	1.3%
Recreation and Parks	8,747,712	8,892,183	144,471	1.7%
Information Technology	1,599,441	1,681,857	82,416	5.2%
Non-Departmental:				
Contingency	605,000	650,000	45,000	7.4%
Insurance Premiums (Risk Fund)	640,000	665,000	25,000	3.9%
Gwinnett Tech Contribution (Debt Svc)	286,940	286,840	(100)	0.0%
Conference Ctr Debt Service Reserve	450,000	543,750	93,750	20.8%
Operating Initiatives Reserve	-	584,090	584,090	-
Donations/Contributions	45,000	45,000	-	0.0%
Total Operating Expenditures	\$ 57,301,789	\$ 59,577,756	\$ 2,275,967	4.0%
Interfund Transfer:				
Capital Project Fund	8,854,857	11,067,313		
Operating Grant Fund	20,000	20,000		
Stormwater Capital Fund	1,675,000	1,255,000		
Total Expenditures	\$ 67,851,646	\$ 71,920,069		

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

	FY 2017 AMENDED BUDGET	FY 2018 RECOMMENDED BUDGET	\$ Variance	% Variance
Expenditures (by Category):				
Personnel Services:				
Salaries	\$ 26,174,583	\$ 26,890,555	\$ 715,972	2.7%
Group Insurance	7,573,002	7,962,005	389,003	5.1%
Pension (Defined Benefit)	2,387,665	2,500,954	113,289	4.7%
Pension (401A)	1,482,671	1,675,068	192,397	13.0%
Miscellaneous Benefits	2,788,234	2,836,174	47,940	1.7%
<i>subtotal</i>	\$ 40,406,155	\$ 41,864,756	\$ 1,458,601	3.6%
Maintenance and Operations:				
Professional Services	\$ 2,350,678	\$ 2,547,692	\$ 197,014	8.4%
Repair/Maintenance	1,386,984	1,519,350	132,366	9.5%
Maintenance Contracts	2,279,562	2,018,351	(261,211)	-11.5%
Professional Services (IT)	1,396,932	1,432,277	35,345	2.5%
General Supplies	988,706	992,185	3,479	0.4%
Utilities	2,629,810	2,607,475	(22,335)	-0.8%
Fuel	616,000	467,150	(148,850)	-24.2%
Legal Services	650,000	665,000	15,000	2.3%
Miscellaneous	1,788,371	1,869,645	81,274	4.5%
<i>subtotal</i>	\$ 14,087,043	\$ 14,119,125	\$ 32,082	0.2%
Capital/Lease:				
Fire Truck/Cardiac Monitor Leases	\$ 522,972	\$ 578,669	\$ 55,697	10.7%
Tyler ERP Lease	109,263	110,904	1,641	1.5%
Work Order Software Lease	76,307	76,622	315	0.4%
Miscellaneous	73,109	53,000	(20,109)	-27.5%
<i>subtotal</i>	\$ 781,651	\$ 819,195	\$ 37,544	4.8%
Other Uses:				
Contingency	\$ 605,000	\$ 650,000	\$ 45,000	7.4%
Insurance Premiums (Risk Fund)	640,000	665,000	25,000	3.9%
Gwinnett Tech Contribution (Debt Svc)	286,940	286,840	(100)	0.0%
Conference Ctr Debt Service Reserve	450,000	543,750	93,750	20.8%
Operating Initiatives Reserve	-	584,090	584,090	-
Donations/Contributions	45,000	45,000	-	0.0%
<i>subtotal</i>	\$ 2,026,940	\$ 2,774,680	\$ 747,740	36.9%
Total Operating Expenditures	\$ 57,301,789	\$ 59,577,756	\$ 2,275,967	4.0%
Interfund Transfer:				
Capital Project Fund	8,854,857	11,067,313		
Operating Grant Fund	20,000	20,000		
Stormwater Capital Fund	1,675,000	1,255,000		
Total Expenditures	\$ 67,851,646	\$ 71,920,069		

Meeting the Internal Needs of Operating Departments

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

- Operating expenditures of the General Fund are up 4% over FY 2017. This figure includes the incremental budget impact for the initiatives approved during the FY 2017 Mid-Year Budget (seasonal customer service personnel for Community Development, growth in landscape maintenance contract costs, etc.), funding for the November 2017 general election, and operating initiative funding set aside for FY 2018. After adjusting for these new incremental budget impacts, **the base operational budget growth totals 2.9%.**
- Management of personnel and compensation program to align with current market environment:
 - Continuation of staffing level at 442.5 full-time equivalents¹.
 - Continuation of a performance-based merit program of 3% on April 1, 2018, per authorized/funded position (estimated cost of \$237,000 citywide²). This merit program is contingent upon a mid-year review of revenue trends to determine if sufficient funding is available. Research of national and local wage growth data indicates the 3% rate is a responsible average (i.e. not among the highest or the lowest).
 - Coverage of group insurance premiums (5% premium increase; \$355,698³ incremental budget impact citywide). The premium growth is less than the market growth for comparably sized entities due to city claims patterns that are trending at 75% of premiums (industry standard is 80-85%).
 - Increase in the actuarially determined defined benefit pension contribution of 5%, or \$125,000 (citywide), compared to FY 2017. This increase is due to new pronouncements and their impact on certain assumptions which offset accrued liabilities as well as adjustments recommended by our actuary.
- Targeted growth (0.2% or \$32,082) in departmental maintenance and operations budgets (General Fund) that is primarily attributable to the following:
 - Increase in professional services of \$197,014 due primarily to the following: costs associated with conducting the November 2017 election; (2) increases in the bank processing fees (e.g. credit card processing fees) due to increased permit activity, the need for additional engineering and architectural support services, as well as on-call radio

¹ Not including personnel recommended as part of the FY 2018 Operating Initiatives (see Operating Initiatives section for detailed descriptions).

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

³ The General Fund increased \$389,003 while the other operating funds (combined) decreased \$33,305.

frequency consulting services; (3) additional funding for GBI fingerprint check expenses and LEADS Online transaction expenses; (4) funding established for general professional studies (e.g. engineering, architectural, CityWorks training, etc.) as well as increases in instructor fees due to growth in program utilization (also results in program revenue growth); etc.

- Increase in repair/maintenance (facility, vehicle, grounds, etc.) of \$132,366 due primarily to: vehicle repair/maintenance within public works and public safety (based on current maintenance trends which have increased along with the targeted mileage expectancy of vehicles); additional grounds repair/maintenance growth at parks based on historical and year-to-date expenditure trends; and growth in facility maintenance appropriations based on year-to-date expenditure trends. Now that all facility maintenance is managed by the Public Works Department under the CityWorks asset management program, staff expectation levels have aligned with the Public Works facility maintenance team's capabilities which is resulting in growth of maintenance work orders (items that previously would not have been reported/repaired).
- Increase in legal service fees of \$15,000 based on historical and year-to-date usage of legal services coupled with planned initiatives requiring legal review.
- Increase in travel and training of \$63,115 based on anticipated training and certification needs in addition to additional funding to cover training needs due to staff turnover.
- Increase in equipment rental of \$30,905 due primarily to the Wire and Wood event (tents, tables, chairs, etc.) and general growth based on historical and year-to-date expenditure trends
- Decrease in maintenance contracts of -\$261,211 due to the elimination of funding for the Red Light Camera Program pending a review by the City Council (similar reduction in revenue as the program was generally self-sufficient) which is partially offset through growth in expenses associated with support costs from North Fulton Regional Radio System Authority (43 radios within Public Works) as well as cost growth under the generator maintenance, ROW landscape maintenance, parks landscape maintenance, HVAC maintenance, Equestrian Center stall cleaning, and Fulton County Animal Control contracts.
- Decrease in fuel of -\$148,850 based on year-to-date expenditure trends and forecasted fuel prices.
- The departmental operating capital/lease budget primarily represents funding for the city's capital lease obligations (fire trucks, finance software, public works and community development software, etc.). During FY 2017, the Fire Apparatus included as part of the retired 2007 Capital Lease

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

- The Other Uses category includes the following: contingency (approximately 1% of the operating budget); Risk Management claims funding (this allocation represents funding for insurance premiums; funding for claims and administration/brokerage fees has been allocated to departments through the personnel services category); funding of debt service on the Gwinnett Technical College contribution (Alpharetta campus); continuation of funding for the Police Athletic League (\$35,000) and Friends of the Library (\$10,000); Operating Initiatives reserve⁴ (\$584,090); and debt service reserve for the Conference Center Bonds.

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

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

⁴ Please see the Operating Initiatives section for detailed descriptions of the 2018 operating initiatives.

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

Mayor and City Council

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

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

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

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

City Administration

The FY 2018 Budget for City Administration totals \$2,180,565 and represents an increase of 7%, or \$143,127, compared to FY 2017.

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

Base level personnel total 10 FTEs and represent the following:

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

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

The Maintenance and Operations category increased 17.3%, or \$100,372, due primarily to the following activity:

- Increase in professional services of \$71,627 due primarily to costs associated with conducting the November 2017 municipal election.
- Increase in advertising costs of \$21,267 due to expenses for conducting the November 2017 municipal election and multiple sponsorship initiatives (e.g. Metro Atlanta Chamber of Commerce).
- Increase in maintenance contract costs of \$10,475 due primarily to the planned purchase of an online form creation, management, and distribution software package to assist departments in creating and distributing electronic forms.
- Increase in general supplies costs of \$11,740 based on year-to-date expenditure trends and forecasted needs (e.g. number of meetings, etc.).
- Decrease in professional services (IT) of -\$5,119 due to multiple factors including reduced cellular service allocations, reduced Microsoft licensing allocations, etc.
- Decrease in non-recurring of -\$6,941 due to one-time costs in FY 2017 for pass-thru funding for property taxes on the newly acquired 90/92 Milton Avenue parcel.

Community Development Department

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

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

Base level personnel total 26.0 FTEs and represent the following:

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

* Position reclassifications occurred during FY 2017.

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

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

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

Public Works Department

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

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

Base level personnel total 52.0 FTEs and represent the following:

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

* Position reclassifications occurred during FY 2017.

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

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

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

Finance Department

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

Base level personnel total 21.5 FTEs and represent the following:

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

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

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

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

Public Safety Department

The FY 2018 Budget for Public Safety totals \$26,915,508 and represents an increase of 1.6%, or \$419,337, compared to FY 2017.

The Personnel Services category increased 3.1%, or \$707,725, due primarily to wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018 and increases in group insurance premiums.

Base level personnel total 219 FTEs and represent the following:

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

The Maintenance and Operations category decreased -9.9%, or -\$344,085, due primarily to the following activity:

- Decrease in maintenance contracts of -\$341,000 due primarily to the elimination of funding for the Red Light Camera Program pending a review by the City Council (similar reduction in revenue as the program was generally self-sufficient).
- Decrease in fuel of -\$119,000 based on historical and year-to-date expenditure trends and forecasted fuel prices.
- Increase in professional fees of \$11,132 due primarily to additional funding for GBI fingerprint check expenses and LEADS Online transaction expenses.
- Increase in vehicle/facility repair and maintenance of \$35,585 based on historical and year-to-date expenditure trends.
- Increase in travel and training of \$53,235 based on anticipated training and certification needs in addition to additional funding to cover training needs due to staff turnover.
- Increase in employee uniforms of \$10,100 based on historical and year-to-date expenditure trends.

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

Human Resources

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

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

Base level personnel total 2.0 FTEs and represent the following:

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

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

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

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

Municipal Court

The FY 2018 Budget for Municipal Court totals \$1,106,546 and represents an increase of 1.3%, or \$14,289, compared to FY 2017.

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

Base level personnel total 9.0 FTEs and represent the following:

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

The Maintenance and Operations category decreased -3.6%, or -\$13,897, due primarily to the following activity:

- Decrease in maintenance contracts of -\$4,000 due primarily to reduced funding for document scanning/records management initiatives to match actual expenditure trends.

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

Recreation and Parks Department

The FY 2018 Budget for Recreation and Parks totals \$8,892,183 and represents an increase of 1.7%, or \$144,471, compared to FY 2017.

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

Authorized personnel total 51.0 FTEs and represent the following:

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

* Position reclassifications occurred during FY 2017.

The Maintenance and Operations category increased 1.8%, or \$74,567, due primarily to the following activity:

- Increase in professional fees of \$47,005 based on funding established for general professional studies (e.g. engineering, architectural, CityWorks

training, etc.) as well as increases in instructor fees due to growth in program utilization (also results in program revenue growth).

- Increase in grounds repair and maintenance of \$28,921 due primarily to the Wire and Wood event (tents, tables, chairs, etc.) and general growth based on historical and year-to-date expenditure trends.
- Increase in equipment rental of \$33,155 due primarily to anticipated increases in grounds maintenance at Rock Mill Park (tree removal, sidewalk repairs, etc.) and general growth based on historical and year-to-date expenditure trends.
- Increase in travel and training of \$10,225 based on anticipated training and certification needs (and associated travel).
- Increase in utilities (water, gas, electric, etc.) of \$8,850 based on historical and year-to-date expenditure trends.
- Increase in small equipment of \$14,455 to fund soccer goals/nets/wagons, gymnastics equipment, woodshop equipment (replacement), equestrian center hand tools, etc.
- Increase in maintenance contracts of -\$273 due to growth in the landscape maintenance contract for parks (including newly acquired parkland), Equestrian Center stall cleaning service, etc. which is fully offset through the reorganization of HVAC maintenance funding into the Public Works Department which is now managing maintenance of Recreation and Parks facilities.
- Decrease in facility repair and maintenance of -\$92,240 due primarily to the reallocation of all facility maintenance functions from the Recreation and Parks Department to Public Works coupled with growth in non-standard facility maintenance needs (e.g. Equestrian Center, floor refinishing, painting, etc.).

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

Information Technology Department

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

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

Authorized personnel total 11.0 FTEs and represent the following:

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

* Position reclassifications occurred during FY 2017.

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

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

Emergency-911 Fund

The FY 2018 Budget for the E-911 Fund totals \$4,426,678 and represents a decrease of -14.9%, or -\$776,438, compared to FY 2017. The main driver of this variance is the non-allocated reserve (i.e. available fund balance) budgeted in FY 2017⁵. After adjusting for the non-allocated reserve, the true operational budget growth totals 7%.

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

Authorized personnel total 30.0 FTEs.

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

The Maintenance and Operations category decreased -4.7%, or -\$67,281, due primarily to the following activity:

- Decrease in communications of -\$17,000 based on multiple factors including: increased costs relating to the upgraded phone system's PRI requirement to make outbound calls; increased cost estimates related to Bellsouth service; all of which is offset through reduced cost estimates for E-911 Cost Recovery charges.
- Decrease in travel and training of -\$13,000 based on historical and year-to-date expenditure trends.
- Decrease in professional services (IT) and maintenance contracts of -\$18,684 due to reduced operational cost estimates (Alpharetta's allocable share) for the North Fulton Regional Radio System Authority.

The Other category includes funding totaling \$553,700⁶ to cover operating and capital initiatives.

⁵ Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Non-Allocated Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. A portion of this Non-Allocated Reserve was used to fund the city's share of the North Fulton Radio Initiative. The carry-forward for FY 2018 will occur subsequent to adoption of the budget.

⁶ Please refer to the Operating Initiatives and/or Capital Initiatives tab of this document for detailed descriptions of the initiatives.

Impact Fee Fund

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

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

- System Improvements⁷
 - Parks (Cultural Arts/Parkland Acquisition: \$550,000)
 - Parks (Wills Park Pool Renovation/Expansion: \$1,000,000)
 - Public Safety (Headquarters Expansion: \$80,000)

Drug Enforcement Agency Fund

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

The FY 2018 Budget for the DEA Fund totals \$417,706 and represents a decrease of -77.3%, or -\$1,425,458, compared to FY 2017. The main driver of this variance is the non-allocated reserve (i.e. available fund balance) budgeted in FY 2017⁸.

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

Authorized personnel total 3 FTEs.

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

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

⁷ Please refer to the Capital Initiatives tab of this document for detailed descriptions of the initiatives.

⁸ Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Non-Allocated Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. A portion of this Non-Allocated Reserve was used to fund the Public Safety Headquarters Expansion project. The carry-forward for FY 2018 will occur subsequent to adoption of the budget.

Capital/Lease expenses include lease costs under the Taser replacement program approved during FY 2016 and planned capital investment for implementation of a body camera program and replacement/upgrade of the LiveScan fingerprinting equipment⁹.

Hotel/Motel Fund

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

This fund accounts for occupancy tax collections from area hotels and motels for the purpose of promoting conventions, tourism, and trade shows, while providing funds to facilitate economic vitality in downtown areas. The city levies a hotel/motel occupancy tax of 8% on total rental charges. The resulting revenue is distributed as follows: City of Alpharetta (37.5%); Alpharetta Convention & Visitor's Bureau (43.75%); and the Conference Center (Tourism Product Development; 18.75%). The Conference Center portion of the revenue is dedicated to funding debt service on the Conference Center bonds with residual monies allocated towards the debt service reserve¹⁰. The Alpharetta Conference Center (state-of-the-art 44,000 square foot conference center) is being constructed through a public-private partnership with North American Properties (developer of Avalon). Along with the Alpharetta Conference Center, North American Properties will construct a 325-room Marriott Autograph hotel abutting the Center. North American Properties is operating the Center that will include the largest meeting room in the north Fulton market. Economic impact studies have indicated that a conference center could bring in almost \$23.5 million in visitor spending, generating 545 jobs with more than \$15.7 million in earnings and over \$51.3 million in total economic output annually. The FY 2018 budget includes funding within the Hotel/Motel Fund to cover debt service on the bonds issued to fund construction of the Center. The debt service is fully funded through the hotel/motel tax.

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

Debt Service Fund

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

⁹ Please refer to the Capital Initiatives tab of this document for a detailed description of these initiatives.

¹⁰ It is the city's intent to reserve \$1.5 million of surplus hotel/motel taxes for a debt service reserve on the Conference Center bonds. The intent of this reserve is to be fully funded through the Conference Center portion of the tax.

Solid Waste Fund

The FY 2018 Budget for the Solid Waste Fund totals \$3,304,006 and represents a decrease of -15.2%, or -\$594,261, compared to FY 2017. The main driver of this variance is the non-allocated reserve (i.e. available fund balance) budgeted in FY 2017¹¹. After adjusting for the non-allocated reserve, the operational budget is flat with FY 2017.

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

Authorized personnel total 1.0 FTE and represent the following:

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

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

Risk Management Fund

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

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

Medical Insurance Fund

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

Accounting rules dictate the creation of an Internal Service Fund to track activity under an MPP. As such, this fund does not represent new costs. Rather, it

¹¹ Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Non-Allocated Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. The carry-forward for FY 2018 will occur subsequent to adoption of the budget.

represents a flow of funds from the Operating Funds (e.g. employer/employee premiums) that does have the effect of grossing-up the totals as the appropriations are reflected in multiple Funds.

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

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

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FUND SUMMARIES

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CITYWIDE FUND SUMMARIES

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

EXCERPT

	Special Revenue Funds							Capital Project Funds			Enterprise Fund	Internal Service Funds		TOTAL
	General Fund	E-911 Fund	Impact Fee Fund	DEA Fund	Hotel/Motel Fund	Operating Grant Fund	Debt Service Fund	Capital Projects Fund	Stormwater Capital Fund	T-SPLOST Capital Fund	Solid Waste Fund	Risk Management Fund	Medical Insurance Fund	
REVENUES:														
Property Taxes	\$ 22,354,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,164,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,518,000
Local Option Sales Taxes/T-SPLOST	15,200,000	-	-	-	-	-	-	-	-	13,000,000	-	-	-	28,200,000
Other Taxes	14,699,500	-	-	-	7,250,000	-	-	-	-	-	-	-	-	21,949,500
Licenses and Permits	2,722,050	-	-	-	-	-	-	-	-	-	-	-	-	2,722,050
Intergovernmental Revenue	435,000	940,000	-	-	-	-	-	45,312	-	-	-	-	-	1,420,312
Charges for Services	3,388,250	3,000,000	550,000	-	-	-	-	-	-	-	3,296,300	1,335,000	6,991,662	18,561,212
Fines and Forfeitures	2,209,250	-	-	-	-	-	-	-	-	-	-	-	-	2,209,250
Interest Earnings	75,000	5,478	-	-	-	-	12,000	-	-	-	7,706	3,000	-	103,184
Other/Miscellaneous	275,956	-	-	-	-	-	-	-	-	-	-	-	-	275,956
subtotal	\$ 61,359,006	\$ 3,945,478	\$ 550,000	\$ -	\$ 7,250,000	\$ -	\$ 5,176,000	\$ 45,312	\$ -	\$ 13,000,000	\$ 3,304,006	\$ 1,338,000	\$ 6,991,662	\$ 102,959,464
Other Financing Sources														
Interfund Transfer from General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ 11,067,313	\$ 1,255,000	\$ -	\$ -	\$ -	\$ -	\$ 12,342,313
Interfund Transfer from Hotel/Motel Fund	2,718,750	-	-	-	-	-	-	-	-	-	-	-	-	2,718,750
Budgeted Fund Balance	7,842,313	481,200	1,080,000	417,706	-	-	303,658	410,000	-	1,650,901	-	-	-	12,185,778
subtotal	\$ 10,561,063	\$ 481,200	\$ 1,080,000	\$ 417,706	\$ -	\$ 20,000	\$ 303,658	\$ 11,477,313	\$ 1,255,000	\$ 1,650,901	\$ -	\$ -	\$ -	\$ 27,246,841
Total Revenues	\$ 71,920,069	\$ 4,426,678	\$ 1,630,000	\$ 417,706	\$ 7,250,000	\$ 20,000	\$ 5,479,658	\$ 11,522,625	\$ 1,255,000	\$ 14,650,901	\$ 3,304,006	\$ 1,338,000	\$ 6,991,662	\$ 130,206,305
EXPENDITURES:														
Mayor and City Council	\$ 364,488	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 364,488
City Administration	2,180,565	-	-	-	-	-	-	470,000	-	-	-	-	-	2,650,565
Legal Services	665,000	-	-	-	-	-	-	-	-	-	-	-	-	665,000
Community Development	2,857,116	-	-	-	-	-	-	125,000	-	-	-	-	-	2,982,116
Public Works	8,377,022	-	-	-	-	-	-	5,396,524	1,255,000	13,650,901	-	-	-	28,679,447
Finance	3,347,009	-	-	-	-	-	-	-	-	-	3,304,006	1,338,000	1,501,694	9,490,709
Public Safety	26,915,508	3,872,978	80,000	289,706	-	-	-	2,402,173	-	-	-	-	-	33,560,365
Human Resources	415,782	-	-	-	-	-	-	-	-	-	-	-	-	415,782
Municipal Court	1,106,546	-	-	-	-	-	-	-	-	-	-	-	-	1,106,546
Recreation and Parks	8,892,183	-	1,550,000	-	-	-	-	1,151,000	-	-	-	-	-	11,593,183
Information Technology	1,681,857	-	-	-	-	-	-	505,000	-	-	-	-	-	2,186,857
Non-Departmental	-	-	-	-	-	-	5,000	-	-	-	-	-	-	5,000
Insurance Premiums (Risk Fund)	665,000	-	-	-	-	-	-	-	-	-	-	-	-	665,000
Medical Claims	-	-	-	-	-	-	-	-	-	-	-	-	5,408,414	5,408,414
Contingency	650,000	-	-	-	-	-	-	-	-	-	-	-	-	650,000
Non-Allocated (Reserve)	584,090	553,700	-	128,000	-	20,000	-	1,472,928	-	1,000,000	-	-	81,554	3,840,272
Alpharetta Convention and Visitors Bureau	-	-	-	-	3,171,875	-	-	-	-	-	-	-	-	3,171,875
Debt Service (Principal and Interest)	286,840	-	-	-	779,963	-	5,474,658	-	-	-	-	-	-	6,541,461
Debt Service Reserve	543,750	-	-	-	579,412	-	-	-	-	-	-	-	-	1,123,162
Donations/Contributions	45,000	-	-	-	-	-	-	-	-	-	-	-	-	45,000
subtotal	\$ 59,577,756	\$ 4,426,678	\$ 1,630,000	\$ 417,706	\$ 4,531,250	\$ 20,000	\$ 5,479,658	\$ 11,522,625	\$ 1,255,000	\$ 14,650,901	\$ 3,304,006	\$ 1,338,000	\$ 6,991,662	\$ 115,145,242
Other Financing Uses														
Interfund Transfer to General Fund	\$ -	\$ -	\$ -	\$ -	\$ 2,718,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,718,750
Interfund Transfer to Grant/Capital Funds	12,342,313	-	-	-	-	-	-	-	-	-	-	-	-	12,342,313
subtotal	\$ 12,342,313	\$ -	\$ -	\$ -	\$ 2,718,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,061,063
Total Expenditures	\$ 71,920,069	\$ 4,426,678	\$ 1,630,000	\$ 417,706	\$ 7,250,000	\$ 20,000	\$ 5,479,658	\$ 11,522,625	\$ 1,255,000	\$ 14,650,901	\$ 3,304,006	\$ 1,338,000	\$ 6,991,662	\$ 130,206,305

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

	Special Revenue Funds							Capital Project Funds			Enterprise Fund	Internal Service Funds		TOTAL
	General Fund	E-911 Fund	Impact Fee Fund	DEA Fund	Hotel/Motel Fund	Operating Grant Fund	Debt Service Fund	Capital Projects Fund	Stormwater Capital Fund	T-SPLOST Capital Fund	Solid Waste Fund	Risk Management Fund	Medical Insurance Fund	
REVENUES:														
Property Taxes	\$ 22,354,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,164,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,518,000
Local Option Sales Taxes/T-SPLOST	15,200,000	-	-	-	-	-	-	-	-	13,000,000	-	-	-	28,200,000
Other Taxes	14,699,500	-	-	-	7,250,000	-	-	-	-	-	-	-	-	21,949,500
Licenses and Permits	2,722,050	-	-	-	-	-	-	-	-	-	-	-	-	2,722,050
Intergovernmental Revenue	435,000	940,000	-	-	-	-	-	45,312	-	-	-	-	-	1,420,312
Charges for Services	3,388,250	3,000,000	550,000	-	-	-	-	-	-	-	3,296,300	1,335,000	6,991,662	18,561,212
Fines and Forfeitures	2,209,250	-	-	-	-	-	-	-	-	-	-	-	-	2,209,250
Interest Earnings	75,000	5,478	-	-	-	-	12,000	-	-	-	7,706	3,000	-	103,184
Other/Miscellaneous	275,956	-	-	-	-	-	-	-	-	-	-	-	-	275,956
<i>subtotal</i>	\$ 61,359,006	\$ 3,945,478	\$ 550,000	\$ -	\$ 7,250,000	\$ -	\$ 5,176,000	\$ 45,312	\$ -	\$ 13,000,000	\$ 3,304,006	\$ 1,338,000	\$ 6,991,662	\$ 102,959,464
Other Financing Sources														
Interfund Transfer from General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ 11,067,313	\$ 1,255,000	\$ -	\$ -	\$ -	\$ -	\$ 12,342,313
Interfund Transfer from Hotel/Motel Fund	2,718,750	-	-	-	-	-	-	-	-	-	-	-	-	2,718,750
Budgeted Fund Balance	7,842,313	481,200	1,080,000	417,706	-	-	303,658	410,000	-	1,650,901	-	-	-	12,185,778
<i>subtotal</i>	\$ 10,561,063	\$ 481,200	\$ 1,080,000	\$ 417,706	\$ -	\$ 20,000	\$ 303,658	\$ 11,477,313	\$ 1,255,000	\$ 1,650,901	\$ -	\$ -	\$ -	\$ 27,246,841
Total Revenues	\$ 71,920,069	\$ 4,426,678	\$ 1,630,000	\$ 417,706	\$ 7,250,000	\$ 20,000	\$ 5,479,658	\$ 11,522,625	\$ 1,255,000	\$ 14,650,901	\$ 3,304,006	\$ 1,338,000	\$ 6,991,662	\$ 130,206,305
EXPENDITURES:														
Personnel Services	\$ 41,864,756	\$ 2,501,047	\$ -	\$ 240,759	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,739	\$ -	\$ -	\$ 44,681,301
Maintenance and Operations	14,119,125	1,371,931	-	-	-	-	5,000	-	-	-	3,229,267	1,338,000	1,501,694	21,565,017
Capital/Capital Lease	819,195	-	1,630,000	48,947	-	-	-	10,049,697	1,255,000	13,650,901	-	-	-	27,453,740
Other														
Insurance Premiums (Risk Fund)	665,000	-	-	-	-	-	-	-	-	-	-	-	-	665,000
Medical Claims	-	-	-	-	-	-	-	-	-	-	-	-	5,408,414	5,408,414
Contingency	650,000	-	-	-	-	-	-	-	-	-	-	-	-	650,000
Non-Allocated (Reserve)	584,090	553,700	-	128,000	-	20,000	-	1,472,928	-	1,000,000	-	-	81,554	3,840,272
Alpharetta Convention and Visitors Bureau	-	-	-	-	3,171,875	-	-	-	-	-	-	-	-	3,171,875
Debt Service (Principal and Interest)	286,840	-	-	-	779,963	-	5,474,658	-	-	-	-	-	-	6,541,461
Debt Service Reserve	543,750	-	-	-	579,412	-	-	-	-	-	-	-	-	1,123,162
Donations/Contributions	45,000	-	-	-	-	-	-	-	-	-	-	-	-	45,000
<i>subtotal</i>	\$ 59,577,756	\$ 4,426,678	\$ 1,630,000	\$ 417,706	\$ 4,531,250	\$ 20,000	\$ 5,479,658	\$ 11,522,625	\$ 1,255,000	\$ 14,650,901	\$ 3,304,006	\$ 1,338,000	\$ 6,991,662	\$ 115,145,242
Other Financing Uses														
Interfund Transfer to General Fund	\$ -	\$ -	\$ -	\$ -	\$ 2,718,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,718,750
Interfund Transfer to Grant/Capital Funds	12,342,313	-	-	-	-	-	-	-	-	-	-	-	-	12,342,313
<i>subtotal</i>	\$ 12,342,313	\$ -	\$ -	\$ -	\$ 2,718,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,061,063
Total Expenditures	\$ 71,920,069	\$ 4,426,678	\$ 1,630,000	\$ 417,706	\$ 7,250,000	\$ 20,000	\$ 5,479,658	\$ 11,522,625	\$ 1,255,000	\$ 14,650,901	\$ 3,304,006	\$ 1,338,000	\$ 6,991,662	\$ 130,206,305

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GENERAL FUND SUMMARY

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

	FY 2017 AMENDED BUDGET	FY 2018 RECOMMENDED BUDGET	\$ Variance	% Variance
Revenues:				
Property Taxes:				
Current Year	\$ 19,900,000	\$ 21,160,000	\$ 1,260,000	6.3%
Motor Vehicle	250,000	180,000	(70,000)	-28.0%
Motor Vehicle Title Tax Fee	1,000,000	775,000	(225,000)	-22.5%
Prior Year/Delinquent	259,000	239,000	(20,000)	-7.7%
Local Option Sales Tax	15,100,000	15,200,000	100,000	0.7%
Other Taxes:				
Franchise Fees	6,725,000	6,640,000	(85,000)	-1.3%
Insurance Premium Tax	3,390,000	3,620,000	230,000	6.8%
Alcohol Beverage Excise Tax	2,015,000	2,100,000	85,000	4.2%
Other Taxes	2,154,500	2,339,500	185,000	8.6%
Licenses & Permits	2,352,050	2,722,050	370,000	15.7%
Intergovernmental	511,000	435,000	(76,000)	-14.9%
Charges for Services	3,108,900	3,388,250	279,350	9.0%
Fines & Forfeitures	2,404,000	2,209,250	(194,750)	-8.1%
Interest	60,000	75,000	15,000	25.0%
Other Revenues	304,366	275,956	(28,410)	-9.3%
Other Financing Sources:				
Interfund Transfer (Hotel/Motel Fund)	2,250,000	2,718,750	468,750	20.8%
Total Operating Revenues	\$ 61,783,816	\$ 64,077,756	\$ 2,293,940	3.7%
Fund Balance Carryforward	6,067,830	7,842,313		
Total Revenues	\$ 67,851,646	\$ 71,920,069		
Expenditures (by Category):				
Personnel Services:				
Salaries	\$ 26,174,583	\$ 26,890,555	\$ 715,972	2.7%
Group Insurance	7,573,002	7,962,005	389,003	5.1%
Pension (Defined Benefit)	2,387,665	2,500,954	113,289	4.7%
Pension (401A)	1,482,671	1,675,068	192,397	13.0%
Miscellaneous Benefits	2,788,234	2,836,174	47,940	1.7%
<i>subtotal</i>	\$ 40,406,155	\$ 41,864,756	\$ 1,458,601	3.6%
Maintenance and Operations:				
Professional Services	\$ 2,350,678	\$ 2,547,692	\$ 197,014	8.4%
Repair/Maintenance	1,386,984	1,519,350	132,366	9.5%
Maintenance Contracts	2,279,562	2,018,351	(261,211)	-11.5%
Professional Services (IT)	1,396,932	1,432,277	35,345	2.5%
General Supplies	988,706	992,185	3,479	0.4%
Utilities	2,629,810	2,607,475	(22,335)	-0.8%
Fuel	616,000	467,150	(148,850)	-24.2%
Legal Services	650,000	665,000	15,000	2.3%
Miscellaneous	1,788,371	1,869,645	81,274	4.5%
<i>subtotal</i>	\$ 14,087,043	\$ 14,119,125	\$ 32,082	0.2%
Capital/Lease:				
Fire Truck/Cardiac Monitor Leases	\$ 522,972	\$ 578,669	\$ 55,697	10.7%
Tyler ERP Lease	109,263	110,904	1,641	1.5%
Work Order Software Lease	76,307	76,622	315	0.4%
Miscellaneous	73,109	53,000	(20,109)	-27.5%
<i>subtotal</i>	\$ 781,651	\$ 819,195	\$ 37,544	4.8%
Other Uses:				
Contingency	\$ 605,000	\$ 650,000	\$ 45,000	7.4%
Insurance Premiums (Risk Fund)	640,000	665,000	25,000	3.9%
Gwinnett Tech Contribution (Debt Svc)	286,940	286,840	(100)	0.0%
Conference Ctr Debt Service Reserve	450,000	543,750	93,750	20.8%
Operating Initiatives Reserve	-	584,090	584,090	-
Donations/Contributions	45,000	45,000	-	0.0%
<i>subtotal</i>	\$ 2,026,940	\$ 2,774,680	\$ 747,740	36.9%
Total Operating Expenditures	\$ 57,301,789	\$ 59,577,756	\$ 2,275,967	4.0%
Interfund Transfer:				
Capital Project/Grant Funds	10,549,857	12,342,313		
Total Expenditures	\$ 67,851,646	\$ 71,920,069		
Personnel (full-time-equivalent)	408.5	408.5		

City of Alpharetta

General Fund

Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2013 Actual	FY 2014 Actual	FY 2015 Actual	FY 2016 Actual	FY 2017 Amended Budget	FY 2018 Recommended Budget
Beginning Fund Balance:	\$ 21,330,297	\$ 20,951,279	\$ 20,873,496	\$ 23,586,068	\$ 27,290,370	\$ 21,222,540
Revenues:						
Property Taxes	\$ 18,740,931	\$ 19,892,754	\$ 20,765,849	\$ 22,321,490	\$ 21,409,000	\$ 22,354,000
Local Option Sales Taxes	12,173,275	13,575,938	14,757,780	14,953,985	15,100,000	15,200,000
Other Taxes	13,030,797	12,706,783	13,875,057	14,615,779	14,284,500	14,699,500
Licenses and Permits	1,859,213	2,400,059	2,912,433	3,814,821	2,352,050	2,722,050
Intergovernmental	385,000	376,000	386,458	495,916	511,000	435,000
Charges for Services	2,649,450	2,857,898	3,264,768	3,767,927	3,108,900	3,388,250
Fines and Forfeitures	2,787,875	2,360,816	2,767,465	2,208,782	2,404,000	2,209,250
Interest	36,642	51,065	40,334	119,786	60,000	75,000
Other Revenue	350,979	166,200	204,218	181,625	199,366	175,956
	\$ 52,014,162	\$ 54,387,513	\$ 58,974,363	\$ 62,480,110	\$ 59,428,816	\$ 61,259,006
Expenditures:						
Mayor and City Council	\$ 277,376	\$ 282,367	\$ 308,237	\$ 321,095	\$ 360,977	\$ 364,488
City Administration	2,281,112	2,651,745	2,722,528	1,893,792	2,037,438	2,180,565
Legal Services	442,650	504,045	608,630	726,165	650,000	665,000
Community Development	2,022,668	2,257,827	2,340,068	2,345,022	2,782,412	2,857,116
Public Works	6,773,707	6,891,550	7,084,379	7,364,018	7,907,543	8,377,022
Finance	2,818,456	2,894,001	2,953,855	3,087,059	3,199,142	3,347,009
Public Safety	22,697,945	23,051,613	24,212,086	24,672,611	26,496,171	26,915,508
Human Resources	316,187	351,050	376,580	393,603	401,756	415,782
Municipal Court	935,750	954,463	969,417	955,841	1,092,257	1,106,546
Recreation and Parks	6,115,651	6,238,989	6,669,756	8,124,273	8,747,712	8,892,183
Information Technology	1,395,703	1,389,411	1,467,121	1,520,628	1,599,441	1,681,857
Non-Departmental:						
Contingency	158,909	221,353	224,249	84,663	605,000	650,000
Insurance Premiums (Risk Fund)	664,500	690,800	545,000	607,000	640,000	665,000
Operating Initiatives Reserve	-	-	-	-	-	584,090
Gwinnett Tech Contribution (Debt Svc)	-	153,465	288,640	290,340	286,940	286,840
Conference Ctr Debt Service Reserve	-	-	-	-	450,000	543,750
Donations/Contributions	45,000	45,000	45,000	45,000	45,000	45,000
	\$ 46,945,614	\$ 48,577,680	\$ 50,815,544	\$ 52,431,110	\$ 57,301,789	\$ 59,577,756
Other Financing Sources (Uses):						
Proceeds from the sale of Capital Assets	\$ 94,329	\$ 549,213	\$ 162,797	\$ 168,544	\$ 105,000	\$ 100,000
Interfund Transfer:						
Hotel/Motel Fund	1,544,900	1,656,674	1,858,068	2,429,994	2,250,000	2,718,750
Operating Grant Fund	-	-	-	-	(20,000)	(20,000)
Capital Project Fund	(7,086,795)	(8,093,503)	(7,467,112)	(8,943,236)	(8,854,857)	(11,067,313)
Stormwater Capital Fund	-	-	-	-	(1,675,000)	(1,255,000)
Risk Management Fund	-	-	-	-	-	-
	\$ (5,447,566)	\$ (5,887,616)	\$ (5,446,248)	\$ (6,344,698)	\$ (8,194,857)	\$ (9,523,563)
Ending Fund Balance: (1)	\$ 20,951,279	\$ 20,873,496	\$ 23,586,068	\$ 27,290,370	\$ 21,222,540	\$ 13,380,227
<i>Changes in Fund Balance (actual/est.)</i>	<i>\$ (379,018)</i>	<i>\$ (77,783)</i>	<i>\$ 2,712,572</i>	<i>\$ 3,704,302</i>	<i>\$ (6,067,830)</i>	<i>\$ (7,842,313)</i>
<i>Personnel (full-time-equivalent)</i>	<i>405.0</i>	<i>407.0</i>	<i>407.0</i>	<i>409.0</i>	<i>408.5</i>	<i>408.5</i>

Notes:

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

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SPECIAL REVENUE FUND SUMMARIES

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City of Alpharetta E-911 Fund Statement of Budgetary Comparisons (FY 2017-2018)

	FY 2017 Amended Budget	FY 2018 Recommended Budget	\$ Variance	% Variance
Charges for Services:				
E-911 Service Fees (land lines)	\$ 1,310,000	\$ 1,425,000	\$ 115,000	8.8%
E-911 Service Fees (cell phones)	1,335,000	1,460,000	125,000	9.4%
E-911 Service Fees (prepaid cell cards)	95,000	115,000	20,000	21.1%
Intergovernmental:				
City of Milton	925,000	940,000	15,000	1.6%
Interest	5,259	5,478	219	4.2%
Other Financing Sources: (2)				
Budgeted Fund Balance ("FB")	1,532,857	481,200	(1,051,657)	-68.6%
Total Revenues (All Sources): (1)	\$ 5,203,116	\$ 4,426,678	\$ (776,438)	-14.9%
Personnel Services:				
Salaries	\$ 1,603,232	\$ 1,630,236	\$ 27,004	1.7%
Benefits	899,885	870,811	(29,074)	-3.2%
Maintenance and Operations:				
Communications	445,000	428,000	(17,000)	-3.8%
Maintenance Contracts	504,310	502,545	(1,765)	-0.3%
Professional Services (IT)	257,858	240,939	(16,919)	-6.6%
Utilities	52,375	48,725	(3,650)	-7.0%
Miscellaneous	179,669	151,722	(27,947)	-15.6%
Capital:				
Capital (3)	386,309	-	(386,309)	-100.0%
North Fulton Radio System (COA)	343,748	-	(343,748)	-100.0%
Other Uses: (2)				
Non-Allocated/Reserve	530,730	553,700	22,970	4.3%
Transfer to Capital Project Fund	-	-	-	0.0%
Total Expenditures (All Uses): (1)	\$ 5,203,116	\$ 4,426,678	\$ (776,438)	-14.9%

<i>Personnel (full-time-equivalent)</i>	<i>30.0</i>	<i>30.0</i>

Notes:

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

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

(3) The FY 2017 budget included funding for various one-time public safety equipment (replacement/new) initiatives and funding for the North Fulton Regional Radio System.

EXCERPT

City of Alpharetta

E-911 Fund

Statement of Revenues, Expenditures, and changes in Fund Balance

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

Notes:

- (1) In order to accurately measure anticipated fund balance usage, this schedule omits the Carryforward Fund Balance and Non-Allocated/Reserve accounts.
- FY 2015 fund balance usage was for the city's share of the North Fulton Radio System initiative. This initiative is 100% funded by the City of Alpharetta and is being tracked in a separate project (PEM01) to ensure transparency. FYs 2016/2017 fund balance usage is for multiple one-time capital initiatives including mobile radio replacements, replacement of the 911 Phone System with a state-of-the-art VOIP system, emergency communications equipment, and continued funding for the North Fulton Regional Radio System Authority.
- FY 2018 reserves funding for capital initiatives (\$362,000 for the E-911 allocable portion of the PS Headquarters Expansion project; and \$24,000 for capital costs related to the Alarm Interface Module) and operating initiatives (\$2,500 for annual support/maintenance costs related to the Alarm Interface Module; and \$70,000 for annual lease financing payment for the upgrade of mobile radios). Please refer to the Capital Initiative Requests and Operating Initiative Requests section of this document for detailed information.

EXCERPT

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

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

Notes:

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

EXCERPT

City of Alpharetta

Impact Fee Fund

Statement of Revenues, Expenditures, and changes in Fund Balance

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

Notes:

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

EXCERPT

City of Alpharetta

Drug Enforcement Agency Fund

Statement of Budgetary Comparisons (FY 2017-2018)

	FY 2017 Amended Budget	FY 2018 Recommended Budget	\$ Variance	% Variance
Fines and Forfeitures	\$ 99,329	\$ -	\$ (99,329)	-100.00%
Interest	976	-	(976)	-100.00%
Other Financing Sources:				
Budgeted Fund Balance	1,742,859	417,706	(1,325,153)	-76.03%
Total Revenues (All Sources): (1)	\$ 1,843,164	\$ 417,706	\$ (1,425,458)	-77.34%
Personnel Services	\$ 259,630	\$ 240,759	\$ (18,871)	-7.27%
Maintenance and Operations	122,383	-	(122,383)	-100.00%
Capital	562,886	48,947	(513,939)	-91.30%
Other Uses:				
Non-Allocated/Reserve (2)(3)	898,265	128,000	(770,265)	-85.75%
Total Expenditures (All Uses):	\$ 1,843,164	\$ 417,706	\$ (1,425,458)	-77.34%

Notes:

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

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

(3) FY 2018 reserves funding for capital initiatives (\$70,000 for the purchase of Body Cameras; and \$58,000 for the upgrade of two Live Scan Fingerprinting units). Please refer to the Capital Initiative Requests and Operating Initiative Requests section of this document for detailed information.

EXCERPT

City of Alpharetta

Drug Enforcement Agency Fund

Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2014 Actual	FY 2015 Actual	FY 2016 Actual	FY 2017 Amended Budget	FY 2018 Recommended Budget
Beginning Fund Balance:	\$ 2,116,149	\$ 2,096,209	\$ 1,974,754	\$ 1,742,859	\$ 898,265
Revenues:					
Fines and Forfeitures	\$ 505,142	\$ 769,983	\$ 244,352	\$ 99,329	\$ -
Interest	(28)	1,276	1,435	976	-
Miscellaneous	-	-	-	-	-
	\$ 505,114	\$ 771,259	\$ 245,786	\$ 100,305	\$ -
Expenditures:					
Public Safety	\$ 525,054	\$ 892,714	\$ 477,682	\$ 944,899	\$ 417,706
	\$ 525,054	\$ 892,714	\$ 477,682	\$ 944,899	\$ 417,706
Ending Fund Balance: (1),(2)	\$ 2,096,209	\$ 1,974,754	\$ 1,742,859	\$ 898,265	\$ 480,559
<i>Changes in Fund Balance (actual/est.)</i>	\$ (19,940)	\$ (121,455)	\$ (231,895)	\$ (844,594)	\$ (417,706)

Notes:

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

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

EXCERPT

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

	FY 2017 Amended Budget	FY 2018 Recommended Budget	\$ Variance	% Variance
Other Taxes:				
Hotel/Motel Taxes	\$ 6,000,000	\$ 7,250,000	\$ 1,250,000	20.8%
Interest:	-	-	-	0.0%
Other:				
Budgeted Fund Balance	950,566	-	(950,566)	0.0%
Total Revenues (All Sources):	\$ 6,950,566	\$ 7,250,000	\$ 299,434	4.3%
Other Uses:				
Alpharetta Business Community	\$ -	\$ -	\$ -	-
Alpharetta Convention & Visitor's Bureau	2,625,000	3,171,875	546,875	20.8%
City of Alpharetta	2,250,000	2,718,750	468,750	20.8%
Conference Center Debt Service:				
Series 2016 Bonds (Principal/Interest)	775,630	779,963	4,333	0.0%
Debt Service Reserve	1,299,936	579,412	(720,524)	-55.4%
Total Expenditures (All Uses):	\$ 6,950,566	\$ 7,250,000	\$ 299,434	4.3%

Notes:

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

EXCERPT

City of Alpharetta Hotel/Motel Fund

Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2014 Actual	FY 2015 Actual	FY 2016 Actual	FY 2017 Estimated Actual	FY 2018 Recommended Budget
Beginning Fund Balance:	\$ 11,114	\$ 0	\$ (0)	\$ 950,567	\$ 1,487,437
Revenues:					
Other Taxes	\$ 4,130,570	\$ 4,645,169	\$ 6,391,842	\$ 7,000,000	\$ 7,250,000
Interest	-	-	-	-	-
	<u>\$ 4,130,570</u>	<u>\$ 4,645,169</u>	<u>\$ 6,391,842</u>	<u>\$ 7,000,000</u>	<u>\$ 7,250,000</u>
Expenditures:					
Alpharetta Business Community	\$ 690,419	\$ 774,350	\$ 220,403	\$ -	\$ -
Alpharetta Convention & Visitor's Bureau	1,794,592	2,012,752	2,790,878	3,062,500	3,171,875
City of Alpharetta	1,656,674	1,858,068	2,429,994	2,625,000	2,718,750
Conference Center Debt Service:					
Facility Debt Service	-	-	-	775,630	779,963
	<u>\$ 4,141,684</u>	<u>\$ 4,645,170</u>	<u>\$ 5,441,275</u>	<u>\$ 6,463,130</u>	<u>\$ 6,670,588</u>
Ending Fund Balance:	<u>\$ 0</u>	<u>\$ (0)</u>	<u>\$ 950,567</u>	<u>\$ 1,487,437</u>	<u>\$ 2,066,849</u>
<i>Changes in Fund Balance (actual/est.)</i>	<i>\$ (11,114)</i>	<i>\$ (1)</i>	<i>\$ 950,567</i>	<i>\$ 536,870</i>	<i>\$ 579,412</i>

Notes:

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

EXCERPT

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

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

EXCERPT

City of Alpharetta

Operating Grant Fund

Statement of Revenues, Expenditures, and changes in Fund Balance

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

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DEBT SERVICE FUND SUMMARY

EXCERPT

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

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

Notes:

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

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

EXCERPT

City of Alpharetta

Debt Service Fund

Statement of Revenues, Expenditures, and changes in Fund Balance

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

Notes:

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

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CAPITAL PROJECT FUND SUMMARIES

EXCERPT

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

	FY 2017 Adopted Budget	FY 2018 Recommended Budget	\$ Variance	% Variance
Other Financing Sources:				
General Fund Transfer	\$ 8,854,857	\$ 11,067,313	\$ 2,212,456	24.99%
Intergovernmental Revenue (Dev. Authority)	-	45,312	45,312	-100.00%
Budgeted Fund Balance	1,730,000	410,000	(1,320,000)	0.00%
Total Revenues (All Sources):	\$ 10,584,857	\$ 11,522,625	\$ 937,768	8.86%
Capital: (1)				
City Administration	\$ 500,000	\$ 470,000	\$ (30,000)	-6.00%
Community Development	100,000	125,000	25,000	25.00%
Public Works	4,493,271	5,396,524	903,253	20.10%
Public Safety	1,661,123	2,402,173	741,050	44.61%
Recreation and Parks	1,896,500	1,151,000	(745,500)	-39.31%
Information Technology	720,000	505,000	(215,000)	-29.86%
Other Uses:				
Non-Allocated (Future Capital/One-time Initiatives)	1,213,963	1,472,928	258,965	21.33%
Total Expenditures (All Uses):	\$ 10,584,857	\$ 11,522,625	\$ 937,768	8.86%

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

EXCERPT

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

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

Notes:

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

EXCERPT

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

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

Notes:

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

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

EXCERPT

ENTERPRISE FUND SUMMARY

EXCERPT

City of Alpharetta

Solid Waste Fund

Statement of Budgetary Comparisons (FY 2017-2018)

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

Notes:

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

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

EXCERPT

City of Alpharetta

Solid Waste Fund

Statement of Revenues, Expenditures, and changes in Fund Balance

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

Notes:

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

EXCERPT



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EXCERPT

INTERNAL SERVICE FUND SUMMARIES

EXCERPT

City of Alpharetta

Risk Management Fund

Statement of Budgetary Comparisons (FY 2017-2018)

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

Notes:

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

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

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

EXCERPT

City of Alpharetta
Risk Management Fund
Statement of Revenues, Expenditures, and changes in Fund Balance ⁽¹⁾

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

Notes:

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

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

EXCERPT

City of Alpharetta

Medical Insurance Fund

Statement of Budgetary Comparisons (FY 2017-2018)

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

Notes:

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

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

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

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

EXCERPT

City of Alpharetta
Medical Insurance Fund
Statement of Revenues, Expenditures, and changes in Fund Balance

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