City Council Meeting and Public Hearing
MAY 22, 2017

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

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE TO THE FLAG

IV. PROCLAMATIONS AND PRESENTATIONS

A. Retirement Proclamation - Lyn Kennedy

B. Alpharetta Arts Awareness Day

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 05/15/2017)

B. Alcoholic Beverage License Applications

VI. PUBLIC HEARING

A. CLUP-17-03 / MP-17-05 / Z-17-05 / CU-17-05 / V-17-16: Northwinds Summit / Pope & Land
NOTE: This item will be neither heard nor discussed during this meeting. It has been deferred by the Applicant and will be placed on the Planning Commission Agenda for Thursday, June 1, 2017.
Consideration of a request to rezone 24.547 acres from O-I (Office-Institutional) to CUP (Community Unit Plan) to allow for the construction of a mixed-use development, including 140 For-Rent' apartment units, 32 'For-Sale' stacked condominium units, 1,230,000 square feet of office, 140-room hotel and 30,000 square feet of retail/restaurant use. A comprehensive land use plan amendment is requested from Corporate Office to Mixed Use, as well as a master plan amendment to the Northwinds Master Plan Pod A to add the proposed development mix to the subject property. A conditional use is requested to allow 'Dwelling, 'For-Rent' Residential' use and a variance is requested from the 'Dwelling, 'For-Rent' Residential' standards. The property is located at the northeast corner of Haynes Bridge Road and Georgia 400 and is legally described as being located in Land Lots 752, 753, 798 and 799, 1st District, 2nd Section, Fulton County, Georgia.

B. PH-17-12: Design Review Board Ordinance and Design Guidelines Amendments
NOTE: This item will be neither heard nor discussed during this meeting. It has been deferred at the request of City Staff. A future date for consideration has not been scheduled.
Consideration of amendments to the Design Review Board Ordinance and Design Guidelines with regard to sign regulations.

C. **CLUP-17-02 / Z-17-04: Taylor Morrison/40 Cumming Street/DT-R**
NOTE: This item will be neither heard nor discussed during this meeting. It has been deferred by the Applicant and will be placed on the Planning Commission Agenda for Thursday, June 1, 2017.
Consideration of a request to rezone 0.837 acres from R-15 (Dwelling, 'For-Sale' Residential) to DT-LW (Downtown Live-Work) and rezone 10.868 acres from R-15 to DT-R (Downtown Residential) to allow for the construction of 40 'For-Sale' townhomes, 30 'For-Sale' detached homes and to allow a historic structure to be used for an office. A comprehensive land use plan amendment is requested from Downtown Residential Density to Central Business District. The property is located on the north side of Cumming Street between Highway 9 and Manning Drive at 40 Cumming Street and is legally described as being located in Land Lots 1196 and 1253, 2nd District, 2nd Section, Fulton County, Georgia.

D. **Z-17-03: Thompson Street / Burnett Circle / DT-LW**
Consideration of a request to rezone 5.78 acres from R-12 (Dwelling, 'For-Sale' Residential) and R-15 (Dwelling, 'For-Sale' Residential) to DT-LW (Downtown Live-Work) to allow for the construction of 44 'For-Sale' Townhomes. The property is located on the north side of the Thompson Street and Westside Parkway intersection and is legally described as being located in Land Lot 802, 1st District, 2nd Section, Fulton County, Georgia.

E. **PH-17-06: Burnett Circle Road Abandonment**
Consideration of a request to abandon the Burnett Circle right-of-way. The property is legally described as being located in Land Lot 802, 1st District, 2nd Section, Fulton County, Georgia.

F. **PH-17-15: Unified Development Code - Text Amendments (1st reading)**
Consideration of text amendments to the Unified Development Code to add a definition to Section 1.4.2 and determine appropriate zoning districts in Section 2.2.

VII. OLD BUSINESS

A. **MP-16-13 / Z-16-11 / CU-16-19 / V-16-26: TPA/Fuqua Development / Peridot**
NOTE: This item was tabled by City Council on Monday, April 17, 2017. It must be removed from the table prior to discussion or consideration.
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.

VIII. NEW BUSINESS

A. **North Fulton Community Improvement District Expansion Request**

B.
Janitorial Services for City Facilities, RFP 17-113

C. **Downtown Shuttle / Trolley Pilot Program**

D. **Approval: Release Of An Indication Of Interest To Solicit Potential Public / Private Partnership In The Development Of A Performing Arts Center**
NOTE: This item was tabled by City Council on Monday, October 24, 2016. It must be removed from the table prior to discussion or consideration.

IX. WORKSHOP

A. **Kimball Bridge Road Bicycle/Pedestrian/Operational Improvements (TSPLOST)**

B. **Old Milton Parkway Capacity Improvements (TSPLOST)**

C. **Alpharetta Downtown Parking Study Update: Existing Conditions And Next Steps**

D. **Presentation and Discussion of the Recommended Fiscal Year 2018 Budget**

X. PUBLIC COMMENT

XI. REPORTS

XII. ADJOURNMENT TO EXECUTIVE SESSION

THE CITY OF
ALPHARETTA
GEORGIA

OFFICIAL MINUTES OF COUNCIL MEETING ON

May 15, 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 6:32 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
- Shawn Mitchell
- John Robison, Director of Public Safety
- Pete Sewczwicz, Director of Public Works
- Peter Tokar, Director of Economic Development
- Randy Bundy, Director of Information Technology
- Morgan Rodgers, Director of Recreation, Parks, and Cultural Affairs

III. PLEDGE TO THE FLAG

❖ Troop 69 was in attendance and led the Pledge

IV. CONSENT AGENDA

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

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

- *The motion received a second from Council Member Mitchell*
- *The motion was approved 5-0*

V. PUBLIC HEARING

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

❖ *Council Member Owens joined the meeting*

- Director of Community Development, Kathi Cook, came forward to present the item on behalf of staff
- Cheri Morris came forward on behalf of the applicant

❖ *Council Member Gilvin joined the meeting*

- Staff recommends approval of 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.

- 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.

- 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.

- 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.

- 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.

Public Comment
None

❖ *Council Member Kennedy offered a motion to approve PH-17-14 City Center/Building Height application subject to the 3 conditions*

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

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

- Senior Planner, Michael Woodman, came forward to present this item on behalf of staff

- Staff recommends approval of 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.

- 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.

- 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.

- 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.

- 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.

- Applicant came forward to answer questions from Council

Public Comment

- Nick Nicolosi, Manager of North Point Mall, came forward to speak on this item

❖ *Council Member Kennedy offered a motion to approve V-17-12 Wade Shows, Inc./North Point Mall subject to the 2 conditions, with a change to condition #2 to read, "variance shall be permitted for June 2017 and may be renewed annually subject to approval by staff."*

- *The motion received a second from Council Member Owens with a friendly amendment that the variance be permitted for 2017*
- *Kennedy accepted and added that the variance shall be permitted for up to 16 days in 2017.*
- *The motion was approved 6-1; Binder voting no*

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

- Director of Community Development, Kathi Cook, came forward to present this item on behalf of staff

- Staff recommends approval of 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.

- 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.

- 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 5th 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)

- 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.

- 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.

- Jim Stormont came forward on behalf of the applicant

Public Comment
None

- *Council Member Kennedy offered a motion to approve V-17-14 The Hotel at Avalon/Sign Variance subject to the 2 staff conditions*
  - *The motion received a second from Council Member Merkel*
  - *The motion was approved 7-0*

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.

❖ *This item remained on the table and was not discussed*

B. Amendment to the Alcohol Ordinance **(2nd 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, 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

- City Clerk, Coty Thigpen, came forward to present the item on behalf of staff
- 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%.

❖ *Council Member Owens offered a motion to approve the Ordinance as read into the record by City attorney and presented by City Clerk*

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

VII. NEW BUSINESS

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

- Director of Public Works, Pete Sewczwicz, came forward to present this item
- Staff recommends approval of 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.
- 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.

Public Comment
None

❖ *Council Member Owens offered a motion to approve 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*

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

B. City Hall/Brooke Street Park Shrub Replacement

- City Administrator, Bob Regus, came forward to present this item on behalf of staff

- Staff recommends approval of 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.

- 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.

Public Comment

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

❖ *Council Member Owens offered a motion to approve a landscape services agreement with Ed Castro Landscape in an amount not to exceed $30,837.14 for shrub replacement around City Hall and Brooke Street Park; and authorize the City Administrator to use his judgment with advisement from Ed Castro regarding timing of said installation; authorize the Mayor to execute all necessary documents. Approved with the understanding that the City will continue discussions with Choate Construction regarding honoring the original warranty for the products and seeking reimbursement for this expense.*

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

C. Additional Design work for Alpharetta Arts Center

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

- Staff recommends approval 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.

- 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

Public Comment
None

❖ *Council Member Owens offered a motion to table this item pending the evaluation committee's assessment of the plans and have Council revisit this item at a later date*

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

D. Change Order: Contract For Public Relations Professional Services

- Assistant City Administrator, James Drinkard, came forward to present this item

- 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.

- 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.

Public Comment
None

❖ *Council Member Kennedy offered a motion to approve 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*

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

VIII. WORKSHOP

A. Downtown Shuttle Service

- Council Member Merkel and Owens requested that staff evaluate the potential of having a downtown shuttle service to help alleviate traffic concerns posed by City Center construction

- Assistant City Administrator James Drinkard presented some options for Council to consider at a later date if they so choose

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

- Director of Community Development, Kathi Cook, came forward to introduce this item
- Ken Bleakly came forward to present the findings of the rental study and field questions posed by Mayor and Council

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

- Budget Manager Shawn Mitchell and City Administrator Bob Regus came forward to

present elements of the FY18 budget included an overview of capital items

IX. PUBLIC COMMENT

- Ted Anderson came forward on behalf of Stoneridge HOA to discuss their preference to not be included in an upcoming sidewalk project

X. REPORTS

- Council Member Owens mentioned that the American Legion now has a new fire pit and benches thanks to his son's Eagle Scout project

XI. ADJOURNMENT TO EXECUTIVE SESSION

- *Council Member Kennedy offered a motion to adjourn to Executive Session*
  - *The motion received a second from Council Member Owens*
  - *The motion was approved 7-0*

Respectfully Submitted,

Coty Thigpen, City Clerk

CITY COUNCIL MEETING
AGENDA ITEM ROUTING FORM

DEPARTMENT DIRECTOR: COTY THIGPEN

PREPARED BY: LYN KENNEDY

COUNCIL MEETING DATE: May 22, 2017

AGENDA ITEM TITLE: ALCOHOL LICENSE APPLICATION

CHECK ONE: ☐ BUSINESS ☑ CONSENT ☐ PUBLIC HEARING ☐ WORKSHOP

After approval by the director of the submitting department, please attach this form to your report and related / supporting items and route the full packet to the following departments in the order listed below. The initiating department is responsible for obtaining all necessary signatures prior to submittal of the report to the City Clerk; however, each reviewer is asked to forward the packet to the next reviewer following approval. All items must be received by the City Clerk a minimum of ten (10) business days before the scheduled Council Meeting.

DEPARTMENT	DATE IN	DATE OUT	APPROVED YES / NO		INITIAL
INFORMATION TECHNOLOGY [1]			☐ YES	☐ NO	
PUBLIC WORKS [2]			☐ YES	☐ NO	
FINANCE			☐ YES	☐ NO	
CITY ATTORNEY			☐ YES	☐ NO	
CITY CLERK			☐ YES	☐ NO	
ASSISTANT CITY ADMINISTRATOR			☐ YES	☐ NO	
CITY ADMINISTRATOR			☐ YES	☐ NO	

1 Required of all items involving software, computer systems, network resources, communication devices, etc.

2 Required of all items involving facilities, infrastructure, etc.

CITY COUNCIL MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: CITY CLERK
SUBMITTED BY : COTY THIGPEN
DRAFTED BY: LYN KENNEDY

I. **AGENDA ITEM TITLE:** ALCOHOL BEVERAGE LICENSE APPLICATION

II. **RECOMMENDATION:**

Staff recommends approval of the referenced Alcohol Beverage License Application – PH-17-AB-12

III. **BUDGET IMPLICATIONS:**

NONE

IV. **REPORT IN BRIEF:**

On Thursday, May 18, 2017 a Public Hearing was held for the following Alcohol License Application

PH-17-AB-12
LTF Club Operations Company, Inc.
d/b/a Lifetime Fitness
855 North Point Parkway
Alpharetta, Ga. 30005

Consumption on Premises – Beer & Wine, Sunday Sales

No member of the public came forward to speak against the application.

Prior to the Public Hearing, Staff conducted the required background checks and reviews and found no issues or circumstances in conflict with the Ordinance as defined in the city Codes. Staff recommends approval.

V. **ALTERNATIVES:**

N/A

VI. **ATTACHMENTS:**

- Agenda

CITY OF ALPHARETTA
PUBLIC HEARING
ALCOHOL BEVERAGE LICENSE

DATE: MAY 18, 2017
TIME: 3:00 P.M.
LOCATION: CITY HALL - COUNCIL CHAMBERS

AGENDA

I. Call to order
II. License Applications:

A. PH-17-AB-12 LTF Club Operations Company, Inc.
d/b/a Lifetime Fitness
855 North Point Parkway
Alpharetta, Ga. 30005

Consumption on Premises
Beer & Wine - Sunday Sales

Owner: LTF Club Operations Company, Inc.
Registered Agent: Gerri-Lynn Smith

III. Adjournment

City Council Meeting and Public Hearing
STAFF REPORT

Submitting Department: Community Development
Submitted By:
Meeting Date: May 22, 2017

I. AGENDA ITEM TITLE: CLUP-17-03 / MP-17-05 / Z-17-05 / CU-17-05 / V-17-16: NORTHWINDS SUMMIT / POPE & LAND

NOTE: THIS ITEM WILL BE NEITHER HEARD NOR DISCUSSED DURING THIS MEETING. IT HAS BEEN DEFERRED BY THE APPLICANT AND WILL BE PLACED ON THE PLANNING COMMISSION AGENDA FOR THURSDAY, JUNE 1, 2017.

CONSIDERATION OF A REQUEST TO REZONE 24.547 ACRES FROM O-I (OFFICE-INSTITUTIONAL) TO CUP (COMMUNITY UNIT PLAN) TO ALLOW FOR THE CONSTRUCTION OF A MIXED-USE DEVELOPMENT, INCLUDING 140 FOR-RENT' APARTMENT UNITS, 32 'FOR-SALE' STACKED CONDOMINIUM UNITS, 1,230,000 SQUARE FEET OF OFFICE, 140-ROOM HOTEL AND 30,000 SQUARE FEET OF RETAIL/RESTAURANT USE. A COMPREHENSIVE LAND USE PLAN AMENDMENT IS REQUESTED FROM CORPORATE OFFICE TO MIXED USE, AS WELL AS A MASTER PLAN AMENDMENT TO THE NORTHWINDS MASTER PLAN POD A TO ADD THE PROPOSED DEVELOPMENT MIX TO THE SUBJECT PROPERTY. A CONDITIONAL USE IS REQUESTED TO ALLOW 'DWELLING, 'FOR-RENT' RESIDENTIAL' USE AND A VARIANCE IS REQUESTED FROM THE 'DWELLING, 'FOR-RENT' RESIDENTIAL' STANDARDS. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF HAYNES BRIDGE ROAD AND GEORGIA 400 AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOTS 752, 753, 798 AND 799, 1ST DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

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

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

City Council Meeting and Public Hearing
STAFF REPORT

Submitting Department: Community Development
Submitted By:
Meeting Date: May 22, 2017

I. AGENDA ITEM TITLE: PH-17-12: DESIGN REVIEW BOARD ORDINANCE AND DESIGN GUIDELINES AMENDMENTS

NOTE: THIS ITEM WILL BE NEITHER HEARD NOR DISCUSSED DURING THIS MEETING. IT HAS BEEN DEFERRED AT THE REQUEST OF CITY STAFF. A FUTURE DATE FOR CONSIDERATION HAS NOT BEEN SCHEDULED.

CONSIDERATION OF AMENDMENTS TO THE DESIGN REVIEW BOARD ORDINANCE AND DESIGN GUIDELINES WITH REGARD TO SIGN REGULATIONS.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

City Council Meeting and Public Hearing
STAFF REPORT

Submitting Department: Community Development
Submitted By:
Meeting Date: May 22, 2017

I. AGENDA ITEM TITLE: CLUP-17-02 / Z-17-04: TAYLOR MORRISON/40 CUMMING STREET/DT-R

NOTE: THIS ITEM WILL BE NEITHER HEARD NOR DISCUSSED DURING THIS MEETING. IT HAS BEEN DEFERRED BY THE APPLICANT AND WILL BE PLACED ON THE PLANNING COMMISSION AGENDA FOR THURSDAY, JUNE 1, 2017.

CONSIDERATION OF A REQUEST TO REZONE 0.837 ACRES FROM R-15 (DWELLING, 'FOR-SALE' RESIDENTIAL) TO DT-LW (DOWNTOWN LIVE-WORK) AND REZONE 10.868 ACRES FROM R-15 TO DT-R (DOWNTOWN RESIDENTIAL) TO ALLOW FOR THE CONSTRUCTION OF 40 'FOR-SALE' TOWNHOMES, 30 'FOR-SALE' DETACHED HOMES AND TO ALLOW A HISTORIC STRUCTURE TO BE USED FOR AN OFFICE. A COMPREHENSIVE LAND USE PLAN AMENDMENT IS REQUESTED FROM DOWNTOWN RESIDENTIAL DENSITY TO CENTRAL BUSINESS DISTRICT. THE PROPERTY IS LOCATED ON THE NORTH SIDE OF CUMMING STREET BETWEEN HIGHWAY 9 AND MANNING DRIVE AT 40 CUMMING STREET AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOTS 1196 AND 1253, 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:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

City Council Meeting and Public Hearing
STAFF REPORT

Submitting Department: Community Development
Submitted By:
Meeting Date: May 22, 2017

I. AGENDA ITEM TITLE: Z-17-03: THOMPSON STREET / BURNETT CIRCLE / DT-LW CONSIDERATION OF A REQUEST TO REZONE 5.78 ACRES FROM R-12 (DWELLING, 'FOR-SALE' RESIDENTIAL) AND R-15 (DWELLING, 'FOR-SALE' RESIDENTIAL) TO DT-LW (DOWNTOWN LIVE-WORK) TO ALLOW FOR THE CONSTRUCTION OF 44 'FOR-SALE' TOWNHOMES. THE PROPERTY IS LOCATED ON THE NORTH SIDE OF THE THOMPSON STREET AND WESTSIDE PARKWAY INTERSECTION AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOT 802, 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:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Council Agenda Report, Aerial Map, FLUP Map, Location Map, Zoning Map, Site Plan, Applicant Exhibits, Multi-Use Path, Elevations, Academy Park Meeting Summary, Academy Park Sign In Sheet, Citizen Part B Report, Tree Accessment Report, Tree Survey, Application

CITY COUNCIL MEETING
STAFF REPORT

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

I. AGENDA ITEM TITLE: Z-17-03 THOMPSON STREET & BURNETT CIRCLE/DT-LW

CITY COUNCIL: MAY 22, 2017

This item was heard at the May 10, 2017 Planning Commission meeting. Two residents from Academy Park spoke regarding the applicant's request. Concerns were raised regarding the potential impacts of the applicant's stormwater outfall into the stream, as well as the need for a fence along the common property line with Academy Park. After discussion, the Planning Commission recommended to approve this item subject to the conditions below. Vote (4-2)

II. RECOMMENDATION:

Approve Z-17-03 Thompson Street & Burnett Circle/DT-LW request for rezoning, subject to the following conditions:

1. The site, consisting of approximately 5.722 acres, shall be zoned DT-LW and developed substantially similar to site plan submitted by PEC, dated 4/24/2017, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. The residential density shall be limited to no more than 7.51 dwelling units per acre.
3. Minimum building setbacks shall be: 10' on Thompson Street and 20' on Westside Parkway.
4. A minimum 15' transitional, planted buffer shall be provided adjacent to the proposed City Park to the north, as shown on plan.
5. Final streetscape shall match the approved Thompson Street streetscape standards and include decorative pedestrian lighting as approved by Staff.
6. Roadways with on-street parking shall incorporate curb extensions at intersections. Internal road shall include on-street parking and sidewalk, if feasible, as approved by Staff.
7. Setback along Thompson Street shall be developed with a park like setting with heavy decorative landscape. The landscape shall tie into existing corner landscape and include plant selections promoting the entrance to the historic district. Area to be maintained by the HOA.
8. A stacked stone, brick or granite wall shall be constructed between homes and front landscape area. Under ledge wall lighting shall be required. Benches and a public art pedestal shall be approved by Staff.
9. Civic and amenity areas shall include a mix of trees, shrubs, and ground covers of varying heights, textures and colors as approved by Staff.
10. Development shall not be gated and roads will be private and maintained by the HOA.
11. Townhome architecture and materials shall be developed in compliance with the Alpharetta Downtown Code subject to approval by Staff. 4-sided architecture and materials shall be required.
12. In exchange for city-owned land and in lieu of payment for abandoned Burnett Circle right-of-way, the developer shall construct and dedicate a 0.98-acre City Park as depicted on the exhibit submitted by Site Solutions, including all depicted improvements. Trash in the stream at the northwest corner of the property shall be picked up by hand. City Park and Alpha Loop improvements shall be eligible for park impact fee credits. There shall be no credits for land value.
13. The greenspace amenity area between Units 5-10 and Units 33-38 shall link the Alpha Loop to the Thompson Street sidewalk through a pedestrian/bicycle connection. Connection shall be an 8' concrete accessible path and incorporated within a 10' pedestrian access easement dedicated to the City. Easement documents shall address maintenance responsibilities and remedies. The Decorative entrance signage with arch approved by Staff shall be provided in order to delineate public use of the Alpha Loop. Design to be approved by Staff in order to ensure uniform design. Trail shall be maintained by the HOA.
14. Developer shall also construct the Alpha Loop through the City Fitness Park property and receive parks impact fee credits.
15. Parking areas and internal driveways shall be heavily screened from Westside Parkway, Thompson Street and proposed City Park.

16. Internal sidewalks shall be provided to the fronts of units and shall be a minimum 5' with pedestrian-scale lighting provided throughout the development.
17. All buildings shall have connectivity to the sidewalk system.
18. Fencing visible from the street, Alpha Loop and City Fitness Park shall be decorative as approved by Staff.
19. Existing trees shall be preserved as depicted on Sheet Z5 zoning plan prepared by PEC, revised 4/24/2017. Additional encroachments shall be allowed per this plan with additional tree care to offset the encroachment as approved by Staff.
20. Remove exotic and invasive trees and shrubs within open space/tree save areas and within City Park area and replant where sparse as approved by Staff.
21. Street trees shall be required along Westside Parkway within the beauty strip, as well as behind the sidewalks as a continuation of what has been previously planted or designed along Westside Parkway along with heavy landscape screening as approved by Staff. Street Trees along Thompson Street shall follow the Thompson Street Standards or as approved by Staff.
22. Street trees of the proper size and locations shall be required along all internal roads as approved by Staff.
23. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by administrative variance.
24. Decorative paver aprons shall be required at the driveway as approved by Staff.
25. Landscape, hardscape, fences and walls shall compliment materials used along Thompson Street, as approved by Staff.
26. Developer shall provide easement to allow for a future road connection between the subject property and the property to the west.
27. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
28. The developer shall procure and install a fence along the north side of the property adjacent to Academy Park, with input from Academy Park as to the location, type and height, final approval by Staff.

III. REPORT IN BRIEF:

The applicant, Residential South Partners, is requesting a rezoning on 5.722 acres from R-12 (Dwelling, 'For-Sale' Residential) and R-15 (Dwelling, 'For-Sale' Residential) to DT-LW (Downtown Live-Work) to allow for the construction of 43 'For-Sale' townhome units. The subject property is located on the north side of the Thompson Street/Westside Parkway intersection.

DISCUSSION

The submitted request, if approved, will allow Residential South Partners to construct 43 'For-Sale' townhome units on 5.722 acres with a residential density of 7.51 dwelling units per acre. The property is located on the north side of the Thompson Street/Westside Parkway intersection.

The subject property consists of 14 parcels of land zoned R-12 and R-15. Surrounding properties are zoned MU and R-15 to the east, R-4A to the north, MU to the south and R-12 to the west. These properties include a detached home to the west, Old Milton Holdings (A.K.A. East Village) and Avalon to the south, Academy Park to the north and Avalon and City Fitness Park to the east. The property has a comprehensive land use plan designation of Mixed Use Live Work, which permits the proposed townhome use.

The properties are currently developed with ten (10) single-family detached homes and two (2) parcels are City-owned. Many of the privately-owned properties on Burnett Circle have received Code violations over the years, including violations for inoperable vehicles, dilapidated structures, trash, unmaintained fences, and overgrown vegetation.

The applicant proposes a land swap whereby 0.62 acres of City-owned land would be provided to the applicant's development in exchange for a 0.98-acre improved City Park. The applicant also proposes the abandonment of the Burnett Circle right-of-way. If approved, the applicant will incorporate the abandoned right-of-way into the proposed development. New internal roads will be private and maintained by the HOA established for the subdivision.

As reflected in the table below, a total of 280 townhomes have been approved in the Downtown Overlay, including 111 along Thompson Street. For comparison, 156 single-family detached (SFD) units and 90 condominium units have been approved in the Downtown Overlay, including 94 SFD and 66 condominium units along Thompson Street. The Downtown Master Plan, which was approved in February 2015, included a Market Study (see table below) indicating that the Downtown area could absorb between 185 – 210 townhome units over the next five (5) years. It is worth noting that the *For-Sale Housing Demand Analysis for Downtown Master Plan; Alpharetta, GA* states the following:

> **"The outcome of this analysis is intended to provide a guide for master-planning the Downtown Alpharetta study area. As noted in the master plan document, the results are a measure of market viability not a prediction or recommendation for Downtown development."**

'For-Sale' Residential Approved within the Downtown Overlay

Development	Downtown Area	Number*
Edward Andrews Homes	Thompson St	23 TH/17 SFD
Thompson St Flats	Thompson St	24 C
Southerton	Thompson St	3 SFD
Old Milton Holdings	Thompson St	25 SFD/88 TH/42 C
Hedgewood (Voysey)	Thompson St	42 SFD
Aycock	Thompson St	7 SFD
East of Main	Academy St	41 SFD/42 TH
Lehigh Homes	Cumming St	9 SFD
Twelve on Canton	Canton St	12 SFD
Teasley Place	Canton St/Academy St	24 C
Chelsea Walk	Old Milton Pkwy	49 TH
Perling (Devore & South Main)	South Main St	78 TH
Total		156 SFD/280 TH/90 C

*SFD = Single Family Detached, TH = Townhome, C = Condominium

Downtown Master Plan 5-Year Market Study (Approved February 2015)

Housing Type	Number of Units
Townhomes	185 – 210
Single-Family Detached	40 – 45
High-end Condominium	45 – 50
Entry-mid Priced Condominium	220 – 250
For-Rent Apartments	315 - 340

Residential densities vary along Thompson Street, as shown in the table below. The applicant's proposed density is 7.51 dwelling units per acre, which is consistent with other densities approved on Thompson Street.

Thompson Street – Residential Densities

Development Name	Type	Acres	Density
Southerton/Aycock	10 SFD	1.232 acres	8.1 units/acre
Hedgewood (Voysey)	42 SFD	25 acres	8.0 units/acre
Edward Andrews	40 TH	5.85 acres	6.8 units/acre
Old Milton Holdings/Notting Hill	25 SFD, 89 TH, 42 Condo	23.89 acres	6.53 units/acre
Thompson Street Flats	24 Condo	2.39 acres	10 units/acre
Thompson St/Burnett Circle	43 TH	5.722 acres	7.51 units/acre

SITE PLAN

The submitted site plan depicts 43 townhome units in nine (9) buildings. Each building is proposed to be three (3) stories or 40'. Townhome buildings along Thompson Street and Westside Parkway are oriented to those streets. 20 visitor parking spaces are depicted at various locations throughout the development, which complies with the Downtown Code requirement of 0.15 parking spaces per residential unit. One (1) project driveway is depicted on Thompson Street. 8' sidewalks are proposed along Thompson Street and Westside Parkway. Minimum building setbacks are shown as follows:

- Westside Parkway – 20'
- Thompson Street – 10'
- Internal (Side) Setbacks – 0'
- Internal (Rear) Setbacks – 10' (alley), 3' (No alley)

A 0.98-acre linear park is depicted along the north side of the property, including a 12' path (Alpha Loop), overlook of the stream, seating, landscape and green space with connection to the City Fitness Park to the east. An eight-foot (8') path is provided through the development connecting the Alpha Loop on the north side of the property to the sidewalk along Thompson Street. The park is proposed in conjunction with a land swap for city-owned properties along Westside Parkway and Thompson Street.

There are several trees on the subject property, consisting mainly of Hardwoods (Oak, Poplar, Maple and Dogwood). Staff had concerns with the applicant's initial site plan, which did not save many trees. However, staff encouraged the applicant to re-examine the proposed site plan and the applicant's revised site plan now incorporates several tree save areas throughout the site.

The applicant intends to provide for underground detention, which will outfall into the stream.

BUILDING ELEVATIONS & ARCHITECTURE

The applicant submitted the elevation below, which is described as Farmhouse Vernacular. Farmhouse Vernacular is not currently an approved architectural style in the Alpharetta Downtown Code. As depicted in the rendering below, the townhome buildings are proposed to be brick and stone accented with limited use of wood siding. Units 22, 32 and 39 have side elevations that could be visible from Westside Parkway. The applicant's architect provided the following description of the Farmhouse Vernacular style:

> **"The Farmhouse Vernacular is inspired by the iconic old farmsteads, the style offers a new or fresh look, capturing nostalgic memories, and blending with the spirit of modernism. It has classic, elegant and simple, but finer crafted exterior detailing. Exteriors feature porches, balconies and courtyards, which are accessed by Modern glass windows, French doors as well as sliding glass doors. Exterior materials are modern with the use of Brick and Stone accented with limited uses of wood siding, minimal cornice details and simply detailed wood columns. Color is the most basic element of farmhouse style with white being the predominate color of the past, todays modern farmhouse style will include touches of color using light beige or light gray."**

The City's Downtown Architect reviewed the proposed building elevations and finds that the proposed architectural style is not an approved style in the Alpharetta Downtown Code. The Farmhouse Vernacular style is consistent with the architecture historically common in rural areas. The Downtown Architect believes that this style is compatible with the approved architectural styles in the Alpharetta Downtown Code and supports adding this style to the Code. Staff will bring this style to Council for consideration in June. If the style is not approved, the applicant will be required to adhere to the existing architectural styles.

According to the applicant, townhome units will range in size from approximately 2,700 to 3,250 square feet, with an anticipated price points ranging from $675,000 to $800,000.

TRAFFIC

The applicant submitted trip generation figures for the proposed project showing that the proposed 43 townhome units would generate 30 PM Peak Hour trips.

SCHOOLS

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

FULTON COUNTY SCHOOLS – 43 Townhome Units

School	Single Family Average #
Manning Oaks Elementary School	2 to 11 students
Hopewell Middle School	0 to 4 students
Alpharetta High School	2 to 8 students
TOTAL	4 to 23 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 4 – 23 school age children. Numbers provided by Fulton County Schools show that Alpharetta High School has capacity; however, Manning Oaks Elementary School and Hopewell Middle School are currently over capacity.

STANDARDS FOR ZONING CHANGES

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

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

Response: The development proposal is consistent with the Downtown Master Plan and Comprehensive Plan. In addition, the proposed residential use is compatible with surrounding properties that are developed or being developed with residential uses.

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

Response: The proposal would not adversely affect the existing use or usability of adjacent or nearby properties, as the proposed use is compatible with surrounding properties.

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

Response: The proposed development will have impacts on the natural environment. However, the applicant has worked with staff to save several existing specimen and trees of quality throughout the site.

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

Response: The property could be developed under the current zoning. However, the applicant's proposal is consistent with the Mixed Use Live Work comprehensive land use plan designation of the property and the existing zoning would not allow for a site layout that promotes a walkable downtown environment.

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

Response: The zoning proposal would result in an increased demand on public facilities and services. The applicant's proposal will result in a net increase of 33 residential units. Ten (10) single-family detached units currently exist on the subject property. However, the applicant's property is located within a walkable, mixed-use environment and has the necessary infrastructure to support the development. In addition, the applicant is developing a 1-acre City Park and a portion of the Alpha Loop.

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

Response: The subject property is located within the Downtown Overlay in an area designated Mixed Use Live Work. Therefore, the proposed use is consistent with this designation.

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 rezoning request reflects a reasonable balance as the proposed use complements other approved developments along the Thompson Street corridor.

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

Response: The property could be developed under the current zoning. However, the applicant's proposal is consistent with the Mixed Use Live Work comprehensive land use plan designation of the property and the existing zoning would not allow for a site layout that promotes a walkable downtown environment.

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

Response: The zoning proposal meets the Comprehensive Land Use Plan designation of the property, which is Mixed Use Live Work.

CONCURRENCES

City Staff has reviewed the applicant's proposal and finds that it can generally support the request for rezoning. The proposal will result in a residential development that is consistent with the Downtown Master Plan and Comprehensive Land Use Plan. In addition, the proposed City Park would represent an expansion of the City Fitness Park and Alpha Loop. While staff has concerns over the number of townhomes approved in the Downtown Overlay, the applicant's proposal will result in the redevelopment of several properties and further facilitate the Alpha Loop project. Staff recommends conditions requiring single-family detached units along Thompson Street, which is consistent with the Old Milton Holdings and Edward Andrews Homes developments along Thompson Street.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The applicant held two (2) community meetings on February 2, 2017 and on April 17, 2017. According to the applicant's public participation report, there were no concerns from surrounding residents.

IV. ATTACHMENTS:

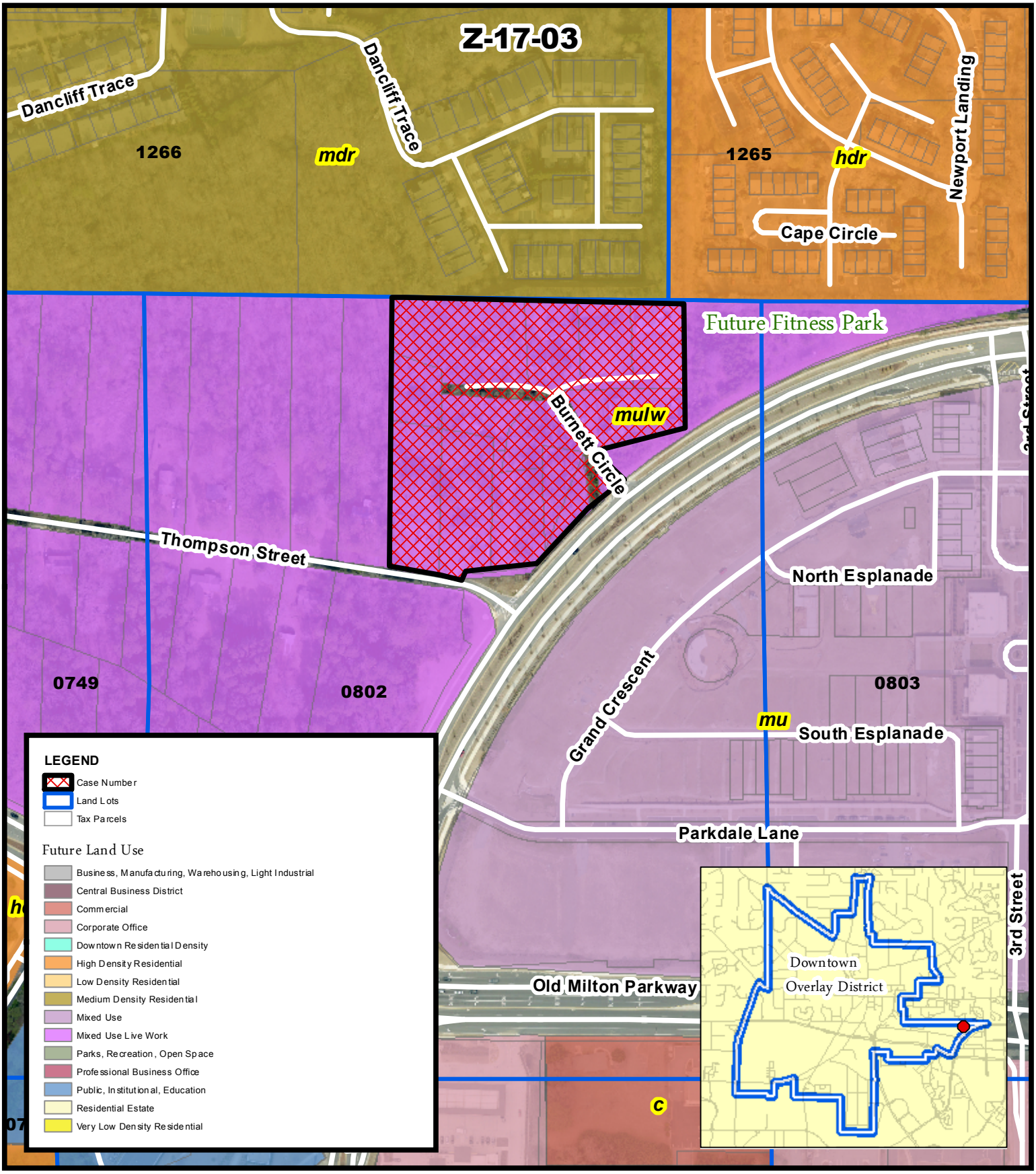
- Site Plan
- Building Elevations/Renderings

Aerial Map
Thompson St @ Burnett Circle

Z-17-03
D/LL: 1/2/802
PC Date: 3/02/17
CC Date: 3/27/17

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS

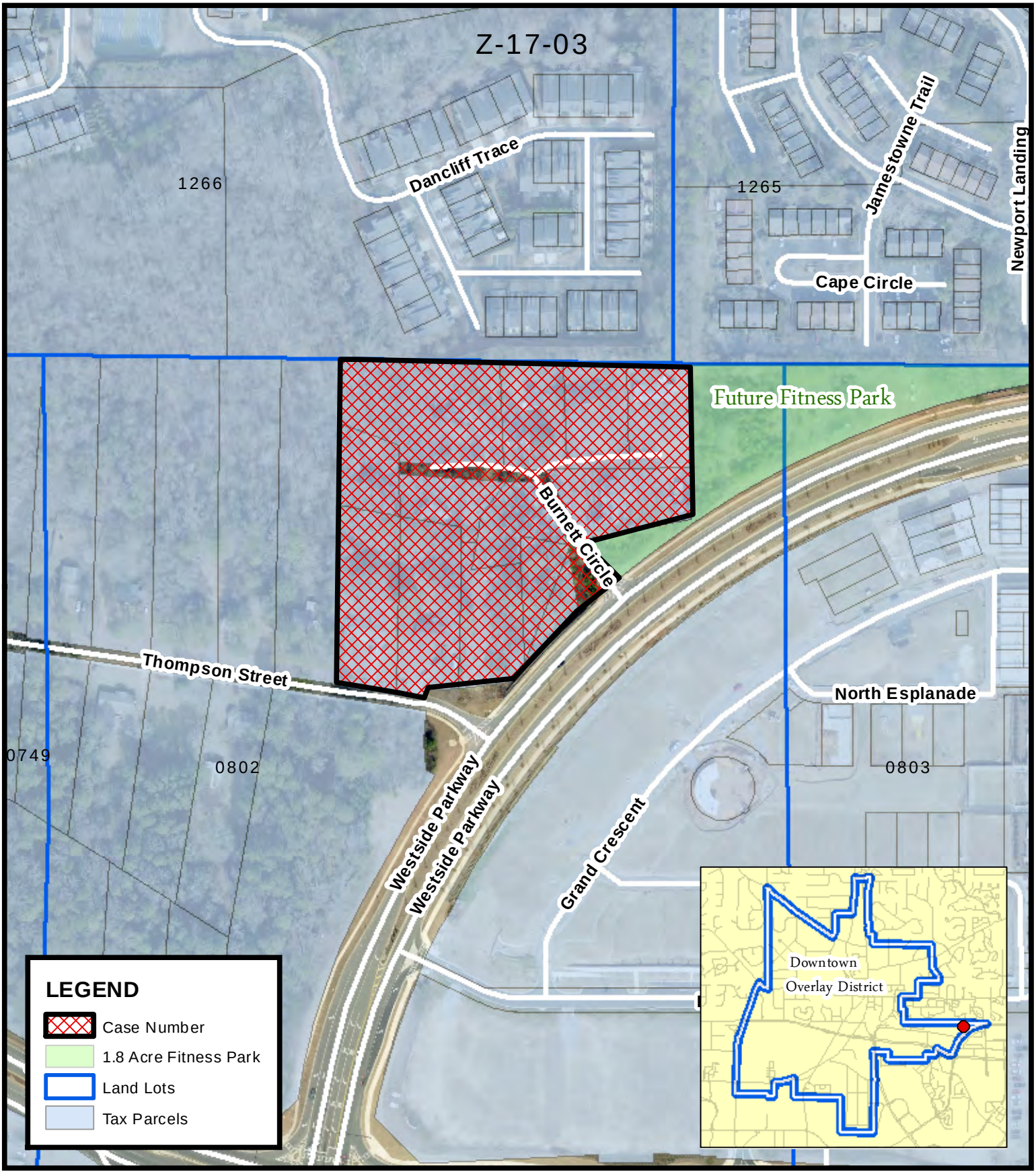


Future Land Use
Thompson St @ Burnett Circle

Z-17-03
D/LL: 1/2/802
PC Date: 3/02/17
CC Date: 3/27/17

THE CITY OF ALPHARETTA GEORGIA

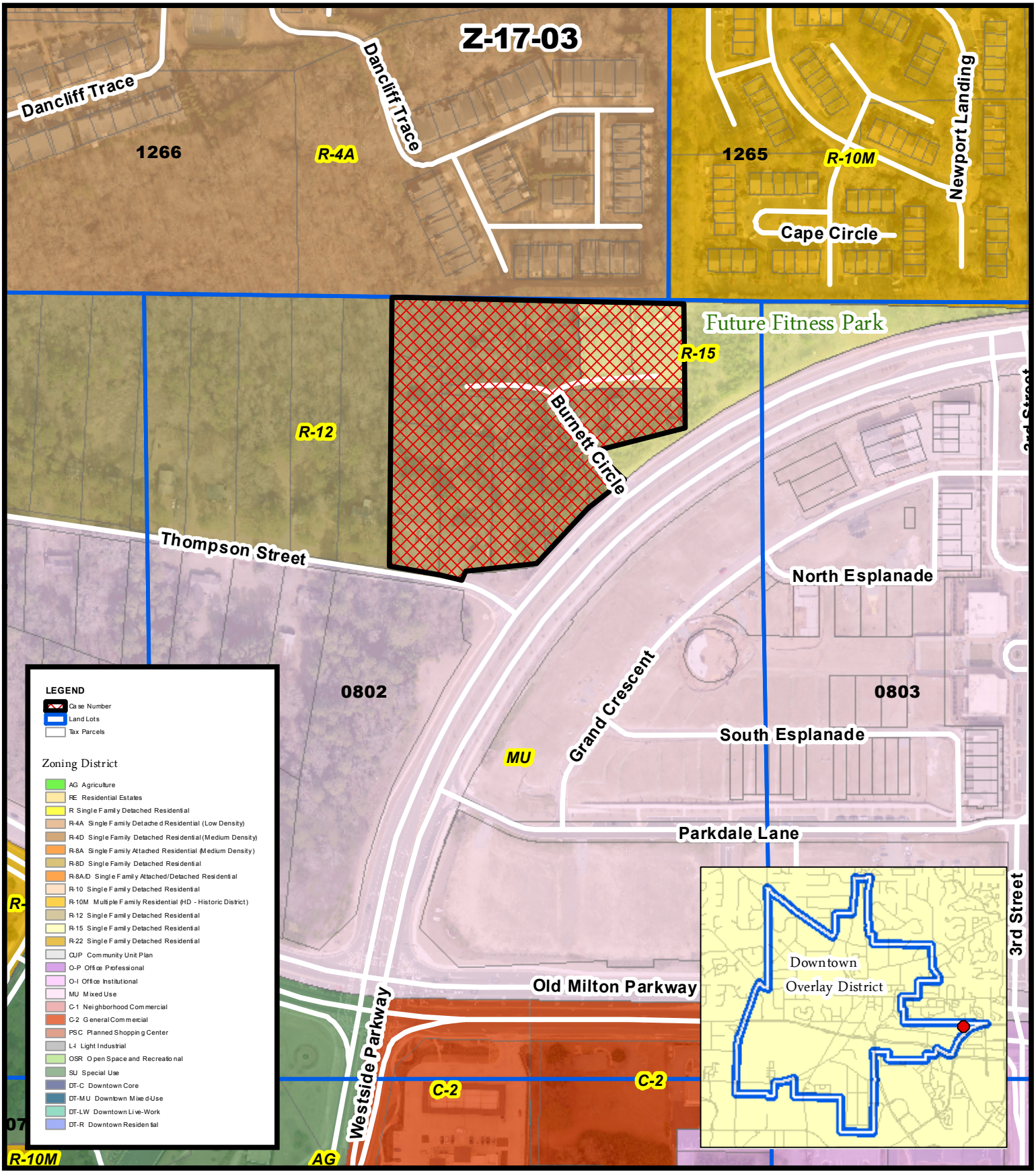
Location Map Provided by:
Community Development - GIS



Location Map
Thompson St @ Burnett Circle

Z-17-**03**
D/LL: 1/2/802
PC Date: **5**/**10**/17
CC Date: **5**/2**2**/17

Location Map Provided by:
Community Development - GIS



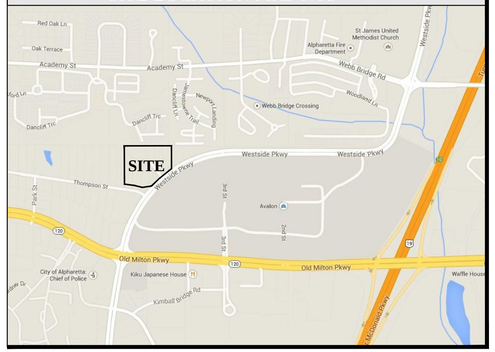
Zoning Map
Thompson St @ Burnett Circle

Z-17-03
D/LL: 1/2/802
PC Date: 3/02/17
CC Date: 3/27/17

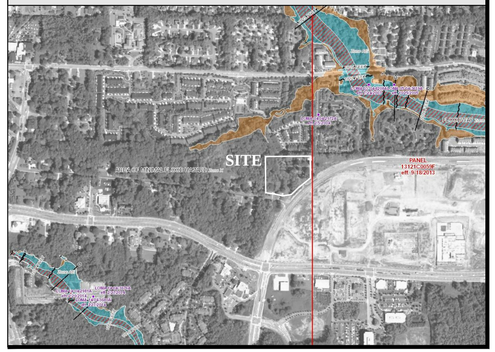
THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS

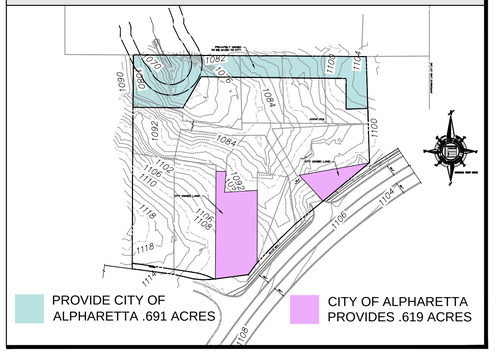
SITE LOCATION MAP NTS

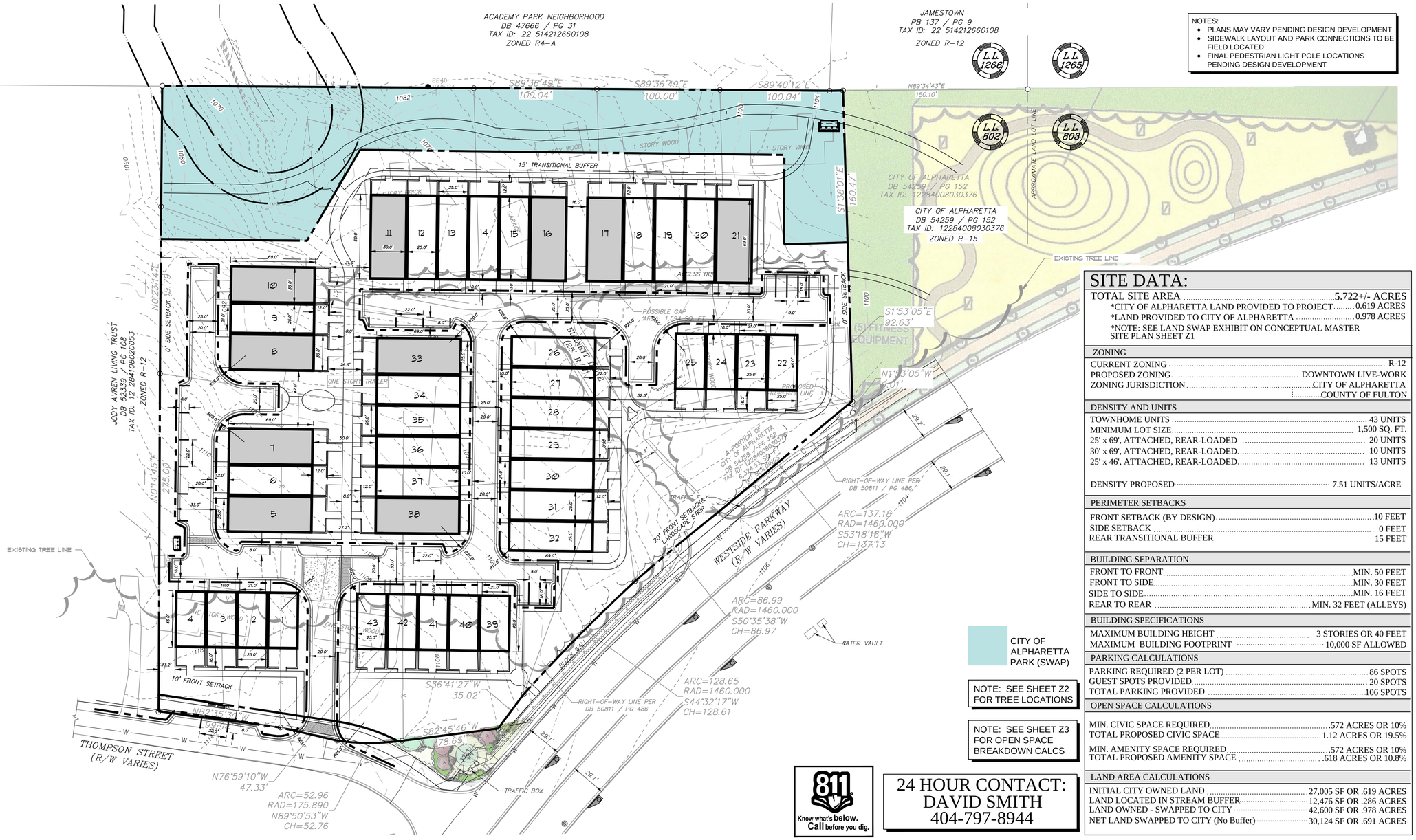


FEMA MAP NTS



LAND SWAP EXHIBIT





NOTES:
- PLANS MAY VARY PENDING DESIGN DEVELOPMENT
- SIDEWALK LAYOUT AND PARK CONNECTIONS TO BE FIELD LOCATED
- FINAL PEDESTRIAN LIGHT POLE LOCATIONS PENDING DESIGN DEVELOPMENT

NOTE: SEE SHEET Z2 FOR TREE LOCATIONS

NOTE: SEE SHEET Z3 FOR OPEN SPACE BREAKDOWN CALCS

811 Know what's below. Call before you dig.

24 HOUR CONTACT:
DAVID SMITH
404-797-8944

SITE DATA:

TOTAL SITE AREA	5.722+/- ACRES
*CITY OF ALPHARETTA LAND PROVIDED TO PROJECT	0.619 ACRES
*LAND PROVIDED TO CITY OF ALPHARETTA	0.978 ACRES
*NOTE: SEE LAND SWAP EXHIBIT ON CONCEPTUAL MASTER SITE PLAN SHEET Z1	

ZONING

CURRENT ZONING	R-12
PROPOSED ZONING	DOWNTOWN LIVE-WORK
ZONING JURISDICTION	CITY OF ALPHARETTA / COUNTY OF FULTON

DENSITY AND UNITS

TOWNHOME UNITS	43 UNITS
MINIMUM LOT SIZE	1,500 SQ. FT.
25' x 69', ATTACHED, REAR-LOADED	20 UNITS
30' x 69', ATTACHED, REAR-LOADED	10 UNITS
25' x 46', ATTACHED, REAR-LOADED	13 UNITS
DENSITY PROPOSED	7.51 UNITS/ACRE

PERIMETER SETBACKS

FRONT SETBACK (BY DESIGN)	10 FEET
SIDE SETBACK	0 FEET
REAR TRANSITIONAL BUFFER	15 FEET

BUILDING SEPARATION

FRONT TO FRONT	MIN. 50 FEET
FRONT TO SIDE	MIN. 30 FEET
SIDE TO SIDE	MIN. 16 FEET
REAR TO REAR	MIN. 32 FEET (ALLEYS)

BUILDING SPECIFICATIONS

MAXIMUM BUILDING HEIGHT	3 STORIES OR 40 FEET
MAXIMUM BUILDING FOOTPRINT	10,000 SF ALLOWED

PARKING CALCULATIONS

PARKING REQUIRED (2 PER LOT)	86 SPOTS
GUEST SPOTS PROVIDED	20 SPOTS
TOTAL PARKING PROVIDED	106 SPOTS

OPEN SPACE CALCULATIONS

MIN. CIVIC SPACE REQUIRED	.572 ACRES OR 10%
TOTAL PROPOSED CIVIC SPACE	1.12 ACRES OR 19.5%
MIN. AMENITY SPACE REQUIRED	.572 ACRES OR 10%
TOTAL PROPOSED AMENITY SPACE	.618 ACRES OR 10.8%

LAND AREA CALCULATIONS

INITIAL CITY OWNED LAND	27,005 SF OR .619 ACRES
LAND LOCATED IN STREAM BUFFER	12,476 SF OR .286 ACRES
LAND OWNED - SWAPPED TO CITY	42,600 SF OR .978 ACRES
NET LAND SWAPPED TO CITY (No Buffer)	30,124 SF OR .691 ACRES

THOMPSON STREET at BURNETT CIRCLE

A MASTER PLANNED RESIDENTIAL COMMUNITY
FOR
BURNETT CIRCLE, LLC

5825 GLENRIDGE DRIVE
BLDG. 2, SUITE 210
ATLANTA, GA 30328
PHONE: 404-797-8944

CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

LAND LOT(S): 802
12TH DISTRICT

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350 RESEARCH COURT ■ NORCROSS, GEORGIA 30092 ■ (770)451-2741 ■ FAX (770)451-3915 ■ WWW.PECATL.COM

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	3-16-2016	360	SITE PLAN CHANGES
2	4-24-2017	360	ZONING PLAN RES.

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SHEET TITLE
TECHNICAL SITE PLAN

20 40 80 120

SCALE: 1" = 40'
DATE: JULY 12, 2016
PROJECT: 16182.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

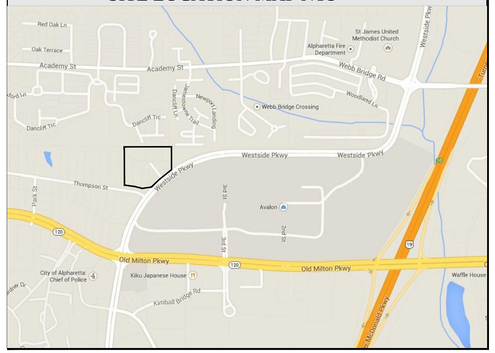
GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

4-24-2017

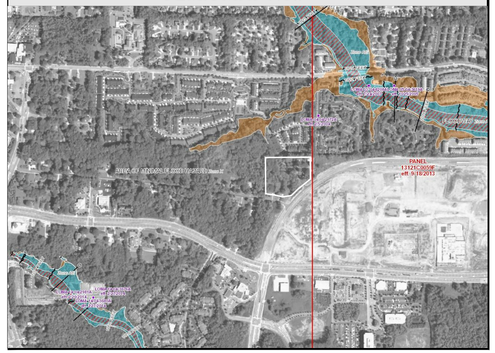
GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/27/2018

Z1
SHEET

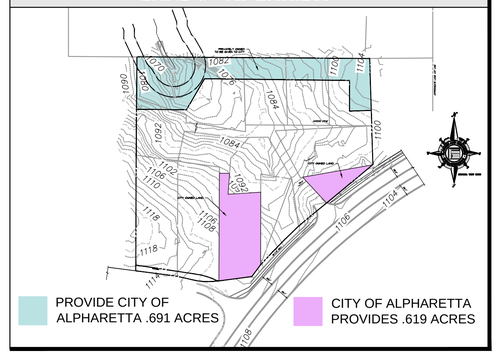
SITE LOCATION MAP NTS

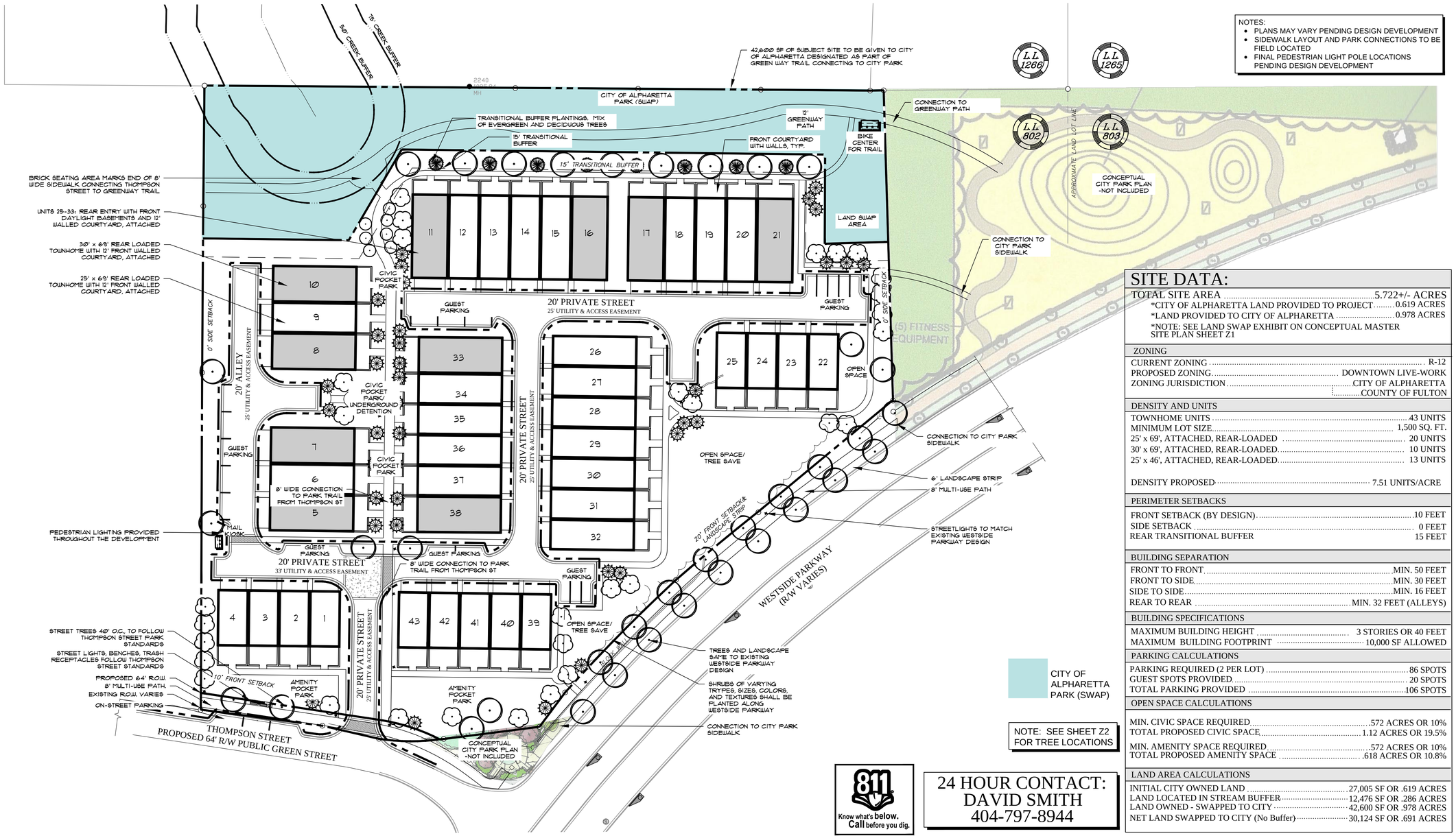


FEMA MAP NTS



LAND SWAP EXHIBIT





NOTES:
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- FINAL PEDESTRIAN LIGHT POLE LOCATIONS PENDING DESIGN DEVELOPMENT

SITE DATA:

TOTAL SITE AREA	5.722+/- ACRES
*CITY OF ALPHARETTA LAND PROVIDED TO PROJECT	0.619 ACRES
*LAND PROVIDED TO CITY OF ALPHARETTA	0.978 ACRES
*NOTE: SEE LAND SWAP EXHIBIT ON CONCEPTUAL MASTER SITE PLAN SHEET Z1	

ZONING	
CURRENT ZONING	R-12
PROPOSED ZONING	DOWNTOWN LIVE-WORK
ZONING JURISDICTION	CITY OF ALPHARETTA
	COUNTY OF FULTON

DENSITY AND UNITS	
TOWNHOME UNITS	43 UNITS
MINIMUM LOT SIZE	1,500 SQ. FT.
25' x 69', ATTACHED, REAR-LOADED	20 UNITS
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25' x 46', ATTACHED, REAR-LOADED	13 UNITS
DENSITY PROPOSED	7.51 UNITS/ACRE

PERIMETER SETBACKS	
FRONT SETBACK (BY DESIGN)	10 FEET
SIDE SETBACK	0 FEET
REAR TRANSITIONAL BUFFER	15 FEET

BUILDING SEPARATION	
FRONT TO FRONT	MIN. 50 FEET
FRONT TO SIDE	MIN. 30 FEET
SIDE TO SIDE	MIN. 16 FEET
REAR TO REAR	MIN. 32 FEET (ALLEYS)

BUILDING SPECIFICATIONS	
MAXIMUM BUILDING HEIGHT	3 STORIES OR 40 FEET
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PARKING CALCULATIONS	
PARKING REQUIRED (2 PER LOT)	86 SPOTS
GUEST SPOTS PROVIDED	20 SPOTS
TOTAL PARKING PROVIDED	106 SPOTS

OPEN SPACE CALCULATIONS	
MIN. CIVIC SPACE REQUIRED	.572 ACRES OR 10%
TOTAL PROPOSED CIVIC SPACE	1.12 ACRES OR 19.5%
MIN. AMENITY SPACE REQUIRED	.572 ACRES OR 10%
TOTAL PROPOSED AMENITY SPACE	.618 ACRES OR 10.8%

LAND AREA CALCULATIONS	
INITIAL CITY OWNED LAND	27,005 SF OR .619 ACRES
LAND LOCATED IN STREAM BUFFER	12,476 SF OR .286 ACRES
LAND OWNED - SWAPPED TO CITY	42,600 SF OR .978 ACRES
NET LAND SWAPPED TO CITY (No Buffer)	30,124 SF OR .691 ACRES

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THOMPSON STREET at BURNETT CIRCLE

A MASTER PLANNED RESIDENTIAL COMMUNITY
FOR
BURNETT CIRCLE, LLC
5825 GLENRIDGE DRIVE
BLDG. 2, SUITE 210
ATLANTA, GA 30328
PHONE: 404-797-8944

CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA
LAND LOT(S) 802
12TH DISTRICT

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REVISIONS:

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SHEET TITLE
REZONING MASTER SITE PLAN

20 40 80 120

SCALE: 1" = 40'
DATE: JULY 12, 2016
PROJECT: 16182.00

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GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

4-24-2017

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/27/2018

Z2
SHEET

CIVIC SPACE

LAND SWAP AREA

CIVIC SPACE CALCULATIONS

MINIMUM CIVIC SPACE REQUIRED: 10% OF TOTAL SITE AREA
(.572 ACRES OR 24,925 SF)

CIVIC SPACE PROPOSED: 19.5% OF TOTAL SITE AREA
(1.12 ACRES OR 49,000 SF)

AMENITY SPACE

LAND SWAP AREA

AMENITY SPACE CALCULATIONS

MINIMUM AMENITY SPACE REQUIRED: 10% OF TOTAL SITE AREA
(.572 ACRES OR 24,925 SF)

AMENITY SPACE PROPOSED: 10.8% OF TOTAL SITE AREA
(.618 ACRES OR 26,962 SF)

THOMPSON STREET at BURNETT CIRCLE

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FOR

BURNETT CIRCLE, LLC

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SHEET TITLE

OPEN SPACE EXHIBIT

25 50 100 150

SCALE: 1" = 50'
DATE: JULY 12, 2016
PROJECT: 16182.00

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Z3

SHEET

RIGHT-OF-WAY DELINEATION

PROPOSED ROW PER ZONING SITE PLAN

EXISTING RIGHT-OF-WAY

LAND SWAP

PROVIDE CITY OF ALPHARETTA .691 ACRES

CITY OF ALPHARETTA PROVIDES .619 ACRES

LAND SWAP

INITIAL CITY OWNED LAND	27,005 SF OR .619 ACRES
LAND LOCATED IN STREAM BUFFER	12,476 SF OR .286 ACRES
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SHEET TITLE

SITE EXHIBITS

25 50 100 150

SCALE: 1" = 50'
DATE: JULY 12, 2016
PROJECT: 16182.00

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GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

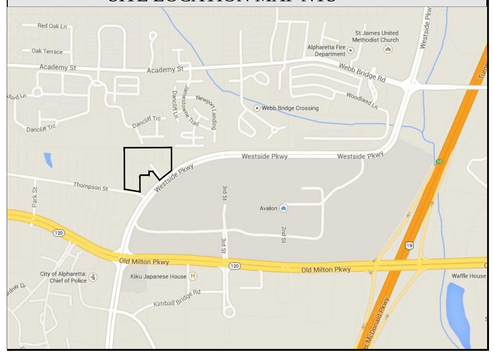
4-24-2017

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/27/2018

Z4

SHEET

SITE LOCATION MAP NTS


Red Oak Ln
Oak Terrace
Academy St
St. James United Methodist Church
Alpharetta Fire Department
Webb Bridge Rd
Webb Bridge Crossing
Westside Pkwy
Thompson St
Park St
Avalon
Old Milton Pkwy
Kiku Japanese House
City of Alpharetta Chief of Police
Kimball Bridge Rd
Waffle House
Woodland Ln
Dancliff Trc
Dancliff Ln
Jamestown Trace
Kimball Trace
Mud Ln
Westside Pkwy
Old Milton Pkwy
Academy St
Webb Bridge Rd
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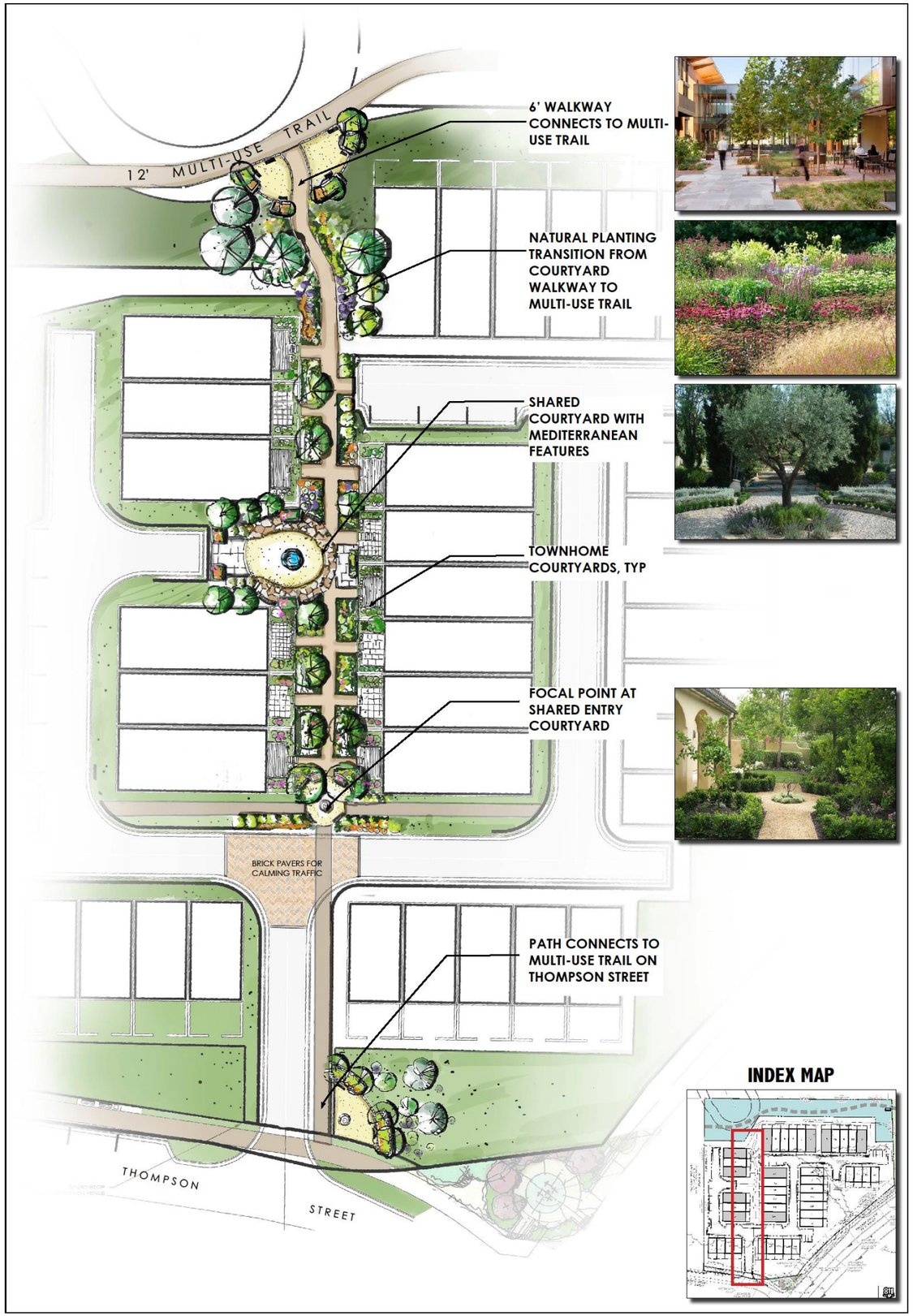
Old Milton Pkwy
Westside Pkwy
Westside Pkwy

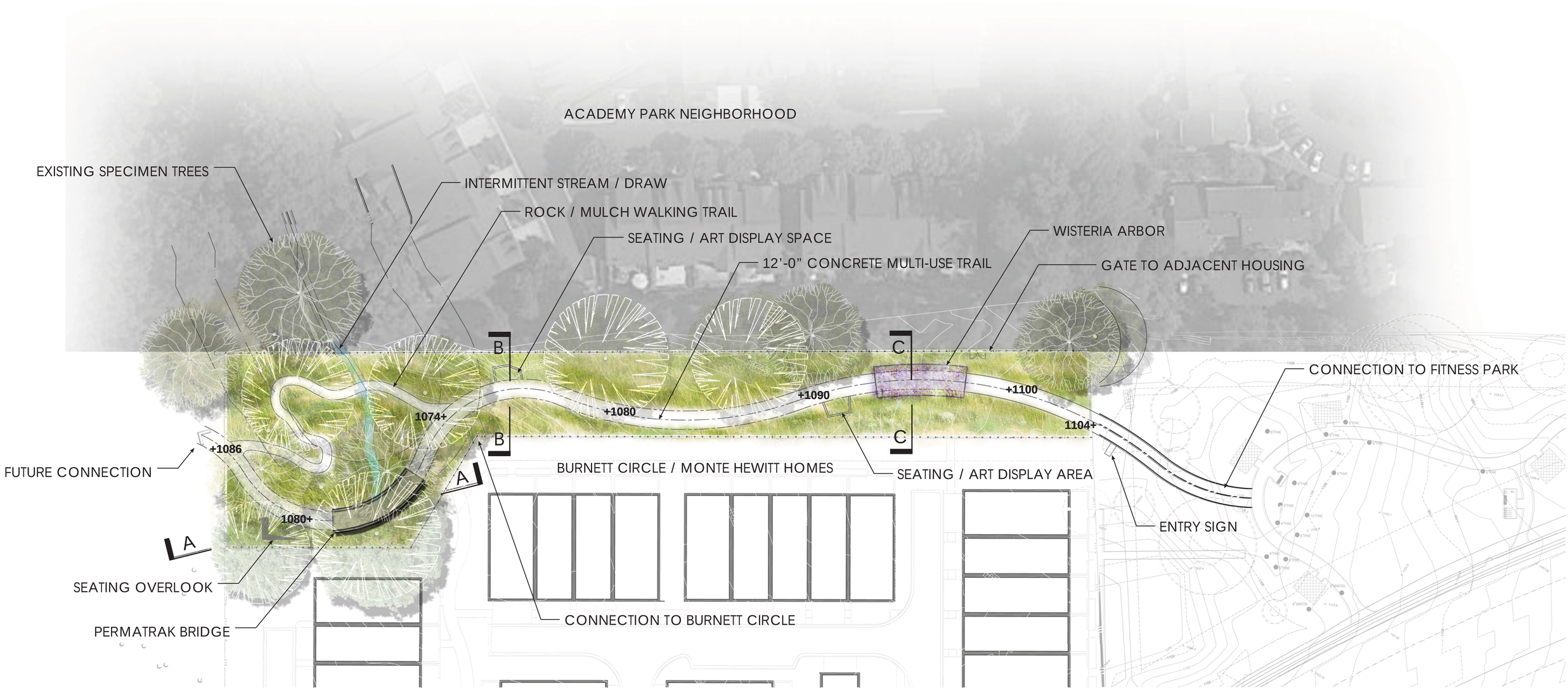
PLANNERS AND ENGINEERS COLLABORATIVE

THOMPSON STREET AT BURNETT CIRCLE

SCALE: 1" = 40'

0' 40' 80' 120'


12' MULTI-USE TRAIL
6' WALKWAY CONNECTS TO MULTI-USE TRAIL
NATURAL PLANTING TRANSITION FROM COURTYARD WALKWAY TO MULTI-USE TRAIL
SHARED COURTYARD WITH MEDITERRANEAN FEATURES
TOWNHOME COURTYARDS, TYP
FOCAL POINT AT SHARED ENTRY COURTYARD
BRICK PAVERS FOR CALMING TRAFFIC
PATH CONNECTS TO MULTI-USE TRAIL ON THOMPSON STREET
THOMPSON
STREET
INDEX MAP



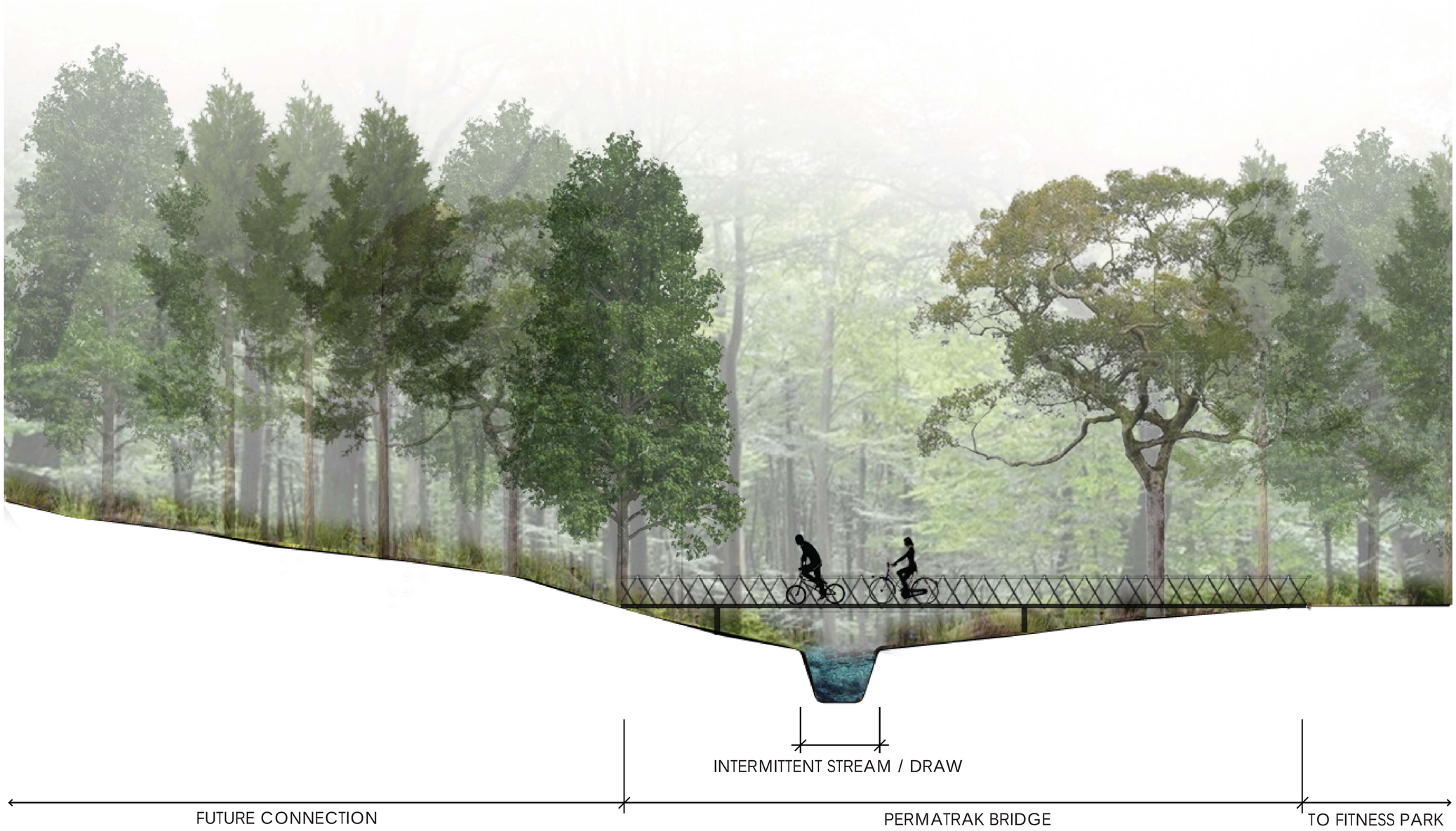
SITE solutions

BURNETT CIRCLE MULTI-USE PATH

Alpharetta, GA

MAY 04, 2017

N



Ⓐ ELEVATION ‘A’

SITE solutions

BURNETT CIRCLE MULTI-USE PATH

Alpharetta, GA

MAY 04, 2017

N

Ⓑ SECTION ‘ B’

BURNETT CIRCLE MULTI-USE PATH

Alpharetta, GA

MAY 04, 2017

SITE solutions

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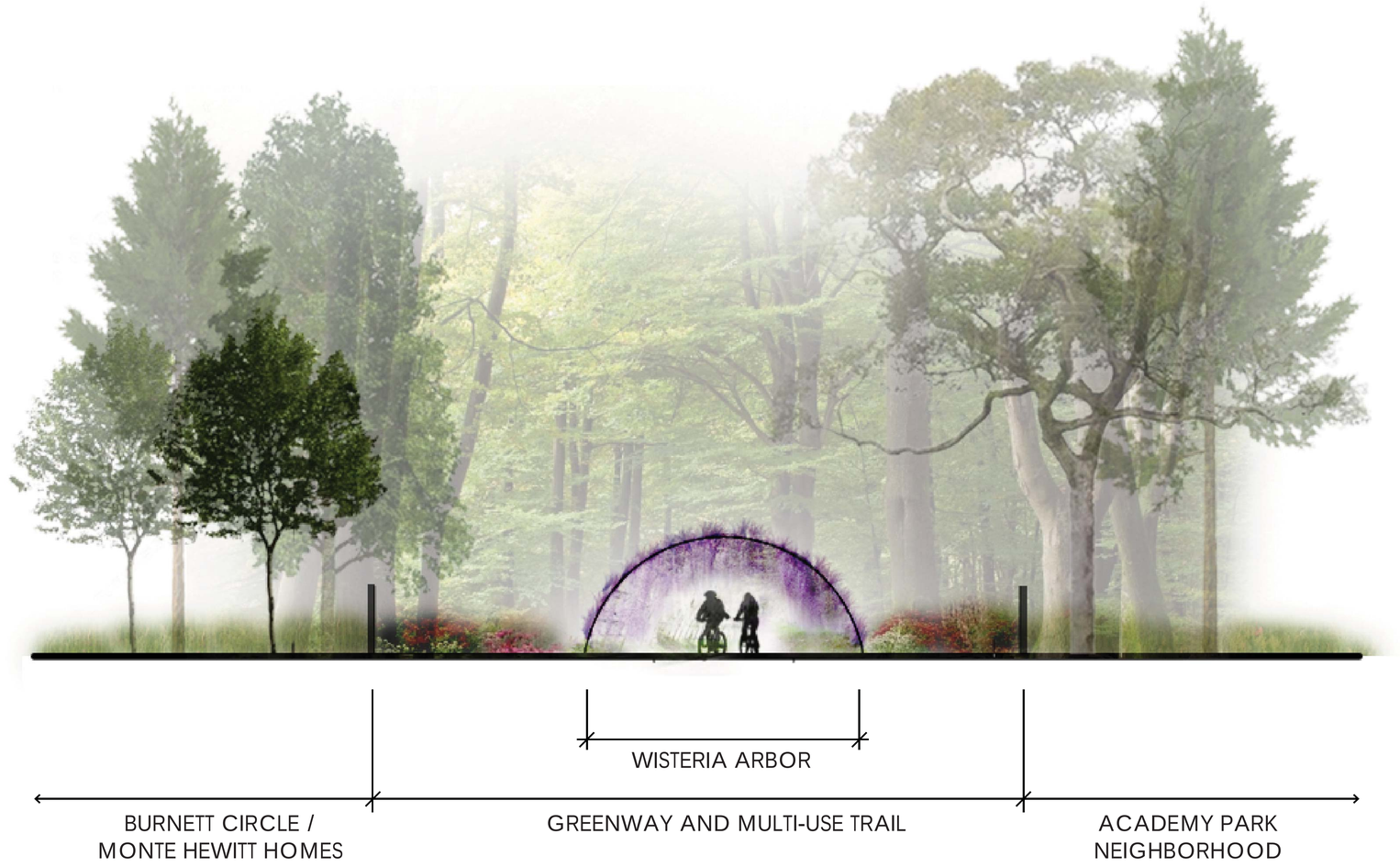


© SECTION 'C'

SITE solutions

BURNETT CIRCLE MULTI-USE PATH

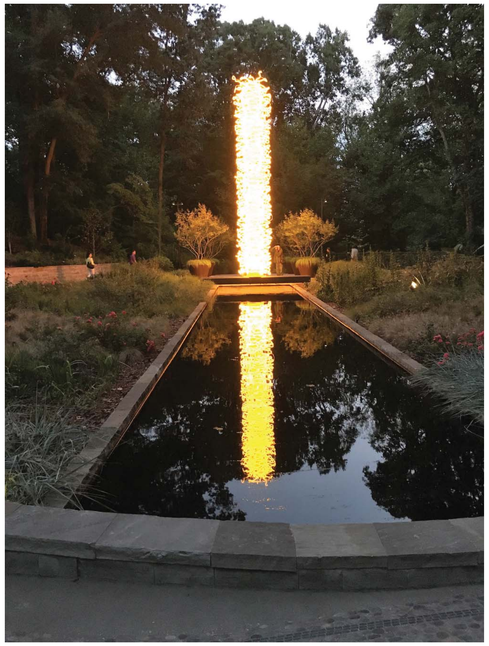
Alpharetta, GA

N

MAY 04, 2017

BRIDGE THROUGH THE WOODS

WISTERA ARBOR



INTERMITTENT SCULPTURES

SITE solutions

BURNETT CIRCLE MULTI-USE PATH

Alpharetta, GA

0 5 10 20 30

N

MAY 04, 2017

CALL
DESIGNS, L.L.C.

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Thompson Street Townhome-Exterior Study

MONTE HEWETT
HOMES

CALL
DESIGNS, L.L.C.

Thompson Street Townhome-Exterior Study

MONTE HEWETT
HOMES

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Planning ■ Landscape Architecture ■ Civil Engineering ■ Land Surveying ■ Water Resources
"WE PROVIDE SOLUTIONS"

5/2/2017

Michael Woodman
City of Alpharetta
2 Park Plaza
Alpharetta, GA 3009

Re: **Academy Park Meeting Summary**
Thompson St @ Burnett Circle
Planners and Engineers Collaborative, Inc. Project No. 16182.00

Dear Mr. Woodman and Staff,

On May 17, 2017, Planners and Engineers Collaborative, Inc. along with Residential South Partners and Monte Hewett Homes provided a neighborhood meeting with Academy Park residents. Our meeting was to discuss our potential plans to develop a single family residential subdivision. This was our second meeting with the neighborhood and at this meeting we had an estimated 40 people in attendance. In the meeting there was discussion on the following items:

- Buffer in the back and what it will look like with some existing trees remaining.
- The limits of the property and if there will be fencing along the back line with gates from Academy Park to the trail.
- The size of the trail, its location, and the trail along Thompson. Why so many was question.
- The adjacent Park was discussed in detail.
- Product type and price points for Monte product was talked about.
- Stormwater management and the desire for the pond to be underground for aesthetics and volume. Protection in erosion of their stream, hydrology volume.
- The distance between homes and the existing home on the site.
- The open space design and tree save.
- Connectivity to park, Avalon, and the trails.
- Sanitary Sewer tie in location

At the end of the meeting we were able to answer all the questions that were brought forth. The neighbors all talked to us at the end and said they were pleased with the design and attention to detail with the park and homes facing common area. It was a productive and positive supportive meeting from them. We stayed around for few minutes after to answer any questions left, but ended the conversation that it was very positive and supportive.

Sincerely,
Planners and Engineers Collaborative, Inc.

Kenneth J. Wood, P.E., LEED AP
For the Firm
kjw/dp

ACADEMY PARK SIGN-IN SHEET

Project:	16182.00 Thompson St @ Burnette Cir	**Meeting Date:**	April 17, 2017 @ 7:00PM
Facilitator:	PEC, Residential South Partners & Monte Hewett	**Place/Room:**	Academy Park Clubhouse

Name	Phone	E-Mail
Kenneth Wood	7-380 5969	
DAN MITWICK	404-936-4200	
MARK ROBERTSON	770 289 6963	MARKRJCGA@GMAIL.com
Kim+Bernie Jagt	770 761 1768	Jagt.Kimberly@gmail.com
GABRIEL + Sue Burchett	770 619-9429	gburchett@outlook.com
Joan Cooney	678-620-3309	jec262@att.net
Diane Macieik	770-772-0828	dmacieik@yahoo.com
RUSS & MYRNA GIBBS	470-336-7524	randm53@gmail.com
Derek Niece	678 983 9680	derek@niece.net.
GALE KIPPER	415 264-3888	GALE@FRIENDLYLENDER.COM
Cathy Boatwright	724-344-8543	mrsboat@aol.com
MARK ROSNER	7-789-6024	MISTER531@YAHOO.com
Russ + Rita Brewer	7703789836	russduss@hotmail.com
Scott Harrison	678-472-7417	sharrisw@yahoo.com
PATTY & GORDON HAGLER	678 895 4328	PATHAGLERI@GMAIL.COM
Dianne Weaver	770 778 6879	rhsdinny05@comcast.net
NANCY Scott	7-569-8300	RET_NHScott@Comcast.NET
NANCY Stone	678-548-6312	stonen6@gmail.com
Kathy Good	616-813-4123	kathygood171@gmail.com

Name	Phone	E-Mail
Sidney Koemer	404-406-4530	SRAJR@ATT.NET
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Peggy S. ASHER	770-789-9447	ASHER.peggy@att.net
J.P. GARDNER	770-664-0886	JPGJR@comcast.net
IAN BAMBER	678-393-8760	ibamber@mindspring.com
GORDON HAGLER	484-354-0976	GWHAGLER1@GMAIL.COM
Alexander Williamson	770.475.3534	Beenda2@bellsouth.net
STEVE STOLLE	9786186269	SDSTOLLE@Hotmail.com
MICHAEL GUÉ	678-429-6529	M.gue@att.net
Ken Meyers	770-235-9752	KMeyers167@bellsouth.net
Ron Pepper	678-366-1827	Ron.Pepper@Comcast.net
Nancy Hutchison	678-277-9978	nancyzhutchison3@gmail.com
Sue Jacques	908 240 8111	Sue.jacques@att.net
JoAnne Cleland	77055-1545	joanne_cleland@comcast.net
Stuart Walton	7-362-9401	wakeforest82e gmail.com
Lloyd Whittall	303-638-6417	lcwii@me.com
David+Mary Hartman	678-427-9959	maryhartman51@outlook.com
* Richard Bondur	770.891.3816	rbondur@bellsouth.net

Name	Phone	E-Mail

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: Thompson Street @ Burnett Circle

Contact Name: Kenneth J. Wood Telephone: 678-684-6206

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.

The citizens that did attend were just curious on the development; there were no concerns. A follow up email was sent to the attendees the following day (attached).

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
- ☐ Telephone
- ☒ Email
- ☐ Personal Visits
- ☒ Group Meeting
- ☐ 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: Kenneth J. Wood Date: 2/9/11

Print Form

CITIZEN PARTICIPATION SIGN-IN SHEET

Project:	16182.00 Thompson St. @ Burnette Cir	**Meeting Date:**	February 2, 2017 @ 6:00PM
Facilitator:	Kenneth J. Wood (PEC), David Smith (RSP)	**Place/Room:**	Harry Norman Realtors

Name	Company	Phone
Diane Macieik	dmacieik@yahoo.com	770-772-0828
Alexander Williamson ←	Beenda2@bellsouth.net	770-475-3534
GARY DeWeerd	garydeweerd@msn.com	770-331-1310
RUSS BREIER	RUSSDUSS@HOTMAIL.COM	770 378-9836
MARK HERAK		404 819 2690
Michael Wright	michaelwright131@yahoo.com	678-641-2641

Dianne Pathammavong

From: Dianne Pathammavong
Sent: Friday, February 03, 2017 10:31 AM
To: 'damicieik@yahoo.com'; 'michaelwright131@yahoo.com'
Subject: FW: 16182.00 Thompson St @ Burnett Cir - Neighborhood Meeting

All,

Thank you for attending last night's meeting regarding the proposed development above. If you should have further questions or comments regarding this property, please let me know and I will be able to assist you.

Thank you,
Dianne Pathammavong
Executive Assistant
Planners & Engineers Collaborative, Inc.
350 Research Ct
Peachtree Corners, GA 30092
D: 678.684.6219 | C: 678.704.6210
dianne@pecatl.com | www.pecatl.com

Dianne Pathammavong

From: MAILER-DAEMON@yahoo.com
Sent: Friday, February 03, 2017 10:31 AM
To: Dianne Pathammavong
Subject: Delivery failure

Message from yahoo.com.
Unable to deliver message to the following address(es).

<damicieik@yahoo.com>:
This user doesn't have a yahoo.com account (damicieik@yahoo.com) [0]

--- Original message follows.

The original message is over 5K. Message truncated.

Return-Path: <Dianne@pecatl.com>
Received-SPF: pass (domain of pecatl.com designates 198.199.199.231 as permitted sender)
X-YMailISG: FKE0Sq0WLDt28Idyeb5zBTZ82nybHMAV2WGhTDwXJuUWrUJE
bMm5PY5r9hLPNum_c91.E7UMdW0hqVt0lHSf_Wr_P3WfPOxByum9vWrv_mbP
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X-Originating-IP: [198.199.199.231]
Authentication-Results: mta1290.mail.ne1.yahoo.com from=pecatl.com; domainkeys=neutral (no sig);
from=pecatl.com; dkim=neutral (no sig)
Received: from 127.0.0.1 (EHLO pec-mail.pecatl.com) (198.199.199.231)
by mta1290.mail.ne1.yahoo.com with SMTPS; Fri, 03 Feb 2017 15:30:46 +0000
Received: from pec-mail.pecatl.com (10.27.10.13) by pec-mail.pecatl.com

(10.27.10.13) with Microsoft SMTP Server (TLS) id 15.0.775.38; Fri, 3 Feb
2017 10:30:45 -0500
Received: from pec-mail.pecatl.com ([::1]) by pec-mail.pecatl.com ([::1]) with mapi id 15.00.0775.031; Fri, 3 Feb 2017
10:30:45 -0500
From: Dianne Pathammavong <Dianne@pecatl.com>
To: "damicieik@yahoo.com" <damicieik@yahoo.com>, "michaelwright131@yahoo.com"
<michaelwright131@yahoo.com>
Subject: FW: 16182.00 Thompson St @ Burnett Cir - Neighborhood Meeting
Thread-Topic: 16182.00 Thompson St @ Burnett Cir - Neighborhood Meeting
Thread-Index: AdJ+MjinQRTrvYBcSveLvd3ocQ9fkAAADQFA
Date: Fri, 3 Feb 2017 15:30:44 +0000
Message-ID: <d92f19799a534009b4025a9fd3be093e@pec-mail.pecatl.com>
Accept-Language: en-US
Content-Language: en-US
X-MS-Has-Attach: yes
X-MS-TNEF-Correlator:
x-originating-ip: [10.27.1.83]
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MIME-Version: 1.0

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*** MESSAGE TRUNCATED ***

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PLANNERS AND ENGINEERS COLLABORATIVE

Planning ■ Landscape Architecture ■ Civil Engineering ■ Land Surveying ■ Water Resources
"WE PROVIDE SOLUTIONS"

1/18/2017

Re: **Thompson St. @ Burnett Circle ± 5.7777 Acres**

Dear Neighbors,

In an effort to foster community accord among neighbors, Planners and Engineers Collaborative, Inc. and RSP Burnett, LLC (the "Applicant") would like to inform interested property owners that a rezoning application has been submitted to the City of Alpharetta to rezone approximately 5.777 acres located on Thompson St @ Burnette Cir. We are seeking to rezone the property from R-12 Single Family Detached Residential to DT-R for the purpose of developing a residential development.

I have enclosed for your convenience a conceptual site plan, which illustrates our proposal. Additional information about this application can be found on the City of Alpharetta's website.

A public participation meeting will be held on **February 2, 2017 at 6:00PM at 7855 North Point Pkwy, Suite 100, Alpharetta, GA 30022.** This meeting is not the public hearing. Its purpose is to provide neighbors and interested parties with the opportunity to meet with my team, ask questions, and voice any concerns.

We are committed to keeping the public informed during the process of this application. If you have any questions, comments, or concerns, please contact me.

Sincerely,
Planners and Engineers Collaborative, Inc.

Kenneth J. Wood, P.E., LEED AP
For the Firm

kjw/dp

350 Research Ct, Ste 200, Peachtree Corners, Georgia 30092 ■ Main: (770) 451-2741 ■ Fax: (770) 451-3915
www.pecatl.com

Name	Address	City	State
Avalon Land LLC	**2200 Avalon Blvd**	**Alpharetta**	**GA**
MJH Homes LLC	**5775 Glenridge Dr, Bldg B, Suite 100**	**Atlanta**	**GA**
Jane and Andrew McCullough	872 3rd Street	Alpharetta	GA
Lisa Mallon	874 3rd Street	Alpharetta	GA
Laura Stallings	876 3rd Street	Alpharetta	GA
Leigh Anne and John Brunetti	878 3rd Street	Alpharetta	GA
Joan and Edward Pollock	960 3rd Street	Alpharetta	GA
Greg Farbolin	962 3rd Street	Alpharetta	GA
Justin and Ellen Lim	964 3rd Street	Alpharetta	GA
Brenda and Charles Patterson	966 3rd Street	Alpharetta	GA
Syeda and Muhammad Haider	968 3rd Street	Alpharetta	GA
Linn Creek Capital Investment LLC	970 3rd Street	Alpharetta	GA
Jamestowne Homeowners Association	**1338 Jamestowne Trl**	**Alpharetta**	**GA**
Alice Young	3100 Cape Circle	Alpharetta	GA
Fatemeh and Saeid Sedghi	3110 Cape Circle	Alpharetta	GA
Federal National Mortgage Association	3115 Cape Circle	Alpharetta	GA
Katie Navarro	3120 Cape Circle	Alpharetta	GA
Danyelle and Brian Guy	3125 Cape Circle	Alpharetta	GA
Cristina Niculau	3130 Cape Circle	Alpharetta	GA
Carolyn and Robert Mueller	3135 Cape Circle	Alpharetta	GA
Nancy Motes and Andrea Laucella	3140 Cape Circle	Alpharetta	GA
Heather Hunter	3145 Cape Circle	Alpharetta	GA
David Hicks	3150 Cape Circle	Alpharetta	GA
Rahele Motahari	3155 Cape Circle	Alpharetta	GA
Ariela and Amit Cohen	3160 Cape Circle	Alpharetta	GA
Gloria Sibo	3165 Cape Circle	Alpharetta	GA
Laura Mastej	3170 Cape Circle	Alpharetta	GA
Jean Potter	3175 Cape Circle	Alpharetta	GA
Charise Burns	3180 Cape Circle	Alpharetta	GA
Carl Murphy	3185 Cape Circle	Alpharetta	GA
Tali and Klein Czarnowicki	3190 Cape Circle	Alpharetta	GA
Laura Finnell	3195 Cape Circle	Alpharetta	GA
Aaron Bilger	3200 Cape Circle	Alpharetta	GA
Sue Padgett	3205 Cape Circle	Alpharetta	GA
Nancy Moon	3210 Cape Circle	Alpharetta	GA
Mitch Ferguson	3215 Cape Circle	Alpharetta	GA
Charlotte and Clark Richards	3220 Cape Circle	Alpharetta	GA
Marie Gervais and Saturne Sionard	3225 Cape Circle	Alpharetta	GA
Shirley Millicans	3230 Cape Circle	Alpharetta	GA
Sara Matteson	3235 Cape Circle	Alpharetta	GA
Judith Herak	3240 Cape Circle	Alpharetta	GA
Debra Pompilio	3245 Cape Circle	Alpharetta	GA
Marina and Esponoza Reyes	3250 Cape Circle	Alpharetta	GA

Zsolt Kira	3260 Cape Circle	Alpharetta	GA
Erica Steed	3270 Cape Circle	Alpharetta	GA
Hagi and Shabtai Yehudai	3280 Cape Circle	Alpharetta	GA
Jo Allen	3290 Cape Circle	Alpharetta	GA
Academy Park Neighborhood Association	**1465 Northside Dr NW Ste 128**	**Atlanta**	**GA**
Academy Park Neighborhood Association	**PO Box 87363**	**Atlanta**	**GA**
Sherry Lynn Krnasky	11680 Dancliff Trace	Alpharetta	GA
Richard and Roberta Conte	11690 Dancliff Trace	Alpharetta	GA
John Shaw	11700 Dancliff Trace	Alpharetta	GA
Nathan and Lisa Harrison	11710 Dancliff Trace	Alpharetta	GA
Angelia Ray	11715 Dancliff Trace	Alpharetta	GA
Russell and Rita Breier	11720 Dancliff Trace	Alpharetta	GA
Timothy and Marina Dunning	11725 Dancliff Trace	Alpharetta	GA
Steven Korenke	11735 Dancliff Trace	Alpharetta	GA
Revocable Living Trust of Diane Macieik	11740 Dancliff Trace	Alpharetta	GA
Patrick Felder	11745 Dancliff Trace	Alpharetta	GA
Robin Dasher	11750 Dancliff Trace	Alpharetta	GA
Gary Dewwerd	11760 Dancliff Trace	Alpharetta	GA
David & Joanne Cleland	11770 Dancliff Trace	Alpharetta	GA
Stephen Weirbach and Brenda Peck	11780 Dancliff Trace	Alpharetta	GA
David and Mary Hartman	11785 Dancliff Trace	Alpharetta	GA
Roland and Mary Ritchie	11790 Dancliff Trace	Alpharetta	GA
Richard and Trudy Rainwater	11795 Dancliff Trace	Alpharetta	GA
Metro Tea	11800 Dancliff Trace	Alpharetta	GA
Henry Aldort	11810 Dancliff Trace	Alpharetta	GA
Darrin Norwood	11830 Dancliff Trace	Alpharetta	GA
Tracie Lovell	11840 Dancliff Trace	Alpharetta	GA
Charles & Kathryn Howard	11850 Dancliff Trace	Alpharetta	GA
Eleanor Jones	11860 Dancliff Trace	Alpharetta	GA
Pamela Ann Geisel	11870 Dancliff Trace	Alpharetta	GA
Chian Hui Hua	11880 Dancliff Trace	Alpharetta	GA
Doug and Marion Jerrold	11890 Dancliff Trace	Alpharetta	GA
Jane and Michael Dozier	11900 Dancliff Trace	Alpharetta	GA
Darryl Zick	11910 Dancliff Trace	Alpharetta	GA
Jean and David Vanvliet	11920 Dancliff Trace	Alpharetta	GA
Margaret and Henry Irace	11950 Dancliff Trace	Alpharetta	GA
Thomas and Allison Edwards	11960 Dancliff Trace	Alpharetta	GA
Thomas Byington	11970 Dancliff Trace	Alpharetta	GA
Virginia McDonald	11990 Dancliff Trace	Alpharetta	GA
Jill and Mark Rosner	12000 Dancliff Trace	Alpharetta	GA
Joan and Arthur Cooney	12010 Dancliff Trace	Alpharetta	GA
Christine and George Prattes	12020 Dancliff Trace	Alpharetta	GA

Juan and Ann Salleras	12110 Dancliff Trace	Alpharetta	GA
Judy and Jeffrey Allen	12120 Dancliff Trace	Alpharetta	GA
Dianna and Scott Smeal	12130 Dancliff Trace	Alpharetta	GA
Hodson Living Trust	12140 Dancliff Trace	Alpharetta	GA
Patrice Green	12150 Dancliff Trace	Alpharetta	GA
Jaime and Irene Sauerteig	12160 Dancliff Trace	Alpharetta	GA
Patricia Shanahan	1285 Jamestowne Trail	Alpharetta	GA
Jennifer Stancil	1290 Jamestowne Trail	Alpharetta	GA
Michaela Delk	1295 Jamestowne Trail	Alpharetta	GA
Jerry Pate	1300 Jamestowne Trail	Alpharetta	GA
Belinda and Leslie Ganson	1305 Jamestowne Trail	Alpharetta	GA
John Mobley	1310 Jamestowne Trail	Alpharetta	GA
Steven Barrande	1315 Jamestowne Trail	Alpharetta	GA
Miroslav Radev	1320 Jamestowne Trail	Alpharetta	GA
Maksim Ruban	1325 Jamestowne Trail	Alpharetta	GA
Anna and Sergey Gusalov	1330 Jamestowne Trail	Alpharetta	GA
Patricia Guyton	1335 Jamestowne Trail	Alpharetta	GA
Trevor Wade	1340 Jamestowne Trail	Alpharetta	GA
Karin Barel and Nathalie Mory	1350 Jamestowne Trail	Alpharetta	GA
Elizabeth Mizell	1360 Jamestowne Trail	Alpharetta	GA
Bhartiben and Rajnikant Patel	1370 Jamestowne Trail	Alpharetta	GA
Joyce Grimsley	1380 Jamestowne Trail	Alpharetta	GA
Michael Robinson	1390 Jamestowne Trail	Alpharetta	GA
Old Milton Holdings LLC	2580 Old Milton Parkway	Alpharetta	GA
Old Milton Holdings LLC	2600 Old Milton Parkway	Alpharetta	GA
Old Milton Holdings LLC	2620 Old Milton Parkway	Alpharetta	GA
Richard Zhou	262 Thompson Street	Alpharetta	GA
Sahar Investments LLC	272 Thompson Street	Alpharetta	GA
Old Milton Holdings LLC	275 Thompson Street	Alpharetta	GA
Sahar Investments LLC	276 Thompson Street	Alpharetta	GA
Living Trust of Jody Avren	284 Thompson Street	Alpharetta	GA
Old Milton Holdings LLC	285 Thompson Street	Alpharetta	GA
Michelle Mills	296 Thompson Street	Alpharetta	GA
Shari and Shannon Brandon	304 Thompson Street	Alpharetta	GA
Old Milton Holdings LLC	305 Thompson Street	Alpharetta	GA
Living Trust of Jody Avren	306 Thompson Street	Alpharetta	GA

SPECIMEN TREE REPORT
ALPHARETTA

Tree Report for:
Residential South Partners
5825 Glenridge Drive
BLDG 2, Suite 210
Atlanta, GA 30328

Property Address:
Thompson St
Thompson St & Westside PKWY
Alpharetta
Fulton County

Project 16182.00

Survey Date 12/28/2016

ROOT ZONE TREE CONSULTANTS
350 RESEARCH CT. PEACHTREE CORNERS, GA 30092
PHONE: 770-451-3915
A PEC DIVISION

Consulting Arborist
Alex Phillips, ASLA
ISA Certified Arborist #MA-4868A
Tree Risk Assessment Qualified

Thompson St

Specimen Tree Inventory

Some trees on a site warrant special consideration and encouragement for preservation. The intent of these specifications is to provide the necessary information to facilitate project design, plan review and enforcement processes. The City of Alpharetta Specimen tree specifications are organized by size:

Deciduous Hardwood trees over 24" DBH

Conifer Softwood trees over 30" DBH

Flowering Understory trees over 8" DBH

Any tree that does not meet the following requirements as set forth by the International Society of Arboriculture shall be deemed poor in condition, a danger to human life and property and removed from the site.

Life expectancy less than 15 years

A trunk with visible decay

More than one major and several minor dead limbs (hardwoods)

Major insect or pathological problems

Landscape Tree Inventory

Landscape trees and trees of quality on a site may warrant consideration for preservation. Landscape trees include street trees, parking lot trees and boundary trees. Trees of quality include smaller non specimen trees that are in groupings or groves that have special interest and character.

Site Location

The site is located in a developed area of Alpharetta. It is composed of 10 single family homes on an assemblage of lots. The site sits at the Northwest corner of Westside parkway and Thompson St. The Avalon Mixed Use center is directly across the street from the site. The site drains to the North in a well defined channel at the property line. The stand of trees are in good condition with some very large Water Oaks in the front and side yards of the homes. Poplars are the most common specimen sized tree with a 1/3 having trunk wounds and splits.
The site is suburban in nature and many of the homes have debris and trash surrounding the property.

ROOT ZONE

Thompson St

Definitions

Tree Number: Trees are tagged with an aluminum disk that shows a unique number to identify the tree.

Species: Trees are listed by a regional common name and botanical name.

Diameter at Breast Height (DBH): The diameter of a trunk at 4.5' above ground level. Measured in inches.

Condition:

Good: A specimen tree with healthy productive tip growth. A sound trunk with no visible damage or decay. No major limb loss and healthy branch unions. No visible insect or disease infestations. Life expectancy of more than 15 years.

Fair: A specimen tree with healthy but not vigorous tip growth. Less than 30% of crown is dead. No major dead limbs and no major trunk cavities or damage. Branch unions show some signs of stress. Tree is expected to live longer than 10 years.

Poor: More than 30% of the crown is dead or has significant tip die back. More than one major limb is dead and are large trunk cavities with visible decay. Severe insect or disease damage leading to immediate death. Roots are visible and show signs of decay and rot. Life expectancy is less than 5 years.

Dead: Tree has no bud or leaf production. All limbs are barren and rot is visible.
Invasive: Tree species whose native range is not within the Piedmont classification.

Hazardous: Severe or uncorrectable damage that will lead to a loss of property or life if there is tree failure.

ROOT ZONE

Thompson St

Specimen Tree Report

Tree #	Species	DBH	Condition	Comments
1	*Cornus florida* Dogwood	13”	Specimen	Tree is in good health.
2	*Quercus nigra* Water Oak	37”	Specimen	Tree is in good health.
3	*Quercus nigra* Water Oak	48”	Specimen	Tree is in good health.
4	*Quercus nigra* Water Oak	36”	Specimen	Tree is in good health.
5	*Quercus nigra* Water Oak	32”	Specimen	Tree is in good health.
6	*Quercus nigra* Water Oak	32”	Specimen	Tree is in good health.
7	*Lirodendron tulipifera* Poplar	32”	Specimen	Tree is in good health.
8	*Acer saccharinum* Silver Maple	42”	Non-Specimen	NST #1: Split with included bark. Pic #1
9	*Lirodendron tulipifera* Poplar	37”	Non-Specimen	NST #2: Split with included bark and trunk wound. Pic #2
10	*Lirodendron tulipifera* Poplar	27”	Non-Specimen	NST #3: Major trunk wound. Pic #3
11	*Lirodendron tulipifera* Poplar	25”	Non-Specimen	NST #5: Decline with limb loss. Pic #5
12	*Cornus florida* Dogwood	8”	Specimen	Tree is in good health.
13	*Lirodendron tulipifera* Poplar	28”	Specimen	Tree is in good health.
14	*Lirodendron tulipifera* Poplar	29”	Non-Specimen	NST #6: Split with included bark. Pic #6
15	*Lirodendron tulipifera* Poplar	25”	Non-Specimen	NST #7: Trunk wound with hollow. Pic #7
16	*Lirodendron tulipifera* Poplar	42”	Non-Specimen	NST #8: Trunk wound with major rot. Pic #8

Thompson St

Tree #	Species	DBH	Condition	Comments
17	*Quercus nigra* Water Oak	24”	Specimen	Tree is in good health.
18	*Lirodendron tulipifera* Poplar	24”	Specimen	Tree is in good health.
19	*Lirodendron tulipifera* Poplar	29”	Specimen	Tree is in good health.
20	*Lirodendron tulipifera* Poplar	28”	Specimen	Tree is in good health.
21	*Lirodendron tulipifera* Poplar	24”	Non-Specimen	NST #9: Rot at 30’ Pic #9
22	*Lirodendron tulipifera* Poplar	25”	Specimen	Tree is in good health.
23	*Lirodendron tulipifera* Poplar	26”	Non-Specimen	NST #10: Rot at root flair Pic #10
24	*Quercus rubra* N Red Oak	33”	Specimen	Tree is in good health.
25	*Carya alba* Hickory	27”	Non-Specimen	NST #11: Split with included bark. Pic #11
26	*Lirodendron tulipifera* Poplar	32”	Specimen	Tree is in good health.
27	*Lirodendron tulipifera* Poplar	25”	Specimen	Tree is in good health.
28	*Lirodendron tulipifera* Poplar	29”	Specimen	Tree is in good health.
29	*Quercus rubra* N Red Oak	29”	Specimen	Tree is in good health.
30	*Quercus rubra* N Red Oak	28”	Specimen	Tree is in good health.
35	*Quercus rubra* N Red Oak	25”	Specimen	Tree is in good health.
36	*Quercus rubra* N Red Oak	24”	Specimen	Tree is in good health.

Thompson St

Tree #	Species	DBH	Condition	Comments
37	*Lirodendron tulipifera* Poplar	25”	Specimen	Tree is in good health.
47	*Lirodendron tulipifera* Poplar	29”	Specimen	Tree is in good health.
48	*Lirodendron tulipifera* Poplar	29”	Specimen	Tree is in good health.
49	*Quercus nigra* Water Oak	47”	Specimen	Tree is in good health.
53	*Cornus florida* Dogwood	9”	Specimen	Tree is in good health.
54	*Quercus nigra* Water Oak	26”	Specimen	Tree is in good health.
55	*Lirodendron tulipifera* Poplar	30”	Non-Specimen	NST #14: Major trunk wound. Pic #14
56	*Lirodendron tulipifera* Poplar	28”	Specimen	Tree is in good health.

Specimen Tree Summary: Most of the specimen sized trees on site are in good condition. The non-specimen sized trees in poor condition are due to splits and environmental damage.

Total Specimen Sized Trees: 40
Specimen Condition: 38
Non-Specimen Condition: 12

Thompson St

Photo Evidence

Pic # 1: Split with included bark. NST #1

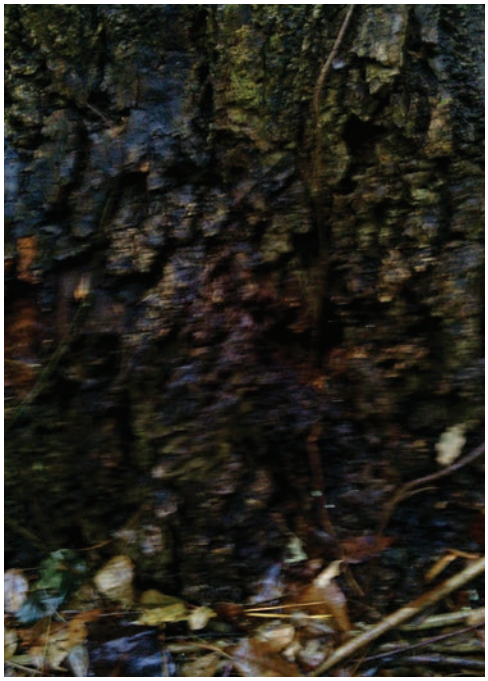
Pic # 2: Split with included bark and trunk wound. NST #2

Pic # 3: Major trunk wound. NST #3

Pic # 5: Decline with major limb loss. NST #5

Thompson St

Pic # 6: Split with included bark. NST #6



Pic # 7: Trunk wound with hollow. NST #7

Pic # 8: Trunk wound with major rot. NST #8

Pic # 9: Rot at 30'. NST #9

Thompson St

Pic # 10: Root rot at flair.
NST #10

Pic # 11: Hickory Split with included bark.
NST #11

Pic # 13: Major trunk wound with fence scarring. NST #13

Pic # 14: Major trunk wound.
NST #14

Thompson St

Landscape Tree Report

Tree #	Species	DBH	Condition	Comments
31	*Quercus rubra* Red Oak	28”	Good	Tree is in good health.
32	*Carya glabra* Hickory	30”	Good	Tree is in good health.
33	*Lirodendron tulipifera* Poplar	29”	Good	Tree is in good health.
34	*Quercus rubra* Red Oak	25”	Good	Tree is in good health.
38	*Lirodendron tulipifera* Poplar	24”	Good	Tree is in good health.
39	*Lirodendron tulipifera* Poplar	21”	Good	Tree is in good health.
40	*Lirodendron tulipifera* Poplar	31”	Good	Tree is in good health.
41	*Lirodendron tulipifera* Poplar	21”	Poor	NST #12: Major trunk wound. Pic #12
42	*Lirodendron tulipifera* Poplar	24”	Good	Tree is in good health.
43	*Lirodendron tulipifera* Poplar	21”	Good	Tree is in good health.
44	*Lirodendron tulipifera* Poplar	25”	Good	Tree is in good health.
45	*Lirodendron tulipifera* Poplar	23”	Good	Tree is in good health.
46	*Lirodendron tulipifera* Poplar	23”	Good	Tree is in good health.
50	*Quercus rubra* Red Oak	28”	Good	Tree is in good health.
51	*Pinus spp* Pine	26”	Good	Tree is in good health.
52	*Pinus spp* Pine	21”	Good	Tree is in good health.

Thompson St

Tree #	Species	DBH	Condition	Comments
57	*Lirodendron tulipifera* Poplar	24”	Poor	NST #15: Split with included bark. Pic #15
58	*Quercus rubra* Red Oak	25”	Good	Tree is in good health.
59	*Quercus nigra* Water Oak	25”	Good	Tree is in good health.

Specimen Tree Summary: Most of the landscapae trees on site are boundary trees. Two boundary trees are in poor condition.

Total Landscape Trees: 19
Good Condition: 17
Poor Condition: 2

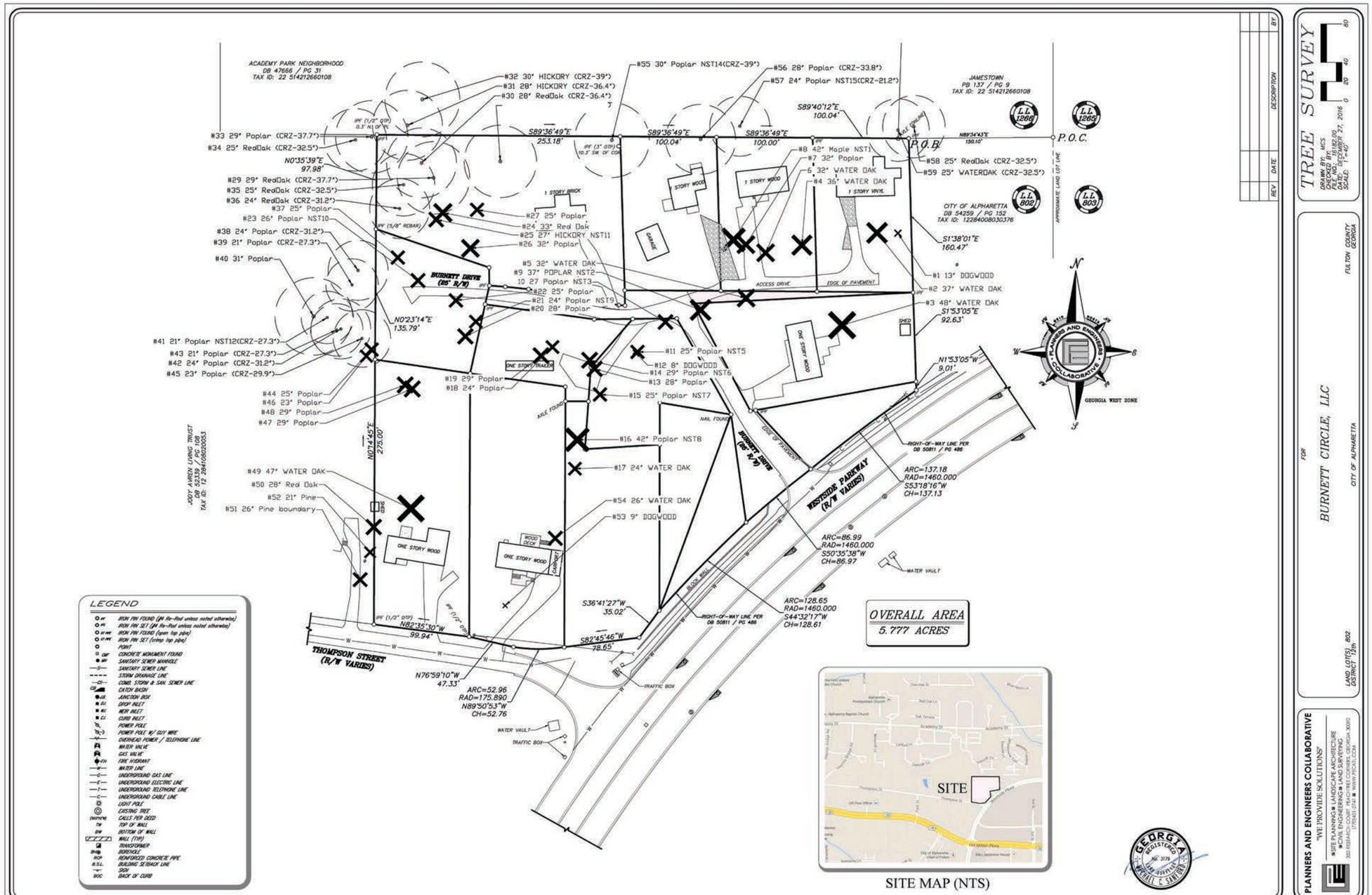
Thompson St

Photo Evidence

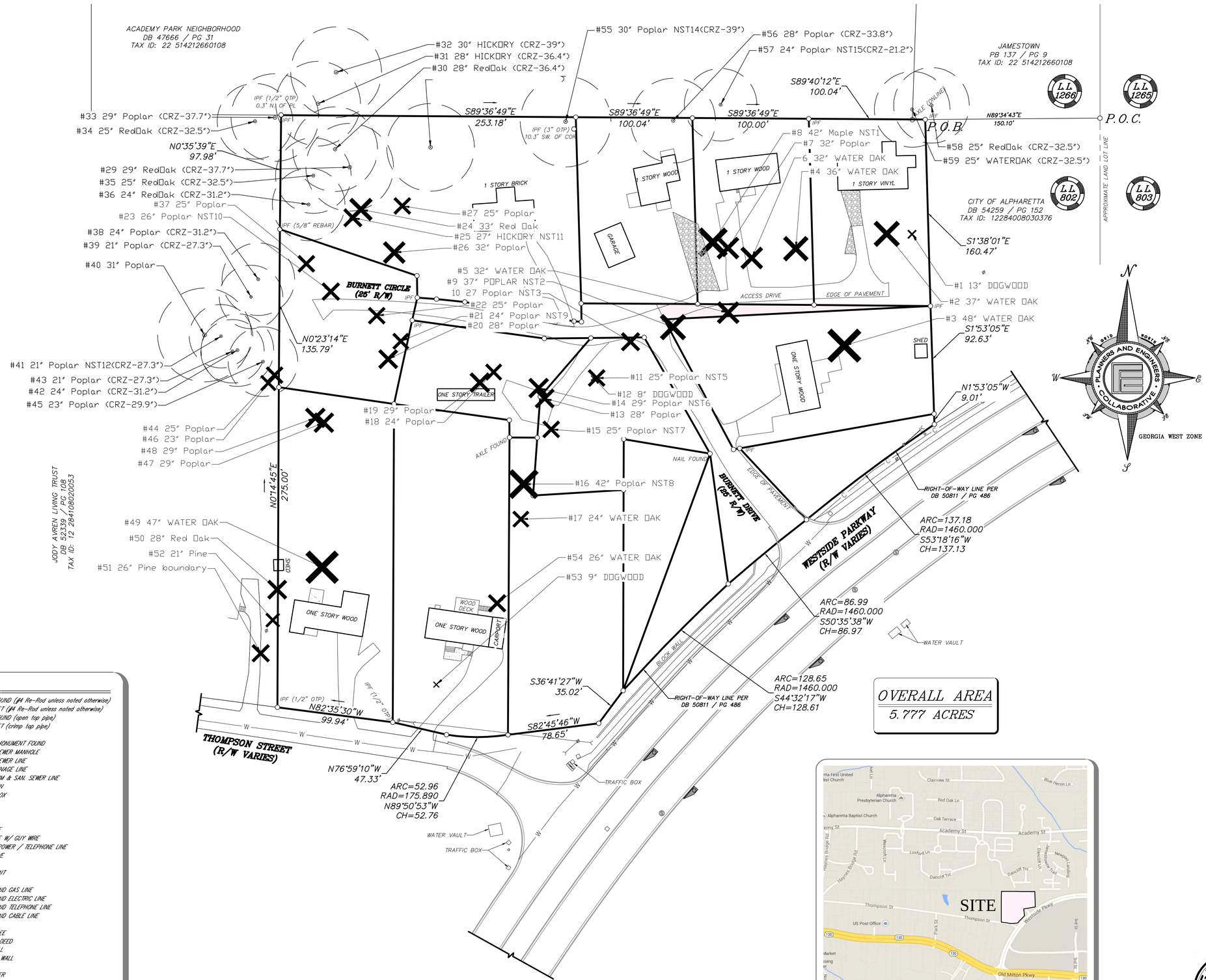
Pic # 12: Major trunk wound. NST #12

Pic # 15: Split with included bark. NST #15

Thompson St



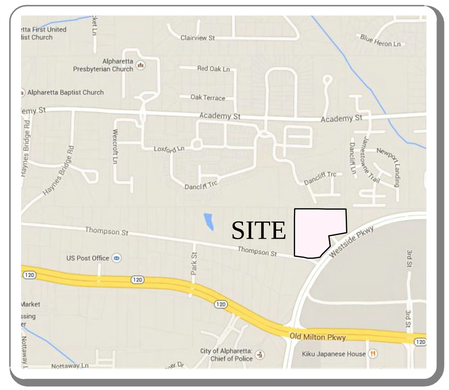
Specimen Tree Location



LEGEND

- IRON PIN FOUND (#4 Re-Rod unless noted otherwise)
- IRON PIN SET (#4 Re-Rod unless noted otherwise)
- IRON PIN FOUND (open top pipe)
- IRON PIN SET (crimp top pipe)
- POINT
- CMF CONCRETE MONUMENT FOUND
- MH SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- STORM DRAINAGE LINE
- COMB. STORM & SAN. SEWER LINE
- CB CATCH BASIN
- J.B. JUNCTION BOX
- D.I. DROP INLET
- W.I. WEIR INLET
- C.I. CURB INLET
- POWER POLE
- POWER POLE W/ GUY WIRE
- OVERHEAD POWER / TELEPHONE LINE
- WATER VALVE
- GAS VALVE
- FH FIRE HYDRANT
- WATER LINE
- GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE LINE
- LIGHT POLE
- EXISTING TREE
- (S03°10'W) CALLS PER DEED
- TW TOP OF WALL
- BW BOTTOM OF WALL
- WALL (TYP)
- TRANSFORMER
- BH BOREHOLE
- RCP REINFORCED CONCRETE PIPE
- B.S.L. BUILDING SETBACK LINE
- SIGN
- BOC BACK OF CURB

OVERALL AREA
5.777 ACRES



SITE MAP (NTS)

REV	DATE	DESCRIPTION	BY

TREE SURVEY

DRAWN BY: MCS
CHECKED BY: 16182.00
FILE NO.: 16182.00
DATE: DECEMBER 7, 2016
SCALE: 1"=40'

0 20 40 80

FOR

BURNETT CIRCLE, LLC

CITY OF ALPHARETTA

FULTON COUNTY
GEORGIA

LAND LOT(S): 802
DISTRICT 12th

PLANNERS AND ENGINEERS COLLABORATIVE
"WE PROVIDE SOLUTIONS"
■SITE PLANNING ■ LANDSCAPE ARCHITECTURE
■CIVIL ENGINEERING ■ LAND SURVEYING
360 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)451-3741 ■ WWW.PECATL.COM

GEORGIA REGISTERED No. 3179 MICHAEL C. SANFORD

Z-17-03/V-17-10
THOMPSON ST @ BURNETT CIRCLE

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: Kenneth J. Wood (PEC/David Smith (Residential South Partners) Telephone: 678-684-6219

Address: 350 Research Ct Suite: 200

City Peachtree Corners State: GA Zip: 30092 Fax: _____

Mobile Tel: 770-380-5969 Email: dianne@pecatl.com

Subject Property Information:

Address: 314, 332, 344, 400 Thompson St, 30, 34 Burnett Dr, 45, 65 20 Burnett Cir Current Zoning: R-12

District: 1 Section: 2 Land Lot: 802 Parcel ID: Multiple - see attached.

Proposed Zoning: DT-R Current Use: Single Family Detached Residential

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

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

12 284108020061 (314 Thompson St)

12 2841080202525 (332 Thompson St)

12 284108020780 (344 Thompson St)

12 284108020475 (34 Burnett Dr)

12 284108020830 (35 Burnett Dr)

12 284108020830 (0 Burnett Cir)

12 284108020616 (30 Burnett Dr)

12 284108020467 (45 Burnett Dr)

12 284108020749 (55 Burnett Cir)

12 284108020442 (65 Burnett Cir # Rear)

12 284108020491 (20 Burnett Dr)

12 284108020772 & 12 284108020764 (400 Thompson St)

12 284108020624 (0 Burnett Dr)

APPLICANT REQUEST AND INTENT

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

The proposed use of the property is to construct high end townhomes in a urban setting that can feel spacious with large product, master down product, be as extension of Avalon, and tie into the new city park vision and trail. The project has many different reasons and ideas for why the use of the property should be this townhome design. The builder for the site has constructed to great success directly across the street in Avalon and is wanting to bring the similar product type to this development to offer the master down option with front courtyard. The site proposed is all for sale attached residential. The way we approached the site and the plan is to provide the city with a green park that would connect the greenway to the new fitness park across from Avalon. Our project would be dedicating extra land in a swap to provide this connection. The townhomes are all designed to engage the new green park and greenway trail as well as provide pocket park throughout the developments like Avalon to enhance the stye of the townhomes and provide a walkable community to both Avalon as well as the proposed downtown developments.

Applicant's Request (Please itemize the proposal):

1. we are requesting to zone the site from its current single family zoning which are older homes that are struggling in the area to the new DT-R downtown residential district to provide a high end quality housing choice to compliment Avalon and downtown transformation of Thompson Street
2. We are dedicating and reconfiguring city land to provide a continuous green belt and new greenway trail from the edge of our property all the way across the north side of the property to the city new fitness park being proposed.
3. We are providing residential housing choices that are larger townhomes and unique in style that has been very popular across the street and will provide a mixture of housing types including master on the main.
4. We are requesting to save trees in the northern green belt to enhance the section of the project and face homes to the green belt.
5. We do not have any known variances at this time.

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

The intent is to provide high quality housing to compliment the transformation of this area. We are looking to specifically do three main intents for this project. The first is to provide high quality housing to go along with the housing that Avalon has provided and the housing that is being provided along Thompson Street toward downtown. The second is to provide a green continuous belt from the edge of our property through the north side all the way across to tie into the new fitness park. This would include the new greenway trail and provide a great amenity for the area. The third proposal for this site is to provide the streetscape and housing choices to further compliment the area. The site ties into the downtown corridor and district and our site is the entrance to Thompson Street.

Our site would facilitate the entrance to Thompson Street, the trail, green space, and transition from Avalon to Thompson with a high end residential community that is urban in nature but with green qualities of design.

Z-17-03/V-17-10
THOMPSON ST @ BURNETT CIRCLE

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: DAVID Y WONG / Christine R Wong Telephone: 908-418-8969

Address: 314 Thompson St. Suite:

City Alpharetta State: GA Zip: 30009 -

Authorization:

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

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

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

Identify Authorized Applicant:

Name of Authorized Applicant: Residential South Partners & Monte Hewett Homes Telephone: 404-797-8944

Address: 5825 Glenridge Dr. Suite: 2-210

City Atlanta State: GA Zip: 30328 -

So Sworn and Attested:

Owner Signature: Date: 12/30/2016

Notary:

Notary Signature: Pamela S Mead Date: 12/30/16

Notary Expires July 7, 2020

Z-17-03/V-17-10
THOMPSON ST @ BURNETT CIRCLE

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Eric Mondi Telephone: 464 784 1368

Address: 332 Thompson ST 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.

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- ☐ Conditional Use
- ☐ Variance
- ☐ Master Plan
- ☐ Land Use Application
- ☐ Other

Identify Authorized Applicant:

Name of Authorized Applicant: Residential South Partners & Monte Hewett Homes Telephone: 404-797-8944

Address: 5825 Glenridge Dr. Suite: 2-210

City Atlanta State: GA Zip: 30328 -

So Sworn and Attested:

Owner Signature: Holly Colundjia Date: 12/15/16

Eric Mondi / Holly Colundjia 12-15-16

Notary: Lisa H. Aldren

Notary Signature: Lisa H. Aldren Date: 12/15/2016

Z-17-03/V-17-10
THOMPSON ST @ BURNETT CIRCLE

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Barbara A. Waller Telephone: 770-772-4519

Address: 34 Burnett Circle Suite: -

City Alpharetta State: Ga Zip: 30009-3714

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.

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- ☑ Rezoning
- ☐ Conditional Use
- ☐ Variance
- ☐ Master Plan
- ☐ Land Use Application
- ☐ Other

Identify Authorized Applicant:

Name of Authorized Applicant: Residential South Partners & Monte Hewett Homes Telephone: 404-797-8944

Address: 5825 Glenridge Dr. Suite: 2-210

City Atlanta State: GA Zip: 30328 -

So Sworn and Attested:

Owner Signature: Barbara A. Waller Date: 12-9-16

Notary:

Notary Signature: Pamela L Mead Date: 12-9-16

Notary Expires July 7, 2020

Z-17-03/V-17-10
THOMPSON ST @ BURNETT CIRCLE

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: JOSHUA AVREN Telephone: 404-987-6408

Address: 35 BURNETT CIRCLE 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.

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

Identify Authorized Applicant:

Name of Authorized Applicant: Residential South Partners & Monte Hewett Homes Telephone: 404-797-8944

Address: 5825 Glenridge Dr. Suite: 2-210

City Atlanta State: GA Zip: 30328 -

So Sworn and Attested:

Owner Signature: Josh Avren Date: 12-09-16

Notary:

Notary Signature: Pamela D Mead Date: 12-9-16

Notary Expires July 7, 2020

Z-17-03/V-17-10
THOMPSON ST @ BURNETT CIRCLE

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: MARK AVREN Telephone: 4044097715

Address: 30 Burnett Circle Suite:

City Alpharetta State: GA Zip: 30009 -

Authorization:

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

Identify Authorized Applicant:

Name of Authorized Applicant: Residential South Partners & Monte Hewett Homes Telephone: 404-797-8944

Address: 5825 Glenridge Dr Suite: 2-210

City Atlanta State: GA Zip: 30328 -

So Sworn and Attested:

Owner Signature: Date: 12.9.16

Notary:

Notary Signature: Pamela L Mead Date: 12-9-16

Notary Expires July 7, 2020

Z-17-03/V-17-10
THOMPSON ST @ BURNETT CIRCLE

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Felipe Castellanos Telephone: 0 [illegible]

Address: 45 Burnett Circle Suite: 03

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.

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

Identify Authorized Applicant:

Name of Authorized Applicant: Residential South Partners & Monte Hewett Homes Telephone: 404-797-8944

Address: 5825 Glenridge Dr Suite: 2-210

City Atlanta State: GA Zip: 30328

So Sworn and Attested:

Owner Signature: [signature] Date: 12-30-16

Notary:

Notary Signature: Jeffery W Palmer Date: 12-31-16

JEFFERY W. PALMER
Notary Public, Cobb County, Georgia
My Commission Expires March 31, 2018

Z-17-03/V-17-10
THOMPSON ST @ BURNETT CIRCLE

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: RACHID KHARAB Telephone: 678-558-7844

Address: 55 Burnett Circle 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.

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

Identify Authorized Applicant:

Name of Authorized Applicant: Residential Sixth Partners & Monte Hewett Homes Telephone: 404-797-8944

Address: 5825 Glenridge Dr Suite: 2-210

City Atlanta State: GA Zip: 30328

So Sworn and Attested:

Owner Signature: Date: 12/09/16

Notary:

Notary Signature: Date: 12/9/16

Notary Expires July 7, 2020

Z-17-03/V-17-10
THOMPSON ST @ BURNETT CIRCLE

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Eric Mondi Telephone: 404 784-1365

Address: 65 Burnett Circle 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.

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

Identify Authorized Applicant:

Name of Authorized Applicant: Residential South Partners & Monte Hewett Homes Telephone: 404-797-8944

Address: 5825 Glenridge Dr Suite: 2-210

City Atlanta State: GA Zip: 30328

So Sworn and Attested:

Owner Signature: Eric Mondi / Douglas Brown Date: 12/15/16

Notary: Lisa H. Alderen

Notary Signature: Lisa H. Alderen Date: 12/15/2016

Z-17-03/V-17-10
THOMPSON ST @ BURNETT CIRCLE

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Karen Ellen Smalley Telephone: 470-509-0716

Address: 20 Burnett Circle Suite:

City Alpharetta, Ga. 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.

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

Identify Authorized Applicant:

Name of Authorized Applicant: Residential South Partners & Monte Hewett Homes Telephone: 404-797-8944

Address: 5825 Glenridge Dr Suite: 2-210

City Atlanta State: GA Zip: 30328

So Sworn and Attested:

Owner Signature: K E Smalley Date: 12/22/16

Notary:

Notary Signature: Pamela L Mead Date: December 22, 2016

Notary Expires July 7, 2020

Z-17-03/V-17-10
THOMPSON ST @ BURNETT CIRCLE

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: DOUG AUKEN Telephone: 4045786311

Address: parcel #: 12-2841080 20772 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.

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

Identify Authorized Applicant:

Name of Authorized Applicant: Residential South Partners & Monte Hewett Homes Telephone: 404-797-8944

Address: 5825 Glenridge Dr Suite: 2-210

City Atlanta State: GA Zip: 30328 -

So Sworn and Attested:

Owner Signature: Doug Auken Date: 12.9.16

Notary:

Notary Signature: Pamela S Mead Date: 12-9-16

Notary Expires July 7, 2020

Z-17-03/V-17-10
THOMPSON ST @ BURNETT CIRCLE

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: DOUG AUREN Telephone: 404 578 6311

Address: parcel #: 12-2841080207604 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.

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

Identify Authorized Applicant:

Name of Authorized Applicant: Residential South Partners & Monte Hewett Homes Telephone: 404-797-8944

Address: 5825 Glenridge Dr. Suite: 2-210

City Atlanta State: GA Zip: 30328 -

So Sworn and Attested:

Owner Signature: Doug Auren Date: 12.9.16

Notary:

Notary Signature: Pamela S Mead Date: 12-9-16

Notary Expires July 7, 2020

Z-17-03/V-17-10
THOMPSON ST @ BURNETT CIRCLE

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Doug + Linda Auren Telephone: 4045786311

Address: parcel #: 12-2841080200624 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.

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

Identify Authorized Applicant:

Name of Authorized Applicant: Residential South Partners & Monte Hewett Homes Telephone: 404-797-8944

Address: 5825 Glenridge Dr Suite: 2-210

City Atlanta State: GA Zip: 30328 - _____

So Sworn and Attested:

Owner Signature: Doug Auren Linda Auren Date: 9.16

Notary:

Notary Signature: Pamela S Mead Date: 9-16

Notary Expires July 7, 2020

CHRISTOPHER ALLRED NOTARY PUBLIC GEORGIA EXPIRES October 11, 2020 FULTON COUNTY

Z-17-03/V-17-10

THOMPSON ST @ BURNETT CIRCLE

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: Kenneth J. Wood

Subject Public Hearing Case: Thompson St @ Burnett Cir

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: 1/3/17

1/3/17

Z-17-03/V-17-10

THOMPSON ST @ BURNETT CIRCLE

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Its similar upscale and style product to Avalon residential. Its for sale attached product that is across the street in Avalon, behind us to the north and similar but more upscale to product further up Thompson Street. Its compatible with each of those uses and being a high end attached product type will be a great gateway to Thompson Street.

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

The intent of these towns are to be upscale similar to Avalon and large so they are able to have master on the main project, we would intend that this would only enhance the value and use of the surrounding properties.

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

No, the property is currently large lot residential detached that exists on a public road that comes off the parkway. Tearing down each of the homes and just rebuilding them does not equal a reasonable economic use since the surrounding uses and Avalon has been developed with such high standards.

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

There would be a increase of 34 homes to the project, most of the anticipated buyers would be empty nester or young professionals, so the estimate would be closer to 60-70 people.

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

The design and price point of the homes will mostly attract the empty nester buyer for the low maintenance and access to Avalon, we do not anticipate big impact to schools just as Avalon has not done so.

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

The Thompson Street corridor and Alpharetta are all catalyst for this project as it shows this corridor for redevelopment of Thompson Street.

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

Avalon being developed directly across the street and the builder has had great success within that development. The changes planned for Thompson Street and the downtown area. The approved zonings along Thompson Street and the park project that is going in to northeast of us. All of these factors along with the style of what we are building and the continuation of park and trail system is a great reason to support request along with surrounding changes.

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.

Z-17-03/V-17-10

THOMPSON ST @ BURNETT CIRCLE

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.

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

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

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.

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.

Z-17-03/V-17-10

THOMPSON ST @ BURNETT CIRCLE

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

Z-17-03/V-17-10

THOMPSON ST @ BURNETT CIRCLE

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: Thompson St. @ Burnett Cir.

Contact Name: Kenneth J. Wood Telephone: 678-684-6206

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

Owners of properties within 500 ft of the subject property

Affected government officials

City Officials

Interested parties noted on list provided by the City

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.

Interested parties may respond by phone or email.

Z-17-03/V-17-10

THOMPSON ST @ BURNETT CIRCLE

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: Thompson St. @ Burnett Cir.

Contact Name: Kenneth J. Wood Telephone: 678-684-6206

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.

David Smith

Signature of Authorized Agent: Date: 1/3/17

Kenneth Wood 1/3/17

Print Form

City Council Meeting and Public Hearing
STAFF REPORT

Submitting Department: Community Development
Submitted By:
Meeting Date: May 22, 2017

I. AGENDA ITEM TITLE: PH-17-06: BURNETT CIRCLE ROAD ABANDONMENT
CONSIDERATION OF A REQUEST TO ABANDON THE BURNETT CIRCLE RIGHT-OF-WAY. THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOT 802, 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:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Council Agenda Report, Resolution, 4.24.17 Site Plan, Location Map, Application, Adjacent Property Owners

CITY COUNCIL MEETING
STAFF REPORT

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

I. AGENDA ITEM TITLE: PH-17-06 BURNETT CIRCLE ROAD ABANDONMENT

CITY COUNCIL: MAY 22, 2017

II. RECOMMENDATION:

Approve request to abandon the Burnett Circle public right-of-way.

III. REPORT IN BRIEF:

The applicant, Residential South Partners, requests a road abandonment of the 0.283-acre Burnett Circle right-of-way to allow for the redevelopment of several residential properties. Residential South Partners has assembled 14 parcels of land in order to construct a 43-unit 'For-Sale' townhome development on 5.72 acres. Burnett Circle is located on the northwest side of Westside Parkway, just north of Thompson Street.

DISCUSSION

The Burnett Circle right-of-way is approximately 0.283 acres. Burnett Circle is a 20' right-of-way providing access for several residential properties. If approved, the abandoned right-of-way will be incorporated into a proposed residential development. Residential South Partners is requesting a rezoning to allow for the redevelopment of 14 residential parcels with a 43-unit 'For-Sale' townhome development. The applicant also proposes a land swap whereby 0.62 acres of City-owned land would be provided to the applicant's development in exchange for a 0.98-acre improved City Park. New internal streets are proposed to be private, but will not be gated. If the requests for road abandonment and rezoning are approved, the developer will construct internal roadways that will be private as depicted on the zoning plan prepared by PEC, dated 4/24/17.

Access will not be denied as a result of the proposed road abandonment.

CONCURRENCES

Other City departments were consulted on this issue and expressed no concerns with the applicant's request.

IV. ATTACHMENTS:

- Site Map
- Site Plan
- Resolution
- Site Solutions Exhibit

RESOLUTION NO._____

A RESOLUTION OF THE CITY COUNCIL OF ALPHARETTA PROVIDING FOR THE ABANDONMENT AND DISPOSITION OF A CERTAIN PUBLIC RIGHT OF WAY (Burnett Circle)

WHEREAS, the City of Alpharetta has received an application for the abandonment of a public right-of-way known as Burnett Circle, located in Land Lot 802, 1st District, 2nd Section, Fulton County, Georgia.

WHEREAS, after due consideration and investigation, the Mayor and Council for the City of Alpharetta (the "City Council") have determined that the right-of-way of Burnett Circle described in the attached Exhibit "A" has ceased to be used by the public to the extent that no substantial public purpose is served by it; and

WHEREAS, the City has notified the public and the abutting property owners of its intention to abandon said right-of-way; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Alpharetta hereby resolves that Burnett Circle described in the attached Exhibit "A" is hereby abandoned as a public road and shall no longer be part of the City street system and the Mayor and such other City officials as may be appropriate are hereby authorized to dispose of Burnett Circle described in the attached Exhibit "A": as stipulated as a result of the public hearing process in accordance with the provisions of applicable law.

SO RESOLVED this _____ day of _____ 2017.

CITY OF ALPHARETTA

BY: _____
David Belle Isle, Mayor

Council Members:

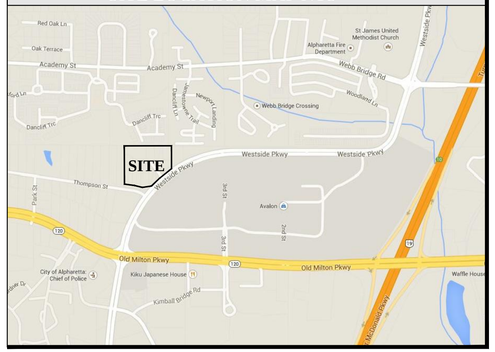
_____ _____

_____ _____

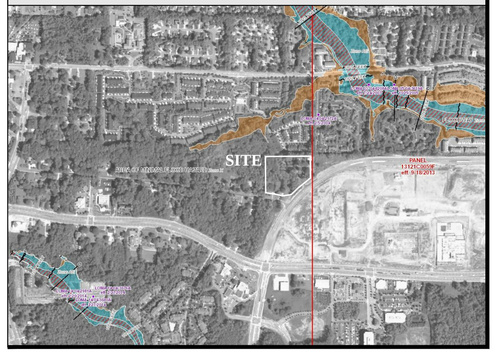
_____ _____

ATTEST:_____
City Clerk

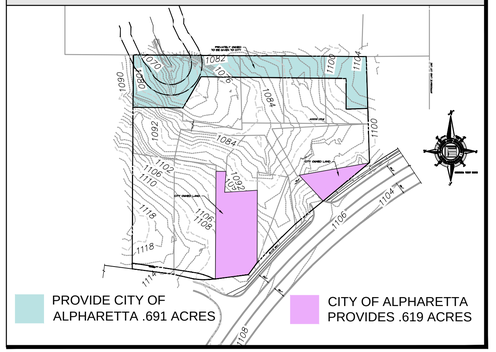
SITE LOCATION MAP NTS

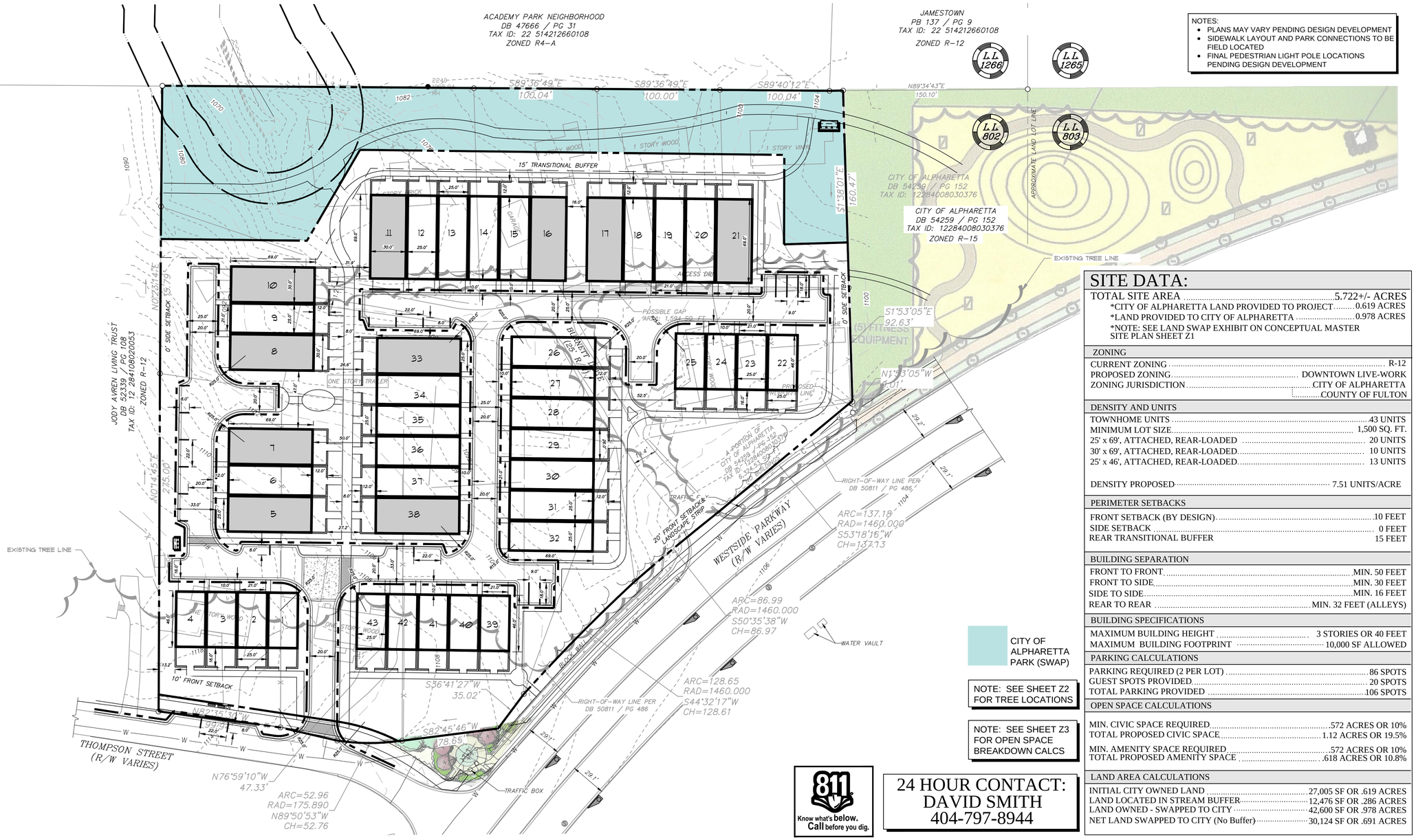


FEMA MAP NTS



LAND SWAP EXHIBIT





NOTES:
- PLANS MAY VARY PENDING DESIGN DEVELOPMENT
- SIDEWALK LAYOUT AND PARK CONNECTIONS TO BE FIELD LOCATED
- FINAL PEDESTRIAN LIGHT POLE LOCATIONS PENDING DESIGN DEVELOPMENT

NOTE: SEE SHEET Z2 FOR TREE LOCATIONS

NOTE: SEE SHEET Z3 FOR OPEN SPACE BREAKDOWN CALCS

811 Know what's below. Call before you dig.

24 HOUR CONTACT:
DAVID SMITH
404-797-8944

SITE DATA:

TOTAL SITE AREA	5.722+/- ACRES
*CITY OF ALPHARETTA LAND PROVIDED TO PROJECT	0.619 ACRES
*LAND PROVIDED TO CITY OF ALPHARETTA	0.978 ACRES
*NOTE: SEE LAND SWAP EXHIBIT ON CONCEPTUAL MASTER SITE PLAN SHEET Z1	

ZONING

CURRENT ZONING	R-12
PROPOSED ZONING	DOWNTOWN LIVE-WORK
ZONING JURISDICTION	CITY OF ALPHARETTA / COUNTY OF FULTON

DENSITY AND UNITS

TOWNHOME UNITS	43 UNITS
MINIMUM LOT SIZE	1,500 SQ. FT.
25' x 69', ATTACHED, REAR-LOADED	20 UNITS
30' x 69', ATTACHED, REAR-LOADED	10 UNITS
25' x 46', ATTACHED, REAR-LOADED	13 UNITS
DENSITY PROPOSED	7.51 UNITS/ACRE

PERIMETER SETBACKS

FRONT SETBACK (BY DESIGN)	10 FEET
SIDE SETBACK	0 FEET
REAR TRANSITIONAL BUFFER	15 FEET

BUILDING SEPARATION

FRONT TO FRONT	MIN. 50 FEET
FRONT TO SIDE	MIN. 30 FEET
SIDE TO SIDE	MIN. 16 FEET
REAR TO REAR	MIN. 32 FEET (ALLEYS)

BUILDING SPECIFICATIONS

MAXIMUM BUILDING HEIGHT	3 STORIES OR 40 FEET
MAXIMUM BUILDING FOOTPRINT	10,000 SF ALLOWED

PARKING CALCULATIONS

PARKING REQUIRED (2 PER LOT)	86 SPOTS
GUEST SPOTS PROVIDED	20 SPOTS
TOTAL PARKING PROVIDED	106 SPOTS

OPEN SPACE CALCULATIONS

MIN. CIVIC SPACE REQUIRED	.572 ACRES OR 10%
TOTAL PROPOSED CIVIC SPACE	1.12 ACRES OR 19.5%
MIN. AMENITY SPACE REQUIRED	.572 ACRES OR 10%
TOTAL PROPOSED AMENITY SPACE	.618 ACRES OR 10.8%

LAND AREA CALCULATIONS

INITIAL CITY OWNED LAND	27,005 SF OR .619 ACRES
LAND LOCATED IN STREAM BUFFER	12,476 SF OR .286 ACRES
LAND OWNED - SWAPPED TO CITY	42,600 SF OR .978 ACRES
NET LAND SWAPPED TO CITY (No Buffer)	30,124 SF OR .691 ACRES

THOMPSON STREET at BURNETT CIRCLE

A MASTER PLANNED RESIDENTIAL COMMUNITY
FOR
BURNETT CIRCLE, LLC

5825 GLENRIDGE DRIVE
BLDG. 2, SUITE 210
ATLANTA, GA 30328
PHONE: 404-797-8944

CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

LAND LOT(S): 802
12TH DISTRICT

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350 RESEARCH COURT ■ NORCROSS, GEORGIA 30092 ■ (770)451-2741 ■ FAX (770)451-3915 ■ WWW.PECATL.COM

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	3-16-2016	360	SITE PLAN CHANGES
2	4-24-2017	360	ZONING PLAN RES.

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SHEET TITLE
TECHNICAL SITE PLAN

20 40 80 120

SCALE: 1" = 40'
DATE: JULY 12, 2016
PROJECT: 16182.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

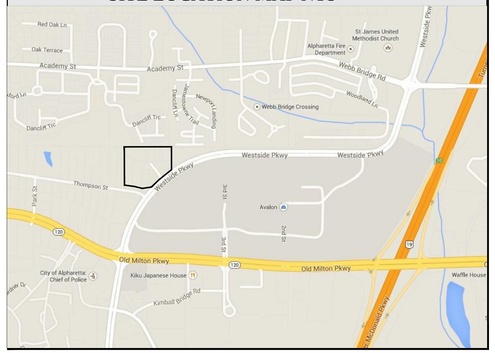
GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

4-24-2017

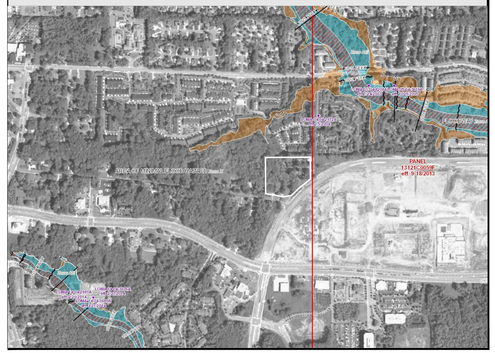
GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/27/2018

Z1
SHEET

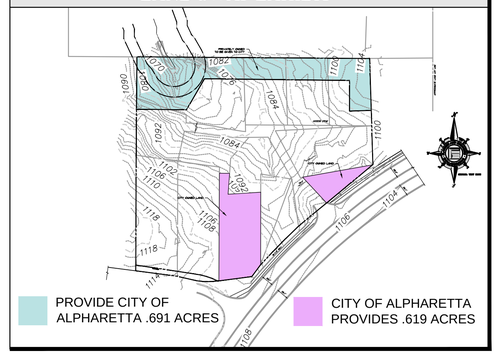
SITE LOCATION MAP NTS

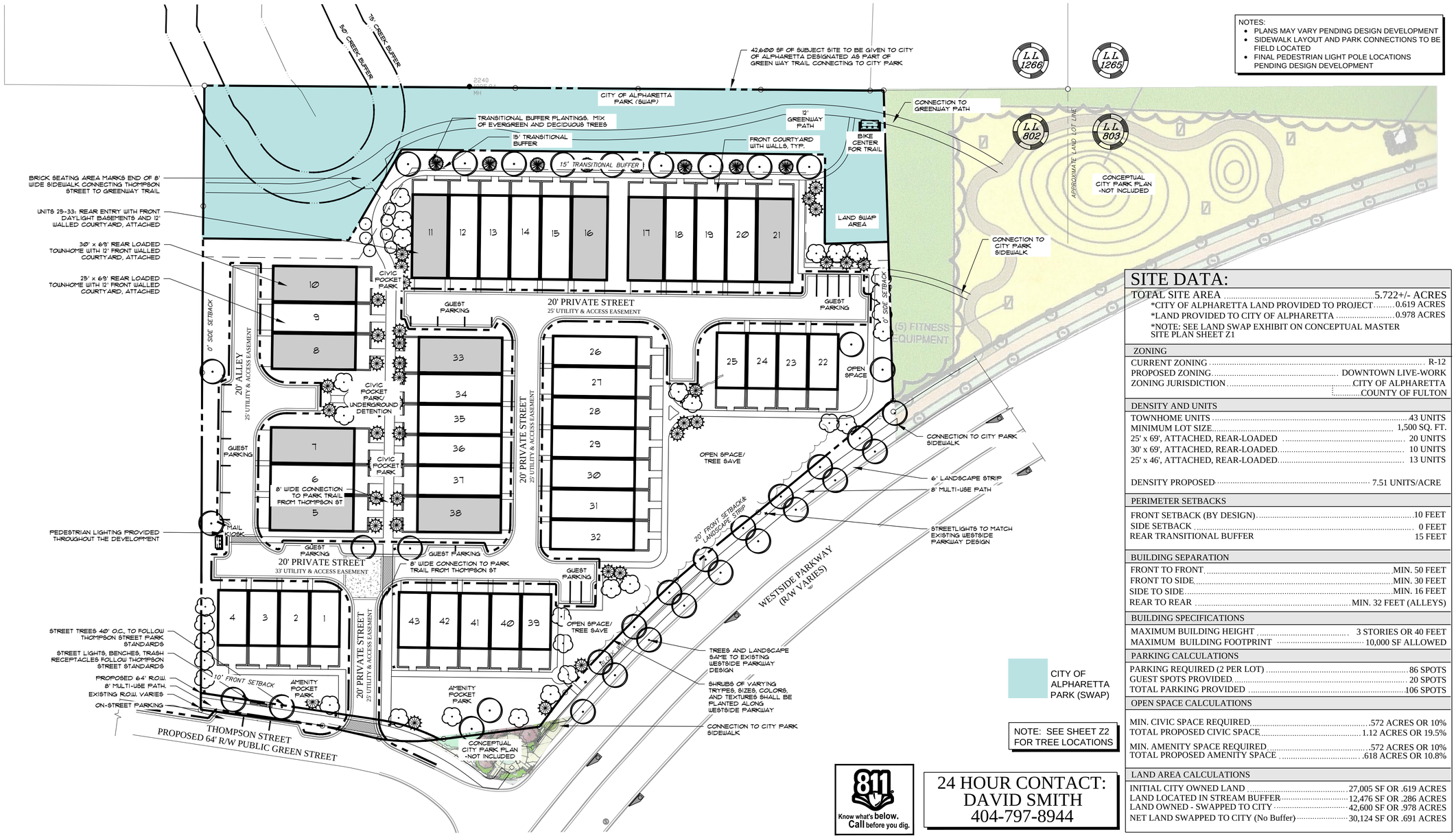


FEMA MAP NTS



LAND SWAP EXHIBIT





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PROPOSED ZONING	DOWNTOWN LIVE-WORK
ZONING JURISDICTION	CITY OF ALPHARETTA
	COUNTY OF FULTON

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PERIMETER SETBACKS	
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BUILDING SPECIFICATIONS	
MAXIMUM BUILDING HEIGHT	3 STORIES OR 40 FEET
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CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA
LAND LOT(S) 802
12TH DISTRICT

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SHEET TITLE
REZONING MASTER SITE PLAN

20 40 80 120

SCALE: 1" = 40'
DATE: JULY 12, 2016
PROJECT: 16182.00

THIS SEAL IS ONLY VAUID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

4-24-2017

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/27/2018

Z2
SHEET

CIVIC SPACE

LAND SWAP AREA

CIVIC SPACE CALCULATIONS

MINIMUM CIVIC SPACE REQUIRED: 10% OF TOTAL SITE AREA
(.572 ACRES OR 24,925 SF)

CIVIC SPACE PROPOSED: 19.5% OF TOTAL SITE AREA
(1.12 ACRES OR 49,000 SF)

AMENITY SPACE

LAND SWAP AREA

AMENITY SPACE CALCULATIONS

MINIMUM AMENITY SPACE REQUIRED: 10% OF TOTAL SITE AREA
(.572 ACRES OR 24,925 SF)

AMENITY SPACE PROPOSED: 10.8% OF TOTAL SITE AREA
(.618 ACRES OR 26,962 SF)

THOMPSON STREET at BURNETT CIRCLE

A MASTER PLANNED RESIDENTIAL COMMUNITY

FOR

BURNETT CIRCLE, LLC

5825 GLENRIDGE DRIVE
BLDG. 2, SUITE 210
ATLANTA, GA 30328
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CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

LAND LOT(S) 802
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SHEET TITLE

OPEN SPACE EXHIBIT

25 50 100 150

SCALE: 1" = 50'
DATE: JULY 12, 2016
PROJECT: 16182.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

4-24-2017

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/27/2018

Z3

SHEET

RIGHT-OF-WAY DELINEATION

PROPOSED ROW PER ZONING SITE PLAN

EXISTING RIGHT-OF-WAY

LAND SWAP

PROVIDE CITY OF ALPHARETTA .691 ACRES

CITY OF ALPHARETTA PROVIDES .619 ACRES

LAND SWAP

INITIAL CITY OWNED LAND	27,005 SF OR .619 ACRES
LAND LOCATED IN STREAM BUFFER	12,476 SF OR .286 ACRES
LAND OWNED - SWAPPED TO CITY	42,600 SF OR .978 ACRES
NET SWAPPED TO CITY (No Buffer)	30,124 SF OR .691 ACRES

THOMPSON STREET at BURNETT CIRCLE

A MASTER PLANNED RESIDENTIAL COMMUNITY
FOR
BURNETT CIRCLE, LLC

5825 GLENRIDGE DRIVE
BLDG. 2, SUITE 210
ATLANTA, GA 30328
PHONE: 404-797-8944

CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

LAND LOT(S) 802
12TH DISTRICT

"WE PROVIDE SOLUTIONS"
PLANNERS AND ENGINEERS COLLABORATIVE
SITE PLANNING ◪ LANDSCAPE ARCHITECTURE ◪ CIVIL ENGINEERING ◪ LAND SURVEYING
350 RESEARCH COURT ■ NORCROSS, GEORGIA 30092 ■ (770)451-2741 ■ FAX (770)451-3915 ■ WWW.PECATL.COM

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	3-16-2016	360	SITE PLAN CHANGES
2	4-24-2017	360	ZONING PLAN RES.

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative.

SHEET TITLE

SITE EXHIBITS

25 50 100 150

SCALE: 1" = 50'
DATE: JULY 12, 2016
PROJECT: 16182.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

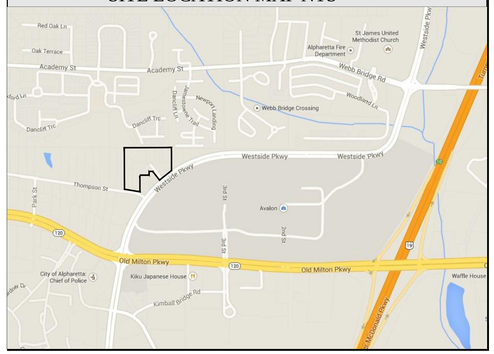
4-24-2017

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/27/2018

Z4

SHEET

SITE LOCATION MAP NTS


Red Oak Ln
Oak Terrace
Academy St
St. James United Methodist Church
Alpharetta Fire Department
Webb Bridge Rd
Webb Bridge Crossing
Westside Pkwy
Thompson St
Park St
Avalon
Old Milton Pkwy
Kiku Japanese House
City of Alpharetta Chief of Police
Kimball Bridge Rd
Waffle House
Woodland Ln
Dancliff Trc
Dancliff Ln
Jamestown Trace
Kimball Trace
Mud Ln
Westside Pkwy
Old Milton Pkwy
Academy St
Webb Bridge Rd
Westside Pkwy
Thompson St
Park St
Avalon
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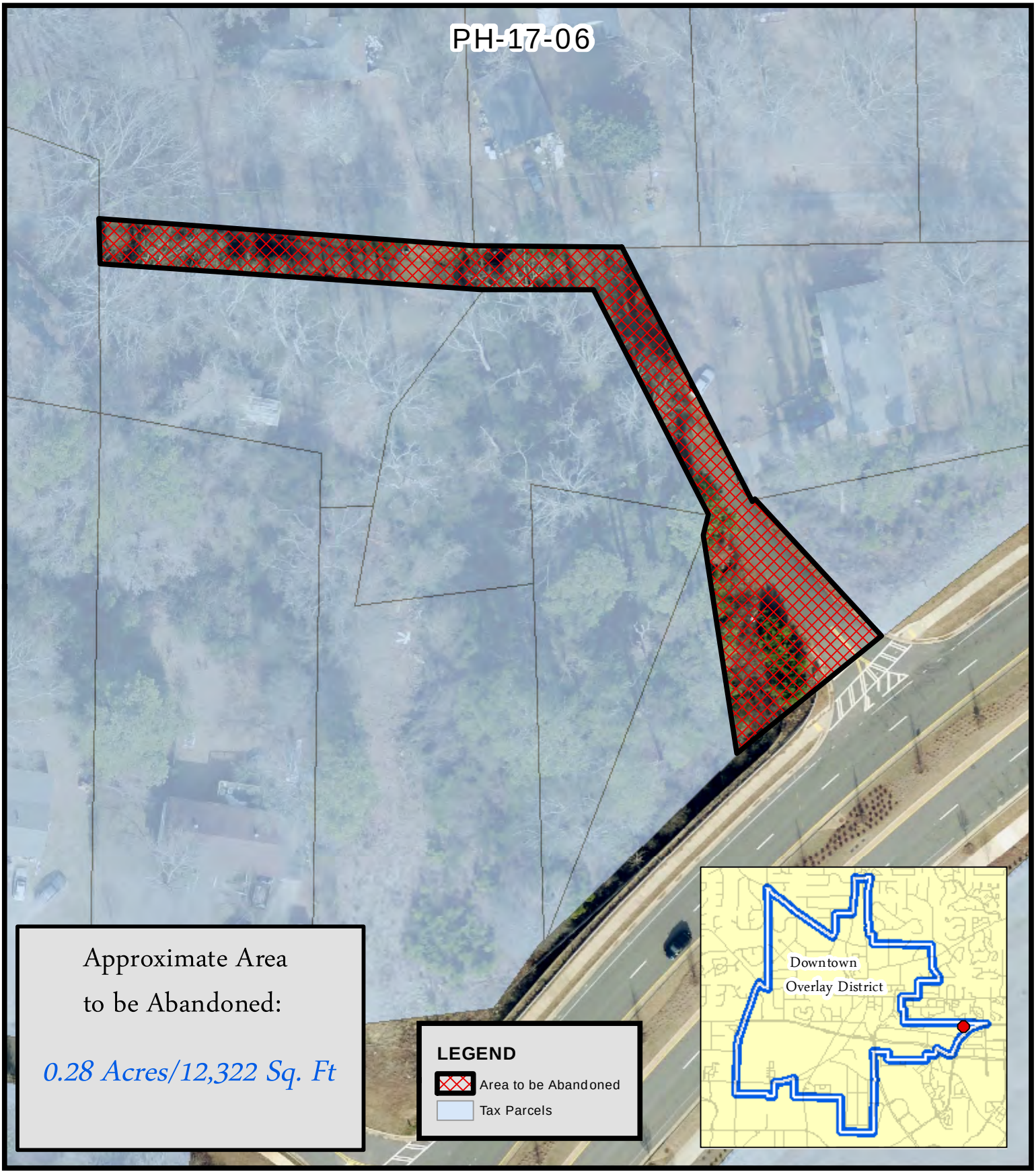
Kimball Bridge Rd
Waffle House
Old Milton Pkwy
Old Milton Pkwy
Westside Pkwy
Westside Pkwy



PH-17-06
D/LL: 1/2/802
CC Date: **5**/2**2**/17

Location Map
Road Abandonment
Thompson St @ Burnett Circle

Location Map Provided by:
Community Development - GIS

CITY OF ALPHARETTA

ROAD ABANDONMENT REQUEST FORM

Updated March 2016

Please check all information supplied on the following pages to ensure that all spaces are filled out completely and accurately and that all required supporting materials have been supplied before signing this form.

Please make your check payable to "City of Alpharetta". The application fee is $400, which must be submitted at the time of application.

Remit application and fee to the Department of Community Development, 2 Park Plaza, Alpharetta, GA 30009. If you have questions, please contact the department by calling 678-297-6070.

FOR OFFICE USE ONLY

Case # _____

Date In _____

Date Out _____

☐ $400 Fee Paid

Applicant Information:

Contact Name Jonathan Howard

Company Name PEC

Mailing Address 350 Research Ct, Suite 200

City Norcross State GA Zip Code 30092

Telephone 678-684-6219 Fax _____

Email Address jonathan@pecatl.com

Property Information:

Current Road Name Burnett Circle

Land Lot(s) 802 District / Section 1/2

The subject property for which abandonment is being requested is identified by (select one):

☐ Survey Dated _____ Prepared By _____

☒ Other Plat Specify Right of Way Abandoment Plat

Reason For Request:

In the space provided, please explain the reason for which you are requesting abandonment of the subject property. Please attach additional pages if necessary.

Residential South Partners is purchasing all of the properties along Burnett Circle as an assemblage to develop a new community of single family attached town homes. The new community will have private streets.

Please list all property owners, including address and telephone number, who have property abutting the subject road. Attach additional pages as necessary.

Name	Address	Telephone
City of Alpharetta		
Rachid Kharab		
Mark Avren	Addresses and Parcel ID #'s are attached	
Barbara A. Waller		
Joshua Avren		
Douglas Avren		

Brown & Mondi Properties

Please list anyone, including address and telephone number, who presently resides on property abutting the subject road. Attach additional pages as necessary.

Name	Address	Telephone
Karen E. Smalley		
City of Alpharetta		
Felipe Castellanos		

In the space provided, please describe the efforts that you have undertaken to notify the aforementioned property owners and residents of your request to abandon the subject road. If such notification was in writing, please attach a sample of the letter or other document used. If such notification was mailed, please attach proof of mailing.

All of the above properties are under contract for sale with Residential South Partners and the owners are aware of the road abandonment as part of the assemblage of properties for development.

Is any of the property abutting the subject road for sale? ☒ Yes ☐ No

Is the sale of the property contingent upon the road abandonment? ☒ Yes ☐ No ☐ N/A

Is any portion of the subject road to be included in the sale of property? ☐ Yes ☒ No ☐ N/A

Please describe the location and the acreage involved.

Burnett Circle - 0.283 acres

Is an alternate road proposed in lieu of the road to be abandoned? If "yes", please attach a site plan indicating the location of the proposed substitute road. ☒ Yes ☐ No

Will access be denied to any property as a result of this road abandonment? If "yes", please list these properties by address, including owner's name and telephone number. Attach additional sheets if necessary. ☐ Yes ☒ No

Name	Address	Telephone

For properties that have frontage on the subject road, are there alternate points of access to enter and exit these properties? If yes, please identify alternate points of access for each property. Attach additional sheets if necessary. ☐ Yes ☒ No

Address	Alternate Access Point

Please provide twenty (20) copies of a boundary survey showing the proposed road abandonment, all utility locations, existing rights-of-way, acreage and contiguous property owners. Include a location map on the survey and a legal description of the subject roadway.

Please be advised that the City of Alpharetta may require a traffic study and property appraisal in conjunction with this petition.

DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF ALPHARETTA
2 PARK PLAZA
ALPHARETTA, GA 30009
678.297.6070 WWW.ALPHARETTA.GA.US

12 284108020780 (344 Thompson St) – City of Alpharetta

12 284108020475 (34 Burnett Dr) – Barbara Waller

12 284108020830 (35 Burnett Dr) – Joshua Avren

12 284108020616 (30 Burnett Dr) – Mark Aren

12 284108020467 (45 Burnett Dr) – Felipe Castellanos

12 284108020491 (20 Burnett Dr) – Karen Smalley

12 284108020772 & 12 284108020764 (400 Thompson St) – Doug Avren

12 284108020624 (0 Burnett Dr) – Doug Avren

12 284108020749 (55 Burnette Cir) Rachid Kharab

12 284108020442 (65 Burnette Cir) Brown & Mondi Properties

12 284008030376 (0 Westside Pkwy) City of Alpharetta

NOTES

1. The underground utilities shown have been located from field survey information and existing drawings. This surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information supplied and to the surveyor's best knowledge are approximately as shown. The surveyor has not physically located the underground utilities.

2. I have examined the Federal Emergency Management Agency Flood Insurance Rate Map for Fulton County, Georgia and Incorporated Areas, Community Panel Number 13121C0058F, Panel 58 of 490, effective date September 18, 2013 and found NO portion of the property shown hereon to fall within a designated Flood Zone "A" (areas of 100 Year flood).

3. The orthometric heights (elevations and contours) shown hereon were determined by GPS observations and were adjusted by Planners and Engineers Collaborative in December 2016. North American Datum of 1983 (NAD83), North American Vertical Datum of 1988 (NAVD88), Georgia West Zone State Plane Coordinates.

4. The term "Certification" relating to professional engineering and land surveying services shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

5. This survey has been prepared without the benefit of a current title inspection report. Easements or other encumbrances may exist on public record but not be shown hereon.

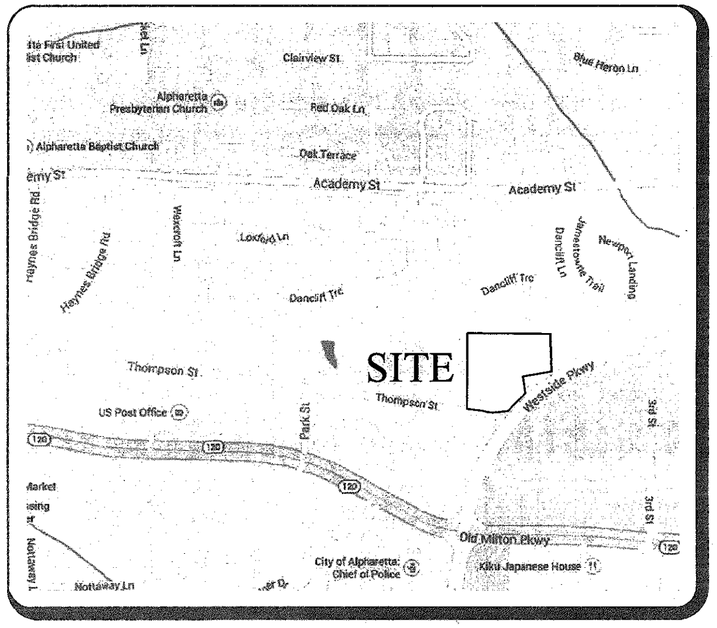
6. No zoning information provided for building setbacks.

7. There is no observed evidence of recent earth moving work, building construction or building additions observed in the process of conducting fieldwork.

8. Underground utilities located from paint markings by an unknown source

LEGEND

○ IPF	IRON PIN FOUND (#4 Re-Rod unless noted otherwise)
○ IPS	IRON PIN SET (#4 Re-Rod unless noted otherwise)
○ OT PIPE	IRON PIN FOUND (open top pipe)
○ CT PIPE	IRON PIN SET (crimp top pipe)
○	POINT
⊡ CMF	CONCRETE MONUMENT FOUND
● MH	SANITARY SEWER MANHOLE
—S—	SANITARY SEWER LINE
	STORM DRAINAGE LINE
--CS--	COMB. STORM & SAN. SEWER LINE
CB	CATCH BASIN
● J.B.	JUNCTION BOX
■ D.I.	DROP INLET
■ W.I.	WEIR INLET
■ C.I.	CURB INLET
	POWER POLE
	POWER POLE W/ GUY WIRE
	OVERHEAD POWER / TELEPHONE LINE
W	WATER VALVE
GV	GAS VALVE
FH	FIRE HYDRANT
—W—	WATER LINE
—G—	UNDERGROUND GAS LINE
—E—	UNDERGROUND ELECTRIC LINE
—T—	UNDERGROUND TELEPHONE LINE
—C—	UNDERGROUND CABLE LINE
	LIGHT POLE
	EXISTING TREE
(S03°10'W)	CALLS PER DEED
TW	TOP OF WALL
BW	BOTTOM OF WALL
	WALL (TYP)
	TRANSFORMER
BH	BOREHOLE
RCP	REINFORCED CONCRETE PIPE
B.S.L.	BUILDING SETBACK LINE
	SIGN
BOC	BACK OF CURB



SITE MAP (NTS)

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 802 of the 12th District, Fulton County, Georgia and being more particularly described as follows:

Beginning at a point at the intersection of the northwesterly right-of-way line of Westside Parkway (R/W Varies) and the southwesterly right-of-way line of Burnett Circle (R/W Varies), said point being the TRUE POINT OF BEGINNING; thence along the right-of-way line of Burnett Circle the following courses and distances: North 07 degrees 54 minutes 20 seconds West, a distance of 113.09 feet to a point; thence North 29 degrees 31 minutes 29 seconds West, a distance of 114.72 feet to a point; thence South 89 degrees 26 minutes 00 seconds West, a distance of 45.85 feet to a point; thence South 89 degrees 25 minutes 15 seconds West, a distance of 40.00 feet to a point; thence North 82 degrees 11 minutes 44 seconds West, a distance of 114.52 feet to a point; thence North 12 degrees 28 minutes 18 seconds East, a distance of 19.98 feet to a point; thence South 85 degrees 42 minutes 02 seconds East, a distance of 16.60 feet to a point; thence South 84 degrees 05 minutes 17 seconds East, a distance of 24.47 feet to a point; thence South 80 degrees 16 minutes 37 seconds East, a distance of 38.36 feet to a point; thence South 78 degrees 58 minutes 00 seconds East, a distance of 37.99 feet to a point; thence South 81 degrees 23 minutes 17 seconds East, a distance of 18.79 feet to a point; thence South 85 degrees 30 minutes 19 seconds East, a distance of 6.54 feet to a point; thence North 00 degrees 53 minutes 09 seconds West, a distance of 15.88 feet to a point; thence South 89 degrees 39 minutes 25 seconds East, a distance of 64.24 feet to a point; thence South 28 degrees 00 minutes 37 seconds East, a distance of 141.71 feet to a point; thence North 79 degrees 56 minutes 14 seconds East, a distance of 5.52 feet to a point; thence South 43 degrees 00 minutes 49 seconds East, a distance of 83.88 feet to a point on the northwesterly right-of-way line of Westside Parkway; thence along said right-of-way line, 86.99 feet along an arc of a curve to the left, said curve having a radius of 1,460.00 feet and a chord bearing and distance of South 50 degrees 35 minutes 38 seconds West 86.97 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 0.283 acres (12,322 SQ. FT)

The field data upon which this map or plat is based has a closure precision of one foot in 15,292 feet and an angular error of 00° 00' 05 per angle point and was adjusted using the compass adjustment rule.

This map or plat has been calculated for closure and is found to be accurate to within one foot in 166,172 feet.

EQUIPMENT USED:

ANGULAR: TOPCON TOTAL STATION

LINEAR: TOPCON TOTAL STATION

AS REQUIRED BY SUBSECTION (C) OF O.C.G.A. SECTION 15-6-67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY, OR MUNICIPAL-COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED. THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

GEORGIA REGISTERED No. 3199 LAND SURVEYOR MICHAEL C. SANFORD

REV	DATE	DESCRIPTION	BY

SHEET 1 OF 3

PLANNERS AND ENGINEERS COLLABORATIVE

"WE PROVIDE SOLUTIONS"

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■CIVIL ENGINEERING ■LAND SURVEYING

350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)451-2741 ■ WWW.PECATL.COM

OF

BURNETT CIRCLE

LAND LOT(S) 802
DISTRICT 12th

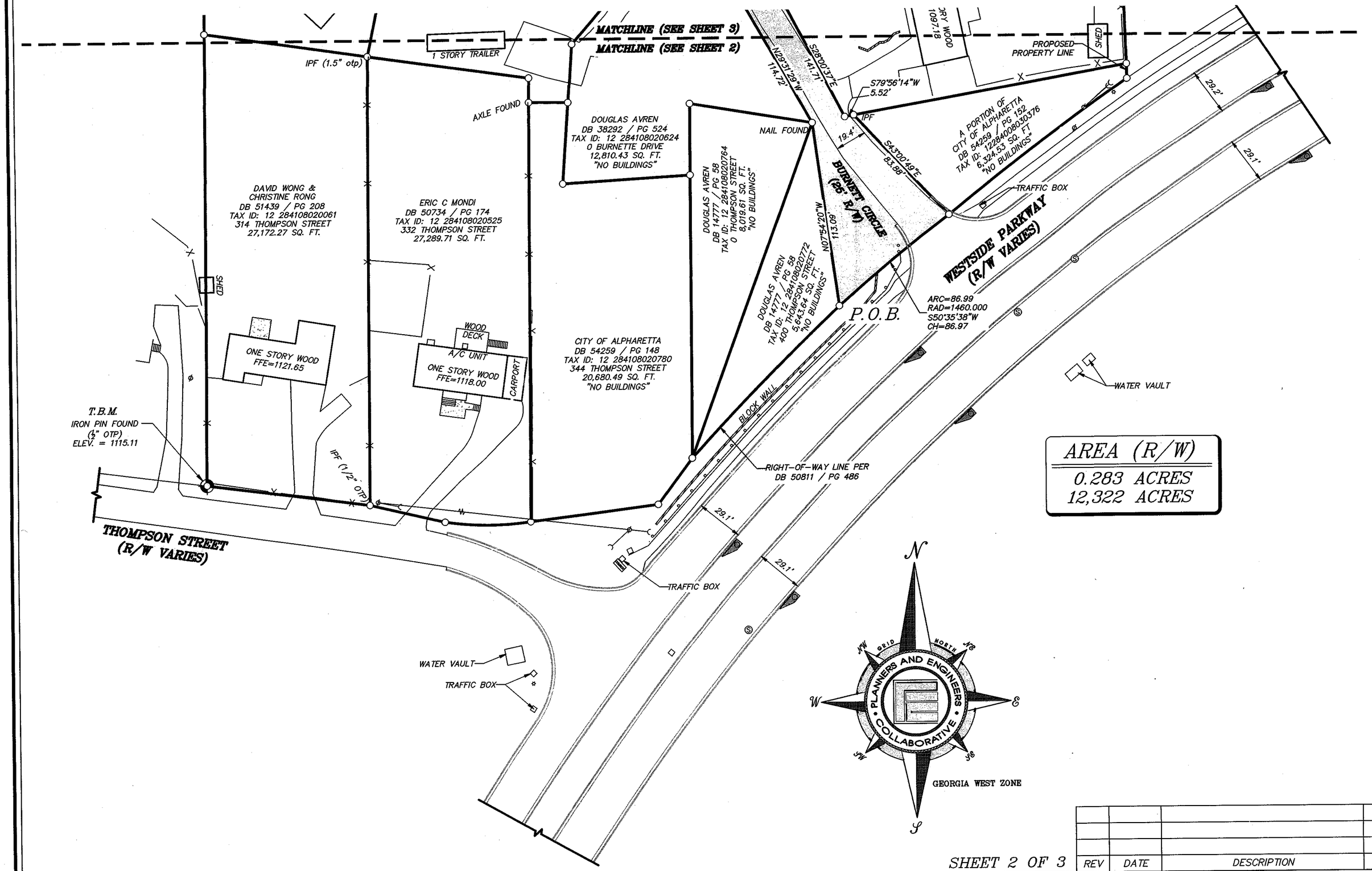
CITY OF ALPHARETTA

FULTON COUNTY
GEORGIA

RIGHT-OF-WAY ABANDONMENT PLAT

DRAWN BY: MCS
CHECKED BY: JNH
FILE NO.: 16142.00
DATE: JANUARY 24, 2017
SCALE: 1"=40'

0 20 40 80



AREA (R/W)

0.283 ACRES
12,322 ACRES

SHEET 2 OF 3

REV	DATE	DESCRIPTION	BY

PLANNERS AND ENGINEERS COLLABORATIVE
"WE PROVIDE SOLUTIONS"
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■CIVIL ENGINEERING ■LAND SURVEYING
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)451-2741 ■ WWW.PECATL.COM

OF

BURNETT CIRCLE

LAND LOT(S) 802
DISTRICT 12th

CITY OF ALPHARETTA

FULTON COUNTY
GEORGIA

RIGHT-OF-WAY ABANDONMENT PLAT

DRAWN BY: MCS
CHECKED BY: JNH
FILE NO.: 16142.00
DATE: JANUARY 24, 2017
SCALE: 1"=40'

0 20 40 80

ACADEMY PARK NEIGHBORHOOD
DB 47666 / PG 31
TAX ID: 22 514212660108

JAMESTOWN
PB 137 / PG 9
TAX ID: 22 514212660108

L.L. 1266

L.L. 1265

L.L. 802

L.L. 803

APPROXIMATE LAND LOT LINE

IPF (1/2" OTP)
0.3' N. OF PL

IPF

DITCH

JOSHUA AVREN
DB 55022 / PG 109
TAX ID: 12 284108020830
35 BURNETTE DRIVE
36,688.43 SQ. FT

IPF (3" OTP)
10.3' SW. OF COR

FELIPE CASTELLANOS
DB 44314 / PG 105
TAX ID: 12 284108020467
45 BURNETTE DRIVE
15,955.58 SQ. FT.

1 STORY WOOD
FFE=1087.73

1 STORY WOOD
FFE=1095.04

AXLE (ONLINE)

IPF

N89°34'43"E
150.10'

1 STORY VINYL
FFE=1106.72
GAR FFE=1103.04

RACHID KHARAB
DB 37172 / PG 581
TAX ID: 12 284108020749
55 BURNETTE DRIVE
15,989.21 SQ. FT.

BROWN & MONDI PROPERTIES INC
DB 46176 / PG 265
TAX ID: 12 284108020442
65 BURNETTE DRIVE
16,020.76 SQ. FT.

CITY OF ALPHARETTA
DB 54259 / PG 152
TAX ID: 12284008030376

1 STORY BRICK
FFE=1075.03

GARAGE
FFE=1079.75

S01°38'50"E
160.06'

IPF (5/8" REBAR)

BARBARA A. WALLER
DB 7490 / PG 47
TAX ID: 12 284108020475
34 BURNETTE DRIVE
13,801.75 SQ. FT.

S85°42'02"E
16.60'

S84°05'17"E
24.47'

S85°30'19"E
6.54'

S81°23'17"E
18.79'

S89°39'25"E
64.24'

N00°53'09"W
15.88'

ACCESS DRIVE

IPF

SHED

CAR PORT

DECK

ONE STORY BRICK
FFE=1094.03

N12°28'18"E
19.98'

IPF

S80°16'37"E
38.36'

S78°58'00"E
37.99'

BURNETT CIRCLE
(20' R/W)

MARK AVREN
DB 31904 / PG 339
TAX ID: 12 284108020616
30 BURNETTE DRIVE
10,130.42 SQ. FT.

N82°11'44"W
114.52'

S89°25'15"W
40.00'

S89°26'00"W
45.85'

POSSIBLE GAP
AREA: 1,594 SQ. FT.

KAREN E. SMALLEY
DB 30973 / PG 320
TAX ID: 12 284108020491
20 BURNETTE DRIVE
21,143.09 SQ. FT.

ONE STORY WOOD
FFE=1097.18

WOOD DECK

SHED

SHED

PROPOSED PROPERTY LINE

MATCHLINE (SEE SHEET 3)

MATCHLINE (SEE SHEET 2)

1 STORY TRAILER

IPF (1.5" otp)

N29°31'29"W
114.72'

S28°00'37"E
141.71'

S79°56'14"W
5.52'

IPF

AXLE FOUND

DOUGLAS AVREN

29.2'

JODY AVREN LIVING TRUST
DB 52339 / PG 108
TAX ID: 12 284108020053

SHEET 3 OF 3

REV	DATE	DESCRIPTION	BY

PLANNERS AND ENGINEERS COLLABORATIVE

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OF

BURNETT CIRCLE

LAND LOT(S) 802
DISTRICT 12th

CITY OF ALPHARETTA

FULTON COUNTY
GEORGIA

RIGHT-OF-WAY ABANDONMENT PLAT

DRAWN BY: MCS
CHECKED BY: JNH
FILE NO.: 16142.00
DATE: JANUARY 24, 2017
SCALE: 1"=40'

0 20 40 80

Please list all property owners, including address and telephone number, who have property abutting the subject road. Attach additional pages as necessary.

Name	Address	Telephone
City of Alpharetta		
Rachid Kharab		
Mark Avren	Addresses and Parcel ID #'s are attached	
Barbara A. Waller		
Joshua Avren		
Douglas Avren		

Brown & Mondi Properties

Please list anyone, including address and telephone number, who presently resides on property abutting the subject road. Attach additional pages as necessary.

Name	Address	Telephone
Karen E. Smalley		
City of Alpharetta		
Felipe Castellanos		

In the space provided, please describe the efforts that you have undertaken to notify the aforementioned property owners and residents of your request to abandon the subject road. If such notification was in writing, please attach a sample of the letter or other document used. If such notification was mailed, please attach proof of mailing.

All of the above properties are under contract for sale with Residential South Partners and the owners are aware of the road abandonment as part of the assemblage of properties for development.

Is any of the property abutting the subject road for sale? ☒ Yes ☐ No

Is the sale of the property contingent upon the road abandonment? ☒ Yes ☐ No ☐ N/A

12 284108020780 (344 Thompson St) – City of Alpharetta

12 284108020475 (34 Burnett Dr) – Barbara Waller

12 284108020830 (35 Burnett Dr) – Joshua Avren

12 284108020616 (30 Burnett Dr) – Mark Aren

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12 284108020772 & 12 284108020764 (400 Thompson St) – Doug Avren

12 284108020624 (0 Burnett Dr) – Doug Avren

12 284108020749 (55 Burnette Cir) Rachid Kharab

12 284108020442 (65 Burnette Cir) Brown & Mondi Properties

12 284008030376 (0 Westside Pkwy) City of Alpharetta

City Council Meeting and Public Hearing
STAFF REPORT

Submitting Department: Community Development
Submitted By:
Meeting Date: May 22, 2017

I. AGENDA ITEM TITLE: PH-17-15: UNIFIED DEVELOPMENT CODE - TEXT AMENDMENTS (1ST READING)
CONSIDERATION OF TEXT AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE TO ADD A DEFINITION TO SECTION 1.4.2 AND DETERMINE APPROPRIATE ZONING DISTRICTS IN SECTION 2.2.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

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

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

staff report, Sec 3.4 Uses Allowed by District, Sec 1.4 Definitions, Ordinance

CITY COUNCIL MEETING
STAFF REPORT

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

I. AGENDA ITEM TITLE: PH-17-15 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – DISCOUNT STORE, BREWERY & DISTILLERY

CITY COUNCIL: MAY 22, 2017

This item was heard at the May 19, 2017 Planning Commission meeting. No one from the public spoke for or against the request. The Planning Commission asked Staff re-examine the definition of 'Discount Store' to make it more specific. After discussion, the Planning Commission recommended to approve this item. Vote (6-0)

II. RECOMMENDATION:

Approve text amendments to the Unified Development Code for 'Discount Store', 'Brewery' and 'Distillery' definitions.

III. REPORT IN BRIEF:

Consideration of amendments to the Unified Development Code (UDC) Section 1.4 Definitions to add definitions for 'Discount Store', 'Brewery' and 'Distillery'. Text amendments are proposed within UDC Section 2.2 Permitted Use Districts and Regulations and UDC Appendix A: Alpharetta Downtown Code, Section 3.4 to identify 'Discount Store', 'Brewery' and 'Distillery' as permissible and conditional uses in the appropriate zoning districts.

Discount Store:
Staff proposes adding a definition for 'Discount Store' and to add the use as an allowable use in the LI (Light Industrial) zoning district. Currently, staff interprets a 'Discount Store' to be a 'Retail Establishment, Mixed Sales', which is a permitted use in the C-2 and LI zoning districts and a conditional use in the CUP, C-1 and PSC zoning districts. Staff proposes the following definition:

> "Discount Store. A retail store that sells new or used goods or products at prices lower than traditional retail outlets. Discount stores principally engage in offering a category of similar goods or a wide assortment of goods for sale to the general public."

Brewery & Distillery:
Staff proposes adding definitions for 'Brewery' and 'Distillery' and to add the uses as permissible in the LI district and as a conditional use in the CUP, O-I, C-1, C-2, PSC, MU, DT-C and DT-MU districts. Staff proposes the following definitions:

> "Brewery. A facility where malt beverages are manufactured or brewed."

> "Distillery. A facility where distilled spirits are manufactured (distilled, rectified or blended)."

These definitions were provided by the City Attorney and come directly from State law and the City's Alcohol Ordinance.

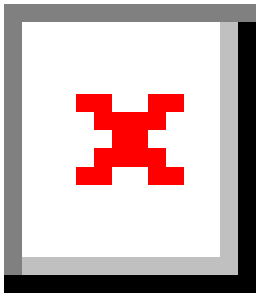
IV. ATTACHMENTS:

- UDC Strike Through and Underline Edits

1.4.2 Defined terms.

Words and phrases defined herein shall be interpreted as defined without regard to other meanings in common or ordinary use, unless the context of the word or phrase indicates otherwise. Words and phrases not defined in this Ordinance shall be construed to have the meaning given by common and ordinary use as defined by Webster's New International Dictionary, Latest Edition. Figures associated with defined terms in this Section are provided for illustration only and do not limit or change the meaning of the term as defined in writing.

Acceleration Lane. An added roadway lane which permits integration and merging of slower moving vehicles into the main vehicular stream.



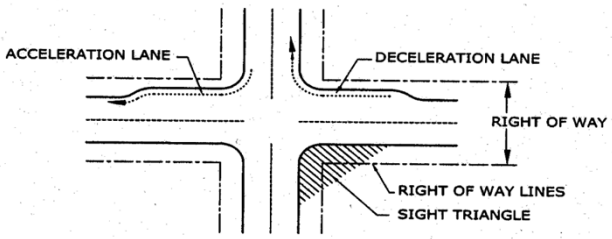
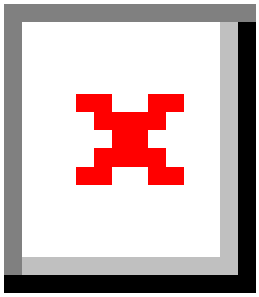


FIGURE 1

Access. A way or means of approach to provide physical entrance to a property.

Accessory Structure. A structure detached from a principal building on the same lot and customarily incidental and subordinate to the principal building or use.



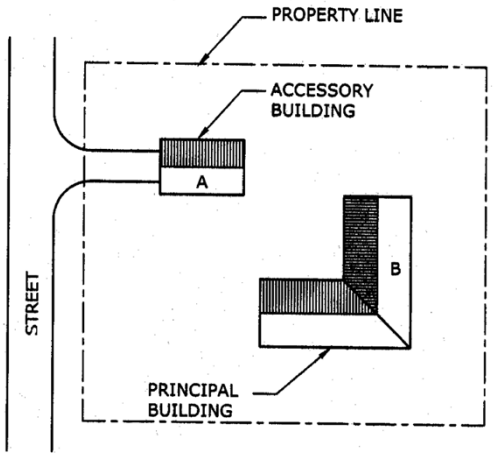


FIGURE 2

Accessory Use. A use customarily incidental and subordinate to the principal use and located on the same lot with such principal use.

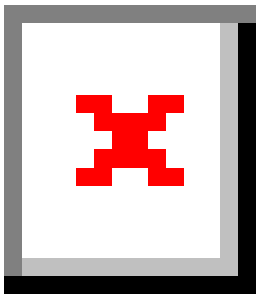
Acre. A measure of land area containing 43,560 square feet.

1. *Acreage, Gross.* The total area of a property measured in acres and fractions thereof rounded to the nearest one-tenth acre.
2. *Acreage, Net.* The total buildable area of a property measured in acres to the nearest one-tenth, as existed when originally approved for its current zoning district, less any flood plain, easements and land dedicated to and accepted for streets or other public improvements by the City.

Adult Book Store. A retail establishment, a majority of whose inventory consists of books, magazines, videotapes and similar materials containing sexual activities or specified anatomical parts.

Airport. A property or structure licensed and approved by the Federal Aviation Administration where fixed wing aircraft or helicopters can land and take off, which may be equipped with hangars, facilities for refueling and repair and various accommodations for passengers.

Aisle. The traveled way, which is not the public right-of-way, by which cars enter and depart parking spaces.



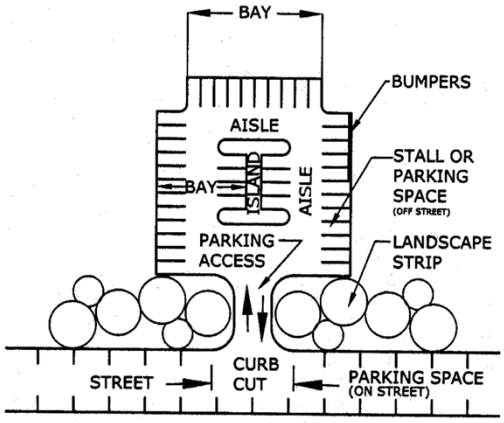


FIGURE 3

Alley. A non-exclusive private easement or publicly dedicated service way providing a secondary means of public access to abutting property and not intended for general traffic circulation.

Alteration of Building. Any change in the supporting members of a building (such as bearing walls, columns or girders); any change in the non-supporting interior walls of a building; any addition or reduction to a building; any change in use; or any relocation of a building from one location or position to another.

Amphitheater. An outdoor area designed or intended for the projection of sound to be heard by a nearby audience.

Amenity. A natural or man-made feature which is intended to enhance or make more attractive or satisfying a particular property.

Animal Hospital, Large Animals. A place where horses, cattle, sheep or other animals normally kept in agricultural settings are given medical or surgical treatment and the boarding of animals is limited to short-term care incidental to the hospital use.

Animal Hospital, Small Animals. A place where dogs, cats, birds or other animals normally kept as household pets are given medical or surgical treatment and the boarding of animals is limited to short-term care incidental to the hospital use.

Annexation. The incorporation of a land area into the City with a resulting change in the city limit boundaries.

Antenna. See Section 2.8 for definition of 'antenna.'

Apartment. One or more rooms comprising an independent dwelling unit in a 'For-Rent' building.

Applicant. Any person making a request to the City for any approval, permit or authorization under the procedures contained in this Ordinance.

Art Galleries. An establishment engaged in the sale, loan, or display of art books, paintings, sculpture, or other works of art. This does not include libraries, museums, or non-commercial art galleries, or where such display of art is incidental to the primary use.

Asphalt Plant. A business which manufactures, mixes, or blends asphaltic products for distribution.

Assisted Living Facility. See Congregate Housing.

Associations. An organization of persons having common interests or purposes.

Auditorium. An indoor building or structure designed or intended for use for the gathering of people as an audience to hear music, lectures, plays, and other presentations.

Auto Sales and Leasing. The use of any building, land area, or other premises or portions thereof, for the display, sales or lease of automobiles, trucks, vans, trailers or recreational vehicles, including internet transactions where most vehicles are not stored on site.

Automobile. A self-propelled, free moving vehicle, with at least four but no more than six wheels, designed primarily for the transportation of passengers or for conveyance of up to two tons of materials on a street or roadway.

Automobile Service Station. Any building, land area or other premises, or portion thereof used or intended to be used for the retail dispensing or sales of vehicular fuels; and including as an accessory use the sale and installation of lubricants, tires, batteries and similar accessories, or the provision of tune-up or light maintenance services for vehicles.

Automotive Service Establishment. A business principally engaged in the repair of automobiles or other motorized vehicles, or the installation or repair of equipment or parts on motorized vehicles such as mufflers, brakes, tires, radios, transmissions, and engines or engine parts.

Bakery. An establishment primarily engaged in the retail sale of baked products for consumption off site. The products may be prepared either on or off site. Such use may include incidental food service.

Bank. A freestanding building, with or without a drive-up window, for the custody, loan, or exchange of money; for the extension of credit; and for facilitating the transmission of funds. This may include credit unions, savings and loans, and traditional banks.

Barber Shop. Any establishment or place of business within which the practice of barbering is engaged in or carried on by one or more barbers.

Basement. An area below the first floor of a building used for storage, garages, and utilities or for common use of the occupants of the building. A basement used for any one or more of the above purposes shall not be counted as a story.

Beauty Shop. Any commercial establishment, residence, vehicle, or other establishment, place, or event wherein cosmetology is offered or practiced on a regular basis for compensation.

Bed and Breakfast. A building in which lodging and meals are provided for no more than 15 guest and meals are served in a common dining room.

Berm. A mound of earth, or the act of pushing earth into a mound.

Block. A tract of land bounded by streets or a combination of streets and public land, rights-of-way or any other barrier to the community or development.

Board of Appeals. The appointed Board of Appeals of the City of Alpharetta.

Boarding House. A dwelling where more than two, but fewer than six rooms are provided for lodging for definite periods of times. Meals may or may not be provided, but there is one common kitchen facility. No meals are provided to outside guests.

Book or Stationery Store. An establishment for the sale or distribution of books and miscellaneous stationery by direct retail sales to the public.

Bottled Gas Storage and Distribution. An establishment where gas is stored for wholesale distribution.

Brewery. A facility where malt beverages are manufactured or brewed.

Broadcasting Studio. An establishment for the dissemination of radio, television, satellite, or similar medium, which may include a transmission tower.

Buffer Area or Buffer Strip. That portion of a lot set aside for open space and screening purposes pursuant to applicable provisions of this Ordinance to separate different zoning districts or uses on one property from uses on another property. A required set back area may not be included in a required buffer area or visa-versa.

Buffer, Undisturbed. An area of land as defined above that exists in its natural state without intrusion or alteration. The addition of landscaping into areas of sparse vegetation within undisturbed buffers does not constitute intrusion or alteration.

Buildable Area. See "Lot Building Area."

Builder's Equipment. An area designed or intended for the storage and use of equipment or materials common in the construction trade. This may not include sales of such equipment or materials.

Building. Any structure built for or intended for occupancy, storage or shelter of persons, animals, personal or business property, or machinery of any kind which is entirely separated from any other structure.

Building Code. The latest edition of all codes relating to the construction of buildings and their mechanical, electrical and other systems, as adopted by the City of Alpharetta pursuant to the Georgia Uniform Building Code Act and also referred to as the Standard Building Code.

Building Frontage. The linear width of a building facing or most nearly facing a street.

Building Height. The vertical distance to the highest point of the roof surface of a flat roof, the deck line of a mansard roof, and to the mean height level between eaves and ridge of a gable, hip or gambrel roof, as measured from the average finished grade across the building frontage.

Building Inspector. The Building Official of the City of Alpharetta or the Building Official's designated representative.

Building Site. A parcel or lot or land occupied or intended to be occupied by a building or structure having not less than the minimum area permitted by the code.

Bus Shelter. A small, roofed structure, having from one to three walls, located near a street, and designed primarily for the protection and convenience of bus passengers.

Car Wash. Any building or premises or portions thereof dedicated to use for washing automobiles; or a structure containing facilities for washing automobiles.

Carpenter Shop. An establishment utilized for the manufacture or assemblage of wood into usable forms for sale and distribution.

Carpet and Rug Sales. An establishment for the retail or wholesale sale of floor coverings.

Cemetery. Land used or dedicated to the burial or internment of human or animal remains, including crematoriums, mausoleums, necessary sales, and maintenance facilities.

Center Line of Street. Any line surveyed as such by the City of Alpharetta or the Georgia Department of Transportation or their designee, or, if no such survey exists, the line which is midway between the edge of pavement or back of curb of a street.

Central Business District (CBD). That portion of the City bounded by Mayfield Road to the North, Old Milton Parkway to the South, Haynes Bridge Road and Highway 9 to the east and Roswell and Canton Streets to the west. (see page 2-103)

Certificate of Occupancy. A document issued by the Director indicating that a particular building conforms with the requirements of this Ordinance and the building is complete and ready for use.

Church. A facility incorporating one or more buildings where religious services are conducted.

City. The City of Alpharetta, Georgia.

City Administrator. The Chief Operating Officer of the City of Alpharetta or his designee.

City Clerk. The City Clerk of Alpharetta, Georgia, or the City Clerk's designated representative.

City Council or Mayor and Council. The legally constituted and elected governing body of the City of Alpharetta, Georgia.

Clinic. An establishment where patients are admitted for examination and treatment by one or more physicians, dentists, psychologists, medical professionals, or social workers and where patients are not usually lodged overnight.

Club. Buildings and facilities owned or operated by an association or persons for a social or recreational purpose.

Collection Box. A container, trailer, vehicle or other structure, used for the purpose of acquiring donated goods, by a for-profit or not-for-profit entity.

Commercial Parking Lot. An area or structure dedicated to the temporary storage of automobiles or other vehicles for periods of less than 24 hours for a fee, operated as the principal use of the property or structure.

Community Development Director. The Director of the Community Development Department or his designee.

Comprehensive Plan (CP). The long-range plan for guiding development in the City of Alpharetta and the City's urban area to a point in time at least 15 years from when the plan was adopted, with the overall goal being to accommodate development in a timely, orderly, and efficient arrangement of land uses and public facilities and services that meet the needs of present and future residents and businesses.

Concept Plan. A generalized map presenting an image or representation of a proposed development, and showing those plan elements as further required by this Ordinance.

Concrete Plant. A business which manufactures, mixes, or blends concrete products for distribution.

Conditional Use. A use that generally would not be appropriate throughout a zoning district but which, if controlled as to visual appearance, number, area, height, location, or relation to abutting or nearby uses, would not be injurious to the public, health, safety, welfare, morals, order, comfort, convenience, appearance or general welfare. Such uses may be permitted only in zoning districts specified in this Ordinance and are subject to conditions and approval by the Mayor and Council.

Condominium. A legal form of multiple ownership consisting of a building, or group of buildings, in which units are owned individually, and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis.

Condominium, Office. An office building (or group of buildings) organized, owned and maintained as a condominium.

Condominium, Residential. A building type consisting of individual units located within a single structure. The structure normally has at least two, but no more than six stories. The structure is designed to appear as a single building with no architectural distinction between the units. Architectural elements such as materials, colors and windows are repeated consistently throughout the building and there is usually a single roof element and a single point of primary entry. The architectural style typically expresses the horizontal lines of the building which then accentuates the floors of the building as a primary visual

element. The common areas of the building such as the elevators and lobby may be expressed as special features on the main elevations of the structure.

Congregate Housing. Any group dwelling or facility licensed by the state, public or private, which for gain or otherwise, regularly provides one or more persons with assisted living care. The term "assisted living care" means specialized care and services including the provision of personal services, the administration of medications by a certified medication aide and the provision of assisted self-preservation. The term "personal services" includes, but is not limited to, individual assistance with or supervision of self-administered medication, assistance, essential activities of daily living such as eating, bathing, grooming, dressing, toileting, ambulation and transfer. The term "assisted self-preservation" means the capacity of a resident to be evacuated from an assisted living facility to a designated point of safety and within an established period of time as determined by the Office of Fire Safety Commissioner. Assisted self-preservation is a function of all of the following:

1. The condition of the individual.
2. The assistance that is available to be provided to the individual by the staff of the assisted living facility; and
3. The construction of the building in which the assisted living facility is housed, including whether such building meets the state fire safety requirements applicable to an existing health care occupancy.

Construction Trailer. A temporary structure used as an office and located on an active construction site.

Contractor's Office with outside storage. A room or group of rooms used for conducting business that includes an enclosed exterior space for the storage of business related equipment and supplies.

Contractor's Office without outside storage. A room or group of rooms used for conducting business that does not use any exterior storage area.

Convenience Center with Gas Pumps. A facility that combines a small retail store with the sale and dispensing of gasoline products.

Convenience Store. A retail establishment primarily selling packaged food and household convenience items, which may also dispense automobile fuel, oil and accessories. Excluded from this definition is any establishment providing automotive maintenance services or repairs.

Craftsman Shop or Studio. A facility where products are made or serviced on an individual basis without the use of mechanized or assembly line production equipment.

Curb Break or Curb Cut. Any interruption or break in the line of a street curb for the purpose of connecting a driveway to a street, or otherwise to provide vehicular access to abutting property.

Data Center. A building or complex of buildings in which a substantial portion of the gross square footage is dedicated to the housing of computer or data processing equipment or systems.

Day Care Center. Any establishment operated by an individual, partnership, society, agency, corporation, institution or group, and licensed by or registered with the State of Georgia as a group day care home or day care center, which enrolls therein for pay, for supervision and care, seven or more children or adults. Such facility may provide supervision, care, education, recreation and specialized programmings but does not provide overnight accommodations.

Deed. An instrument that conveys or transfers title to land or other real property.

Density. The average number of dwelling units or gross square feet of building floor area per gross acre of land. For an individual property, the density shall be calculated by dividing the total dwelling units or gross square footage of the building by the total gross acres of the property that existed when originally approved for its current zoning district.

Design Review Board. The Design Review Board of the City of Alpharetta, as established by this Ordinance and appointed by the Mayor and Council.

Development Activity. The construction of public improvements, site improvements, or buildings, including any alteration of a property in preparation for such construction. Development Activity shall also include the "thinning" or removal of trees from undeveloped land in conjunction with a forest management program, and the removal of trees incidental to the development of land or to the marketing of land for development.

Director. Unless otherwise specified, the Director of Community Development of the City of Alpharetta, Georgia, or the Director's designated representative.

Discount Store. A retail store that sells new or used goods or products at prices lower than traditional retail outlets. Discount stores principally engage in offering a category of similar goods or a wide assortment of goods for sale to the general public.

Distillery. A facility where distilled spirits are manufactured (distilled, rectified or blended).

Drainage. See Article III, Section 3.1 for all definitions relating to drainage and storm water control.

Drive or Driveway. A surfaced asphalt or concrete area on a lot which provides direct access for vehicles between a street and a private garage, carport or other permitted parking space or parking area or loading area.

Dry cleaning, pick-up station. An establishment or business maintained for the pickup and delivery of dry cleaning and/or laundry without the maintenance or operation of any laundry or dry-cleaning equipment or machinery on the premises.

Dry cleaning plant. A building, portion of a building, or premises used or intended to be used for cleaning fabrics, textiles, wearing apparel, or articles of any sort by immersion and/or agitation, and other processes incidental thereto.

Duplex. A building type consisting of two independent units that are attached by a common side wall, floor and/or ceiling. Such units normally have at least two, but no more than four floors. These units may share a common front door and are sometimes designed to appear as a single unit.

Dwelling, 'For-Rent' (Downtown, Central Business District).

a. Unit—A residential unit designed to be leased or rented and occupied by a single family tenant and located within the Central Business District (map page 2-115).

b. Building—A structure incorporating multiple rental units. (See Apartments.)

c. See Section 2.7 Standards for Downtown, Central Business District.

Dwelling, 'For-Rent' (Outside of Central Business District).

a. Unit—A residential unit designed to be leased or rented and occupied by a single family tenant.

b. Building—A structure incorporating multiple rental units. (See Apartment.)

c. See Section 2.7 Standards for Units (outside of Central Business District).

Dwelling, 'For-Sale'.

a. Detached—A free-standing residential unit designed to be purchased and occupied by a single family.

b. Attached—A residential unit attached to other residential units and designed to be purchased and occupied by a single family.

c. Condominium—A type of property ownership in which a 'For-Sale' unit is purchased and the purchaser of each unit acquires full title to the unit and an undivided interest in the common elements (the land, roof, elevator, etc.).

Dwelling, Group. A building or portion of a building occupied or intended for occupancy by a number of unrelated persons or families, but in which separate cooking facilities are not provided for such resident persons or families. The term "group dwelling" includes but is not limited to the terms rooming house,

apartment hotel, nursing home, fraternity or sorority house, YMCA or YWCA. A hotel, motel or bed and breakfast tourist home shall not be deemed to be a group dwelling as herein defined.

Dwelling Unit. One or more rooms connected together and constituting a separate, independent housekeeping establishment designed for use by one family with provision for cooking, eating, sleeping, bathing and personal sanitation, and physically set apart from any other rooms or dwelling units in the same structure or another structure.

Easement. A grant by a property owner of any designated part of a property for the use by another for a specified purpose without transfer of title or right of ownership.

Egress. An exit.

Electric power yards, substation. All equipment, fixtures, and personal property operated or maintained in connection with the production of electricity using any source of thermal, steam, wind, or solar energy with a generating capacity of more than 500 kilowatts and less than 50 megawatts.

Existing Use. The use of a lot or structure at the current time or another time if so designated.

Extended Stay Hotel. A building containing guest rooms for lodging, offered to the public for compensation, which are advertised, designed, intended or routinely utilized for weekly or monthly occupancy, or in which at least 30% of all guest rooms have facilities for the refrigeration and preparation of food by guests, such as a refrigerator and a cooktop/stove (or a refrigerator, a microwave, and a dishwasher or kitchenette sink), and a self-serve laundry facility is available for guests use. For the purposes of this Code, extended stay hotels and hotels (or motels) are separate and distinct uses. See, Section 2.7.3.

Family. One or more persons related by blood, adoption, guardianship or marriage and/or not more than three unrelated persons, living and cooking together as a single, nonprofit housekeeping unit.

Family Day Care Home. An accessory use within a private residence, licensed by or registered with the State of Georgia as a family day care home, operated by the occupant of the dwelling who enrolls for pay, for supervision and care without overnight accommodations, three but not more than six children or adults.

Fast Food Restaurant. See Restaurant, Drive-thru or Fast Food.

Fence. A structure made of manufactured materials—and used for the purpose of defining a boundary, creating an enclosure, providing security, privacy or screening, or as a means of protection.

Flood Control. See Article III, Section 3.4, for definitions relating to flooding and flood control.

Floor Area. The total number of square feet of heated floor space within the exterior walls of a building.

Floor, First. The location within a building in which the primary egress and ingress are provided.

Florist, Retail With Greenhouse. Any business establishment which, as its primary business, sells at retail flowers and ornamental plants. A greenhouse or nursery for the growing of plants, or another open or enclosed supplemental display area outside the establishment, is permitted as a normal accessory use.

Florist, Retail Without Greenhouse. Any business establishment which, as its primary business, sells at retail flowers and ornamental plants. A greenhouse or nursery for the growing of plants, or another open or enclosed supplemental display area outside the establishment, is not permitted.

Frontage Lot or Street Frontage. The width in linear feet of a lot where it abuts the right-of-way of any street from which access may be directly gained.

Funeral Home. A building used for the preparation of deceased human beings for burial and the display of the deceased and ceremonies connected therewith before burial or cremation.

Future Land Use Map. The map named as such and contained in the Comprehensive Plan that indicates areas appropriate for various land uses and public facilities over time and as described in the Comprehensive Plan text.

Garage Sale. The sale or offering for sale of miscellaneous personal items on a residential zoned lot, (not including churches and schools).

Garden District. That portion of Canton Street bounded by Church Street to the south and Hopewell Road to the north.

Gasoline Station. A facility where primary use is the dispensation of fuels. (Also see Convenience Center with Gas Pumps)

Gazebo. An accessory, open air structure not exceeding 300 sq. ft. in size.

Governing Body. The Mayor and Council of the City of Alpharetta, Georgia, under whose authority this Ordinance is enacted into law, administered, and enforced.

Grade. The degree rise or descent of a sloping surface. The average elevation of the sidewalk or crown of road surrounding a building site.

Grade, Finished. See Section 3.1, "Site Grading and Land Disturbance."

Greenhouse. A building whose roof and sides are made largely of glass or other transparent or translucent material and in which the temperature and humidity can be regulated for the cultivation of plants for subsequent sale or for personal enjoyment.

Group Home. A dwelling shared by four or fewer persons, excluding resident owner, (or no more than six persons including the resident owner), who live together as a single housekeeping unit and in a long term, family-like environment in which the resident owner, serving as the primary caregiver to the residents, provides care, education and participation in community activities for the residents with the primary goal of enabling the residents to live as independently as possible in order to reach their maximum potential. 1. No group home shall be located within 2,000 ft. of another group home as measured at the property line. 2. A group home shall be limited to one structure and multiple structures located near one another shall not be considered components of one group home. Each structure shall meet distance requirements. The term "group home" shall not include a halfway house, a treatment center for alcoholism or drug abuse, and work release facility for convicts or ex-convicts, a home for detention and/or rehabilitation of juveniles adjudged delinquent or unruly and placed in custody of the state or other housing facilities serving as an alternate to incarceration. The term "group home" shall also not allow the use of a dwelling as an apartment or duplex. A "group home" shall not allow use of the dwelling as a home for individuals on parole, probation, or convicted and released from incarceration, for any crimes including child molestation, aggravated child molestation, or child sexual abuse, as defined in O.C.G.A. 16-6-4 or individuals required to register as sex offenders pursuant to O.C.G.A. 42-1-12. A group home may include a home for the handicapped. As used in this subsection, the term "handicapped" shall mean:

1. Having a physical or mental impairment that substantially limits one or more of such person's major life activities so that such person is incapable of living independently;
2. Having a record of having such an impairment; or
3. Being regarded as having impairment.

However, the term "handicapped" shall not include current illegal use of or addiction to a controlled substance, nor shall it include any person whose residency in the home would constitute a direct threat to the health and safety of other individuals.

Hardware Store. A facility of 30,000 or fewer square feet gross floor area, primarily engaged in the retail sale of various basic hardware lines, such as tools, builders' hardware, plumbing and electrical supplies, paint and glass, housewares and household appliance, garden supplies, etc.; if greater than 30,000 square feet, such a facility is a Home Improvement Center.

Historic Business District. That portion of the Central Business District bounded by Church Street to the north, Highway 9 to the east, Marietta Street to the south and Milton High School to the west. (see page 2-122)

Home Improvement Center. A facility of more than 30,000 square feet gross floor area, engaged in the retail sale of various basic hardware lines, such as tools, builders hardware, paint and glass, houseware and household appliances, garden supplies, and cutlery.

Home Occupation. Any activity carried out as a business and/or for profit by the resident and conducted as an accessory use in the resident's dwelling unit.

Hospital. A building providing primary or tertiary health services and medical or surgical care to persons including in-patients and out-patients, suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions, and including as an integral part of the institution, related facilities such as laboratories, outpatient facilities or training facilities.

Hotel (or Motel). A building in which lodging along with customary lodging facilities and services, such as meeting rooms, restaurant, maid service and fitness center, are provided for transient guests for an average stay of less than 7 days and offered to the public for compensation. Guest rooms within the building contain no provisions for food preparation other than a mini-fridge and/or microwave, there are no self-serve laundry facilities (for guests use) within the building, and access to each guest room is through an inside lobby which is supervised at all hours.

Improvements. The buildings, public utilities and facilities, and accessory structures built on or serving a property.

A. *Public Improvements.* Any structure, owned by or to be dedicated to a government or a utility regulated by the Georgia Public Service Commission, together with its associated public land, easement or right-of-way, necessary to provide transportation, drainage, public or private utilities, or other public services such as education, recreation, or public safety.

B. *Site Improvements.* Any structure, other than a principal building or a structure intended for dedication to public ownership, constructed to support or provide for the use or occupancy of a property, such as driveways, parking and loading areas, retaining walls and other earthen works, erosion and sedimentation control facilities, stormwater drains and detention facilities, and connections to public water, sewer or other utilities.

Industrial Park. A development that contains a number of separate industrial buildings and supporting uses on one or more lots, which is designed, planned, constructed and managed on an integrated and coordinated basis.

Industrialized Buildings. Prefabricated structures as defined in O.C.G.A. 110-2 and usually used for a limited time period such as for a site construction office, portable classroom and site real estate office.

Ingress. Access or entry.

Island. In parking lot and street design, built-up curbs (and in parking lots usually placed at the end of parking rows) as a guide to traffic and also used for landscaping, signing or lighting.

Junk or Salvage Yards. Any area, lot, land, parcel, building or structure or part thereof used for the storage, processing, purchase, sale or abandonment of wastepaper, rags, scrap metal or other scrap or discarded goods, materials, machinery or two or more unregistered, inoperable vehicles or other type of junk. See Also "Recycling Center."

Kennel. An establishment in which more than six dogs or other domesticated animals more than one year old may be housed, groomed, bred, boarded, trained or sold.

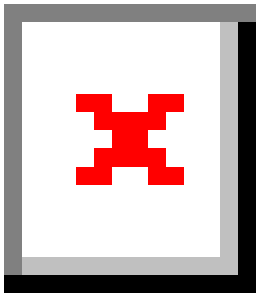
Land Disturbance Permit. A permit issued by the City that authorizes Development Activity, and includes, but is not limited to, activity related to soil erosion control, clearing and grubbing, grading, public and site improvements. This permit does not authorize building construction.

Land Use. See "Use," "Principal Use," and "Accessory Use."

Landscape Strip. A portion of a lot required to be reserved for, installed with, and maintained with vegetation. Such a strip may or may not be required to be of a linear form.

Loading Space, Off-street. A space or berth used for the loading or unloading of commercial vehicles, trucks or other vehicles.

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



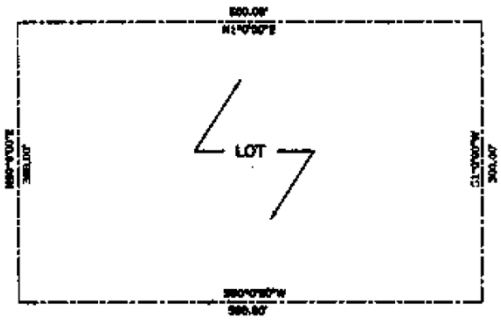
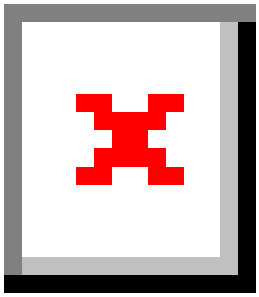


FIGURE 4

Lot Building Area. The portion of a lot located interior to the front, side and rear yard building setback lines; that is, the portion of a lot wherein a building may be located.

Lot, Corner. A lot abutting two or more streets at their intersection.



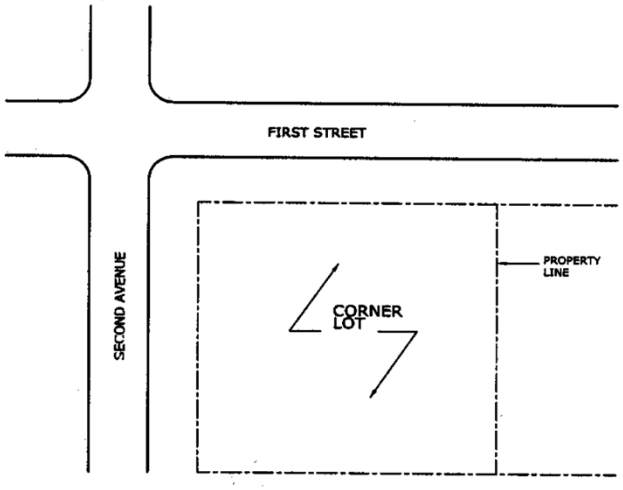
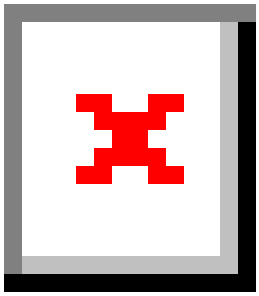


FIGURE 5

Lot Coverage. That portion of the lot that is covered by buildings, structures, and any other impervious surface.

Lot Depth. The distance between front and rear lot lines. If front and rear lines of said lot are not parallel, such least dimension shall be deemed to be the lot depth.

Lot, Double Frontage. A lot which has frontage on more than one street, provided however, that no corner lot shall qualify as a double frontage lot unless said corner lot has frontage on three or more streets.



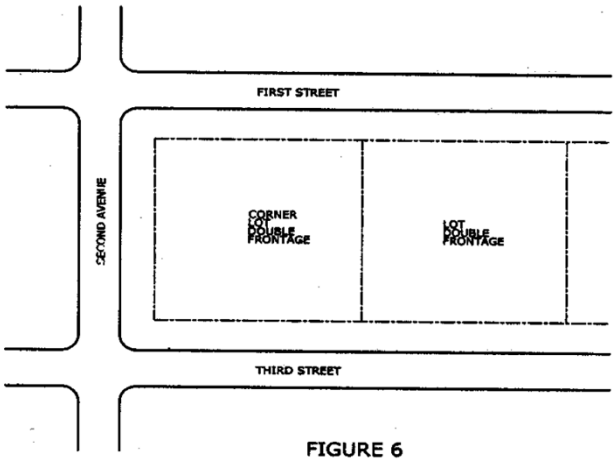


FIGURE 6

Lot, Flag. An "L" shaped lot whose frontage is provided by the driveway access which ties the buildable portion of the property to the street.

Lot Frontage. See "Frontage."

Lot Line. A line of record bounding a lot which divides one lot from another lot or from a street or any public space.

A. *Front Lot Line.* Any boundary line of a lot which is coterminous with a public street right-of-way line or private street easement line. For a corner lot, the narrow portion is usually considered the front.

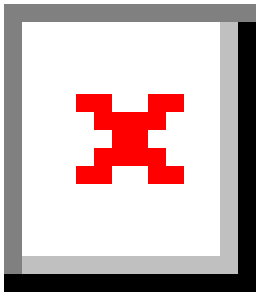
B. *Rear Lot Line.* Any boundary line of a lot which does not intersect with a street right-of-way or private street easement line and which is usually opposite of the front lot line.

C. *Side Lot Line.* Any boundary line of a lot which intersects with a street right-of-way or private street easement line.

Lot of Record. A lot which exists as shown or described on a plat or deed recorded in the Office of the Clerk of the Superior Court of Fulton County.

Lot Width. The distance measured between side lot lines at the front minimum setback line between intersecting lot lines.

Lot Width—Cul-de-sac. The distance measured between side lot lines at the point of the property that is twice the front setback requirement from the front property line.



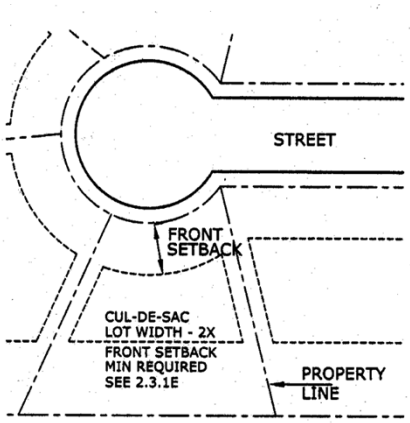


FIG 7

Mansard Façade. An architectural appendage or embellishment to a flat topped structure which is attached to the front external wall and if intended to create the appearance of a mansard roof. See also "Roof."

Manufactured Building. A factory-built, structure that meets national standards for manufactured buildings.

Manufacturing, Heavy. The extraction of natural resources or the transformation of raw materials through mechanical or chemical means into new products ready for assembly, fabrication or use in the production of finished goods.

Manufacturing, Light. The fabrication or assembly of parts into a finished product or component products.

Marquee. Any hood, canopy, awning or permanent construction which projects from a wall of a building, usually above an entrance.

Massage Parlor. Any facility, other than a hospital or clinic, where non-medical manipulative devices or exercises are practiced upon the human body by someone other than a licensed medical professional.

Master Plan. A plan map and associated statement of intent which, at least, includes a depiction of pods, roads, buffers, flood areas, permitted uses and development regulations which represents the framework for development activity on a property. See also "Concept Plan."

Median Break or Cut. Any interruption in the curb separating opposing vehicular travel lanes of a street for the purpose of allowing ingress or egress by left turning movements to a street, or abutting property.

Metes and Bounds. A method of describing the boundaries of land by directions and distances from a known point of reference.

Mezzanine. An intermediate floor between two other stories that does not contain more than 1/3 of the area of the floor below it.

Mini-Warehouse. A structure containing separate storage spaces of varying sizes leased or rented on an individual basis.

Mobile Home. A structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used as a dwelling. 'For-Sale', with or without a permanent foundation when connected to public. utilities. The term mobile home shall not include motorized vehicles with temporary living quarters. Mobile homes built after 1976 are referred to as "Manufactured Homes" or "Industrialized Buildings".

Mobile Home Park. A site with required public and/or private improvements and utilities for the long-term parking of two or more mobile homes or manufactured homes each on a single lot, and which may include such accessory uses as retail convenience sales, Laundromat, and recreational facilities for the exclusive use of residents.

Motel. See "Hotel".

Nail Salon. An establishment that offers nail care services such as manicures, pedicures, and nail enhancements.

Natural Resources Commission. The appointed natural resources commission (formerly known as the Tree Commission) for the City of Alpharetta.

Neighborhood Grocery. A facility with a floor area of at least 3,000 square feet but not more than 50,000 square feet that sells primarily grocery items such as prepackaged food, produce, meats, baked goods, beverages and similar food items intended for off-site consumption. At least 60% of the floor area of the facility shall be dedicated to the sale of said grocery items, including any immediately adjacent circulation and service areas, but not including storage.

Nonconforming Lot. A lot of record whose area, frontage, dimensions, or location were lawful prior to the adoption, revision, or amendment of this Ordinance, and which, by reason of such adoption, revision or amendment, no longer meets or exceeds one or more such requirements of the applicable zoning district.

Nonconforming Sign. Any structure or sign which was lawfully erected and maintained prior to the adoption, revision, or amendment of this Ordinance, and which by reason of such adoption, revision or amendment fails to conform to all applicable regulations and restrictions of this Ordinance.

Nonconforming Structure. A structure or building whose size, dimensions, or location on a property were lawful prior to the adoption, revision, or amendment of this Ordinance, but which, by reason of such adoption, revision, or amendment, no longer meets or conforms to one or more such requirements of this Ordinance.

Nonconforming Use. A use or activity that was lawful prior to the adoption, revision, or amendment of this Ordinance, but which, by reason of such adoption, revision, or amendment, is not a use or activity permitted by right or no longer meets or conforms to the requirements of this Ordinance.

Nursery, Plant. Land or greenhouses used to raise flowers, shrubs and plants for sale to distributors or for subsequent replanting by the owner, a landscape company or others. See also "Florist, Retail."

Nursery School. See "Day Care Center."

Nursing Home. An extended or intermediate care facility required to be licensed or approved by the State of Georgia to provide full-time convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves.

Office. A room or group of rooms used for conducting the affairs of a business, profession, service, industry or government.

Office Building. A building used primarily for conducting the affairs of a business, profession, service, industry or government, or like activity, that may include ancillary services for office workers such as a restaurant, coffee shop, newspaper or candy stand.

Office Park. A development that contains a number of separate office buildings and supporting uses on one or more lots, which is designed, planned, constructed and managed on an integrated and coordinated basis.

Opaque. Impenetrable to view, or so obscuring to view that buildings, structures, and uses become visually indistinguishable.

Open Space. A privately-owned area on the grounds of a premises outside of any principal building or parking area, which is open to the sky and set aside and intended for the outdoor enjoyment of occupants or visitors to the property, and which may but is not required to include such pedestrian-oriented improvements as landscaping, sidewalks, walkway paths, pergolas, gazebos, bikeways, exercise or play

equipment, and benches, and which may further include up to 20% of its area in water bodies or other areas inappropriate for pedestrian use.

Outdoor Storage. The keeping, in an unroofed area of any goods, material, merchandise or vehicles in the same place for more than 24 hours.

Outdoor Vending. Sale and/or display of products in an area exposed to open air on two or more sides.

Owner. An individual, firm, association, syndicate, partnership or corporation having a majority proprietary interest in land or a building, or their authorized representative.

Parapet. That portion of a wall which extends above the roof line.

Parcel. A lot or tract of land, or several adjoining lots in common ownership.

Park Space. A public- or privately-owned area, which is set aside for the enjoyment for occupants or visitors to the property, and which may include both outdoor and indoor areas developed for active and/or passive recreation.

Parking Area. Any public or private area at grade or within a structure used for the express purpose of temporarily parking automobiles and other vehicles otherwise in operation for personal or business use.

Parking Garage. An accessory building or portion of a principal building used only for the private storage of motor vehicles as an accessory use.

Parking Space. A space identified and set aside for the temporary parking of an automobile or other motor vehicle which is subdivided into the following categories:

A. *Compact Car Parking Space.* A designated space not less than 8 feet by 16 feet expressly provided within a parking area for purposes of temporarily parking a compact car or other compact motor vehicle.

B. *Handicapped Parking Space.* A designated space not less than thirteen feet in width (including loading area) and twenty feet in length, laid out and designated by signage in accordance with the requirements of the Georgia Accessibility Code for Buildings and Facilities.

C. *Handicap - Van Only.* A designated space not less than sixteen feet in width including loading area and twenty feet in length.

D. *Regular Parking Space.* A designated space not less than 9 feet in width by 19 feet in length.

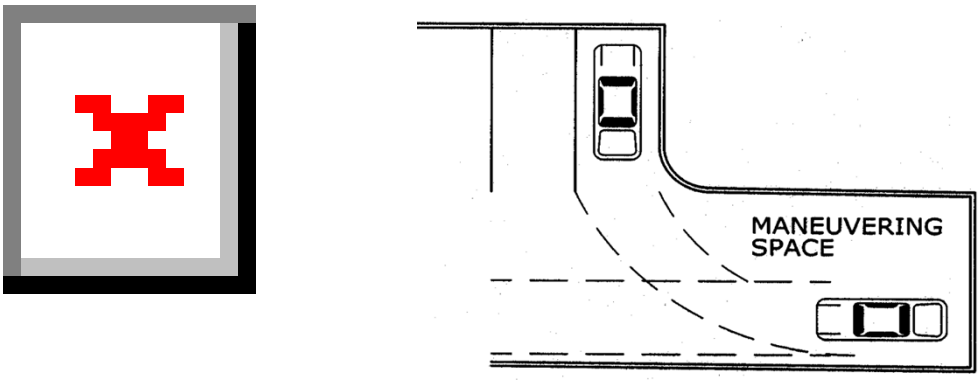
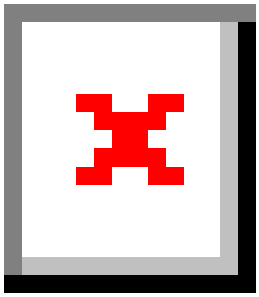


FIGURE 8

Patio House. A 'For-Sale' dwelling in which most, or all, of a lot is used with yard space combined instead of divided. Front, rear and side yard are consolidated into one garden area, either partially or completely bordered by rooms or enclosed by walls. See also "Zero Lot Line."



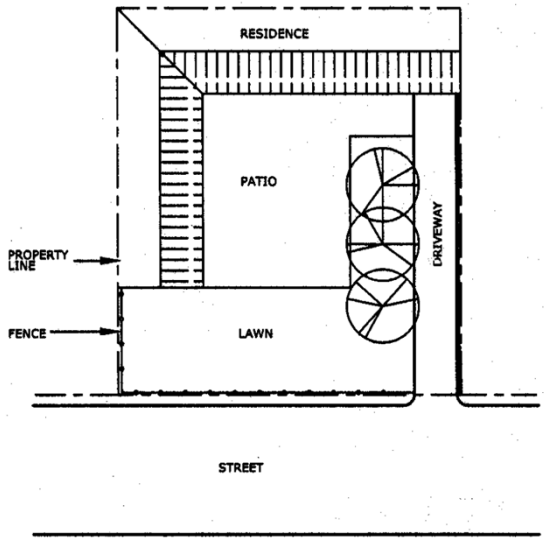


FIGURE 9

Pedestrian Walkway. A right-of-way within a block dedicated to public use, five feet or more in width, intended primarily for pedestrians or bicycles and other non-motorized vehicles.

Perimeter. The boundaries or borders of a lot, tract or parcel of land.

Permit. Written governmental permission issued by an authorized official, empowering the holder thereof to do some act not forbidden by law, but not allowed without such authorization.

Permitted Use. Any use allowed in a zoning district and subject to the restrictions applicable to that zoning district.

Person. Any individual, corporation, association, firm, partnership or other legal entity.

Pet Day Care. A facility that provides care on a regular basis to household animals for a period of less than 24 hours with no overnight accommodations.

Planned Center, Office, Commercial or Industrial. A group of rental stores, service establishments, offices, industries and any other businesses planned to serve the public, which is in common ownership or condominium ownership.

Planning Commission. The appointed Planning Commission of the City of Alpharetta, Georgia.

Planted Area. An area of living plant material created for the purpose of establishing open space and consisting of a minimum of 50% of the area devoted to trees and shrubs.

Plat. (1) a map representing a tract of land, showing the boundaries and location of individual properties and streets; (2) a map of a subdivision or site plan.

Plat, Final. The final map of all or a portion of a subdivision which is presented to the proper review authority for final approval and recorded in the office of the Clerk of Superior Court of Fulton County.

Plat, Minor. A division of a tract or parcel of land into not more than four (4) lots and does not dedicate or offer for dedication any new street or require construction of any private road for access to any lots and does not require extension of sanitary sewer, stormwater, or water mains to service lots.

Plat, Preliminary. A preliminary map indicating the proposed layout of the subdivision or site plan which is submitted to the proper review authority for consideration and preliminary approval.

Portable. See Industrialized Buildings.

Premises. An area of land with its appurtenances and buildings which, because of its unity of use, is one unit of real estate.

Principal Building. The building or other structure within which is conducted (or intended to be conducted) the principal use of the lot on which said building is situated.

Principal Use. The primary or predominant use of any lot.

Prohibited Use. A use that is not permitted in a zoning district by right as a principal use, as an accessory use, or as a conditional use.

Public Space. A public- or privately-owned area, which is set aside for the enjoyment for occupants or visitors to the property, and which is developed for recreation, entertainment, and/or civic purposes and may include plazas, outdoor theaters, sculpture gardens, parks, playgrounds, community gardens, or other areas where people can gather. Areas that are restricted to the general public, like residential amenities, may not be included within the public space requirement.

Recreation Facility. A place designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities.

1. *Recreation Facilities, Indoor.* Recreational uses conducted almost wholly indoors, including bowling alley, skating rink, shooting range, health club, etc.
2. *Recreation Facilities, Outdoors.* Recreational uses conducted almost wholly outdoors, including ball fields, soccer, etc.

Recycling Center. A use operated exclusively for the collection and temporary storage of used paper, glass, metal, and similar materials suitable for reprocessing, which are transported elsewhere for separating, processing, or storage.

Rental Services Establishment. Any business establishment which rents or leases items of personal property such as tools, appliances and equipment to the general public.

Residence. A dwelling unit.

Restaurant. An establishment where food and drink are prepared, served and consumed primarily within the principal building, and without a drive-in or drive-thru component.

Restaurant, Drive-thru or Fast-Food. Any establishment, building or structure where food or drink are served for consumption, either on or off the premises, with drive-thru components. This definition shall not include otherwise permitted restaurants where outdoor table service is provided to customers in outdoor dining areas.

Retail Establishment, Mixed Sales. Any business establishment selling a wide variety of goods arranged in several departments including, but not limited to, hardware, automotive, sporting goods, audio and video equipment, and clothing.

Retail Sales Establishment. A business principally engaged in offering a category of similar goods or products for sale to the general public, such as grocery store, hardware store, pharmacy, clothing shop, home furnishings store, office supplies store, and the like.

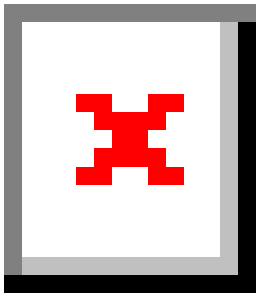
Retail Services Establishment. A business principally engaged in providing a service, as opposed to products, to the general public, such as a banking or financial institution, real estate or insurance office, barber or beauty shop, travel agency, amusement or recreation center, health clinic, legal firm, professional service, and the like.

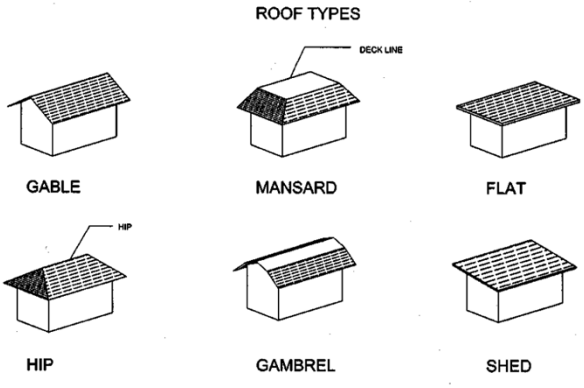
Retail Strip Center. A group of retail stores designed as one development and being less than 50,000 square feet in size.

Right-of-Way. A strip of land occupied or intended to be occupied by a street, sidewalk, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, or for another special purpose use. Rights-of-way intended for streets, crosswalks, water mains, sanitary sewers, sewers,

storm drains, or any other use involving maintenance by a public agency shall be dedicated to public use in fee simple.

Roof. The outside top covering of a building.





Salvage Yard. A facility or area for storing, keeping, selling, dismantling, shredding, compressing, or salvaging scrap or discarded material.

School, Academic. Any building or part thereof which is designed, constructed or used for education or instruction following the same curriculum offered in a public elementary, secondary, trade or technical, or higher education facility, and accredited to award diplomas as such.

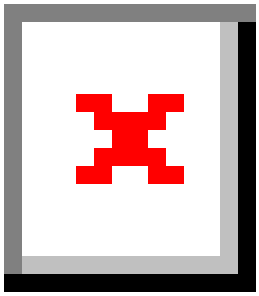
School, Commercial. Any building or part thereof which is designed, constructed or used for education or instruction in any branch of knowledge or vocational pursuit, other than an academic school.

Semipublic Use. A use owned or operated by a nonprofit, religious, or educational institution for the purpose of providing educational, cultural, recreational, religious, or social services to the general public.

Service Drive. A minor, permanent, public right-of-way which is used primarily for vehicular service access to the back or side or properties otherwise abutting on a street.

Setback. The straight line distance between a street right-of-way or a lot line and the nearest point of a structure or building or projection therefrom (excluding steps, roof overhang, chimneys, bay windows and patios).

Setback, Front Cul-de-Sac.



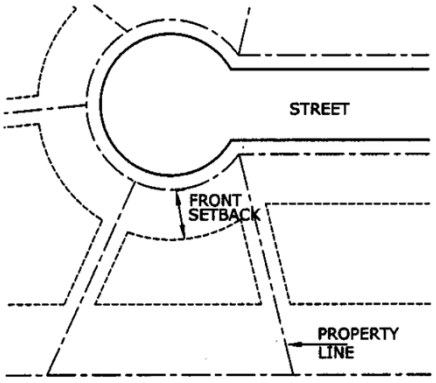


FIG 11

Setback, Minimum. The shortest distance allowed between a property line and any principal or accessory building on a lot, not including any required buffer areas. Minimum setback requirements for buildings are associated with the type of lot line from which the setback is taken; for instance, a "side yard setback" is measured from a side lot line.

Shopping Center. A group of retail sales or services establishments planned, constructed and managed as a total entity with customer and employee parking provided on-site, provision for goods delivery separated from customer access, aesthetic considerations and protection from the elements with a total size of at least 50,000 square feet.

Shopping Center, Specialty. A shopping center whose shops cater to a specific market and are linked together by an architectural, historical or geographic theme or by a commonality of goods and services.

Sidewalk. A paved, surfaced or leveled area, paralleling and usually separated from the street, used as a pedestrian walkway.

Sign. See Article II, Section 2.6, for all definitions relating to signs.

Site Plan. A plan accurately drawn to scale of a development project, depicting the buildings proposed to be placed on the property, related public and site improvements on the site, and additional information as required by this Ordinance or conditions of zoning approval, and other applicable ordinances.

Smoke Shop and Tobacco Store. Any premises dedicated to the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, or tobacco instruments; provided, however, that any grocery store, supermarket, convenience store or similar retail use that only sells conventional cigars, cigarettes or tobacco as an ancillary sale shall not be defined as a "smoke shop and tobacco store".

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

Special Care Home. An accessory use in a 'For-Sale' dwelling occupied by one or more persons related by blood, adoption, guardianship or marriage and/or not more than three unrelated persons, some of whom are in need of special care, living together as a nonprofit housekeeping unit. The term "special care home" shall include a home for adolescents, a home for physically handicapped persons and a home for mentally handicapped persons. The term "special care home" shall not include the business of operating a boarding house, rooming house or other similar establishment. Additionally, the term shall not include a penal institution, any place for persons convicted of a crime or any place for persons found to be juvenile delinquents.

Storage, Climate Controlled. A facility consisting of a building or group of buildings that contain individual storage units of varying sizes in a climate controlled environment where customer access is through a lobby and where no commercial transactions or activities take place other than the rental of the storage units (permitted in L-I only).

Storage, Mini-Warehouse. A facility consisting of a building or group of buildings that are surrounded by a security fence with controlled access and which contains individual storage units of varying sizes whose doors open directly to the outside and where no commercial transactions or activities take place other than the rental of the storage units.

Storefront Street. A street, that by virtue of its pre-existing pedestrian-supportive qualities. or its future importance to pedestrian connectivity, requires that new development along it achieves a high standard of design and pedestrian orientation.

Storm Water Management Report. A report prepared by a Professional Engineer registered in the State of Georgia that details the pre and post development activity hydrologic conditions.

Story. That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above, or if there is no floor above, the space between the floor and the ceiling next above. Each floor or level in a multi-story building used for parking, even if below grade, shall be classified as a story.

Street. A dedicated and accepted public right-of-way for vehicular traffic from which direct access may be gained to abutting properties, or an easement or private right-of-way approved by the City Council to serve such purpose. The term "street" shall refer to the full width located between the limits of the right-of-way or easement, and not be limited to the roadway itself.

A. *Principal Arterials* —are those streets and highways which serve major activity centers and emphasize traffic service rather than access to abutting land access. Principal arterials include all limited access freeways, expressways or parkways, and carry a high proportion of total area travel on a minimum of mileage.

B. *Major Arterials* —are those streets which interconnect with the principal arterial system and provide service to trips of moderate length with emphasis on both traffic service and land access and generally do not penetrate identifiable single family residential neighborhoods.

C. *Minor Arterials* —provide intra-community continuity but should not penetrate identifiable neighborhoods.

D. *Collector Streets* —distribute trips from arterial street to their ultimate origin or destination. Collector streets provide a greater level of land access than arterial streets, may enter or traverse identifiable neighborhoods, and rarely serve significant volumes of through traffic.

E. *Local Streets* —comprise all facilities not classified as arterial or collector. Local streets provide land access with service to through traffic being actively discouraged.

Street, Future Right-of-Way Line. The right-of-way line which is anticipated by the City, State or other agency for future development.

Street Right-of-Way Line. The limit of public ownership or private easement for property containing or intended to contain a street, dividing it from an adjacent lot.

Structure. A combination of materials to form a construction for use, occupancy or ornamentation which is fastened or attached to the ground.

Structure Height. The vertical distance to the highest point of a structure, as measured in the same manner as "Building Height" herein.

Subdivision. The division of a lot, tract or parcel of land into 2 or more lots, tracts, parcels or other divisions of land for sale, development, finance or lease.

Swimming Pool. A water-filled enclosure, permanently constructed or portable, having a depth of more than 18 inches below the level of the surrounding land, or an above-surface pool having a depth of more than 30 inches, designed, used and maintained for swimming and bathing.

Temporary Use. A use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

Theater. A building or part of a building devoted to showing motion pictures, or for dramatic, musical or live performances.

Townhouse/Rowhouse. A building type consisting of at least three, but not more than eight independent units that are attached by common side walls in a linear arrangement. Each unit occupies the space from the ground to the roof and normally has at least two, but no more than four floors. Such units typically feature a primary entrance on the front elevation and variations in materials, colors and/or windows to create a visual distinction between each of the attached units.

Tract. See "Lot."

Tree. See Article III, Section 3.2, for definitions relating to tree protection.

Use. The purpose for which a property or structure is designed, intended, reserved, or occupied.

Use, Accessory. See "Accessory Use."

Use, Conditional. See "Conditional Use."

Use, Principal. See "Principal Use."

Variance. Permission granted under circumstances prescribed herein to depart from the specific requirements of this Ordinance.

Vehicle for Hire Company. An establishment offering to transport passengers for a fee in any motorized or animal-drawn vehicle, the charges for which are determined by agreement, mileage or by the length of time for which the vehicle is engaged and also described as a taxi or limousine service.

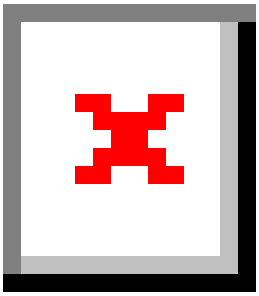
Warehouse. A building used primarily for the storage of goods and materials. See also "Mini-Warehouse."

Wholesale Trade. Establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies.

Wireless Tower. See Section 2.8 for definition of 'wireless tower.'

Yard. An area that lies between the buildings on a lot and the nearest lot line.

1. *Front Yard.* A yard situated along any public street right-of-way or private street easement.
2. *Rear Yard.* A yard situated along a rear lot line.
3. *Side Yard.* A yard situated along a side lot line.



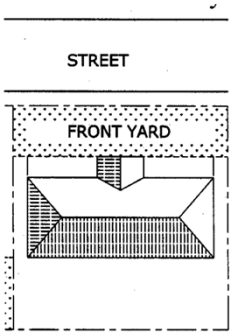


FIG 12

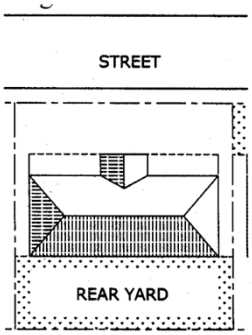


FIG 13

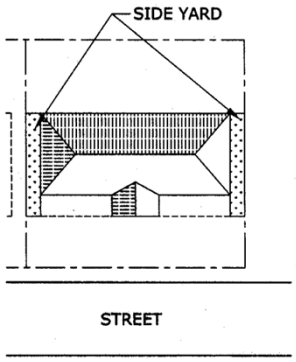


FIG 14

Zero Lot Line. The location of a building on a lot in such a manner that one or more of the building's sides rest directly on a lot line.

Zoning Change. An amendment to the Official Zoning Map or other action having the result of rezoning a property, approval of a Conditional Use on a particular property, or a change in conditions of approval applied to the zoning or conditional uses pertaining to a property.

Zoning Map. The Official Zoning Map of the City of Alpharetta, Georgia, which may include a series of maps in section.

(Ord. No. 689, § 1, 6-2-2014 ; Ord. No. 702, § 1(Exh. A), 3-2-2015 ; Ord. No. 704, § 1, 6-1-2015 ; Ord. No. 715 , § 1, 9-28-2015; Ord. No. 718 , § 1, 12-14-2015)

SECTION 2.2 a - CONDITIONAL USE REVIEW CRITERIA

When reviewing a conditional use, consideration shall be given to factors associated with the use including, but not limited to, the following:

1. Site design.
2. Property access.
3. Hours of operation of the business.
4. Vehicular trips generated by the use.
5. Impact of the use on surrounding properties.
6. Impact of the use on the natural features of the site.

2.2.11 CUP community unit plan.

This district is intended to allow for the development of a mix of uses within the framework of a masterplan. The district regulations are intended to allow greater design flexibility without increasing overall density.

A. *Permitted Principal Uses.* A property in the CUP district may be used only for those uses approved as part of the conditions of approval of the CUP zoning on the property and for related accessory uses, as further limited under "Accessory Uses" and "Conditional Uses" below. The use of land within an overall CUP development is further limited by the following requirements:

Dwelling, 'For-Sale', Detached Residential: A minimum of 25% of the gross land area of the CUP shall be utilized for 'For-Sale' detached dwellings and related accessory uses, streets and other facilities.

Dwelling, 'For-Sale', Attached Residential: No more than 20% of the gross land area of the CUP may be used for 'For-Sale' attached dwellings and related accessory uses, streets and other facilities.

Dwelling, 'For-Rent', Residential: Rental units and related accessory uses, streets and other facilities shall not exceed 20% of the gross land area of the CUP.

Commercial: Uses permitted in the C-1 category shall not exceed (in aggregate) 10% of the gross land area of the CUP.

Open Space: A minimum of 15% of the gross land area must be set aside as open space.

Office and Light Industrial: The following uses shall not exceed (in aggregate) 25% of the gross land area of the CUP:

Office buildings or office parks and related accessory uses, streets and other facilities.

Wholesale, storage or industrial uses and related accessory uses, streets and other facilities.

B. *Accessory Uses.* A property in the CUP district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted under the conditions of approval for the CUP zoning on the property.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.

3. Family Day Care Home in a residence.
4. Special Care Home in a 'For-Sale' detached dwelling.
5. Swimming pool, tennis court, play house, storage shed, patio and other private recreation facilities.
6. Clubhouse, swimming pool, or community recreation facilities serving a development.
7. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
8. Signs, subject to all of the requirements regulating signage herein.
9. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the CUP district may be used for those uses listed in Table 2.1, including any of the following uses if the uses have been included in the conditions of approval for the CUP zoning on the property; or if the uses are designated on the CUP's Concept Plan; or if the CUP's concepts plan identifies district categories (i.e. commercial, office) wherein the use would otherwise be permitted by right or as a conditional use:

1. Agricultural and Residential Uses.
    a. Dwelling, Group (rooming house, assisted living facility, nursing home, fraternity, congregate housing).
    b. Dwelling, 'For-Sale' Attached.
    c. Dwelling, 'For-Sale' Detached.
    d. Dwelling, 'For-Rent'.
    e. Reserved.
    f. Bed and Breakfast.
2. Business Uses.
    a. Animal Hospital, small animals.
    b. Art Galleries.
    c. Automobile Sales and Leasing.
    d. Automobile Service Station.
    e. Automotive Parts.
    f. Automotive Service.
    g. Bakery.
    h. Barber Shop.
    i. Bank, Savings and Loan.
    j. Beauty Shop.
    k. Billiards.
    l. Book Store or Stationery.
    m. Bowling Alley.
    n. Brewery.
    o. Broadcasting Studio (radio or TV).
    p. Building Materials, retail with enclosed storage.

q. Clinic.
r. Commercial Parking Lot.
s. Contractor's Office without outside storage.
t. Contractor's office with outside storage.
u. Convenience Market with or without gas pumps.
v. Dance Studio.
w. Day Care Center.
x. Distillery.
y. Drug Store.
z. Dry Cleaning Pick-up Station.
aa. Equestrian Center.
bb. Extended stay hotel (see Section 2.7).
cc. Florist, Retail without Greenhouse.
dd. Funeral Home w/ no cemetery or mausoleum.
ee. Golf Course, Driving Range.
ff. Golf, Miniature.
gg. Grocery Store.
hh. Hardware and Garden Supply Store.
ii. Hotel or Motel.
jj. Laboratory, Research or Commercial.
kk. Laundry, Self-Serve, Pick-up.
ll. Liquor Store.
mm. Manufacturing.
nn. Office Building or Office Park.
oo. Outdoor Recreation Facilities.
pp. Park, playground.
qq. Pet Day Care.
rr. Pet Grooming.
ss. Print Shop.
tt. Public Building.
uu. Radio or TV, Transmitter or Studio.
vv. Rental Services Establishment without outside storage.
ww. Restaurant.
xx. Restaurant, with Drive-thru window.
yy. Retail Sales and Services Establishments not otherwise listed for this zoning district.
zz. Retail Establishment, Mixed Sales.
aaa. School, Commercial.

bbb. Shop or Studio, Craftsman/Artist.

ccc. Spa Services.

ddd. Theater, Cinema.

3. Wholesale, Storage and Industrial Uses.
    a. Laundry, Industrial.
    b. Locker, Frozen Food or Cold Storage.
    c. Manufacturing, Light.
    d. Wholesale Establishment.
4. Semipublic Uses, Utilities.
    a. Airport, public or private.
    b. Amphitheater.
    c. Athletic Facility.
    d. Auditorium.
    e. Church, Synagogue, or any other religious institution.
    f. Club, association or lodge.
    g. Country Club.
    h. Fire Station.
    i. Heliport, public or private.
    j. Hospital.
    k. Library.
    l. Museum.
    m. School, Academic.
    n. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.* Minimum Lot Size; the minimum area permitted to be zoned for a CUP is 100 acres.

Lot sizes in use areas: Each area within the CUP shall be designated for use in accordance with one of the various zoning districts in this Ordinance, and shall comply with the minimum lot size required by such designated zoning district or, if more restrictive, the conditions of approval of the CUP zoning on the property.

Maximum Density of Dwelling Units: Each area within the CUP shall be designated for use in accordance with one of the various zoning districts in this Ordinance, and shall comply with the lot size or, when applicable, density limitations of such designated zoning district or, if more restrictive, the conditions of approval of the CUP zoning on the property.

Minimum Lot Width, Minimum Setbacks, Maximum Coverage by Principal Buildings, Maximum Building Height, Minimum Floor Area of a Dwelling Unit, Screening and Buffers: Each area within the CUP shall be designated for use in accordance with one of the various zoning districts in this Ordinance, and shall comply with the requirements of such designated zoning district or, if more restrictive, the conditions of approval of the CUP zoning on the property.

Open space: Each CUP shall have a minimum of 15% of the gross acres of the CUP dedicated or set aside as open space. Amenities may be included within the 15% open space requirement. However, open

space shall not include any other required open areas such as required building set backs, buffers, landscape strips or other similar requirements of this Ordinance or other applicable laws.

(Ord. No. 718 , §§ 2, 4, 12-14-2015)

2.2.13 O-I office-institutional.

This district is intended for the development of planned office areas which allow for design flexibility through a master plan. Commercial activities are permitted as subordinate uses to the office development.

A. *Conditional Principal Uses.* A property in the O-I district may be used for the uses listed below and shown in Table 2.1 in accordance with an approved masterplan, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use. Lots of less than five (5) acres in size may be developed for bank or office use without public hearing subject to Design Review Board Approval.

1. Residential Uses.
    a. Dwelling, Group (limited to nursing home, children's home congregate housing or assisted living facility).
2. Business Uses.
    a. Bank, Savings and Loan.
    b. Broadcasting Studio (radio or TV).
    c. Clinic.
    d. Congregate Housing.
    e. Day Care Center.
    f. Drug Store.
    g. Golf Course, Driving Range.
    h. Office Building or Office Park.
    i. Recreational Facilities (Indoor or Outdoor).
    j. Theater, Cinema.
3. Semipublic Uses, Utilities.
    a. Church, Synagogue, or other religious institutions.
    b. Club, association or lodge.
    c. Heliport.
    d. Library.
    e. Museum.
    f. Public Building.
    g. School, Academic.
    h. Recreation Facilities (Indoor or Outdoor).

B. *Accessory Uses.* A property in the O-I district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Dwelling, 'For-Sale', Accessory: A 'For-Sale' accessory dwelling shall be permitted under the following conditions:

   The dwelling shall be located above or to the rear of the commercial or office structure to which it is an accessory.

   The dwelling shall be attached by a common wall with the commercial or office structure to which it is accessory.

   The dwelling shall be occupied by a single family, a member of whom is the owner or tenant of the commercial or office structure to which it is accessory.

   The square footage of the dwelling shall not exceed 40% of the combined square footage of the commercial or office structure and the dwelling.

   The dwelling and the commercial or office structure to which it is accessory shall be in compliance with all applicable provisions of the life safety code, the building code, and other standard codes of the City.

2. Privacy and decorative fences and walls.
3. Swimming pool, tennis court, patio and other private recreation facilities.
4. Clubhouse, swimming pool, or community recreation facilities serving a development.
5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
6. Signs, subject to all of the requirements regulating signage herein.
7. Retaining walls and other site improvement structures approved as part of the development permit.
8. Retail service uses up to 25% of the floor area of an office building for services incidental to the associated office use.

C. *Conditional Subordinate Uses.* A property in the O-I district may be used for any of the following listed uses upon approval as a conditional use by the City Council provided that the uses in aggregate do not constitute more than 25% of the total project and are not segregated so as to create a retail strip center.

1. Residential Uses.
   a. Reserved.
2. Business Uses.
   a. Art Galleries.
   b. Automobile Service Station.
   c. Bakery.
   d. Barber Shop.
   e. Beauty Shop.
   f. Book Store.
   g. Bowling Alley.
   h. Brewery.
   i. Car Wash.
   j. Contractor's Office without outside storage.

k. Commercial Parking Lot.

l. Convenience Market with or without gas pumps.

m. Dance Studio.

n. Distillery.

o. Dry Cleaning Pick-up Station.

p. Extended Stay Hotel (see Sec. 2.7).

q. Florist, Retail without Greenhouse.

r. Funeral Home w/out cemetery or mausoleum.

s. Hotel/motel.

t. Golf, Miniature, or Golf Driving Range.

u. Laboratory, Research or Commercial.

v. Liquor Store.

w. Print Shop.

x. Radio or TV, Transmitter or Studio.

y. Restaurant.

z. Restaurant, Drive-In or Fast-Food.

aa. Retail Sales and Services Establishments subject to the limitation of [subsection] 2.2.13 B 8.

bb. School, Commercial.

cc. Spa Services.

3. Wholesale, Storage and Industrial Uses.

a. Manufacturing, Light.

4. Semipublic Uses, Utilities.

a. Airport.

b. Amphitheater.

c. Athletic Facility.

d. Auditorium.

e. Country Club.

f. Hospital.

g. Fire Station.

h. Park or Playground.

i. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.*

Minimum Lot Area—the development shall occupy a total of not less than 25 acres. No minimum lot size is required for each building within the development.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—40 feet.

E. *Screening and buffers (See Sec. 2.3.5.).*

F. *Open space.* All areas zoned O-I shall have a minimum of 10% of the gross acres dedicated or set aside as open space for developments up to 100 acres, and shall have a minimum of 15% of the gross acres dedicated or set aside as open space for developments containing 100 acres or more. Amenities may be included and are encouraged within the open space requirement. However, open space shall not include any other required open areas such as required building setbacks, buffers, landscape strips or other similar requirements of this ordinance.

(Ord. No. 718 , §§ 3, 6, 12-14-2015)

2.2.14 C-1 neighborhood commercial.

A. *Permitted Principal Uses.* A property in the C-1 district may be used for those uses listed in Table 2.1, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Residential Uses.
    a. Dwelling, 'For-Sale'—in an existing or historic structure only.
    b. Reserved.
    c. Bed and Breakfast.
2. Business Uses.
    a. Art Gallery.
    b. Bakery.
    c. Barber Shop.
    d. Bank, Savings and Loan.
    e. Beauty Shop.
    f. Book Store.
    g. Carpet and Rug Sales.
    h. Clinic.
    i. Contractor's Office without outside storage.
    j. Day Care Center.
    k. Drug Store.

l. Dry Cleaning Pick-up Station.

m. Florist, Retail Without Greenhouse.

n. Gourmet Food Store.

o. Hardware and Garden Supply Store.

p. Jewelry Store.

q. Laundry, Self-Serve, Pick-up.

r. Office Building or Park.

s. Pet Day Care.

t. Pet Grooming.

u. Print Shop.

v. Reserved.

w. Restaurant, without Drive-thru or Drive-In facilities.

x. Retail Sales and Services (Establishments not otherwise listed for this zoning district as a permitted or conditional use).

y. School, Commercial.

z. Shop or Studio, Craftsman/Artist.

aa. Theater, Cinema.

3. Semipublic Uses, Utilities.

a. Club, association or lodge.

b. Library.

c. Museum.

d. Park or Playground.

e. Public Building.

B. *Accessory Uses.* A property in the C-1 district may contain any accessory structure or use customarily related to and clearly subordinant to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Dwelling, 'For-Sale', Accessory: A 'For-Sale' accessory dwelling shall be permitted under the following conditions:

The dwelling shall be located above or to the rear of the commercial or office structure to which it is accessory.

The dwelling shall be attached by a common wall with the commercial or office structure to which it is accessory.

The dwelling shall be occupied by a single family, a member of whom is the owner or tenant of the commercial or office structure to which it is accessory.

The square footage of the dwelling shall not exceed forty percent (40%) of the combined square footage of the commercial or office structure and the dwelling.

The dwelling and the commercial or office structure to which it is accessory shall be in compliance with all applicable provisions of the life safety code, the building code, and other standard codes of the City.

2. Privacy and decorative fences and walls.
3. Swimming pool, tennis court, patio and other private recreation facilities.
4. Clubhouse, swimming pool, or community recreation facilities serving a development.
5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations, herein.
6. Signs, subject to all of the requirements regulating signage herein.
7. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the C-1 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Residential Uses.
    a. Dwelling, 'For-Rent'.
    b. Dwelling, Group (congregate housing, nursing home, etc.).
2. Business Uses.
    a. Animal Hospital, small animals.
    b. Assisted Living, Congregate housing
    c. Automotive Parts.
    d. Bowling Alley.
    e. Brewery.
    f. Check Cashing.
    g. Church, Synagogue.
    h. Commercial Parking Lot.
    i. Contractor's Office with outside storage.
    j. Distillery.
    k. Extended Stay Hotel (see Sec. 2.7).
    l. Funeral home with no cemetery or mausoleum.
    m. Grocery Store.
    n. Golf, Miniature.
    o. Hotel/Motel.
    p. Liquor Store.
    q. Pest Control Business.
    r. School, Academic.
    s. Rental Services Establishment without outside storage.
    t. Restaurant, Drive-In or Fast-Food.
    u. Retail Establishment, Mixed Sales.

v. Smoke Shop and Tobacco Store.

w. Spa Services.

3. Semipublic Uses, Utilities.

a. Athletic Facility.

b. Auditorium.

c. Hospital.

d. Parking Lot, Commercial.

e. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.*

Minimum Lot Area—30,000 square feet.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—45%.

Maximum Building Height—35 feet.

E. *Screening and buffers (See Sec. 2.3.5).*

(Ord. No. 704 , § 2, 6-1-2015; Ord. No. 718 , §§ 6—8, 12-14-2015; Ord. No. 730 , §§ 3, 4, 12-5-2016)

2.2.15 C-2 general commercial.

A. *Permitted Principal Uses.* A property in the C-2 district may be used for those uses listed in Table 2.1, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Residential Uses.

a. Dwelling, 'For-Sale'—in an existing or historic structure only.

b. Bed and Breakfast.

2. Business Uses.

a. Art Gallery.

b. Automobile Service Station.

c. Automotive Parts.

d. Automotive Service.
e. Bakery.
f. Barber Shop.
g. Bank, Savings and Loan.
h. Beauty Shop.
i. Book Store.
j. Bowling Alley.
k. Brewery.
l. Broadcasting Studio (radio or TV).
m. Building Materials, retail with enclosed storage.
n. Carpet and Rug Sales.
o. Clinic.
p. Clubs, fraternity, association or lodge.
q. Commercial Parking Lot.
r. Congregate Housing.
s. Contractor's Office with and without outside storage.
t. Convenience Market with or without gas pumps.
u. Dance Studio.
v. Day Care Center.
w. Distillery.
x. Drug Store.
y. Dry Cleaning Pick-up Station.
z. Florist, Retail Without Greenhouse.
aa. Grocery Store.
bb. Hardware Store.
cc. Home Improvement Store.
dd. Laundry, Self-Serve, Pick-up.
ee. Liquor Store.
ff. Office Building or Park.
gg. Pet Day Care.
hh. Pet Grooming.
ii. Print Shop.
jj. Public Building.
kk. Recreation Facilities (Indoor).
ll. Rental Services Establishment without outside storage.
mm. Restaurant.
nn. Restaurant, Drive-In or Fast-Food.

oo. Retail Sales and Services Establishments not otherwise listed for this zoning district as a permitted or conditional use.

pp. Retail Establishment, Mixed Sales.

qq. School, Commercial.

rr. Shop or Studio, Craftsman/Artist.

ss. Theater, Cinema.

3. Semipublic Uses, Utilities.

a. Athletic Facilities.

b. Club, association or lodge.

c. Hospital.

d. Library.

e. Museum.

f. Park or Playground.

g. Parking Lot, Commercial.

h. School, Academic.

B. *Accessory Uses.* A property in the C-2 district may contain any accessory structure or use customarily related to and clearly subordinant to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following: (See also Supplementary Regulations in this Article.)

1. Dwelling, 'For-Sale' Accessory: A 'For-Sale' accessory dwelling shall be permitted under the following conditions:

   The dwelling shall be located above or to the rear of the commercial or office structure to which it is accessory.

   The dwelling shall be attached by a common wall with the commercial or office structure to which it is accessory.

   The dwelling shall be occupied by a single family, a member of whom is the owner or tenant of the commercial or office structure to which it is accessory.

   The square footage of the dwelling shall not exceed 40% of the combined square footage of the commercial or office structure and the dwelling.

   The dwelling and the commercial or office structure to which it is accessory shall be in compliance with all applicable provisions of the life safety code, the building code, and other standard codes of the City.

2. Privacy and decorative fences and walls.

3. Swimming pool, tennis court, patio and other private recreation facilities.

4. Clubhouse, swimming pool, or community recreation facilities serving a development.

5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

6. Signs, subject to all of the requirements regulating signage herein.

7. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the C-2 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Residential Uses.
    a. Dwelling, 'For-Rent'.
    b. Dwelling, 'For Sale' attached in a Vertically Mixed Use Building Over Retail or Restaurant.
    c. Dwelling, Group (congregate housing, nursing home, etc.).
2. Business Uses.
    a. Animal Hospital, small animals.
    b. Assisted Living, Congregate housing.
    c. Automobile Sales and Leasing.
    d. Car Wash.
    e. Check Cashing.
    f. Church, Synagogue.
    g. Extended Stay Hotel (see Sec. 2.7).
    h. Florist, Retail with Greenhouse.
    i. Funeral Homes.
    j. Golf, Miniature.
    k. Greenhouse with nursery.
    l. Hotel or Motel.
    m. Limousine Service and Taxi.
    n. Massage Therapy (see Sec. 2.7).
    o. Spa Services.
    p. Radio or TV, Transmitter or Studio.
    q. Recreation Facilities (Outdoor).
    r. Small Appliance Repair Shop.
    s. Smoke Shop and Tobacco Store.
3. Wholesale, Storage and Industrial Uses.
    a. Wholesale Establishment.
4. Semipublic Uses, Utilities.
    a. Auditorium.
    b. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.
    c. Recreational Facilities (Outdoor).

D. *District Regulations.*

Minimum Lot Area—none.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—Conditional (based on prevailing development patterns).

Side yard—Conditional (based on prevailing development patterns).

Rear yard—10 feet.

Maximum Coverage By Principal Buildings—70% (for development within Historic Business District—90%).

Maximum Building Height—40 feet.

E. *Screening and buffers (See Sec. 2.3.5).*

(Ord. No. 703 , § 1, 6-1-2015; Ord. No. 704 , § 2, 6-1-2015; Ord. No. 718 , §§ 5—7, 9, 12-14-2015; Ord. No. 730 , §§ 3, 4, 12-5-2016)

2.2.16 PSC planned shopping center.

All uses in the PSC zoning district shall be located within, or as part of a shopping center or specialty shopping center.

A. *Conditional Principal Uses.* A property in the PSC district may be used for those uses listed in Table 2.1, only upon approval as a conditional use by the city council:

1. Business Uses.
    a. Art Galleries.
    b. Automobile Service Station.
    c. Automotive Parts.
    d. Bakery.
    e. Barber Shop.
    f. Bank, Savings and Loan.
    g. Beauty Shop.
    h. Book Store.
    i. Brewery.
    j. Car Wash.
    k. Carpet and Rug Sales.
    l. Clinic.
    m. Convenience Market with or without gas pumps.
    n. Dance Studio.
    o. Day Care Center.
    p. Distillery.
    q. Florist, Retail Without Greenhouse.
    r. Grocery Store.
    s. Hardware Store.
    t. Home Improvement Store.

u. Laundry, Self-Serve, Pick-up.

v. Liquor Store.

w. Office Building or Park.

x. Pest Control Business.

y. Pet Grooming.

z. Public Building.

aa. Recreational Facilities (Indoor).

bb. Rental Services Establishment without outside storage.

cc. Restaurant.

dd. Restaurant, Drive-In or Fast-Food.

ee. Retail Sales and Services Establishments not otherwise listed for this zoning district as a permitted or conditional use.

ff. Retail Establishment, Mixed Sales.

gg. Theater.

B. *Accessory Uses.* A property in the PSC district may contain any accessory structure or use customarily related to and clearly subordinant to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
3. Signs, subject to all of the requirements regulating signage herein.
4. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Subordinate Uses.* A property in the PSC district may be used for any of the following only upon approval as a conditional use by the City Council and provided that these uses in aggregate do not constitute more than 50% of the site area:

1. Residential Uses.
   a. Reserved.
2. Business Uses.
   a. Animal Hospital, small animals.
   b. Automotive Parts.
   c. Automotive Service.
   d. Bowling Alley.
   e. Broadcasting Studio (radio or TV).
   f. Building Materials, retail with enclosed storage.
   g. Commercial Parking Lot.
   h. Convenience Center with gas pumps.
   i. Dry Cleaning Plant.

j. Dry Cleaning Plant with pick-up station.

k. Extended Stay Hotel (see Section 2.7).

l. Florist, Retail with Greenhouse.

m. Funeral Home with no cemetery or mausoleum.

n. Golf, Miniature.

o. Hotel or Motel.

p. Pet Day Care.

q. Pet Grooming.

r. Print Shop.

s. Radio or TV, Transmitter or Studio.

t. School, Commercial.

u. Shop or Studio, Craftsman/Artist.

3. Semipublic Uses, Utilities.

a. Athletic Facility.

b. Auditorium.

c. Church, Synagogue.

d. Club, fraternity, association or lodge.

e. Heliport, public or private.

f. Museum.

g. Park or Playground.

h. Recreational Facilities (Outdoor).

i. School, Academic.

j. Spa Services.

k. Reserved.

l. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

m. Wholesale Establishment.

D. *District Regulations.*

Minimum Lot Area—the shopping center development shall occupy a total of at least 10 acres. No minimum lot size is required for each building or related development site within the overall development.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—40 feet.

E. *Screening and buffers (See Sec. 2.3.5).*

(Ord. No. 715 , § 2, 9-28-2015; Ord. No. 718 , §§ 3, 4, 12-14-2015)

2.2.17 L-I industrial.

A. *Permitted Principal Uses.* A property in the L-I district may be used for those uses listed in Table 2.1, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.
    a. Greenhouse, Nursery.
2. Business Uses.
    a. Animal Hospital, small and large animals.
    b. Art Gallery.
    c. Automobile Service Station.
    d. Automotive Parts.
    e. Automotive Sales and Leasing.
    f. Automotive Service.
    g. Bakery.
    h. Bank, Savings and Loan.
    i. Book Store.
    j. Bowling Alley.
    k. Brewery.
    l. Broadcasting Studio (radio or TV).
    m. Building Materials with Outdoor Storage.
    n. Building Materials, Retail with enclosed storage.
    o. Car Wash.
    p. Carpenter Shop, Woodworking.
    q. Carpet and Rug Sales.
    r. Check Cashing.
    s. Church, Synagogue.
    t. Commercial Parking Lot.
    u. Congregate Housing.
    v. Contractor's Office with and without outside storage.
    w. Convenience Market with or without gas pumps.
    x. Dance Studio.

y. Day Care Center.

z. Discount Store.

aa. Distillery.

bb. Drug Store.

cc. Dry Cleaning Pick-up Station.

dd. Fireworks Sales.

ee. Funeral Home.

ff. Greenhouse, Nursery.

gg. Grocery Store.

hh. Hardware and Garden Center.

ii. Home, Elderly, Children, Nursing.

jj. Heliport.

kk. Home Improvement Store.

ll. Kennel.

mm. Laboratory, Research or Commercial.

nn. Laundry, Self-Serve, Pick-up.

oo. Liquor Store.

pp. Massage Therapy (see Sec. 2.7).

qq. Office Building or Office Park.

rr. Pawn Shop.

ss. Pest Control.

tt. Pet Day Care.

uu. Pet Grooming.

vv. Print Shop.

ww. Radio or TV, Transmitter or Studio.

xx. Recreation Facilities (Indoor).

yy. Rental Services Establishment with outside storage.

zz. Rental Services Establishment without outside storage.

aaa. Restaurant.

bbb. Restaurant, Drive-In or Fast-Food.

ccc. Retail Sales and Services Establishments not otherwise listed for this zoning district as a permitted or conditional use.

ddd. Retail Establishment, Mixed Sales.

eee. Shop or Studio, Craftsman/Artist.

fff. Small Appliance Repair Shop.

ggg. Smoke Shop and Tobacco Store.

hhh. Spa Services.

iii. Storage, Inside.

jjj. Tattoo Parlor, Body Piercing.

kkk. Taxidermist.

lll. Tire Retreading.

mmm. Vehicle for Hire Company.

3. Wholesale, Storage and Industrial Uses.
    a. Bottled Gas, storage and distribution.
    b. Builder's Equipment.
    c. Concrete Plant.
    d. Dry Cleaning Plant.
    e. Locker, Frozen Food or Cold Storage.
    f. Machine Shop.
    g. Manufacturing, Light.
    h. Mini-Warehouse.
    i. Septic Tank Sales, Construction.
    j. School, Commercial.
    k. Storage, Outside.
    l. Warehouse.
    m. Welding Shop.
    n. Wholesale Trade Establishment.
4. Semipublic Uses, Utilities.
    a. Athletic Facility—Outdoor.
    b. Amphitheater.
    c. Auditorium.
    d. Park or Playground.
    e. Hospital.
    f. School, Academic.
    g. Switching Station, Telecom.

B. *Accessory Uses.* A property in the L-I district may contain any accessory structure or use customarily related to and clearly subordinant to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
3. Signs, subject to all of the requirements regulating signage herein.
4. Retaining walls and other site improvement structures approved as part of the development permit.

C. Conditional Uses. When reviewing a conditional use, consideration shall be given to factors associated with the use including, but not limited to, the following:

1. Site design.
2. Property access.
3. Hours of operation of the business.
4. Vehicular trips generated by the use.
5. Impact of the use on surrounding properties.
6. Impact of the use on the natural features of the site.

A property in the L-I district may be used for any of the following only upon approval as a conditional use by the City Council:

1.0 *Business Uses.*

a. Adult Entertainment Establishment (see Sec. 2.7).
b. Airport, Public/Private.
c. Golf Driving Range.
d. Glass Fabrication.
e. Tattoo Parlor, Body Piercing.
f. Taxidermist.
g. Tire Retreading.
h. Theater, Cinema.

2.0 *Wholesale, Storage and Industrial Uses.*

a. Asphalt Plant.
b. Dry Cleaning Plant.
c. Concrete Plant.
d. Indoor Shooting Range (see Sec. 2.7).
e. Junk or Salvage Yard.
f. Laundry Industrial.
g. Manufacturing, Heavy.
h. Power Station.
i. Recycling Center.
j. Salvage Yard.
k. Sawmill.
l. Sewage Disposal Plant.
m. Transfer Station.

3.0 *Semipublic Uses, Utilities.*

a. Airport, public or private.
b. Reserved.
c. Church, Synagogue, or other religious institutions.

d. Museum and Library.

e. Power Station.

f. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

4.0 *Transfer Station.* Any facility associated with waste or a facility used to transfer solid waste from one transportation vehicle to another for transportation to a disposal facility or processing operation.

4.1 *General Standards.*

a. No access to transfer station facility shall be allowed from streets that primarily access residential developments;

b. Access streets shall be paved and shall be able to withstand maximum load limits established by the State of Georgia as approved by the Engineering Director;

c. No portion of a new transfer station shall be located within a three-mile radius of the property lines of an existing transfer station;

d. A minimum 200 foot undisturbed buffer and ten-foot improvement setback shall be required along all property lines except public rights-of-way;

e. A minimum 50 foot buffer and ten-foot improvement setback shall be required along all public rights-of-way;

f. A minimum six foot high solid fence or wall shall be located on property lines or interior to the required buffers and improvement setback;

g. Operation of the facility shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday; 9:00 a.m. to 7:00 p.m., Saturday; 12:00 p.m. to 5:00 p.m., Sunday (for routine maintenance and other non-operational facility activities).

h. Only municipal solid waste is accepted at the facility. No treated or untreated regulated medical waste, treated and destroyed medical waste or asbestos waste debris shall be accepted;

i. All solid waste is removed from the transfer station within 24 hours of receipt;

j. A transfer station with permanent operating mechanical equipment must have an attendant on duty whenever the facility is open;

k. The facility shall be designed and constructed in a manner to ensure that odor will not be emitted from the site;

l. The transfer facility must be cleaned at least once every 24 hours;

m. The entrance and exit shall be cleaned at a frequency which prevents the tracking or off-site migration of waste materials;

n. The operator shall take adequate measures to minimize the creation, emission, or accumulation of excessive dust and particulates;

o. The operator shall take adequate steps to control or prevent the propagation, harborage and attraction of pests;

p. All floors must be free from standing water. All drainage from cleaning areas must be discharged to sanitary sewers, authorized cleaning areas must be discharged to sanitary sewers, authorized sanitary waste treatment facilities, or a corrosion-resistant holding tank;

q. The facility shall provide fire suppression equipment as directed by the City of Alpharetta Fire Department;

r. All solid waste passing through the transfer station must be ultimately treated or disposed of at an authorized facility;

s. The transfer station must have adequate storage space for incoming solid waste;

t. Operational records must be maintained at facilities with permanent operating mechanical equipment. These records must include a daily log of the quantity of solid waste received and transported, specifying the origin by hauler and the destination of the solid waste transported daily;

u. The facility shall not generate more than 150 total vehicle trips per day;

v. An annual report must be submitted to the Community Development Department which summarized the information gathered in (t), above;

w. The facility shall be developed, operated and maintained in a safe, nuisance-free manner; and

x. The facility and its operation must be in compliance with GA EPD requirements.

4.2 *Additional Permit Application Requirements.*

a. Application requirements. An application for a solid waste transfer station permit must confirm to the requirements set forth herein. Applications for initial permits to construct and operate a solid waste transfer station must include the following:

(1) Regional plan or map. The regional plan or map must delineate the service area of the proposed transfer station.

(2) Site plan. The site plan must include:

(a) Site conditions and projected site utilization, including all site structures (such as buildings, fences, gates, entrances and exits, parking areas);

(b) Property boundaries, access roads, the locations of all surface water bodies, and 100-year floodplain boundaries;

(c) All proposed structures and areas designated for unloading, sorting, storage, and loading, including dimensions, elevations and floor plans of these structures and areas, and the general process flow; and

(d) Adjacent properties, including the location of public and private water supplies on these properties.

(3) Engineering report. The engineering report must include:

(a) A description of the general operating plan for the proposed facility, including the origin, composition, and expected weight or volume of all solid waste to be accepted, the maximum time any such waste will be stored, where all waste will be disposed of, and the proposed capacity operating hours, and the expected life of the facility;

(b) A description of all machinery and equipment, including the design capacity;

(c) A proposed transfer plan specifying the transfer route, the number and type of transfer vehicles to be used, and how often solid waste will be transferred to the disposal site;

(d) A description of the facility's drainage system and water supply system; and

(e) A contingency plan that details an alternative solid handling system for periods when not operating, or for delays in transporting solid waste due to undesirable conditions, such as delivery of unauthorized waste, fires, dust, odor, vectors, unusual traffic conditions, equipment breakdown or other emergencies.

4.3 *Design Standards.* All transfer stations must meet minimum design requirements as follows:

a. Unloading and loading areas.

(1) The unloading area must be adequate in size and design to facilitate efficient unloading from the collection vehicles and the unobstructed movement of vehicles;

(2) The unloading and loading pavement areas must be constructed of concrete or asphalt paving material and equipped with adequate drainage structures;

(3) Processing, tipping, sorting, storage, and compaction areas must be located within an enclosed building;

(4) Provisions must be made for weighing or measuring all solid waste transferred to the facility;

(5) Sufficient internal storage areas must be provided for incoming solid waste;

(6) Exhaust removal systems must be installed in enclosed areas; and

(7) The facility must be designed to accommodate expected traffic flow in a safe and efficient manner.

4.4 *Expansion or Modification of Existing Facilities.* No transfer station facility existing as of 12/06/04 may make modifications which require a permit, make changes that require a permit modification from the GA EPD or increase the square footage of any buildings on site without City Council approval. When reviewing modification or expansion plans, the Council may consider the extent to which the proposed modification or expansion meets the standards established in Sections 4.1 and 4.3, herein; however, any existing buildings which do not meet setback requirements shall be considered non-conforming and shall remain, but may not be expanded with regard to the setback non-conformity pursuant to UDC Sec. 2.4.2.

D. *District Regulations.*

Minimum lot size—one acre.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—35%.

Maximum Building Height—35 feet.

Development on property over 25 acres in size requires masterplan approval through a Public Hearing process.

E. *Screening and buffers (See Sec. 2.3.5).*

(Ord. No. 708 , § 1, 8-10-2015; Ord. No. 715 , § 3, 9-28-2015; Ord. No. 718 , §§ 7, 10—12, 12-14-2015)

2.2.20 MU mixed use district.

This district is intended to allow for the development of a mix of uses within the framework of a master plan. The district regulations are intended to allow greater design flexibility in order to accommodate a pedestrian focused environment that provides opportunities for living, working, shopping, recreation and entertainment.

A. *Applicability.* This zoning district is applicable to properties located within:

1. Areas that are primarily non-residential in character; or
2. Along major roadways that are primarily commercial in character; or
3. Historic Downtown Alpharetta; or
4. As noted in the Comprehensive Land Use Plan.

B. *Permitted Principal Uses.* A property in the MU district may be used only for those uses approved as part of the conditions of approval of the MU zoning on the property and as further limited below.

1. *Dwelling, attached or detached:* At least 25% of the MU development shall be utilized as residential dwellings. Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.

   Dwelling, 'For-Rent' units shall require conditional use approval.

3. *Commercial:* At least 25% of the MU development shall be utilized as commercial uses (as approved in the MU master plan). Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.
4. *Public Space:* A minimum of 10% of the gross land area must be designed for public use as recreation, entertainment and/or civic space.
5. *Office/Institutional:* At least 25% of the MU development shall be utilized for office buildings. Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.
6. *Park Space:* Each MU development shall set a goal to provide a minimum of one acre of park land/100 population generated by residential uses. Household size shall be calculated using the most current US Census data for the City of Alpharetta. Required park space and public space shall be achieved on-site and exclusive from each other.

As determined by City staff, uses shall be calculated using one of the following methods:

Horizontal Mixed Use: Land Use Land Area (acres)/Total MU Land Area (acres) = % Land Use of MU Development

Example: 25 acres of Residential Land Use/100 acres of MU Land Area = 25% Residential Land Use of MU Development

Vertical Mixed Use: Land Use Gross Floor Area (square feet)/Total Gross Floor Area of All MU Development (square feet) = % Land Use of MU Development

Example: 25,000 SF of Commercial Land Use/100,000 SF for All Vertical Development = 25% Commercial Land Use of MU Development

Combination of Horizontal and Vertical Mixed Use:

Land Use Gross Floor Area (square feet)/Total Gross Floor Area of All MU Vertical and Horizontal Development (square feet) = % Land Use of MU Development

Example: [25,000 SF of Vertical Commercial Land Use + 25,000 SF of Horizontal Commercial Development]/200,000 SF for All Vertical and Horizontal Development = 25% Commercial Land Use of MU Development

C. *Conditional Uses.* A property in the MU district may be used for those uses listed below and in Table 2.1, as well as, any additional uses included in the conditions of approval for the MU zoning on the property. Conditional uses not included in the master plan shall require a public hearing by the Planning Commission and approval by the City Council.

1. *Residential Uses:*
    a. Dwelling, Group (assisted living facility, progressive care facility).
    b. Dwelling, 'For-Rent'.
    c. Bed and Breakfast.
2. *Commercial Uses:*
    a. Bank, Savings & Loan.
    b. Brewery.
    c. Contractor's Office (no on site storage).
    d. Day Care Center.
    e. Distillery.
    f. Entertainment Venue (jazz club, comedy club, dinner theater, etc.).
    g. Hotel/Motel.
    h. Liquor Store.
    i. Outdoor/Indoor Recreation Facilities.
    j. Religious Institution.
    k. School, Commercial.
    l. Spa Services.
    m. Theater, Cinema.
3. *Semipublic Uses, Utilities:*
    a. Athletic Facilities.
    b. Public Building.
    c. School, Academic.

D. *District Regulations.*

Minimum Lot Size: The minimum area permitted to be zoned for an MU development is 25 acres.

Maximum Density of Dwelling Units: The MU master plan shall establish maximum density for each area within the development. Density for all residential units combined shall not exceed eight (8) dwelling units/acre. Density shall be calculated based on the gross acreage of the entire MU master plan.

Development Standards: Regulations governing lot size, lot width, setbacks, principal building coverage, floor area of dwelling unit, and height shall be established for each area within the MU master plan and approved through the public hearing process.

Maximum Impervious Area: 80% for the entire MU development.

Public Space: Each MU development shall have a minimum of 10% of the gross land area designed for public use. Public space shall be used for recreation, entertainment or civic purposes and may include plazas, outdoor theaters, sculpture gardens, parks, playground, community gardens or any other spaces where people can gather. Business kiosks shall be located outside of public space. Sidewalks and residential amenities may not be included within the public space requirement.

Park Space: Park space may include residential recreational amenities. However, at least 50% of the required park space shall be provided in passive park area(s).

E. *Review Criteria.* The MU district is intended to promote specific objectives. Therefore, the following shall be considered when reviewing an MU master plan:

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 stormwater 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.

F. *Time Linkage.* In order to ensure that the objectives of MU district are met and development occurs which incorporates a mix of uses, a development phasing strategy or time line shall be established for each MU project. When reviewing the phasing strategy or timeline, the City Council may link the issuance of permits and/or certificates of occupancy for a portion of the development with the completion of other portions of the development.

(Ord. No. 702, § 1(Exh. A), 3-2-2015)

TABLE 2.2 LIST OF PERMISSIBLE AND CONDITIONAL USES

On the following table, an open circle "O" means that the use will be permitted in that district only if a Conditional Use Permit is granted by the City Council. An "X" means that the use is permitted in the zone district subject to the general provisions of the Unified Development Code. For uses not included in this list or when the Director of Community Development is unable to determine placement,

application shall be made to the Board of Appeals for interpretation.																					
USES	AG	RE	R	R-22	R-15	R-12	R-10	R-4A	R-4D	R-8A/D	R-10M	CUP*	OI*	OP	C-1	C-2	PSC	LI	OS-R	SU	MU
Adult Entertainment Establishment																		O			
Airport, Public/Private	O											O						O		X	
Amphitheater												O	O					X	O	X	
Animal Hospital, Small Animal (Veterinarian)	O											O			O	O	O	X			
Animal Hospital, Large Animal	O																	X			
Art Galleries												O	O	O	X	X	O	X			O
Asphalt Plant																		O			
Associations, (Clubs and Lodges)	O			O	O	O	O	O	O	O	O	O	O	O	X	X	O			X	
Athletic Facilities/Fitness Studio	O											O	O	O	X	X	O	X			O
Auditorium	O											O	O	O	O	O	O	X			
Auto Sales and Leasing (Trucks, Vans, Cars and Accessories)												O				O		X			

Automotive Parts												O			O	X	O	X			
Automotive Service												O				X	O	X			
Bakery												O	O	O	X	X	O	X			O
Bank, Savings and Loan, Mortgage Company												O	O	X	X	X	O	X			O
Barber Shop												O	O	X	X	X	O				O
Beauty Shop												O	O	X	X	X	O				O
Bed and Breakfast	X	O	O	O	O						X	O		X	X	X					O
Book Store or Stationery												O	O		X	X	O	X			O
Bottle Gas Storage and Distribution																		X			
Bowling Alley												O	O			X	O	X			
Brewery												O	O		O	O	O	X			O
Broadcasting Studio (Radio and TV)	O											O				X		X			
Builder's Equipment/Material	O											O				X		X			
Car Wash													O			O	O	X			
Carpenter Shop, Woodworking	O																	X			
Carpet and Rug															X	X	O	X			

Sales																					
Cemetery	O																			O	
Check Cashing															O	O		X			
Church, Synagogue	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	X		O	O
Clinic, Public/Private												O	O	X	X	X	O				O
Concrete Plant																		O			
Congregate Housing, Assisted Living Facility											O	O	O		X	X		X			O
Contractor's Office without outside storage												O	O	X	X	X		X			O
Contractor's Office with outside storage												O			O	X		X			
Convenience Center w/Gas Pumps												O	O			X	O	X			
Country Club	O	O	O	O	O	O	O	O	O	O	O	O									
Dance Studio												O	O		X	X	O	X			O
Day Care Center												O	O	X	X	X	O	X			O
Discount Store																		X			
Distillery												O	O		O	O	O	X			O
Drug Store												O	O		X	X		X			O

(Pharmacy)																				
Dry Cleaning, Pick-Up Station											O	O	O	X	X	O	X			O
Dry Cleaning, Plant																O	O			
Dwelling, 'For-Sale', Attached								X		X	X	O									O
Dwelling, 'For-Sale', Detached	X	X	X	X	X	X	X		X	X		O									
Dwelling, 'For-Rent', Group											X	O			O	O					O
Equestrian Center	O											O								X	O
Extended Stay Hotel (see Section 2.7)												O	O		O	O	O				
Family Day Care Home (accessory use)	X	X	X	X	X	X	X	X	X	X	X	O									
Farmlands (including Livestock, poultry)	X																				
Fire station												O	O							X	
Fireworks Sales																		X			
Florist, Retail												O	O	O	X	X	O				O
Florist, Retail with greenhouse																O	O				
Funeral Homes												O	O		O	O	O	X			

with no cemetery or mausoleum																					
Glass Fabrication																		O			
Golf Course, Driving Range	O	O	O	O	O	O	O	O	O	O	O	O	O	O							X	
Golf, Miniature												O	O		O	O	O				
Greenhouse, Nursery	O															O		X			
Grocery Store												O			O	X	O	X			
Group Home, Special Care Home (accessory use)	X	X	X	X	X	X	X														
Hardware and Garden Supply Store												O			X	X	O	X			
Heliport, Public/Private	O											O	O				O	X		X	O
Home Improvement Store																X	O	X			
Home-Elderly, Children, Nursing											O	O	O		X	X		X			
Hospital												O	O		O	X		X		X	
Hotel or Motel												O	O		O	O	O				O
Indoor Shooting Range																		O			

Junk Yard																		O			
Kennel	O																	X			
Laboratory, Research Commercial												O	O					X			
Laundry, Industrial												O						O			
Laundry, Self-Serve, Pick-Up												O			X	X	O	X			
Limousine Service and Taxi (with or without outside vehicle storage)																O		X			
Liquor Store												O	O		O	X	O	X			O
Locker, Frozen Food or Cold Storage												O						X			
Machine Shop																		X			
Manufacturing, Heavy, General																		O			
Manufacturing, Light, Limited												O	O					X			
Massage Therapy																O		X			
Mini-warehouse Storage, Conditioned or Unconditioned space																		X			

Museum and Libraries												O	O		X	X	O	X		X	O
Nail Salon												O	O		X	X	O	X			O
Office												O	O	X	X	X	O	X			O
Outdoor Recreational Facilities (Commercial) (Playfields, etc.)												O	O		O	O	O	X		X	O
Park and Playground	X	X	X	X	X	X	X	X	X	X	X	O	O	X	X	X	O	X	X	X	O
Parking Lot, Commercial												O	O		O	X	O	X			
Pawn Shop																		X			
Pest Control Business (with or without onsite chemical storage)															O	O		X			
Pet Day Care												O			X	X	O	X			
Pet Grooming												O			X	X	O	X			O
Power Station												O						O		O	
Print Shop												O	O	X	X	X	O	X			O
Prison																				O	
Public Building												O	O	X	X	X	O	X		X	O
Radio, TV, Transmitter, Studio	O											O	O			O	O	X			

Recreation Facilities, Indoor (Health Clubs, Bowling Alleys, Skating Rink, Billiards, Children's event facilities, etc.)												O	O			X	O	X			O
Recycling Center																		O			
Rental Services Establishment with no outside storage												O			O	X	O	X			
Rental Services Establishment with outside storage (other than auto related)																		X			
Restaurant												O	O	O	X	X	O	X			O
Restaurant w/Drive-thru window												O	O		O	X	O	X			
Retail Establishment												O	O		X	X	O	X			O
Retail Establishment (Mixed Sales)												O			O	X	O	X			
Salvage Yards																		O			
Sawmill																		O			
School, Academic												O	O	O	X	X	O	X		X	O

School, Commercial (Beauty, Business)												O	O	O	X	X	O	X			O
Septic Tank, Sales, Construction																		X			
Service Station, Automotive												O	O			X	O	X			
Sewage, Disposal Plant																		O			
Shop or Studio, Craftsman/Artist												O		O	X	X	O	X			
Small Appliance Repair Shop																O		X			
Smoke Shop and Tobacco Store															O	O		X			
Spa Services												O	O	O	O	O	O	X			O
Storage, Inside																		X			
Storage, Outside																		X			
Switching Station (Telecom)												O						X			
Tattoo Parlor and Body Piercing																		O			
Taxidermist	X																	O			
Theater, Cinema												O	O		X	X	O	O			O
Tire Retreading																					
Wireless Tower																	O	O			

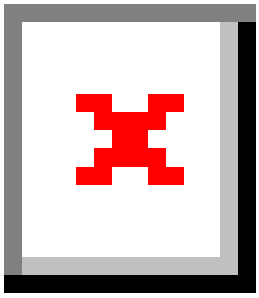
(subject to approval of conditional use permit in accordance with Section 2.8.7)																					
Transfer Station																		O			
Utility Substation	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	X	
Welding Shop																		X			
Wholesale (storage and distribution)												O					O	X			

(Ord. No. 671, § 1, 2-4-2013 ; Ord. No. 675, § 1, 6-3-2013 ; Ord. No. 692, § 1(Exh. 1), 7-21-2014 ; Ord. No. 703 , § 1, 6-1-2015; Ord. No. 704 , § 2, 6-1-2015; Ord. No. 708 , § 1, 8-10-2015; Ord. No. 715 , § 4, 9-28-2015; Ord. No. 718 , § 14(Exh. B), 12-14-2015)

1.4.2 Defined terms.

Words and phrases defined herein shall be interpreted as defined without regard to other meanings in common or ordinary use, unless the context of the word or phrase indicates otherwise. Words and phrases not defined in this Ordinance shall be construed to have the meaning given by common and ordinary use as defined by Webster's New International Dictionary, Latest Edition. Figures associated with defined terms in this Section are provided for illustration only and do not limit or change the meaning of the term as defined in writing.

Acceleration Lane. An added roadway lane which permits integration and merging of slower moving vehicles into the main vehicular stream.



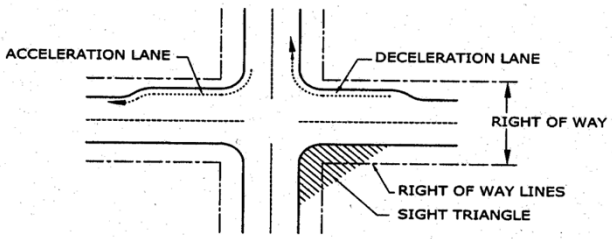
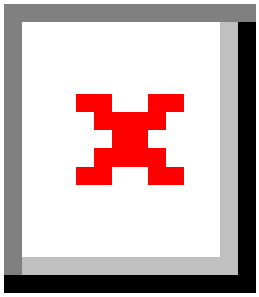


FIGURE 1

Access. A way or means of approach to provide physical entrance to a property.

Accessory Structure. A structure detached from a principal building on the same lot and customarily incidental and subordinate to the principal building or use.



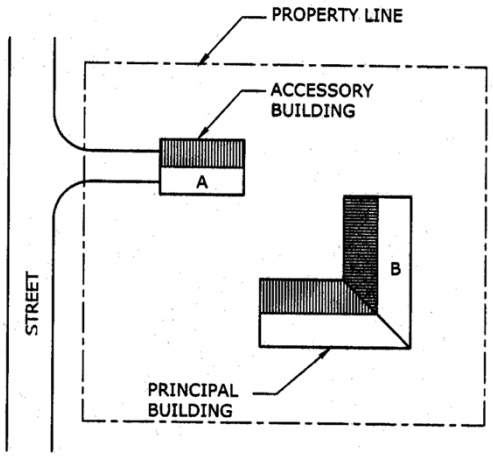


FIGURE 2

Accessory Use. A use customarily incidental and subordinate to the principal use and located on the same lot with such principal use.

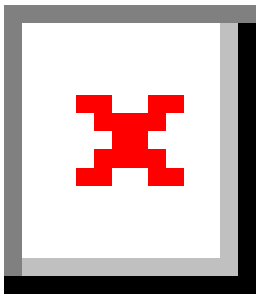
Acre. A measure of land area containing 43,560 square feet.

1. *Acreage, Gross.* The total area of a property measured in acres and fractions thereof rounded to the nearest one-tenth acre.
2. *Acreage, Net.* The total buildable area of a property measured in acres to the nearest one-tenth, as existed when originally approved for its current zoning district, less any flood plain, easements and land dedicated to and accepted for streets or other public improvements by the City.

Adult Book Store. A retail establishment, a majority of whose inventory consists of books, magazines, videotapes and similar materials containing sexual activities or specified anatomical parts.

Airport. A property or structure licensed and approved by the Federal Aviation Administration where fixed wing aircraft or helicopters can land and take off, which may be equipped with hangars, facilities for refueling and repair and various accommodations for passengers.

Aisle. The traveled way, which is not the public right-of-way, by which cars enter and depart parking spaces.



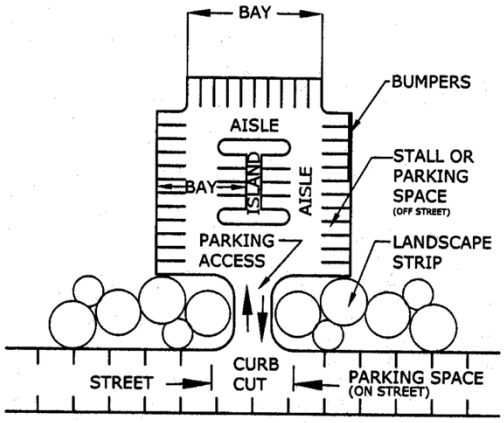


FIGURE 3

Alley. A non-exclusive private easement or publicly dedicated service way providing a secondary means of public access to abutting property and not intended for general traffic circulation.

Alteration of Building. Any change in the supporting members of a building (such as bearing walls, columns or girders); any change in the non-supporting interior walls of a building; any addition or reduction to a building; any change in use; or any relocation of a building from one location or position to another.

Amphitheater. An outdoor area designed or intended for the projection of sound to be heard by a nearby audience.

Amenity. A natural or man-made feature which is intended to enhance or make more attractive or satisfying a particular property.

Animal Hospital, Large Animals. A place where horses, cattle, sheep or other animals normally kept in agricultural settings are given medical or surgical treatment and the boarding of animals is limited to short-term care incidental to the hospital use.

Animal Hospital, Small Animals. A place where dogs, cats, birds or other animals normally kept as household pets are given medical or surgical treatment and the boarding of animals is limited to short-term care incidental to the hospital use.

Annexation. The incorporation of a land area into the City with a resulting change in the city limit boundaries.

Antenna. See Section 2.8 for definition of 'antenna.'

Apartment. One or more rooms comprising an independent dwelling unit in a 'For-Rent' building.

Applicant. Any person making a request to the City for any approval, permit or authorization under the procedures contained in this Ordinance.

Art Galleries. An establishment engaged in the sale, loan, or display of art books, paintings, sculpture, or other works of art. This does not include libraries, museums, or non-commercial art galleries, or where such display of art is incidental to the primary use.

Asphalt Plant. A business which manufactures, mixes, or blends asphaltic products for distribution.

Assisted Living Facility. See Congregate Housing.

Associations. An organization of persons having common interests or purposes.

Auditorium. An indoor building or structure designed or intended for use for the gathering of people as an audience to hear music, lectures, plays, and other presentations.

Auto Sales and Leasing. The use of any building, land area, or other premises or portions thereof, for the display, sales or lease of automobiles, trucks, vans, trailers or recreational vehicles, including internet transactions where most vehicles are not stored on site.

Automobile. A self-propelled, free moving vehicle, with at least four but no more than six wheels, designed primarily for the transportation of passengers or for conveyance of up to two tons of materials on a street or roadway.

Automobile Service Station. Any building, land area or other premises, or portion thereof used or intended to be used for the retail dispensing or sales of vehicular fuels; and including as an accessory use the sale and installation of lubricants, tires, batteries and similar accessories, or the provision of tune-up or light maintenance services for vehicles.

Automotive Service Establishment. A business principally engaged in the repair of automobiles or other motorized vehicles, or the installation or repair of equipment or parts on motorized vehicles such as mufflers, brakes, tires, radios, transmissions, and engines or engine parts.

Bakery. An establishment primarily engaged in the retail sale of baked products for consumption off site. The products may be prepared either on or off site. Such use may include incidental food service.

Bank. A freestanding building, with or without a drive-up window, for the custody, loan, or exchange of money; for the extension of credit; and for facilitating the transmission of funds. This may include credit unions, savings and loans, and traditional banks.

Barber Shop. Any establishment or place of business within which the practice of barbering is engaged in or carried on by one or more barbers.

Basement. An area below the first floor of a building used for storage, garages, and utilities or for common use of the occupants of the building. A basement used for any one or more of the above purposes shall not be counted as a story.

Beauty Shop. Any commercial establishment, residence, vehicle, or other establishment, place, or event wherein cosmetology is offered or practiced on a regular basis for compensation.

Bed and Breakfast. A building in which lodging and meals are provided for no more than 15 guest and meals are served in a common dining room.

Berm. A mound of earth, or the act of pushing earth into a mound.

Block. A tract of land bounded by streets or a combination of streets and public land, rights-of-way or any other barrier to the community or development.

Board of Appeals. The appointed Board of Appeals of the City of Alpharetta.

Boarding House. A dwelling where more than two, but fewer than six rooms are provided for lodging for definite periods of times. Meals may or may not be provided, but there is one common kitchen facility. No meals are provided to outside guests.

Book or Stationery Store. An establishment for the sale or distribution of books and miscellaneous stationery by direct retail sales to the public.

Bottled Gas Storage and Distribution. An establishment where gas is stored for wholesale distribution.

Brewery. A facility where malt beverages are manufactured or brewed.

Broadcasting Studio. An establishment for the dissemination of radio, television, satellite, or similar medium, which may include a transmission tower.

Buffer Area or Buffer Strip. That portion of a lot set aside for open space and screening purposes pursuant to applicable provisions of this Ordinance to separate different zoning districts or uses on one property from uses on another property. A required set back area may not be included in a required buffer area or visa-versa.

Buffer, Undisturbed. An area of land as defined above that exists in its natural state without intrusion or alteration. The addition of landscaping into areas of sparse vegetation within undisturbed buffers does not constitute intrusion or alteration.

Buildable Area. See "Lot Building Area."

Builder's Equipment. An area designed or intended for the storage and use of equipment or materials common in the construction trade. This may not include sales of such equipment or materials.

Building. Any structure built for or intended for occupancy, storage or shelter of persons, animals, personal or business property, or machinery of any kind which is entirely separated from any other structure.

Building Code. The latest edition of all codes relating to the construction of buildings and their mechanical, electrical and other systems, as adopted by the City of Alpharetta pursuant to the Georgia Uniform Building Code Act and also referred to as the Standard Building Code.

Building Frontage. The linear width of a building facing or most nearly facing a street.

Building Height. The vertical distance to the highest point of the roof surface of a flat roof, the deck line of a mansard roof, and to the mean height level between eaves and ridge of a gable, hip or gambrel roof, as measured from the average finished grade across the building frontage.

Building Inspector. The Building Official of the City of Alpharetta or the Building Official's designated representative.

Building Site. A parcel or lot or land occupied or intended to be occupied by a building or structure having not less than the minimum area permitted by the code.

Bus Shelter. A small, roofed structure, having from one to three walls, located near a street, and designed primarily for the protection and convenience of bus passengers.

Car Wash. Any building or premises or portions thereof dedicated to use for washing automobiles; or a structure containing facilities for washing automobiles.

Carpenter Shop. An establishment utilized for the manufacture or assemblage of wood into usable forms for sale and distribution.

Carpet and Rug Sales. An establishment for the retail or wholesale sale of floor coverings.

Cemetery. Land used or dedicated to the burial or internment of human or animal remains, including crematoriums, mausoleums, necessary sales, and maintenance facilities.

Center Line of Street. Any line surveyed as such by the City of Alpharetta or the Georgia Department of Transportation or their designee, or, if no such survey exists, the line which is midway between the edge of pavement or back of curb of a street.

Central Business District (CBD). That portion of the City bounded by Mayfield Road to the North, Old Milton Parkway to the South, Haynes Bridge Road and Highway 9 to the east and Roswell and Canton Streets to the west. (see page 2-103)

Certificate of Occupancy. A document issued by the Director indicating that a particular building conforms with the requirements of this Ordinance and the building is complete and ready for use.

Church. A facility incorporating one or more buildings where religious services are conducted.

City. The City of Alpharetta, Georgia.

City Administrator. The Chief Operating Officer of the City of Alpharetta or his designee.

City Clerk. The City Clerk of Alpharetta, Georgia, or the City Clerk's designated representative.

City Council or Mayor and Council. The legally constituted and elected governing body of the City of Alpharetta, Georgia.

Clinic. An establishment where patients are admitted for examination and treatment by one or more physicians, dentists, psychologists, medical professionals, or social workers and where patients are not usually lodged overnight.

Club. Buildings and facilities owned or operated by an association or persons for a social or recreational purpose.

Collection Box. A container, trailer, vehicle or other structure, used for the purpose of acquiring donated goods, by a for-profit or not-for-profit entity.

Commercial Parking Lot. An area or structure dedicated to the temporary storage of automobiles or other vehicles for periods of less than 24 hours for a fee, operated as the principal use of the property or structure.

Community Development Director. The Director of the Community Development Department or his designee.

Comprehensive Plan (CP). The long-range plan for guiding development in the City of Alpharetta and the City's urban area to a point in time at least 15 years from when the plan was adopted, with the overall goal being to accommodate development in a timely, orderly, and efficient arrangement of land uses and public facilities and services that meet the needs of present and future residents and businesses.

Concept Plan. A generalized map presenting an image or representation of a proposed development, and showing those plan elements as further required by this Ordinance.

Concrete Plant. A business which manufactures, mixes, or blends concrete products for distribution.

Conditional Use. A use that generally would not be appropriate throughout a zoning district but which, if controlled as to visual appearance, number, area, height, location, or relation to abutting or nearby uses, would not be injurious to the public, health, safety, welfare, morals, order, comfort, convenience, appearance or general welfare. Such uses may be permitted only in zoning districts specified in this Ordinance and are subject to conditions and approval by the Mayor and Council.

Condominium. A legal form of multiple ownership consisting of a building, or group of buildings, in which units are owned individually, and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis.

Condominium, Office. An office building (or group of buildings) organized, owned and maintained as a condominium.

Condominium, Residential. A building type consisting of individual units located within a single structure. The structure normally has at least two, but no more than six stories. The structure is designed to appear as a single building with no architectural distinction between the units. Architectural elements such as materials, colors and windows are repeated consistently throughout the building and there is usually a single roof element and a single point of primary entry. The architectural style typically expresses the horizontal lines of the building which then accentuates the floors of the building as a primary visual

element. The common areas of the building such as the elevators and lobby may be expressed as special features on the main elevations of the structure.

Congregate Housing. Any group dwelling or facility licensed by the state, public or private, which for gain or otherwise, regularly provides one or more persons with assisted living care. The term "assisted living care" means specialized care and services including the provision of personal services, the administration of medications by a certified medication aide and the provision of assisted self-preservation. The term "personal services" includes, but is not limited to, individual assistance with or supervision of self-administered medication, assistance, essential activities of daily living such as eating, bathing, grooming, dressing, toileting, ambulation and transfer. The term "assisted self-preservation" means the capacity of a resident to be evacuated from an assisted living facility to a designated point of safety and within an established period of time as determined by the Office of Fire Safety Commissioner. Assisted self-preservation is a function of all of the following:

1. The condition of the individual.
2. The assistance that is available to be provided to the individual by the staff of the assisted living facility; and
3. The construction of the building in which the assisted living facility is housed, including whether such building meets the state fire safety requirements applicable to an existing health care occupancy.

Construction Trailer. A temporary structure used as an office and located on an active construction site.

Contractor's Office with outside storage. A room or group of rooms used for conducting business that includes an enclosed exterior space for the storage of business related equipment and supplies.

Contractor's Office without outside storage. A room or group of rooms used for conducting business that does not use any exterior storage area.

Convenience Center with Gas Pumps. A facility that combines a small retail store with the sale and dispensing of gasoline products.

Convenience Store. A retail establishment primarily selling packaged food and household convenience items, which may also dispense automobile fuel, oil and accessories. Excluded from this definition is any establishment providing automotive maintenance services or repairs.

Craftsman Shop or Studio. A facility where products are made or serviced on an individual basis without the use of mechanized or assembly line production equipment.

Curb Break or Curb Cut. Any interruption or break in the line of a street curb for the purpose of connecting a driveway to a street, or otherwise to provide vehicular access to abutting property.

Data Center. A building or complex of buildings in which a substantial portion of the gross square footage is dedicated to the housing of computer or data processing equipment or systems.

Day Care Center. Any establishment operated by an individual, partnership, society, agency, corporation, institution or group, and licensed by or registered with the State of Georgia as a group day care home or day care center, which enrolls therein for pay, for supervision and care, seven or more children or adults. Such facility may provide supervision, care, education, recreation and specialized programmings but does not provide overnight accommodations.

Deed. An instrument that conveys or transfers title to land or other real property.

Density. The average number of dwelling units or gross square feet of building floor area per gross acre of land. For an individual property, the density shall be calculated by dividing the total dwelling units or gross square footage of the building by the total gross acres of the property that existed when originally approved for its current zoning district.

Design Review Board. The Design Review Board of the City of Alpharetta, as established by this Ordinance and appointed by the Mayor and Council.

Development Activity. The construction of public improvements, site improvements, or buildings, including any alteration of a property in preparation for such construction. Development Activity shall also include the "thinning" or removal of trees from undeveloped land in conjunction with a forest management program, and the removal of trees incidental to the development of land or to the marketing of land for development.

Director. Unless otherwise specified, the Director of Community Development of the City of Alpharetta, Georgia, or the Director's designated representative.

Discount Store. A retail store that sells new or used goods or products at prices lower than traditional retail outlets. Discount stores principally engage in offering a category of similar goods or a wide assortment of goods for sale to the general public.

Distillery. A facility where distilled spirits are manufactured (distilled, rectified or blended).

Drainage. See Article III, Section 3.1 for all definitions relating to drainage and storm water control.

Drive or Driveway. A surfaced asphalt or concrete area on a lot which provides direct access for vehicles between a street and a private garage, carport or other permitted parking space or parking area or loading area.

Dry cleaning, pick-up station. An establishment or business maintained for the pickup and delivery of dry cleaning and/or laundry without the maintenance or operation of any laundry or dry-cleaning equipment or machinery on the premises.

Dry cleaning plant. A building, portion of a building, or premises used or intended to be used for cleaning fabrics, textiles, wearing apparel, or articles of any sort by immersion and/or agitation, and other processes incidental thereto.

Duplex. A building type consisting of two independent units that are attached by a common side wall, floor and/or ceiling. Such units normally have at least two, but no more than four floors. These units may share a common front door and are sometimes designed to appear as a single unit.

Dwelling, 'For-Rent' (Downtown, Central Business District).

a. Unit—A residential unit designed to be leased or rented and occupied by a single family tenant and located within the Central Business District (map page 2-115).

b. Building—A structure incorporating multiple rental units. (See Apartments.)

c. See Section 2.7 Standards for Downtown, Central Business District.

Dwelling, 'For-Rent' (Outside of Central Business District).

a. Unit—A residential unit designed to be leased or rented and occupied by a single family tenant.

b. Building—A structure incorporating multiple rental units. (See Apartment.)

c. See Section 2.7 Standards for Units (outside of Central Business District).

Dwelling, 'For-Sale'.

a. Detached—A free-standing residential unit designed to be purchased and occupied by a single family.

b. Attached—A residential unit attached to other residential units and designed to be purchased and occupied by a single family.

c. Condominium—A type of property ownership in which a 'For-Sale' unit is purchased and the purchaser of each unit acquires full title to the unit and an undivided interest in the common elements (the land, roof, elevator, etc.).

Dwelling, Group. A building or portion of a building occupied or intended for occupancy by a number of unrelated persons or families, but in which separate cooking facilities are not provided for such resident persons or families. The term "group dwelling" includes but is not limited to the terms rooming house,

apartment hotel, nursing home, fraternity or sorority house, YMCA or YWCA. A hotel, motel or bed and breakfast tourist home shall not be deemed to be a group dwelling as herein defined.

Dwelling Unit. One or more rooms connected together and constituting a separate, independent housekeeping establishment designed for use by one family with provision for cooking, eating, sleeping, bathing and personal sanitation, and physically set apart from any other rooms or dwelling units in the same structure or another structure.

Easement. A grant by a property owner of any designated part of a property for the use by another for a specified purpose without transfer of title or right of ownership.

Egress. An exit.

Electric power yards, substation. All equipment, fixtures, and personal property operated or maintained in connection with the production of electricity using any source of thermal, steam, wind, or solar energy with a generating capacity of more than 500 kilowatts and less than 50 megawatts.

Existing Use. The use of a lot or structure at the current time or another time if so designated.

Extended Stay Hotel. A building containing guest rooms for lodging, offered to the public for compensation, which are advertised, designed, intended or routinely utilized for weekly or monthly occupancy, or in which at least 30% of all guest rooms have facilities for the refrigeration and preparation of food by guests, such as a refrigerator and a cooktop/stove (or a refrigerator, a microwave, and a dishwasher or kitchenette sink), and a self-serve laundry facility is available for guests use. For the purposes of this Code, extended stay hotels and hotels (or motels) are separate and distinct uses. See, Section 2.7.3.

Family. One or more persons related by blood, adoption, guardianship or marriage and/or not more than three unrelated persons, living and cooking together as a single, nonprofit housekeeping unit.

Family Day Care Home. An accessory use within a private residence, licensed by or registered with the State of Georgia as a family day care home, operated by the occupant of the dwelling who enrolls for pay, for supervision and care without overnight accommodations, three but not more than six children or adults.

Fast Food Restaurant. See Restaurant, Drive-thru or Fast Food.

Fence. A structure made of manufactured materials—and used for the purpose of defining a boundary, creating an enclosure, providing security, privacy or screening, or as a means of protection.

Flood Control. See Article III, Section 3.4, for definitions relating to flooding and flood control.

Floor Area. The total number of square feet of heated floor space within the exterior walls of a building.

Floor, First. The location within a building in which the primary egress and ingress are provided.

Florist, Retail With Greenhouse. Any business establishment which, as its primary business, sells at retail flowers and ornamental plants. A greenhouse or nursery for the growing of plants, or another open or enclosed supplemental display area outside the establishment, is permitted as a normal accessory use.

Florist, Retail Without Greenhouse. Any business establishment which, as its primary business, sells at retail flowers and ornamental plants. A greenhouse or nursery for the growing of plants, or another open or enclosed supplemental display area outside the establishment, is not permitted.

Frontage Lot or Street Frontage. The width in linear feet of a lot where it abuts the right-of-way of any street from which access may be directly gained.

Funeral Home. A building used for the preparation of deceased human beings for burial and the display of the deceased and ceremonies connected therewith before burial or cremation.

Future Land Use Map. The map named as such and contained in the Comprehensive Plan that indicates areas appropriate for various land uses and public facilities over time and as described in the Comprehensive Plan text.

Garage Sale. The sale or offering for sale of miscellaneous personal items on a residential zoned lot, (not including churches and schools).

Garden District. That portion of Canton Street bounded by Church Street to the south and Hopewell Road to the north.

Gasoline Station. A facility where primary use is the dispensation of fuels. (Also see Convenience Center with Gas Pumps)

Gazebo. An accessory, open air structure not exceeding 300 sq. ft. in size.

Governing Body. The Mayor and Council of the City of Alpharetta, Georgia, under whose authority this Ordinance is enacted into law, administered, and enforced.

Grade. The degree rise or descent of a sloping surface. The average elevation of the sidewalk or crown of road surrounding a building site.

Grade, Finished. See Section 3.1, "Site Grading and Land Disturbance."

Greenhouse. A building whose roof and sides are made largely of glass or other transparent or translucent material and in which the temperature and humidity can be regulated for the cultivation of plants for subsequent sale or for personal enjoyment.

Group Home. A dwelling shared by four or fewer persons, excluding resident owner, (or no more than six persons including the resident owner), who live together as a single housekeeping unit and in a long term, family-like environment in which the resident owner, serving as the primary caregiver to the residents, provides care, education and participation in community activities for the residents with the primary goal of enabling the residents to live as independently as possible in order to reach their maximum potential. 1. No group home shall be located within 2,000 ft. of another group home as measured at the property line. 2. A group home shall be limited to one structure and multiple structures located near one another shall not be considered components of one group home. Each structure shall meet distance requirements. The term "group home" shall not include a halfway house, a treatment center for alcoholism or drug abuse, and work release facility for convicts or ex-convicts, a home for detention and/or rehabilitation of juveniles adjudged delinquent or unruly and placed in custody of the state or other housing facilities serving as an alternate to incarceration. The term "group home" shall also not allow the use of a dwelling as an apartment or duplex. A "group home" shall not allow use of the dwelling as a home for individuals on parole, probation, or convicted and released from incarceration, for any crimes including child molestation, aggravated child molestation, or child sexual abuse, as defined in O.C.G.A. 16-6-4 or individuals required to register as sex offenders pursuant to O.C.G.A. 42-1-12. A group home may include a home for the handicapped. As used in this subsection, the term "handicapped" shall mean:

1. Having a physical or mental impairment that substantially limits one or more of such person's major life activities so that such person is incapable of living independently;
2. Having a record of having such an impairment; or
3. Being regarded as having impairment.

However, the term "handicapped" shall not include current illegal use of or addiction to a controlled substance, nor shall it include any person whose residency in the home would constitute a direct threat to the health and safety of other individuals.

Hardware Store. A facility of 30,000 or fewer square feet gross floor area, primarily engaged in the retail sale of various basic hardware lines, such as tools, builders' hardware, plumbing and electrical supplies, paint and glass, housewares and household appliance, garden supplies, etc.; if greater than 30,000 square feet, such a facility is a Home Improvement Center.

Historic Business District. That portion of the Central Business District bounded by Church Street to the north, Highway 9 to the east, Marietta Street to the south and Milton High School to the west. (see page 2-122)

Home Improvement Center. A facility of more than 30,000 square feet gross floor area, engaged in the retail sale of various basic hardware lines, such as tools, builders hardware, paint and glass, houseware and household appliances, garden supplies, and cutlery.

Home Occupation. Any activity carried out as a business and/or for profit by the resident and conducted as an accessory use in the resident's dwelling unit.

Hospital. A building providing primary or tertiary health services and medical or surgical care to persons including in-patients and out-patients, suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions, and including as an integral part of the institution, related facilities such as laboratories, outpatient facilities or training facilities.

Hotel (or Motel). A building in which lodging along with customary lodging facilities and services, such as meeting rooms, restaurant, maid service and fitness center, are provided for transient guests for an average stay of less than 7 days and offered to the public for compensation. Guest rooms within the building contain no provisions for food preparation other than a mini-fridge and/or microwave, there are no self-serve laundry facilities (for guests use) within the building, and access to each guest room is through an inside lobby which is supervised at all hours.

Improvements. The buildings, public utilities and facilities, and accessory structures built on or serving a property.

A. *Public Improvements.* Any structure, owned by or to be dedicated to a government or a utility regulated by the Georgia Public Service Commission, together with its associated public land, easement or right-of-way, necessary to provide transportation, drainage, public or private utilities, or other public services such as education, recreation, or public safety.

B. *Site Improvements.* Any structure, other than a principal building or a structure intended for dedication to public ownership, constructed to support or provide for the use or occupancy of a property, such as driveways, parking and loading areas, retaining walls and other earthen works, erosion and sedimentation control facilities, stormwater drains and detention facilities, and connections to public water, sewer or other utilities.

Industrial Park. A development that contains a number of separate industrial buildings and supporting uses on one or more lots, which is designed, planned, constructed and managed on an integrated and coordinated basis.

Industrialized Buildings. Prefabricated structures as defined in O.C.G.A. 110-2 and usually used for a limited time period such as for a site construction office, portable classroom and site real estate office.

Ingress. Access or entry.

Island. In parking lot and street design, built-up curbs (and in parking lots usually placed at the end of parking rows) as a guide to traffic and also used for landscaping, signing or lighting.

Junk or Salvage Yards. Any area, lot, land, parcel, building or structure or part thereof used for the storage, processing, purchase, sale or abandonment of wastepaper, rags, scrap metal or other scrap or discarded goods, materials, machinery or two or more unregistered, inoperable vehicles or other type of junk. See Also "Recycling Center."

Kennel. An establishment in which more than six dogs or other domesticated animals more than one year old may be housed, groomed, bred, boarded, trained or sold.

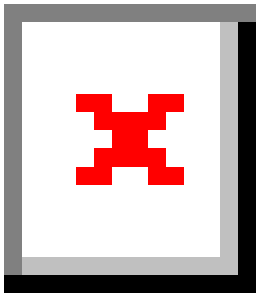
Land Disturbance Permit. A permit issued by the City that authorizes Development Activity, and includes, but is not limited to, activity related to soil erosion control, clearing and grubbing, grading, public and site improvements. This permit does not authorize building construction.

Land Use. See "Use," "Principal Use," and "Accessory Use."

Landscape Strip. A portion of a lot required to be reserved for, installed with, and maintained with vegetation. Such a strip may or may not be required to be of a linear form.

Loading Space, Off-street. A space or berth used for the loading or unloading of commercial vehicles, trucks or other vehicles.

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



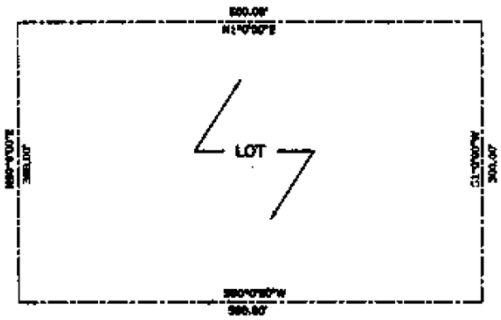
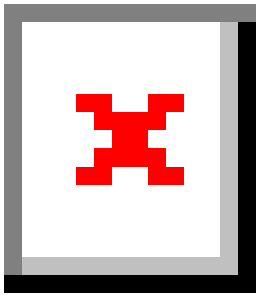


FIGURE 4

Lot Building Area. The portion of a lot located interior to the front, side and rear yard building setback lines; that is, the portion of a lot wherein a building may be located.

Lot, Corner. A lot abutting two or more streets at their intersection.



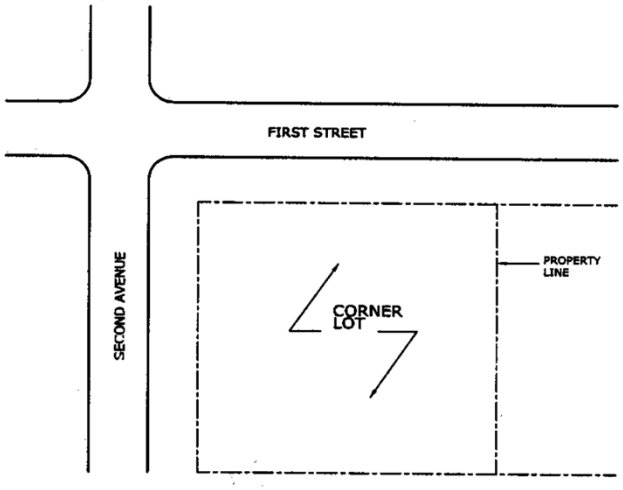
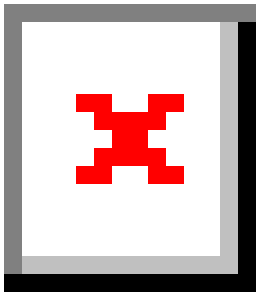


FIGURE 5

Lot Coverage. That portion of the lot that is covered by buildings, structures, and any other impervious surface.

Lot Depth. The distance between front and rear lot lines. If front and rear lines of said lot are not parallel, such least dimension shall be deemed to be the lot depth.

Lot, Double Frontage. A lot which has frontage on more than one street, provided however, that no corner lot shall qualify as a double frontage lot unless said corner lot has frontage on three or more streets.



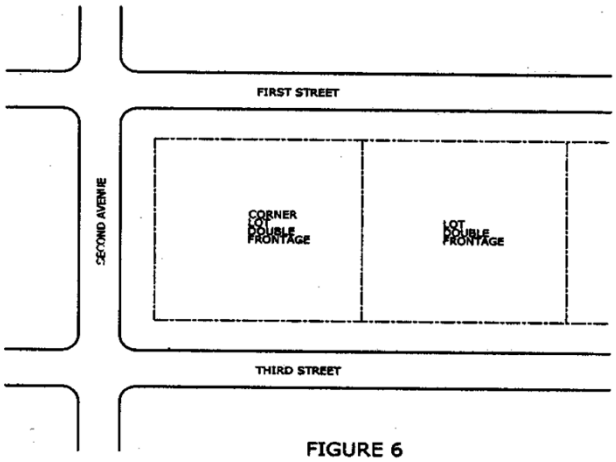


FIGURE 6

Lot, Flag. An "L" shaped lot whose frontage is provided by the driveway access which ties the buildable portion of the property to the street.

Lot Frontage. See "Frontage."

Lot Line. A line of record bounding a lot which divides one lot from another lot or from a street or any public space.

A. *Front Lot Line.* Any boundary line of a lot which is coterminous with a public street right-of-way line or private street easement line. For a corner lot, the narrow portion is usually considered the front.

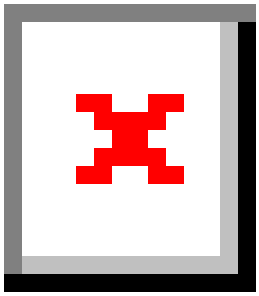
B. *Rear Lot Line.* Any boundary line of a lot which does not intersect with a street right-of-way or private street easement line and which is usually opposite of the front lot line.

C. *Side Lot Line.* Any boundary line of a lot which intersects with a street right-of-way or private street easement line.

Lot of Record. A lot which exists as shown or described on a plat or deed recorded in the Office of the Clerk of the Superior Court of Fulton County.

Lot Width. The distance measured between side lot lines at the front minimum setback line between intersecting lot lines.

Lot Width—Cul-de-sac. The distance measured between side lot lines at the point of the property that is twice the front setback requirement from the front property line.



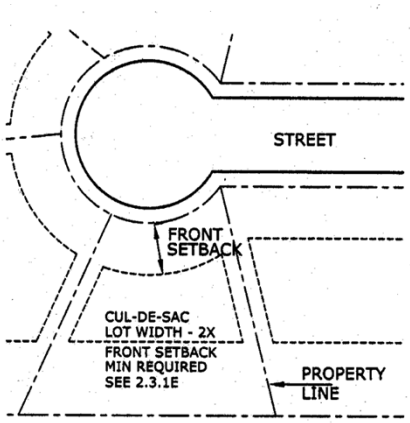


FIG 7

Mansard Façade. An architectural appendage or embellishment to a flat topped structure which is attached to the front external wall and if intended to create the appearance of a mansard roof. See also "Roof."

Manufactured Building. A factory-built, structure that meets national standards for manufactured buildings.

Manufacturing, Heavy. The extraction of natural resources or the transformation of raw materials through mechanical or chemical means into new products ready for assembly, fabrication or use in the production of finished goods.

Manufacturing, Light. The fabrication or assembly of parts into a finished product or component products.

Marquee. Any hood, canopy, awning or permanent construction which projects from a wall of a building, usually above an entrance.

Massage Parlor. Any facility, other than a hospital or clinic, where non-medical manipulative devices or exercises are practiced upon the human body by someone other than a licensed medical professional.

Master Plan. A plan map and associated statement of intent which, at least, includes a depiction of pods, roads, buffers, flood areas, permitted uses and development regulations which represents the framework for development activity on a property. See also "Concept Plan."

Median Break or Cut. Any interruption in the curb separating opposing vehicular travel lanes of a street for the purpose of allowing ingress or egress by left turning movements to a street, or abutting property.

Metes and Bounds. A method of describing the boundaries of land by directions and distances from a known point of reference.

Mezzanine. An intermediate floor between two other stories that does not contain more than 1/3 of the area of the floor below it.

Mini-Warehouse. A structure containing separate storage spaces of varying sizes leased or rented on an individual basis.

Mobile Home. A structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used as a dwelling. 'For-Sale', with or without a permanent foundation when connected to public. utilities. The term mobile home shall not include motorized vehicles with temporary living quarters. Mobile homes built after 1976 are referred to as "Manufactured Homes" or "Industrialized Buildings".

Mobile Home Park. A site with required public and/or private improvements and utilities for the long-term parking of two or more mobile homes or manufactured homes each on a single lot, and which may include such accessory uses as retail convenience sales, Laundromat, and recreational facilities for the exclusive use of residents.

Motel. See "Hotel".

Nail Salon. An establishment that offers nail care services such as manicures, pedicures, and nail enhancements.

Natural Resources Commission. The appointed natural resources commission (formerly known as the Tree Commission) for the City of Alpharetta.

Neighborhood Grocery. A facility with a floor area of at least 3,000 square feet but not more than 50,000 square feet that sells primarily grocery items such as prepackaged food, produce, meats, baked goods, beverages and similar food items intended for off-site consumption. At least 60% of the floor area of the facility shall be dedicated to the sale of said grocery items, including any immediately adjacent circulation and service areas, but not including storage.

Nonconforming Lot. A lot of record whose area, frontage, dimensions, or location were lawful prior to the adoption, revision, or amendment of this Ordinance, and which, by reason of such adoption, revision or amendment, no longer meets or exceeds one or more such requirements of the applicable zoning district.

Nonconforming Sign. Any structure or sign which was lawfully erected and maintained prior to the adoption, revision, or amendment of this Ordinance, and which by reason of such adoption, revision or amendment fails to conform to all applicable regulations and restrictions of this Ordinance.

Nonconforming Structure. A structure or building whose size, dimensions, or location on a property were lawful prior to the adoption, revision, or amendment of this Ordinance, but which, by reason of such adoption, revision, or amendment, no longer meets or conforms to one or more such requirements of this Ordinance.

Nonconforming Use. A use or activity that was lawful prior to the adoption, revision, or amendment of this Ordinance, but which, by reason of such adoption, revision, or amendment, is not a use or activity permitted by right or no longer meets or conforms to the requirements of this Ordinance.

Nursery, Plant. Land or greenhouses used to raise flowers, shrubs and plants for sale to distributors or for subsequent replanting by the owner, a landscape company or others. See also "Florist, Retail."

Nursery School. See "Day Care Center."

Nursing Home. An extended or intermediate care facility required to be licensed or approved by the State of Georgia to provide full-time convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves.

Office. A room or group of rooms used for conducting the affairs of a business, profession, service, industry or government.

Office Building. A building used primarily for conducting the affairs of a business, profession, service, industry or government, or like activity, that may include ancillary services for office workers such as a restaurant, coffee shop, newspaper or candy stand.

Office Park. A development that contains a number of separate office buildings and supporting uses on one or more lots, which is designed, planned, constructed and managed on an integrated and coordinated basis.

Opaque. Impenetrable to view, or so obscuring to view that buildings, structures, and uses become visually indistinguishable.

Open Space. A privately-owned area on the grounds of a premises outside of any principal building or parking area, which is open to the sky and set aside and intended for the outdoor enjoyment of occupants or visitors to the property, and which may but is not required to include such pedestrian-oriented improvements as landscaping, sidewalks, walkway paths, pergolas, gazebos, bikeways, exercise or play

equipment, and benches, and which may further include up to 20% of its area in water bodies or other areas inappropriate for pedestrian use.

Outdoor Storage. The keeping, in an unroofed area of any goods, material, merchandise or vehicles in the same place for more than 24 hours.

Outdoor Vending. Sale and/or display of products in an area exposed to open air on two or more sides.

Owner. An individual, firm, association, syndicate, partnership or corporation having a majority proprietary interest in land or a building, or their authorized representative.

Parapet. That portion of a wall which extends above the roof line.

Parcel. A lot or tract of land, or several adjoining lots in common ownership.

Park Space. A public- or privately-owned area, which is set aside for the enjoyment for occupants or visitors to the property, and which may include both outdoor and indoor areas developed for active and/or passive recreation.

Parking Area. Any public or private area at grade or within a structure used for the express purpose of temporarily parking automobiles and other vehicles otherwise in operation for personal or business use.

Parking Garage. An accessory building or portion of a principal building used only for the private storage of motor vehicles as an accessory use.

Parking Space. A space identified and set aside for the temporary parking of an automobile or other motor vehicle which is subdivided into the following categories:

A. *Compact Car Parking Space.* A designated space not less than 8 feet by 16 feet expressly provided within a parking area for purposes of temporarily parking a compact car or other compact motor vehicle.

B. *Handicapped Parking Space.* A designated space not less than thirteen feet in width (including loading area) and twenty feet in length, laid out and designated by signage in accordance with the requirements of the Georgia Accessibility Code for Buildings and Facilities.

C. *Handicap - Van Only.* A designated space not less than sixteen feet in width including loading area and twenty feet in length.

D. *Regular Parking Space.* A designated space not less than 9 feet in width by 19 feet in length.

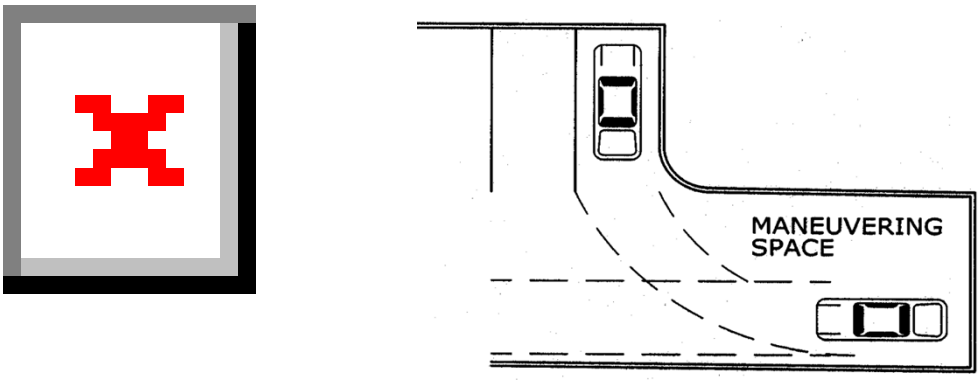
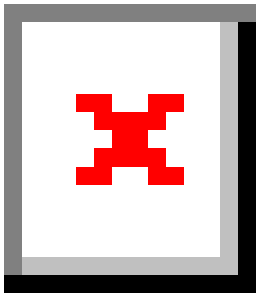


FIGURE 8

Patio House. A 'For-Sale' dwelling in which most, or all, of a lot is used with yard space combined instead of divided. Front, rear and side yard are consolidated into one garden area, either partially or completely bordered by rooms or enclosed by walls. See also "Zero Lot Line."



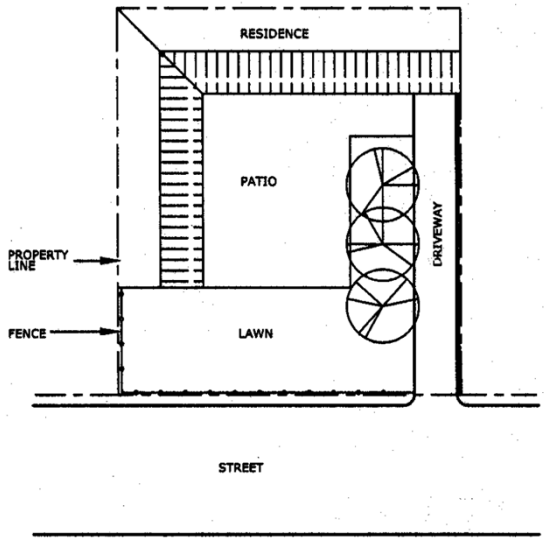


FIGURE 9

Pedestrian Walkway. A right-of-way within a block dedicated to public use, five feet or more in width, intended primarily for pedestrians or bicycles and other non-motorized vehicles.

Perimeter. The boundaries or borders of a lot, tract or parcel of land.

Permit. Written governmental permission issued by an authorized official, empowering the holder thereof to do some act not forbidden by law, but not allowed without such authorization.

Permitted Use. Any use allowed in a zoning district and subject to the restrictions applicable to that zoning district.

Person. Any individual, corporation, association, firm, partnership or other legal entity.

Pet Day Care. A facility that provides care on a regular basis to household animals for a period of less than 24 hours with no overnight accommodations.

Planned Center, Office, Commercial or Industrial. A group of rental stores, service establishments, offices, industries and any other businesses planned to serve the public, which is in common ownership or condominium ownership.

Planning Commission. The appointed Planning Commission of the City of Alpharetta, Georgia.

Planted Area. An area of living plant material created for the purpose of establishing open space and consisting of a minimum of 50% of the area devoted to trees and shrubs.

Plat. (1) a map representing a tract of land, showing the boundaries and location of individual properties and streets; (2) a map of a subdivision or site plan.

Plat, Final. The final map of all or a portion of a subdivision which is presented to the proper review authority for final approval and recorded in the office of the Clerk of Superior Court of Fulton County.

Plat, Minor. A division of a tract or parcel of land into not more than four (4) lots and does not dedicate or offer for dedication any new street or require construction of any private road for access to any lots and does not require extension of sanitary sewer, stormwater, or water mains to service lots.

Plat, Preliminary. A preliminary map indicating the proposed layout of the subdivision or site plan which is submitted to the proper review authority for consideration and preliminary approval.

Portable. See Industrialized Buildings.

Premises. An area of land with its appurtenances and buildings which, because of its unity of use, is one unit of real estate.

Principal Building. The building or other structure within which is conducted (or intended to be conducted) the principal use of the lot on which said building is situated.

Principal Use. The primary or predominant use of any lot.

Prohibited Use. A use that is not permitted in a zoning district by right as a principal use, as an accessory use, or as a conditional use.

Public Space. A public- or privately-owned area, which is set aside for the enjoyment for occupants or visitors to the property, and which is developed for recreation, entertainment, and/or civic purposes and may include plazas, outdoor theaters, sculpture gardens, parks, playgrounds, community gardens, or other areas where people can gather. Areas that are restricted to the general public, like residential amenities, may not be included within the public space requirement.

Recreation Facility. A place designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities.

1. *Recreation Facilities, Indoor.* Recreational uses conducted almost wholly indoors, including bowling alley, skating rink, shooting range, health club, etc.
2. *Recreation Facilities, Outdoors.* Recreational uses conducted almost wholly outdoors, including ball fields, soccer, etc.

Recycling Center. A use operated exclusively for the collection and temporary storage of used paper, glass, metal, and similar materials suitable for reprocessing, which are transported elsewhere for separating, processing, or storage.

Rental Services Establishment. Any business establishment which rents or leases items of personal property such as tools, appliances and equipment to the general public.

Residence. A dwelling unit.

Restaurant. An establishment where food and drink are prepared, served and consumed primarily within the principal building, and without a drive-in or drive-thru component.

Restaurant, Drive-thru or Fast-Food. Any establishment, building or structure where food or drink are served for consumption, either on or off the premises, with drive-thru components. This definition shall not include otherwise permitted restaurants where outdoor table service is provided to customers in outdoor dining areas.

Retail Establishment, Mixed Sales. Any business establishment selling a wide variety of goods arranged in several departments including, but not limited to, hardware, automotive, sporting goods, audio and video equipment, and clothing.

Retail Sales Establishment. A business principally engaged in offering a category of similar goods or products for sale to the general public, such as grocery store, hardware store, pharmacy, clothing shop, home furnishings store, office supplies store, and the like.

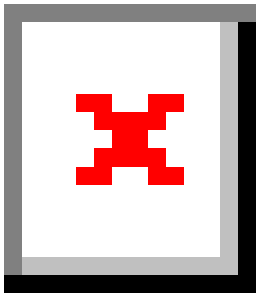
Retail Services Establishment. A business principally engaged in providing a service, as opposed to products, to the general public, such as a banking or financial institution, real estate or insurance office, barber or beauty shop, travel agency, amusement or recreation center, health clinic, legal firm, professional service, and the like.

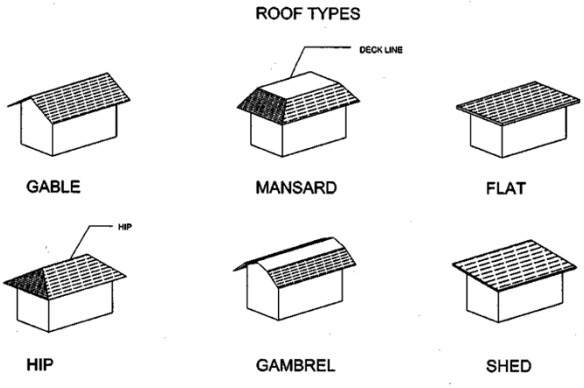
Retail Strip Center. A group of retail stores designed as one development and being less than 50,000 square feet in size.

Right-of-Way. A strip of land occupied or intended to be occupied by a street, sidewalk, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, or for another special purpose use. Rights-of-way intended for streets, crosswalks, water mains, sanitary sewers, sewers,

storm drains, or any other use involving maintenance by a public agency shall be dedicated to public use in fee simple.

Roof. The outside top covering of a building.





Salvage Yard. A facility or area for storing, keeping, selling, dismantling, shredding, compressing, or salvaging scrap or discarded material.

School, Academic. Any building or part thereof which is designed, constructed or used for education or instruction following the same curriculum offered in a public elementary, secondary, trade or technical, or higher education facility, and accredited to award diplomas as such.

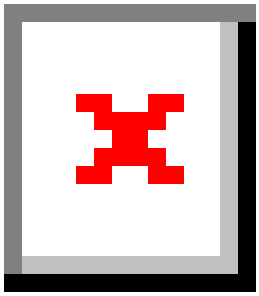
School, Commercial. Any building or part thereof which is designed, constructed or used for education or instruction in any branch of knowledge or vocational pursuit, other than an academic school.

Semipublic Use. A use owned or operated by a nonprofit, religious, or educational institution for the purpose of providing educational, cultural, recreational, religious, or social services to the general public.

Service Drive. A minor, permanent, public right-of-way which is used primarily for vehicular service access to the back or side or properties otherwise abutting on a street.

Setback. The straight line distance between a street right-of-way or a lot line and the nearest point of a structure or building or projection therefrom (excluding steps, roof overhang, chimneys, bay windows and patios).

Setback, Front Cul-de-Sac.



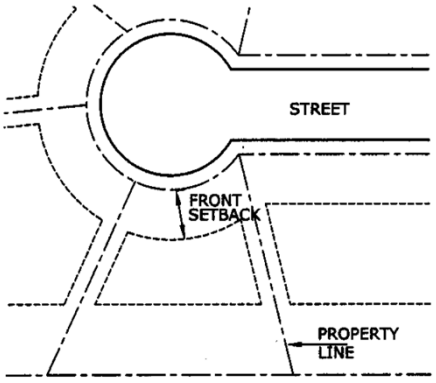


FIG 11

Setback, Minimum. The shortest distance allowed between a property line and any principal or accessory building on a lot, not including any required buffer areas. Minimum setback requirements for buildings are associated with the type of lot line from which the setback is taken; for instance, a "side yard setback" is measured from a side lot line.

Shopping Center. A group of retail sales or services establishments planned, constructed and managed as a total entity with customer and employee parking provided on-site, provision for goods delivery separated from customer access, aesthetic considerations and protection from the elements with a total size of at least 50,000 square feet.

Shopping Center, Specialty. A shopping center whose shops cater to a specific market and are linked together by an architectural, historical or geographic theme or by a commonality of goods and services.

Sidewalk. A paved, surfaced or leveled area, paralleling and usually separated from the street, used as a pedestrian walkway.

Sign. See Article II, Section 2.6, for all definitions relating to signs.

Site Plan. A plan accurately drawn to scale of a development project, depicting the buildings proposed to be placed on the property, related public and site improvements on the site, and additional information as required by this Ordinance or conditions of zoning approval, and other applicable ordinances.

Smoke Shop and Tobacco Store. Any premises dedicated to the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, or tobacco instruments; provided, however, that any grocery store, supermarket, convenience store or similar retail use that only sells conventional cigars, cigarettes or tobacco as an ancillary sale shall not be defined as a "smoke shop and tobacco store".

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

Special Care Home. An accessory use in a 'For-Sale' dwelling occupied by one or more persons related by blood, adoption, guardianship or marriage and/or not more than three unrelated persons, some of whom are in need of special care, living together as a nonprofit housekeeping unit. The term "special care home" shall include a home for adolescents, a home for physically handicapped persons and a home for mentally handicapped persons. The term "special care home" shall not include the business of operating a boarding house, rooming house or other similar establishment. Additionally, the term shall not include a penal institution, any place for persons convicted of a crime or any place for persons found to be juvenile delinquents.

Storage, Climate Controlled. A facility consisting of a building or group of buildings that contain individual storage units of varying sizes in a climate controlled environment where customer access is through a lobby and where no commercial transactions or activities take place other than the rental of the storage units (permitted in L-I only).

Storage, Mini-Warehouse. A facility consisting of a building or group of buildings that are surrounded by a security fence with controlled access and which contains individual storage units of varying sizes whose doors open directly to the outside and where no commercial transactions or activities take place other than the rental of the storage units.

Storefront Street. A street, that by virtue of its pre-existing pedestrian-supportive qualities. or its future importance to pedestrian connectivity, requires that new development along it achieves a high standard of design and pedestrian orientation.

Storm Water Management Report. A report prepared by a Professional Engineer registered in the State of Georgia that details the pre and post development activity hydrologic conditions.

Story. That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above, or if there is no floor above, the space between the floor and the ceiling next above. Each floor or level in a multi-story building used for parking, even if below grade, shall be classified as a story.

Street. A dedicated and accepted public right-of-way for vehicular traffic from which direct access may be gained to abutting properties, or an easement or private right-of-way approved by the City Council to serve such purpose. The term "street" shall refer to the full width located between the limits of the right-of-way or easement, and not be limited to the roadway itself.

A. *Principal Arterials* —are those streets and highways which serve major activity centers and emphasize traffic service rather than access to abutting land access. Principal arterials include all limited access freeways, expressways or parkways, and carry a high proportion of total area travel on a minimum of mileage.

B. *Major Arterials* —are those streets which interconnect with the principal arterial system and provide service to trips of moderate length with emphasis on both traffic service and land access and generally do not penetrate identifiable single family residential neighborhoods.

C. *Minor Arterials* —provide intra-community continuity but should not penetrate identifiable neighborhoods.

D. *Collector Streets* —distribute trips from arterial street to their ultimate origin or destination. Collector streets provide a greater level of land access than arterial streets, may enter or traverse identifiable neighborhoods, and rarely serve significant volumes of through traffic.

E. *Local Streets* —comprise all facilities not classified as arterial or collector. Local streets provide land access with service to through traffic being actively discouraged.

Street, Future Right-of-Way Line. The right-of-way line which is anticipated by the City, State or other agency for future development.

Street Right-of-Way Line. The limit of public ownership or private easement for property containing or intended to contain a street, dividing it from an adjacent lot.

Structure. A combination of materials to form a construction for use, occupancy or ornamentation which is fastened or attached to the ground.

Structure Height. The vertical distance to the highest point of a structure, as measured in the same manner as "Building Height" herein.

Subdivision. The division of a lot, tract or parcel of land into 2 or more lots, tracts, parcels or other divisions of land for sale, development, finance or lease.

Swimming Pool. A water-filled enclosure, permanently constructed or portable, having a depth of more than 18 inches below the level of the surrounding land, or an above-surface pool having a depth of more than 30 inches, designed, used and maintained for swimming and bathing.

Temporary Use. A use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

Theater. A building or part of a building devoted to showing motion pictures, or for dramatic, musical or live performances.

Townhouse/Rowhouse. A building type consisting of at least three, but not more than eight independent units that are attached by common side walls in a linear arrangement. Each unit occupies the space from the ground to the roof and normally has at least two, but no more than four floors. Such units typically feature a primary entrance on the front elevation and variations in materials, colors and/or windows to create a visual distinction between each of the attached units.

Tract. See "Lot."

Tree. See Article III, Section 3.2, for definitions relating to tree protection.

Use. The purpose for which a property or structure is designed, intended, reserved, or occupied.

Use, Accessory. See "Accessory Use."

Use, Conditional. See "Conditional Use."

Use, Principal. See "Principal Use."

Variance. Permission granted under circumstances prescribed herein to depart from the specific requirements of this Ordinance.

Vehicle for Hire Company. An establishment offering to transport passengers for a fee in any motorized or animal-drawn vehicle, the charges for which are determined by agreement, mileage or by the length of time for which the vehicle is engaged and also described as a taxi or limousine service.

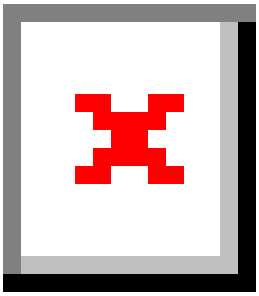
Warehouse. A building used primarily for the storage of goods and materials. See also "Mini-Warehouse."

Wholesale Trade. Establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies.

Wireless Tower. See Section 2.8 for definition of 'wireless tower.'

Yard. An area that lies between the buildings on a lot and the nearest lot line.

1. *Front Yard.* A yard situated along any public street right-of-way or private street easement.
2. *Rear Yard.* A yard situated along a rear lot line.
3. *Side Yard.* A yard situated along a side lot line.



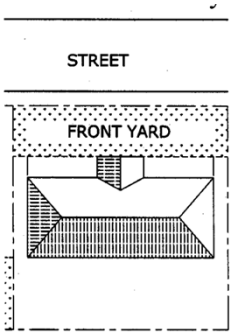


FIG 12

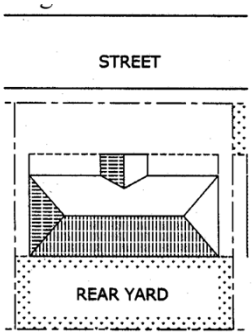


FIG 13

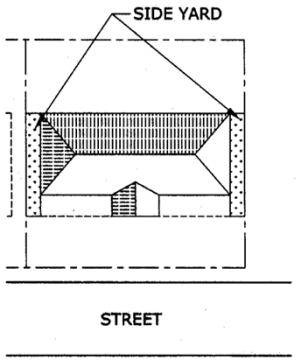


FIG 14

Zero Lot Line. The location of a building on a lot in such a manner that one or more of the building's sides rest directly on a lot line.

Zoning Change. An amendment to the Official Zoning Map or other action having the result of rezoning a property, approval of a Conditional Use on a particular property, or a change in conditions of approval applied to the zoning or conditional uses pertaining to a property.

Zoning Map. The Official Zoning Map of the City of Alpharetta, Georgia, which may include a series of maps in section.

(Ord. No. 689, § 1, 6-2-2014 ; Ord. No. 702, § 1(Exh. A), 3-2-2015 ; Ord. No. 704, § 1, 6-1-2015 ; Ord. No. 715 , § 1, 9-28-2015; Ord. No. 718 , § 1, 12-14-2015)

SECTION 2.2 a - CONDITIONAL USE REVIEW CRITERIA

When reviewing a conditional use, consideration shall be given to factors associated with the use including, but not limited to, the following:

1. Site design.
2. Property access.
3. Hours of operation of the business.
4. Vehicular trips generated by the use.
5. Impact of the use on surrounding properties.
6. Impact of the use on the natural features of the site.

2.2.11 CUP community unit plan.

This district is intended to allow for the development of a mix of uses within the framework of a masterplan. The district regulations are intended to allow greater design flexibility without increasing overall density.

A. *Permitted Principal Uses.* A property in the CUP district may be used only for those uses approved as part of the conditions of approval of the CUP zoning on the property and for related accessory uses, as further limited under "Accessory Uses" and "Conditional Uses" below. The use of land within an overall CUP development is further limited by the following requirements:

Dwelling, 'For-Sale', Detached Residential: A minimum of 25% of the gross land area of the CUP shall be utilized for 'For-Sale' detached dwellings and related accessory uses, streets and other facilities.

Dwelling, 'For-Sale', Attached Residential: No more than 20% of the gross land area of the CUP may be used for 'For-Sale' attached dwellings and related accessory uses, streets and other facilities.

Dwelling, 'For-Rent', Residential: Rental units and related accessory uses, streets and other facilities shall not exceed 20% of the gross land area of the CUP.

Commercial: Uses permitted in the C-1 category shall not exceed (in aggregate) 10% of the gross land area of the CUP.

Open Space: A minimum of 15% of the gross land area must be set aside as open space.

Office and Light Industrial: The following uses shall not exceed (in aggregate) 25% of the gross land area of the CUP:

Office buildings or office parks and related accessory uses, streets and other facilities.

Wholesale, storage or industrial uses and related accessory uses, streets and other facilities.

B. *Accessory Uses.* A property in the CUP district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted under the conditions of approval for the CUP zoning on the property.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.

3. Family Day Care Home in a residence.
4. Special Care Home in a 'For-Sale' detached dwelling.
5. Swimming pool, tennis court, play house, storage shed, patio and other private recreation facilities.
6. Clubhouse, swimming pool, or community recreation facilities serving a development.
7. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
8. Signs, subject to all of the requirements regulating signage herein.
9. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the CUP district may be used for those uses listed in Table 2.1, including any of the following uses if the uses have been included in the conditions of approval for the CUP zoning on the property; or if the uses are designated on the CUP's Concept Plan; or if the CUP's concepts plan identifies district categories (i.e. commercial, office) wherein the use would otherwise be permitted by right or as a conditional use:

1. Agricultural and Residential Uses.
    a. Dwelling, Group (rooming house, assisted living facility, nursing home, fraternity, congregate housing).
    b. Dwelling, 'For-Sale' Attached.
    c. Dwelling, 'For-Sale' Detached.
    d. Dwelling, 'For-Rent'.
    e. Reserved.
    f. Bed and Breakfast.
2. Business Uses.
    a. Animal Hospital, small animals.
    b. Art Galleries.
    c. Automobile Sales and Leasing.
    d. Automobile Service Station.
    e. Automotive Parts.
    f. Automotive Service.
    g. Bakery.
    h. Barber Shop.
    i. Bank, Savings and Loan.
    j. Beauty Shop.
    k. Billiards.
    l. Book Store or Stationery.
    m. Bowling Alley.
    n. Brewery.
    o. Broadcasting Studio (radio or TV).
    p. Building Materials, retail with enclosed storage.

q. Clinic.
r. Commercial Parking Lot.
s. Contractor's Office without outside storage.
t. Contractor's office with outside storage.
u. Convenience Market with or without gas pumps.
v. Dance Studio.
w. Day Care Center.
x. Distillery.
y. Drug Store.
z. Dry Cleaning Pick-up Station.
aa. Equestrian Center.
bb. Extended stay hotel (see Section 2.7).
cc. Florist, Retail without Greenhouse.
dd. Funeral Home w/ no cemetery or mausoleum.
ee. Golf Course, Driving Range.
ff. Golf, Miniature.
gg. Grocery Store.
hh. Hardware and Garden Supply Store.
ii. Hotel or Motel.
jj. Laboratory, Research or Commercial.
kk. Laundry, Self-Serve, Pick-up.
ll. Liquor Store.
mm. Manufacturing.
nn. Office Building or Office Park.
oo. Outdoor Recreation Facilities.
pp. Park, playground.
qq. Pet Day Care.
rr. Pet Grooming.
ss. Print Shop.
tt. Public Building.
uu. Radio or TV, Transmitter or Studio.
vv. Rental Services Establishment without outside storage.
ww. Restaurant.
xx. Restaurant, with Drive-thru window.
yy. Retail Sales and Services Establishments not otherwise listed for this zoning district.
zz. Retail Establishment, Mixed Sales.
aaa. School, Commercial.

bbb. Shop or Studio, Craftsman/Artist.

ccc. Spa Services.

ddd. Theater, Cinema.

3. Wholesale, Storage and Industrial Uses.
    a. Laundry, Industrial.
    b. Locker, Frozen Food or Cold Storage.
    c. Manufacturing, Light.
    d. Wholesale Establishment.
4. Semipublic Uses, Utilities.
    a. Airport, public or private.
    b. Amphitheater.
    c. Athletic Facility.
    d. Auditorium.
    e. Church, Synagogue, or any other religious institution.
    f. Club, association or lodge.
    g. Country Club.
    h. Fire Station.
    i. Heliport, public or private.
    j. Hospital.
    k. Library.
    l. Museum.
    m. School, Academic.
    n. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.* Minimum Lot Size; the minimum area permitted to be zoned for a CUP is 100 acres.

Lot sizes in use areas: Each area within the CUP shall be designated for use in accordance with one of the various zoning districts in this Ordinance, and shall comply with the minimum lot size required by such designated zoning district or, if more restrictive, the conditions of approval of the CUP zoning on the property.

Maximum Density of Dwelling Units: Each area within the CUP shall be designated for use in accordance with one of the various zoning districts in this Ordinance, and shall comply with the lot size or, when applicable, density limitations of such designated zoning district or, if more restrictive, the conditions of approval of the CUP zoning on the property.

Minimum Lot Width, Minimum Setbacks, Maximum Coverage by Principal Buildings, Maximum Building Height, Minimum Floor Area of a Dwelling Unit, Screening and Buffers: Each area within the CUP shall be designated for use in accordance with one of the various zoning districts in this Ordinance, and shall comply with the requirements of such designated zoning district or, if more restrictive, the conditions of approval of the CUP zoning on the property.

Open space: Each CUP shall have a minimum of 15% of the gross acres of the CUP dedicated or set aside as open space. Amenities may be included within the 15% open space requirement. However, open

space shall not include any other required open areas such as required building set backs, buffers, landscape strips or other similar requirements of this Ordinance or other applicable laws.

(Ord. No. 718 , §§ 2, 4, 12-14-2015)

2.2.13 O-I office-institutional.

This district is intended for the development of planned office areas which allow for design flexibility through a master plan. Commercial activities are permitted as subordinate uses to the office development.

A. *Conditional Principal Uses.* A property in the O-I district may be used for the uses listed below and shown in Table 2.1 in accordance with an approved masterplan, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use. Lots of less than five (5) acres in size may be developed for bank or office use without public hearing subject to Design Review Board Approval.

1. Residential Uses.
    a. Dwelling, Group (limited to nursing home, children's home congregate housing or assisted living facility).
2. Business Uses.
    a. Bank, Savings and Loan.
    b. Broadcasting Studio (radio or TV).
    c. Clinic.
    d. Congregate Housing.
    e. Day Care Center.
    f. Drug Store.
    g. Golf Course, Driving Range.
    h. Office Building or Office Park.
    i. Recreational Facilities (Indoor or Outdoor).
    j. Theater, Cinema.
3. Semipublic Uses, Utilities.
    a. Church, Synagogue, or other religious institutions.
    b. Club, association or lodge.
    c. Heliport.
    d. Library.
    e. Museum.
    f. Public Building.
    g. School, Academic.
    h. Recreation Facilities (Indoor or Outdoor).

B. *Accessory Uses.* A property in the O-I district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Dwelling, 'For-Sale', Accessory: A 'For-Sale' accessory dwelling shall be permitted under the following conditions:

   The dwelling shall be located above or to the rear of the commercial or office structure to which it is an accessory.

   The dwelling shall be attached by a common wall with the commercial or office structure to which it is accessory.

   The dwelling shall be occupied by a single family, a member of whom is the owner or tenant of the commercial or office structure to which it is accessory.

   The square footage of the dwelling shall not exceed 40% of the combined square footage of the commercial or office structure and the dwelling.

   The dwelling and the commercial or office structure to which it is accessory shall be in compliance with all applicable provisions of the life safety code, the building code, and other standard codes of the City.

2. Privacy and decorative fences and walls.
3. Swimming pool, tennis court, patio and other private recreation facilities.
4. Clubhouse, swimming pool, or community recreation facilities serving a development.
5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
6. Signs, subject to all of the requirements regulating signage herein.
7. Retaining walls and other site improvement structures approved as part of the development permit.
8. Retail service uses up to 25% of the floor area of an office building for services incidental to the associated office use.

C. *Conditional Subordinate Uses.* A property in the O-I district may be used for any of the following listed uses upon approval as a conditional use by the City Council provided that the uses in aggregate do not constitute more than 25% of the total project and are not segregated so as to create a retail strip center.

1. Residential Uses.
   a. Reserved.
2. Business Uses.
   a. Art Galleries.
   b. Automobile Service Station.
   c. Bakery.
   d. Barber Shop.
   e. Beauty Shop.
   f. Book Store.
   g. Bowling Alley.
   h. Brewery.
   i. Car Wash.
   j. Contractor's Office without outside storage.

k. Commercial Parking Lot.

l. Convenience Market with or without gas pumps.

m. Dance Studio.

n. Distillery.

o. Dry Cleaning Pick-up Station.

p. Extended Stay Hotel (see Sec. 2.7).

q. Florist, Retail without Greenhouse.

r. Funeral Home w/out cemetery or mausoleum.

s. Hotel/motel.

t. Golf, Miniature, or Golf Driving Range.

u. Laboratory, Research or Commercial.

v. Liquor Store.

w. Print Shop.

x. Radio or TV, Transmitter or Studio.

y. Restaurant.

z. Restaurant, Drive-In or Fast-Food.

aa. Retail Sales and Services Establishments subject to the limitation of [subsection] 2.2.13 B 8.

bb. School, Commercial.

cc. Spa Services.

3. Wholesale, Storage and Industrial Uses.

a. Manufacturing, Light.

4. Semipublic Uses, Utilities.

a. Airport.

b. Amphitheater.

c. Athletic Facility.

d. Auditorium.

e. Country Club.

f. Hospital.

g. Fire Station.

h. Park or Playground.

i. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.*

Minimum Lot Area—the development shall occupy a total of not less than 25 acres. No minimum lot size is required for each building within the development.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—40 feet.

E. *Screening and buffers (See Sec. 2.3.5.).*

F. *Open space.* All areas zoned O-I shall have a minimum of 10% of the gross acres dedicated or set aside as open space for developments up to 100 acres, and shall have a minimum of 15% of the gross acres dedicated or set aside as open space for developments containing 100 acres or more. Amenities may be included and are encouraged within the open space requirement. However, open space shall not include any other required open areas such as required building setbacks, buffers, landscape strips or other similar requirements of this ordinance.

(Ord. No. 718 , §§ 3, 6, 12-14-2015)

2.2.14 C-1 neighborhood commercial.

A. *Permitted Principal Uses.* A property in the C-1 district may be used for those uses listed in Table 2.1, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Residential Uses.
    a. Dwelling, 'For-Sale'—in an existing or historic structure only.
    b. Reserved.
    c. Bed and Breakfast.
2. Business Uses.
    a. Art Gallery.
    b. Bakery.
    c. Barber Shop.
    d. Bank, Savings and Loan.
    e. Beauty Shop.
    f. Book Store.
    g. Carpet and Rug Sales.
    h. Clinic.
    i. Contractor's Office without outside storage.
    j. Day Care Center.
    k. Drug Store.

l. Dry Cleaning Pick-up Station.

m. Florist, Retail Without Greenhouse.

n. Gourmet Food Store.

o. Hardware and Garden Supply Store.

p. Jewelry Store.

q. Laundry, Self-Serve, Pick-up.

r. Office Building or Park.

s. Pet Day Care.

t. Pet Grooming.

u. Print Shop.

v. Reserved.

w. Restaurant, without Drive-thru or Drive-In facilities.

x. Retail Sales and Services (Establishments not otherwise listed for this zoning district as a permitted or conditional use).

y. School, Commercial.

z. Shop or Studio, Craftsman/Artist.

aa. Theater, Cinema.

3. Semipublic Uses, Utilities.

a. Club, association or lodge.

b. Library.

c. Museum.

d. Park or Playground.

e. Public Building.

B. *Accessory Uses.* A property in the C-1 district may contain any accessory structure or use customarily related to and clearly subordinant to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Dwelling, 'For-Sale', Accessory: A 'For-Sale' accessory dwelling shall be permitted under the following conditions:

The dwelling shall be located above or to the rear of the commercial or office structure to which it is accessory.

The dwelling shall be attached by a common wall with the commercial or office structure to which it is accessory.

The dwelling shall be occupied by a single family, a member of whom is the owner or tenant of the commercial or office structure to which it is accessory.

The square footage of the dwelling shall not exceed forty percent (40%) of the combined square footage of the commercial or office structure and the dwelling.

The dwelling and the commercial or office structure to which it is accessory shall be in compliance with all applicable provisions of the life safety code, the building code, and other standard codes of the City.

2. Privacy and decorative fences and walls.
3. Swimming pool, tennis court, patio and other private recreation facilities.
4. Clubhouse, swimming pool, or community recreation facilities serving a development.
5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations, herein.
6. Signs, subject to all of the requirements regulating signage herein.
7. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the C-1 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Residential Uses.
    a. Dwelling, 'For-Rent'.
    b. Dwelling, Group (congregate housing, nursing home, etc.).
2. Business Uses.
    a. Animal Hospital, small animals.
    b. Assisted Living, Congregate housing
    c. Automotive Parts.
    d. Bowling Alley.
    e. Brewery.
    f. Check Cashing.
    g. Church, Synagogue.
    h. Commercial Parking Lot.
    i. Contractor's Office with outside storage.
    j. Distillery.
    k. Extended Stay Hotel (see Sec. 2.7).
    l. Funeral home with no cemetery or mausoleum.
    m. Grocery Store.
    n. Golf, Miniature.
    o. Hotel/Motel.
    p. Liquor Store.
    q. Pest Control Business.
    r. School, Academic.
    s. Rental Services Establishment without outside storage.
    t. Restaurant, Drive-In or Fast-Food.
    u. Retail Establishment, Mixed Sales.

v. Smoke Shop and Tobacco Store.

w. Spa Services.

3. Semipublic Uses, Utilities.

a. Athletic Facility.

b. Auditorium.

c. Hospital.

d. Parking Lot, Commercial.

e. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.*

Minimum Lot Area—30,000 square feet.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—45%.

Maximum Building Height—35 feet.

E. *Screening and buffers (See Sec. 2.3.5).*

(Ord. No. 704 , § 2, 6-1-2015; Ord. No. 718 , §§ 6—8, 12-14-2015; Ord. No. 730 , §§ 3, 4, 12-5-2016)

2.2.15 C-2 general commercial.

A. *Permitted Principal Uses.* A property in the C-2 district may be used for those uses listed in Table 2.1, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Residential Uses.

a. Dwelling, 'For-Sale'—in an existing or historic structure only.

b. Bed and Breakfast.

2. Business Uses.

a. Art Gallery.

b. Automobile Service Station.

c. Automotive Parts.

d. Automotive Service.

e. Bakery.

f. Barber Shop.

g. Bank, Savings and Loan.

h. Beauty Shop.

i. Book Store.

j. Bowling Alley.

k. Broadcasting Studio (radio or TV).

l. Building Materials, retail with enclosed storage.

m. Carpet and Rug Sales.

n. Clinic.

o. Clubs, fraternity, association or lodge.

p. Commercial Parking Lot.

q. Congregate Housing.

r. Contractor's Office with and without outside storage.

s. Convenience Market with or without gas pumps.

t. Dance Studio.

u. Day Care Center.

v. Drug Store.

w. Dry Cleaning Pick-up Station.

x. Florist, Retail Without Greenhouse.

y. Grocery Store.

z. Hardware Store.

aa. Home Improvement Store.

bb. Laundry, Self-Serve, Pick-up.

cc. Liquor Store.

dd. Office Building or Park.

ee. Pet Day Care.

ff. Pet Grooming.

gg. Print Shop.

hh. Public Building.

ii. Recreation Facilities (Indoor).

jj. Rental Services Establishment without outside storage.

kk. Restaurant.

ll. Restaurant, Drive-In or Fast-Food.

mm. Retail Sales and Services Establishments not otherwise listed for this zoning district as a permitted or conditional use.

nn. Retail Establishment, Mixed Sales.

oo. School, Commercial.

pp. Shop or Studio, Craftsman/Artist.

qq. Theater, Cinema.

3. Semipublic Uses, Utilities.

a. Athletic Facilities.

b. Club, association or lodge.

c. Hospital.

d. Library.

e. Museum.

f. Park or Playground.

g. Parking Lot, Commercial.

h. School, Academic.

B. *Accessory Uses.* A property in the C-2 district may contain any accessory structure or use customarily related to and clearly subordinant to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following: (See also Supplementary Regulations in this Article.)

1. Dwelling, 'For-Sale' Accessory: A 'For-Sale' accessory dwelling shall be permitted under the following conditions:

   The dwelling shall be located above or to the rear of the commercial or office structure to which it is accessory.

   The dwelling shall be attached by a common wall with the commercial or office structure to which it is accessory.

   The dwelling shall be occupied by a single family, a member of whom is the owner or tenant of the commercial or office structure to which it is accessory.

   The square footage of the dwelling shall not exceed 40% of the combined square footage of the commercial or office structure and the dwelling.

   The dwelling and the commercial or office structure to which it is accessory shall be in compliance with all applicable provisions of the life safety code, the building code, and other standard codes of the City.

2. Privacy and decorative fences and walls.

3. Swimming pool, tennis court, patio and other private recreation facilities.

4. Clubhouse, swimming pool, or community recreation facilities serving a development.

5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

6. Signs, subject to all of the requirements regulating signage herein.

7. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the C-2 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Residential Uses.
    a. Dwelling, 'For-Rent'.
    b. Dwelling, 'For Sale' attached in a Vertically Mixed Use Building Over Retail or Restaurant.
    c. Dwelling, Group (congregate housing, nursing home, etc.).
2. Business Uses.
    a. Animal Hospital, small animals.
    b. Assisted Living, Congregate housing.
    c. Automobile Sales and Leasing.
    d. Brewery.
    e. Car Wash.
    f. Check Cashing.
    g. Church, Synagogue.
    h. Distillery.
    i. Extended Stay Hotel (see Sec. 2.7).
    j. Florist, Retail with Greenhouse.
    k. Funeral Homes.
    l. Golf, Miniature.
    m. Greenhouse with nursery.
    n. Hotel or Motel.
    o. Limousine Service and Taxi.
    p. Massage Therapy (see Sec. 2.7).
    q. Spa Services.
    r. Radio or TV, Transmitter or Studio.
    s. Recreation Facilities (Outdoor).
    t. Small Appliance Repair Shop.
    u. Smoke Shop and Tobacco Store.
3. Wholesale, Storage and Industrial Uses.
    a. Wholesale Establishment.
4. Semipublic Uses, Utilities.
    a. Auditorium.
    b. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.
    c. Recreational Facilities (Outdoor).

D. *District Regulations.*

Minimum Lot Area—none.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—Conditional (based on prevailing development patterns).

Side yard—Conditional (based on prevailing development patterns).

Rear yard—10 feet.

Maximum Coverage By Principal Buildings—70% (for development within Historic Business District—90%).

Maximum Building Height—40 feet.

E. *Screening and buffers (See Sec. 2.3.5).*

(Ord. No. 703 , § 1, 6-1-2015; Ord. No. 704 , § 2, 6-1-2015; Ord. No. 718 , §§ 5—7, 9, 12-14-2015; Ord. No. 730 , §§ 3, 4, 12-5-2016)

2.2.16 PSC planned shopping center.

All uses in the PSC zoning district shall be located within, or as part of a shopping center or specialty shopping center.

A. *Conditional Principal Uses.* A property in the PSC district may be used for those uses listed in Table 2.1, only upon approval as a conditional use by the city council:

1. Business Uses.
    a. Art Galleries.
    b. Automobile Service Station.
    c. Automotive Parts.
    d. Bakery.
    e. Barber Shop.
    f. Bank, Savings and Loan.
    g. Beauty Shop.
    h. Book Store.
    i. Brewery.
    j. Car Wash.
    k. Carpet and Rug Sales.
    l. Clinic.
    m. Convenience Market with or without gas pumps.
    n. Dance Studio.
    o. Day Care Center.
    p. Distillery.
    q. Florist, Retail Without Greenhouse.
    r. Grocery Store.
    s. Hardware Store.

t. Home Improvement Store.

u. Laundry, Self-Serve, Pick-up.

v. Liquor Store.

w. Office Building or Park.

x. Pest Control Business.

y. Pet Grooming.

z. Public Building.

aa. Recreational Facilities (Indoor).

bb. Rental Services Establishment without outside storage.

cc. Restaurant.

dd. Restaurant, Drive-In or Fast-Food.

ee. Retail Sales and Services Establishments not otherwise listed for this zoning district as a permitted or conditional use.

ff. Retail Establishment, Mixed Sales.

gg. Theater.

B. *Accessory Uses.* A property in the PSC district may contain any accessory structure or use customarily related to and clearly subordinant to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
3. Signs, subject to all of the requirements regulating signage herein.
4. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Subordinate Uses.* A property in the PSC district may be used for any of the following only upon approval as a conditional use by the City Council and provided that these uses in aggregate do not constitute more than 50% of the site area:

1. Residential Uses.
   a. Reserved.
2. Business Uses.
   a. Animal Hospital, small animals.
   b. Automotive Parts.
   c. Automotive Service.
   d. Bowling Alley.
   e. Broadcasting Studio (radio or TV).
   f. Building Materials, retail with enclosed storage.
   g. Commercial Parking Lot.
   h. Convenience Center with gas pumps.

i. Dry Cleaning Plant.

j. Dry Cleaning Plant with pick-up station.

k. Extended Stay Hotel (see Section 2.7).

l. Florist, Retail with Greenhouse.

m. Funeral Home with no cemetery or mausoleum.

n. Golf, Miniature.

o. Hotel or Motel.

p. Pet Day Care.

q. Pet Grooming.

r. Print Shop.

s. Radio or TV, Transmitter or Studio.

t. School, Commercial.

u. Shop or Studio, Craftsman/Artist.

3. Semipublic Uses, Utilities.

a. Athletic Facility.

b. Auditorium.

c. Church, Synagogue.

d. Club, fraternity, association or lodge.

e. Heliport, public or private.

f. Museum.

g. Park or Playground.

h. Recreational Facilities (Outdoor).

i. School, Academic.

j. Spa Services.

k. Reserved.

l. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

m. Wholesale Establishment.

D. *District Regulations.*

Minimum Lot Area—the shopping center development shall occupy a total of at least 10 acres. No minimum lot size is required for each building or related development site within the overall development.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—40 feet.

E. *Screening and buffers (See Sec. 2.3.5).*

(Ord. No. 715 , § 2, 9-28-2015; Ord. No. 718 , §§ 3, 4, 12-14-2015)

2.2.17 L-I industrial.

A. *Permitted Principal Uses.* A property in the L-I district may be used for those uses listed in Table 2.1, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.
    a. Greenhouse, Nursery.
2. Business Uses.
    a. Animal Hospital, small and large animals.
    b. Art Gallery.
    c. Automobile Service Station.
    d. Automotive Parts.
    e. Automotive Sales and Leasing.
    f. Automotive Service.
    g. Bakery.
    h. Bank, Savings and Loan.
    i. Book Store.
    j. Bowling Alley.
    k. Brewery.
    l. Broadcasting Studio (radio or TV).
    m. Building Materials with Outdoor Storage.
    n. Building Materials, Retail with enclosed storage.
    o. Car Wash.
    p. Carpenter Shop, Woodworking.
    q. Carpet and Rug Sales.
    r. Check Cashing.
    s. Church, Synagogue.
    t. Commercial Parking Lot.
    u. Congregate Housing.
    v. Contractor's Office with and without outside storage.

w. Convenience Market with or without gas pumps.

x. Dance Studio.

y. Day Care Center.

z. Discount Store.

aa. Distillery.

bb. Drug Store.

cc. Dry Cleaning Pick-up Station.

dd. Fireworks Sales.

ee. Funeral Home.

ff. Greenhouse, Nursery.

gg. Grocery Store.

hh. Hardware and Garden Center.

ii. Home, Elderly, Children, Nursing.

jj. Heliport.

kk. Home Improvement Store.

ll. Kennel.

mm. Laboratory, Research or Commercial.

nn. Laundry, Self-Serve, Pick-up.

oo. Liquor Store.

pp. Massage Therapy (see Sec. 2.7).

qq. Office Building or Office Park.

rr. Pawn Shop.

ss. Pest Control.

tt. Pet Day Care.

uu. Pet Grooming.

vv. Print Shop.

ww. Radio or TV, Transmitter or Studio.

xx. Recreation Facilities (Indoor).

yy. Rental Services Establishment with outside storage.

zz. Rental Services Establishment without outside storage.

aaa. Restaurant.

bbb. Restaurant, Drive-In or Fast-Food.

ccc. Retail Sales and Services Establishments not otherwise listed for this zoning district as a permitted or conditional use.

ddd. Retail Establishment, Mixed Sales.

eee. Shop or Studio, Craftsman/Artist.

fff. Small Appliance Repair Shop.

ggg. Smoke Shop and Tobacco Store.

hhh. Spa Services.

iii. Storage, Inside.

jjj. Tattoo Parlor, Body Piercing.

kkk. Taxidermist.

lll. Tire Retreading.

mmm. Vehicle for Hire Company.

3. Wholesale, Storage and Industrial Uses.
   a. Bottled Gas, storage and distribution.
   b. Builder's Equipment.
   c. Concrete Plant.
   d. Dry Cleaning Plant.
   e. Locker, Frozen Food or Cold Storage.
   f. Machine Shop.
   g. Manufacturing, Light.
   h. Mini-Warehouse.
   i. Septic Tank Sales, Construction.
   j. School, Commercial.
   k. Storage, Outside.
   l. Warehouse.
   m. Welding Shop.
   n. Wholesale Trade Establishment.
4. Semipublic Uses, Utilities.
   a. Athletic Facility—Outdoor.
   b. Amphitheater.
   c. Auditorium.
   d. Park or Playground.
   e. Hospital.
   f. School, Academic.
   g. Switching Station, Telecom.

B. *Accessory Uses.* A property in the L-I district may contain any accessory structure or use customarily related to and clearly subordinant to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

3. Signs, subject to all of the requirements regulating signage herein.

4. Retaining walls and other site improvement structures approved as part of the development permit.

C. Conditional Uses. When reviewing a conditional use, consideration shall be given to factors associated with the use including, but not limited to, the following:

1. Site design.

2. Property access.

3. Hours of operation of the business.

4. Vehicular trips generated by the use.

5. Impact of the use on surrounding properties.

6. Impact of the use on the natural features of the site.

A property in the L-I district may be used for any of the following only upon approval as a conditional use by the City Council:

1.0 *Business Uses.*

a. Adult Entertainment Establishment (see Sec. 2.7).

b. Airport, Public/Private.

c. Golf Driving Range.

d. Glass Fabrication.

e. Tattoo Parlor, Body Piercing.

f. Taxidermist.

g. Tire Retreading.

h. Theater, Cinema.

2.0 *Wholesale, Storage and Industrial Uses.*

a. Asphalt Plant.

b. Dry Cleaning Plant.

c. Concrete Plant.

d. Indoor Shooting Range (see Sec. 2.7).

e. Junk or Salvage Yard.

f. Laundry Industrial.

g. Manufacturing, Heavy.

h. Power Station.

i. Recycling Center.

j. Salvage Yard.

k. Sawmill.

l. Sewage Disposal Plant.

m. Transfer Station.

3.0 *Semipublic Uses, Utilities.*

a. Airport, public or private.

b. Reserved.

c. Church, Synagogue, or other religious institutions.

d. Museum and Library.

e. Power Station.

f. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

4.0 *Transfer Station.* Any facility associated with waste or a facility used to transfer solid waste from one transportation vehicle to another for transportation to a disposal facility or processing operation.

4.1 *General Standards.*

a. No access to transfer station facility shall be allowed from streets that primarily access residential developments;

b. Access streets shall be paved and shall be able to withstand maximum load limits established by the State of Georgia as approved by the Engineering Director;

c. No portion of a new transfer station shall be located within a three-mile radius of the property lines of an existing transfer station;

d. A minimum 200 foot undisturbed buffer and ten-foot improvement setback shall be required along all property lines except public rights-of-way;

e. A minimum 50 foot buffer and ten-foot improvement setback shall be required along all public rights-of-way;

f. A minimum six foot high solid fence or wall shall be located on property lines or interior to the required buffers and improvement setback;

g. Operation of the facility shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday; 9:00 a.m. to 7:00 p.m., Saturday; 12:00 p.m. to 5:00 p.m., Sunday (for routine maintenance and other non-operational facility activities).

h. Only municipal solid waste is accepted at the facility. No treated or untreated regulated medical waste, treated and destroyed medical waste or asbestos waste debris shall be accepted;

i. All solid waste is removed from the transfer station within 24 hours of receipt;

j. A transfer station with permanent operating mechanical equipment must have an attendant on duty whenever the facility is open;

k. The facility shall be designed and constructed in a manner to ensure that odor will not be emitted from the site;

l. The transfer facility must be cleaned at least once every 24 hours;

m. The entrance and exit shall be cleaned at a frequency which prevents the tracking or off-site migration of waste materials;

n. The operator shall take adequate measures to minimize the creation, emission, or accumulation of excessive dust and particulates;

o. The operator shall take adequate steps to control or prevent the propagation, harborage and attraction of pests;

p. All floors must be free from standing water. All drainage from cleaning areas must be discharged to sanitary sewers, authorized cleaning areas must be discharged to sanitary sewers, authorized sanitary waste treatment facilities, or a corrosion-resistant holding tank;

q. The facility shall provide fire suppression equipment as directed by the City of Alpharetta Fire Department;

r. All solid waste passing through the transfer station must be ultimately treated or disposed of at an authorized facility;

s. The transfer station must have adequate storage space for incoming solid waste;

t. Operational records must be maintained at facilities with permanent operating mechanical equipment. These records must include a daily log of the quantity of solid waste received and transported, specifying the origin by hauler and the destination of the solid waste transported daily;

u. The facility shall not generate more than 150 total vehicle trips per day;

v. An annual report must be submitted to the Community Development Department which summarized the information gathered in (t), above;

w. The facility shall be developed, operated and maintained in a safe, nuisance-free manner; and

x. The facility and its operation must be in compliance with GA EPD requirements.

4.2 *Additional Permit Application Requirements.*

a. Application requirements. An application for a solid waste transfer station permit must confirm to the requirements set forth herein. Applications for initial permits to construct and operate a solid waste transfer station must include the following:

(1) Regional plan or map. The regional plan or map must delineate the service area of the proposed transfer station.

(2) Site plan. The site plan must include:

(a) Site conditions and projected site utilization, including all site structures (such as buildings, fences, gates, entrances and exits, parking areas);

(b) Property boundaries, access roads, the locations of all surface water bodies, and 100-year floodplain boundaries;

(c) All proposed structures and areas designated for unloading, sorting, storage, and loading, including dimensions, elevations and floor plans of these structures and areas, and the general process flow; and

(d) Adjacent properties, including the location of public and private water supplies on these properties.

(3) Engineering report. The engineering report must include:

(a) A description of the general operating plan for the proposed facility, including the origin, composition, and expected weight or volume of all solid waste to be accepted, the maximum time any such waste will be stored, where all waste will be disposed of, and the proposed capacity operating hours, and the expected life of the facility;

(b) A description of all machinery and equipment, including the design capacity;

(c) A proposed transfer plan specifying the transfer route, the number and type of transfer vehicles to be used, and how often solid waste will be transferred to the disposal site;

(d) A description of the facility's drainage system and water supply system; and

(e) A contingency plan that details an alternative solid handling system for periods when not operating, or for delays in transporting solid waste due to undesirable

conditions, such as delivery of unauthorized waste, fires, dust, odor, vectors, unusual traffic conditions, equipment breakdown or other emergencies.

4.3 *Design Standards.* All transfer stations must meet minimum design requirements as follows:

a. Unloading and loading areas.

(1) The unloading area must be adequate in size and design to facilitate efficient unloading from the collection vehicles and the unobstructed movement of vehicles;

(2) The unloading and loading pavement areas must be constructed of concrete or asphalt paving material and equipped with adequate drainage structures;

(3) Processing, tipping, sorting, storage, and compaction areas must be located within an enclosed building;

(4) Provisions must be made for weighing or measuring all solid waste transferred to the facility;

(5) Sufficient internal storage areas must be provided for incoming solid waste;

(6) Exhaust removal systems must be installed in enclosed areas; and

(7) The facility must be designed to accommodate expected traffic flow in a safe and efficient manner.

4.4 *Expansion or Modification of Existing Facilities.* No transfer station facility existing as of 12/06/04 may make modifications which require a permit, make changes that require a permit modification from the GA EPD or increase the square footage of any buildings on site without City Council approval. When reviewing modification or expansion plans, the Council may consider the extent to which the proposed modification or expansion meets the standards established in Sections 4.1 and 4.3, herein; however, any existing buildings which do not meet setback requirements shall be considered non-conforming and shall remain, but may not be expanded with regard to the setback non-conformity pursuant to UDC Sec. 2.4.2.

D. *District Regulations.*

Minimum lot size—one acre.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—35%.

Maximum Building Height—35 feet.

Development on property over 25 acres in size requires masterplan approval through a Public Hearing process.

E. *Screening and buffers (See Sec. 2.3.5).*

(Ord. No. 708 , § 1, 8-10-2015; Ord. No. 715 , § 3, 9-28-2015; Ord. No. 718 , §§ 7, 10—12, 12-14-2015)

2.2.20 MU mixed use district.

This district is intended to allow for the development of a mix of uses within the framework of a master plan. The district regulations are intended to allow greater design flexibility in order to accommodate a pedestrian focused environment that provides opportunities for living, working, shopping, recreation and entertainment.

A. *Applicability.* This zoning district is applicable to properties located within:

1. Areas that are primarily non-residential in character; or
2. Along major roadways that are primarily commercial in character; or
3. Historic Downtown Alpharetta; or
4. As noted in the Comprehensive Land Use Plan.

B. *Permitted Principal Uses.* A property in the MU district may be used only for those uses approved as part of the conditions of approval of the MU zoning on the property and as further limited below.

1. *Dwelling, attached or detached:* At least 25% of the MU development shall be utilized as residential dwellings. Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.

   Dwelling, 'For-Rent' units shall require conditional use approval.

3. *Commercial:* At least 25% of the MU development shall be utilized as commercial uses (as approved in the MU master plan). Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.
4. *Public Space:* A minimum of 10% of the gross land area must be designed for public use as recreation, entertainment and/or civic space.
5. *Office/Institutional:* At least 25% of the MU development shall be utilized for office buildings. Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.
6. *Park Space:* Each MU development shall set a goal to provide a minimum of one acre of park land/100 population generated by residential uses. Household size shall be calculated using the most current US Census data for the City of Alpharetta. Required park space and public space shall be achieved on-site and exclusive from each other.

As determined by City staff, uses shall be calculated using one of the following methods:

Horizontal Mixed Use: Land Use Land Area (acres)/Total MU Land Area (acres) = % Land Use of MU Development

Example: 25 acres of Residential Land Use/100 acres of MU Land Area = 25% Residential Land Use of MU Development

Vertical Mixed Use: Land Use Gross Floor Area (square feet)/Total Gross Floor Area of All MU Development (square feet) = % Land Use of MU Development

Example: 25,000 SF of Commercial Land Use/100,000 SF for All Vertical Development = 25% Commercial Land Use of MU Development

Combination of Horizontal and Vertical Mixed Use:

Land Use Gross Floor Area (square feet)/Total Gross Floor Area of All MU Vertical and Horizontal Development (square feet) = % Land Use of MU Development

Example: [25,000 SF of Vertical Commercial Land Use + 25,000 SF of Horizontal Commercial Development]/200,000 SF for All Vertical and Horizontal Development = 25% Commercial Land Use of MU Development

C. *Conditional Uses.* A property in the MU district may be used for those uses listed below and in Table 2.1, as well as, any additional uses included in the conditions of approval for the MU zoning on the property. Conditional uses not included in the master plan shall require a public hearing by the Planning Commission and approval by the City Council.

1. *Residential Uses:*
    a. Dwelling, Group (assisted living facility, progressive care facility).
    b. Dwelling, 'For-Rent'.
    c. Bed and Breakfast.
2. *Commercial Uses:*
    a. Bank, Savings & Loan.
    b. Brewery.
    c. Contractor's Office (no on site storage).
    d. Day Care Center.
    e. Distillery.
    f. Entertainment Venue (jazz club, comedy club, dinner theater, etc.).
    g. Hotel/Motel.
    h. Liquor Store.
    i. Outdoor/Indoor Recreation Facilities.
    j. Religious Institution.
    k. School, Commercial.
    l. Spa Services.
    m. Theater, Cinema.
3. *Semipublic Uses, Utilities:*
    a. Athletic Facilities.
    b. Public Building.
    c. School, Academic.

D. *District Regulations.*

Minimum Lot Size: The minimum area permitted to be zoned for an MU development is 25 acres.

Maximum Density of Dwelling Units: The MU master plan shall establish maximum density for each area within the development. Density for all residential units combined shall not exceed eight (8) dwelling units/acre. Density shall be calculated based on the gross acreage of the entire MU master plan.

Development Standards: Regulations governing lot size, lot width, setbacks, principal building coverage, floor area of dwelling unit, and height shall be established for each area within the MU master plan and approved through the public hearing process.

Maximum Impervious Area: 80% for the entire MU development.

Public Space: Each MU development shall have a minimum of 10% of the gross land area designed for public use. Public space shall be used for recreation, entertainment or civic purposes and may include plazas, outdoor theaters, sculpture gardens, parks, playground, community gardens or any other spaces where people can gather. Business kiosks shall be located outside of public space. Sidewalks and residential amenities may not be included within the public space requirement.

Park Space: Park space may include residential recreational amenities. However, at least 50% of the required park space shall be provided in passive park area(s).

E. *Review Criteria.* The MU district is intended to promote specific objectives. Therefore, the following shall be considered when reviewing an MU master plan:

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 stormwater 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.

F. *Time Linkage.* In order to ensure that the objectives of MU district are met and development occurs which incorporates a mix of uses, a development phasing strategy or time line shall be established for each MU project. When reviewing the phasing strategy or timeline, the City Council may link the issuance of permits and/or certificates of occupancy for a portion of the development with the completion of other portions of the development.

(Ord. No. 702, § 1(Exh. A), 3-2-2015)

TABLE 2.2 LIST OF PERMISSIBLE AND CONDITIONAL USES

On the following table, an open circle "O" means that the use will be permitted in that district only if a Conditional Use Permit is granted by the City Council. An "X" means that the use is permitted in the

zone district subject to the general provisions of the Unified Development Code. For uses not included in this list or when the Director of Community Development is unable to determine placement, application shall be made to the Board of Appeals for interpretation.

USES	AG	RE	R	R-22	R-15	R-12	R-10	R-4A	R-4D	R-8A/D	R-10M	CUP*	OI*	OP	C-1	C-2	PSC	LI	OS-R	SU	MU
Adult Entertainment Establishment																		O			
Airport, Public/Private	O											O						O		X	
Amphitheater												O	O					X	O	X	
Animal Hospital, Small Animal (Veterinarian)	O											O			O	O	O	X			
Animal Hospital, Large Animal	O																	X			
Art Galleries												O	O	O	X	X	O	X			O
Asphalt Plant																		O			
Associations, (Clubs and Lodges)	O			O	O	O	O	O	O	O	O	O	O	O	X	X	O			X	
Athletic Facilities/Fitness Studio	O											O	O	O	X	X	O	X			O
Auditorium	O											O	O	O	O	O	O	X			
Auto Sales and Leasing (Trucks, Vans, Cars and												O				O		X			

Accessories)																					
Automotive Parts												O			O	X	O	X			
Automotive Service												O				X	O	X			
Bakery												O	O	O	X	X	O	X			O
Bank, Savings and Loan, Mortgage Company												O	O	X	X	X	O	X			O
Barber Shop												O	O	X	X	X	O				O
Beauty Shop												O	O	X	X	X	O				O
Bed and Breakfast	X	O	O	O	O						X	O		X	X	X					O
Book Store or Stationery												O	O		X	X	O	X			O
Bottle Gas Storage and Distribution																		X			
Bowling Alley												O	O			X	O	X			
Brewery												O	O		O	O	O	X			O
Broadcasting Studio (Radio and TV)	O											O				X		X			
Builder's Equipment/Material	O											O				X		X			
Car Wash													O			O	O	X			
Carpenter Shop, Woodworking	O																	X			

Carpet and Rug Sales															X	X	O	X			
Cemetery	O																			O	
Check Cashing															O	O		X			
Church, Synagogue	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	X		O	O
Clinic, Public/Private												O	O	X	X	X	O				O
Concrete Plant																		O			
Congregate Housing, Assisted Living Facility											O	O	O		X	X		X			O
Contractor's Office without outside storage												O	O	X	X	X		X			O
Contractor's Office with outside storage												O			O	X		X			
Convenience Center w/Gas Pumps												O	O			X	O	X			
Country Club	O	O	O	O	O	O	O	O	O	O	O	O									
Dance Studio												O	O		X	X	O	X			O
Day Care Center												O	O	X	X	X	O	X			O
Discount Store																		X			
Distillery												O	O		O	O	O	X			O

Drug Store (Pharmacy)												O	O		X	X		X			O
Dry Cleaning, Pick-Up Station												O	O	O	X	X	O	X			O
Dry Cleaning, Plant																	O	O			
Dwelling, 'For-Sale', Attached								X		X	X	O									O
Dwelling, 'For-Sale', Detached	X	X	X	X	X	X	X		X	X		O									
Dwelling, 'For-Rent', Group											X	O			O	O					O
Equestrian Center	O											O								X	O
Extended Stay Hotel (see Section 2.7)												O	O		O	O	O				
Family Day Care Home (accessory use)	X	X	X	X	X	X	X	X	X	X	X	O									
Farmlands (including Livestock, poultry)	X																				
Fire station												O	O							X	
Fireworks Sales																		X			
Florist, Retail												O	O	O	X	X	O				O
Florist, Retail with greenhouse																O	O				

Funeral Homes with no cemetery or mausoleum												O	O		O	O	O	X			
Glass Fabrication																		O			
Golf Course, Driving Range	O	O	O	O	O	O	O	O	O	O	O	O	O							X	
Golf, Miniature												O	O		O	O	O				
Greenhouse, Nursery	O															O		X			
Grocery Store												O			O	X	O	X			
Group Home, Special Care Home (accessory use)	X	X	X	X	X	X	X														
Hardware and Garden Supply Store												O			X	X	O	X			
Heliport, Public/Private	O											O	O				O	X		X	O
Home Improvement Store																X	O	X			
Home-Elderly, Children, Nursing											O	O	O		X	X		X			
Hospital												O	O		O	X		X		X	
Hotel or Motel												O	O		O	O	O				O
Indoor Shooting Range																		O			

Junk Yard																		O			
Kennel	O																	X			
Laboratory, Research Commercial												O	O					X			
Laundry, Industrial												O						O			
Laundry, Self-Serve, Pick-Up												O			X	X	O	X			
Limousine Service and Taxi (with or without outside vehicle storage)																O		X			
Liquor Store												O	O		O	X	O	X			O
Locker, Frozen Food or Cold Storage												O						X			
Machine Shop																		X			
Manufacturing, Heavy, General																		O			
Manufacturing, Light, Limited												O	O					X			
Massage Therapy																O		X			
Mini-warehouse Storage, Conditioned or Unconditioned space																		X			

Museum and Libraries												O	O		X	X	O	X		X	O
Nail Salon												O	O		X	X	O	X			O
Office												O	O	X	X	X	O	X			O
Outdoor Recreational Facilities (Commercial) (Playfields, etc.)												O	O		O	O	O	X		X	O
Park and Playground	X	X	X	X	X	X	X	X	X	X	X	O	O	X	X	X	O	X	X	X	O
Parking Lot, Commercial												O	O		O	X	O	X			
Pawn Shop																		X			
Pest Control Business (with or without onsite chemical storage)															O	O		X			
Pet Day Care												O			X	X	O	X			
Pet Grooming												O			X	X	O	X			O
Power Station												O						O		O	
Print Shop												O	O	X	X	X	O	X			O
Prison																				O	
Public Building												O	O	X	X	X	O	X		X	O
Radio, TV, Transmitter, Studio	O											O	O			O	O	X			

Recreation Facilities, Indoor (Health Clubs, Bowling Alleys, Skating Rink, Billiards, Children's event facilities, etc.)												O	O			X	O	X			O
Recycling Center																		O			
Rental Services Establishment with no outside storage												O			O	X	O	X			
Rental Services Establishment with outside storage (other than auto related)																		X			
Restaurant												O	O	O	X	X	O	X			O
Restaurant w/Drive-thru window												O	O		O	X	O	X			
Retail Establishment												O	O		X	X	O	X			O
Retail Establishment (Mixed Sales)												O			O	X	O	X			
Salvage Yards																		O			
Sawmill																		O			
School, Academic												O	O	O	X	X	O	X		X	O

School, Commercial (Beauty, Business)												O	O	O	X	X	O	X			O
Septic Tank, Sales, Construction																		X			
Service Station, Automotive												O	O			X	O	X			
Sewage, Disposal Plant																		O			
Shop or Studio, Craftsman/Artist												O		O	X	X	O	X			
Small Appliance Repair Shop																O		X			
Smoke Shop and Tobacco Store															O	O		X			
Spa Services												O	O	O	O	O	O	X			O
Storage, Inside																		X			
Storage, Outside																		X			
Switching Station (Telecom)												O						X			
Tattoo Parlor and Body Piercing																		O			
Taxidermist	X																	O			
Theater, Cinema												O	O		X	X	O	O			O
Tire Retreading																					
Wireless Tower																	O	O			

(subject to approval of conditional use permit in accordance with Section 2.8.7)																					
Transfer Station																		O			
Utility Substation	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	X	
Welding Shop																		X			
Wholesale (storage and distribution)												O					O	X			

(Ord. No. 671, § 1, 2-4-2013 ; Ord. No. 675, § 1, 6-3-2013 ; Ord. No. 692, § 1(Exh. 1), 7-21-2014 ; Ord. No. 703 , § 1, 6-1-2015; Ord. No. 704 , § 2, 6-1-2015; Ord. No. 708 , § 1, 8-10-2015; Ord. No. 715 , § 4, 9-28-2015; Ord. No. 718 , § 14(Exh. B), 12-14-2015)

AN ORDINANCE TO AMEND ARTICLE I, ARTILCE II AND APPENDIX A: ALPHARETTA DOWNTOWN CODE OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO ADD CERTAIN DEFINED TERMS TO SUBSECTION 1.4.2. DEFINED TERMS; TO ADD DISCOUNT STORE AS A PERMITTED USE IN THE LI ZONING DISTRICT; TO ADD BREWERY AND DISTILLERY AS A PERMITTED USE IN THE LI ZONING DISTRICT AND A CONDITIONAL USE IN THE CUP, O-I, C-1, C-2, PSC, MU, DT-C AND DT-MU ZONING DISTRICTS; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

WHEREAS, on or about May 21, 2001, the City of Alpharetta (the "City") adopted a comprehensive zoning ordinance known and cited as the Unified Development Code of the City of Alpharetta, Georgia, which has subsequently been amended from time to time (the "Unified Development Code"); and

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

WHEREAS, the Unified Development Code was designed to be amended from time to time when circumstances warrant that modifications be made in order to make the Unified Development Code more responsive to community needs; and

WHEREAS, the City Council finds that ordinances and regulations governing the uses of land and development of land within the City, as well as the City's operations, should be continually improved from time to time and modified as necessary to better protect and promote the public health, safety and welfare of the residents and businesses of the City of Alpharetta; and

WHEREAS, the City Council desires to amend Article I, Article II and Appendix A: Alpharetta Downtown Code of the Unified Development Code for the foregoing purposes; and

WHEREAS, the City Council finds that the following amendment to the Unified Development Code promotes the health, safety, morals, convenience, order, prosperity and general welfare of the present and future inhabitants of the City of Alpharetta;

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

Section 1: Article I, Section 1.4.2, "Defined Terms," of the Unified Development Code is hereby amended by adding the following terms and definitions in their appropriate alphabetical order:

"Brewery. A facility where malt beverages are manufactured or brewed."

"Discount Store. A retail store that sells new or used goods or products at prices lower than traditional retail outlets. Discount stores principally engage in offering a category of similar goods or a wide assortment of goods for sale to the general public."

"Distillery. A facility where distilled spirits are manufactured (distilled, rectified or blended)."

Section 2: **Subsections 2.2.17(A)(2)** [*LI – Permitted Principal Uses*] of Article II of the Unified Development Code are hereby amended by adding "Discount Store" as a permitted use in the said subsection.

Section 3: **Subsections 2.2.17(A)(2)** [*LI – Permitted Principal Uses*] of Article II of the Unified Development Code are hereby amended by adding "Brewery" and "Distillery" as permitted uses in the said subsection.

Section 4: **Subsections 2.2.11(C)(2)** [*CUP – Conditional Uses*], **2.2.13(C)(2)** [*O-I – Conditional Subordinate Uses*], **2.2.14(C)(2)** [*C-1 – Conditional Uses*], and **2.2.15(C)(2)** [*C-2 – Conditional Uses*], **2.2.16(A)(1)** [*PSC – Conditional Principal Uses*], **2.2.20(C)(2)** [*MU – Conditional Uses*], and **Appendix A: Alpharetta Downtown Code Subsection 3.4.2(C)** [*DT-C and DT-MU – Conditional Uses*] of Article II of the Unified Development Code are hereby amended by adding "Brewery" and "Distillery" as conditional uses in each of said subsections.

Section 5: **Table 2.2** of Article II of the Unified Development Code, titled "List of Permissible and Conditional Uses," is hereby amended by inserting, in their appropriate alphabetical order, new rows to read as set forth in Exhibit "A" attached hereto as if fully set forth herein.

Section 6: 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 7: This Ordinance shall be effective immediately upon its adoption by the City Council and incorporated into The Unified Development Code of the City of Alpharetta, Georgia. This Ordinance hereby repeals any and all conflicting ordinances and amendments.

SO ORDAINED this the _____day of _____, 2017.

Approved:

_____
David Belle Isle, Mayor

Attest:

COUNCILMEMBERS

_____
Coty Thigpen, City Clerk

_____

(Seal)

Approved as to Form:

C. Sam Thomas, City Attorney

Exhibit A:

USES	AG	RE	R	R-22	R-15	R-12	R-10	R-4A	R-4D	R-8A/D	R-10M	CUP*	OI*	OP	C-1	C-2	PSC	LI	OS-R	SU	MU
Brewery												O	O		O	O	O	X			O
Discount Store																		X			
Distillery												O	O		O	O	O	X			O

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.

<u>Design Conditions:</u>

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.

<u>General Conditions of Approval to GRTA Notice of Decision:</u>

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 feet 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 were 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 trafffic. At Haynes Bridge Road, the recommendations from the DRI study remain relavent; add duel northbound left-turn lanes along Haynes Bridge Road at Lakeview Parkway and provide duel eastbound right-turn lanes along Lakeview Parkway onto southbound Haynes Bride Road. The added right-turn lane would connect to an extension of the Georgia 400 right-turn lane along Haynes Bridge Road.

Anaylsis 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 tavel 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

05.15.2017 FINAL CONDITIONS

Approve MP-16-13/Z-16-11/CU-16-19/V-16-26 TPA Fuqua/360 Tech Village 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 = Conditions or objections by TPA/Fuqua.

1. The 62.47-acre property shall be zoned MU. Except as provided in paragraph 1.b. below, the site shall be developed substantially similar to plans by Wakefield Beasley & Associates, dated 5/10/17 (SP-11), subject to the approved conditions. Architectural style of all buildings shall be Post-Industrial Mercantile style similar to the renderings and architecture in the 2016 application (attached as Exhibit A) with non-residential buildings approved by the Design Review Board and residential buildings approved by Staff. Townhomes shall be substantially as depicted in Exhibit A.
2. Development regulations shall be as follows:
   a. Office – 664,400 square foot maximum. Building height shall be limited as depicted on site plan dated 4/17/2017 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. No more than 470 residential dwelling units shall be allowed on site. No more than 276 "for rent" units are included in this number. There shall be a minimum of 48 stacked townhome for sale units. The remaining 146 for sale units may be developed for townhomes, stacked flat condominiums, stacked townhome condominiums or single family zero lot line detached dwelling units. Depicted open space shall not be reduced if the use mix changes from what is shown on the site plan. For sale product may exist in up to 4-story buildings with a maximum height of 50'. Zero lot line 'For Sale' detached lots shall contain a minimum of square footage, as approved by Staff. A minimum 40% of all residential units shall be 'For-Sale' units. No more than 10% of the 'For-Sale' residential units shall be permitted to be rented, as recorded in the development covenants. Provided all other requirements of these conditions are satisfied, the ultimate developer of the "for rent" units may reconfigure the building shape provided it remains within the multifamily parcel shown on the site plan, subject to approval by Staff, and compliance with these conditions and the Zoning Code, unless a variance has been granted.
   c. Retail – Maximum of 27,700 square feet. 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. Retail buildings must include an architectural element (such as a parapet wall or tower) which is at least 24' in height. The balance of the restaurant space shall be no less than 18' in height. No more than 3 free standing retail buildings shall be permitted. No more than one free-standing 'Bank or Savings and Loan' building shall be permitted, ~~and it shall be two stories in height~~. 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 8 stories shall be permitted. Hotel may not be an extended stay facility.

e. Restaurant – Maximum of 26,300 square feet. Each restaurant must have an architectural feature (such as a parapet wall or tower) which is a minimum of 24' in height. The balance of the restaurant may be a minimum of 18' in height. A maximum of 5 (but 2 on the lake, as depicted on the site plan) 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. In addition to the allowed restaurant space, one special event/entertainment use (Pinstripes) at no more than 28,000 square feet shall be allowed where reflected on the Site Plan. One jewel box building shall be permitted in the central park as depicted on the site plan.

f. 'For-Rent' Residential – After May 27, 2018, up to 276 ~~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 where allowed by grade. Building maximum height shall be 5 stories or 60 feet, whichever is less. Units shall be restricted to studios, 1 and 2-bedroom units only. No more than 40% of the units may be 2-bedroom units. 'For-Rent' units shall be constructed concurrently with a portion of the retail, the for sale units across the main boulevard from the 'For Rent' units and a minimum 60,000 square feet of office use. Building permits for this initial retail space, at least ten of the residential for sale units and the 60,000 square foot office shall be secured concurrently with the building permit for the for rent units. If construction does not continue on the office, for sale residential or retail space, then it may not continue on the multifamily units. 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. Additionally, a Certificate of Occupancy shall not be issued for rental units until building permits have been secured for the initial for sale units along the boulevard, and construction has commenced and active construction ongoing for the for sale product across the boulevard from the 'For Rent' units. The units shall be part of a mixed-use project containing a minimum of 50 acres and incorporating retail, 'For-Sale' residential units, hotel, neighborhood grocery, restaurant, and the 60,000 square foot office. 'For-Rent' units shall have first class amenities, which shall include a private pool, fitness center, secure gated parking, resident's lounge, business center, on-site management office, concierge services and secure elevator access. Unit finishes and ceiling height shall be built to facilitate conversion to a condominium, should the market dictate. If a building permit is not issued by May 27, 2019 residential units shall revert to 'For-Sale' only.

g. Parking Decks – Maximum of 6 levels, except parking deck along Haynes Bridge Road shall be a maximum of 2-1/2 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. The deck for the 12-story office building shall be substantially similar to the elevations, as shown in Exhibit A, subject to DRB approval. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the Design Review Board.

h. It is acknowledged that the approved site plan is to be subdivided into separately platted parcels with individual tax numbers, that the separate development parcels are to be developed by separate owners/developers, and that the public amenities are to be platted and owned by a property owner's association comprised of the individual development parcel owners. Zoning compliance for conditions uniquely applicable to an individual owner's parcel will be the responsibility of that owner and that non-compliance by such an owner does not render, by itself, the remaining parcels "non-conforming" uses under the Zoning Code.

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 (a/k/a Pinstripes)
   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, 563, 821, 591, 593 and 596 shall be saved. The developer will work with the arborist to move the trees or substitute appropriate new plantings in lieu of saving trees 566, 568 and 600. Tree replacement of removed specimen trees (566, 568 and 600) shall be a minimum 12" – 15" caliper tree, as approved by Staff.
9. Park land, passive parks, public space and open space is required substantially in the amounts and locations reflected in the Site Plan dated 5/10/17. 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 as 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 and constructed 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 '360 TechVillage'. 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 shown on the site plan and as approved by Staff. However, planting of trees along that portion of the internal road to the east of the roundabout may be planted with shade trees instead of having a planted median.
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, by different artists, 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. An 8-foot wide sidewalk and 4' planting strip shall be installed along Morrison Parkway from Haynes Bridge Road to the west property line adjacent to Honda, as approved by Staff. Road impact fee credits shall be provided to the applicant for any section of sidewalk which is constructed offsite. 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 shrubbery and 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.

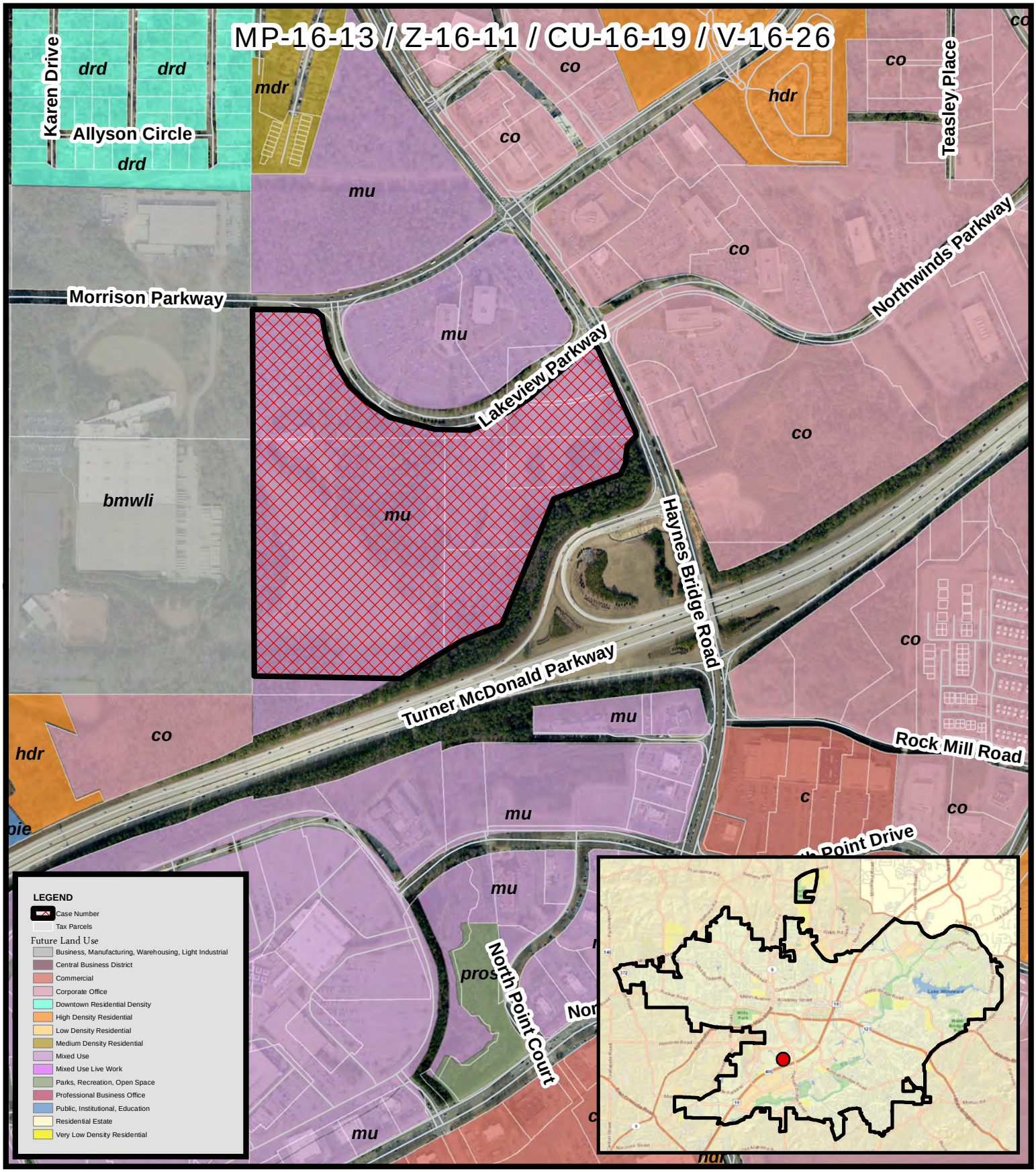
37. The developer shall dedicate a permanent easement to the City and construct a 12' multi-use trail with continuous connection from the adjacent Honda property, through the site around the lake and through the Georgia 400 buffer to Haynes Bridge Road and to the west property line, substantially in compliance with the site plan, 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 or architecturally treated concrete as 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 by the City 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. Impact fee credits will be allowed for these improvements.
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. Impact fee credits will be allowed for these improvements.
39. The 32,960 square foot park space near the corner of Haynes Bridge Road and Lakeview Parkway, and the 95,470 square foot lakeside park shall include landscape and hardscape for public space for recreation, entertainment, and/or civic purposes, as described in paragraph 38.
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 ~~un~~signalized. The right-in/right-out only drive on Lakeview Parkway shall be channelized to prevent unlawful turning movements. The median break across from the right-in/right-out drive shall be closed. ~~A roundabout is recommended at site driveway 2. Design of roundabout or other intersection improvement shall meet City LOS standards as approved by Staff. Design of all intersections, including roundabouts, shall be approved by Staff and meet City LOS standards.~~
43. Master Plan approval shall revert to 2015 approval, uses and site plan, if a building permit is not issued for office use by 5/27/2019.

<u>General Conditions of Approval to GRTA Notice of Decision:</u>

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 750' from the existing signal at the intersection of Haynes Bridge Road and Lakeview Parkway, as shown on the site plan.
- 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.

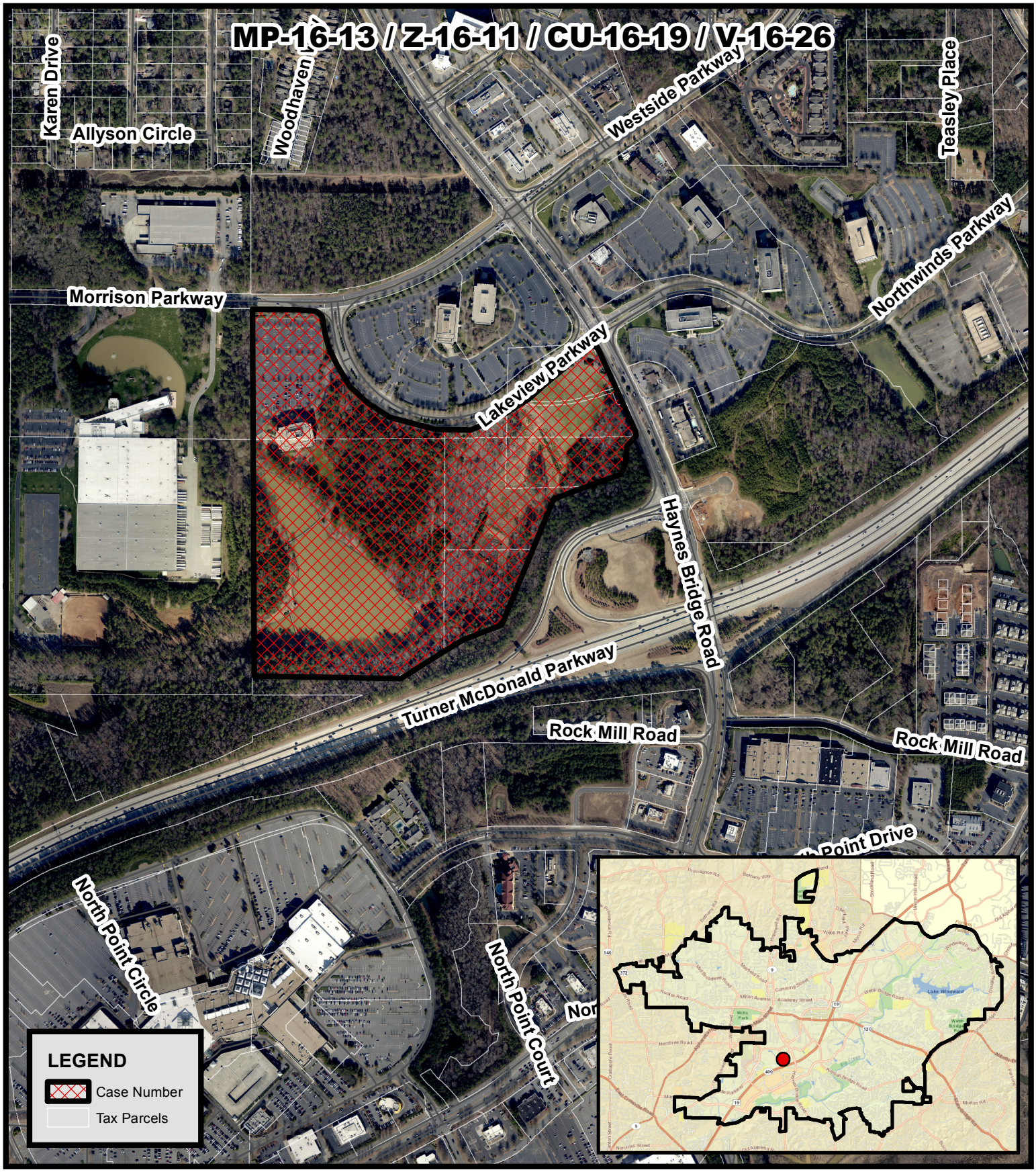
46. Pedestrian Facilities
    - Provide a system of sidewalks throughout the development providing pedestrian access to all uses, building entrances and site driveways.
    - Provide safe pedestrian crossings at all site driveway intersections (four-legged intersections) on Lakeview Parkway, ~~including 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.
48. Grading for the overall master infrastructure shall be permitted as approved by Staff. Land associated with the restaurant sites and office near the lake shall not be graded until construction is eminent. Grading for roads, utilities, drainage and similar infrastructure is not prohibited by this condition. Any parcels graded, but not considered to be under active development (future phase), shall be grassed and landscaped, as approved by the Director of Community Development, before the first Certificate of Occupancy is issued.



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

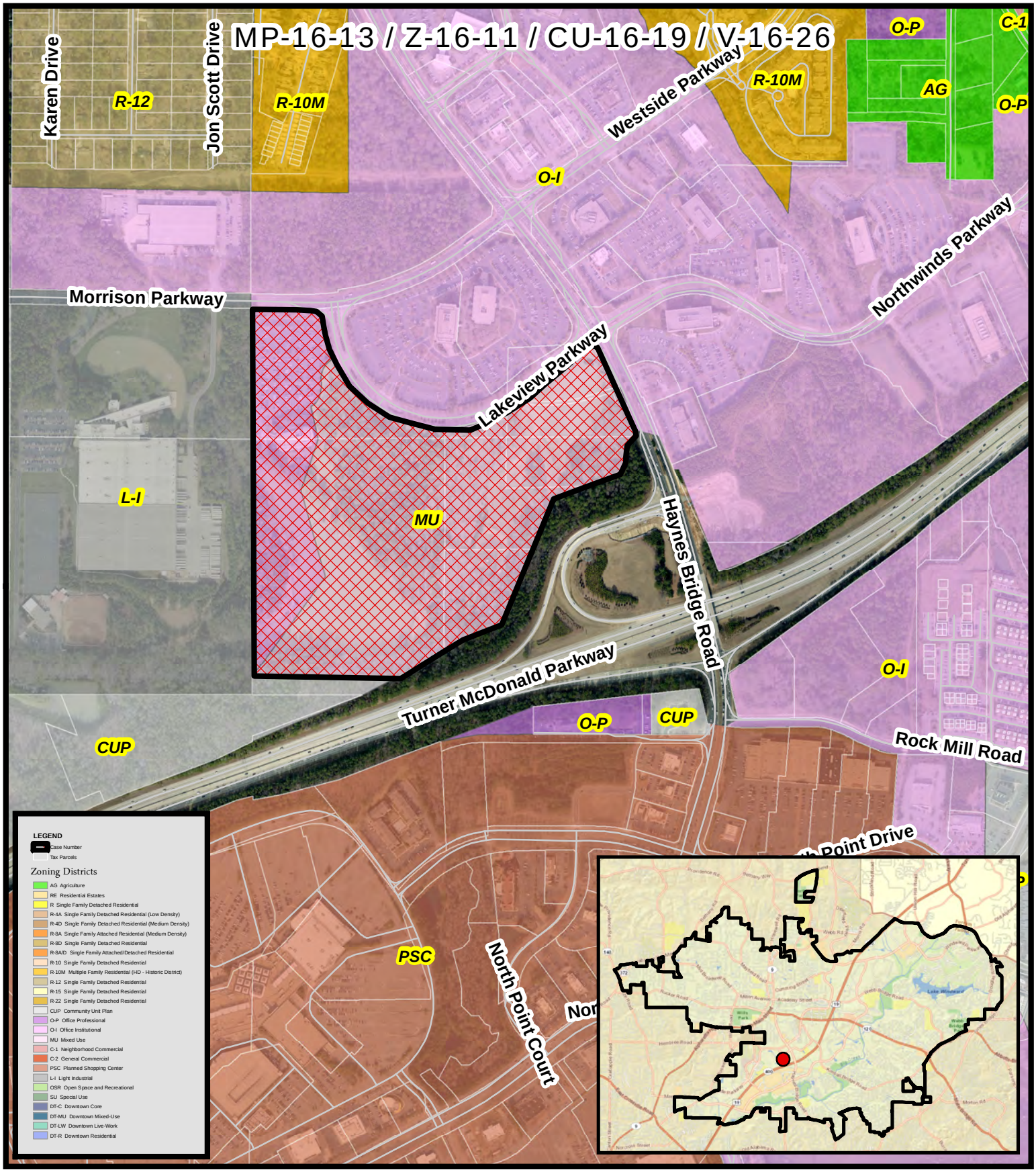


Aerial Map
TPA/ Fuqua Development
Peridot

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

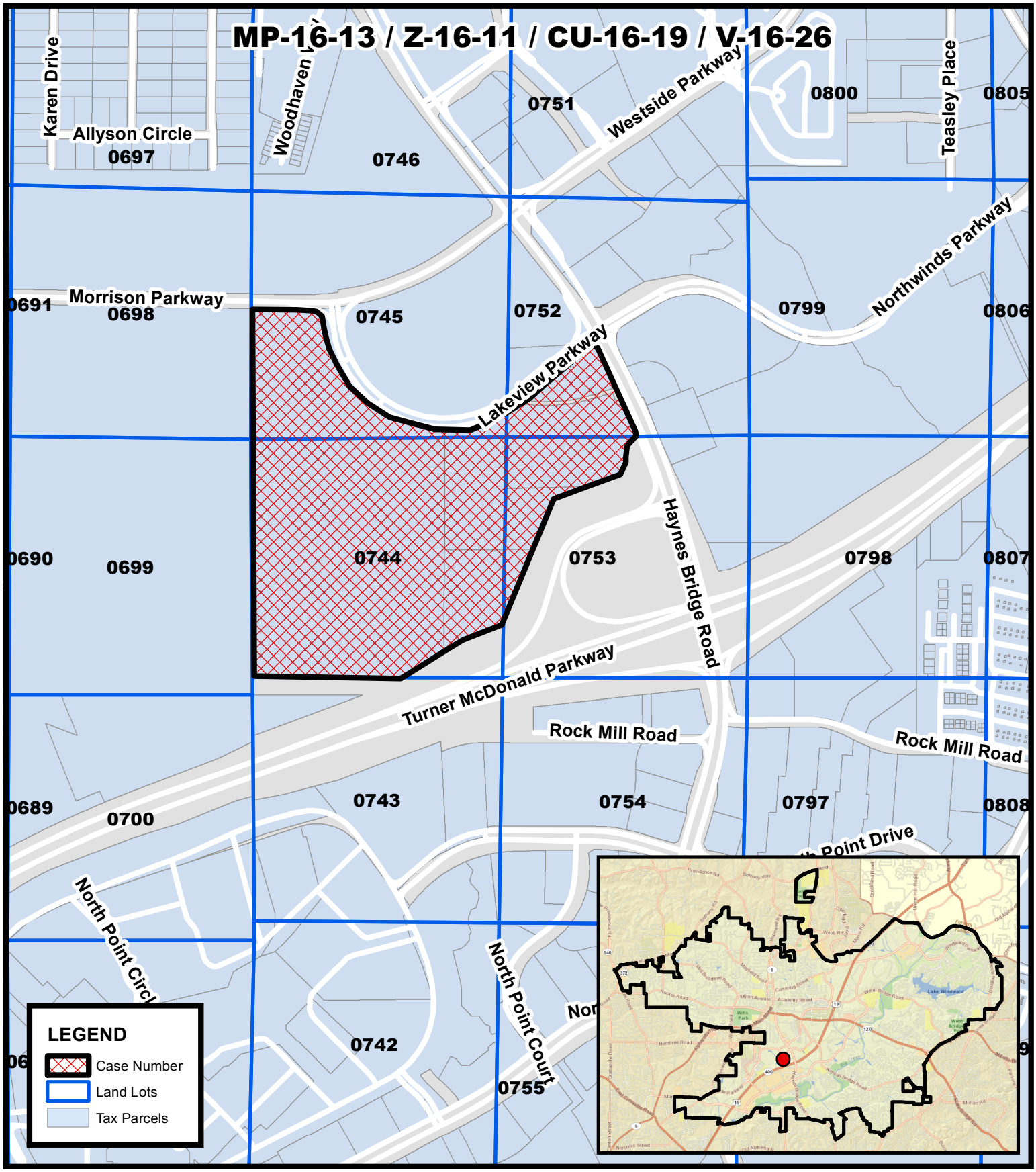
THE CITY OF ALPHARETTA GEORGIA



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



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

Rcvd 5.16.17

Revised Site Plan with Median Change
5.10.17

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	185,500 sf
RETAIL	15,000 sf
RESTAURANTS	28,900 sf
MARKET	9,600 sf
ENTERTAINMENT	28,000 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%

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stamp

STATE OF GEORGIA
RICHARD L. WAKEFIELD
CERTIFICATE NO. 5982
REGISTERED ARCHITECT

360 TECH VILLAGE

Alpharetta, Georgia

TPA Group/
Fuqua Development
Chris Hayes, Principal TPA Group
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print record

10 MAY 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
10 MAY 2017 - REVISED SITE PLAN

date: 10 MAY 2017
job number: 1508064.00

drawing title
CONCEPTUAL SITE PLAN

drawing number
SP-11

SUBMITTED FOR ZONING

New office tower built on exisitng 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

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

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

Lake front plaza with seating and area for food trucks and bike rental station

Townhome product with park space connecting to lake side trail and park space - 66 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

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

Pedestrian access from Haynes Bridge frontage

Jewel box retail on green

Lower level parking built to take advantage of slope with +/- 190 sp

3 story office building

Access to lower level parking

Hotel with 200 rooms - 8 stories

Stacked townhome product 102 units

City 'Loop' path along GA 400 setback connecting lake area with loop trail and village center

SITE CALCULATIONS

TOTAL DEVELOPMENT	2,805,081 sf	
COMMERCIAL	705,490 sf	25.2%
HORIZONTAL	561,990 sf	
VERTICAL	143,500 sf	
OFFICE	883,847 sf	31.5%
HORIZONTAL	355,347 sf	
VERTICAL	528,500 sf	
RESIDENTIAL	892,004 sf	31.8%
HORIZONTAL	460,144 sf	
VERTICAL	431,860 sf	
PUBLIC SPACE	323,740 sf	11.5%

DEVELOPMENT SUMMARY

SITE ACREAGE	62.47 acres (2,721,193 sf)
COMMERCIAL	182,200 sf
RETAIL	15,300 sf
RESTAURANTS	26,300 sf
MARKET	9,600 sf
ENTERTAINMENT	27,000 sf
HOTEL	104,000 sf (200 keys)
RESIDENTIAL UNITS	488 un
FOR RENT	320 un
FOR SALE	168 un
DENSITY	7.81 un/ac
OFFICE	664,400 sf
EXISTING	154,400 SF
NEW	510,000 SF
PARKING	3,320 spaces
SURFACE	429 sp
ON STREET	103 sp
DECKED	2,788 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%

WAKEFIELD BEASLEY & ASSOCIATES

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STATE OF GEORGIA · RICHARD L. WAKEFIELD · CERTIFICATE NO. 5882 · REGISTERED ARCHITECT

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

12 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
12 APRIL 2017 - REVISED SITE PLAN

date: 12 APRIL 2017
job number: 1508064.00

drawing title
CONCEPTUAL SITE PLAN

drawing number
SP-8

SUBMITTED FOR ZONING

DEVELOPMENT SUMMARY

SITE ACREAGE		**62.47 acres (2,721,193 sf)**
COMMERCIAL		**157,480 sf**
RETAIL	14,800 sf	
RESTAURANTS	36,400 sf	
HOTEL	106,280 sf (200 keys)	
RESDIENTIAL UNITS		**500 un**
FOR RENT	430 un	
FOR SALE	70 un	
DENISTY		**8.00 un/ac (500 un)**
OFFICE		**664,400 sf**
EXISTING	154,400 SF	
NEW	510,000 SF	
PARKING		**3,307 spaces**
SURFACE/ON STREET	549 sp	
DECKED	2,758 sp	
OPEN/GREEN SPACE		**22.49 acres**
PARK SPACE	2.78 ac (121,360 sf)	
OTHER PUBLIC SPACE	5.05 ac (219,900 sf)	
LAKE AREA	10.16 ac (442,500 sf)	
WETLAND AREA	4.50 ac (196,000 sf)	
TOTAL LOT COVERAGE		**1,100,000 SF 40.4%**

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HAYNES BRIDGE MIXED-USE

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

01 AUGUST 2016 - SUBMITTED FOR ZONING
25 AUGUST 2016 - REVISED SITE PLAN
28 SEPTEMBER 2016 - REVISED SITE PLAN
07 OCTOBER 216 - REVISED SITE PLAN

revisions

01 AUGUST 2016
25 AUGUST 2016
28 SEPTEMBER 2016
07 OCTOBER 2016

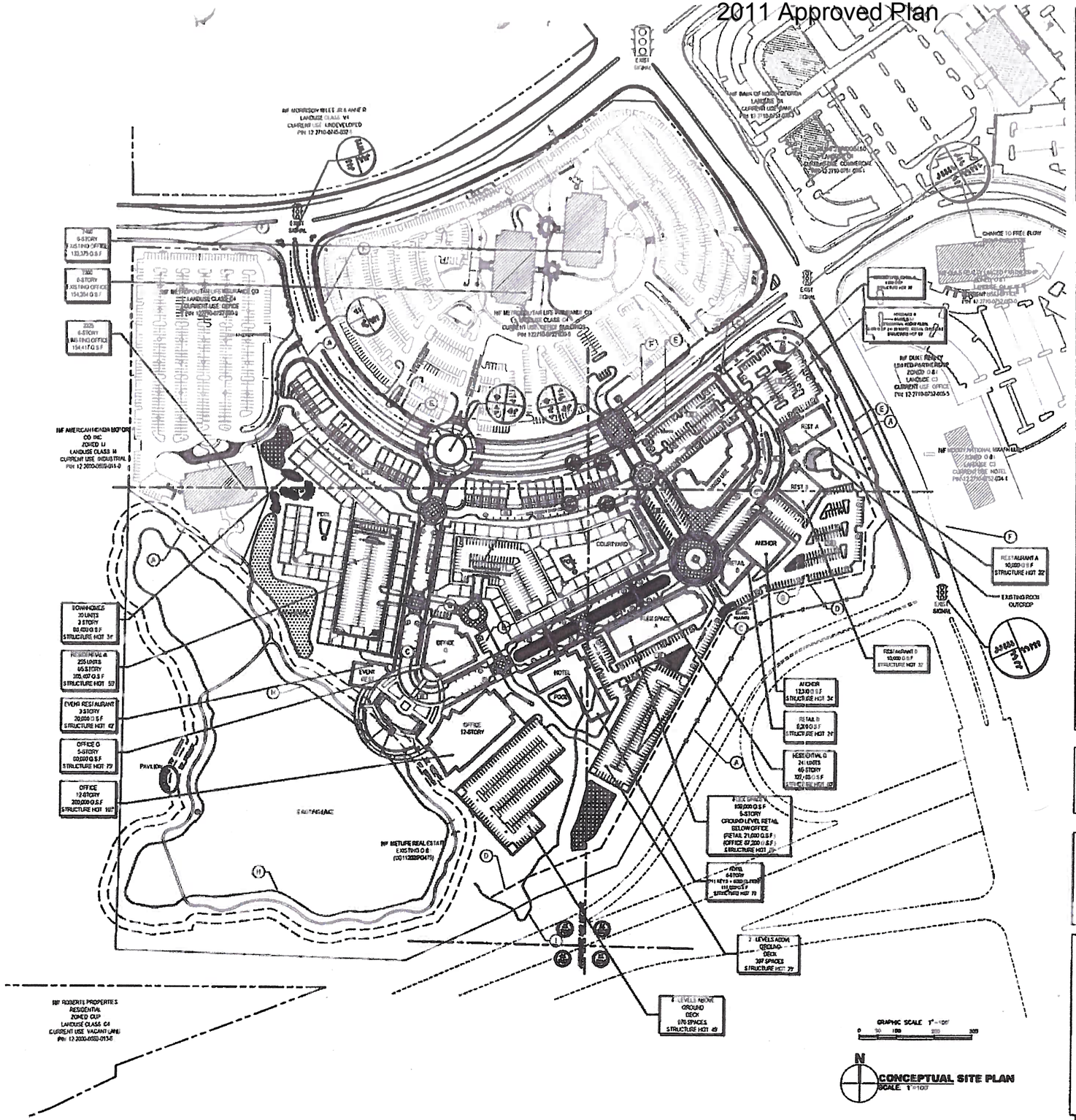
date: 07 OCTOBER 2016
job number: 1508064.00

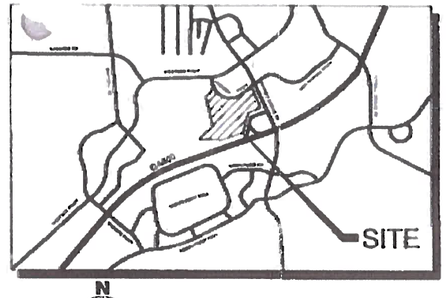
drawing title
CONCEPTUAL SITE PLAN

drawing number
SP-2

SUBMITTED FOR ZONING

2011 Approved Plan





N
LOCATION MAP
SCALE: NTS

GENERAL INFORMATION:

APPLICANT	MetLife ONE ALLIANCE CENTER 3500 LENOX ROAD - SUITE 1500 ATLANTA, GEORGIA 30326 PHONE 678-319-2007 FAX 678-319-3122
ARCHITECT	PIEPER O'BRIEN HERR ARCHITECTS 3000 ROYAL SOUTH BLVD SOUTH ALPHARETTA, GEORGIA 30022 PHONE 770-569-1709 FAX 770-569-1708
SURVEYOR	WATTS & BROWNING ENGINEERS 5602 PEACHTREE ROAD ATLANTA, GEORGIA 30341 PHONE 770-451-7453 FAX 770-458-3065

LAND USE

PROPOSED

EVENT RESTAURANT	20,000 GSF
RESTAURANTS A & B	20,000 GSF
RETAIL (SHOPPING CENTER)	70,038 GSF
GENERAL OFFICE	447,300 GSF
HOTEL (211 KEYS)	123,000 GSF
TOTAL NON-RESIDENTIAL	680,735 GSF

DENSITY

RESIDENTIAL	9.98 UNITS / ACRE
NON-RESIDENTIAL	0.170 FAR

OPEN SPACE

OPEN SPACE/GREEN SPACE	11.00 AC

NOTES

MIXED USE ACREAGE 65.00 AC

CURRENT ZONING O & I (OFFICE & INSTITUTIONAL)

PARKING SUMMARY

REQUIRED SPACES	3,309
PROPOSED SPACES	3,418

TRAFFIC LEGEND

⇦ = EXISTING LANEAGE

⇦ = RECOMMENDED LANEAGE PER TRAFFIC STUDY

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

PLAN KEY

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

PIEPER O'BRIEN HERR
ARCHITECTS

3000 ROYAL BOULEVARD SOUTH
ALPHARETTA, GEORGIA 30022
770.569.1709 FAX 569.1708

RELEASED FOR CONSTRUCTION

APPROVED

REVISIONS			
REV. NO.	DATE	DESCRIPTION	BY

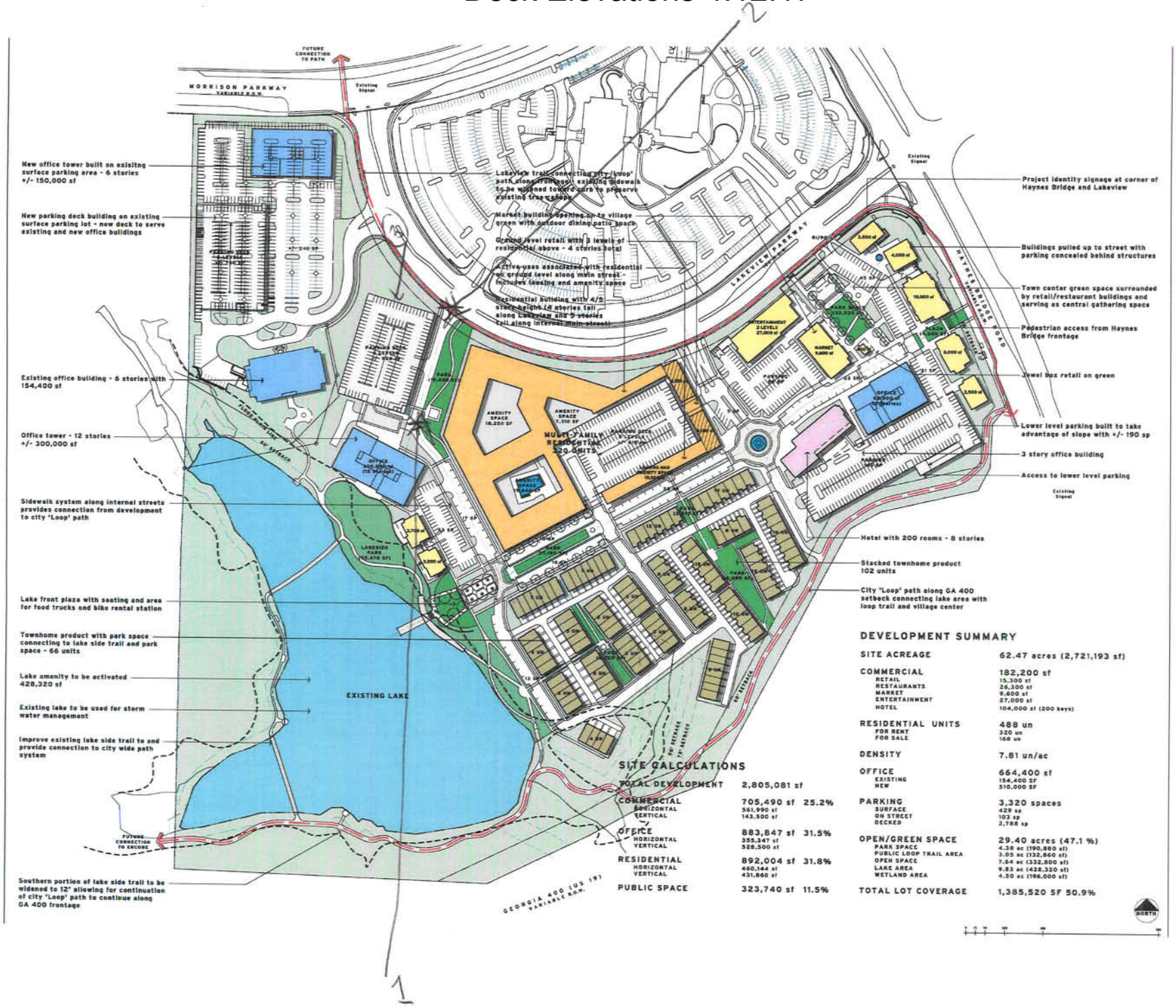
PROPOSED MIXED USE
ALPHARETTA, GA.

PERIMETER 5,280.00 LF

RECEIVED
DEC 2010
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



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Deck Elevations 4.12.17

(-)

Deck Elevations 4.12.17

2

Deck Elevations 4.12.17

(3)

EXHIBIT A

Townhome Product

EXHIBIT A

Townhome Product

URBAN BURGER
2/01/2017

Kimley»Horn

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
- Existing STOP Control
- XX AM Peak Hour Traffic Volumes
- (XX) PM Peak Hour Traffic Volumes
- (#) Intersection Reference Number

NOT TO SCALE

Figure 1

Existing 2015 Conditions

360 Tech Village
Transportation Analysis

Kimley»Horn

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

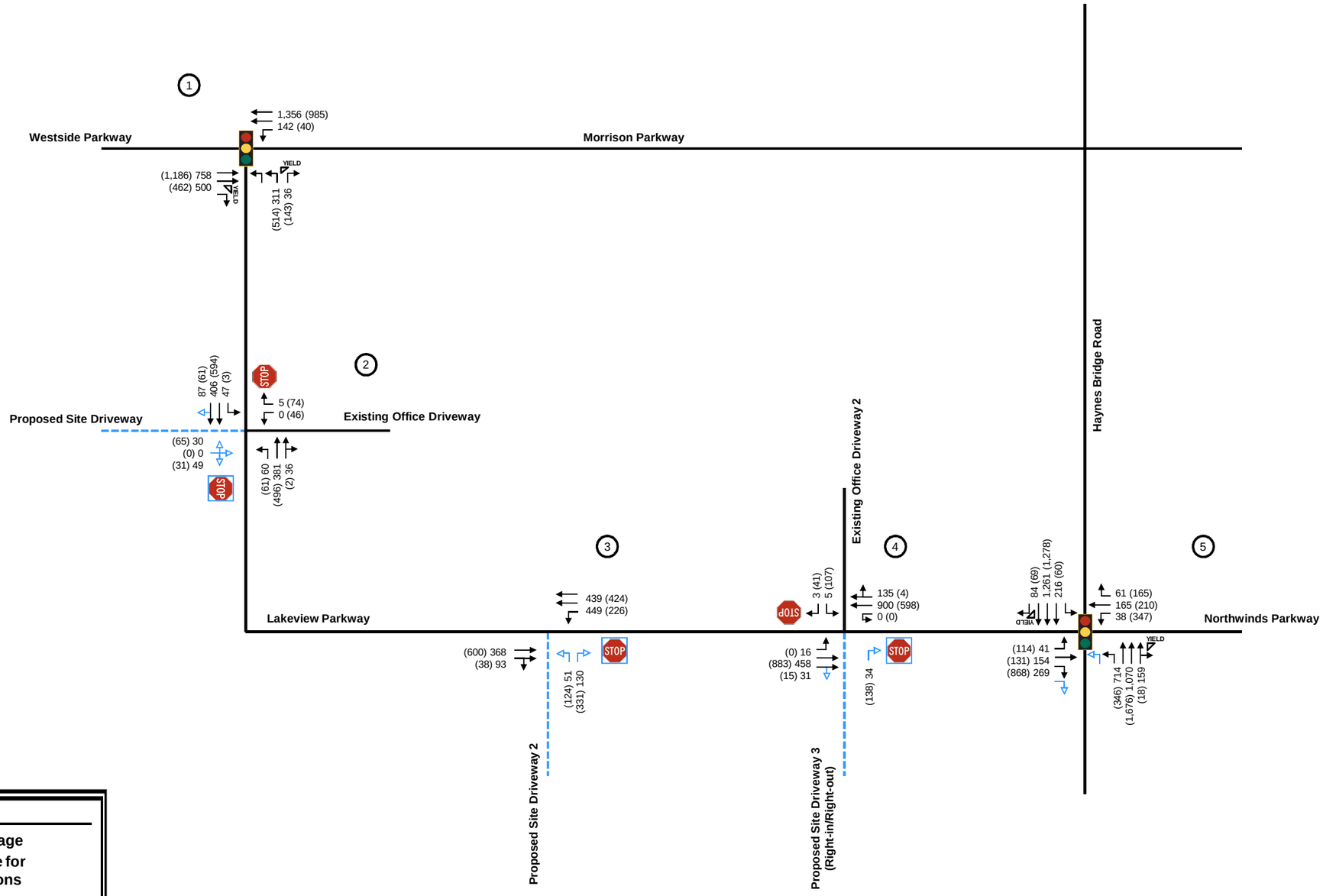
NOT TO SCALE

360 Tech Village
Transportation Analysis

No-Build 2019 Conditions

Figure 2

Kimley»Horn



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

Figure 3

Build 2019 Conditions

360 Tech Village
Transportation Analysis

Kimley»Horn

Trip Generation Analysis (9th Ed.)
360 Tech Village (February 2017)
Alpharetta, GA

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
		Trips	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

DEVELOPMENT SUMMARY

SITE ACREAGE	**62.47 acres (2,721,193 sf)**
COMMERCIAL	**161,800 sf**
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	**664,400 sf**
EXISTING	154,400 SF
NEW	510,000 SF
PARKING	**3,477 spaces**
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%**

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Alpharetta, Georgia

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revisions

16 DECEMBER 2016
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date: 31 JANUARY 2017
job number: 1508064.00

drawing title
CONCEPTUAL SITE PLAN

drawing number
SP-5

SUBMITTED FOR ZONING

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(I)	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+I1), 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	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	1055	-	-	-	756	1157	-
HCM Lane V/C Ratio	-	-	-	-	0.008	0.045	-
HCM Control Delay (s)	0	-	-	0	9.8	8.3	-
HCM Lane LOS	A	-	-	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

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

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(I)	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	NBR	WBLn1	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

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

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(I)	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+I1), 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	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	1021	-	-	-	745	1139	-
HCM Lane V/C Ratio	-	-	-	-	0.008	0.047	-
HCM Control Delay (s)	0	-	-	0	9.9	8.3	-
HCM Lane LOS	A	-	-	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

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(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	57.2	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

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(I)	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+I1), 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	NBR	WBLn1	WBLn2	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

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

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(I)	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	EBLn1	WBLn1	WBLn2	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	490	0	1630	245
Stage 1	-	-	-	-	441	-
Stage 2	-	-	-	-	1189	-
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	-	-	1084	-	94	762
Stage 1	-	-	-	-	622	-
Stage 2	-	-	-	-	256	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1084	-	~ 53	762
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

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

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

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(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	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			1454	
Approach Delay, s/veh		433.4			83.6			79.4			41.1	
Approach LOS		F			F			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	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

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(I)	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	EBLn1	WBLn1	WBLn2	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	-	-

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

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

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	-	-

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(I)	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

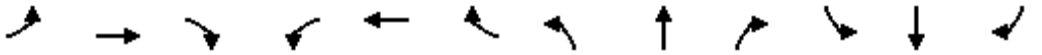
Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	0	883	15	0	0	598	4	0	0	138	107	0	41
Future Vol, veh/h	0	883	15	0	0	598	4	0	0	138	107	0	41
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Stop	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



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			1454	
Approach Delay, s/veh		53.7			68.2			43.7			42.7	
Approach LOS		D			E			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	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: 9/15/16

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: (04) 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

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,

Kathryn M. Zickert
Attorney

Enclosure: Application file 8/1/16

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1230 Peachtree Street, N.E.
Atlanta, Georgia 30309-3592
Main: 404 815-3500
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SMITH, GAMBRELL & RUSSELL, LLP
Attorneys at Law

Kathryn M. Zickert
Direct Tel: (404) 815-3704
Direct Fax: (04) 685-7004
kmzickert@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
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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,

Kathryn M. Zickert
Attorney

Enclosure: Application file 8/1/16

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

AMENDED

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

FOR OFFICE USE ONLY
MP-16-13; Z-16-1
Case #: CU-16-19; V-16-25

☐ Fee Paid Initial: _____

RECEIVED OCT 2016

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-I / 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
- ☑ Rezoning
- ☑ Variance
- ☐ Comprehensive Plan Amendment
- ☑ Master Plan Amendment
- ☐ Master Plan Review
- ☑ Public Hearing
- ☐ 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 thenew 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 minimum3,000 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

Promenade, Suite 3100
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SMITH, GAMBRELL & RUSSELL, LLP
Attorneys at Law

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

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:

Prior Plan		Current Proposal	Changes
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:

	Square Footage
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.

Land Use	**Size**	***Employees**
Retail Space		
Restaurant	36,400 SF	1/300 SF / 121
Specialty Sales	14,800 SF	1/560 SF / 26
Office	664,400 SF	1/200 SF / 3,322
Residential	470 units	57
Hotel	200 rooms .9/180	
TOTAL:		**3,589**

*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 the 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

	1988	2012 Peridot	2016 Proposal
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.

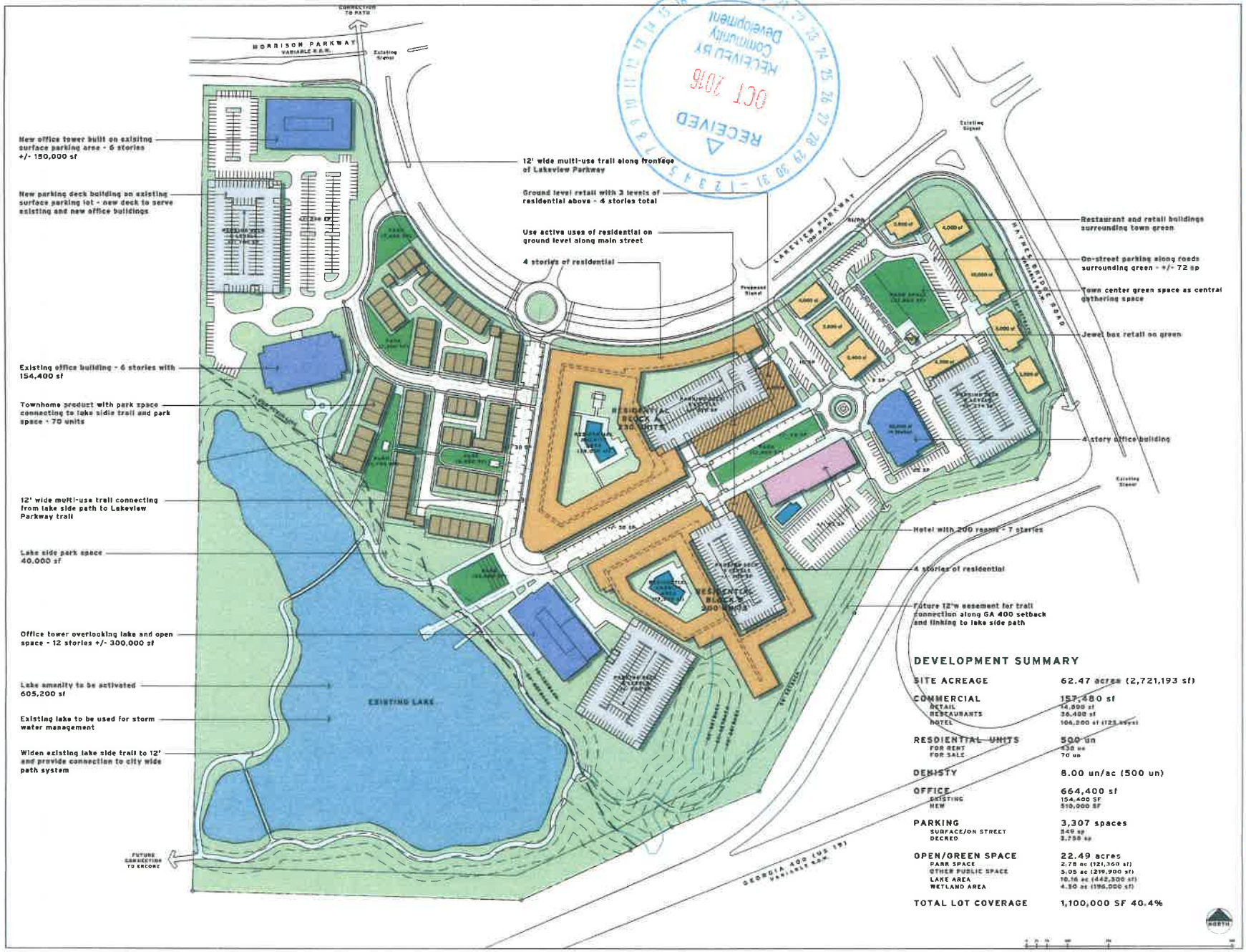
The Applicant respectfully requests that the Alpharetta City Council grant the requested rezoning, the change of Master Plan conditions, the Conditional Use Permit, and the two variances as submitted.

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



DEVELOPMENT SUMMARY

SITE ACREAGE	62.47 acres (2,721,193 sf)
COMMERCIAL	157,480 sf
RETAIL	14,500 sf
RESTAURANTS	36,400 sf
HOTEL	106,580 sf (125 keys)
RESIDENTIAL UNITS	500 un
FOR RENT	430 un
FOR SALE	70 un
DENSITY	8.00 un/ac (500 un)
OFFICE	664,400 sf
EXISTING	154,400 SF
NEW	510,000 SF
PARKING	3,307 spaces
SURFACE/ON STREET	549 sp
DECKED	2,758 sp
OPEN/GREEN SPACE	22.49 acres
PARK SPACE	2.78 ac (121,360 sf)
OTHER PUBLIC SPACE	5.05 ac (219,900 sf)
LAKE AREA	10.16 ac (442,500 sf)
WETLAND AREA	4.50 ac (196,000 sf)
TOTAL LOT COVERAGE	1,100,000 SF 40.4%

RECEIVED
Community Development
OCT 2016

WAKEFIELD BEASLEY & ASSOCIATES
12000 Avalon Boulevard
Alpharetta, GA 30009
P | 770.209.9393
F | 770.209.7050
www.wbassociates.com

HAYNES BRIDGE MIXED-USE

Alpharetta, Georgia

TPA Group/
Fuqua Development

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ISSUE RECORD
01 AUGUST 2016 - SUBMITTED FOR ZONING
25 AUGUST 2016 - REVISED SITE PLAN
29 SEPTEMBER 2016 - REVISED SITE PLAN

REVISIONS
01 AUGUST 2016
25 AUGUST 2016
29 SEPTEMBER 2016

DATE: 29 SEPTEMBER 2016 | JOB NUMBER: 1508064.00

CONCEPTUAL SITE PLAN

SHEET NUMBER: SP-2

SUBMITTED FOR ZONING

16-07-29-01 GA 400 Haynes Bridge Arborist Report Alpharetta

Arborist Report

Reference UDC
Alpharetta, Georgia

Location Map North

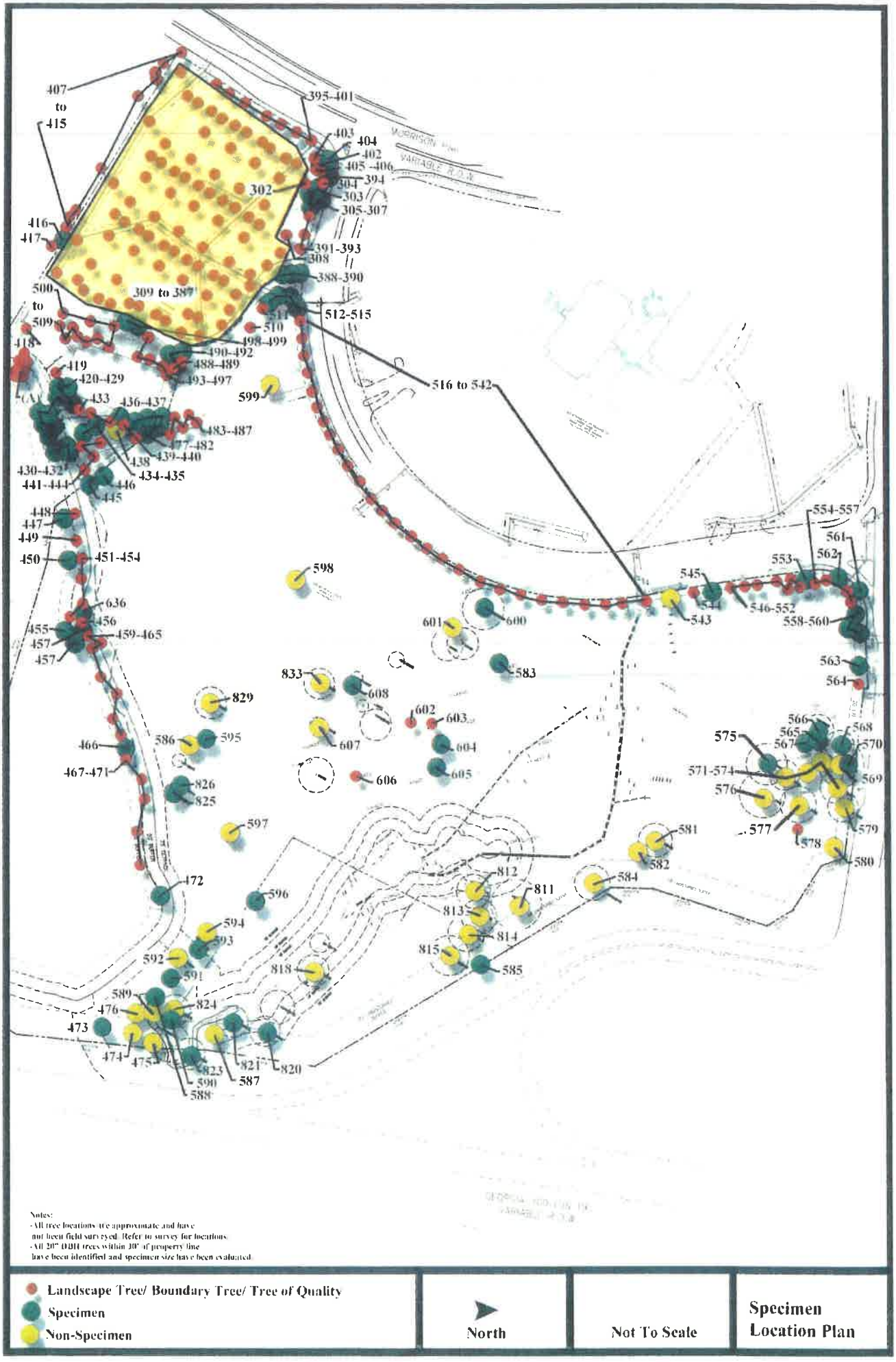
All of the following information is based upon visual field observations and 25 years of practical horticultural experience. No scientific or lab tests have been performed. I certify that all information in this report is true and inclusive to the best of my knowledge and is prepared in good faith.

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



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

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 Hypoxlyon 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 saddly 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 Hypoxlyon 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 saddly in decline.)**

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
330	10" Wilow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
331	10" Wilow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
332	13" Wilow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Thin canopy an indication tree has out grown landscape island.		No
333	12" Wilow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Thin canopy an indication tree has out grown landscape island.		No
334	10" Wilow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
335	11" Wilow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
336	11" Wilow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
337	9" Wilow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
338	10" Wilow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Thin canopy an indication tree has out grown landscape island.		No
339	10" Wilow 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 Hypoxlyon 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 saddly 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 Hypoxlyon 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 saddly 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

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 Hypoxlyon 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 saddly in decline.)

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. 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 Hypoxlyon 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 saddly 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. 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 Hypoxlyon 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 saddly 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. 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 Hypoxlyon 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 saddly 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 Hypoxlyon 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 saddly 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. 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 Hypoxlyon 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 saddly 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 Hypoxlyon 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 Hypoxlyon 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

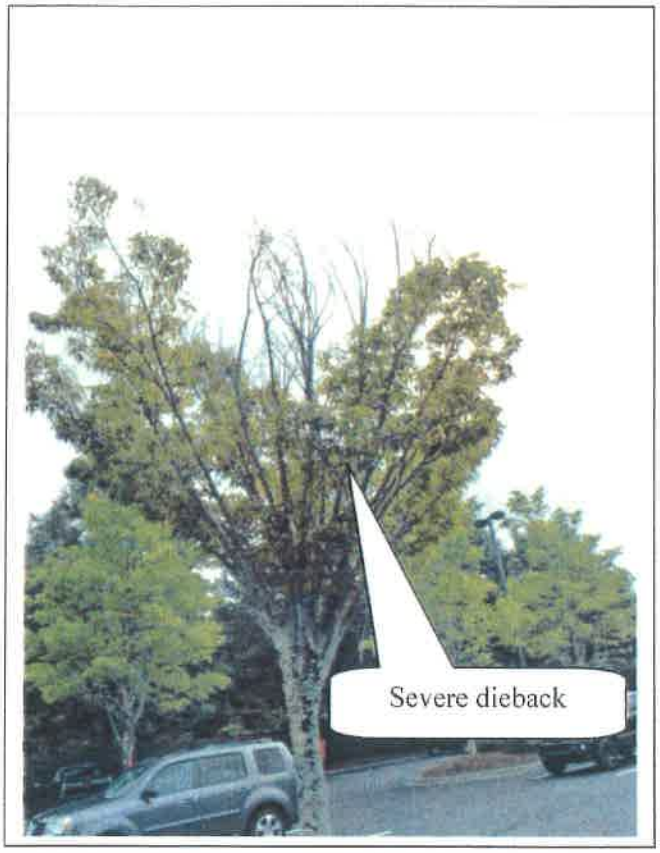
Specimen Analysis **(General**

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. 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 Hypoxlyon 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 saddly 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 Hypoxlyon 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 Hypoxlyon 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 saddly 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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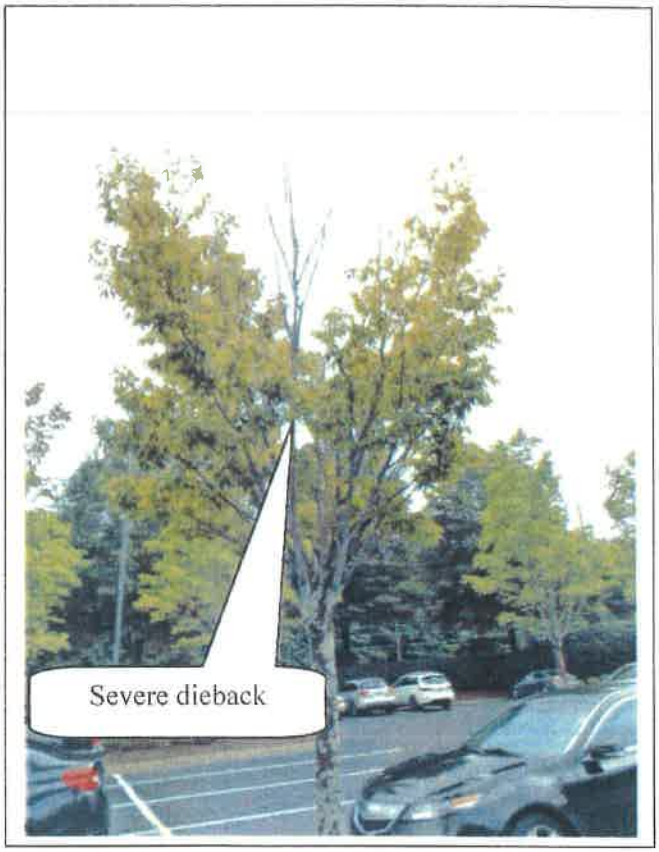

Photo 2

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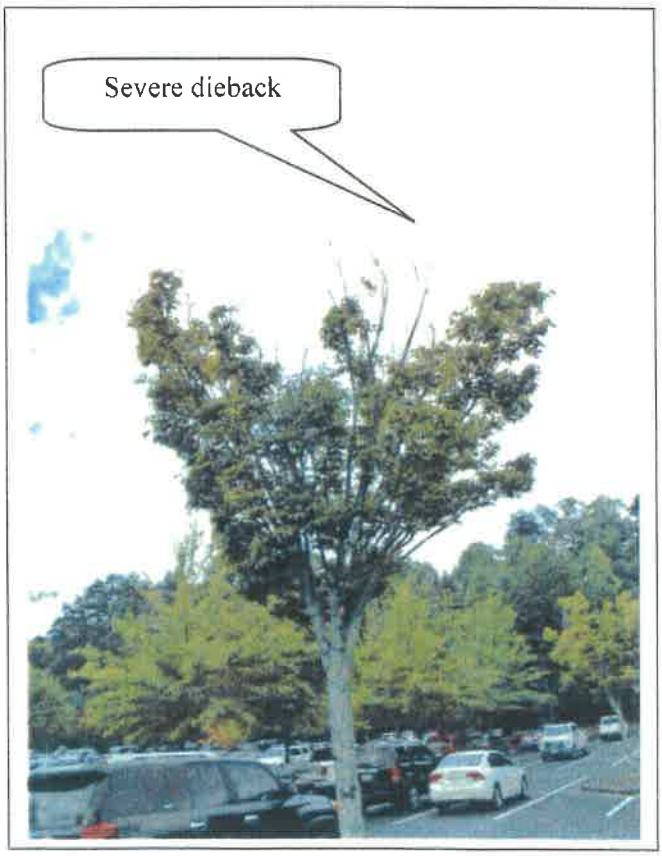

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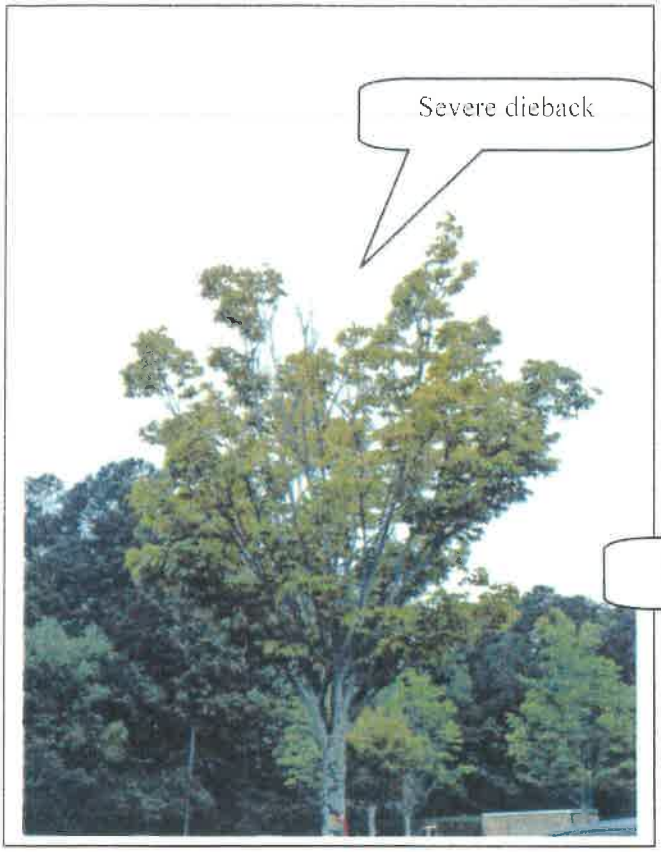

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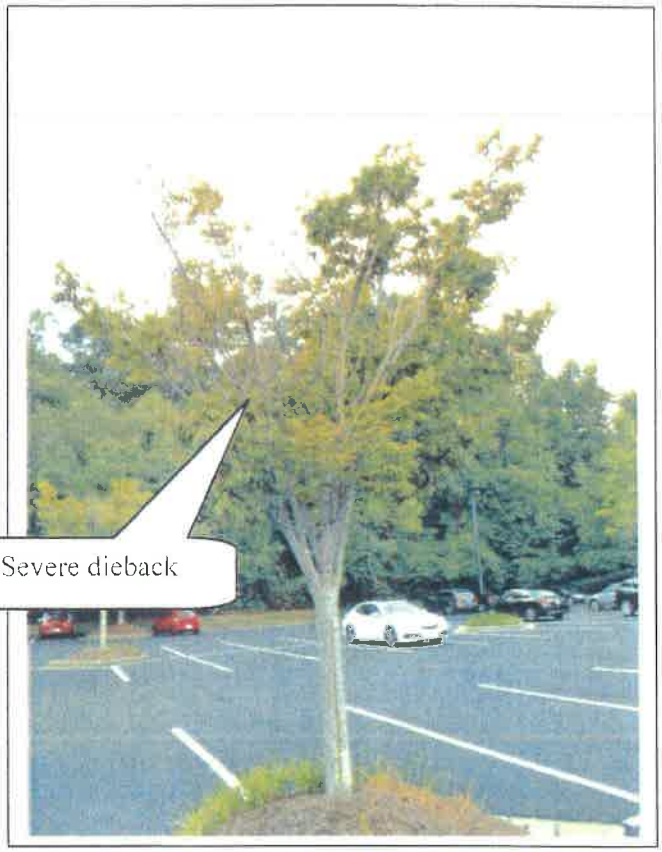

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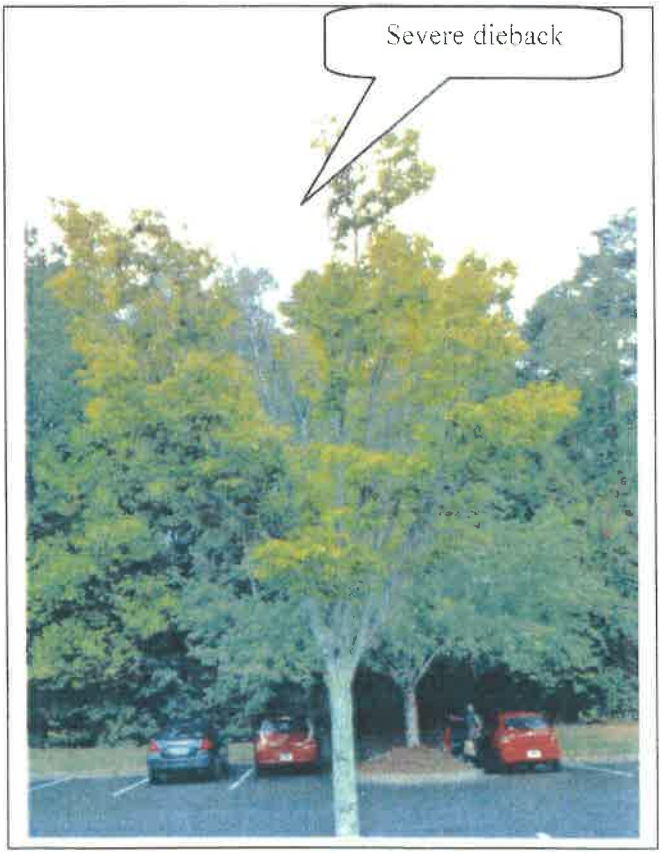

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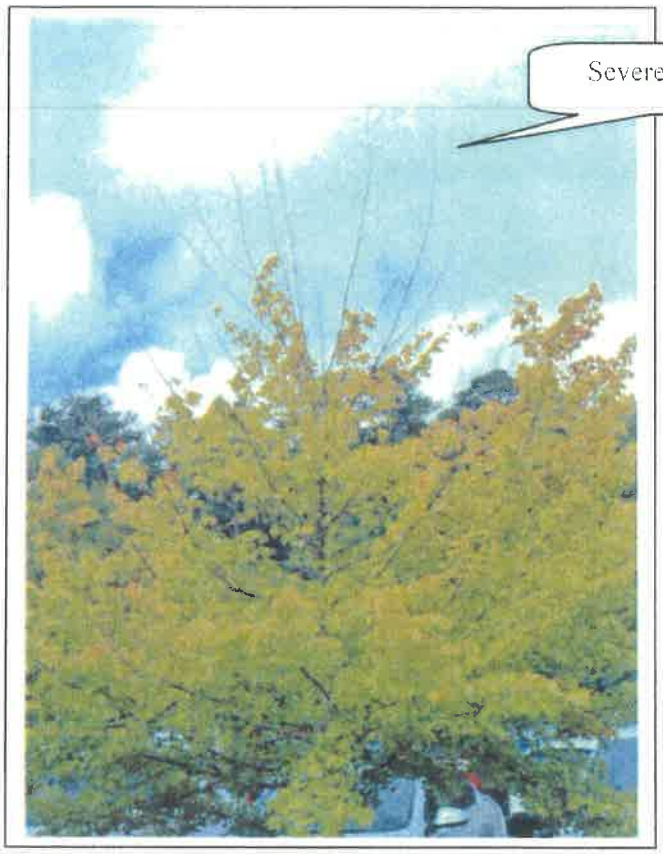

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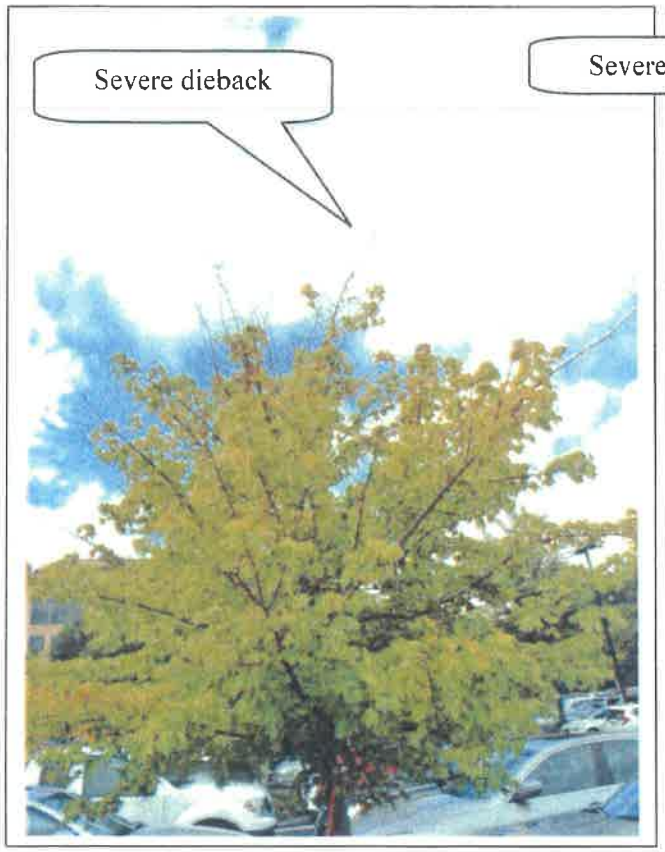

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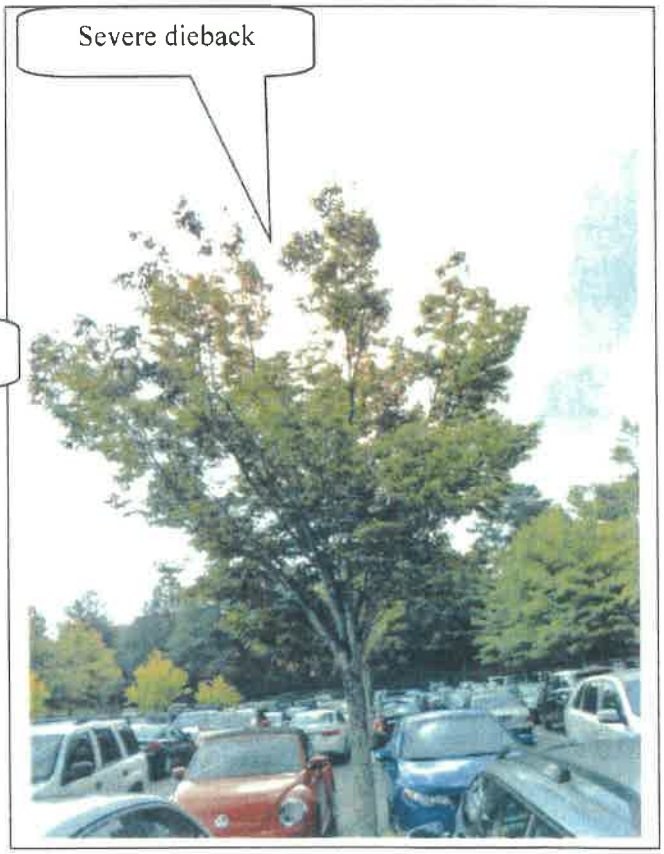

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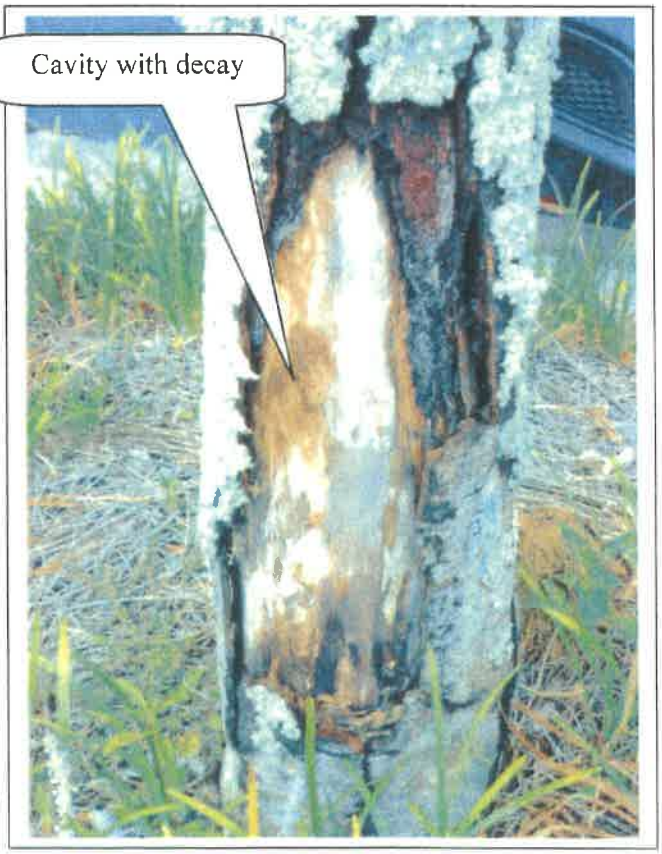

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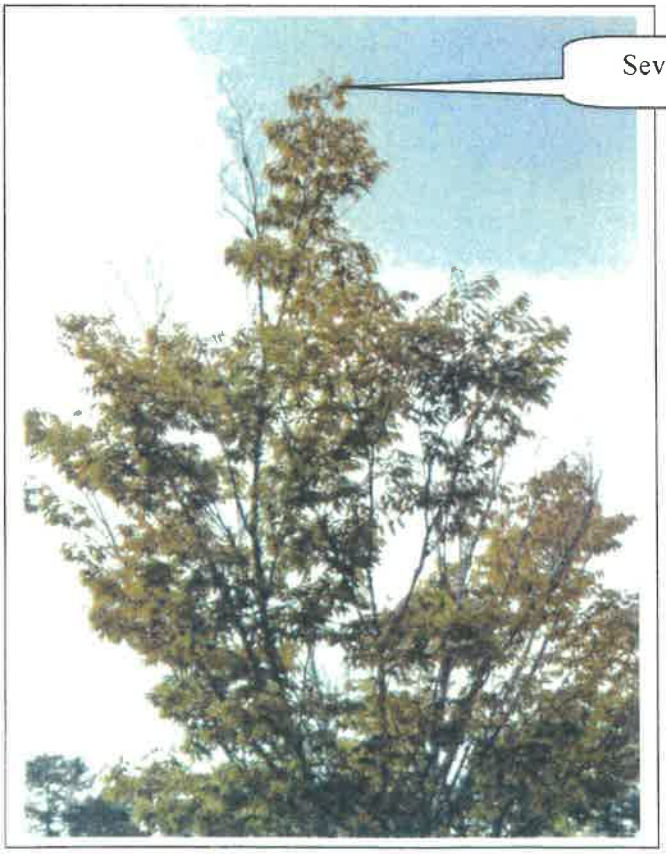

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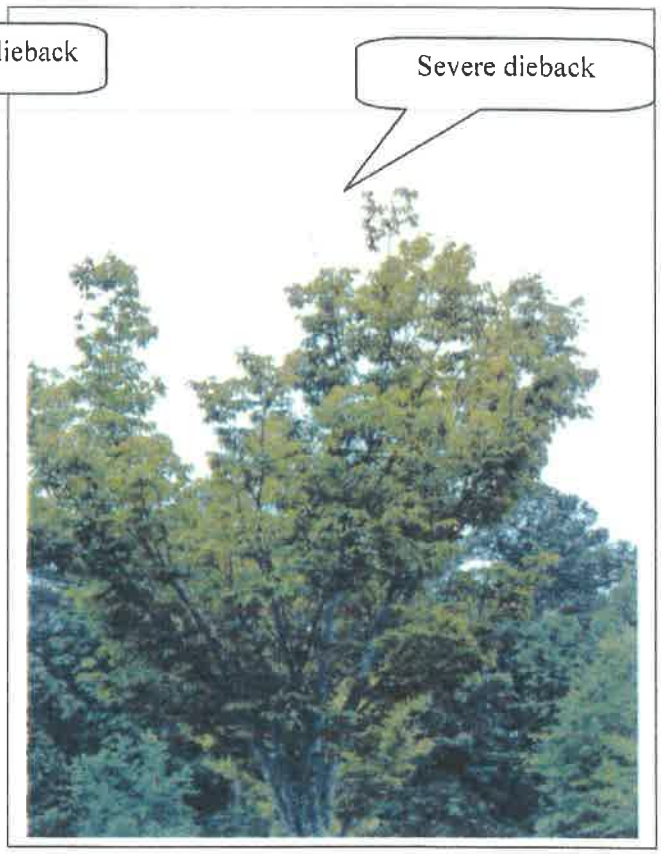

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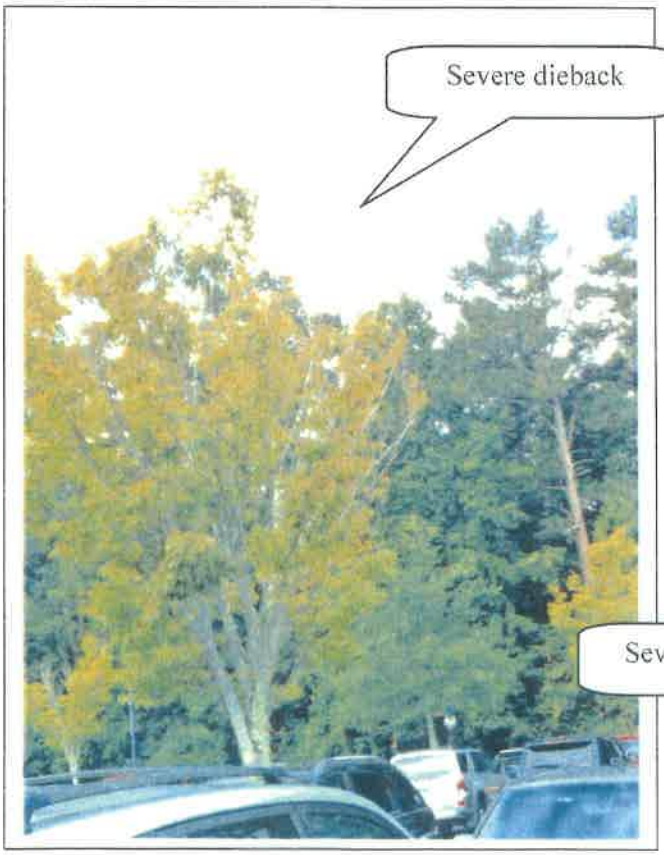

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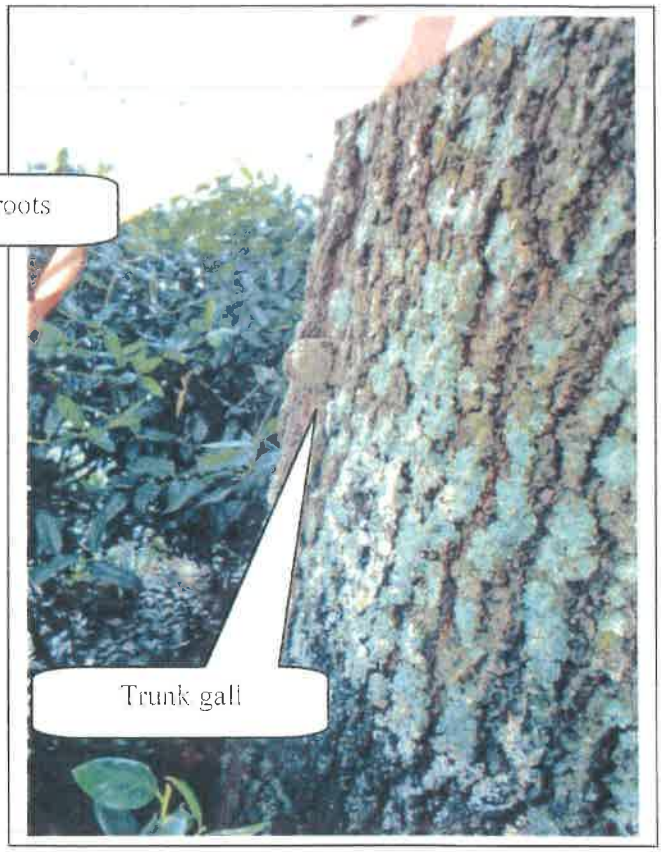

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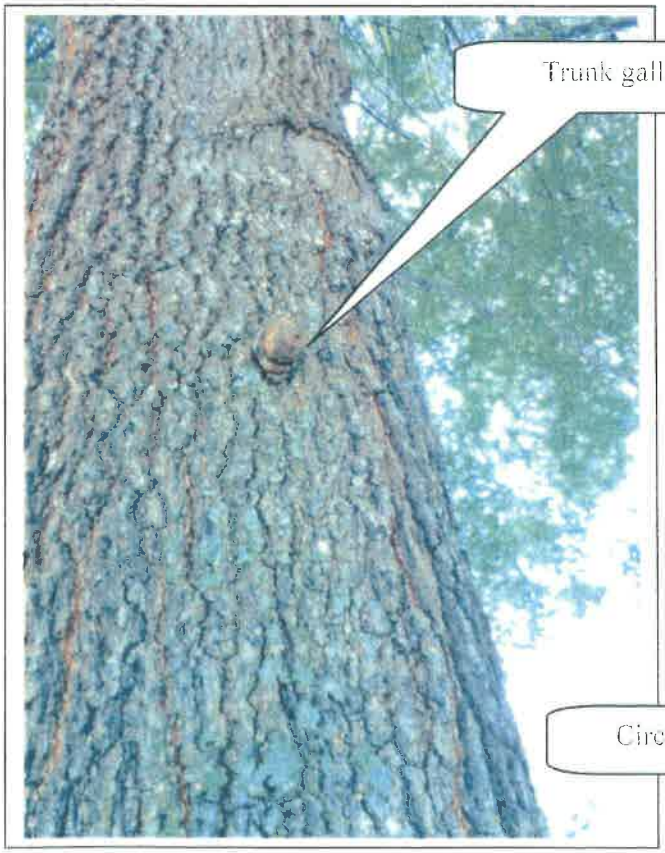

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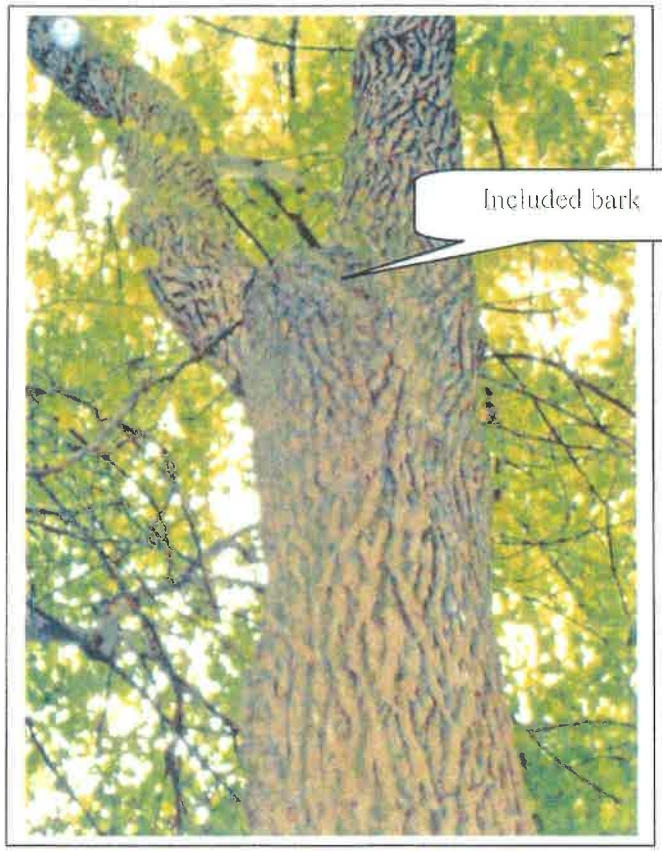

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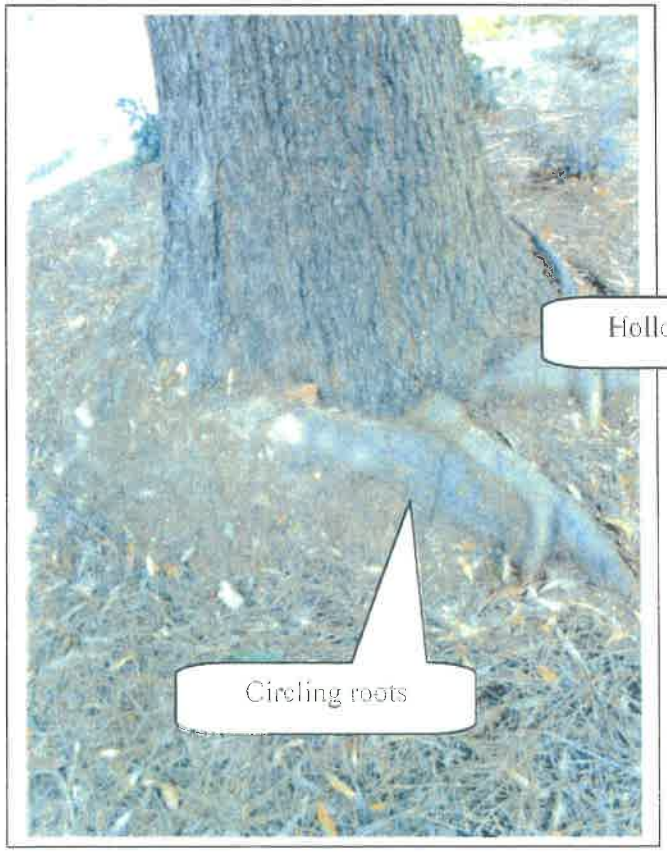

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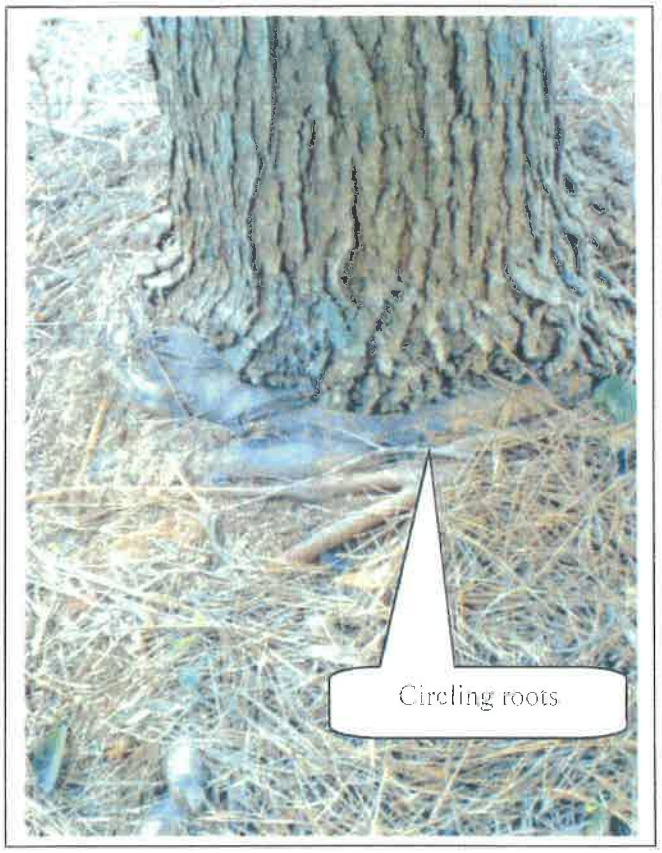

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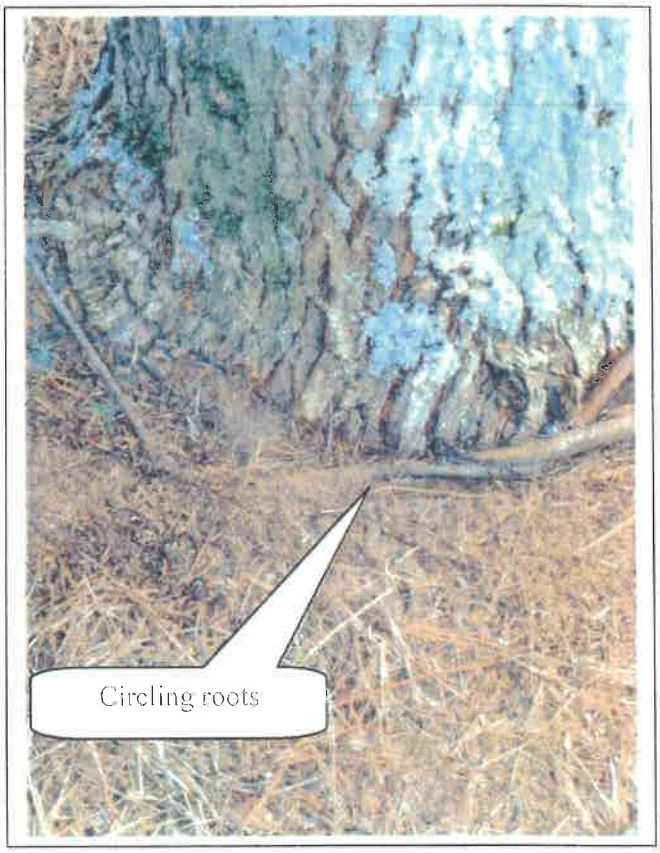

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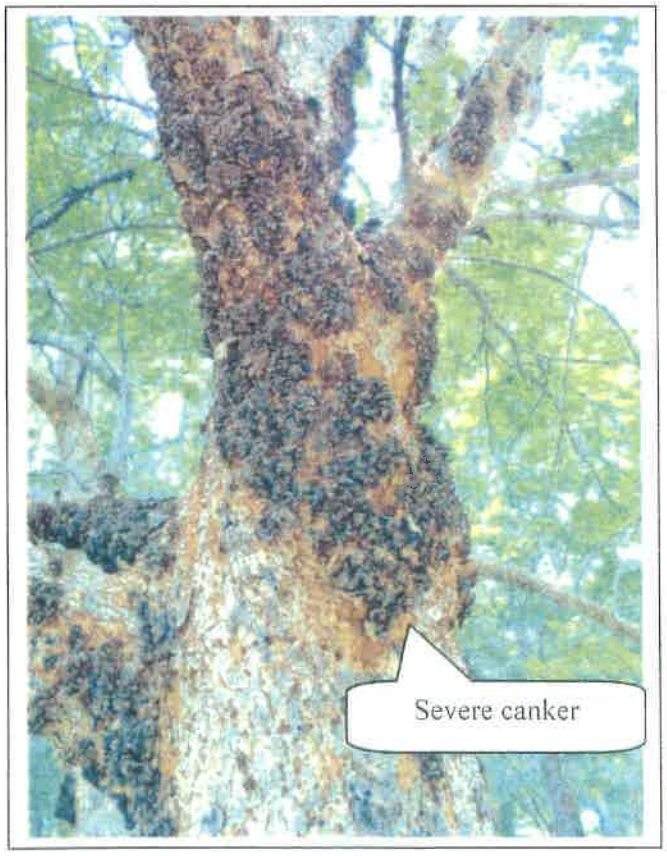

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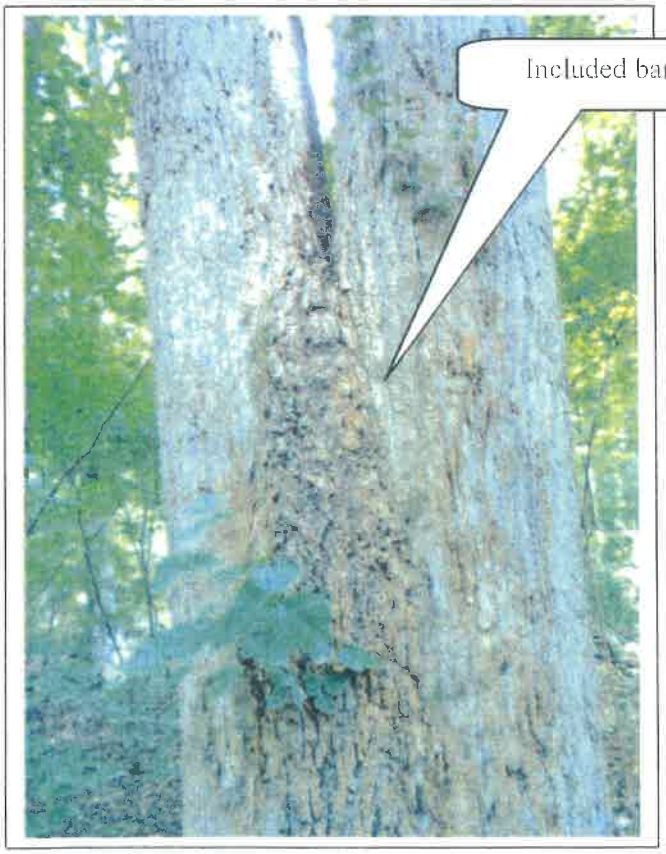

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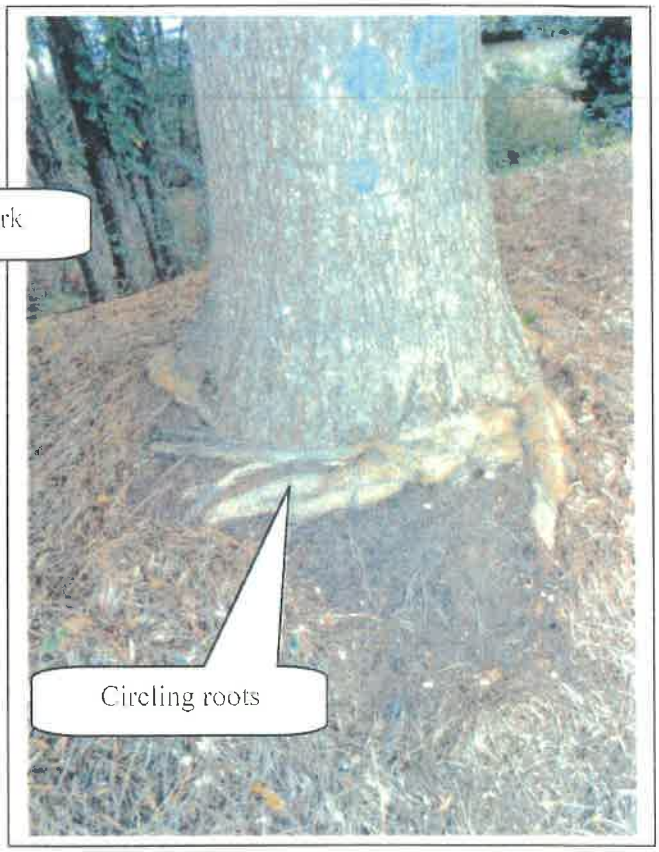

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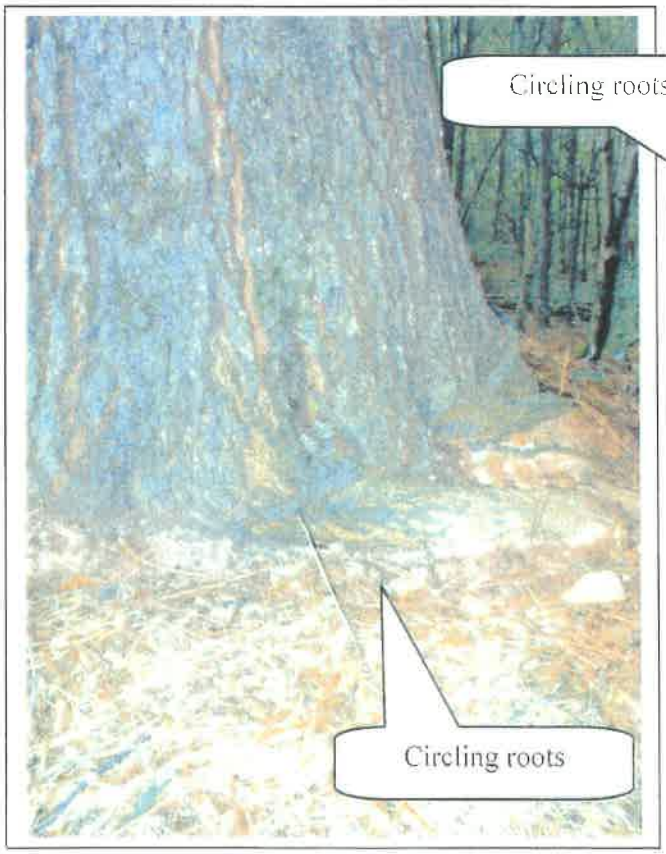

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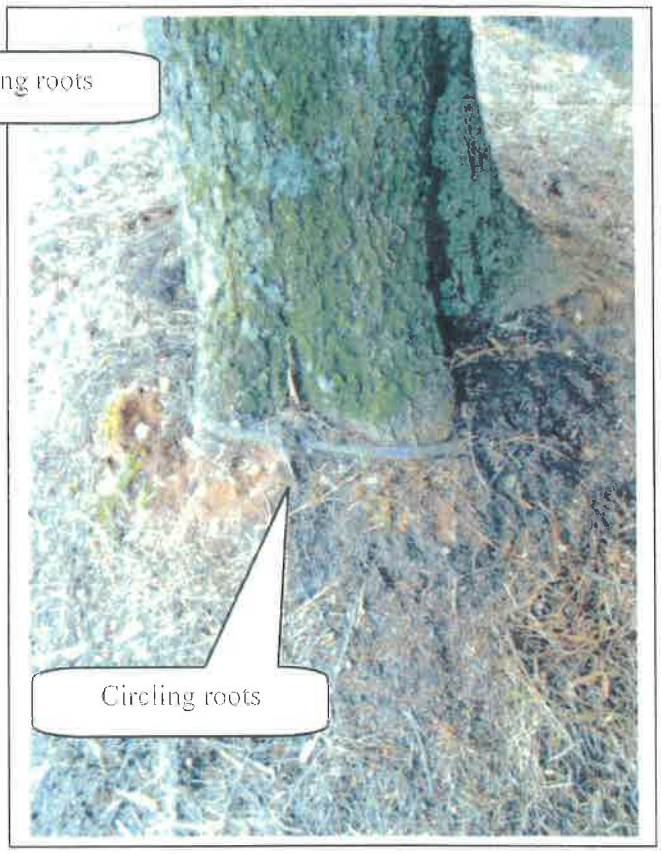

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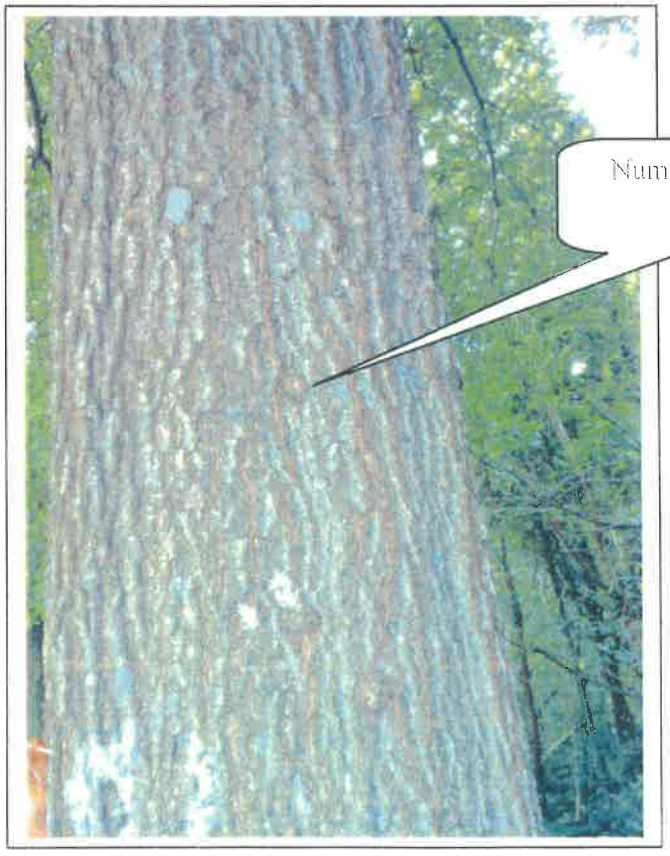

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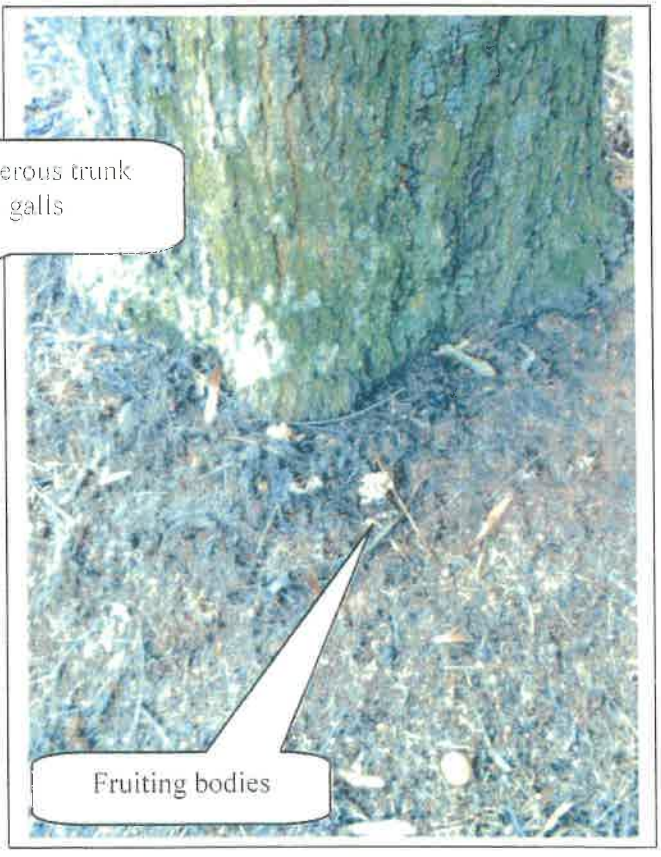

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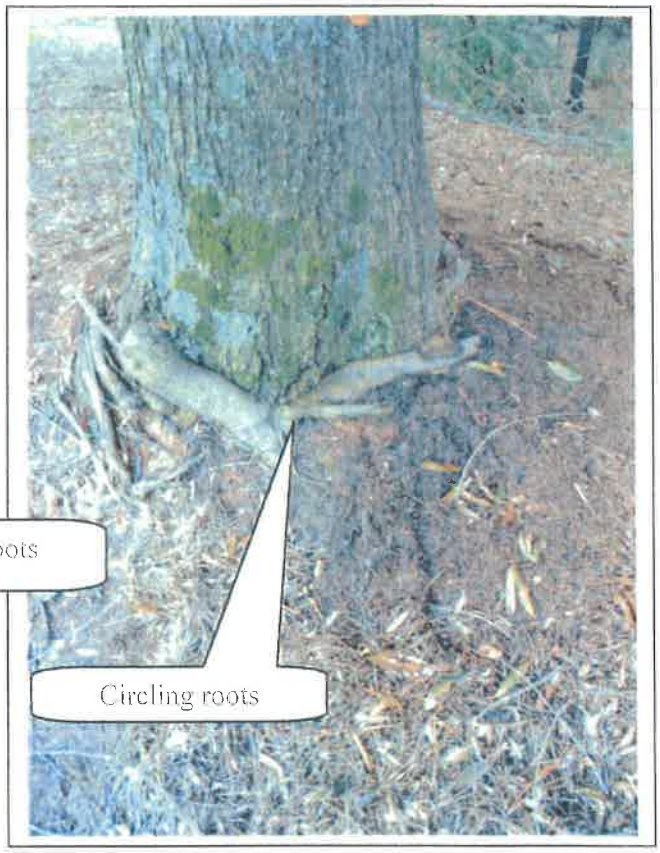

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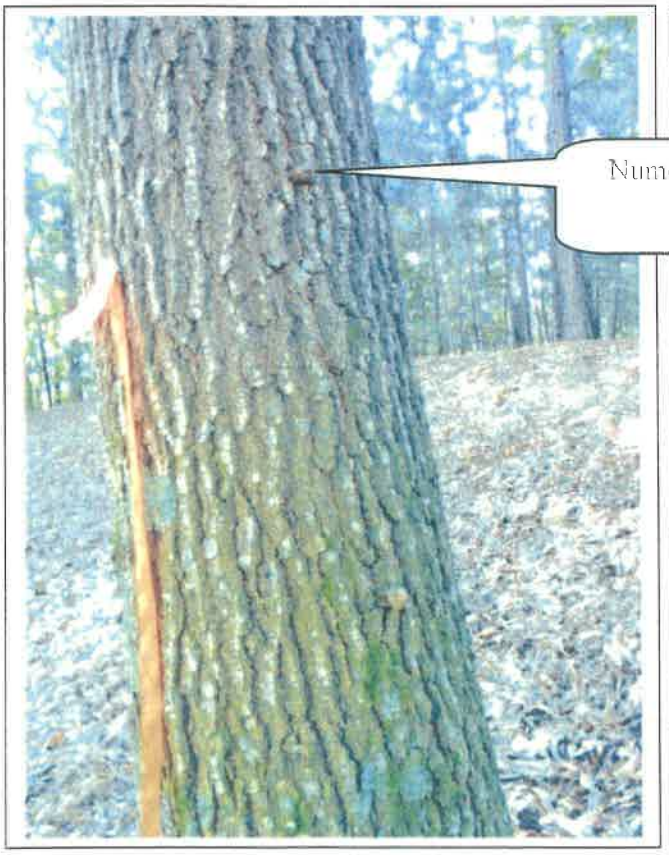

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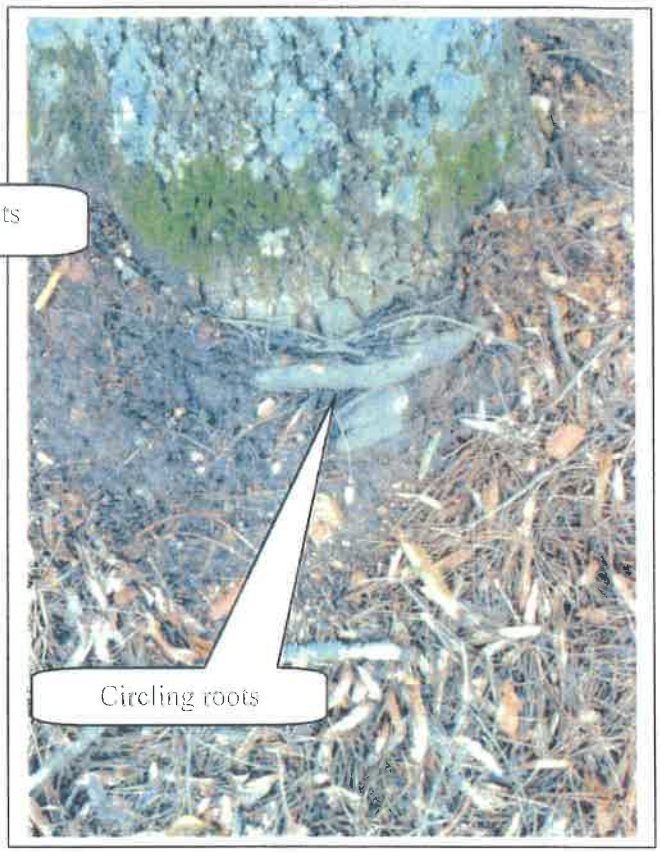

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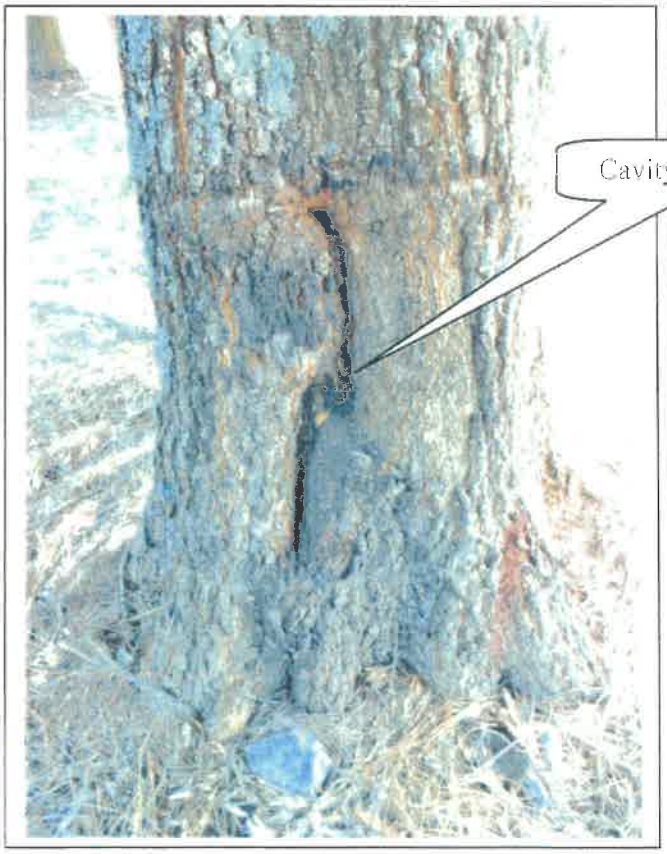

Photo 59

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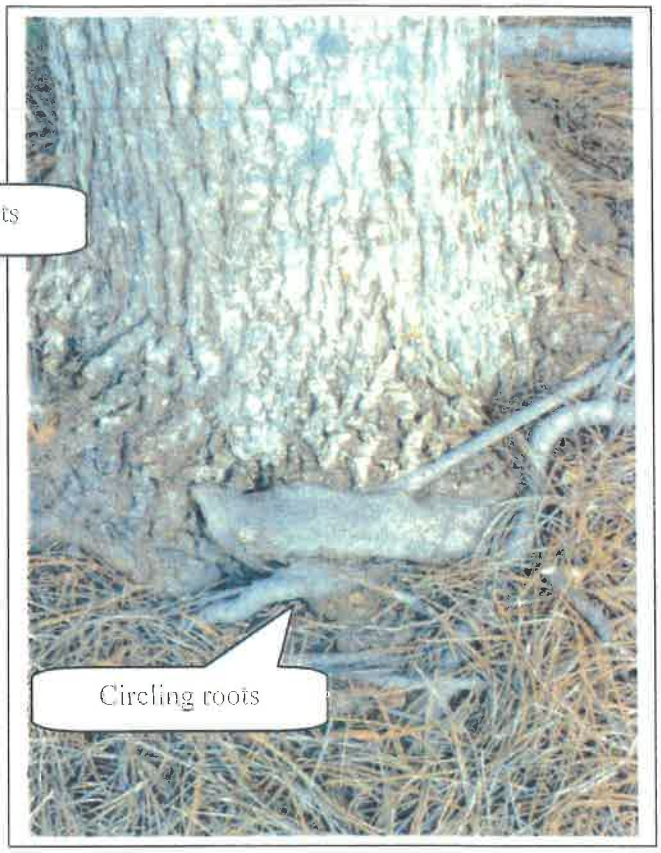

Photo 62

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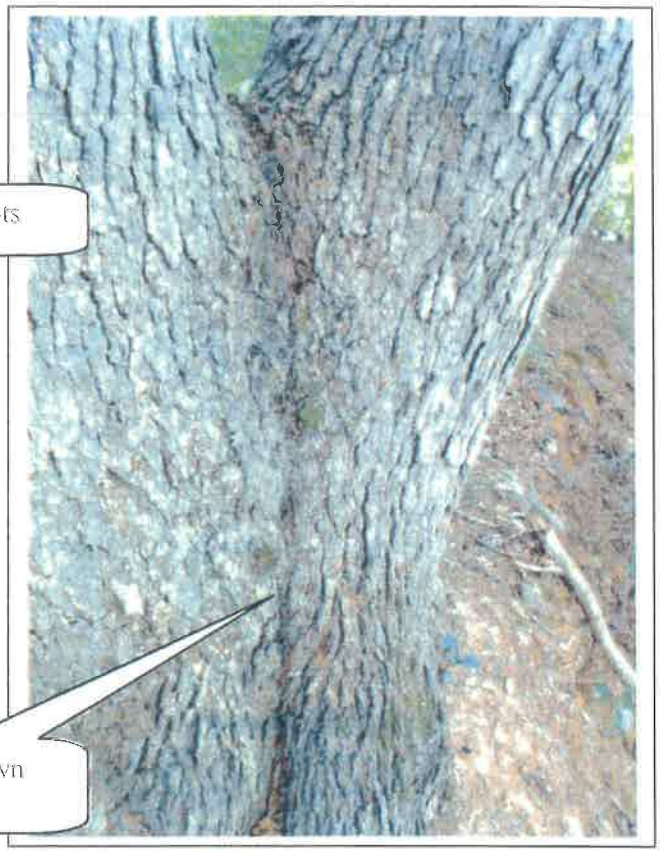

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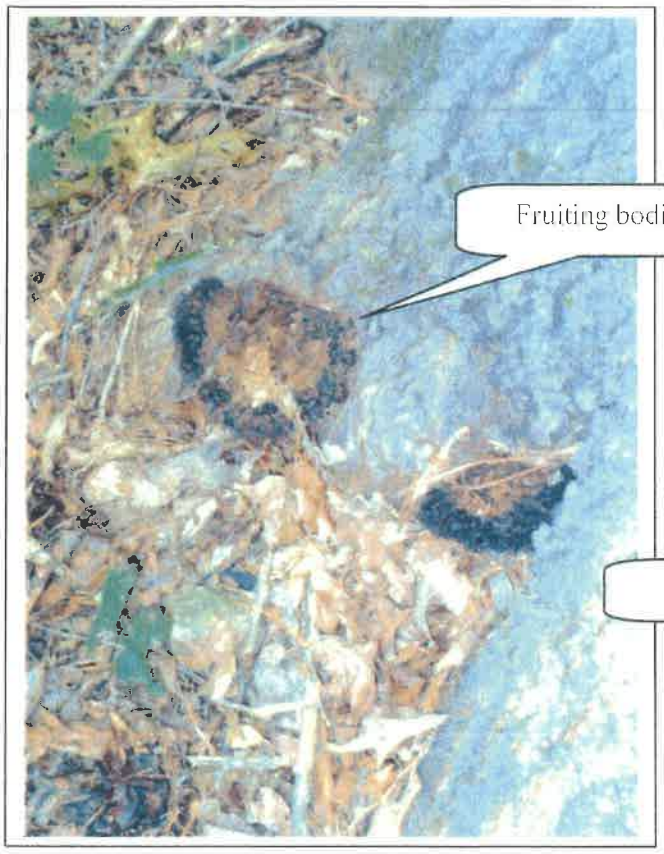

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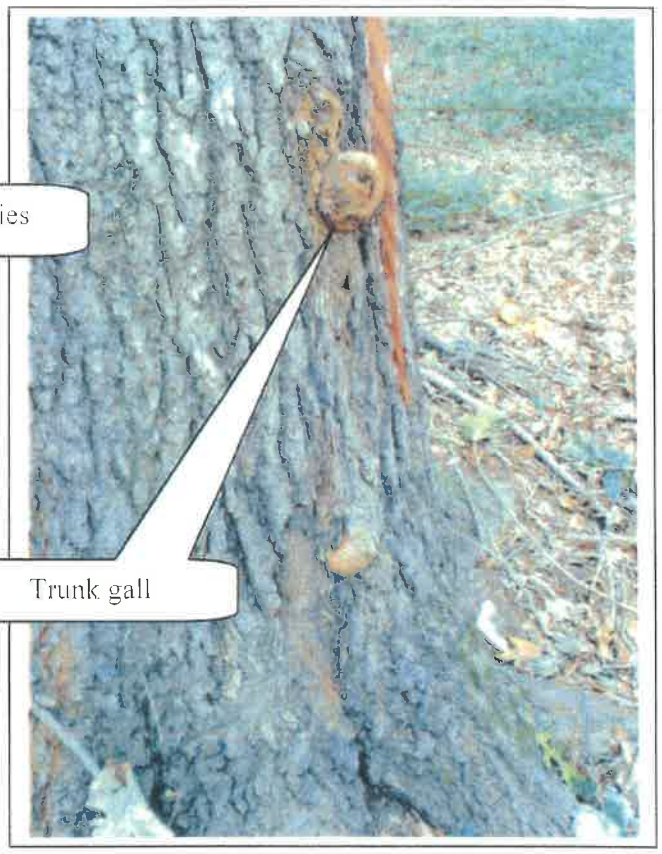

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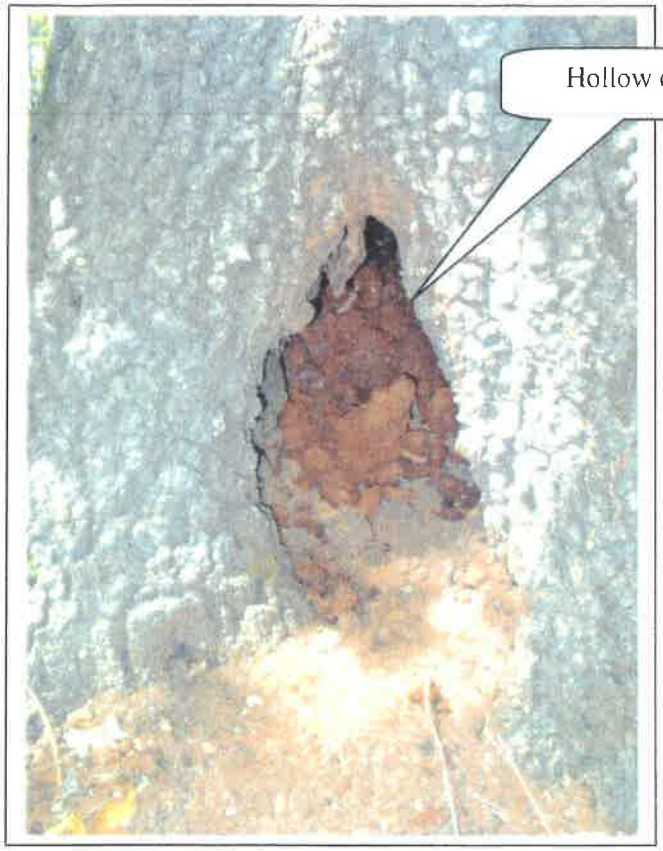

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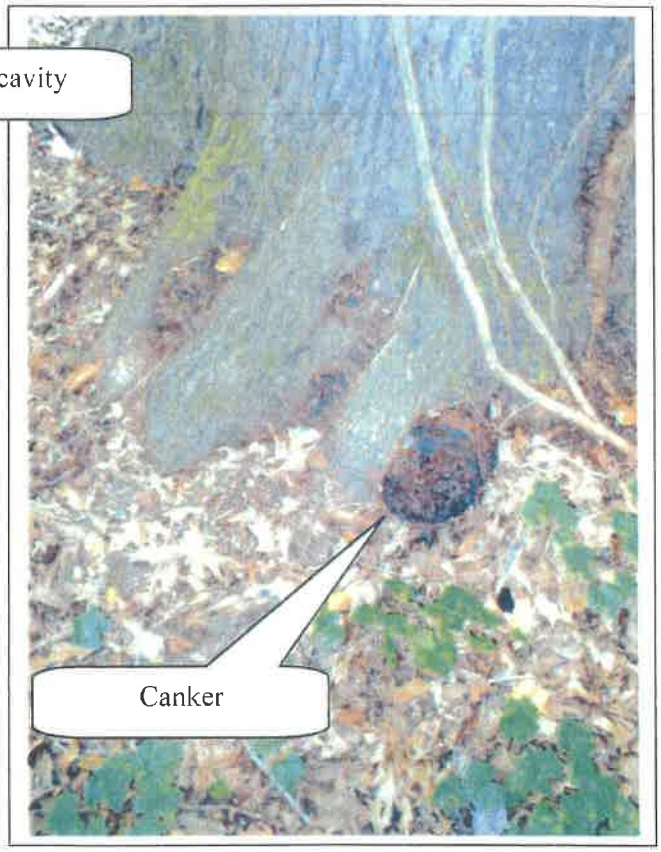

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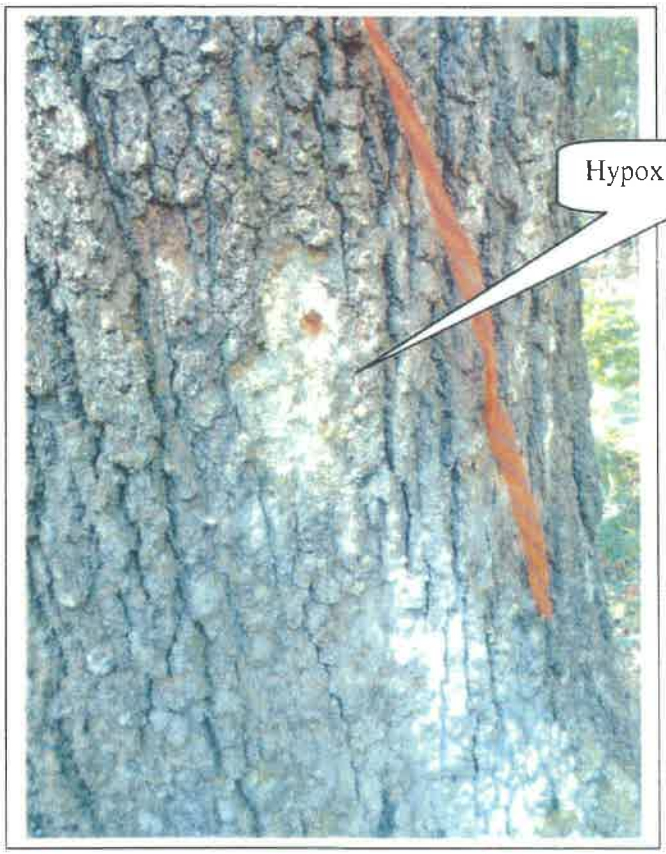

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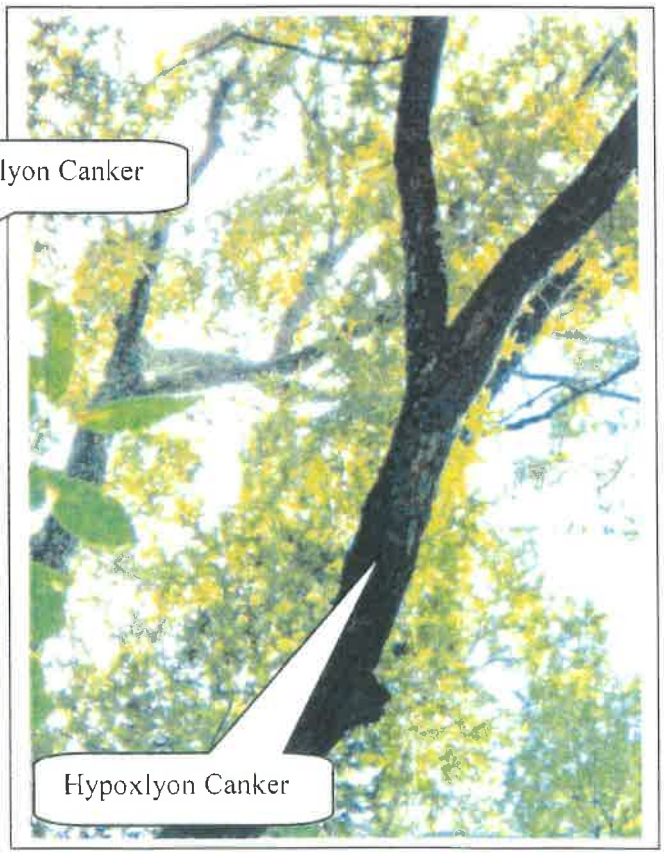
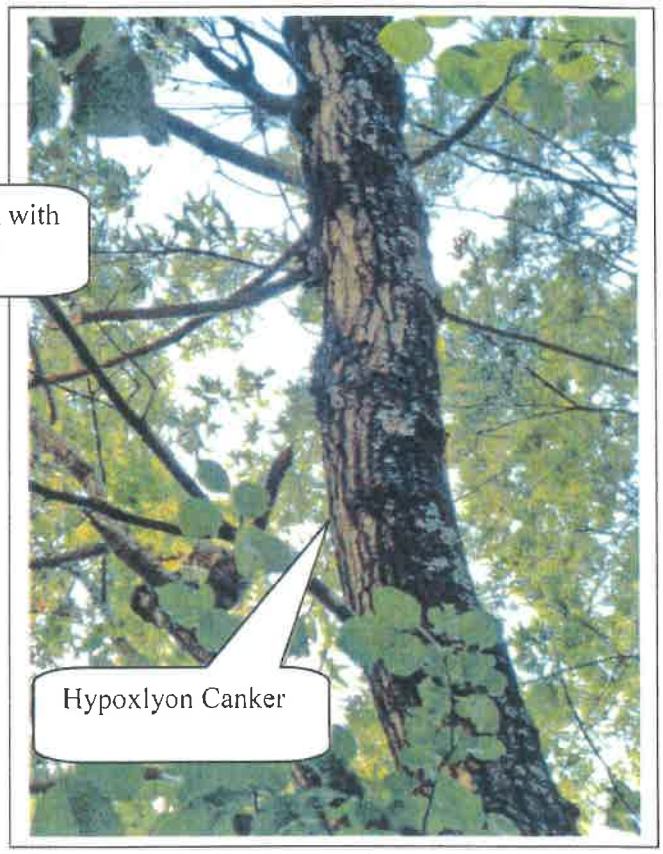


Photo 76

Photo 77



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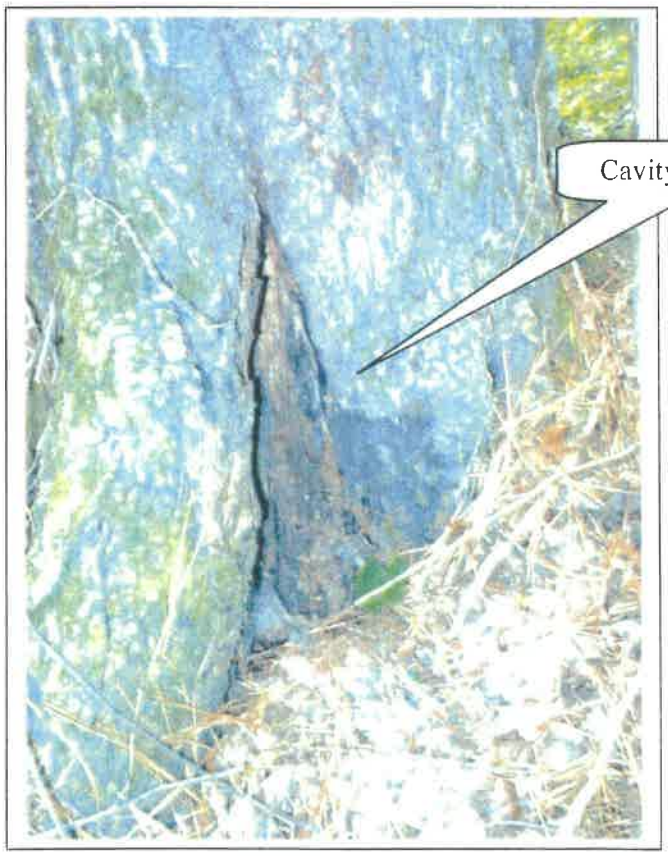

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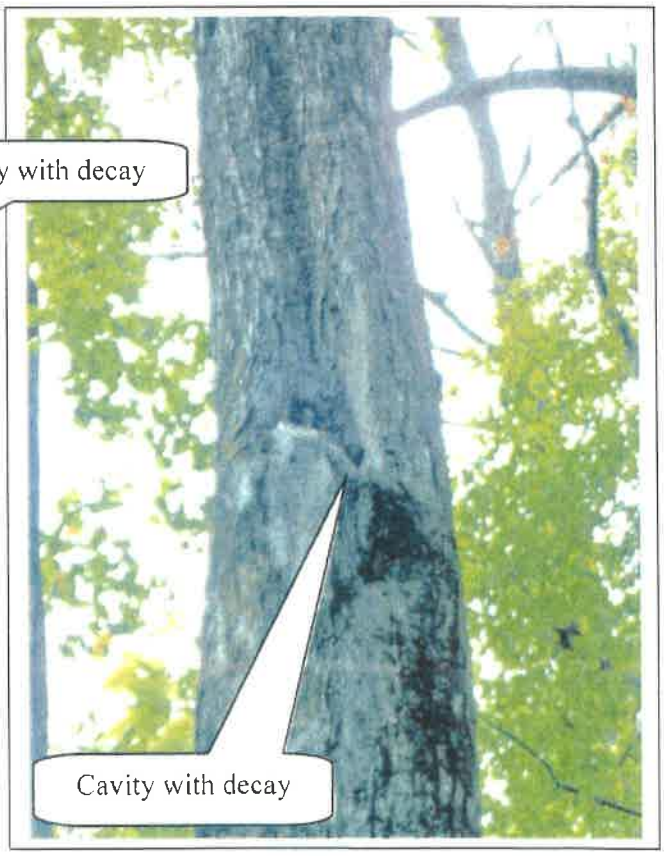
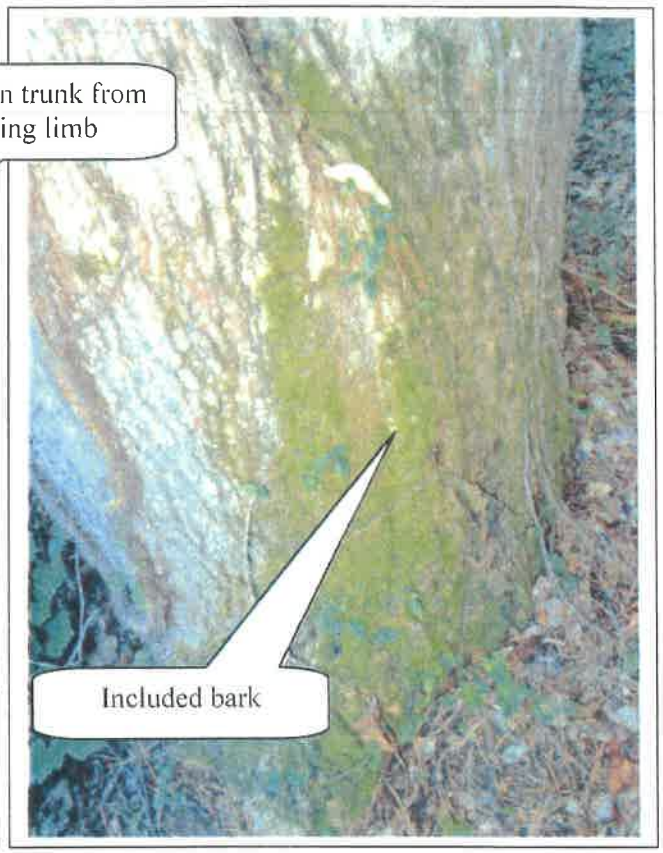


Photo 80

Photo 81



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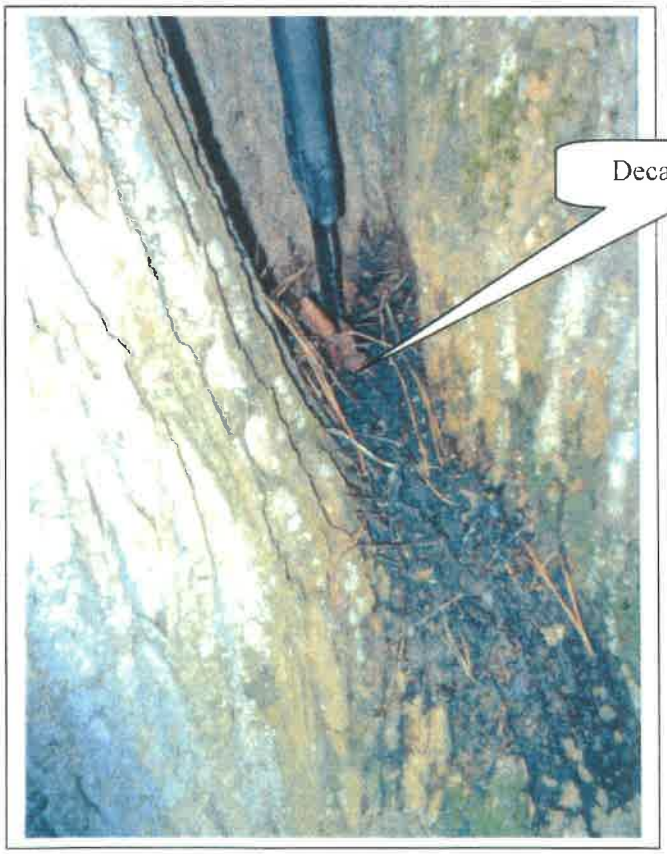
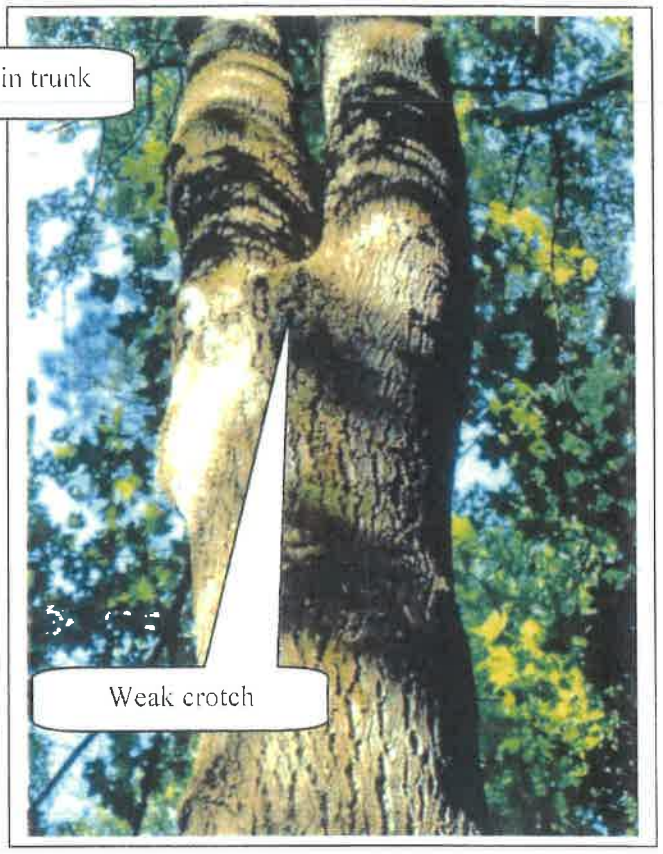


Photo 83

Photo 84

Photo 85



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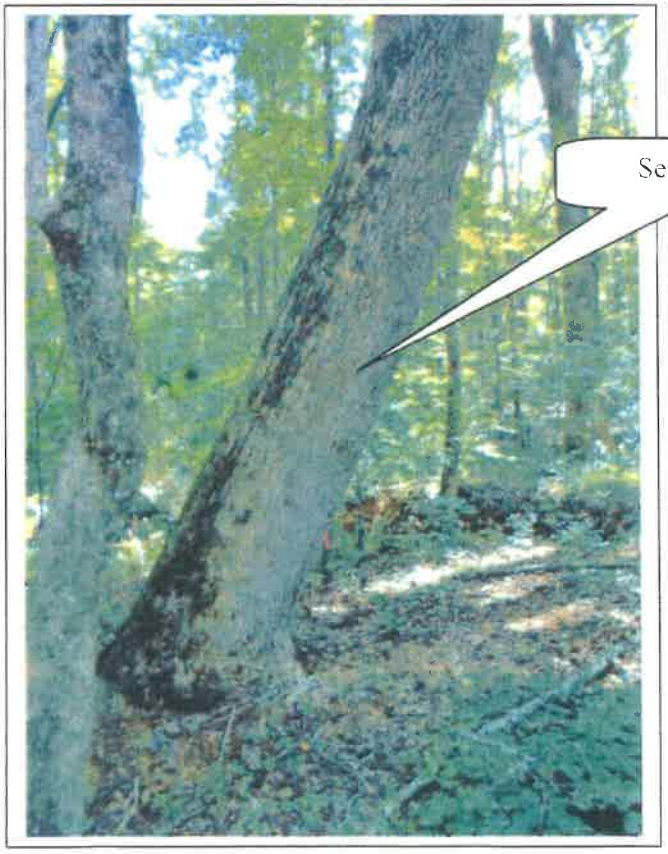

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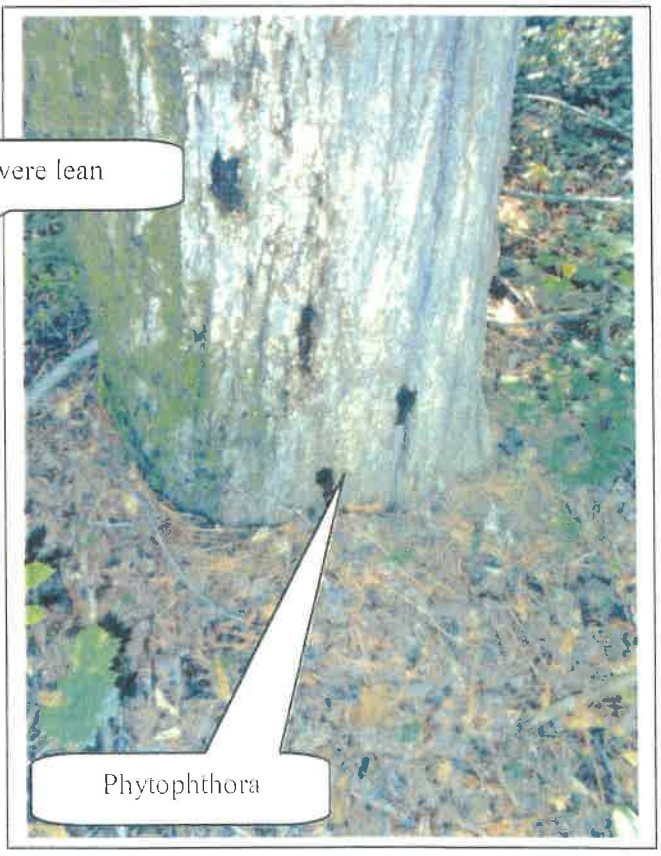

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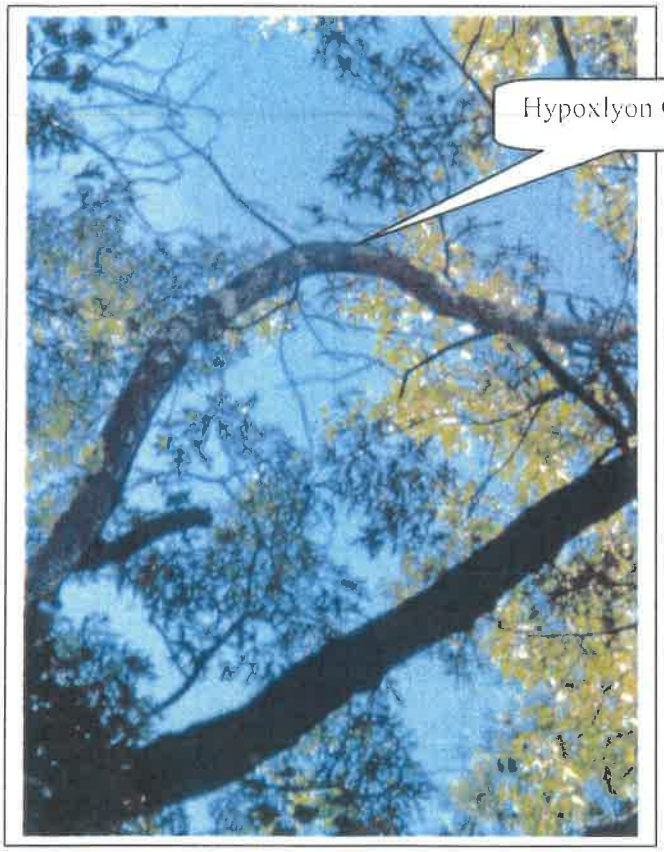

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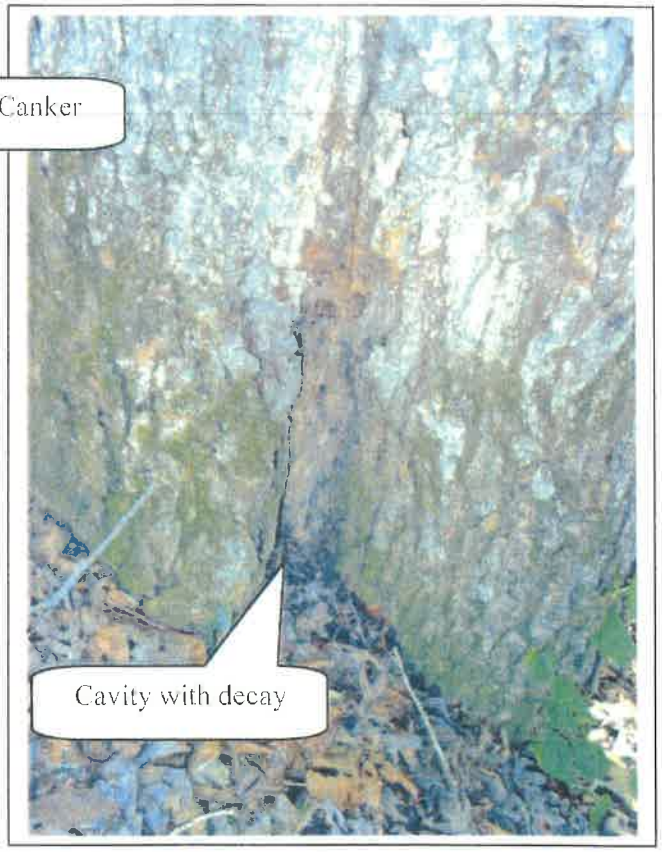

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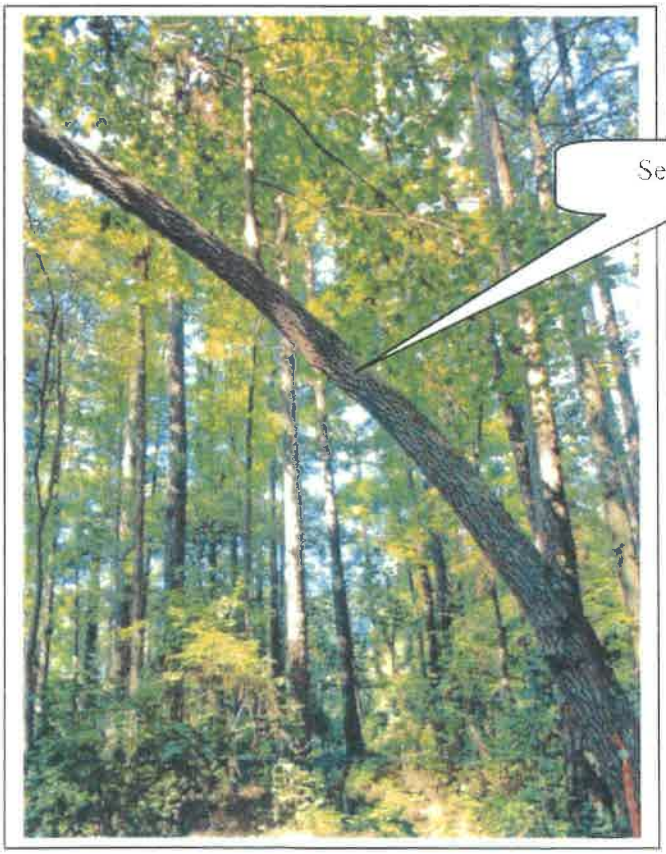

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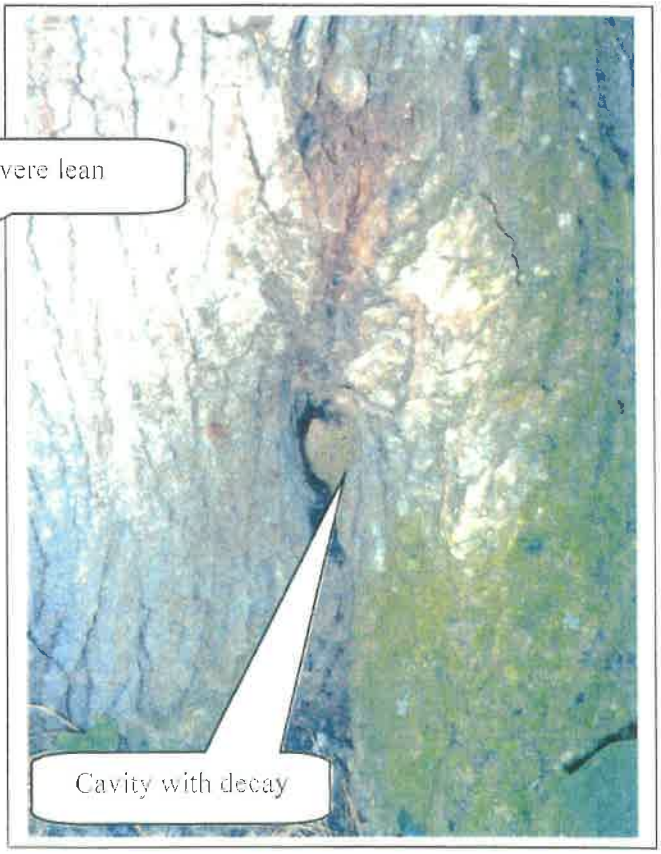


Photo 92

Photo 93

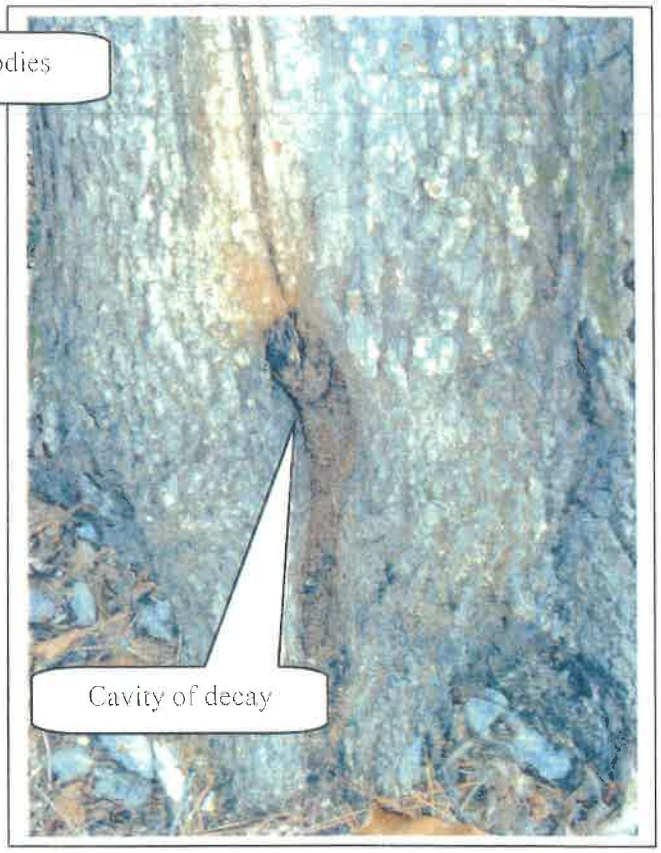
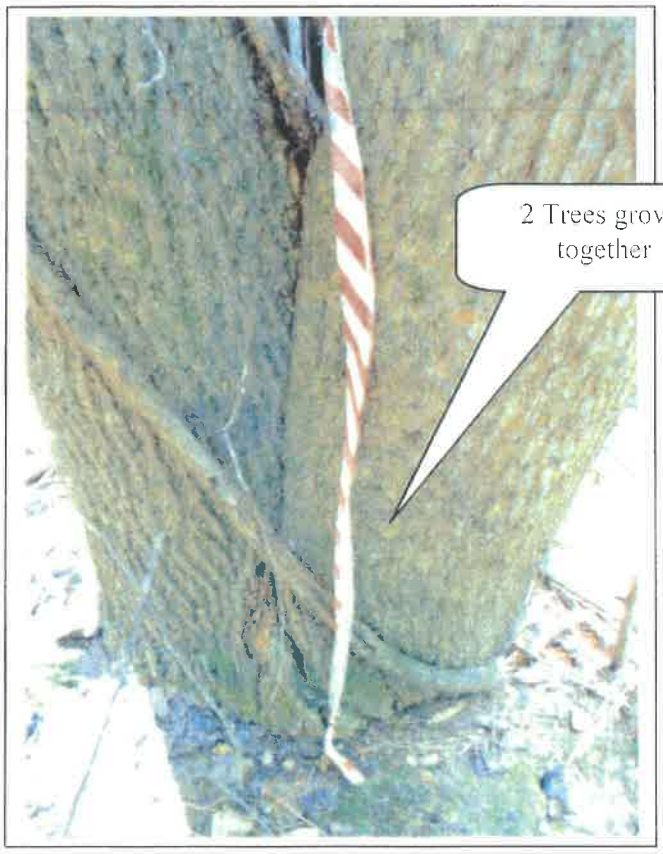


Photo 94

Photo 95

Photo 96



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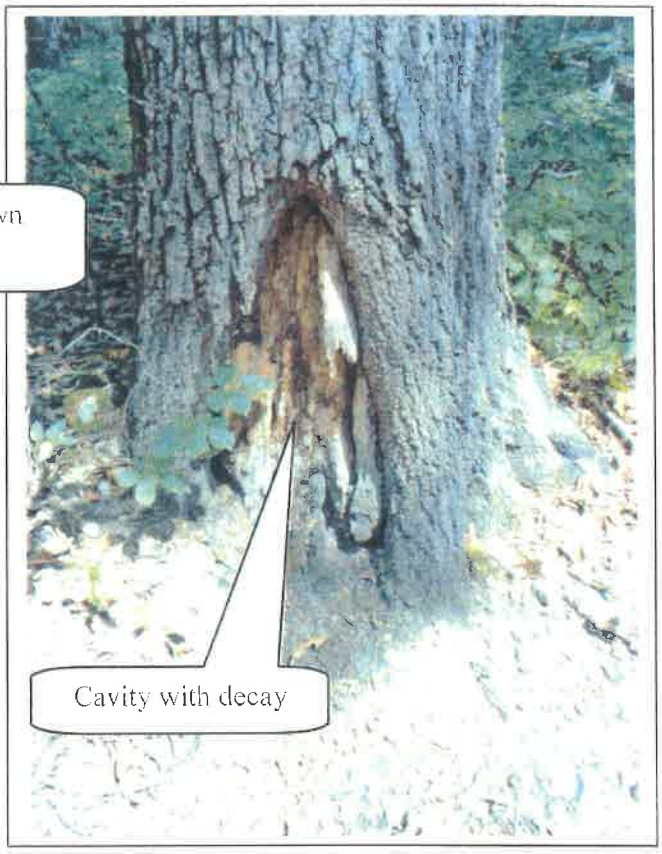


Photo 98

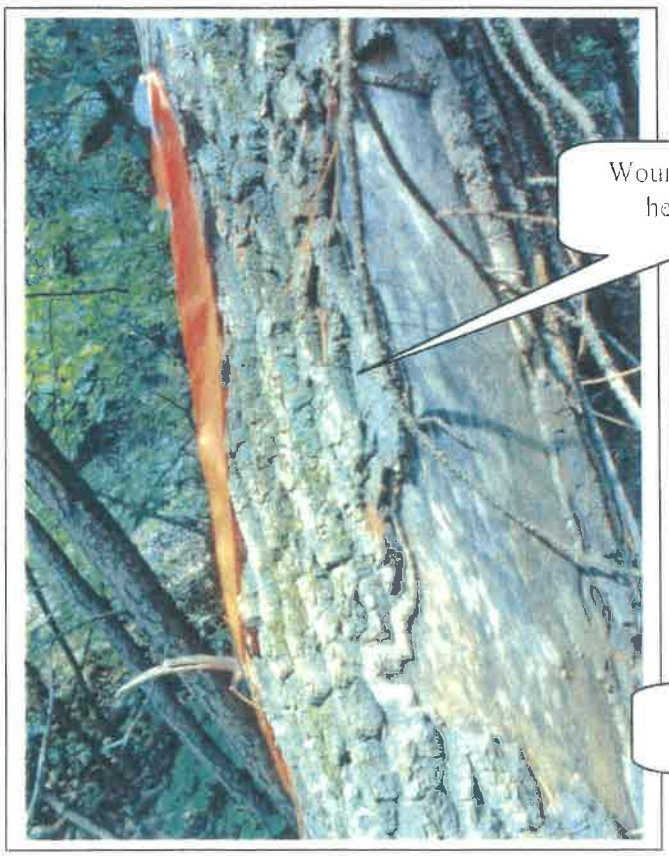


Photo 99

Photo 100

16-07-29-01 GA 400 Haynes Bridge Arborist Report Alpharetta

Arborist Report

Reference UDC
Alpharetta, Georgia

Location Map North

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 Hypoxlyon 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 saddly 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 Hypoxlyon 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 saddly in decline.)**

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
330	10" Wilow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
331	10" Wilow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
332	13" Wilow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Thin canopy an indication tree has out grown landscape island.		No
333	12" Wilow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Thin canopy an indication tree has out grown landscape island.		No
334	10" Wilow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
335	11" Wilow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
336	11" Wilow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
337	9" Wilow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
338	10" Wilow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Thin canopy an indication tree has out grown landscape island.		No
339	10" Wilow 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 Hypoxlyon 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 saddly 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 Hypoxlyon 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 saddly 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

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 Hypoxlyon 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 saddly in decline.)**

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. 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 Hypoxlyon 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 saddly 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. 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 Hypoxlyon 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 saddly 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. 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 Hypoxlyon 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 saddly 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 Hypoxlyon 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 saddly 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. 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 Hypoxlyon 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 saddly 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 Hypoxlyon 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 Hypoxlyon 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

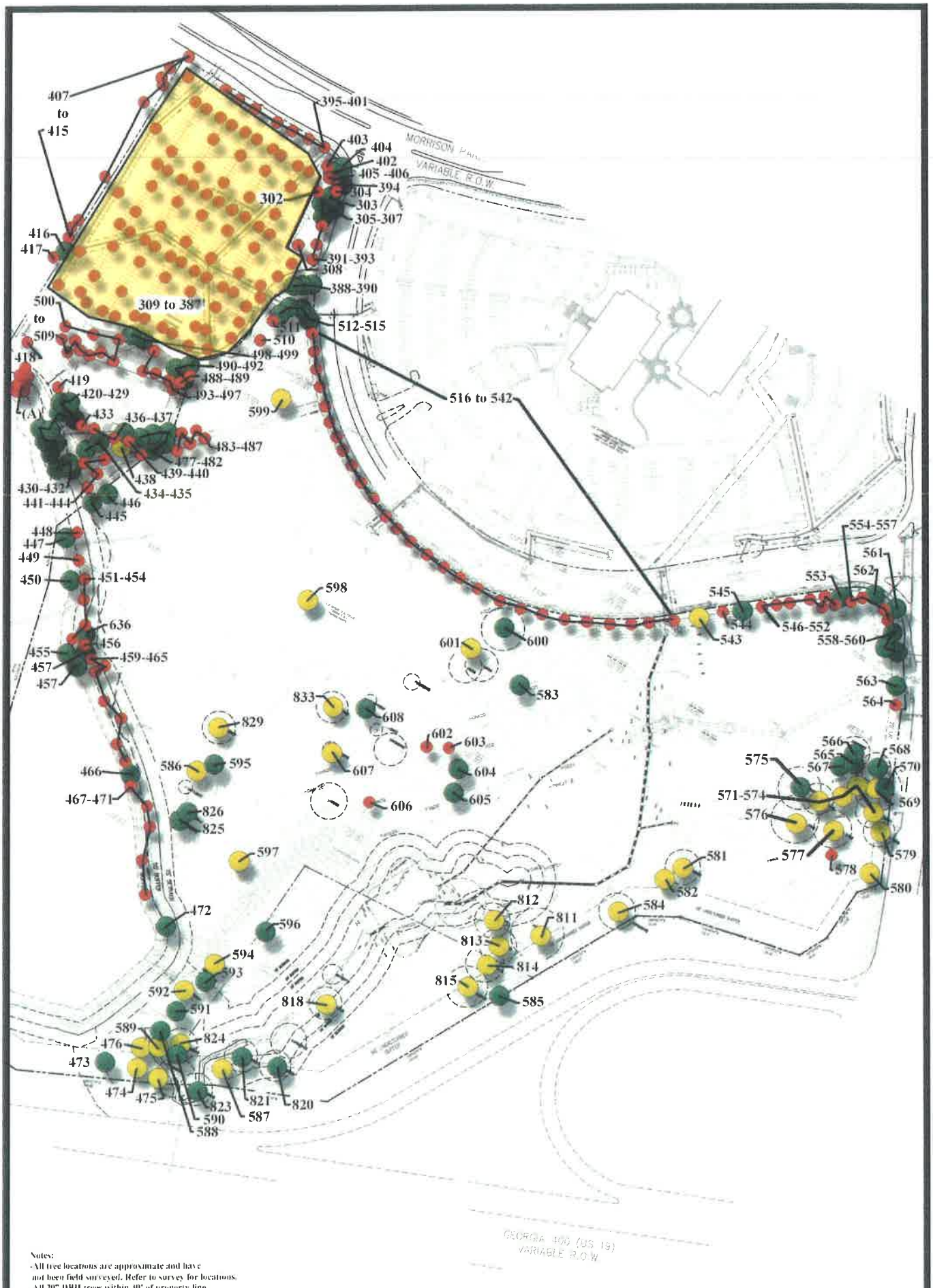
Specimen Analysis **(General**

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. 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 Hypoxlyon 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 saddly 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 Hypoxlyon 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 Hypoxlyon 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 saddly 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



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

Landscape Tree/ Boundary Tree/ Tree of Quality
Specimen
Non-Specimen

North

Not To Scale

Specimen Location Plan

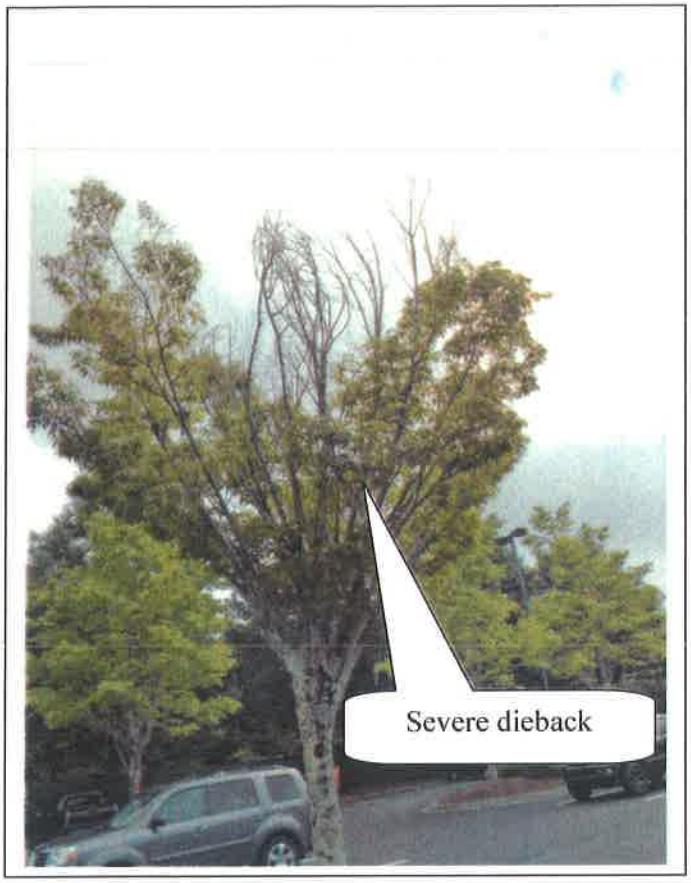
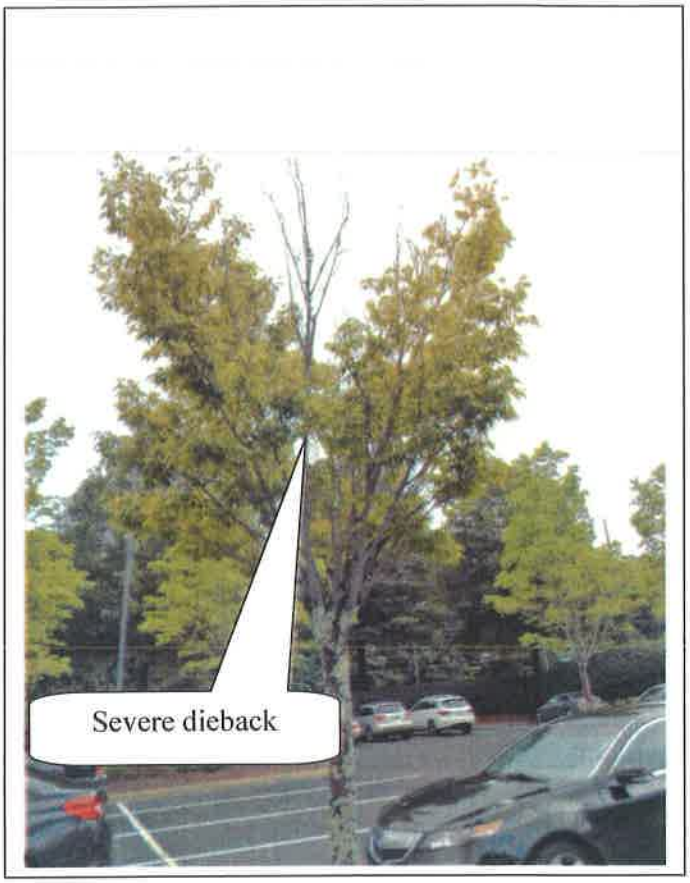


Photo 1



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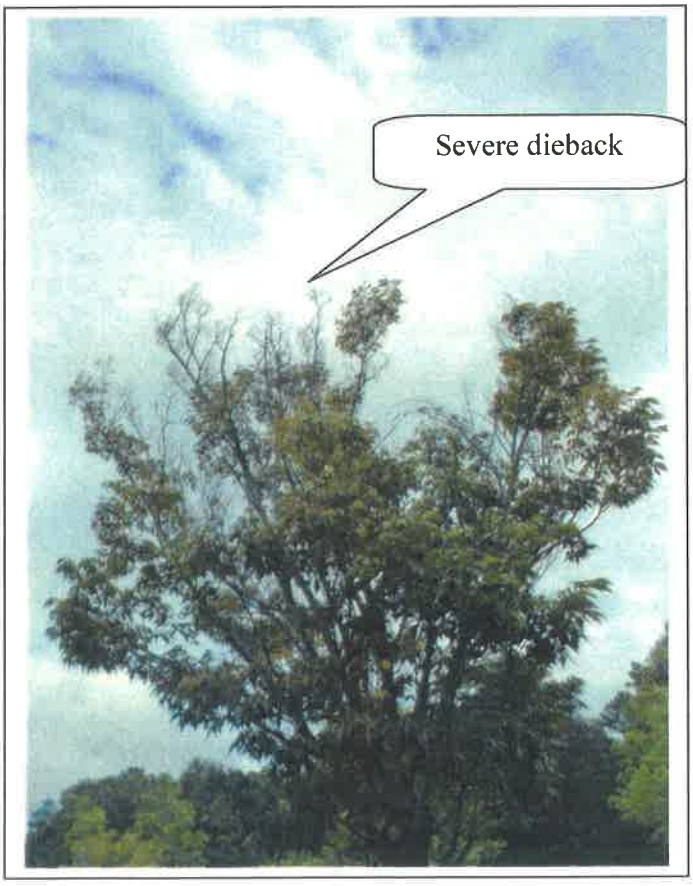
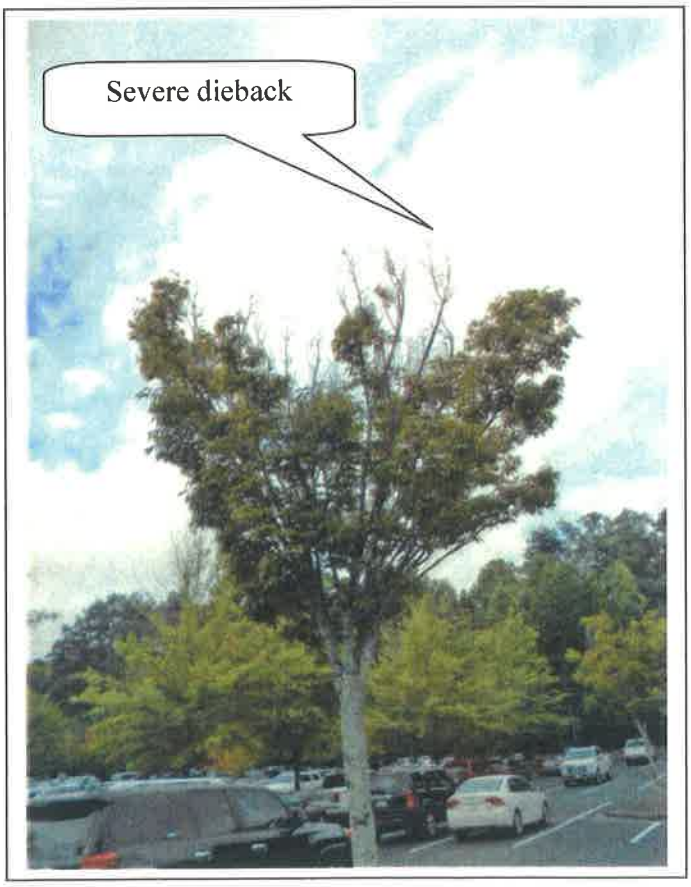


Photo 3



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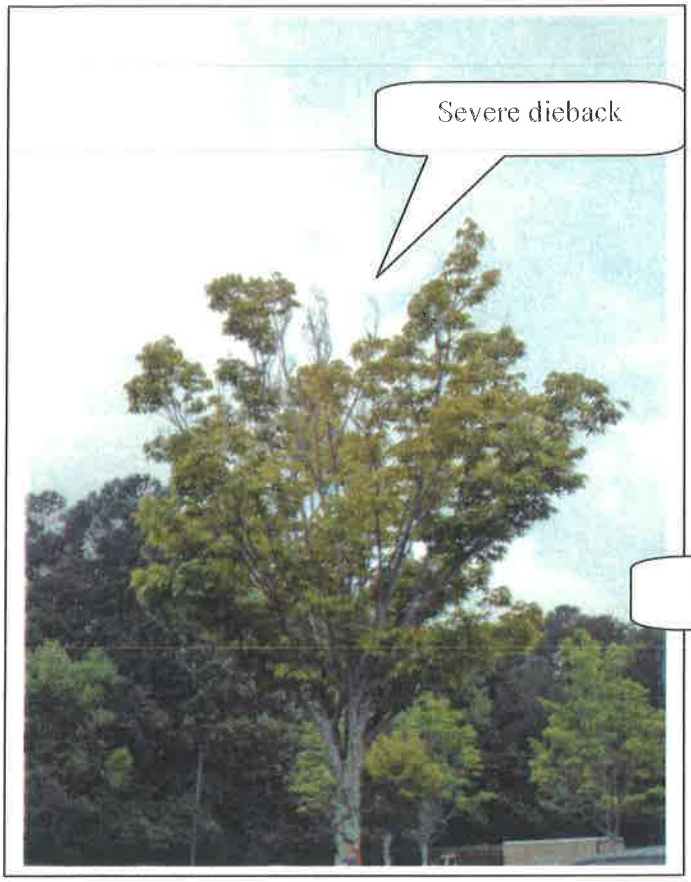

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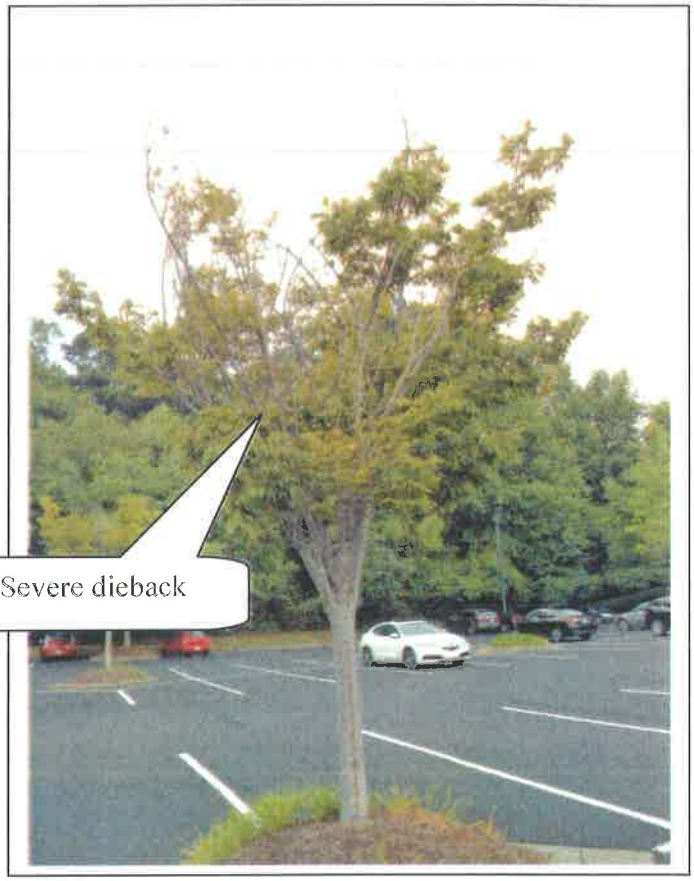

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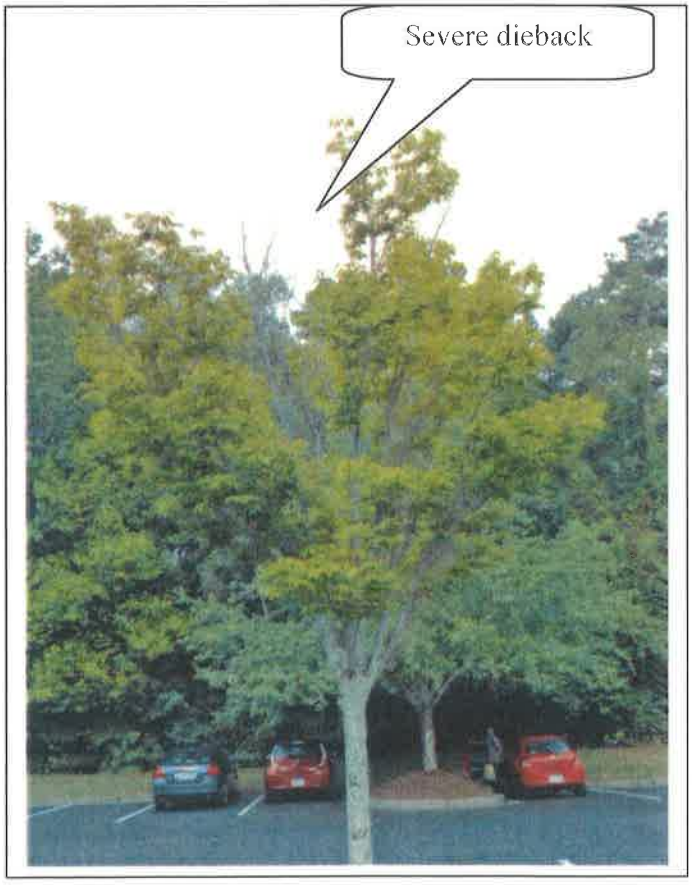

Photo 8

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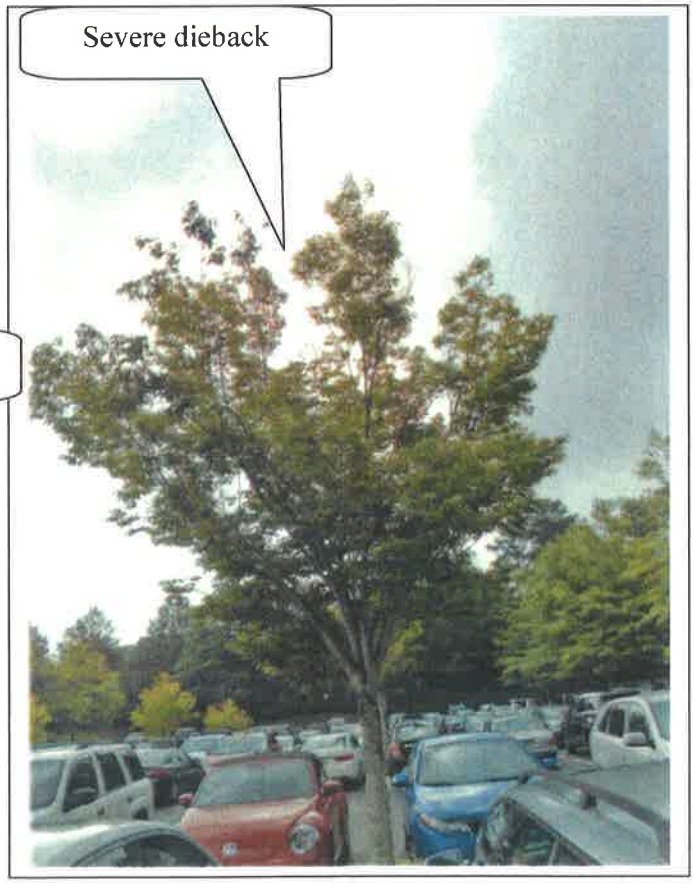

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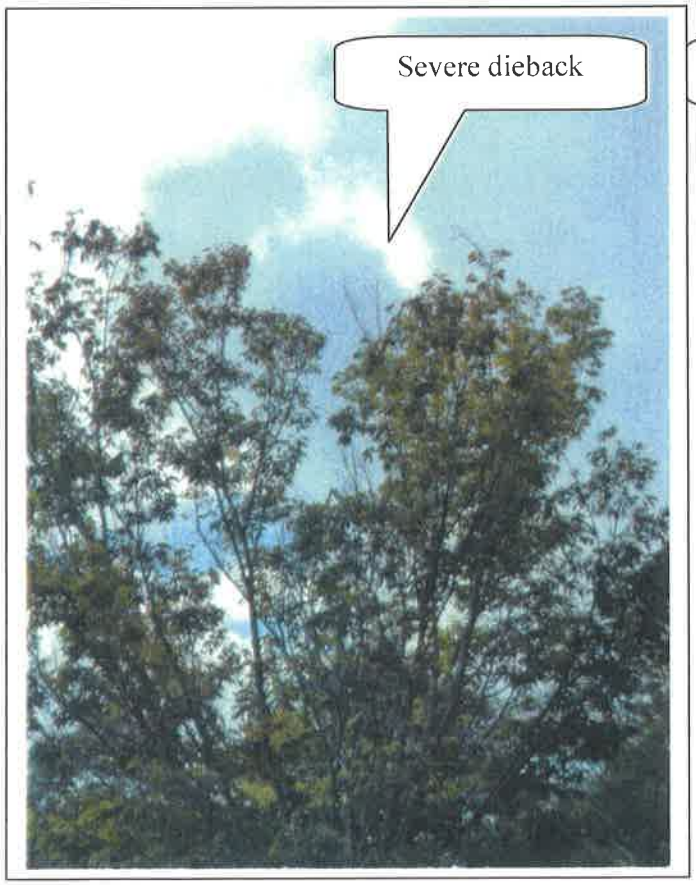

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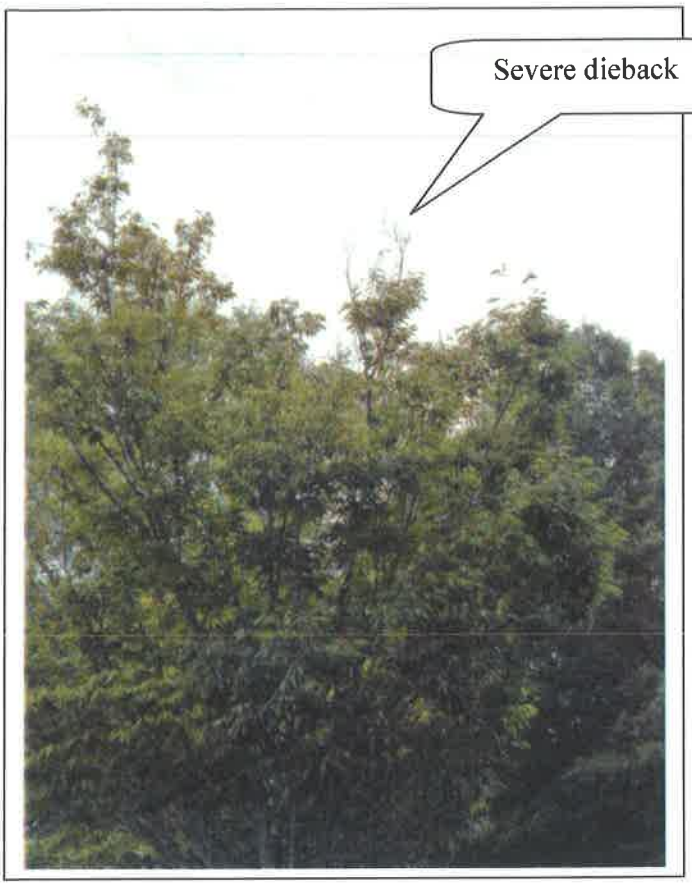

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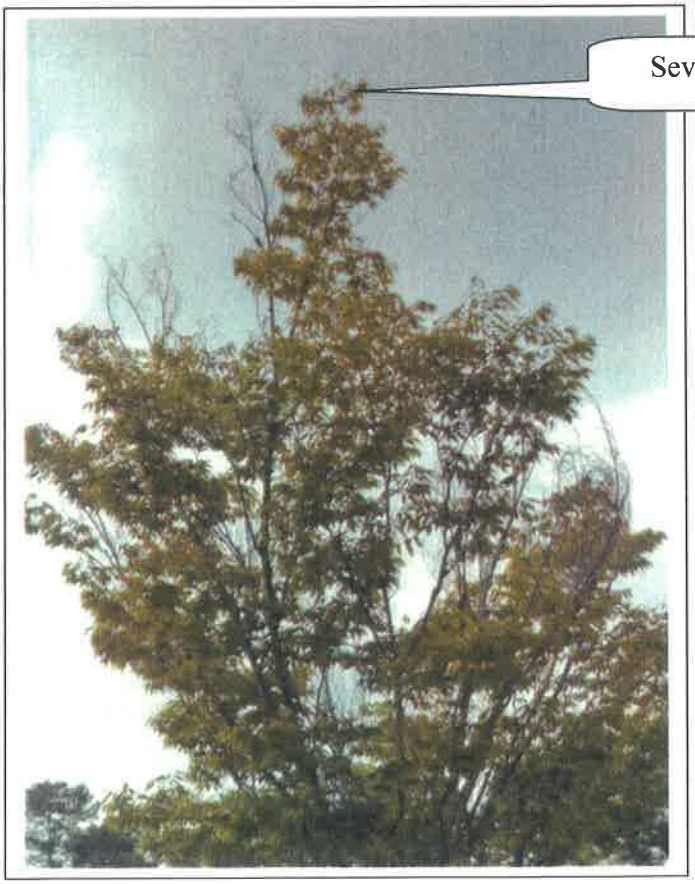

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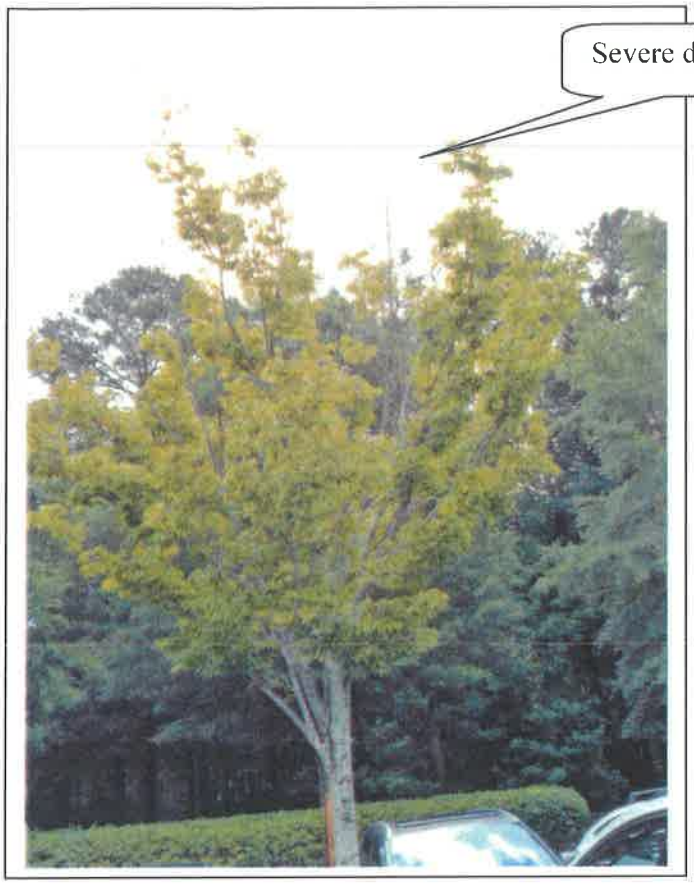

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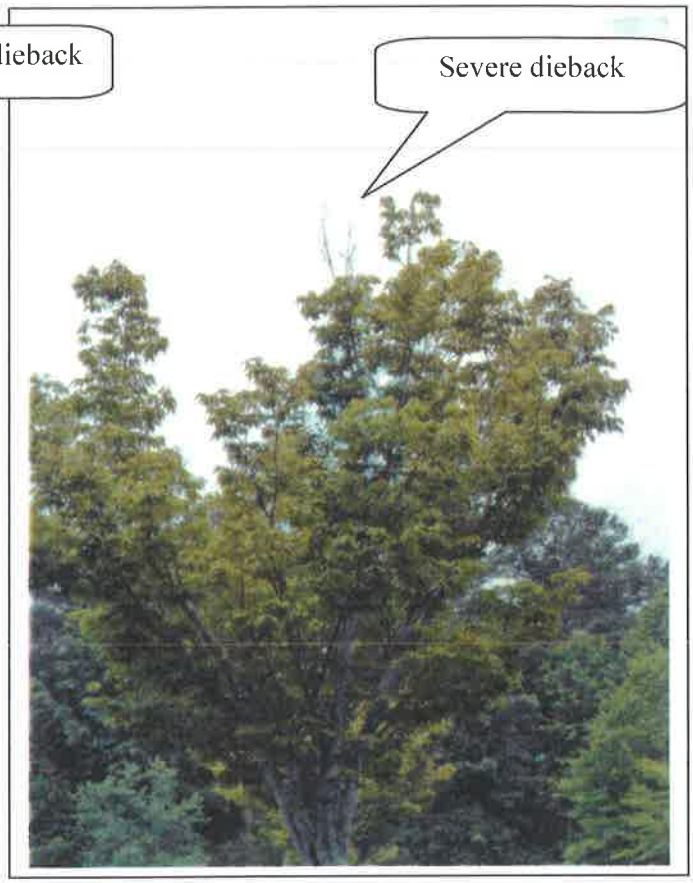

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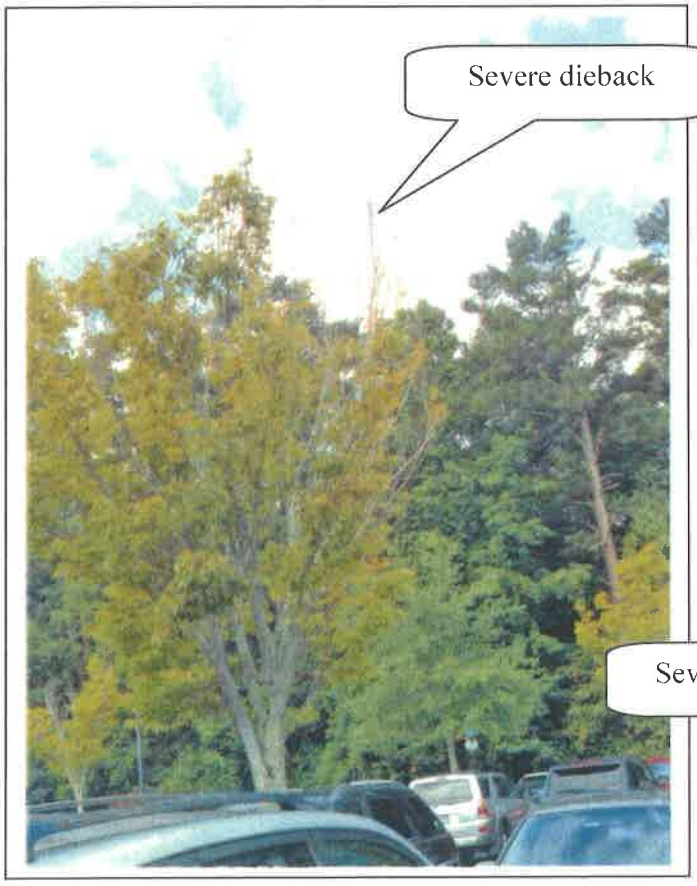

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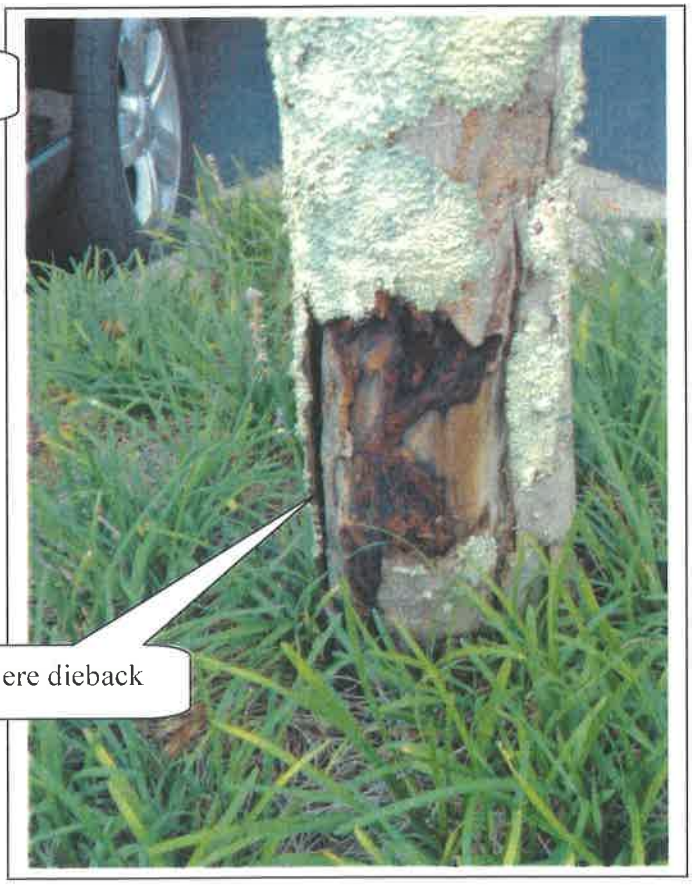

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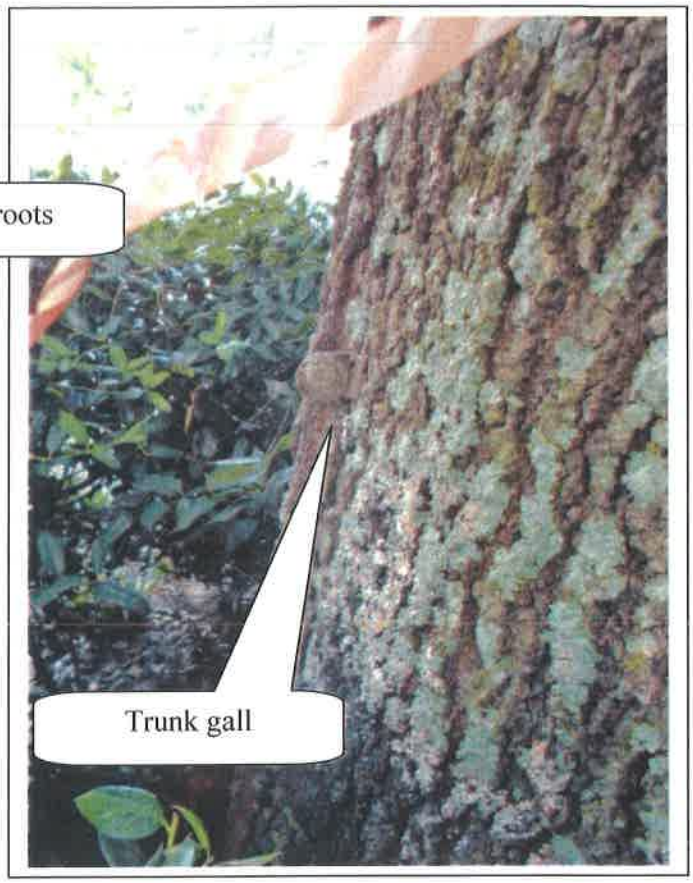

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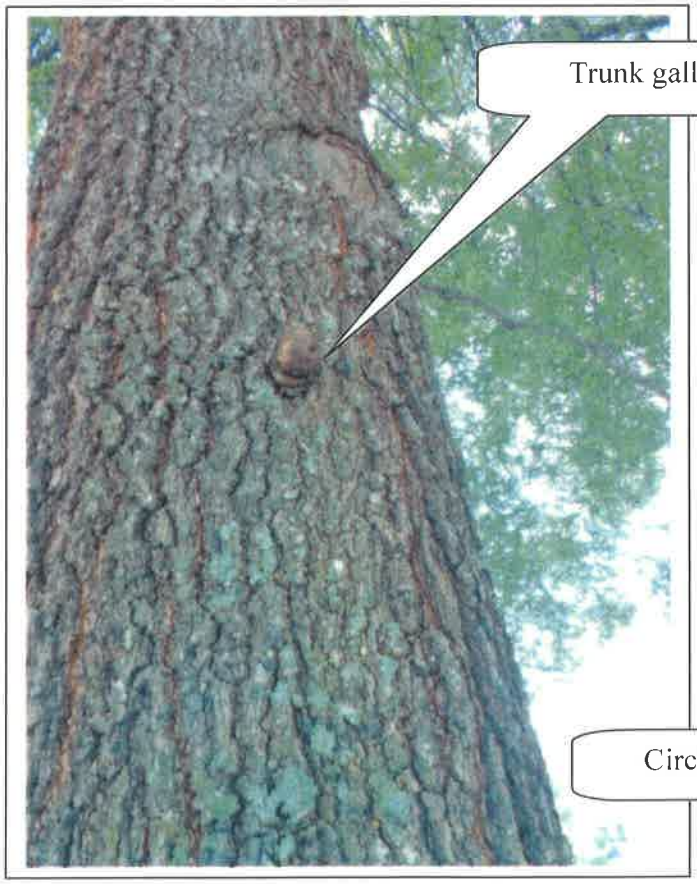

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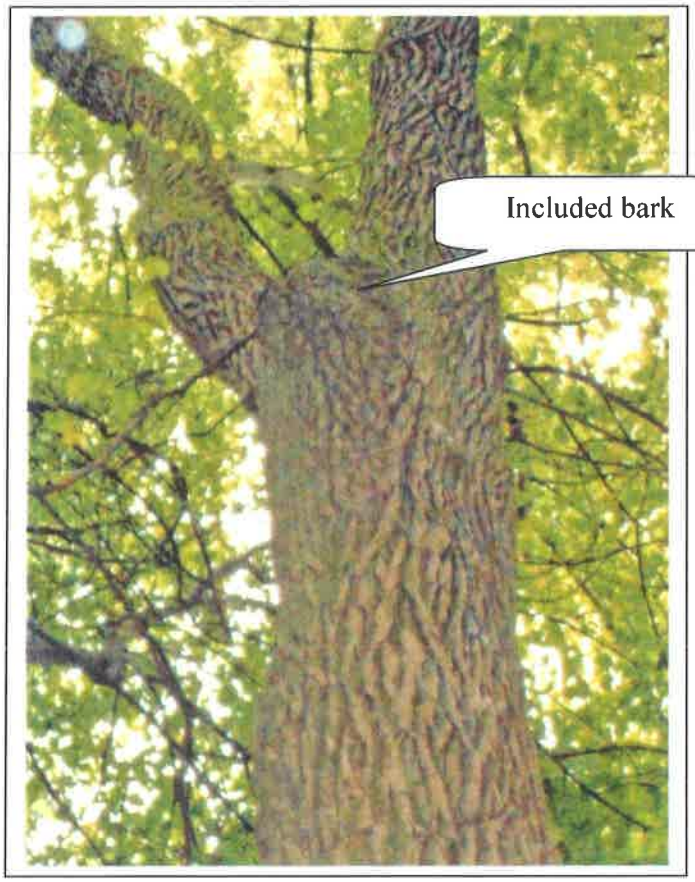

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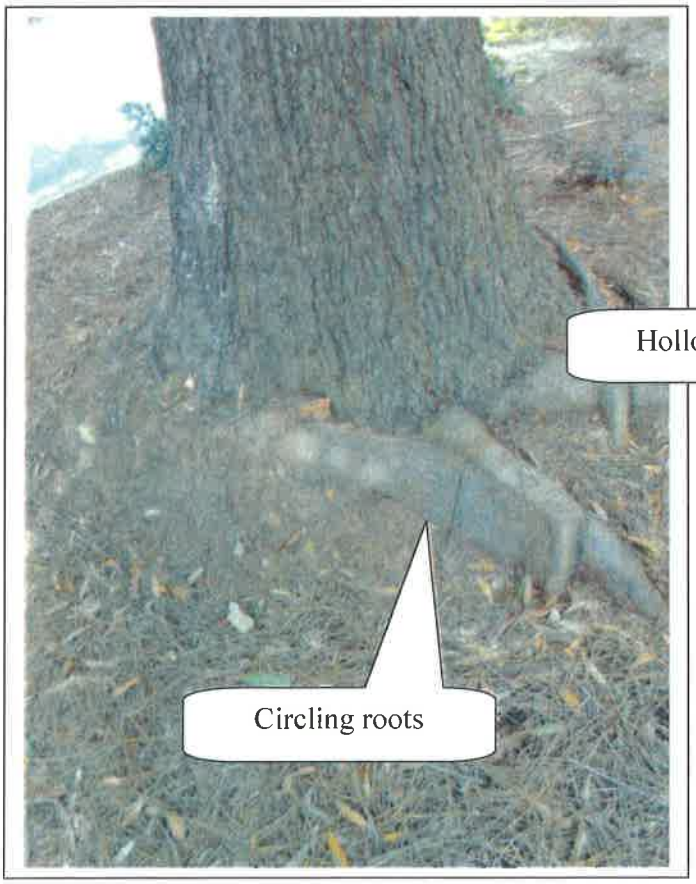

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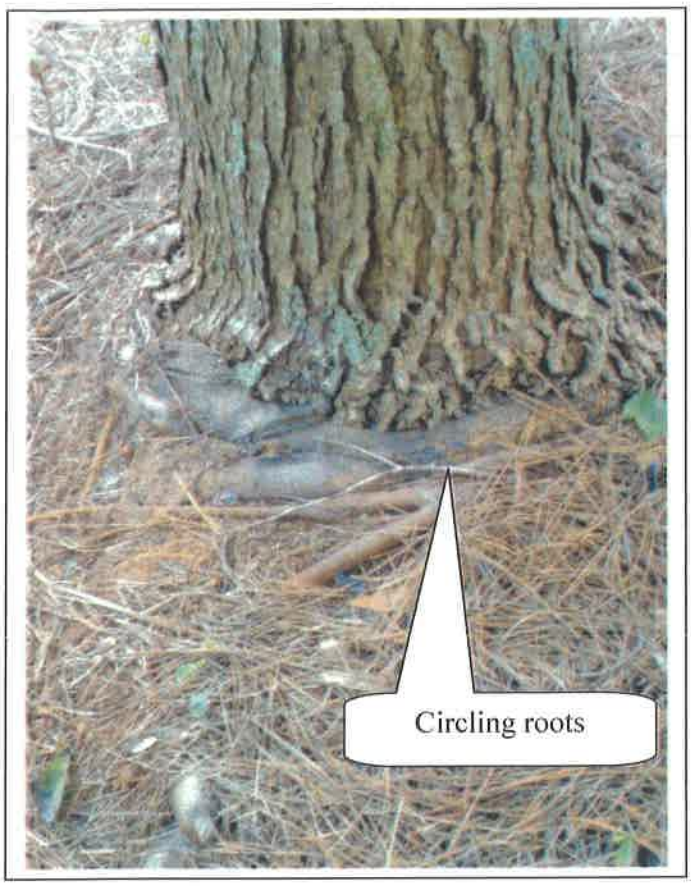

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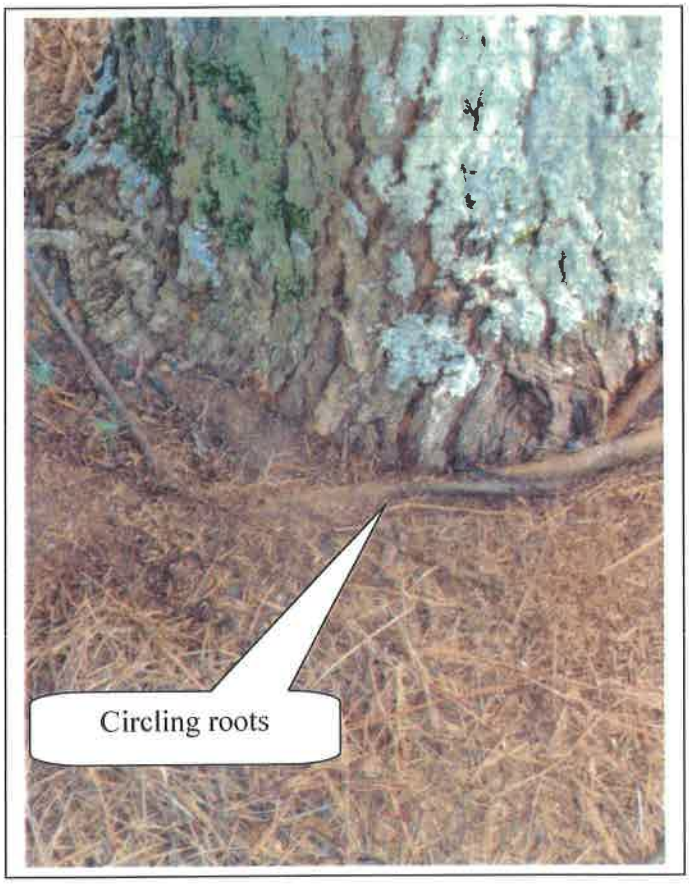

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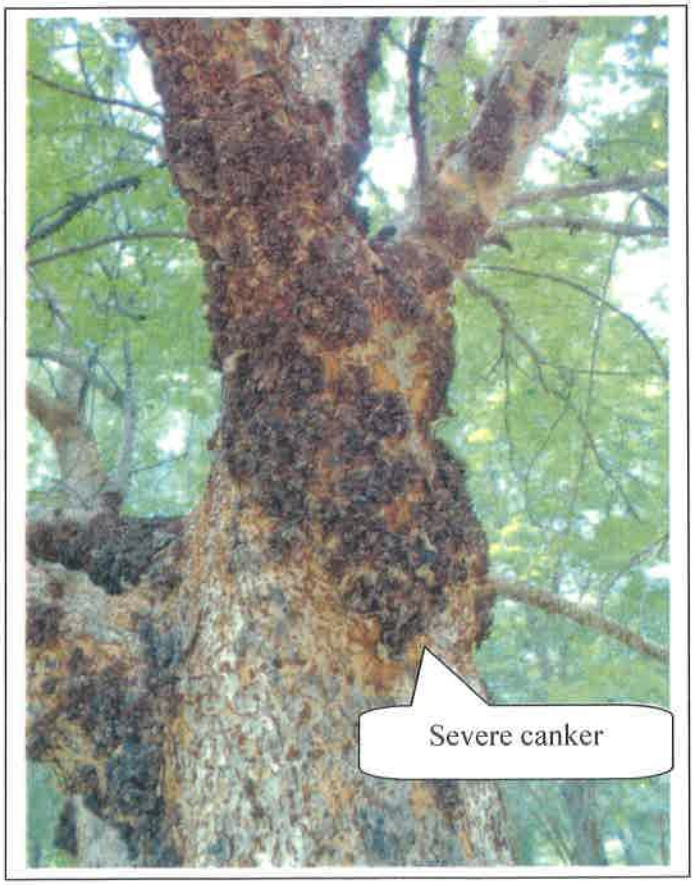

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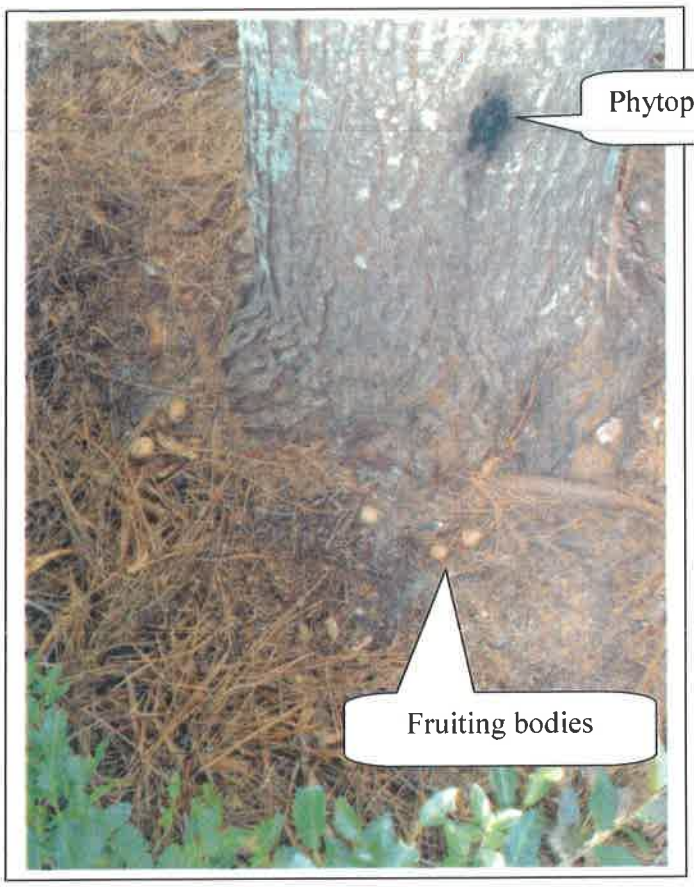

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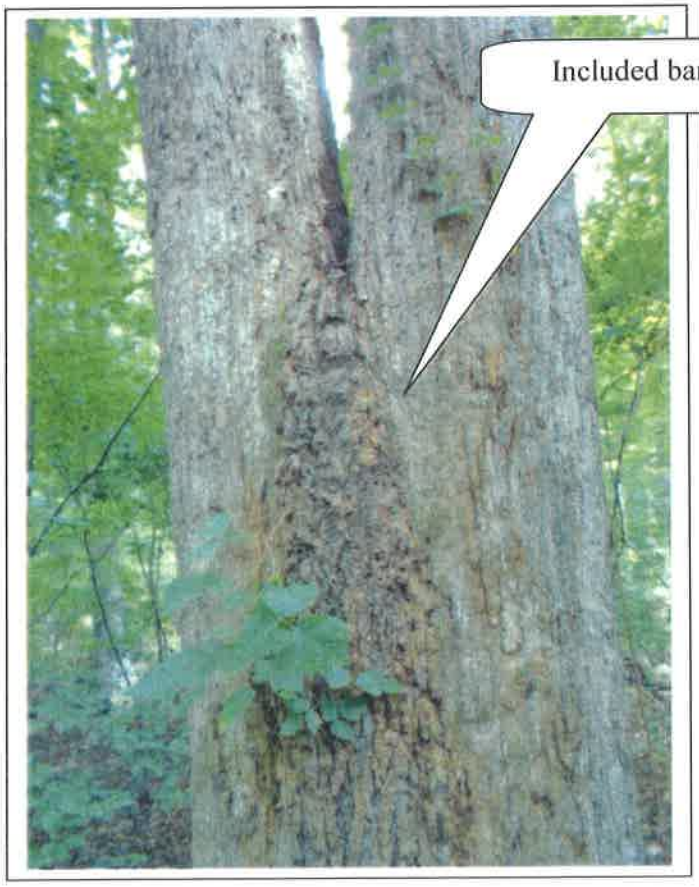

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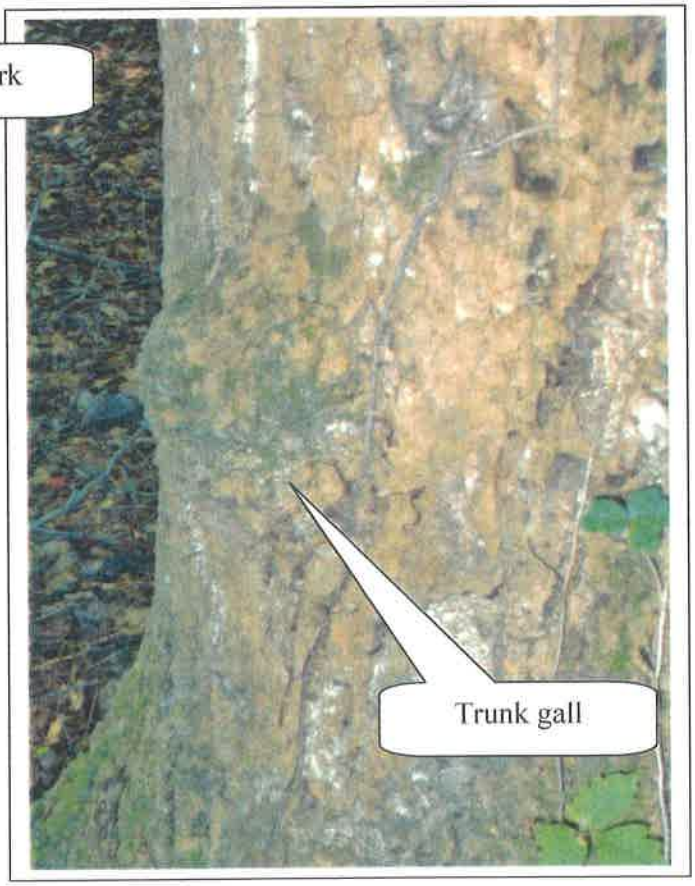

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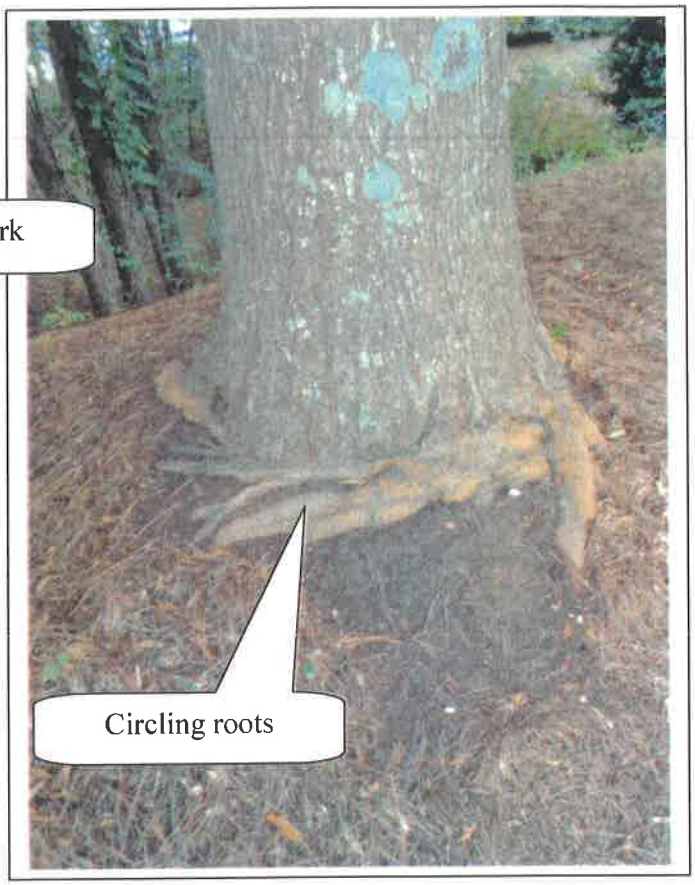

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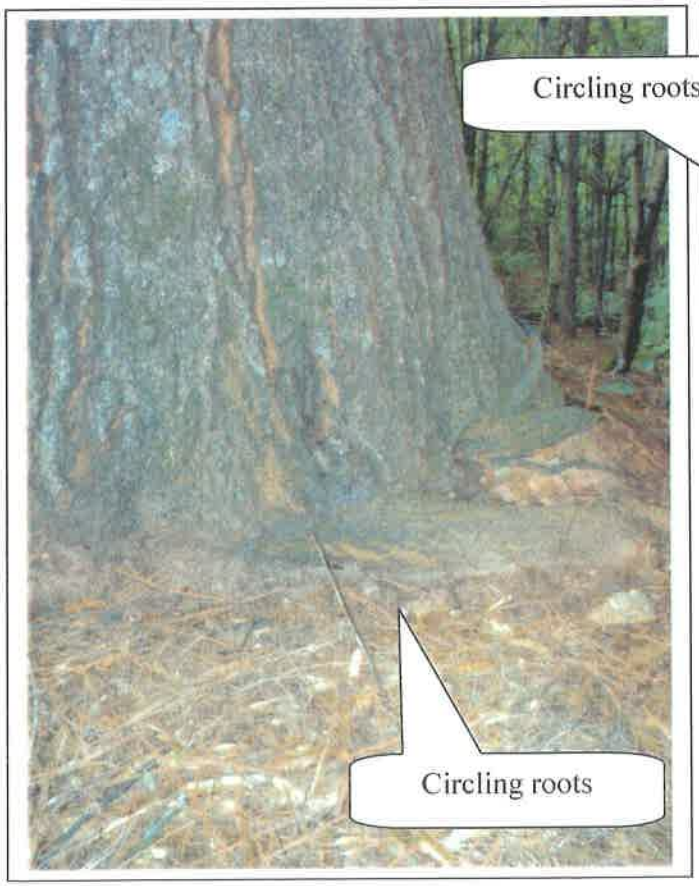

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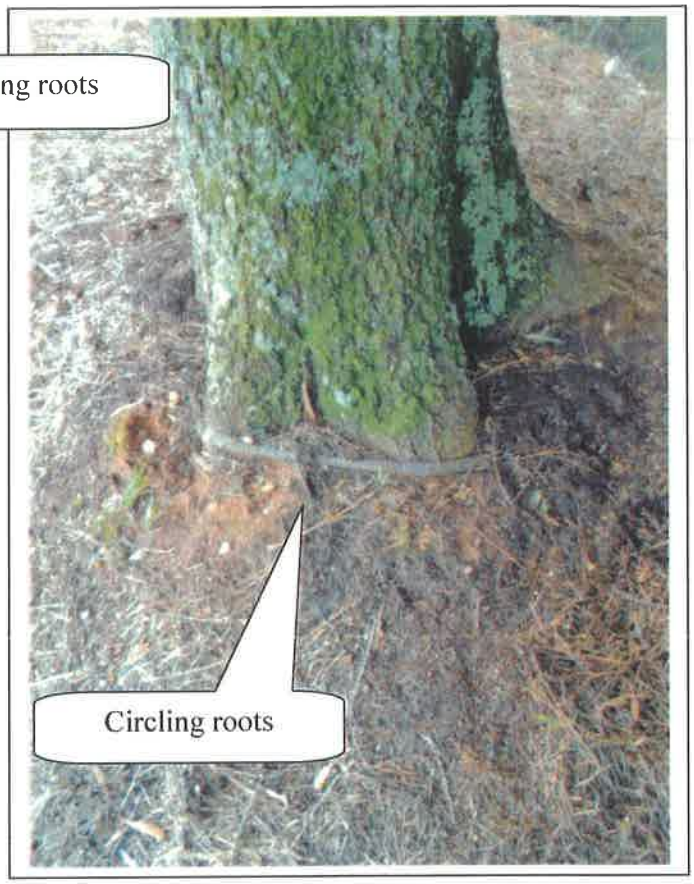

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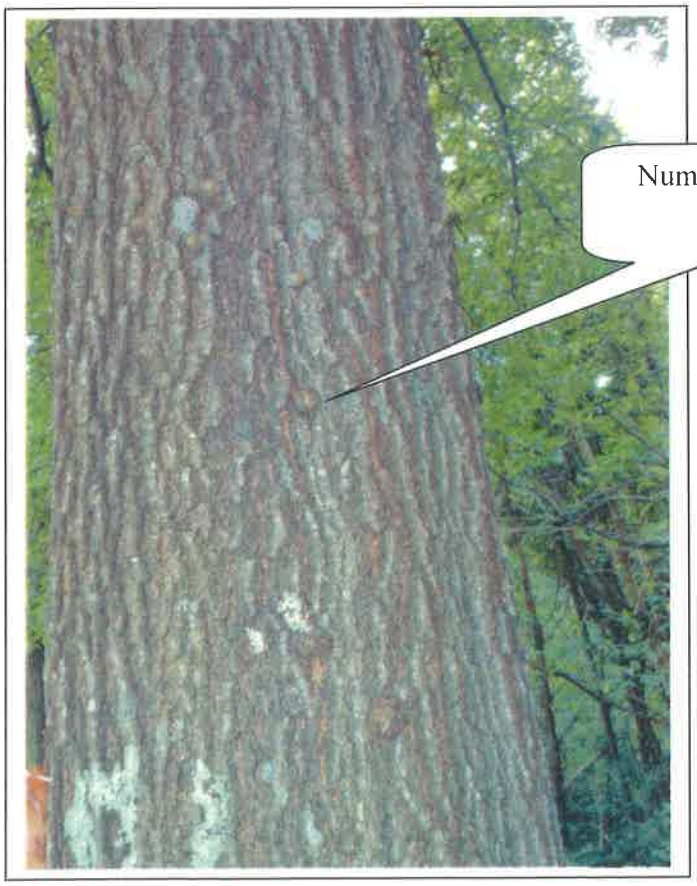

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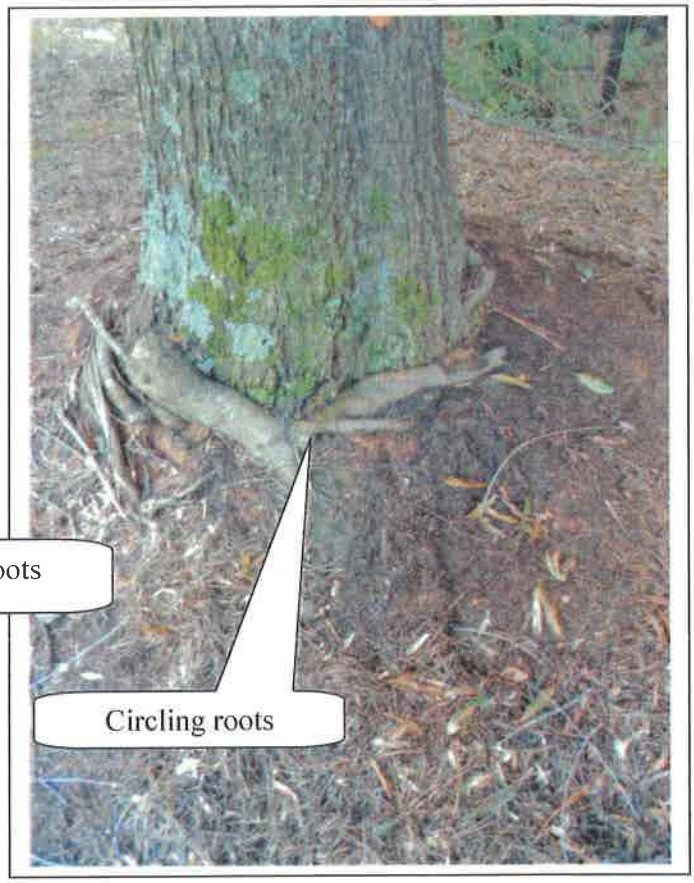

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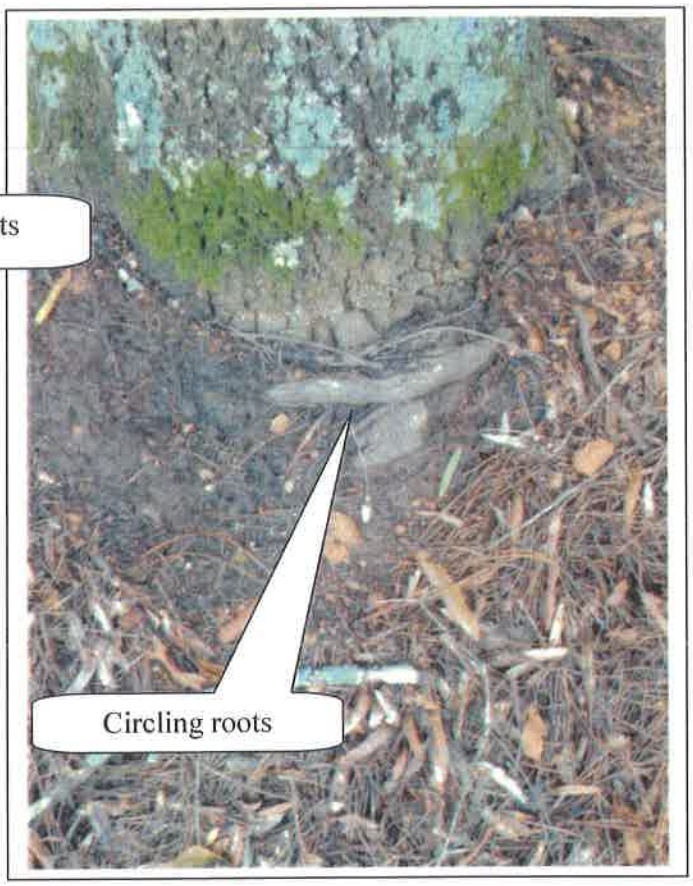

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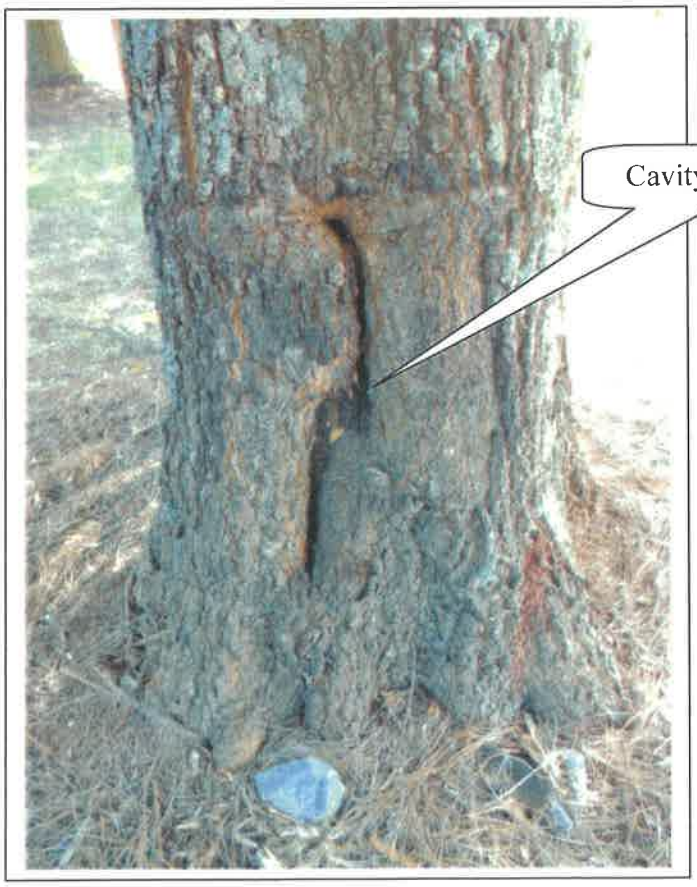

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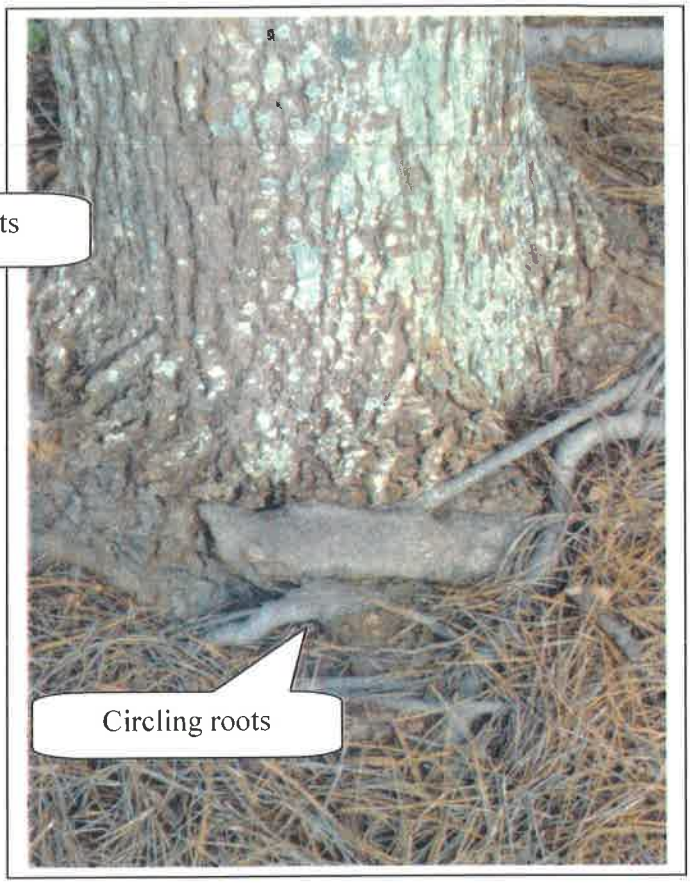

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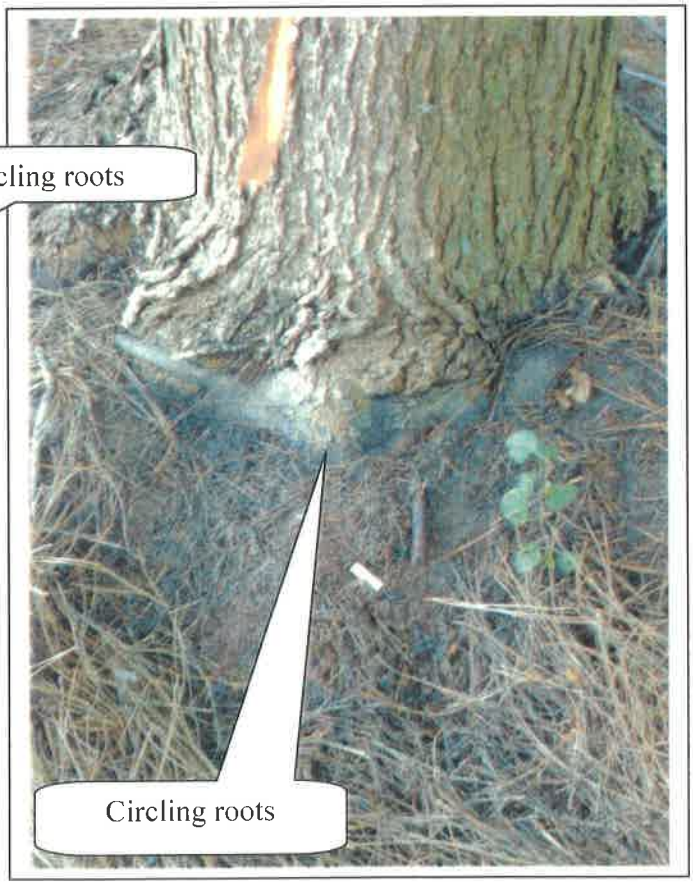

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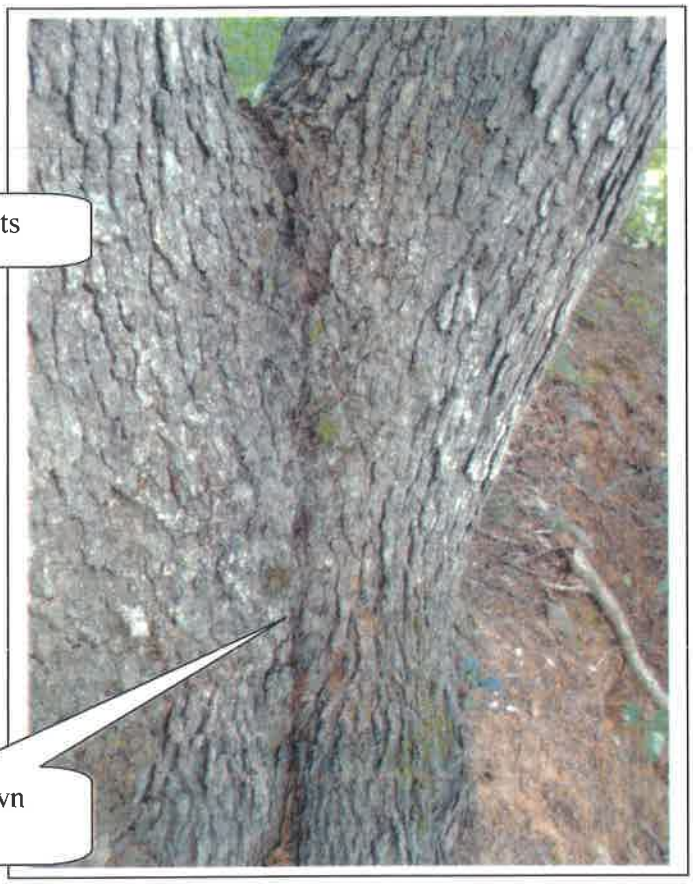

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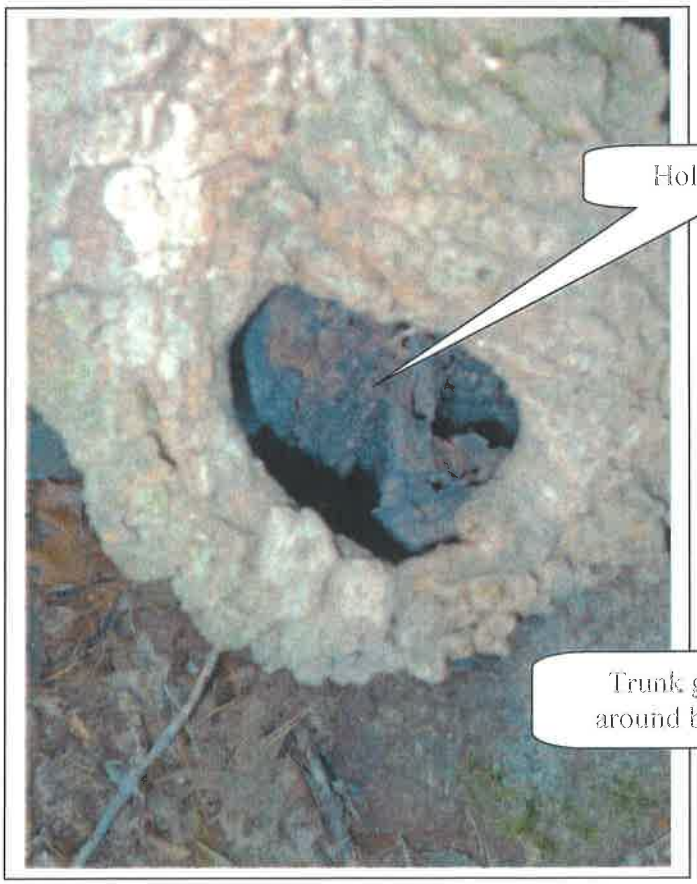

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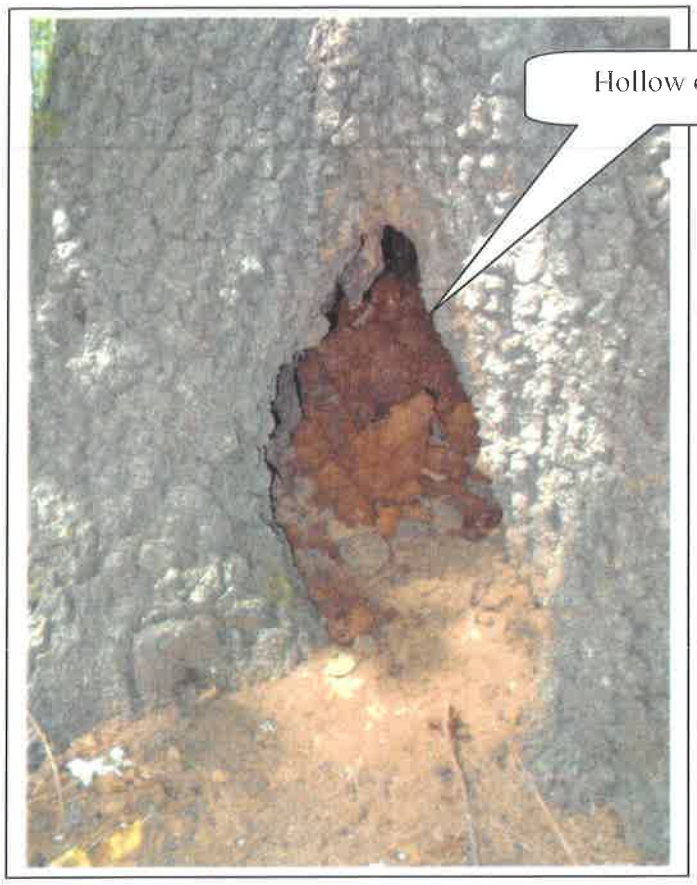

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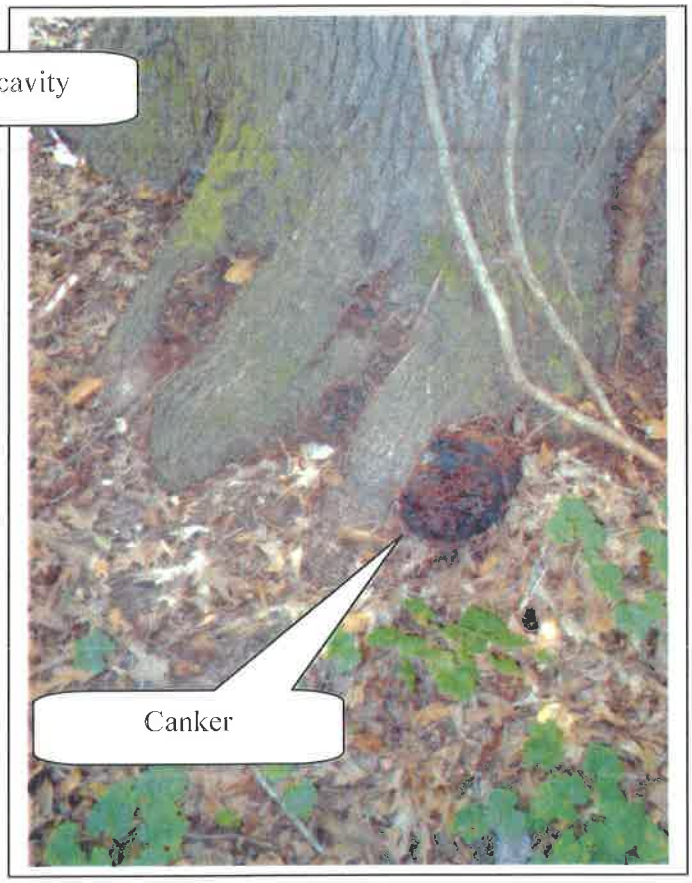

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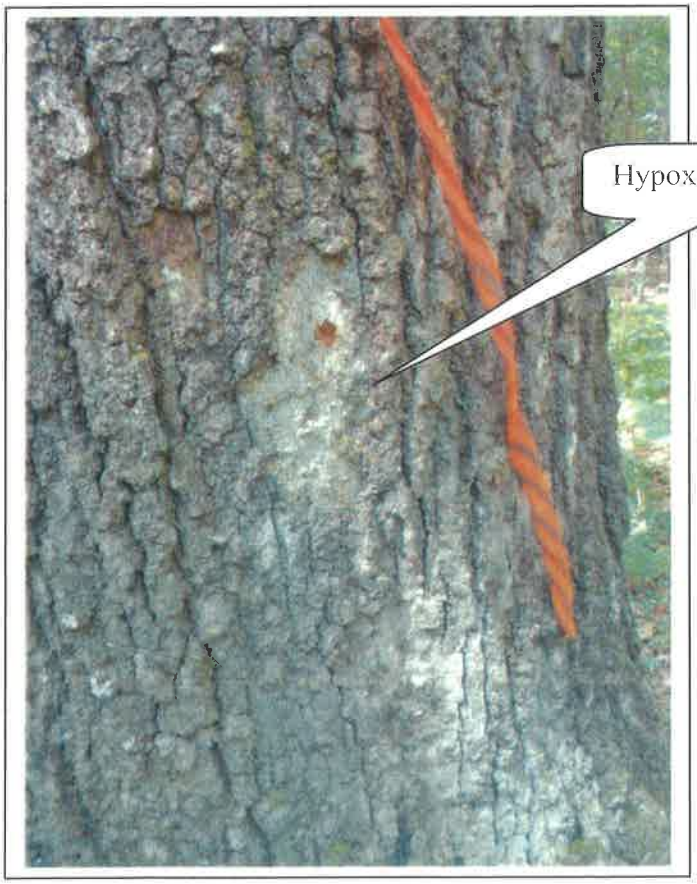

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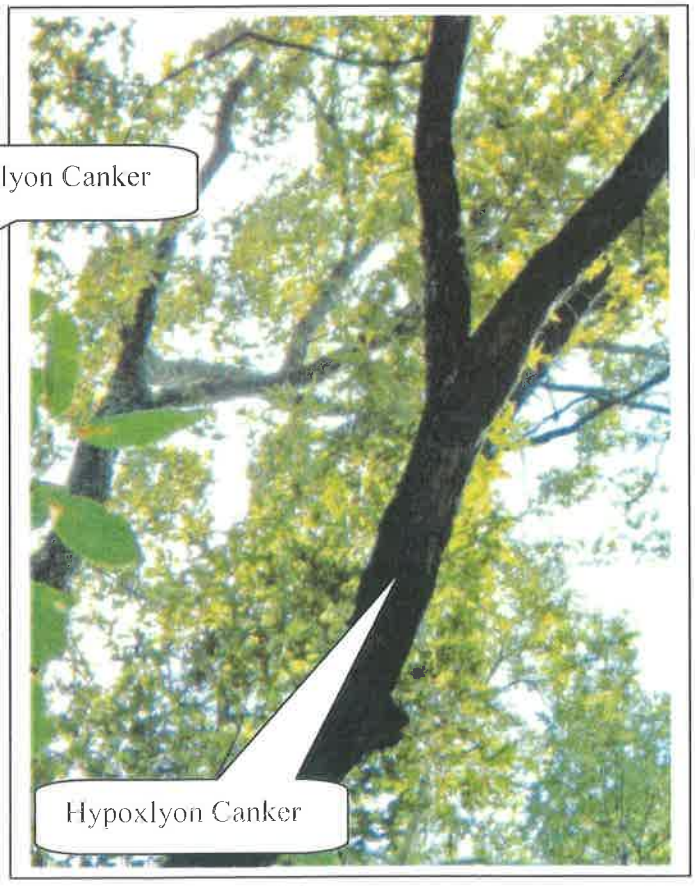

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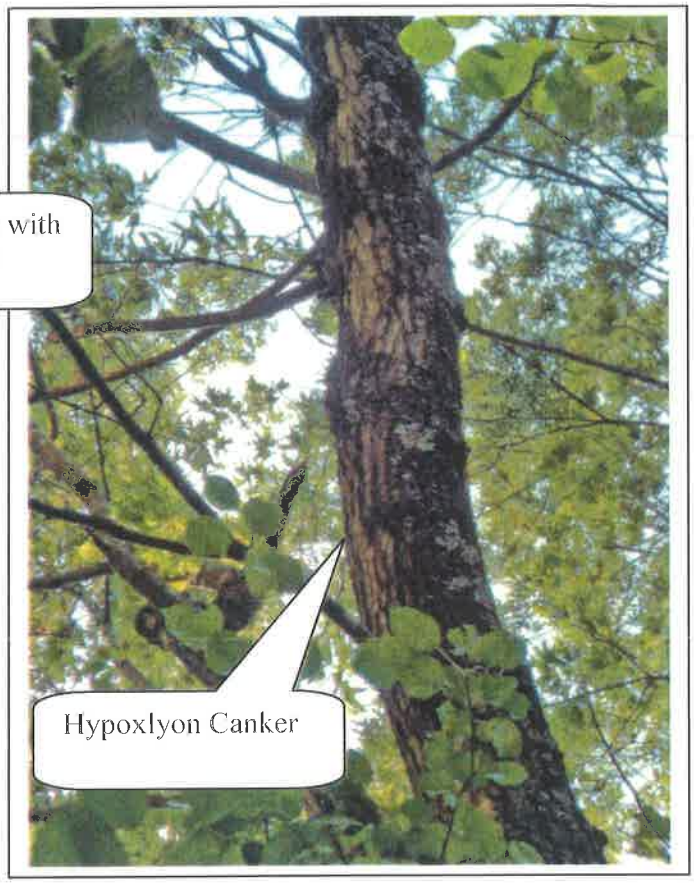

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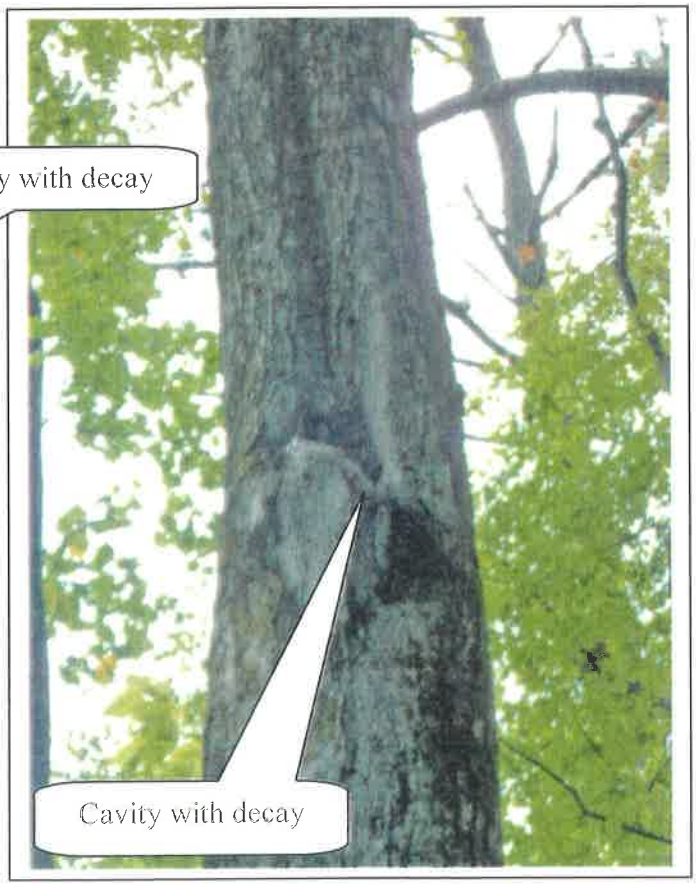

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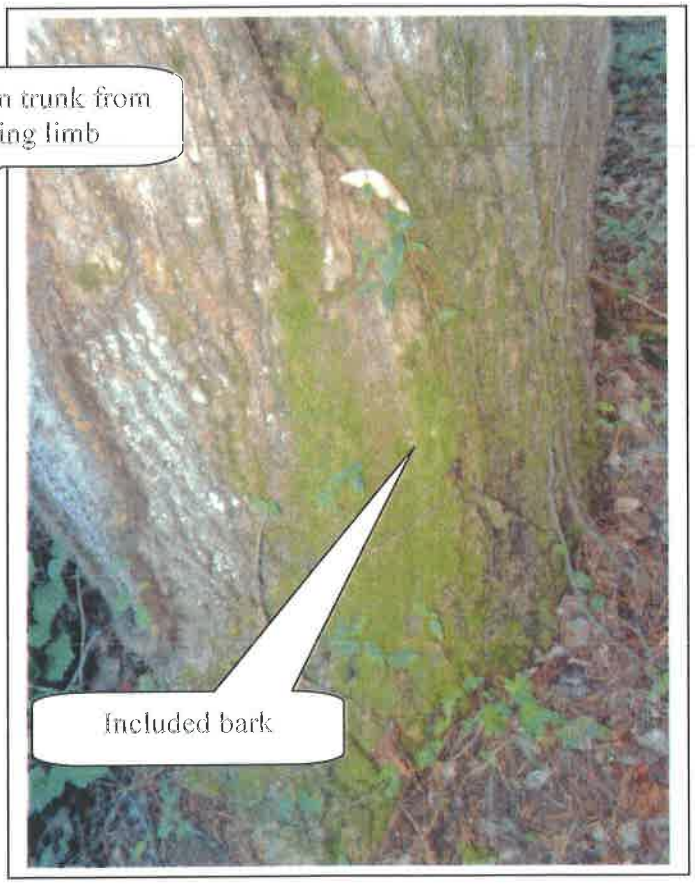

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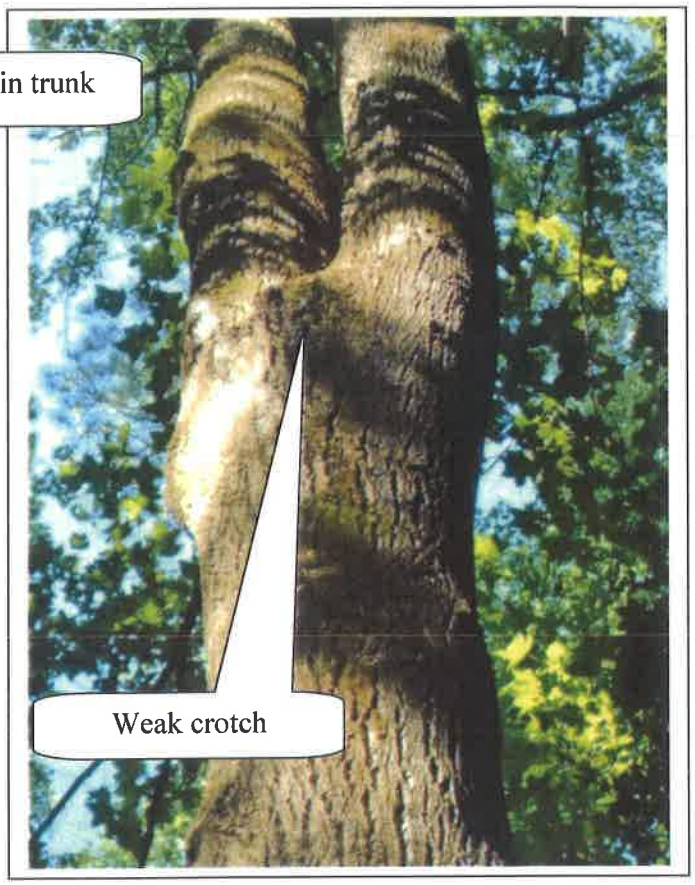

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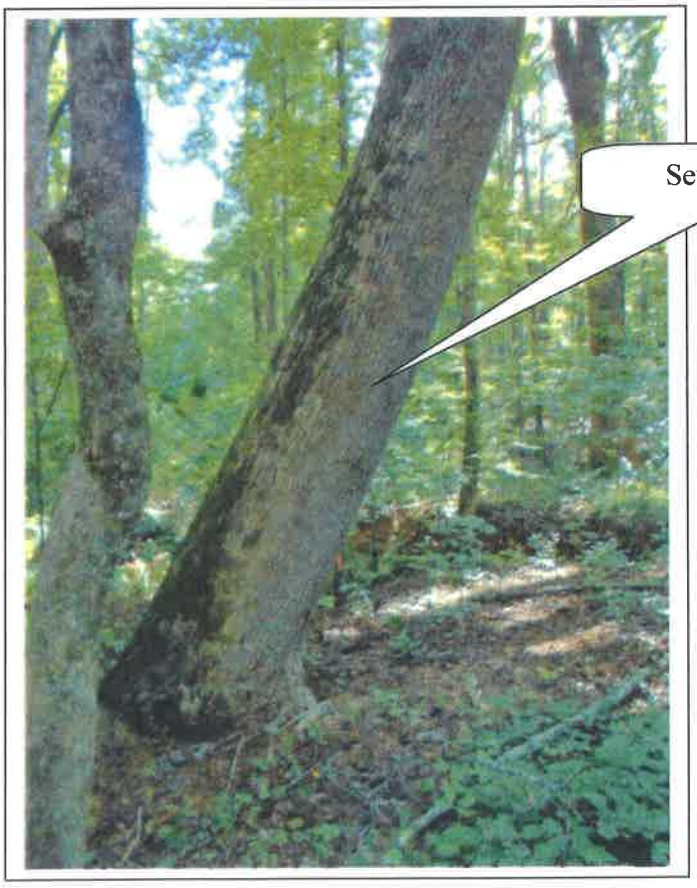

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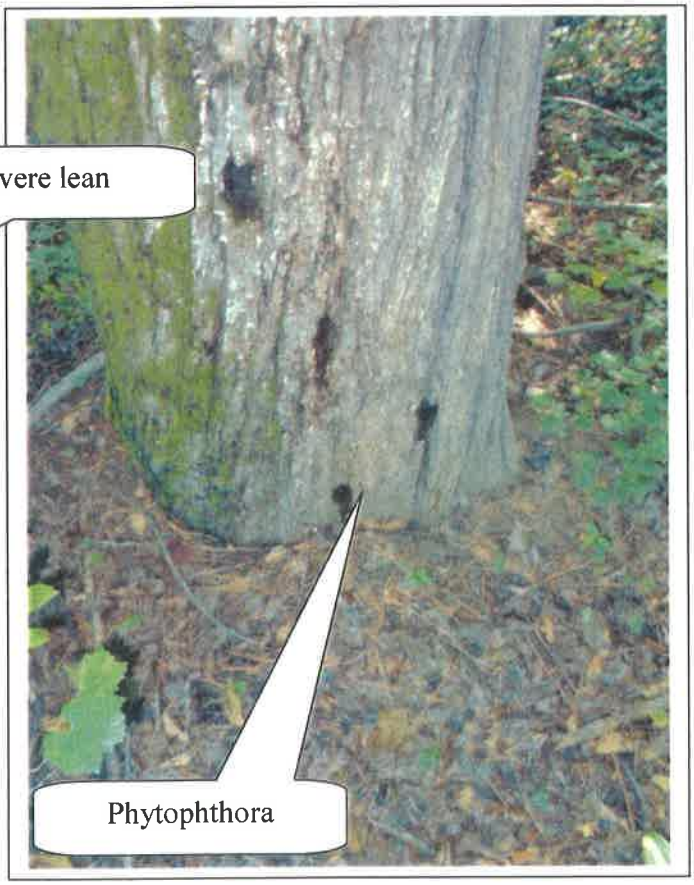

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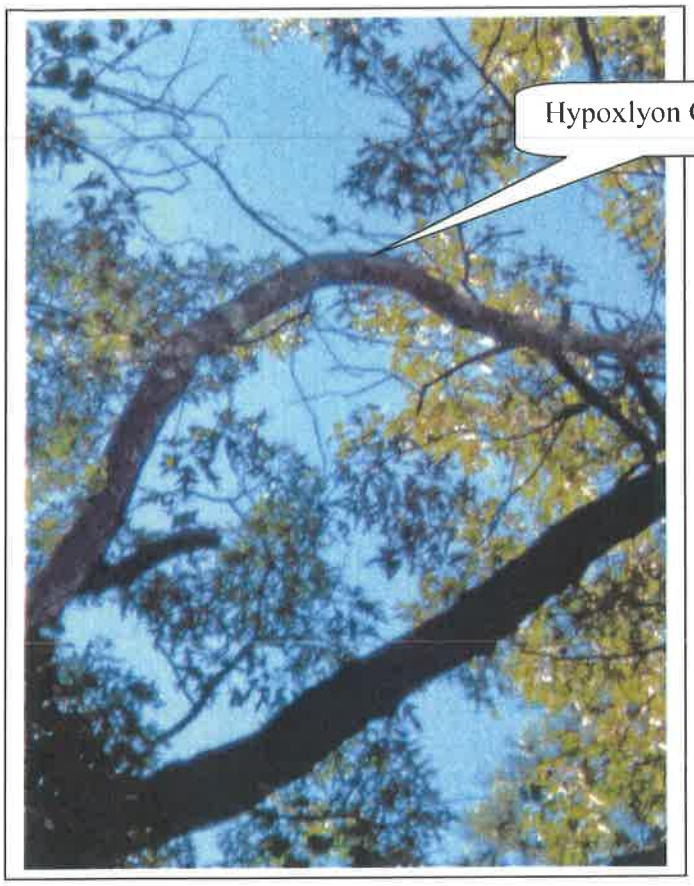

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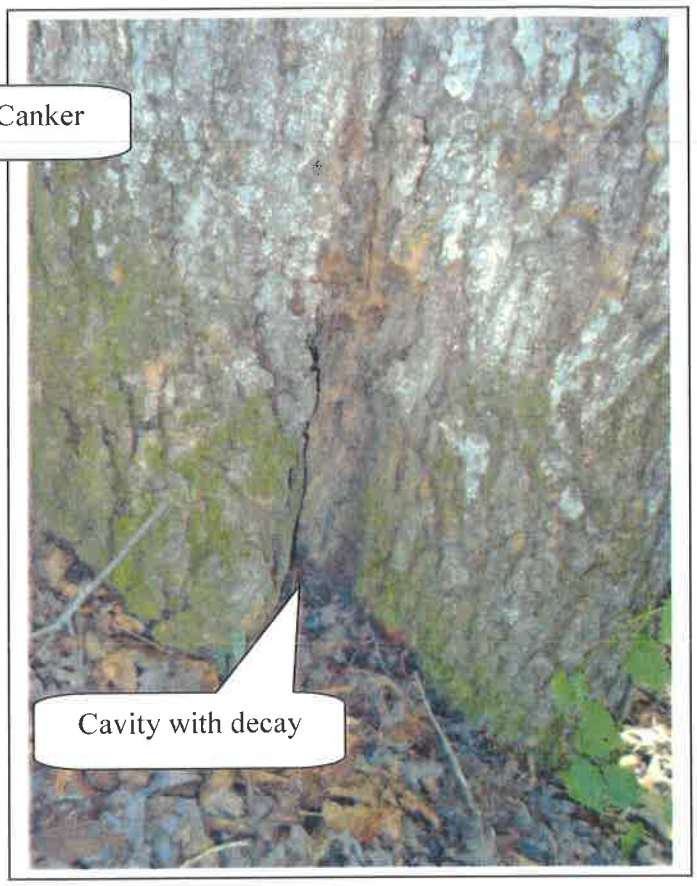

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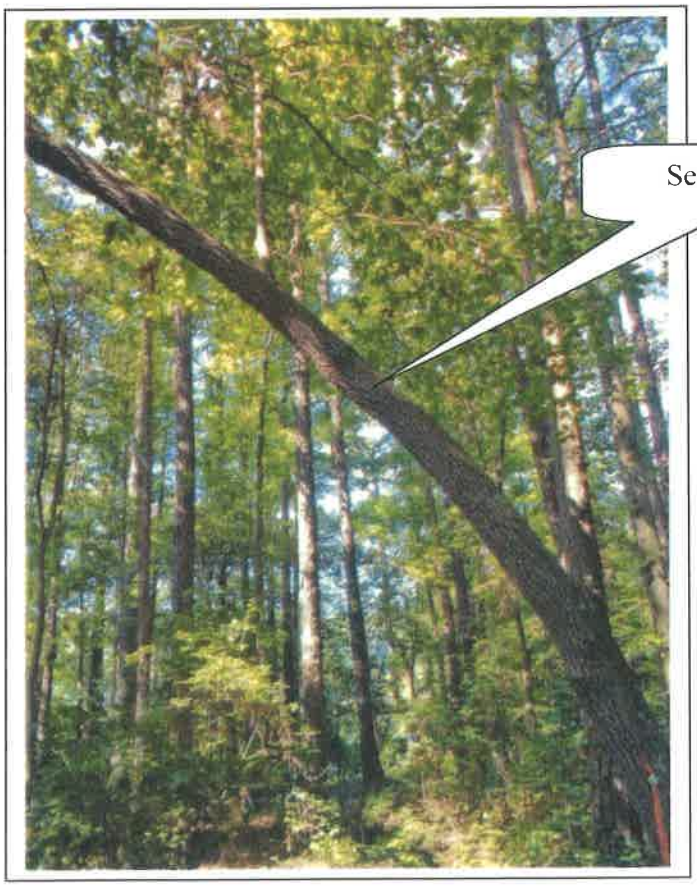

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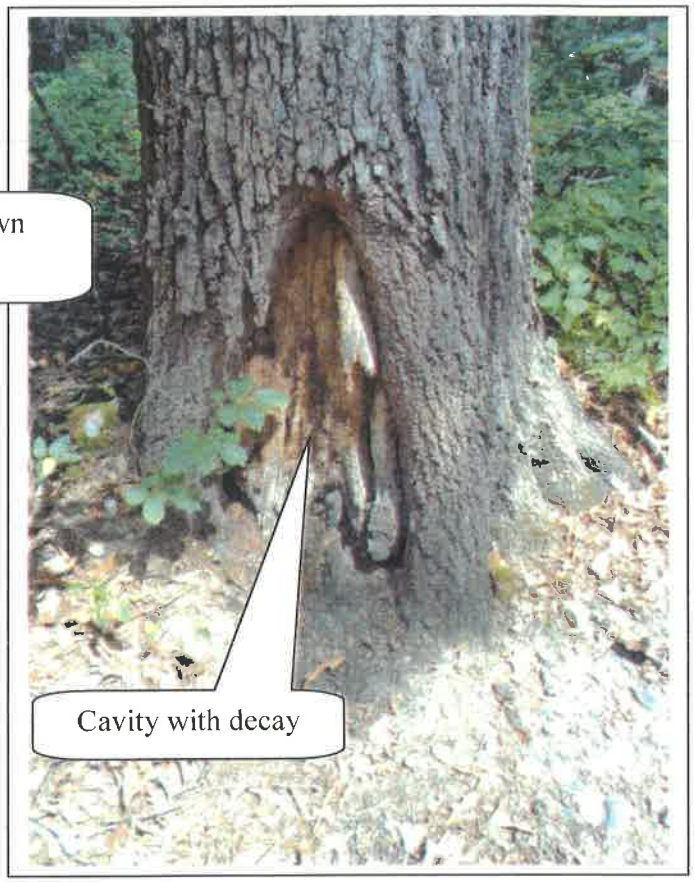

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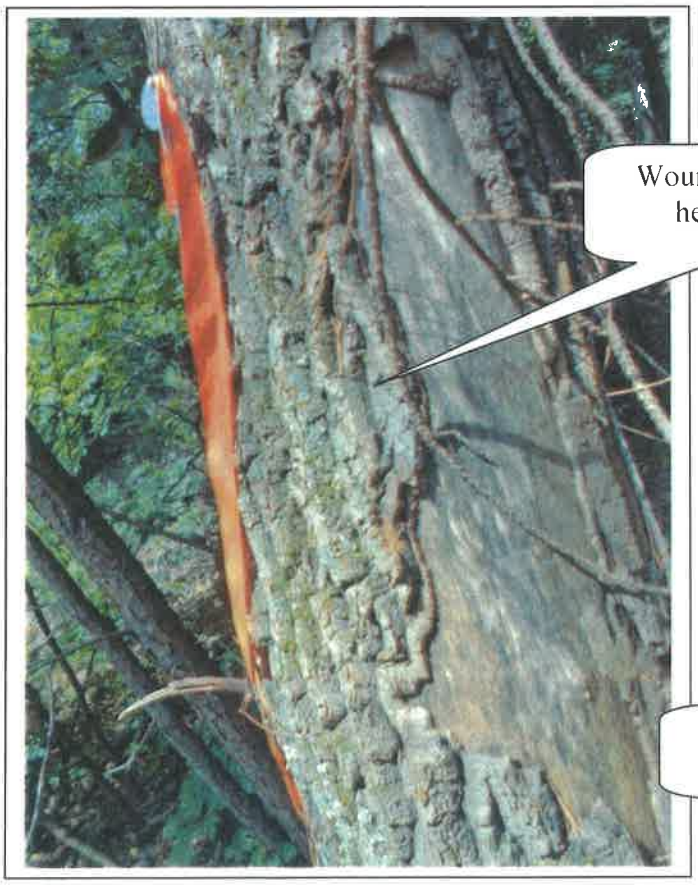

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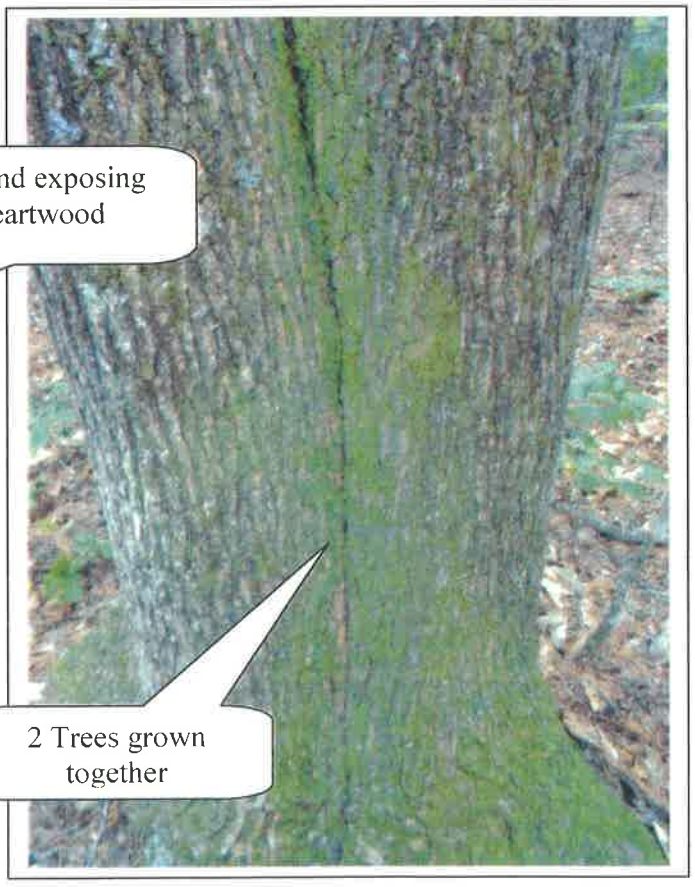


Photo 100

NORTH FULTON
COMMUNITY IMPROVEMENT DISTRICT

Dear Mayor Belle Isle,

The Board of Directors of the North Fulton Community Improvement District requests that the resolution to expand the boundaries of our District be adopted by the Alpharetta City Council. The expansion of the boundaries will result in:

- **The addition of 366 properties into the North Fulton CID.**

- **28 of these parcels are commercial, and add a total CID value increase of $173,886.00 per year.**

- **Of the 28 parcels, 13 are within the city limits of Alpharetta.**

We look forward to broadening our boundary to give us the opportunity to fund infrastructure improvements in Alpharetta. As always, we appreciate your partnership.

Best Regards,

Kerry Armstrong
Chairman

NORTH FULTON
COMMUNITY IMPROVEMENT DISTRICT

NFCID Expansion Winter 2016									
Revenue-Generating Parcels									
Parcel Number	Owner Name	Assessed Value	CID Value	Location	Consent				
12-3110-0909-059-4	Preston Ridge IV Partners, LLC	$9,240,000.00	$27,720.00		Y				
11-0140-0049-082-9	Brookside Parkway Partnerse LLC	$5,634,480.00	$16,903.44		Y				
12-3110-0908-034-8	P&L Big Creek LP	$2,956,000.00	$8,868.00		Y				
12-3110-0908-034-8	P&L Big creek 3333 LP	$1,836,280.00	$5,508.84		Y				
22-5280-1185-021-5	NPH Hotels LLC	$2,141,600.00	$6,424.80		Y				
12-3130-0905-070-1	Two Point Royal LLC	$3,728,800.00	$11,186.40		Y				
22-5290-1185-034-6	Highwoods Forsyth LTD Prtnshp	$10,000,000.00	$30,000.00		Y				
21-5500-1176-013-9	Windward Creative, LP	$2,292,000.00	$6,876.00		Y				
12 -2070-0484-068-8	HIGHWAY NINE LLC	$960,000.00	$2,880.00		Y				
12 -2070-0484-048-0	HIGHWAY NINE LLC	$280,000.00	$840.00		Y				
12 -2070-0484-076-1	HIGHWAY NINE LLC	$420,000.00	$1,260.00		Y				
12 -2070-0484-045-6	HIGHWAY NINE LLC	$106,080.00	$318.24		Y				
12 207004840712	HIGHWAY NINE LLC	$18,720.00	$56.16		Y				
12 217005080465	NORTHSIDE AUTOMOTIVE HOLDINGS LLC	$2,514,800.00	$7,544.40		Y				
12 217005070078	11033 ALPHARETTA HIGHWAY LLC	$500,000.00	$1,500.00		Y				
12 234005970108	KCL AUTOMOTIVE LLC	$840,000.00	$2,520.00		Y				
12 311009090719	HOSPITAL AUTH OF FULTON COUNTY	$226,000.00	$678.00		N				
12 311009100617	HOSPITAL AUTH OF FULTON COUNTY	$316,240.00	$948.72		N				
22 528011200098	MG ROAD LLC	$2,860,000.00	$8,580.00		N				
12 259006980541	AMERICAN HONDA MOTOR CO INC	$3,780,000.00	$11,340.00		N				
12 260006990118	AMERICAN HONDA MOTOR CO INC	$2,900,000.00	$8,700.00		N				
12 217005200527	STORAGE TRUST PROP L P	$1,148,960.00	$3,446.88		N				
12 217005070268	ATLANTA REAL ESTATE HOLDINGS L L C	$530,560.00	$1,591.68		N				
12 216005190480	BB AUTO LAND OF ROSWELL LLC	$261,200	$783.60		N				
12 225105460081	OSMANBASIC AZUR	$353,960	$1,061.88		N				
12 225005450653	CORMATRIX CARDIAC LLC	$920,000.00	$2,760.00		N				
12 271007460613	COBB V REALTY LLC	$588,000.00	$1,762.00		N				
12 234005970678	UAG ATLANTA IV MOTORS INC	$608,320.00	$1,824.96		N				
Total Values		**$57,962,000.00**	**$173,886.00**						
Non Revenue-Generating Parcels									
12 237105920717	KAPLAN JACK & LILLIE	$0.00	$0.00	Sun Valley	NA				
12 237105920709	FREEPORT TITLE & GUARANTY INC TR	$0.00	$0.00	Sun Valley	NA				
12 237105920691	ARTLANTIC INC & NAJAFI MIKE	$0.00	$0.00	Sun Valley	NA				
11 237105920758	ARTLANTIC INC & NAJAFI MIKE	$0.00	$0.00	Sun Valley	NA				
12 237105920766	ARTLANTIC INC & NAJAFI MIKE	$0.00	$0.00	Sun Valley	NA				
12 237105920774	ARTLANTIC INC & NAJAFI MIKE	$0.00	$0.00	Sun Valley	NA				
12 237105920683	TUCKER MICHAEL S & TUCKER KRISTEN A	$0.00	$0.00	Sun Valley	NA				
12 237105920493	BEGGS REAL ESTATE LLC	$0.00	$0.00	Sun Valley	NA				
12 237105920634	FINLEY WILLO DEAN	$0.00	$0.00	Sun Valley	NA				
12 237105920642	SMITH EUGENE	$0.00	$0.00	Sun Valley	NA				
12 237105920659	VO DUNG TRI	$0.00	$0.00	Sun Valley	NA				
12 237105920667	EMBREE GLENN M EMBREE BRENDA F	$0.00	$0.00	Sun Valley	NA				
12 237105920675	LAL ALTAF A & RENU B	$0.00	$0.00	Sun Valley	NA				
12 237105920501	JOE CHAU PROPERTIES LLC	$0.00	$0.00	Sun Valley	NA				
12 237105920519	LAL ALTAF	$0.00	$0.00	Sun Valley	NA				
12 237105920626	CUTCLIFF BRUCE & JANET	$0.00	$0.00	Sun Valley	NA				
12 237105920576	WEBER RICHARD A	$0.00	$0.00	Sun Valley	NA				
12 237105920568	KAPLAN JACK B & LILLIE M	$0.00	$0.00	Sun Valley	NA				
12 237105920550	RAICES MAXENE	$0.00	$0.00	Sun Valley	NA				
12 237105920543	MOOREHEAD-LUCAS WANDA F & LUCAS PATRICK C	$0.00	$0.00	Sun Valley	NA				
12 237105920535	WEBER RICHARD A	$0.00	$0.00	Sun Valley	NA				
12 237105920527	MC GUIRE LEE R	$0.00	$0.00	Sun Valley	NA				
12 237105920600	MC GUIRE LEE	$0.00	$0.00	Sun Valley	NA				
12 237105920592	JACOBS PHILIP & NICHOL	$0.00	$0.00	Sun Valley	NA				
12 237105920584	GLASS GAYTERS GLORIA	$0.00	$0.00	Sun Valley	NA				
12 237105920352	GLASS GLORIA	$0.00	$0.00	Sun Valley	NA				
12 237105920345	MATTISON JOHN T III	$0.00	$0.00	Sun Valley	NA				
12 237105920337	JOE CHAU PROPERTIES LLC	$0.00	$0.00	Sun Valley	NA				
12 237105920329	MATTISON JOHN T	$0.00	$0.00	Sun Valley	NA				
12 237105920311	DION PROPERTIES LLC	$0.00	$0.00	Sun Valley	NA				
12 237105920303	SMITH JEFF W	$0.00	$0.00	Sun Valley	NA				
12 237105920295	FRANCK KEN	$0.00	$0.00	Sun Valley	NA				
12 237105920287	ZHANG HUAJIANG & GUI WANMIN	$0.00	$0.00	Sun Valley	NA				
12 237105920279	SMITH JEFF W	$0.00	$0.00	Sun Valley	NA				
12 237105910726	DEMIAN ASHRAF & MARY	$0.00	$0.00	Sun Valley	NA				
12 237105910734	SARHAN HISHAM & NURELDIN EIMAN	$0.00	$0.00	Sun Valley	NA				
12 237105910197	HUBBARD SHELLY	$0.00	$0.00	Sun Valley	NA				
12 237105910205	PALLAYEEN ASSOCIATES LLC	$0.00	$0.00	Sun Valley	NA				
12 237105910213	YATTEAU ERIC S & RACHEL K	$0.00	$0.00	Sun Valley	NA				
12 237105910221	WYATT FRANK K & KAY T	$0.00	$0.00	Sun Valley	NA				
12 237105910239	MOSES JAMES A & SHANNON	$0.00	$0.00	Sun Valley	NA				
12 237105910247	COBEAR INVESTMENT PROPERTIES LLC	$0.00	$0.00	Sun Valley	NA				
12 237105910254	PATRICK BERNARD J & KIMBERLY A	$0.00	$0.00	Sun Valley	NA				
12 237105910262	ARTHAM REALTY LLC	$0.00	$0.00	Sun Valley	NA				
12 237105910122	YATTEAU ERIC	$0.00	$0.00	Sun Valley	NA				
12 237105910130	LUNDRIGAN LAURA YASSEER JEAN C	$0.00	$0.00	Sun Valley	NA				
12 237105910148	MOSES JAMES A	$0.00	$0.00	Sun Valley	NA				
12 237105910155	CBM PROPERTIES INC	$0.00	$0.00	Sun Valley	NA				
12 237105910163	TAYLOR ZACH	$0.00	$0.00	Sun Valley	NA				
12 237105910171	BURSAW DOLAN & CHERYL	$0.00	$0.00	Sun Valley	NA				
12 237105910189	MOSES JAMES A	$0.00	$0.00	Sun Valley	NA				

12 237105910445	COYTE DONALD E & NANCY C	$0.00	$0.00	Sun Valley	NA				
12 237105910379	DASHTPEYMA HASSANALI	$0.00	$0.00	Sun Valley	NA				
12 237105910387	RAICES MAXENE D	$0.00	$0.00	Sun Valley	NA				
12 237105910395	SMITH EARL P & CAROL S	$0.00	$0.00	Sun Valley	NA				
12 237105910403	VEDACHALAM MURUGANANDHAM & JUVVA RAMAKRISHNA	$0.00	$0.00	Sun Valley	NA				
12 237105910064	BETTY A RHODES TRUST THE	$0.00	$0.00	Sun Valley	NA				
12 237105910072	SMITH JEFFREY W	$0.00	$0.00	Sun Valley	NA				
12 237105910080	SPYCH DAVE M	$0.00	$0.00	Sun Valley	NA				
12 237105910098	JONES ANTOINETTE	$0.00	$0.00	Sun Valley	NA				
12 237105910742	HASSON BERNADETTE	$0.00	$0.00	Sun Valley	NA				
12 237105910106	BANK OF NEW YORK MELLON THE	$0.00	$0.00	Sun Valley	NA				
12 237105910114	CRENSHAW RYAN S	$0.00	$0.00	Sun Valley	NA				
12 237105910411	AHP REAL ESTATE VENTURES LLC	$0.00	$0.00	Sun Valley	NA				
12 237105910429	WYATT FRANK K ET AL	$0.00	$0.00	Sun Valley	NA				
12 237105910056	MCGUIRE LEE R	$0.00	$0.00	Sun Valley	NA				
12 237105910049	CHAU CHEN	$0.00	$0.00	Sun Valley	NA				
12 237105910031	GEORGIA DEPARTMENT OF TRANSPORTATION	$0.00	$0.00	Sun Valley	NA				
12 237105910023	GEORGIA DEPARTMENT OF TRANSPORTATION	$0.00	$0.00	Sun Valley	NA				
12 237105910015	GEORGIA DEPARTMENT OF TRANSPORTATION	$0.00	$0.00	Sun Valley	NA				
12 251006560142	CITY OF ROSWELL	$0.00	$0.00	Davis	NA				
11 002000430267	BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF	$0.00	$0.00	Preston Ridge	NA				
11 002000430259	BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA	$0.00	$0.00	Preston Ridge	NA				
11 002000040231	DEVELOPMENT AUTHORITY OF ALPHARETTA GA	$0.00	$0.00	Preston Ridge	NA				
11 002000040116	NORTH POINT MINISTRIES INC	$0.00	$0.00	Preston Ridge	NA				
12 312009060330	NORTH POINT MINISTRIES INC	$0.00	$0.00	Preston Ridge	NA				
12 217005200618	CITY OF ROSWELL	$0.00	$0.00	Sun Valley	NA				
12 217005200535	REGENCY AT MANSELL TOWNHOME ASSN INC	$0.00	$0.00	Sun Valley	NA				
12 217005201087	RICHARDS ALETHEA TRICIA T & SCOTT	$0.00	$0.00	Sun Valley	NA				
12 217005201079	BHATTACHARJEA LOPA	$0.00	$0.00	Sun Valley	NA				
12 217005201061	BEALL JOHN L	$0.00	$0.00	Sun Valley	NA				
12 217005201053	FARMER DAVID L	$0.00	$0.00	Sun Valley	NA				
12 217005201046	HAMAN HOLLY F & HAMAN CHARLES E	$0.00	$0.00	Sun Valley	NA				
12 217005201038	DELANEY FAMILY TRUST THE	$0.00	$0.00	Sun Valley	NA				
12 217005201020	LEBAR MICHAEL L & JUDITH E	$0.00	$0.00	Sun Valley	NA				
12 217005201012	CHANDRASEKARAN SIVARAM & GOVINDARAJAN SUDHA	$0.00	$0.00	Sun Valley	NA				
12 217005201095	GIBBONS GERALD C JR	$0.00	$0.00	Sun Valley	NA				
12 217005201103	WINKLER SCOTT M & SUSAN A	$0.00	$0.00	Sun Valley	NA				
12 217005201111	SCHEINFELD HAROLD & ANDREA	$0.00	$0.00	Sun Valley	NA				
12 217005201129	GHAZANFAR NAIRA R	$0.00	$0.00	Sun Valley	NA				
12 217005201137	LU CUIWEI	$0.00	$0.00	Sun Valley	NA				
12 217005201145	ITO TSUTOMU ITO CHIZUKO	$0.00	$0.00	Sun Valley	NA				
12 217005201004	DI MARCO GIACOMO ET AL TRUSTEE	$0.00	$0.00	Sun Valley	NA				
12 217005200998	DIALLO KARIDIA & SOME SANATIANINALAURE	$0.00	$0.00	Sun Valley	NA				
12 217005200980	WOOD MICHAEL LEE JR	$0.00	$0.00	Sun Valley	NA				
12 217005200972	BRANAN SARA E	$0.00	$0.00	Sun Valley	NA				
12 217005200931	BROHM ANNA LEAH & GARAY CHRISTIAN A	$0.00	$0.00	Sun Valley	NA				
12 217005200949	TOUIR MAATALLAH & LAMMARI FARIDA	$0.00	$0.00	Sun Valley	NA				
12 217005200956	TAPIE ANTHONY ALAN	$0.00	$0.00	Sun Valley	NA				
12 217005200964	DIAZ ARTURO J JR	$0.00	$0.00	Sun Valley	NA				
12 217005200709	NIE JUNGE	$0.00	$0.00	Sun Valley	NA				
12 217005200691	THAKUR ALAKH N	$0.00	$0.00	Sun Valley	NA				
12 217005200683	MISBACH WILLIAM C & MISBACH INDIRA	$0.00	$0.00	Sun Valley	NA				
12 217005200675	SAHNI GAGANBIR S & SINGH RAVINDER BIR	$0.00	$0.00	Sun Valley	NA				
12 217005200667	BRUENING JOHN J	$0.00	$0.00	Sun Valley	NA				
12 217005200659	SARDANA BRAHM & SARDANA MEERA	$0.00	$0.00	Sun Valley	NA				
12 217005200923	FAUCETT JENNIFER D	$0.00	$0.00	Sun Valley	NA				
12 217005200915	SRINIVASAN MALARVIZHI & SRINIVASAN SANTHANA	$0.00	$0.00	Sun Valley	NA				
12 217005200907	MISHRA VIVEK	$0.00	$0.00	Sun Valley	NA				
12 217005200899	NICHOLS BYRON M	$0.00	$0.00	Sun Valley	NA				
12 217005200881	BIASUTTO DANIELA V & EMILIO A	$0.00	$0.00	Sun Valley	NA				
12 217005200873	ALHABBAL AHMAD M	$0.00	$0.00	Sun Valley	NA				
12 217005200790	RAJU ARUN	$0.00	$0.00	Sun Valley	NA				
12 217005200808	HOERL JEFFREY J & KATHERINE	$0.00	$0.00	Sun Valley	NA				
12 217005200816	PAUL PROBIR K & REBA	$0.00	$0.00	Sun Valley	NA				
12 217005200824	KARIMI PARVIN D	$0.00	$0.00	Sun Valley	NA				
12 217005200832	GARCIA CARINA ESTER & RECHACH JUAN PABLO	$0.00	$0.00	Sun Valley	NA				
12 217005200840	HERBST MATTHEW B	$0.00	$0.00	Sun Valley	NA				
12 217005200857	HERNANDEZ FELIPE & TELLEZ DEHERNANDEZ ELVIRA	$0.00	$0.00	Sun Valley	NA				
12 217005200865	PEARSON SANDRA F	$0.00	$0.00	Sun Valley	NA				
12 217005200717	HANSELMAN LENORE J	$0.00	$0.00	Sun Valley	NA				
12 217005200725	DOUGLAS FRANK D	$0.00	$0.00	Sun Valley	NA				
12 217005200733	ZELLEY ELIZABETH A	$0.00	$0.00	Sun Valley	NA				
12 217005200741	KENNY LEON P	$0.00	$0.00	Sun Valley	NA				
12 217005200758	DAVIS CHARLOTTE R	$0.00	$0.00	Sun Valley	NA				
12 217005200766	HALL CASSONDRA A	$0.00	$0.00	Sun Valley	NA				
12 217005200774	KRISHNAMURTHY SHYAM M & NATARAJAN SATHYA	$0.00	$0.00	Sun Valley	NA				
12 217005200782	SCHLANGER JON	$0.00	$0.00	Sun Valley	NA				
12 217005200618	CITY OF ROSWELL	$0.00	$0.00	Sun Valley	NA				
12 217005200592	CREEKSIDE AT MANSELL TOWNHOME ASSOC INC	$0.00	$0.00	Sun Valley	NA				
12 217105201169	SULLIVAN EDWARD	$0.00	$0.00	Sun Valley	NA				
12 217105201177	YOO KWANG SOO & YOO IN YOUNG	$0.00	$0.00	Sun Valley	NA				
12 217105201185	AREVALO MARGARET	$0.00	$0.00	Sun Valley	NA				
11 217105201193	RMIEH MOTAZ	$0.00	$0.00	Sun Valley	NA				
12 217105201201	COSTA MARIA PAULA	$0.00	$0.00	Sun Valley	NA				
12 217105201219	RICHMOND HEATHER MAUREEN	$0.00	$0.00	Sun Valley	NA				

12 217105451228	ORR RYAN J & ORR SUSAN M	$0.00	$0.00	Sun Valley	NA				
12 217105451236	DONG SHI LIANG & HE SHU Z	$0.00	$0.00	Sun Valley	NA				
12 217105451244	ORPINE PROPERTIES INC	$0.00	$0.00	Sun Valley	NA				
12 217105451251	DAVID M BRADLEY REVOCABLE LIVING TRUST THE	$0.00	$0.00	Sun Valley	NA				
12 217105451269	BRITTO JANE F	$0.00	$0.00	Sun Valley	NA				
12 217105451277	SADAGHIANI FARVARDIN ET AL	$0.00	$0.00	Sun Valley	NA				
12 217105451285	MOVVA SRIDHAR & RAMASAILAJA PUTTAGUNTA	$0.00	$0.00	Sun Valley	NA				
12 217105451293	MERCER PATRICIA NELSON	$0.00	$0.00	Sun Valley	NA				
12 217105451301	MESHMAN GRIGORIY	$0.00	$0.00	Sun Valley	NA				
12 217105451319	GUTKE STEVEN W	$0.00	$0.00	Sun Valley	NA				
12 217105451327	ENGIDA MIKIAS & ABEBE ALEMTSEHAY	$0.00	$0.00	Sun Valley	NA				
12 217105451335	DONALD CHAD W & LAURIE E	$0.00	$0.00	Sun Valley	NA				
12 217105451343	SIE AUNG & YI THAIR SU	$0.00	$0.00	Sun Valley	NA				
12 217105451350	LOTH SUSAN L	$0.00	$0.00	Sun Valley	NA				
12 217105451368	EALY KIMBERLY R	$0.00	$0.00	Sun Valley	NA				
12 217105451376	TILLEY JANN E	$0.00	$0.00	Sun Valley	NA				
12 217105451384	KESKI TOLGA	$0.00	$0.00	Sun Valley	NA				
12 217105451392	JOSHI HRISHIKESH K	$0.00	$0.00	Sun Valley	NA				
12 217105451400	BRUST ROSEANN & WILLIAM J	$0.00	$0.00	Sun Valley	NA				
12 217105451418	VON WERDER REGINA	$0.00	$0.00	Sun Valley	NA				
12 217105451426	BATEMAN WILLIAM M	$0.00	$0.00	Sun Valley	NA				
12 217105451434	WILSON RONALD K & GLEADALL ROBERT	$0.00	$0.00	Sun Valley	NA				
12 217105451442	LAFAYETTE GLADSTONE G	$0.00	$0.00	Sun Valley	NA				
12 226005450511	LIN CHIH SHENG & LEE WAN PING	$0.00	$0.00	Sun Valley	NA				
12 226005450529	YANG YU TRUST THE	$0.00	$0.00	Sun Valley	NA				
12 226005450537	TRIFANESCU OVIDIU NICULESCU MIHAELA	$0.00	$0.00	Sun Valley	NA				
12 226005450545	EBERLY RACHIEL RUIZ	$0.00	$0.00	Sun Valley	NA				
12 226005450552	GUERRERO SHERILYN M	$0.00	$0.00	Sun Valley	NA				
12 226005450560	DENNING JOHN W & TAMARA A	$0.00	$0.00	Sun Valley	NA				
12 226005450578	GALVIS CARLOS	$0.00	$0.00	Sun Valley	NA				
12 226005450586	OSTOS MARIET A	$0.00	$0.00	Sun Valley	NA				
12 226005450594	ERSERGIN ERCAN	$0.00	$0.00	Sun Valley	NA				
12 226005450602	MANIMALETHU JACOB & MANIMALETHU SHIRLY	$0.00	$0.00	Sun Valley	NA				
12 226005450610	SHEFFIELD RICHARD G	$0.00	$0.00	Sun Valley	NA				
12 226005450628	2705 TIMBERCREEK CIRCLE LLC	$0.00	$0.00	Sun Valley	NA				
12 226005450636	HAYDEN MARGE D	$0.00	$0.00	Sun Valley	NA				
12 226005450644	RUTOLO SHERYL E	$0.00	$0.00	Sun Valley	NA				
12 226005450651	ARAD AFSHIN	$0.00	$0.00	Sun Valley	NA				
12 226005450669	MC ABEE AMANDA JANE	$0.00	$0.00	Sun Valley	NA				
12 226005450677	WILLIAMS ELAINE C	$0.00	$0.00	Sun Valley	NA				
12 217105451459	VALLEE JASON D VALLEE DEE F	$0.00	$0.00	Sun Valley	NA				
12 217105451467	VALLEE JASON D	$0.00	$0.00	Sun Valley	NA				
12 217105451475	HUGHES LAURA A	$0.00	$0.00	Sun Valley	NA				
12 217105451483	HERRON TERRI	$0.00	$0.00	Sun Valley	NA				
12 217105451491	HOOD CARRIE M	$0.00	$0.00	Sun Valley	NA				
12 217105451509	MITCHELL JOSEPH	$0.00	$0.00	Sun Valley	NA				
12 217105201516	PARAMESWARAN ARUN KUMAR	$0.00	$0.00	Sun Valley	NA				
12 217105201524	BHAT GOVIND K	$0.00	$0.00	Sun Valley	NA				
12 217105201532	MILLER TIMOTHY M	$0.00	$0.00	Sun Valley	NA				
12 217105201540	SEVEN DEBORAH L	$0.00	$0.00	Sun Valley	NA				
12 217105201557	MC MURRAY BETTY M	$0.00	$0.00	Sun Valley	NA				
12 217105451152	CREEKSIDE AT MANSELL TOWNHOME ASSOC INC	$0.00	$0.00	Sun Valley	NA				
12 226005450347	GOEL AAYUSH	$0.00	$0.00	Sun Valley	NA				
12 226005450354	BOLTON CHARLES B	$0.00	$0.00	Sun Valley	NA				
12 226005450362	CHERRY ROSALIND	$0.00	$0.00	Sun Valley	NA				
12 226005450370	HANCEY WES & CLARK SAMANTHA M	$0.00	$0.00	Sun Valley	NA				
12 226005450388	SIDIK FIROZE ET AL	$0.00	$0.00	Sun Valley	NA				
12 226005450396	KERNAN RICHARD M & PEGGY E	$0.00	$0.00	Sun Valley	NA				
12 226005450404	SECRETARY OF HOUSING & URBAN DEVELOPMENT	$0.00	$0.00	Sun Valley	NA				
12 226005450412	SEIBERT CELINA Z	$0.00	$0.00	Sun Valley	NA				
12 226005450420	RENGIFO HERMAN	$0.00	$0.00	Sun Valley	NA				
12 226005450438	HEPP BARBARA J	$0.00	$0.00	Sun Valley	NA				
12 226005450446	COCULLO DOMENIC & GAYLA R	$0.00	$0.00	Sun Valley	NA				
12 217105450741	CLEMENTS STEVE T	$0.00	$0.00	Sun Valley	NA				
12 217105450758	RICH SUELLEN M	$0.00	$0.00	Sun Valley	NA				
12 217105450766	SUTTON CYNTHIA	$0.00	$0.00	Sun Valley	NA				
12 217105450774	COTTERAL AARON	$0.00	$0.00	Sun Valley	NA				
12 217105450782	SUBRAMANIAN RAMASWAMY & RAMASWAMY PADMA	$0.00	$0.00	Sun Valley	NA				
12 217105450790	SULEGAI RAJSHREE	$0.00	$0.00	Sun Valley	NA				
12 217105200807	FRANK STUART M	$0.00	$0.00	Sun Valley	NA				
12 217105200815	HERITAGE SELECT HOMES LLC	$0.00	$0.00	Sun Valley	NA				
12 217105200823	TUCKER FRANKLIN & DAYATRA N	$0.00	$0.00	Sun Valley	NA				
12 217105200831	DECKER NICOLE & DECKER MARK F JR	$0.00	$0.00	Sun Valley	NA				
12 217105200849	LEPORE STEPHEN L	$0.00	$0.00	Sun Valley	NA				
12 217105200856	ASSEFA OLLANA Y & WONDEMAGEGNEHU TAYE H	$0.00	$0.00	Sun Valley	NA				
12 217105451145	PIPER JOHN	$0.00	$0.00	Sun Valley	NA				
12 217105451137	FIORENTINO MARIE	$0.00	$0.00	Sun Valley	NA				
12 217105451129	FREDERICK JOSNIE M & FREDERICK MELVIN A	$0.00	$0.00	Sun Valley	NA				
12 217105201110	EPPS STACEY ANDERSON	$0.00	$0.00	Sun Valley	NA				
12 217105201102	PARHAM GLENDA L	$0.00	$0.00	Sun Valley	NA				
12 217105201094	GUARDADO AMILCAR E	$0.00	$0.00	Sun Valley	NA				
12 217105451038	KAMINSKY GWEN R	$0.00	$0.00	Sun Valley	NA				
12 217105451046	CAMDEN MANAGEMENT LLC	$0.00	$0.00	Sun Valley	NA				
12 217105451053	CASE NELSON HARRY III FISCHER STEPHANIE	$0.00	$0.00	Sun Valley	NA				
12 217105201086	JOSEPHER LORI	$0.00	$0.00	Sun Valley	NA				

12 217105201078	WELLS RUTH	$0.00	$0.00	Sun Valley	NA				
12 217105201060	KEARNEY DELORAS M	$0.00	$0.00	Sun Valley	NA				
12 217105200864	FENNELL ERNEST A	$0.00	$0.00	Sun Valley	NA				
12 217105200872	OAKMAN ELAINE	$0.00	$0.00	Sun Valley	NA				
12 217105200880	LACKEY DIONNE	$0.00	$0.00	Sun Valley	NA				
12 217105200898	FAINTICH ROBYN	$0.00	$0.00	Sun Valley	NA				
12 217105200906	KERR CASEY	$0.00	$0.00	Sun Valley	NA				
12 217105200914	WELTY MACIA & WELTY CHRISTOPHER JOSEPH	$0.00	$0.00	Sun Valley	NA				
12 217105200922	WESTBELD KIRK J & AMBUJA S	$0.00	$0.00	Sun Valley	NA				
12 217105200930	SHAW CHRISTOPHER D	$0.00	$0.00	Sun Valley	NA				
12 217105200948	KELLY MELISSA J	$0.00	$0.00	Sun Valley	NA				
12 217105200955	GOCH DAVID L	$0.00	$0.00	Sun Valley	NA				
12 217105200963	WILLIAMS MICHELLE T	$0.00	$0.00	Sun Valley	NA				
12 217105450972	EDMONDS D LYNNE	$0.00	$0.00	Sun Valley	NA				
12 217105450980	SHMERLING CATHY	$0.00	$0.00	Sun Valley	NA				
12 217105450998	URIELL MARK WAYNE	$0.00	$0.00	Sun Valley	NA				
12 217105451004	BRAGA MARCO A	$0.00	$0.00	Sun Valley	NA				
12 217105451012	BROWN ERIN SHEA	$0.00	$0.00	Sun Valley	NA				
12 217105451020	BURDETT LAUREN E	$0.00	$0.00	Sun Valley	NA				
12 217105200377	CREEKSIDE AT MANSELL TOWNHOME ASSOC INC	$0.00	$0.00	Sun Valley	NA				
12 217105450261	BUILDERS CAPITAL LLC	$0.00	$0.00	Sun Valley	NA				
12 217105450253	DOBSON LORI & KASPER ROBERT	$0.00	$0.00	Sun Valley	NA				
12 217105450246	MABREY JOSEPH CLARK	$0.00	$0.00	Sun Valley	NA				
12 217105450238	BURWICK MICHAEL D	$0.00	$0.00	Sun Valley	NA				
12 217105450220	MILLER LAURA M & BASSLER JOHN	$0.00	$0.00	Sun Valley	NA				
12 217105450212	GO NOEL VINCENT O	$0.00	$0.00	Sun Valley	NA				
12 217105450204	ABRAMS EILEEN L	$0.00	$0.00	Sun Valley	NA				
12 217105450196	AGEE JASON S	$0.00	$0.00	Sun Valley	NA				
12 217105450188	BLACKMAN REBECCA	$0.00	$0.00	Sun Valley	NA				
12 217105450170	MURPHY CARRIE J	$0.00	$0.00	Sun Valley	NA				
12 217105450162	ZUNIGA HAROLD & CARMEN QUINTERO	$0.00	$0.00	Sun Valley	NA				
12 217105450154	BREWTON ANTHONY W	$0.00	$0.00	Sun Valley	NA				
12 217105450147	ETHERIDGE JASON	$0.00	$0.00	Sun Valley	NA				
12 217105450139	SAHOO JAYANT K & PATNAIK NIBEDITA	$0.00	$0.00	Sun Valley	NA				
12 217105450121	UZZELL KRISTIN	$0.00	$0.00	Sun Valley	NA				
12 217105450113	DEPALMA SUE	$0.00	$0.00	Sun Valley	NA				
12 217105450105	WIGGLETON GREGORY W	$0.00	$0.00	Sun Valley	NA				
12 217105450097	MC FARRON RAE	$0.00	$0.00	Sun Valley	NA				
12 217105200088	MANDULA VAMSI & KOSSIREDDI VENKATA ARCHANA	$0.00	$0.00	Sun Valley	NA				
12 217105200070	MACK BRANDEE	$0.00	$0.00	Sun Valley	NA				
12 217105200062	ROBERTS JAMES E III	$0.00	$0.00	Sun Valley	NA				
12 217105200054	MC COY ALISHA	$0.00	$0.00	Sun Valley	NA				
12 217105200047	RADOSTA DOMINIC J & RADOSTA KARIN L	$0.00	$0.00	Sun Valley	NA				
12 217105200039	VOLPE CHRISTINA	$0.00	$0.00	Sun Valley	NA				
12 217105200021	TOURNAS BARBARA	$0.00	$0.00	Sun Valley	NA				
12 217105200013	KILGORE RAY M	$0.00	$0.00	Sun Valley	NA				
12 217105450279	PATEL MAHESHKUMAR C & JAYA	$0.00	$0.00	Sun Valley	NA				
12 217105450287	FISH ROBERT G III	$0.00	$0.00	Sun Valley	NA				
12 217105450295	WANG YONG	$0.00	$0.00	Sun Valley	NA				
12 217105450303	CHEUNG MAN CHUN & KAM TONG	$0.00	$0.00	Sun Valley	NA				
12 217105450311	WALKER SONYA	$0.00	$0.00	Sun Valley	NA				
12 217105200328	CAUTHEN WADE N & SUSAN E	$0.00	$0.00	Sun Valley	NA				
12 217105200336	HALIM SARAH ET AL	$0.00	$0.00	Sun Valley	NA				
12 217105200344	ALEXANDER HANNY	$0.00	$0.00	Sun Valley	NA				
12 217105200351	VANEGAS JANET E	$0.00	$0.00	Sun Valley	NA				
12 217105200369	KASHER JEFFREY T & JORI	$0.00	$0.00	Sun Valley	NA				
12 217105200385	CREEKSIDE AT MANSELL TOWNHOME ASSOC INC	$0.00	$0.00	Sun Valley	NA				
12 217105200393	MORENO CONCEPCION	$0.00	$0.00	Sun Valley	NA				
12 217105200401	BEVAN DEBRA JO	$0.00	$0.00	Sun Valley	NA				
12 217105200419	BUNN ROBERT P	$0.00	$0.00	Sun Valley	NA				
12 217105200732	CREEKSIDE AT MANSELL TOWNHOME ASSOCIATION INC	$0.00	$0.00	Sun Valley	NA				
12 217105200716	THOMAS ROBERT G JR ET AL	$0.00	$0.00	Sun Valley	NA				
12 217105200708	BJORKMAN SUSAN P	$0.00	$0.00	Sun Valley	NA				
12 217105200690	DAVIS CYNTHIA C	$0.00	$0.00	Sun Valley	NA				
12 217105200682	BETHUNE KATHLEEN R	$0.00	$0.00	Sun Valley	NA				
12 217105200674	PEREZ JOSE F	$0.00	$0.00	Sun Valley	NA				
12 217105200666	CECLU ALEXANDRU	$0.00	$0.00	Sun Valley	NA				
12 217105200427	DISIMONE DEBRA	$0.00	$0.00	Sun Valley	NA				
12 217105200435	DICKERSON SARAH	$0.00	$0.00	Sun Valley	NA				
12 217105200443	HEIL SCOTT L	$0.00	$0.00	Sun Valley	NA				
12 217105200450	JOHNSON KAYENDA T	$0.00	$0.00	Sun Valley	NA				
12 217105200468	GHUMAN SATENDER	$0.00	$0.00	Sun Valley	NA				
12 217105200476	DOTY KAREN MARIE	$0.00	$0.00	Sun Valley	NA				
12 217105200484	OHANA ELIZABETH A	$0.00	$0.00	Sun Valley	NA				
12 217105200492	TILLEY JANN E	$0.00	$0.00	Sun Valley	NA				
12 217105200500	DUNN KELLY	$0.00	$0.00	Sun Valley	NA				
12 217105200658	PAREDES VICTOR SANTIAGO & PAREDES ANA DELIA	$0.00	$0.00	Sun Valley	NA				
12 217105200641	LOPEZ MARIA PEREIRA	$0.00	$0.00	Sun Valley	NA				
12 217105200633	COLLINS JIMMY WAYNE JR	$0.00	$0.00	Sun Valley	NA				
12 217105200625	FISCHER URIEL	$0.00	$0.00	Sun Valley	NA				
12 217105200617	WALLACE JENNIFER ELIZABETH	$0.00	$0.00	Sun Valley	NA				
12 217105200609	HOWARD SHELLEY R	$0.00	$0.00	Sun Valley	NA				
12 217105200518	OLIVER MARGIE MEEKS	$0.00	$0.00	Sun Valley	NA				
12 217105200526	REID LEKISHA & REID ANDRE	$0.00	$0.00	Sun Valley	NA				
12 217105200534	BYRD CHRIS	$0.00	$0.00	Sun Valley	NA				

12 217105200542	CHEN TONG ET AL	$0.00	$0.00	Sun Valley	NA				
12 217105200559	HARRIS RICHARD J	$0.00	$0.00	Sun Valley	NA				
12 217105200567	DESAI PRAFULLABALA & ARJUN	$0.00	$0.00	Sun Valley	NA				
12 226005450453	VAN DER MERWE GERTRUIDA	$0.00	$0.00	Sun Valley	NA				
12 226005450461	MOSTOFISALEHI MEHDI & NOURISHIRAZI FARAH	$0.00	$0.00	Sun Valley	NA				
12 226005450479	WEBB CAROL	$0.00	$0.00	Sun Valley	NA				
12 226005450487	DENDY FRED H III	$0.00	$0.00	Sun Valley	NA				
12 226005450495	CHIC BENNY	$0.00	$0.00	Sun Valley	NA				
12 226005450503	MORENO ALICIA	$0.00	$0.00	Sun Valley	NA				
12 226005450685	CREEKSIDE AT MANSELL TOWNHOME ASSOCIATION INC	$0.00	$0.00	Sun Valley	NA				
12 297108550309	SOLASKI JOSEPH B	$0.00	$0.00	Preston Ridge	NA				
21 557011060212	WINDWARD MARKET CORP	$0.00	$0.00	Windward	NA				
21 557010490238	MFREVF II WINDWARD LLC	$0.00	$0.00	Windward	NA				
12 270007500097	GARDNER DRIVE L L C	$0.00	$0.00	WestSide	NA				
12 271007510367	AMLI RESIDENTIAL L P	$0.00	$0.00	WestSide	NA				
12 285108050735	JW HOMES LLC	$0.00	$0.00	WestSide	NA				NA
12 285108050750	JW HOMES LLC	$0.00	$0.00	WestSide	NA				NA
12 285108050495	CARTER CHESTENE M	$0.00	$0.00	WestSide	NA				NA
12 285108050610	ANDERSON DOROTHY	$0.00	$0.00	WestSide	NA				NA
12 285108050537	CLEAR SPRINGS BAPTIST CHURCH	$0.00	$0.00	WestSide	NA				NA
12 298008520186	CLEMENT LEILA M	$0.00	$0.00	WestSide	NA				NA
12 285008000485	PINEVIEW CEMETERY ASSN LTD	$0.00	$0.00	WestSide	NA				NA
12 285008000418	GEORGIA POWER COMPANY TAX DEPT BIN 10120	$0.00	$0.00	WestSide	NA				NA
12 285008000434	GEORGIA POWER COMPANY TAX DEPT BIN 10120	$0.00	$0.00	WestSide	NA				NA
12 285008000160	GEORGIA POWER COMPANY TAX DEPT BIN 10120	$0.00	$0.00	WestSide	NA				NA
12 285108050743	NLB NORTHWINDS LLC	$0.00	$0.00	WestSide	NA				NA
12 285108050040	LI HELEN T	$0.00	$0.00	WestSide	NA				NA
12 285108050057	KALIFEH ANDY & SUSAN	$0.00	$0.00	WestSide	NA				NA
12 285108000573	ST JAMES UNITED METHODIST CHURCH INC	$0.00	$0.00	WestSide	NA				NA
12 285008000194	ANDERSON DOROTHY MAE	$0.00	$0.00	WestSide	NA				NA
12 247006430278	BELLSOUTH TELECOMMUNICATION INC	$0.00	$0.00	Hembree	NA				
12 217005060491	ALDERWOODS GEORGIA INC	$0.00	$0.00	Hwy 9	NA				
12 284208010111	FULTON COUNTY BOARD OF EDUCATION	$0.00	$0.00	WestSide	NA				
OVERVIEW OF ADDED PARCELS									
Total Revenue-Generating Properties	**Consenting Owners / Total Owners**	**Owner Percentage (Need at least 51%)**	**Percentage of Assessed Value Consenting (Need at least 75%)**	**Total Assessed Value**	**Total CID Value**				
19	12 Consenting Owners / 23 Total Owners	52.17%	75.00%	$57,962,000.00	**$173,886.00**				
				5 Year Total	**$869,430.00**				

RESOLUTION
OF THE
ALPHARETTA CITY COUNCIL
CONSENTING TO EXPANSION OF
NORTH FULTON COMMUNITY IMPROVEMENT DISTRICT

WHEREAS, by Act of the Legislature, 1987 Ga. L. 5460, as amended, the Georgia Legislature enacted the Fulton County Community Improvement Districts Act; and

WHEREAS, pursuant to said Act, the North Fulton Community Improvement District (hereinafter "CID") was created by Resolution of the Fulton County Commission, the City of Alpharetta, and the City of Roswell in 2003; and

WHEREAS, a majority of the owners of real property within a proposed expansion area, as attached hereto, which will be subject to taxes, fees, and assessments levied by the District Board, have consented in writing to their inclusion into the CID; and

WHEREAS, the owners of real property within the proposed expansion area of the CID which constitutes at least 75% by value of all real property within said expansion area which will be subject to taxes, fees and assessments levied by the District Board, according to the most recent approved Fulton County ad valorem tax digest, have consented in writing to their inclusion into the CID; and

WHEREAS, the Alpharetta City Council has determined that the expansion of the CID would promote the provision of governmental services and facilities within said District; and

WHEREAS, the Alpharetta City Council has determined that the expansion of the CID would be in the best interest of the citizens of the City of Alpharetta.

NOW, THEREFORE, BE IT RESOLVED, that the City of Alpharetta consents to the expansion of the boundaries of the North Fulton Community Improvement District as attached hereto.

PASSED AND ADOPTED by the Alpharetta City Council, Georgia this ____ day of _____, 2017.

_____
Mayor

ATTEST:

_____
City Clerk

North Fulton CID Boundary

April 2017

- Existing CID Boundary
- Proposed Revenue Expansion
- Proposed Non-Revenue Expansion

Milton

Alpharetta

Roswell

Johns Creek

400

Windward Parkway

Webb Bridge Road

Academy Street

Rucker Road

Westside Parkway

Old Milton Parkway

S. Main Street

Haynes Bridge Road

Hembree Road

North Point Parkway

Highway 9

Old Roswell Road

Encore Parkway

Mansell Road

Big Creek Greenway

Lake Windward

Foe Killer Creek

Sandy Creek

Cameron Creek

NORTH FULTON
COMMUNITY IMPROVEMENT DISTRICT

City Council Meeting and Public Hearing
STAFF REPORT

Submitting Department: Public Works
Submitted By:
Meeting Date: May 22, 2017

I. AGENDA ITEM TITLE:

JANITORIAL SERVICES FOR CITY FACILITIES, RFP 17-113

II. RECOMMENDATION:

Please award RFP 17-113 to American Facility Service for the janitorial service of City Facilities in the amount of $103,906.49, including the Innovation Center Building, Public Works Building, Police Headquarters, Detention/CID, Evidence Building, Parks Administrative Building, City Hall at City Center, City Center - Brooke St. Park Restrooms and Parking Deck Restrooms, in the amount of $99,653.04, and annual floor care for Fire Stations 1-4 in the amount of $4,253.45; and authorize the Mayor to execute all necessary documents.

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: $103,906.49
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Janitorial Services for City Facilities (multiple accounts)	$103,906.49

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
-	$0.00

IV. REPORT IN BRIEF:

The award of this Request for Proposal is for Janitorial Services, including, but not limited to, the furnishing of all professional services, labor, materials, and certain supplies necessary for the cleaning of the City's Facilities. The City Facilities included in this request is the Innovation Center Building, Public Works Building, Police Headquarters, Detention/CID, Evidence Building, Parks Administrative Building, City Hall at City Center, City Center - Brooke St. Park restrooms and parking Deck Restrooms, and annual floor care at Fire Stations 1-4. Fire Stations 5 and 6 have an epoxy floor that is cleaned by sweeping/moping the floor. These tasks are accomplished by the firefighters on duty. Fire Stations 1-4 have floors that require them to be stripped of the wax on the flooring and then a wax reapplied. These tasks are performed quarterly.These specified services throughout include, but are not limited to, all office space, lobbies, corridors, basement areas, stairways, restrooms, passageways, service and utility areas, elevator cabs, and all areas in the buildings with the exception of garage areas, mechanical rooms, or hazardous material areas.

The current City Facility Janitorial Contract expires on June 30, 2017.

A Request for Qualifications (RFQ) was prepared by an Evaluation Committee including a representative from the Public Works, Public Safety, and Finance Departments. There were a total of six firms that submitted their qualifications. The responding firms were then shortlisted subject to the criteria contained within the RFQ and a Request for Proposals (RFP 17-113) was issued to the shortlisted firms in April 2017.Specifically, the RFP was made available to the following shortlisted firms: American Facility Services, Building Maintenance Services, and Intercontinental Commercial Services.

The City received RFP proposals from two of the shortlisted firms: American Facility Services and Building Maintenance Services. The Evaluation Committee met May 1, 2017, to tabulate the overall scores. Each proposal was evaluated based on a two-step process (step 1 = project and team capabilities; step 2 = interviews/cost). Step 1 evaluation included the following: comparable experience (35%), project team (20%), approach to project (42%), and local vendor preference (3%). The resulting scores were as follows (rating of 1 to 5 with 5 being the highest):

1. American Facility Services (3.76)
2. Building Maintenance Services (3.50)

The Step 2 evaluation occurred on May 8, 2017 and included the following: interview (60%) and cost (40%). The resulting scores were as follows:

1. American Facility Services (4.05)

2. Building Maintenance Services (2.67)

The high scoring firm, American Facility Services, is our current janitorial provider for City facilities. American Facility Service has recognized that the quality of service that they provide could improve; therefore, if they are awarded the contract, they have agreed to completely clean all the carpet and strip all Vinyl Composition Tile flooring in all of the facilities within the first 30 days, at no cost to the City. They have also agreed to provide the City with all new cleaning equipment, including new vaccuums, brooms, mops, and dusting equipment, to be used in our facilities. In addition to these changes, they have implemented a new standard that the Q/A Manager will do weekly inspections of the facilities to ensure that they quality of service is to standard. Therefore, staff recommends award of RFP 17-113 Janitorial Services for City Facilities to American Facility Services.

V. ALTERNATIVES:

VI. ATTACHMENTS:

Cost Proposal for RFP 17-113

SECTION 5: COST PROPOSAL

Janitorial Services bid for each location shall be priced for the entire year (12 months of service) including all services in Section 3.4 Scope of Services and included specifications for each location. That includes all services scheduled for daily, twice weekly, weekly, every two weeks, monthly, and quarterly service to maintain and present a consistently clean appearance.

The undersigned bidder agrees and understands that these bid prices shall be guaranteed for at least the first two years of any awarded contract.

Invoicing for all facilities except the Fire Stations, will be in equal monthly amounts or (= proposed cost ÷ 12). Quarterly and annual floor service for Fire Stations will be invoiced upon completion of each.

Line Item	Location	Annual Cost All Services (12 Months)
1	Innovation Center	$ 4,888.80
2	Public Works	$ 12,117.24
3	Police Headquarters	$ 25,817.52
4	Detention/CID	$ 4,784.04
5	Evidence Building	$ 2,328.00
6	Parks Admin Office	$ 1,117.44
7	City Hall at City Center	$ 46,200.00
8	City Center; Brooke St. Park Restrooms Only	$ 1,200.00
9	City Center; Parking Deck Restrooms Only	$ 1,200.00
GRAND TOTAL PER YEAR FOR FACILITIES LINES 1 - 9 ONLY		**$ 99,653.04**
10	Fire Station 1 *	$ 1,211.53
11	Fire Station 2 *	$ 698.40
12	Fire Station 3 *	$ 1,171.76
13	Fire Station 4 *	$ 1,171.76
GRAND TOTAL PER YEAR FOR FIRE STATIONS LINES 10 - 13 QUARTERLY AND ANNUAL FLOOR CARE ONLY		**$ 4,253.45**
Janitorial services cost per additional square foot for facility additions		$ **0.05**

Note any other factors that may affect cost for any new facility additions:

Award will consider price, but price will not be the sole, determining factor.

Instructions for submitting Cost Proposal: One (1) Hard Original copy marked "Original" with original signatures shall be submitted in a separate, sealed opaque envelope within the sealed proposal package. See *Section 3.0, #7 Cost Proposal and Proposal Price Certification* for complete submittal directions.

Proposal Price Certification

In compliance with Section 3 Scope of Project/Specifications, the undersigned offers and agrees that if this Proposal is accepted by the City Council within one hundred twenty (120) days of the date of RFP Response (Proposal) Due Date/Time, that the undersigned will furnish any or all of the deliverables upon which prices are quoted, at the price set opposite each, to the designated point(s) within the time specified.

COMPANY American Facility Services, Inc.

ADDRESS 1325 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004

AUTHORIZED SIGNATURE(S) Harold Angel

PRINT / TYPE NAME(S) AND TITLE(S) Harold Angel, Vice President

CONTACT INFO: PHONE NUMBER 770-740-1613

CONTACT INFO: E-MAIL ADDRESS anugent@amfacility.com

City Council Meeting and Public Hearing
STAFF REPORT

Submitting Department: Administration
Submitted By: James Drinkard
Meeting Date: May 22, 2017

I. AGENDA ITEM TITLE: DOWNTOWN SHUTTLE / TROLLEY PILOT PROGRAM

II. RECOMMENDATION:

As City Solutions LLC is the low bidder, should City Council choose to move forward with the establishment of a pilot / proof of concept shuttle program to serve Downtown Alpharetta, it is Staff's recommendation that the contract for such service be awarded to City Solutions LLC.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST: COST OF CITY SOLUTIONS LLC SERVICE $27,200
TOTAL OTHER COSTS (SIGNAGE, ETC.) $ 1,000

TOTAL PROJECTED COST $28,200

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

During the May 15, 2017 City Council Meeting a workshop was held to discuss the concept of establishing a shuttle service to provide connections between key public parking areas and the main business district of Downtown Alpharetta. The primary immediate motivation for provision of such a service was identified as giving support to Downtown Alpharetta businesses that may be negatively impacted due to construction in the district, especially that occurring on the City Center Site, negatively impacting pedestrian flow between parking areas and businesses.

At the conclusion of the workshop, the general consensus of City Council was to explore the potential for launching a pilot program that could be used to gauge usage of a shuttle and its impacts on Downtown businesses.

Based upon that interest, Staff contacted vendors to request Letters of Interest for providing services for the pilot program. Vendors were asked to respond by Friday, May 19 based upon the following operational parameters.

Total Pilot Program Period 56 Calendar Days
Service Days Per Week 4 (Thursday - Sunday)
Total Service Days In Period 32
Total Service Hours Per Day 8

Two vendors, both of which are Alpharetta-based, provided response by the deadline, Aspen Limousines and City Solutions LLC. These vendor's propose significantly different approaches to the pilot program, and their pricing was separated by only $2,503.

While City Solutions LLC offered the lower price, it is noted that their solution would require that the City provide a location within the existing public parking garage for the parking and charging of their two electric vehicles. They do plan to offer a smartphone app that would allow patrons to request a ride and to easily track the current location of the shuttles in relation to pickup / drop-off points; however, the app is currently in beta testing.

V. ALTERNATIVES:

VI. ATTACHMENTS:

LOI - City Solutions, LOI - Aspen Limousines

City Solutions, LLC
1170 Haynes Bridge Road
Suite 205-382
Alpharetta GA 30009

May 19, 2017

James Drinkard
Assistant City Administrator
City of Alpharetta
2 Park Plaza
Alpharetta GA 30009

RE: Letter of Intent to provide temporary transportation services with Polaris GEM Cars for a 56 day period (32 actual operating days) in the City Center of Alpharetta. This service will include a technology package that can be enhanced as the shuttle service develops or expands past the Pilot Program period. We plan to deploy an introductory technology package during the initial pilot phase to allow for business and customer input prior to full release. Examples of features will be – request a ride feature, shuttle tracking and locator service, social media sharing, and location of available parking.

Dear Mr. Drinkard,

We are pleased to present a Letter of Intent to you for transportation services for the City Center of Alpharetta. Our operating brand, Easy Ride Alpharetta, will boast a "free ride" at the sponsorship of the City of Alpharetta. We look forward to providing the best technology and transportation services available for the City of Alpharetta. Our hope is that we can grow the services into a larger service area connecting multi points of "mixed-use" developments and reducing the traffic between these points of destination. The Easy Ride Alpharetta service is beyond a free ride between two points, it's an experience to enjoy an eco-friendly ride through the city while connecting through technology and sharing that fun filled moment with friends on social media. We'd enjoy the opportunity to share our program with you in greater detail. Please find below the highlights of the Intent for your pilot program.

Branded Name:	Easy Ride Alpharetta
Operator:	Jeremy Scott (an Alpharetta resident with 16 years' experience in the parking and transportation industry with AmeriPark)
Shuttles:	2 x 6 passenger Polaris GEM Electric Car (see attached photos). These two cars are both 100% electric, zero-emission vehicles.
Operating Hours:	8-week trial program, 8 hours of operation a day. Initial plans project days/hours of operation as Thursday-Sunday (Lunch 11:30am-1:30pm)

(Evening 4-10pm). Lunch service is one shuttle, Evening service or "peak" hours with two shuttles running. Exact days and hours of operation can be refined and adjusted based on meeting anticipated demand for city activities while complying with operational parameters of the pilot program.

Service Area: City to provide a defined route of service in the downtown corridor with multiple designated stops of service points. The City is responsible for any additional signage along the route for public awareness of route and stops. Additionally, the City will provide space within the parking garage for storage and charging of vehicles.

Costs: 8-week program includes 32 days or operation.
$27,200

Operations: Easy Ride will provide all staffing and operational support which includes insurance coverage to operate the vehicles. Easy Ride will provide the two eco-friendly GEM Cars as detailed earlier.

Website: WWW. EASYRIDEGA.COM "COMING SOON'
We are happy to provide details of the program in an interactive demonstration session.

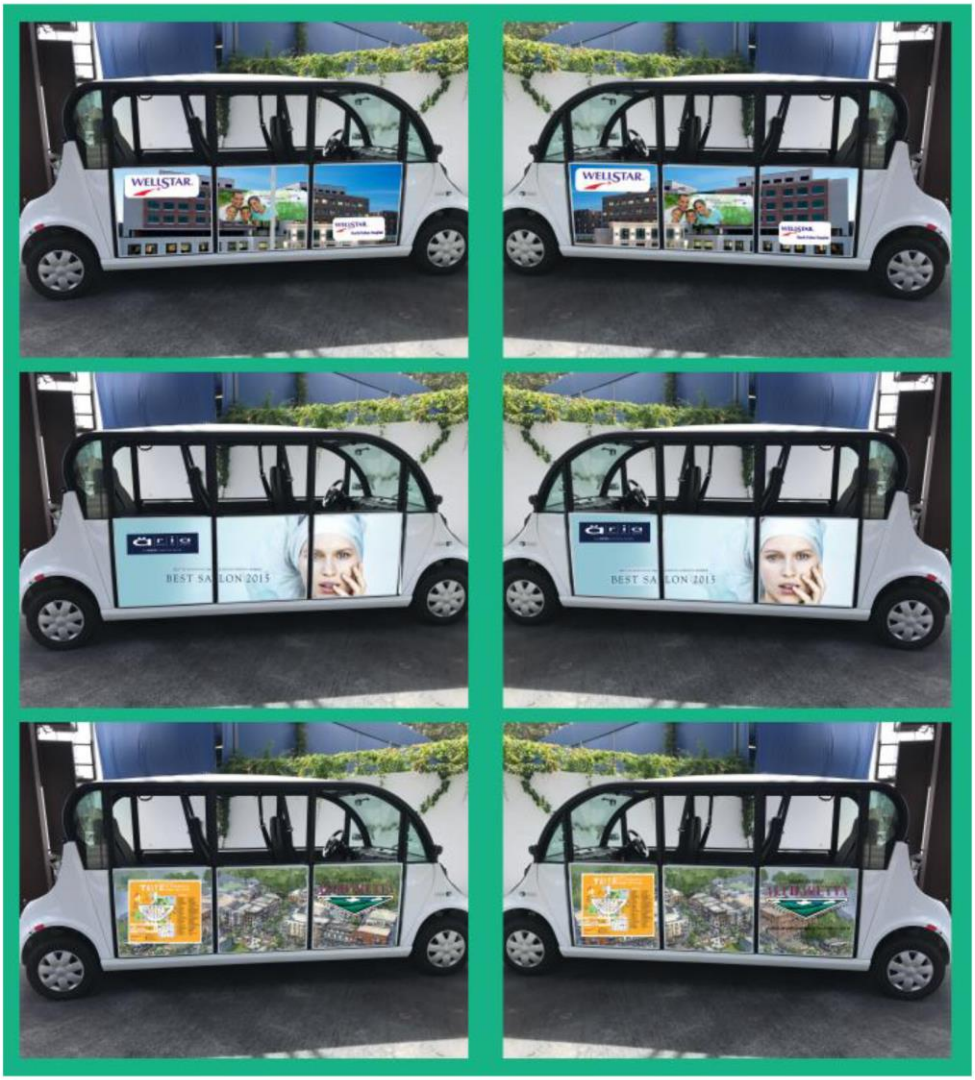
Smartphone App: The customized Alpharetta-specific application compatible for both iPhone and Android technology is currently in BETA. It will be a multi Feature- business and consumer friendly application providing value to the community. This allows a rider to download an APP, request a ride and visually see where the shuttles are located in their route.

We look forward to working with you and the City of Alpharetta to offer this exciting transportation and technology platform. We wanted to create a unique ride service that boasts eco-friendly ride, technology engagement, advertising for downtown businesses, and a fun social media integrated experience.

Thank you,

Jeremy Scott
City Solutions, LLC
Email: jscott@CitySolutionsLLC.com
Phone: 678-799-1910

EASY RIDE Alpharetta



ASPEN LIMOUSINES of ATLANTA LLC

A Full Service Transportation Company

Mark Z. Small, President & CEO
249 Milton Avenue, Alpharetta, Georgia 30009
(678) 464-3839, msmall@aspenlimoatlanta.com

SUBJECT: 32 Day PILOT Shuttle Transportation Proposal for the City of Alpharetta

Who Is Aspen Limousines of Atlanta?

Aspen Limousines of Atlanta (ALA), owned by Mark Z. Small, is a locally Alpharetta based, family owned and operated, full service transportation company which has access to some of the newest and most state-of-the-art vehicles from sedans to 56 passenger stage coaches. Formerly a first responder with the Mountain Park Volunteer Fire & Rescue Department for 4 years, Mr. Small is affiliated with the Alpharetta Business Association, member of the North Fulton Chamber of Commerce, a preferred transportation vendor for the Alpharetta Convention & Visitors Bureau, member of the North Georgia Wedding Alliance and a member of the Greater Atlanta Limousine Association, as well as an EAGLE SCOUT!

Defining ALA's Competitive Edge:

1.) ALA is 100% in tune with attention to detail, safety & making sure our clients/guests are more than happy upon boarding, during & after their experience with us. Known for our red carpet, velvet gate & club post and champagne bar staging, **ALA** creates the "jaw dropping WOW" experience.....that has its competition on their knees.

2.) ALA has seasoned, knowledgeable, experienced and well trained licensed Chauffeurs that have been thoroughly checked out by the Georgia Dept. of Public Safety.

3.) As the City of Alpharetta develops and grows and the demands for local transportation services increases, **ALA** will be right there to accommodate and meet its needs . Our pleasant & welcoming staff will help & assist your residents, visitors & guests throughout our expanding shuttle tour lines. They will be exposed to all of Alpharetta's historical & educational points of interest via our flush mounted large TV's, brochure handouts and even with our historically dressed models during various special events to help recreate the essence of the early 1900's.

4.) ALA not only has the latest, high tech custom built 14 passenger Mercedes Sprinter with blasting air conditioning systems and USB & electrical hook ups at each seated row, but, plans on adding a sister company called, **The Alpharetta Trolley Company**, which has already been incorporated in 2016 that will have a 35 passenger custom built trolley. Just like Woodstock, Marietta, Roswell and downtown Atlanta, Alpharetta will not only have its own trolley, but will have Georgia's FIRST official Trolley Museum.

5.) ALA will be transitioning it's software to merge and blend in with today's high tech world we live in. Our vision and goals will be to work with one of Alpharetta's own high tech firms to create an App that will allow everyone's cell phones to listen to a brief overall summary of each point of interest as the tour shuttle passes by them.

6.) **ALA** currently has an app* that is already active for residents can see exactly where the Shuttle is so they can know the ETA for their pick up.... .....*additional fee for service.

7.) **ALA** will always be open for suggestions, adapt to the City's constant changes as comment boxes will be reviewed on a daily basis with responses going back out to that guest who wrote it within 24 hour and is available 24/7 to the public at (678)359-2080.

PILOT Proposals in Stages

First Phase: **ALA** can implement an immediate "Quick Fix" for the City of Alpharetta by using our 14 passenger Mercedes Sprinter for the following days and hours:
Thursday, Friday & Saturday: 11:00 AM - 2:00 PM = 3 hours

5:00 - 10:00 PM = + 5 hours
Total Hours per day 8 hours

Hourly Rate: $89.95./hr plus fuel (4%), tax (7%) & gratuity (18%)= **$116.03/hr**
Daily Rate: **$928.24**
TOTAL 32 DAY PILOT PROGRAM COST: **$29,703.68**

Rates Include: drivers pay, personal door assistance upon each & every stop to ensure safety & provide the 1ST Class Southern Hospitality that The South is known for, cleaning fees, maintenance/repair fees & commercial liability insurance and security camera surveillance.

Route Details:

Cycles would take 10-20 minutes and consist of 2-7 stops.
Routes will be customized daily and be molded depending on trial & error, public demand and traffic patterns. The following is an example of a 7 Stop Route and would operate as follows:

- P1 (#1) to T3 (#2)
- T3 to Smoke Jacks (#3) - 2 car spaces need to be marked off for safe loading/unloading....."RESERVED FOR CITY SHUTTLE"
- Smoke Jacks to P2 (#4)
- P2 to P3 (#5)
- P3 to T2 (#6)
- T6 to UB4ME ally (#7)
- UB4ME to P1 (#1)

NOTICE TO PROCEED: At ANY TIME!

City Council Meeting and Public Hearing
STAFF REPORT

Submitting Department: Finance
Submitted By: Thomas Harris
Meeting Date: May 22, 2017

I. AGENDA ITEM TITLE: APPROVAL: RELEASE OF AN INDICATION OF INTEREST TO SOLICIT POTENTIAL PUBLIC / PRIVATE PARTNERSHIP IN THE DEVELOPMENT OF A PERFORMING ARTS CENTER

NOTE: THIS ITEM WAS TABLED BY CITY COUNCIL ON MONDAY, OCTOBER 24, 2016. IT MUST BE REMOVED FROM THE TABLE PRIOR TO DISCUSSION OR CONSIDERATION.

II. RECOMMENDATION:

Please approve the release of an Indication of Interest to solicit potential public/private partnership in the development of a Performing Arts Center.

III. REPORT IN BRIEF:

The City of Alpharetta, with the support of the Alpharetta Convention and Visitors Bureau (ACVB), engaged the firm of Johnson Consulting to study the market and feasibility of developing a Performing Arts Center in Alpharetta. Based on this study and discussions with the Executive Director of the Athens Classic Center, the City is considering the establishment of a public/private partnership for the development of a Performing Arts Center.

Attached is a draft of an Indication of Interest to solicit such potential partnership.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Performing Arts Center Indication of Interest Draft

CITY OF ALPHARETTA
INDICATION OF INTEREST (IOI)
(THIS IS NOT AN ORDER)

Finance Department
2 Park Plaza
Alpharetta, GA 30009
P: (678) 297-6052
F: (678) 297-6093
purchasing@alpharetta.ga.us

IOI TITLE: **PERFORMING ARTS CENTER INDICATION OF INTEREST**

IOI #: **17-1008**

IOI RESPONSE DUE DATE/TIME:

IOI ISSUE DATE:

NUMBER OF PAGES:

CONTACT INFORMATION

Procurement Agent and IOI Contact: Debora Westbrook

City of Alpharetta
Finance Department
Budget & Procurement Team
2 Park Plaza
Alpharetta, GA 30009

Phone: 678-297-6052
FAX: 678-297-6093
Email: purchasing@alpharetta.ga.us
Website: https://www.ebidexchange.com/alpharetta

INSTRUCTIONS TO CONTRACTORS CITY HALL HOURS OF OPERATION FOR RECEIPT OF DELIVERIES: MON-THURS 8:30 AM – 5:00 PM; FRI 8:30 AM – 4:30 PM

RETURN SEALED INDICATION OF INTEREST TO:

CITY OF ALPHARETTA
FINANCE DEPARTMENT
CITY HALL 1ST FLOOR GREETER STATION
2 PARK PLAZA
ALPHARETTA, GA 30009
ATTN: DEBORA WESTBROOK

EXTERIOR OF SEALED ENVELOPE/PACKAGE MUST NOTE:

Offeror's Name and Address
IOI Title & Number as noted on top of this page
IOI Due Date & Time as noted on top of this page
(or as may be changed by Official Written Addendum)

SPECIAL INSTRUCTIONS:

THIS PAGE MUST BE COMPETED, SIGNED, AND RETURNED WITH EACH RESPONSE

By signing and returning this form with an Indication of Interest, the authorized signer and represented firm have read, understand, and agree to information within this IOI:

Firm/Contractor Name:

Firm/Contractor Mailing Address:

Firm/Contractor Phone Number(s):

Firm/Contractor FAX Number(s):

Email Address for Contractor's Contact:

Authorized Contractor Signature:

Printed Name of Signer:

Contractor Federal I.D. Number:

Contractor DUNS Number:

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SCHEDULE OF EVENTS

EVENT	**DATE**
IOI Issue Date	(insert date)
Deadline for Receipt of Written Questions	(insert date)
Deadline for Posting of Written Answers to City Website	(insert date)
IOI Response Due Date/Time	(insert date)

CITY HALL HOURS OF OPERATION FOR RECEIPT OF DELIVERIES:

Monday – Thursday 8:30 AM – 5:00 PM;
Friday 8:30 AM – 4:30 PM

(All time references in this document are understood as local, Eastern Time for our City, Alpharetta, GA.)

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PROJECT OVERVIEW

The City of Alpharetta (the "City"), with the support of the Alpharetta Convention and Visitors Bureau, engaged the firm of Johnson Consulting to study the market and economic feasibility of developing a Performing Arts Center in Alpharetta. Based on the results of this study, together with input from the Executive Director of the Athens Classic Center, the City is considering the establishment of a public/private partnership for the purpose of developing, owning and operating a Performing Arts Center (the "Project") in Alpharetta.

The Project is proposed to be a 1,400 seat fully equipped theater with Stage, Proscenium, Fly Loft, and Orchestra Pit. It is envisioned that the Project, owned by a nonprofit, will be in a walkable, pedestrian focused area of the City.

The City is distributing this Indication of Interest notice to all interested parties. Minimum criteria that must be satisfied by the potential Private Sector Partner are as follows:

- Land of sufficient size to accommodate the development of the Project together with sufficient parking.
- Experience in the development of pedestrian focused projects.
- The ability to begin construction within 18 months.
- City of Alpharetta Disclosure Form and Certificate of Non-Collusion
- Property Owner's Authorization (See Appendix C): demonstrating legal ownership or Authorized Agent for subject property.

Offerors are encouraged to identify unique characteristics of their proposal that will enhance the success of this endeavor. An offeror may identify any additional considerations, terms, and/or conditions not specifically contemplated by the IOI that the Offeror believes should be considered as part of the Project Overview, so long as such additional considerations, terms, and/or conditions are clearly and conspicuously set forth in a clearly labeled section entitled, "Additional Considerations, Terms, and/or Conditions."

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SECTION 1: IOI INSTRUCTIONS

1.0 Single Point of Contact

- Offerors are not allowed to communicate with any City staff or elected officials regarding this procurement, except at the direction of the Procurement Agent in charge of this solicitation as designated by the Procurement Officer.
- Any unauthorized contact may disqualify the Offeror from further consideration.
- Contact information for the single point of contact is as follows:

Procurement Agent:	Debora Westbrook
Address:	City of Alpharetta Finance Department Budget & Procurement Team 2 Park Plaza Alpharetta, GA 30009
Telephone Number:	678-297-6052
Fax Number:	678-297-6093
E-mail Address:	purchasing@alpharetta.ga.us

1.1 Required Review

***1.1.1 Review IOI*:** Offerors should carefully review this IOI in its entirety including all instructions, requirements, specifications, and terms/conditions and promptly notify the Procurement Agent, identified above, in writing or via e-mail of any ambiguity, inconsistency, unduly restrictive specifications, or error, which may be discovered upon examination of this IOI.

***1.1.2 Addenda*:** The City may revise this IOI by issuing an addendum prior to its Due Date and Time. The addendum will be posted on the City's website alongside the posting of the IOI at https://www.ebidexchange.com/alpharetta.

- Any publicly issued addendum will become part of the IOI documents and subsequent contract.
- Offerors must sign and return any addendum acknowledgement page with their IOI.
- Failure to submit IOI in accordance with an addendum may be cause for rejection.
- In unusual circumstances, the City may postpone an opening/due date and time in order to notify vendors of an addendum and to give Offerors sufficient time to respond to the addendum.
- It is the Offeror's responsibility to review the Schedule of Events and the web page for additional documents and/or addenda issued for this project.

***1.1.3 Form of Questions*:** Offerors with questions, requiring clarification, or interpretation of any section within this IOI must address these questions in writing using the question tab and entry field found within the solicitation posting at https://www.ebidexchange.com/alpharetta. Registration and login is required to view documents, ask questions, and view the City's responses.

- Questions must be received by the City on or before **Time, Date**.
- Each question shall be entered separately.
- Each question must provide clear reference to the section, page, and item in question.

Questions received after the deadline may not be considered.

***1.1.4 City's Answers*:** The City will provide official written answers to all written questions received on or before Question Deadline noted above in *Section 1.1.4.*

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- Answers to questions for clarification can be found within the question tab found within the solicitation posting at https://www.ebidexchange.com/alpharetta. Registration and login is required to view documents, ask questions, and view the City's responses.
- All questions will be answered either within the question tab for the solicitation or in an officially posted addendum by or before **Time, Date**.
- Any material changes to the IOI, including changes to the Requirements, Calendar of Events, etc., will be formally communicated through an addendum that will be added to the solicitation posting, which can be found at https://www.ebidexchange.com/alpharetta.
- Offerors must sign and return any addendum acknowledgement page with their IOI (see Section 1.1.2).
- Any other form of interpretation, correction, or change to this IOI will not be binding upon the City.

1.2 (section not used)

1.3 Submitting a Sealed Indication of Interest (IOI)

***1.3.1 Failure to Comply with Instructions*:** Offerors failing to comply with these instructions may be subject to ranking reductions. The City may also choose not to evaluate, may deem non-responsive, and/or may disqualify from further consideration any IOIs that do not follow this IOI format, are difficult to understand, are difficult to read, or are missing any requested information.

1.3.2 Standard Forms*:** Offerors ***must respond to this IOI by completing the required standard forms set forth under *Appendix A*. The standard forms include legal requirements that must be met before the award process commenced. See Appendix A for further instructions.

***1.3.3 Standard Contract*:** By submitting a response to this IOI, Offerors agree to enter into negotiations and execute a contract. Contract execution will take place only upon contract award by the City Council.

***1.3.4 Offeror's Signature*:**

- The first page of this IOI and any other pages requiring signatures must be signed in ink by an individual authorized to legally bind the business submitting the IOI and must be submitted with the response.
- The Offeror's signature on an IOI in response to this request represents, warrants, and guarantees that the information is provided without collusion and without effort to preclude the City from obtaining the best possible supply or service.
- By signing and submitting an IOI, Offeror acknowledges and agrees that the Offeror has carefully examined and fully understands the provisions and requirements of this IOI; has made a personal examination of the Project site (if applicable); is satisfied as to the actual conditions, specifications/scope of work, and requirements; and hereby agrees that if the Offeror is shortlisted and then the Offeror's Proposal is accepted, Offeror will enter into a contract with the City and perform same in full conformance with the Contract Documents.
- Proof of authority of the person signing the IOI must be furnished upon request.

***1.3.5 Organization of Indications of Interest*:** Each IOI must be organized in the order set forth in Section 3 of this IOI. Paper Original and Copy sections shall have tabs separating each section.

***1.3.6 Late Submissions, Withdrawals, and Corrections*:**

Late IOI: Regardless of cause, late IOIs will not be accepted and will automatically be disqualified from further consideration. It shall be the Offeror's sole risk to assure delivery to the receptionist's desk at the designated office by the designated time. Late IOIs will not be opened and may be returned to the Offeror at the expense of the Offeror or destroyed if requested.

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IOI Withdrawal: An Offeror who has submitted an IOI early and then requests to withdraw their IOI prior to the IOI due date and time may submit a letter to the Procurement Agent requesting to withdraw. The letter must be on company letterhead and signed by an individual authorized to legally bind the firm.

An Offeror requesting to withdraw an IOI after the IOI due date and time will be required to submit a letter within two business days of the due date and time with documented facts supporting the reason for withdrawal. The letter must be on company letterhead and signed by an individual authorized to legally bind the firm.

IOI Correction: If an error is discovered prior to the IOI due date and time, the Offeror may submit a corrected IOI. The corrected IOI should be clearly marked that it replaces the IOI originally submitted.

If an obvious clerical error is discovered after the IOI due date and time, the Offeror may submit a letter to the designated Procurement Agent within two business days of IOI due date and time, requesting that the error be corrected. The letter must be on company letterhead and signed by an individual authorized to legally bind the firm. The Offeror must present clear and convincing evidence that an unintentional error was made. The Procurement Officer will review the correction request and a judgment will be made. Generally, modifications to opened IOIs for reasons other than obvious clerical errors are not permitted.

1.4 Cost of Preparing an IOI

***1.4.1 City Not Responsible for Preparation Costs*:** The costs for developing and delivering responses to this IOI and any subsequent presentations of the IOI as requested by the City are entirely the responsibility of the Offeror. The City is not liable for any expense incurred by the Offeror in the preparation and presentation of their IOI.

***1.4.2 All Timely Submitted Materials Become City Property*:** All materials submitted, including those from awarded Offeror as well as those from unsuccessful Offerors, in response to this IOI become the property of the City and are to be appended to any formal documentation, which would further define or expand any contractual relationship between the City and Offeror resulting from this IOI process.

1.5 Accessing Procurement Opportunities and Vendor Registration

***1.5.1 Accessing Procurement Opportunities Online*:** Offerors interested in responding to this IOI can locate all associated documents at https://www.ebidexchange.com/alpharetta. Registration and login at this eBid Systems site is required to view/download documents and view/ask questions.

***1.5.2 Vendor Registration*:** Offerors may also register as a vendor with the City by going to www.alpharetta.ga.us, select the **Business** dropdown, and then choose **Vendors**. Web based registration is the method of registration used by the City for all transactions such as contracts, purchase orders, payments, etc. An Offeror may submit an IOI without first entering vendor registration, but online registration is required of an awarded contractor.

SECTION 2: IOI RECEIPT AND EVALUATION PROCESS

2.0 Authority

This IOI is issued under the authority of the City of Alpharetta Procurement Policy and applicable law. The City has the authority to reject any and all Bids and to waive technicalities and informalities as further set forth in Section 2.3.

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2.1 Receipt of IOIs and Public Inspection

***2.1.1 Public Information*:**

Upon receipt of all sealed Indication of Interests, only the name of each supplier and the date and time of receipt shall be recorded. No other information will be disclosed nor shall the IOIs be considered open record until after council award. All information received in response to this IOI, including copyrighted material, is deemed public information, and will be made available for public viewing and copying shortly after the council award with the following five exceptions:

1. bona fide trade secrets that have been specifically identified, properly marked, separated, and documented and to which the Offeror has attached an affidavit declaring that such specific information constitutes a trade secret pursuant to Article 27 of Chapter 1 of Title 10 of the Official Code of Georgia Annotated, will not be disclosed; provided however, if the City determines that such specifically identified information does not in fact constitute a trade secret, the City will notify the Offeror of its intent to disclose such information prior to its initial disclosure as required by law;
2. matters involving individual safety, as determined by the City, may be withheld from disclosure;
3. any company financial information in the form of records containing tax matters or tax information that is confidential under state or federal law, which has been requested by the City to determine vendor responsibility, unless prior written consent has been given by the Offeror will not be disclosed;
4. any document or record, or portion thereof, containing information exempt from disclosure pursuant to O.C.G.A. § 50-18-70, et seq., may be withheld from disclosure as determined by the City; and
5. any other document or record, or portion thereof, mandated by law to be kept confidential, as determined by the City.

All open records requests must be presented in writing along with specific items requested. The Open Records Request form is available from the City's main website and requested through the City Clerk's office.

***2.1.2 Procurement Agent's Review of IOIs*:** Upon opening the sealed IOIs received in response to this IOI, the Procurement Agent in charge of the solicitation will review the IOIs and separate out any information that meets the referenced exceptions in *Section 2.1.1* above, providing the following conditions have been met:

- Confidential information is clearly marked and separated from the rest of the IOI;
- IOI does not contain confidential material in the cost/price section; and
- An affidavit from an Offeror's legal counsel attesting to and explaining the validity of the trade secret claim is attached to each IOI containing trade secrets.

Information separated out under this process will be available for review only by the Procurement Officer, Procurement Agent, the Evaluation Committee members, and limited other designees. Offerors must be prepared to pay all legal costs and fees associated with defending a claim for confidentiality in the event of a "right to know" (open records) request from another party.

2.2 Classification and Evaluation of IOIs

***2.2.1 Initial Classification of IOIs as Responsive or Nonresponsive*:** All IOIs will initially be classified as either "responsive" or "nonresponsive".

1. IOIs may be found nonresponsive any time during the evaluation process if:
    - any of the required information is not provided; or
    - the IOI is not within the plans and specifications described and required in the IOI.
    - IOIs found nonresponsive will not be considered further.

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2. The Procurement Officer will determine whether an Offeror has met the standards of responsibility. Such a determination may be made at any time during the evaluation process if information surfaces that would result in a determination of non-responsibility.

    - If an Offeror is found non-responsible, the determination must be in writing, made a part of the procurement file, and mailed to the affected Offeror.

***2.2.2 Evaluation of IOIs*:** The Evaluation Committee will evaluate the remaining IOIs and recommend whether to award to the highest-ranking Offeror or add to the Approved list to participate in any subsequent RFP process; or if necessary, to seek additional information in order to determine the highest-ranking Offeror(s).

All responsive IOIs will be evaluated based on stated evaluation criteria (*Section 4*). These rankings will be used to determine the most advantageous offering(s) to the City.

***2.2.3 Completeness of IOIs*:** Selection and award will be based on the Offeror's IOI and other items outlined in this IOI. Submitted responses may not include references to information located elsewhere, such as Internet websites or libraries, unless specifically requested. Information or materials presented by Offerors outside the formal IOI or additional information, if requested, will not be considered, will have no bearing on any award, and may result in the Offeror being disqualified from further consideration.

***2.2.4 Opportunity for Interview*:** After receipt of all IOIs and prior to the determination of the award (or addition to Approved list for subsequent process), the City may invite Offerors to an interview to clarify their IOI response or to further define the IOI. Offerors should be prepared to send qualified personnel to the City to discuss technical and contractual aspects of the IOI. Interviews, if requested, shall be at the Offeror's expense.

***2.2.5 Evaluation Committee Recommendation for Award or Shortlisted Offeror List*:** The Evaluation Committee will provide a written recommendation to council for any award. If it is determined to be necessary, the Evaluation Committee may develop and present a shortlist including the highest ranked Qualified Contractors to the Procurement Officer that contains the ranking and related supporting documentation for its decision. The Procurement Officer will review the recommendation to ensure its compliance with the IOI process and criteria before concurring with the Evaluation Committee's recommendation.

Only the Offerors included in the shortlist may be invited to participate in any subsequent ITB/RFP, negotiations, or interviews for the good/service detailed herein. Contract award, if any, will be made through the process to the successful Bidder(s)/Offeror(s) who provides all required documents and successfully completes the contract negotiation process.

IOI's may not result directly in a Contract Award. An IOI may be Step 1 of a multi-staged process followed.

2.3 City's Rights Reserved

While the City has every intention to continue on to an eventual contract award, issuance of the IOI in no way constitutes a commitment by the City to award and execute a contract. Upon a determination such actions would be in its best interest, the City, in its sole discretion, reserves the right to:

- cancel or terminate this request at any time. A notice of cancellation will be issued on the City's website. If the request is cancelled, the City will not reimburse any vendor for the preparation of their response. Responses may be returned, at Offeror's expense, upon request if unopened;
- reject any or all submissions received in response to this request;
- waive and/or amend any undesirable, inconsequential, or inconsistent provisions/ specifications of this IOI which would not have significant impact on any submission;
- not award if it is in the best interest of the City not to proceed with contract execution;
- terminate any contract if the City determines adequate funds are not available.

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SECTION 3: INDICATION OF INTEREST (IOI)

3.0 Organization of IOI

Each IOI must be organized in the order set forth below. Paper Original and Copy sections shall have tabs separating each section. Each IOI and Copies must be submitted in a sealed envelope/package. If a Cost Proposal is requested, it is to be within a separate sealed envelope within the sealed IOI package.

Sealed IOI envelope/package must be marked on the exterior with the following:

- Offeror's Name,
- IOI #,
- IOI Title, and
- IOI Response (IOI) Due Date/Time.

1. Cover Page – Offeror's authorized official to complete, sign, and return with IOI response;
   a. By submitting a response to this IOI, Offeror acknowledges and agrees that Offeror has carefully examined and fully understands the provisions and requirements of this IOI, and hereby proposes and agrees that if Offeror's IOI and subsequent proposal/bid are accepted, Offeror will contract with the City for this project/service.
   b. Offerors should include a listing of any exceptions to *Sections 1, 2,* and 5 (including subsections).
2. Section 3, Indication of Interests – include all requested documents, information, exceptions, clarifications, etc.
3. Appendix A, Standard Forms – Complete each of the following as directed on each form, sign, and return with IOI response:
   a. Disclosure Form and Certificate of Non-Collusion – complete, sign, and return with IOI response;
4. Additional Appendices (ONLY if applicable) – include all requested documents and information
5. Addenda – if any addenda are formally issued by the City, Offeror must complete, sign, and return Page 1 Addendum Acknowledgement with IOI acknowledging receipt and adherence to any changes in the IOI.

3.1 IOI Copies Required; Deadline for Receipt:

1. Each IOI must be received in sealed, opaque packaging.
2. IOIs must be at the location noted below prior to the IOI Response (IOI) Due Date/Time **TIME (EDT),** on **DATE**. Each IOI response received must be delivered to this location and Time/Date stamped upon delivery.

   City of Alpharetta
   City Hall 1st Floor Greeter Station
   2 Park Plaza
   Alpharetta, GA 30009
   Attn: Debora Westbrook

3. Faxed or e-mailed responses to the IOI are NOT accepted and will not be reviewed.
4. Offerors must submit the following number of IOI copies to the address set forth on the Cover Page:
   A. **One (1) Hard Copy Unbound** (3-ring binder OK), marked "Original" with original signatures;
   B. **One (1) Hard Copies Unbound** (3-ring binder OK), marked "Copy";
   C. **One (1) CD-ROM or Flash Drive copies.**

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a. Mark all CD's or Flash Drives with Offeror's name and IOI name and number.
b. All digital files must be in either:
    i. Microsoft Office file format or
    ii. Portable Document Format (PDF).
c. Use caution in creating the electronic files. If the City is unable to open files due to data-corruption, the Offeror's IOI may be considered incomplete.
d. ***NOTE:*** All digital copies must include exactly the same information as provided in the hard copy "Original".

3.2 City's Right to Investigate

The City may make such investigations as deemed necessary to determine the ability of the Offeror to provide the supplies and/or perform the services specified.

In determining the capabilities of an Offeror, the following informational requirements must be met.

Note: Each item must be thoroughly addressed. Offerors taking exception to any requirement listed in this section may be removed from consideration.

3.3 Experience and Qualification Requirements

The Offeror should:

1. Prove to the satisfaction of the City that the Offeror has the skill and experience and the necessary facilities and ample financial resources to perform any resulting contractual agreement(s) in a satisfactory manner and within the required time. If the available evidence of competency of any Offeror is not satisfactory, the proposal of such Offeror may be rejected. The successful Offeror is required to comply with and abide by all applicable federal and state laws in effect at the time any contract is awarded.
2. Demonstrate previous experience in developing pedestrian focused projects.
3. Provide the detailed proposed steps and time frames necessary for the completion of the project.
4. Demonstrate their financial stability to provide the minimum commitments (and any additional commitments made by Offeror) by providing financial statements, preferably audited, for two (2) consecutive years immediately preceding the issuance of the IOI.

3.4 Non-Collusion Affidavit

By submitting an indication of interest, the Offeror represents and warrants that such interest is genuine and not sham or collusive or made in behalf of any person not therein named, and that the Offeror has not directly or indirectly induced or solicited any other Offeror to put in a sham proposal, or any other person, firm or corporation to refrain from responding and that the Offeror has not in any manner sought by collusion to secure to that Offeror any advantage over any other Offeror.

See Appendix A for City of Alpharetta Disclosure Form and Certificate of Non-Collusion. This form must be completed in its entirety, signed by the firm's authorized signer, and returned with your response in order for the response to be eligible for consideration.

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SECTION 4: EVALUATION CRITERIA

4.0 Evaluation Criteria

All IOIs received will be reviewed by the Procurement Agent to ensure that all administrative requirements of the IOI package have been met, such as all documents requiring a signature have been signed and submitted. Failure to meet these requirements may be cause for rejection. Only responsive IOIs will be given to Evaluation Committee for further review.

The Evaluation Committee will evaluate the remaining IOIs and determine a ranking based on the information provided in response to *Project Overview* and *Section 3* requirements of this IOI. In ranking, the City may consider such factors as accepted industry standards and a comparative evaluation of all other qualified IOI responses in terms of differing quality and contractual factors. These rankings will be used to determine the most advantageous offering to the City.

Any IOI that fails to achieve a passing ranking for any part/section for which a passing ranking is indicated will be eliminated from further consideration.

After completing the initial ranking, the Evaluation Committee may either create a shortlist made up of a grouping of the highest-ranking Offerors to proceed to the RFP process; invite Offerors to an interview to clarify their IOI response or to further define the IOI; or may determine to present an award recommendation to Council to the highest-ranking Offeror(s). In the event of a shortlist or the need for interviews, Offerors may be asked to arrange a site visit; may be invited for a presentation or interview; or may be asked to supply additional information for evaluation.

SECTION 5: TERMS AND CONDITIONS

Contract Terms and Conditions refer to the outcome but an IOI does not necessarily result directly in a Contract Award. An IOI may be Step 1 of a multi-staged process.

The City's standard terms and conditions, which will be incorporated into the Contract, will be fully set forth during negotiations. The sections offered below are relevant to required information within the IOI process. Offerors should notify the City of any Terms and Conditions that either preclude them from responding to this IOI or add unnecessary cost. Such notification must be made by the deadline for receipt of written questions or with the Offeror's IOI. Any requests for material, substantive, important exceptions to the Terms and Conditions received by the deadline for receipt of written questions will be addressed by formal written addendum issued by the designated Procurement Agent. The City reserves the right to address any non-material, minor, and/or insubstantial exceptions to the Terms and Conditions.

5.1 Additional Contract Provisions and Terms

This IOI, including all documents and appendices attached hereto, referenced herein and/or incorporated herein, and any addenda hereto, and the awarded Offeror's IOI, including any amendments thereto, a best and final offer, any clarification question responses, and any negotiations may be included in the resulting contractual agreement (as previously set forth, all of such documents are collectively referred to as the "Contract Documents"). The Terms and Conditions do not define the total extent of the contract language that may be negotiated. In the event of a dispute as to the duties and responsibilities of the parties under any resulting contract, the contract, along with any attachments prepared by the City, will govern in the same order of precedence as listed in the contract.

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5.2 Compliance with Illegal Immigration Reform and Enforcement Act

***E-Verify Program*:**

The City of Alpharetta is committed to compliance with Federal and State laws requiring the verification of newly hired employees to ensure they are lawfully entitled to work in the United States. As such, the City shall not enter into a contract for the physical performance of services unless the contractor registers and participates in a federal work authorization program (E-Verify). Bidders/Offerors should include a fully executed E-Verify affidavit as part of their ITB/RFP/IOI submission.

Requirement to Participate in a Federal Work Authorization Program (E-Verify):

(1) Pursuant to O.C.G.A. § 13-10-91:

a. Public employers shall not enter into any contract for the physical performance of services within the State of Georgia unless the contractor registers and participates in a federal work authorization program to verify the employment eligibility of all newly hired employees;

b. Subcontractors shall not enter into any contract with a contractor for the physical performance of services within the State of Georgia unless such subcontractor registers and participates in a federal work authorization program to verify the employment eligibility of all newly hired employees; and

c. Sub-subcontractors shall not enter into any contract with a subcontractor or sub-subcontractor for the physical performance of services within the State of Georgia unless such sub-subcontractor registers and participates in a federal work authorization program to verify the employment eligibility of all newly hired employees.

(2) As of the date of enactment of O.C.G.A. § 13-10-91, the applicable federal work authorization program is "E-Verify"

(*https://e-verify.uscis.gov/enroll/StartPage.aspx?JS=YES*) operated by the United States Citizenship and Immigration Services Bureau of the United States Department of Homeland Security. Information and instructions regarding E-Verify program registration, corporate administrator registration, and designated agent registration can be found at that website address.

Contractor, Subcontractor, and Sub-subcontractor Evidence of Compliance:

(1) Public employers who enter into a contract for the physical performance of services within the State of Georgia shall include in such contract a provision stating that compliance with the requirements of O.C.G.A. § 13-10-91 are conditions of the contract.

(2) Pursuant to O.C.G.A. §13-10-91, public employers shall include in all covered contracts a provision stating the contractor's agreement that, in the event the contractor employs or contracts with a subcontractor in connection with the covered contract, the contractor will secure from such subcontractor attestation of the subcontractor's compliance with O.C.G.A. 13-10-91 by the subcontractor's execution of the subcontractor affidavit and maintain records of such attestation for inspection by the City at any time. Such subcontractor affidavit shall become a part of the contractor/subcontractor agreement.

(3) Pursuant to O.C.G.A. §13-10-91, public employers shall include in all covered contracts a provision stating the contractor's agreement that, in the event the contractor employs or contracts with a subcontractor that employs or contracts with any sub-subcontractor, the subcontractor will secure from such sub-subcontractor attestation of the sub-subcontractor's compliance with O.C.G.A. 13-10-91 by the sub-subcontractor's execution of the sub-subcontractor affidavit and maintain records of such attestation for inspection by the City at any time. Such sub-subcontractor affidavit shall become a part of the subcontractor/sub-subcontractor agreement.

(4) All portions of contracts pertaining to compliance with O.C.G.A. 13-10-91 and these rules, and any affidavit related hereto, shall be open for public inspection in this State at reasonable times during normal business hours.

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Forms necessary to ensure compliance with this section are included under *Appendix A* and must be received at the address listed under *Section 1.0* prior to execution of any purchase order or contract.

5.3 Compliance with Laws

The Contractor shall fully comply with all applicable federal, state, or local laws, rules, and regulations, including, but not limited to, the Civil Rights Act of 1964, the Age Discrimination Act of 1975, the Americans with Disabilities Act of 1990, and Section 504 of the Rehabilitation Act of 1973. Any subletting or subcontracting by the Contractor subjects subcontractors to the same provision. The Contractor agrees that the hiring of persons to perform the contract will be made on the basis of merit and qualifications and there will be no discrimination based upon race, color, religion, creed, political ideas, sex, age, marital status, physical or mental disability, or national origin by the persons performing the contract.

5.4 Title VI of the Civil Rights Act of 1964

The City of Alpharetta hereby gives public notice that it is the policy of the City to assure full compliance with Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987, and related statues and regulations in all programs and activities. It is our policy that no person in the United States of America shall, on the grounds of race, color, national origin, sex, age, or disability be excluded from the participation in, be denied the benefits of or be otherwise subjected to discrimination under any of our programs or activities.

Any person who believes they have been subjected to unlawful discriminatory practice under Title VI has a right to file a formal complaint. Any such complaint must be filed in writing or in person with the City of Alpharetta's, Title VI Compliance Officer, within one hundred-eighty (180) days following the date of the alleged discriminatory action. Title VI Discrimination Complaint Forms may be obtained from the Title VI Compliance Officer by calling (678-297-6014) or emailing jdrinkard@alpharetta.ga.us.

5.5 Contract Termination

The City may, by written notice to the Contractor, terminate any resulting contract without cause. The City must give notice of termination to the Contractor at least 14 days prior to the effective date of termination.

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APPENDIX A: STANDARD FORMS

This section contains the forms necessary to ensure compliance with various laws as described within this IOI.

Instructions for Submitting Required Standard Forms

One completed original of each of the first three forms listed below is to be returned within the sealed Original IOI package. It is not required to include forms in IOI Copies.

- Forms Required to be Returned With Every IOI Submitted:
  1. City of Alpharetta Disclosure Form and Certificate of Non-Collusion
- Forms that may be required at a later date based on the executing of any resulting agreement and available to City for review upon request. Form copies have not been included in this IOI:
  2. Affidavit Verifying Contractor Participation in Federal Work Authorization Program (E-Verify/I-9)
  3. Request for Taxpayer Identification Number and Certification (W-9)
  4. Affidavit Verifying Subcontractor Participation in Federal Work Authorization Program (E-Verify/I-9) *(if using subcontractor(s) – Prime Contractor to retain on file)*
  5. Affidavit Verifying Sub-Subcontractor Participation in Federal Work Authorization Program (E-Verify/I-9) *(if using sub-subcontractor(s) – Prime Contractor to retain on file)*

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City of Alpharetta Disclosure Form and Certificate of Non-Collusion

DISCLOSURE FORM and CERTIFICATE OF NON-COLLUSION

Offeror must disclose any possible conflict of interest with any City of Alpharetta (City) elected official and/or employee and if a known relationship exists between any principal or employee of your corporation, firm, team, organization, or person and any City elected official and/or employee. Relationship may consist of financial, personal, or family relations or may be in the form of campaign contributions to elected officials.

If, to your knowledge, no relationship exists, this shall be stated in your response. Failure to disclose such a relationship (or lack thereof) may result in response being declared non-responsive and will not be considered further. If already awarded, may result in cancellation of a purchase and/or contract as a result of your response.

Check one of the following, as it applies to your firm and this request. Use additional forms if needed:

- ☐ **No known relationship exists**. *If this box checked, skip to signature and firm information at bottom of form.*
- ☐ **Relationship does exist**. *If this box checked, include the name and position of the City Official to whom a campaign contribution was made or official/employee relationship. Use a separate form for each official to whom a contribution has been made within the past two (2) years or for additional official/employee relationships.*

Elected Official name and position:	
Amount/Value of Contribution:	
Date and description of Contribution:	
List other Relationship Type and name of City Employee/Official:	

By signing this form, I certify that:

- As an officer of this firm, or per the attached letter of authorization, I am duly authorized to certify the information provided herein is accurate and true; and my firm shall comply with all State and Federal Equal Opportunity and Non-Discrimination requirements and conditions of employment.
- That the firm's response is made without prior understanding, agreement, or connection with any corporation, firm, team, organization, or person submitting a response for the same materials, supplies, equipment, opportunity, or services and is in all respects fair and without collusion or fraud. My firm understands and agrees that bid/proposal collusion is a violation of state and federal law and can result in fines, prison sentences, and civil damage awards; and
- That the provisions of the Official Code of Georgia Annotated, Sections 45-10-20 et seq. have not been violated and will not be violated in any respect. O.C.G.A. 45-10-20 through 45-10-28 provide that it is unlawful for a state [*City*] employee to transact business with the agency by which that person is employed for himself, on behalf of a business in which the employee or his/her spouse or dependents has a substantial interest, or on behalf of anyone as agent, broker, dealer, or representative. Transacting business in defined as selling real property, personal property, or services, or purchasing surplus real or personal property.

Firm's Full Legal Name:
(PLEASE TYPE OR PRINT) _____

Authorized Signature: _____

Printed Name and Title of Person Signing: _____

Date: _____

Firm's Address: _____

Contact's Email Address: _____

**This form must be completed in its entirety, signed by the firm's authorized signer and returned with your response in order for the response to be eligible for consideration.*

APPENDIX B: DEFINITIONS OF CERTAIN TERMS

The intent and meaning of the following terms, which may be used throughout the Procurement process, shall be interpreted as follows:

Bid: the response submitted by a Bidder to an Invitation to Bid (ITB) to provide goods or services at the prices quoted.

Bidder: One who submits a response to an ITB.

Bonds:

Bid Bond: An insurance agreement, accompanied by a monetary commitment, by which a third party (the surety) accepts liability and guarantees that the bidder will not withdraw the bid. The bidder will furnish bonds in the required amount and if the contract is awarded to the bonded bidder, the bidder will accept the contract as bid, or else the surety will pay a specific amount. A Bid Deposit may be accepted in lieu of the Bid Bond.

Labor and Materials Bond (Payment Bond): A financial or contractual instrument, issued by a surety that guarantees that subcontractors will be paid for labor and materials expended on the contract. Acceptable forms of payment bonds may include cashier's check, certified check, or irrevocable letter of credit issued by a financial institution; a surety or blanket bond; United States Treasury bond; or certificate of deposit.

Performance Bond: An instrument executed, subsequent to award, by a successful bidder that protects the public entity from loss due to the bidder's inability to complete the contract as agreed. A risk mechanism that secures the fulfillment of all contract requirements. *May be referred to as a Completion Bond.*

Contract: the formal written agreement executed by the City and the Contractor setting forth the obligations of the parties thereunder, including, but not limited to, the performance of the Work/Services and the basis of payment.

Contract Documents: collectively refer to the ITB, RFP, IOI, or IOIC as issued by the City and including all appendices attached, referenced, and/or incorporated in the request; addenda; and Bid or proposal of awarded contractor including any amendments thereto.

Contractor: the successful Bidder or Offeror to whom (or which) a contract resulting from the ITB, RFP, IOI, or IOIC is awarded by the City, and who (or which) has executed a formal written contract with the City to furnish goods, services, or construction for an agreed upon price.

DOAS: The State of Georgia's Department of Administrative Services.

Indication of Interest (also known as IOI, Expression of Interest, EOI): A formal statement by an organization, company, or investor stating their intention to become involved in a particular opportunity, investment, project, or job. Typically an IOI is a multi-staged process.

Ineligible Vendor List: List maintained by the procurement team of vendors that are not eligible to provide any commodities or services to the City due to non-performance (see Penalties for Non-Performance section for more information). The length of time a vendor remains on the Ineligible Vendor List is dependent upon the severity of the performance problem(s), not to exceed three years

Invitation to Bid (also known as ITB, Competitive Sealed Bids, Request for Bids, or Bid): The method of procurement when the cost of goods and/or services is $50,000.01 or greater, where there are clear and defined specifications available, and where cost is the primary basis of award. Evaluation is based solely on the response to the criteria set forth in the Bid document. This process does not include discussion or negotiations with bidders.

Legal Organ: The local newspaper selected for the posting of legal notices and advertisements for the City to reach the most citizens in an economical manner. At the time of this publication, our legal organ is the Alpharetta-Roswell Revue & News.

NIGP: National Institute of Governmental Purchasing whose mission is to develop, support and promote the public procurement profession through premier educational and research programs, professional support, and advocacy initiatives that benefit members and constituents.

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Offeror: One who submits a response to a Request for Proposal (RFP).

Procurement Agent: Procurement team member representing the primary public contact for these procurement processes: facilitating, issuing, and receiving Bids, Proposals, and Indications of Interests.

Procurement Officer: Finance Director or his/her designee.

Project: the entire services, function, construction, work product, Improvement, repairs, deliverables, and/or goods to be performed, provided, and/or supplied as set forth in the ITB, RFP, IOI, or IOIC and the Contract Documents and as generally described in the title to this ITB, RFP, IOI, or IOIC.

Proposal: a document submitted by an Offeror in response to an RFP to be used as the basis for evaluation, for negotiations, for entering into a contract.

Request for Proposals (also called Formal Sealed Proposal, RFP or Proposal): The method of procurement when the cost of goods and/or services is $50,000.01 or greater and where the Competitive Sealed Bid method is neither practical nor advantageous and cost is not the primary consideration. This process does provide for the negotiation of terms, including price, prior to contract award.

Request for Qualifications (also called IOI, Request for Qualified Contractors, or IOIC): The Formal Request for Qualifications is a prequalification process used to obtain Indications of Interests from contractors prior to issuing the solicitation. An IOI is often Step 1 of a two-step process followed by an RFP or ITB to be issued only to Providers/Suppliers determined to be Qualified Providers/Suppliers.

Responsible: The contractor has the capacity in all respects to perform fully the contract requirements, and the experience, integrity, perseverance, reliability, facilities, equipment, and credit which will assure good faith performance. Must possess the full capability, including financial and technical, to perform as contractually required. Must be able to fully document the ability to provide good faith performance.

Responsive: The contractor has submitted a Bid/Proposal that conforms in all material respects to the requirements stated in the solicitation document, including all form and substance.

Scope of Work/Project: A detailed, written description of the contractual requirements for materials and services contained within a Competitive Sealed Bid/ Request for Proposal. A well-conceived and clearly written scope serves many purposes including:

- Establishing a clear understanding of what is needed;
- Encouraging competition in the marketplace and promoting economic stimulus;
- Satisfying a critical need of government; and
- Obtaining the best value for the taxpayer.

Specifications: A precise description of the physical or functional characteristics of a product, good, or construction item. A description of goods and/or services. A description of what the purchaser seeks to buy and what a bidder must be responsive to in order to be considered for award of a contract. Specifications generally fall under the following categories: design, performance, combination (design and performance), brand name or approved equal, qualified products list and samples. May also be known as a purchasing description.

Indication of Interests (also called IOI): Response to an IOIC which includes the qualifications of the contractor to provide or supply the requested services.

Work: the furnishing of all labor, materials, equipment, superintendence, and other incidentals necessary or convenient to the successful completion of the Project, including the performance of all services and requirements set forth in the ITB, RFP, IOI, or IOIC hereof as the Scope of Work or Specification (in accordance with the specifications provided therein), and the carrying out of all obligations, duties, and responsibilities imposed by the Contract Documents in the provision thereof.

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APPENDIX C: PROPERTY OWNER AUTHORIZATION

Property Owner Information

Owner Name:_____ Telephone:_____

Mailing Address:_____ Suite:_____

City:_____ State:_____ Zip:_____

Subject Property Information for this Authorization in Response to IOI #17-1008

Property Address/ Situs Address_____

Property Parcel ID #:_____ Property Land Acres _____

City:_____ State:_____

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 above.

So Sworn and Attested:

Owner Signature_____ Date:_____

Notary:

Notary Signature:_____ Date:_____

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as my Authorized Agent in connection with an offer made in response to this Indication of Interest.

Identify Authorized Agent:

Authorized Agent Name:_____ Telephone:_____

Address:_____ Suite: _____

City:_____ State:_____ Zip:_____

So Sworn and Attested:

Owner Signature_____ Date:_____

Notary:

Notary Signature:_____ Date:_____

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City Council Meeting and Public Hearing
STAFF REPORT

Submitting Department: Public Works
Submitted By: Geoffrey Sarra
Meeting Date: May 22, 2017

I. AGENDA ITEM TITLE: KIMBALL BRIDGE ROAD BICYCLE/PEDESTRIAN/OPERATIONAL IMPROVEMENTS (TSPLOST)

II. RECOMMENDATION:

III. REPORT IN BRIEF:

Public Works will be presenting a conceptual layout of the Kimball Bridge Road TSPLOST project. This project's goals include bicycle, pedestrian, and operational improvements along Kimball Bridge Road between Westside Parkway and North Point Parkway.

IV. ALTERNATIVES:

V. ATTACHMENTS:

KBR West Concept

KIMBALL BRIDGE ROAD FROM WESTSIDE PKWY TO NORTHPOINT PARKWAY WIDENING CONCEPT
LEGEND
EXISTING PROPERTY AND R/W LINE
REQD R/W LINE
RETAINING WALL
NEW ASPHALT AND CURB AND GUTTER
NEW SIDEWALK AND CONCRETE MEDIAN
NEW GRASSED MEDIAN AND SODING
AECOM
SCALE IN FEET
0 40 80 160
KIMBALL BRIDGE RD
WESTSIDE PKWY
STATION RD
NORTHPOINT PKWY
GA 400 SB
GA 400 NB
KIMBALL BRIDGE RD
NORTHPOINT PKWY

City Council Meeting and Public Hearing
STAFF REPORT

Submitting Department: Public Works
Submitted By: Geoffrey Sarra
Meeting Date: May 22, 2017

I. AGENDA ITEM TITLE: OLD MILTON PARKWAY CAPACITY IMPROVEMENTS (TSPLOST)

II. RECOMMENDATION:

III. REPORT IN BRIEF:

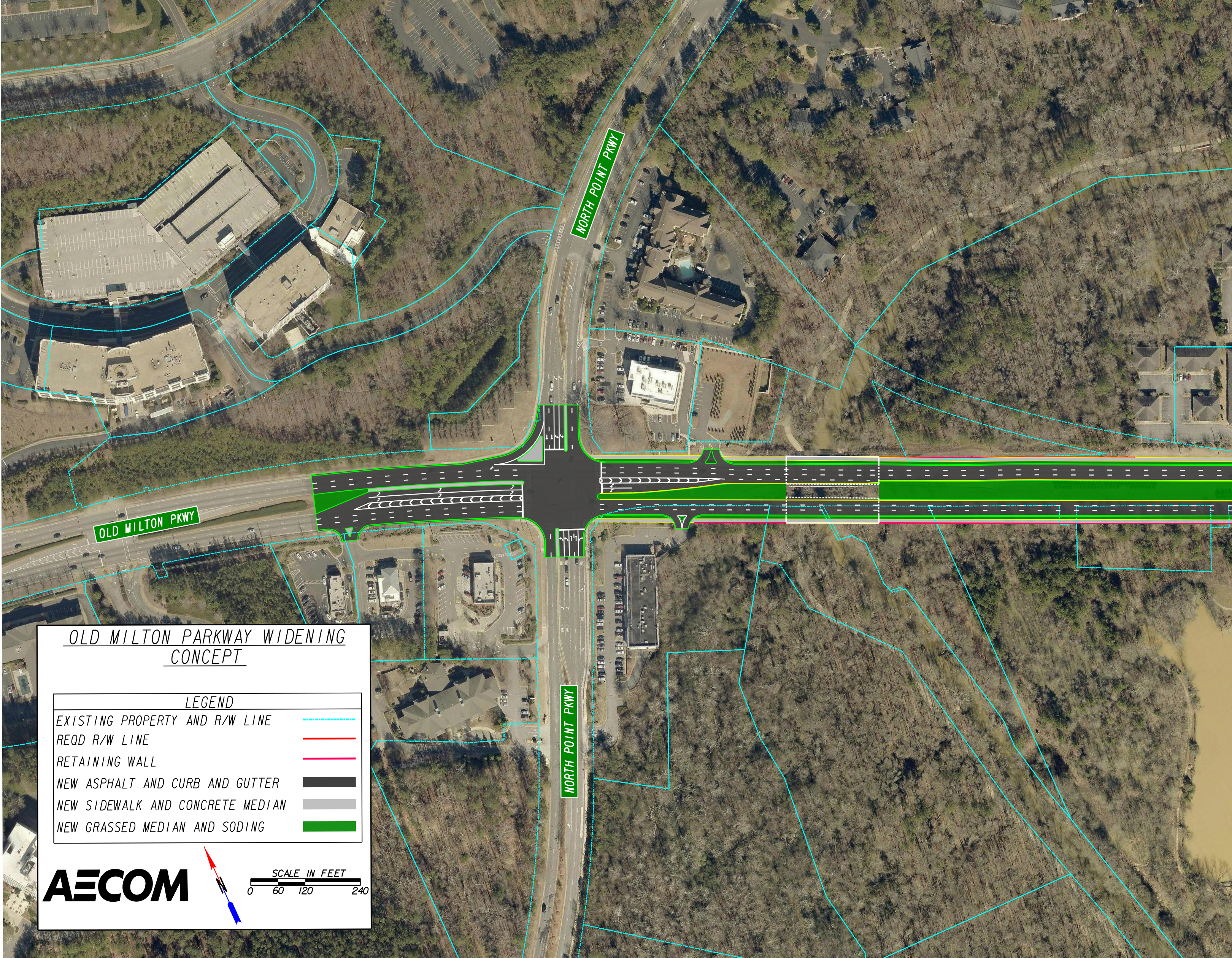
Public Works will be presenting two conceptual layouts for the Old Milton Parkway Capacity Improvements TSPLOST project. Alternative #1 eliminates the traffic signal at the intersection of Old Milton Parkway and North Point Parkway and calls for the construction of a grade separated interchange. Alternative #2 widens Old Milton Parkway to six lanes from North Point Parkway east to the City Limits at Kimball Bridge Road. A hybrid combination of both alternatives will also be discussed.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Alternative 1 - Grade Separation, Alternative 2 - Widening

GREAT OAKS WAY
NORTH POINT PKWY
OLD MILTON PKWY
PRESTON RIDGE ROAD
NORTH POINT PKWY
OLD MILTON PKWY
OLD MILTON PARKWAY AT NORTH POINT PARKWAY GRADE SEPERATED INTERCHANGE CONCEPT
LEGEND
EXISTING PROPERTY AND R/W LINE
REQD R/W LINE
RETAINING WALL
NEW ASPHALT AND CURB AND GUTTER
NEW SIDEWALK AND CONCRETE MEDIAN
NEW GRASSED MEDIAN AND SODING
AECOM
SCALE IN FEET
0 50 100 200

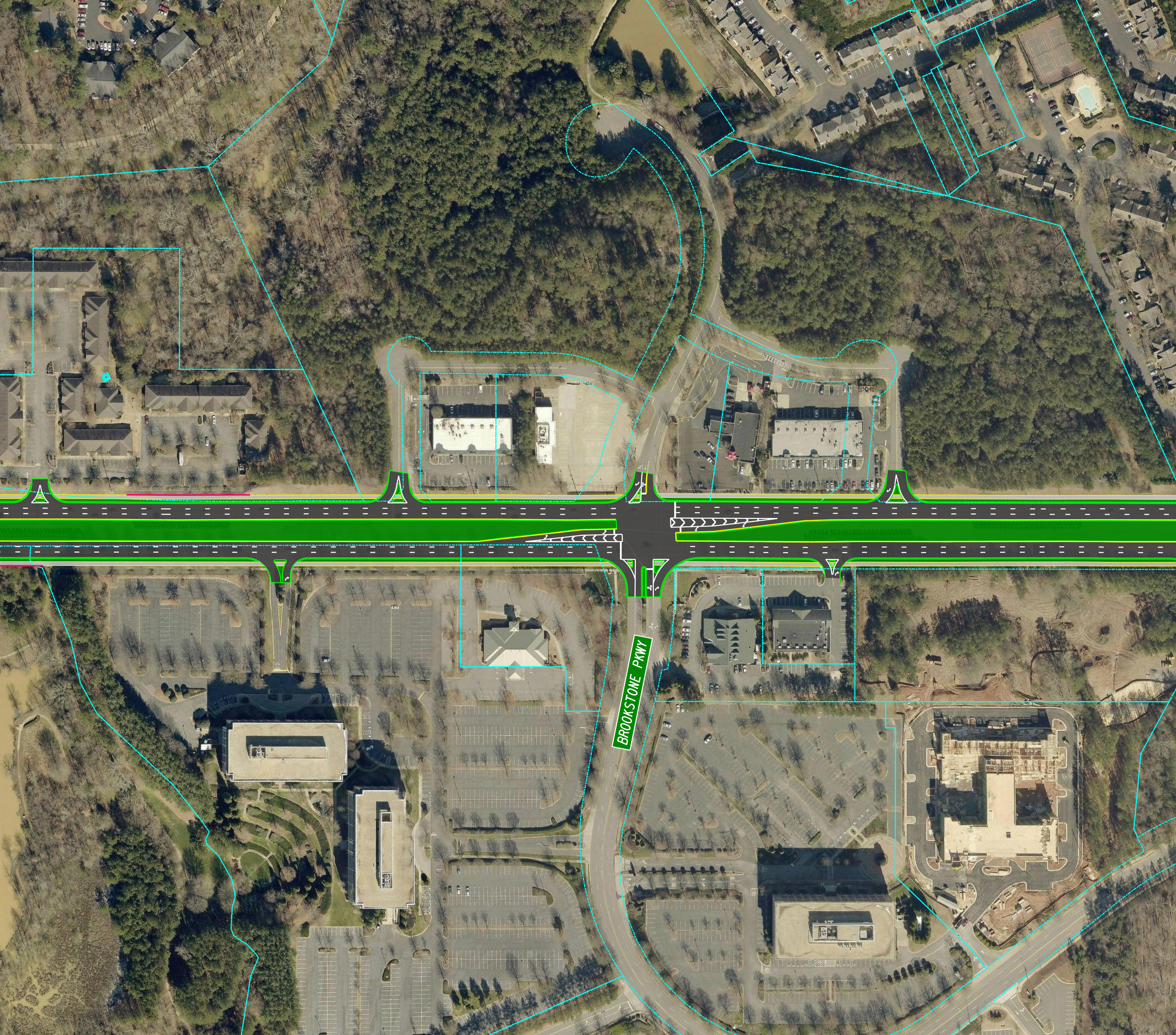

NORTH POINT PKWY
OLD MILTON PKWY
NORTH POINT PKWY
N
SCALE IN FEET
0
60
120
240

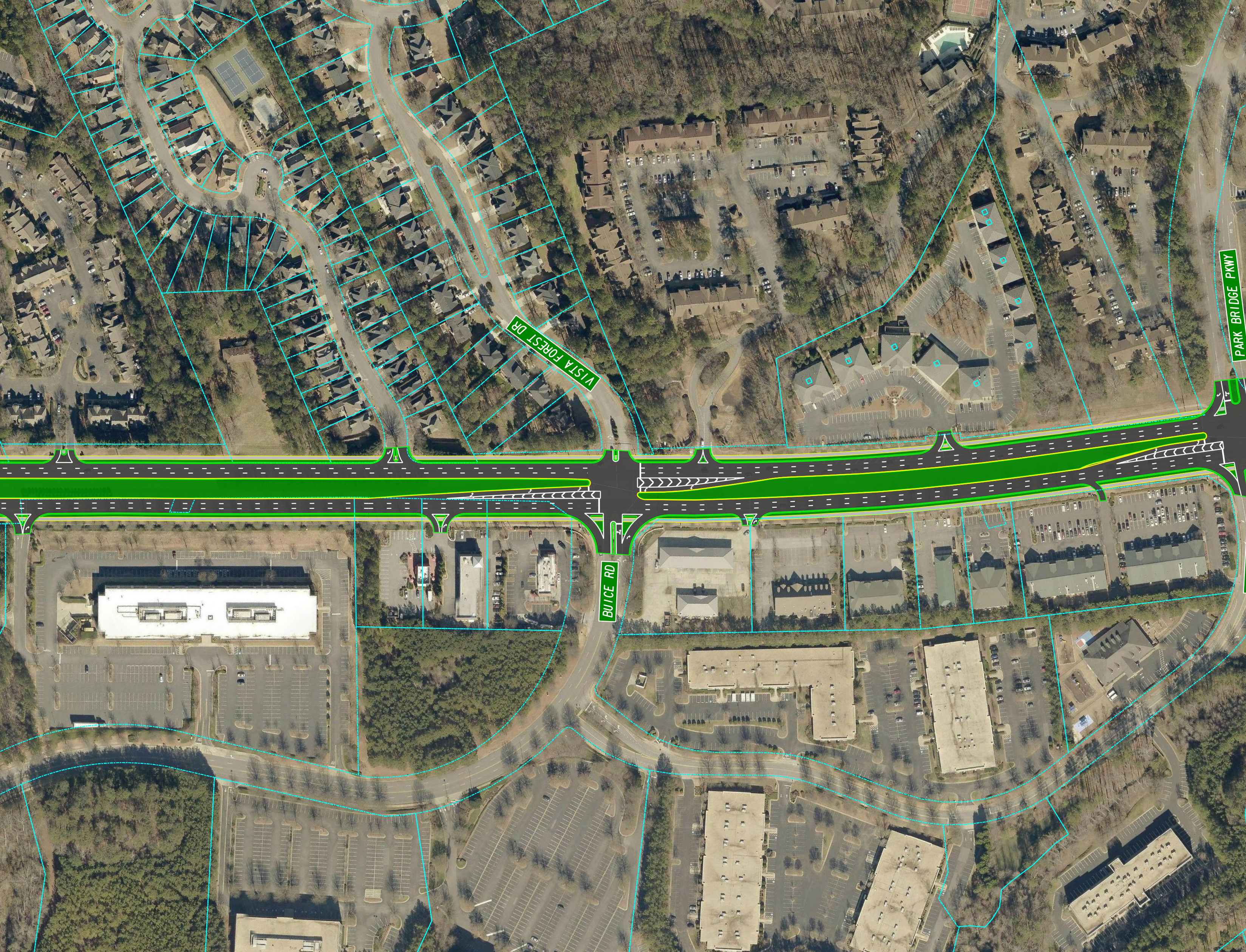
OLD MILTON PARKWAY WIDENING CONCEPT

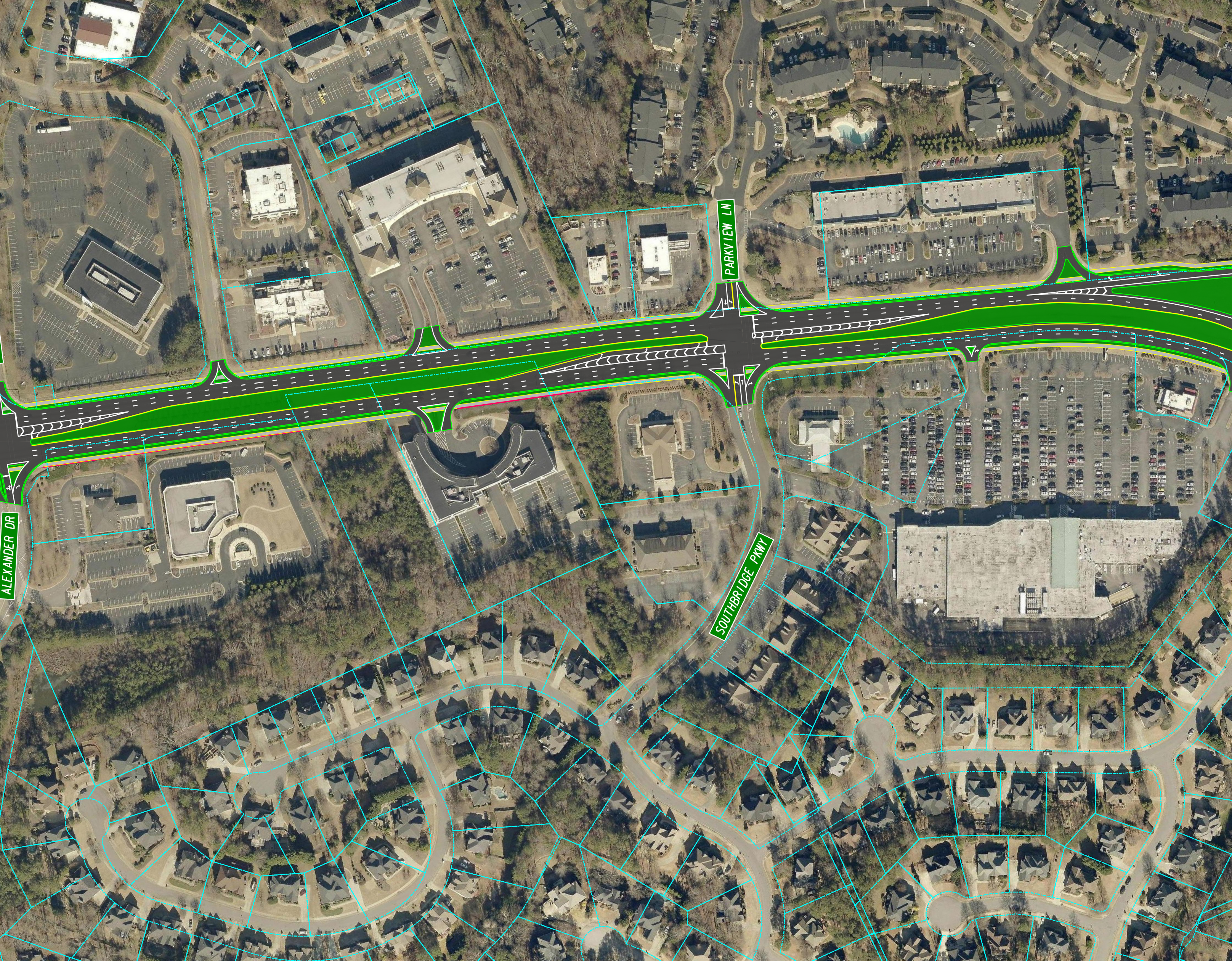
LEGEND

EXISTING PROPERTY AND R/W LINE	- - -
REQD R/W LINE	—
RETAINING WALL	—
NEW ASPHALT AND CURB AND GUTTER	■
NEW SIDEWALK AND CONCRETE MEDIAN	▨
NEW GRASSED MEDIAN AND SODING	🟩

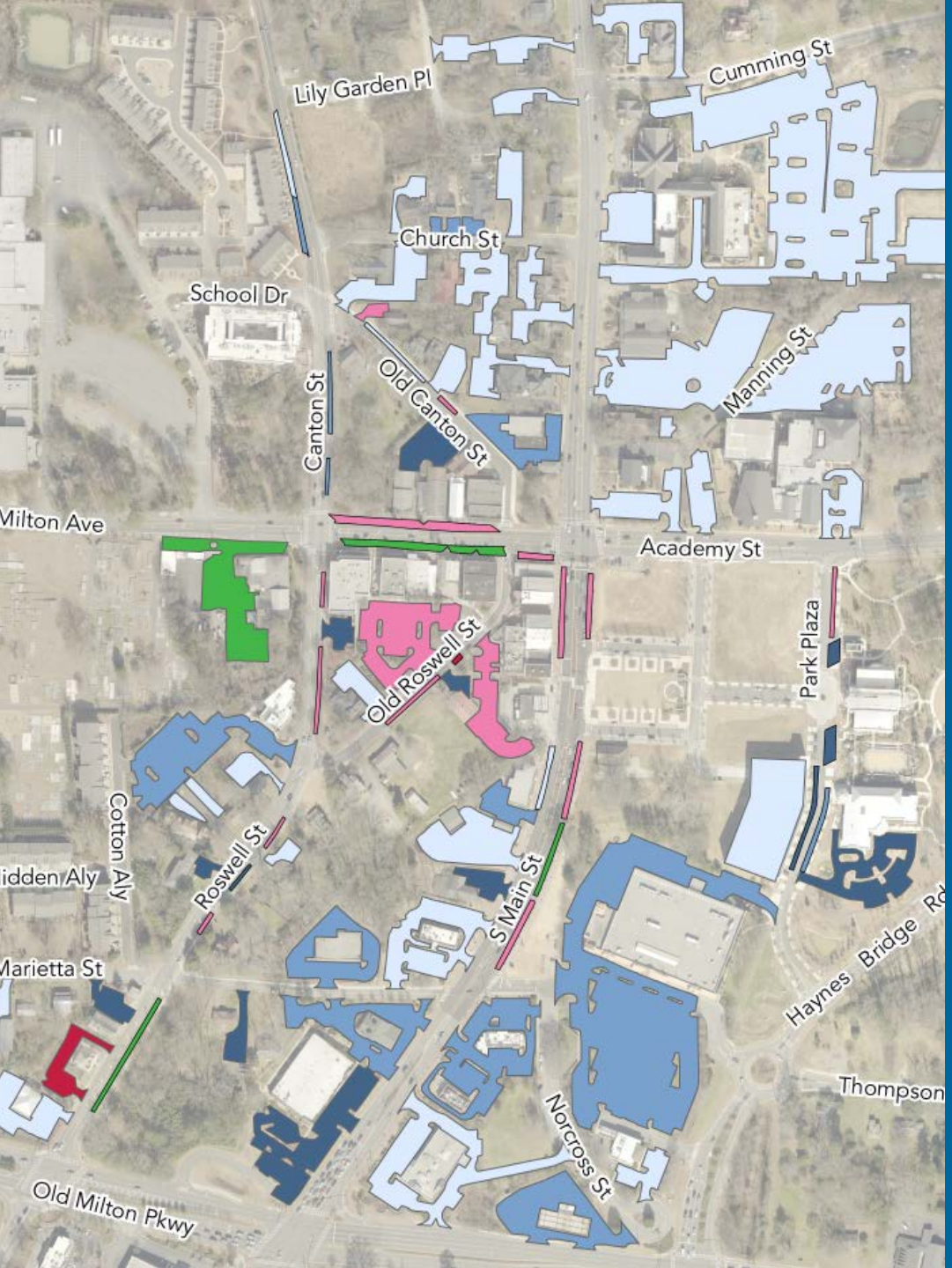
AECOM


BROOKSTONE PKWY


VISTA FOREST DR
PARK BRIDGE PKWY
BUICE RD


PARKVIEW LN
ALEXANDER DR
SOUTHBRIDGE PKWY

STATE BRIDGE WAY
KIMBALL BRIDGE RD
STATE BRIDGE RD



Downtown Alpharetta Parking Study

City Council Update

May 22, 2017

NELSON NYGAARD

Parking Study Overview

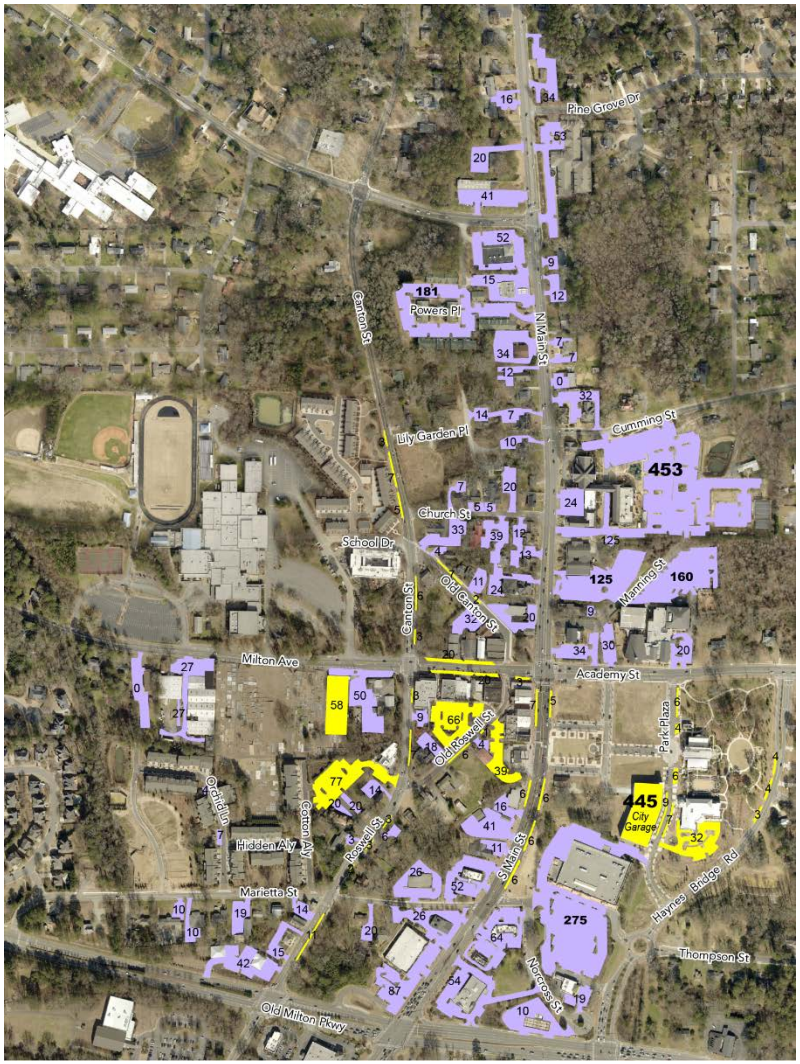
- Updated understanding of **parking supply and use**
- Compare current and future land use patterns to **estimate parking demand**
- Understand **potential opportunities for managing** future parking demand
  - Strategic management approaches
  - In-lieu payment options and structure
  - Recommendations for the short term until more parking is added

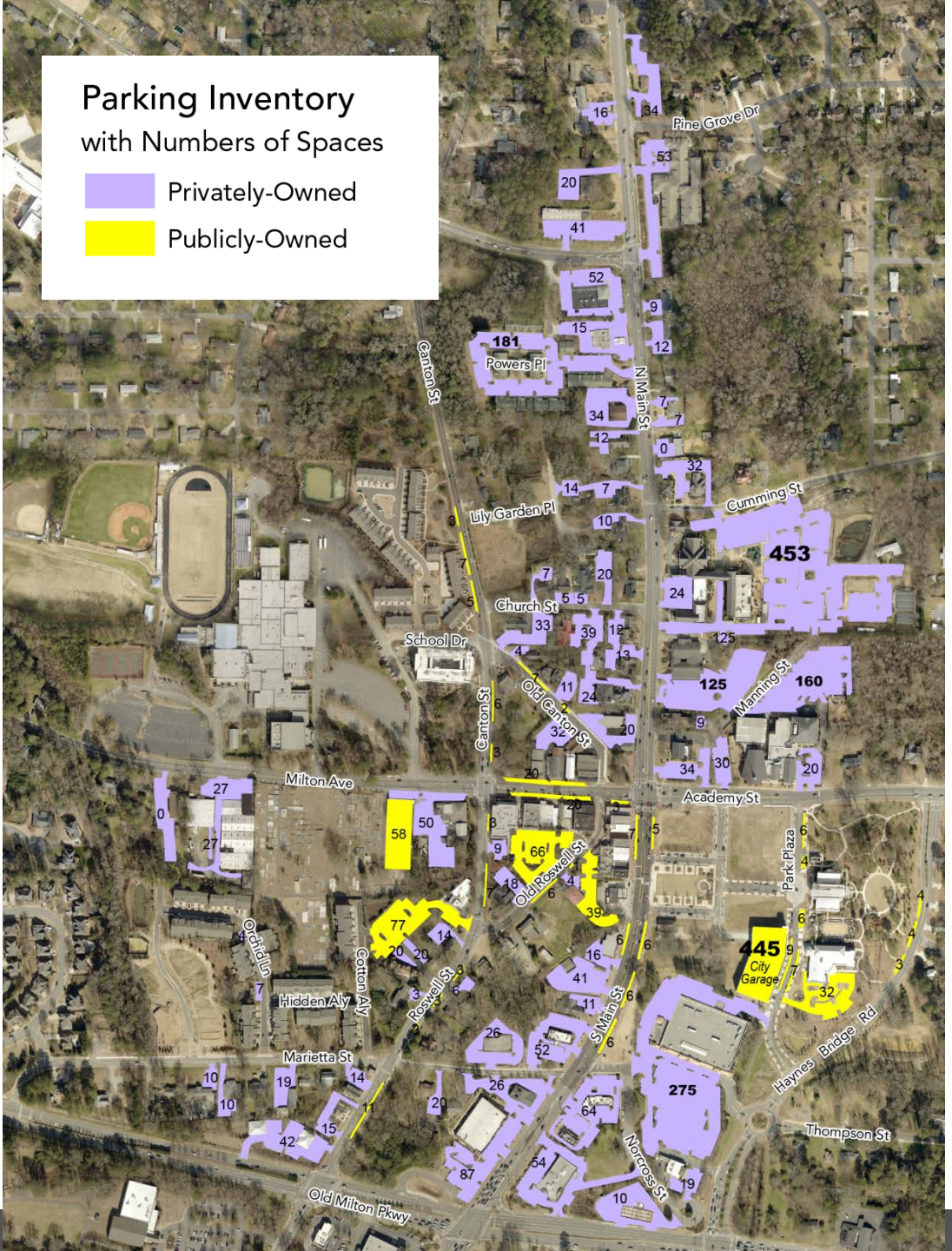
Major Study Steps

Parking Inventory

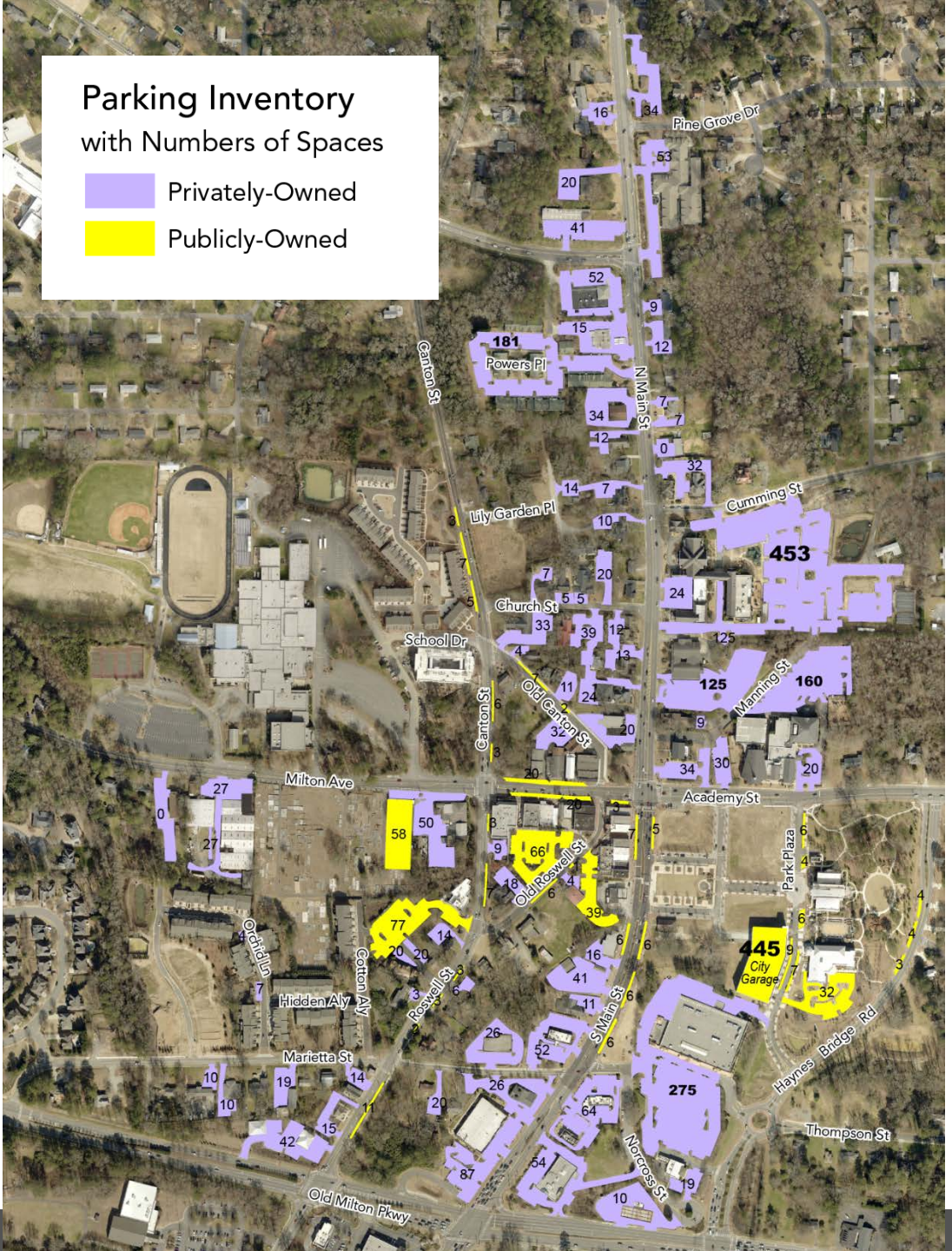
Parking Inventory

- Counted all public and private parking spaces
- Documented regulations and special exceptions
- Documented handicapped spaces
- Identified primary ownership/use





Parking Facility Type	Number of Spaces
TOTAL SPACES	3,517
PRIVATE SPACES	2,609
Non-Disabled Spaces	2,536
Disabled Spaces	73
PUBLIC SPACES	908
On-Street Spaces	191
Non-Disabled Spaces	185
Disabled Spaces	6
Off-Street Lots	272
Non-Disabled Spaces	260
Disabled Spaces	12
Off-Street Garage	445
Non-Disabled Spaces	438
Disabled Spaces	7
Regulated Spaces	76
Unregulated Spaces	832

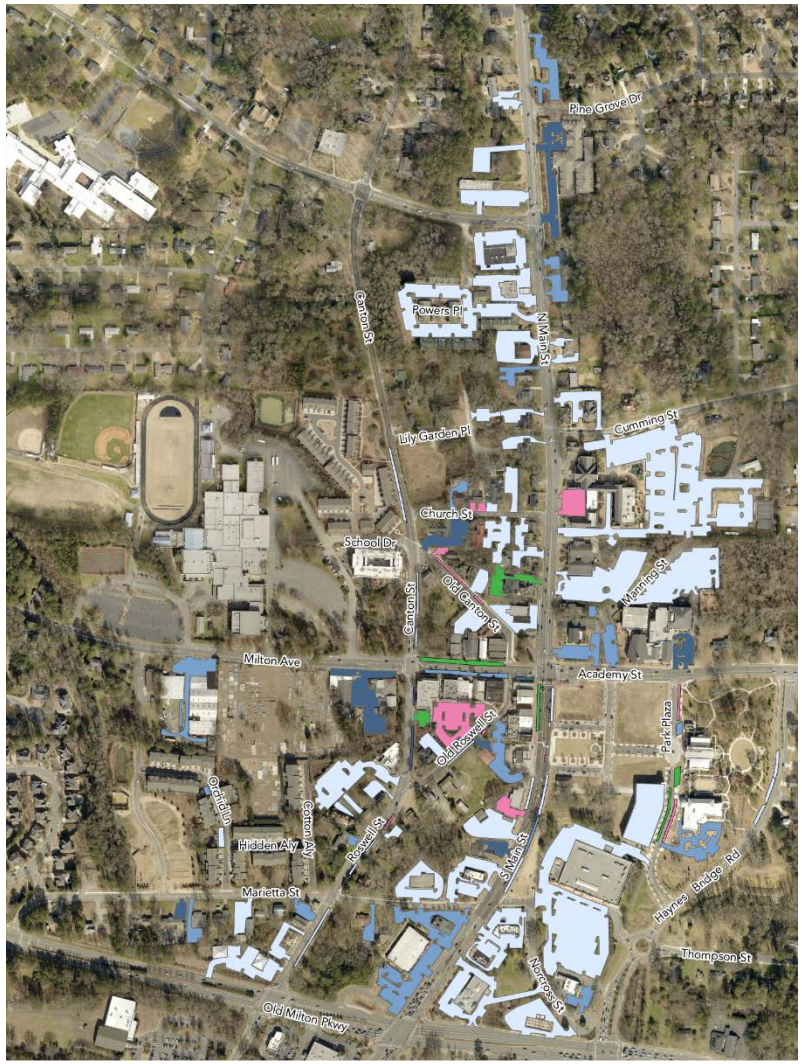


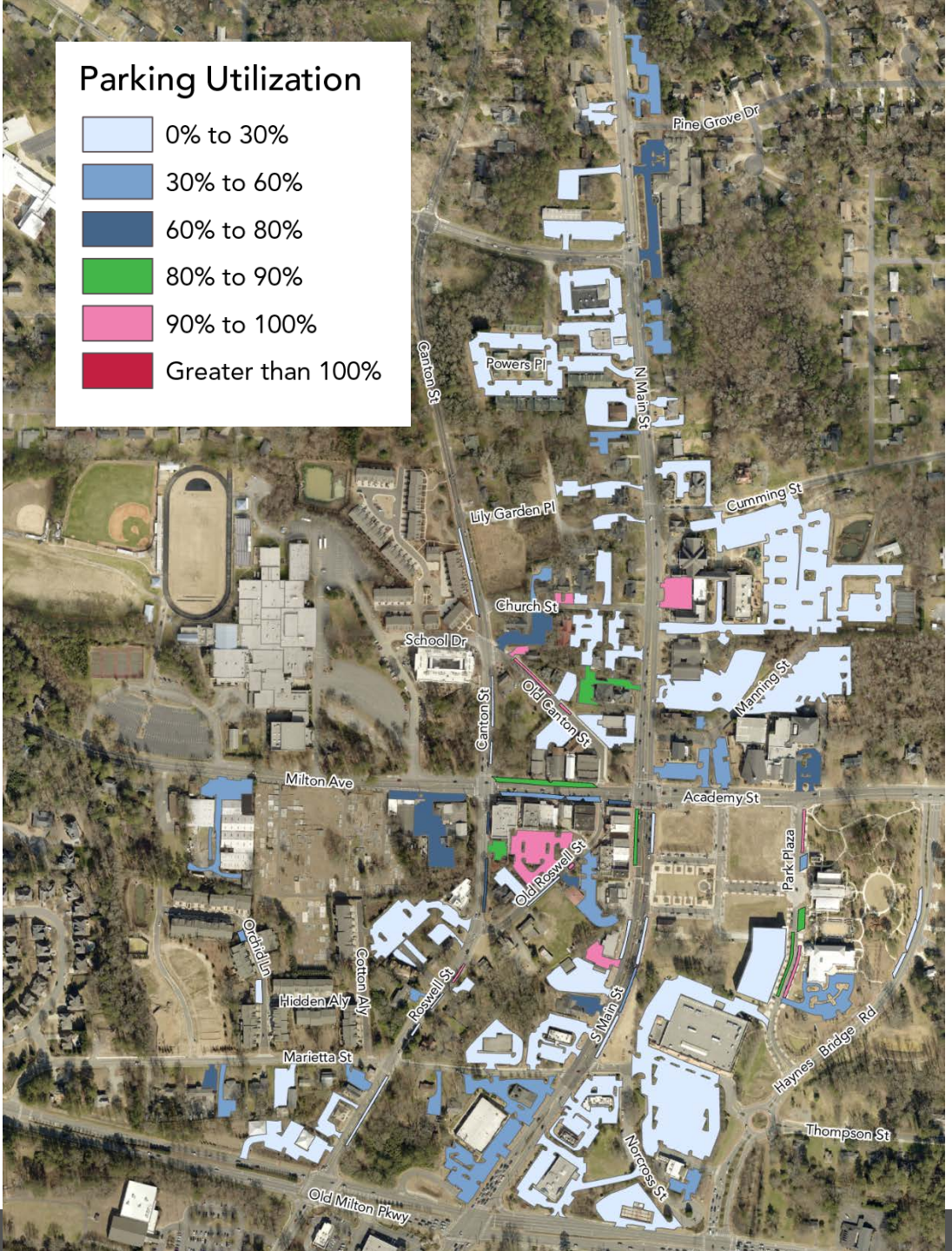
- No current pricing in effect
- Less than 10 percent of public parking has time limits
- Of private spaces, over 700 spaces in two church properties alone

Parking Utilization

Parking Utilization

- Counted the number of parking spaces in use
  - **Morning** (8am – 12pm)
  - **Midday** (12pm – 4pm)
  - **Evening** (4pm – 8pm)
- Counted utilization relative to special space types
- Reports a percentage of spaces used to compare locations and types

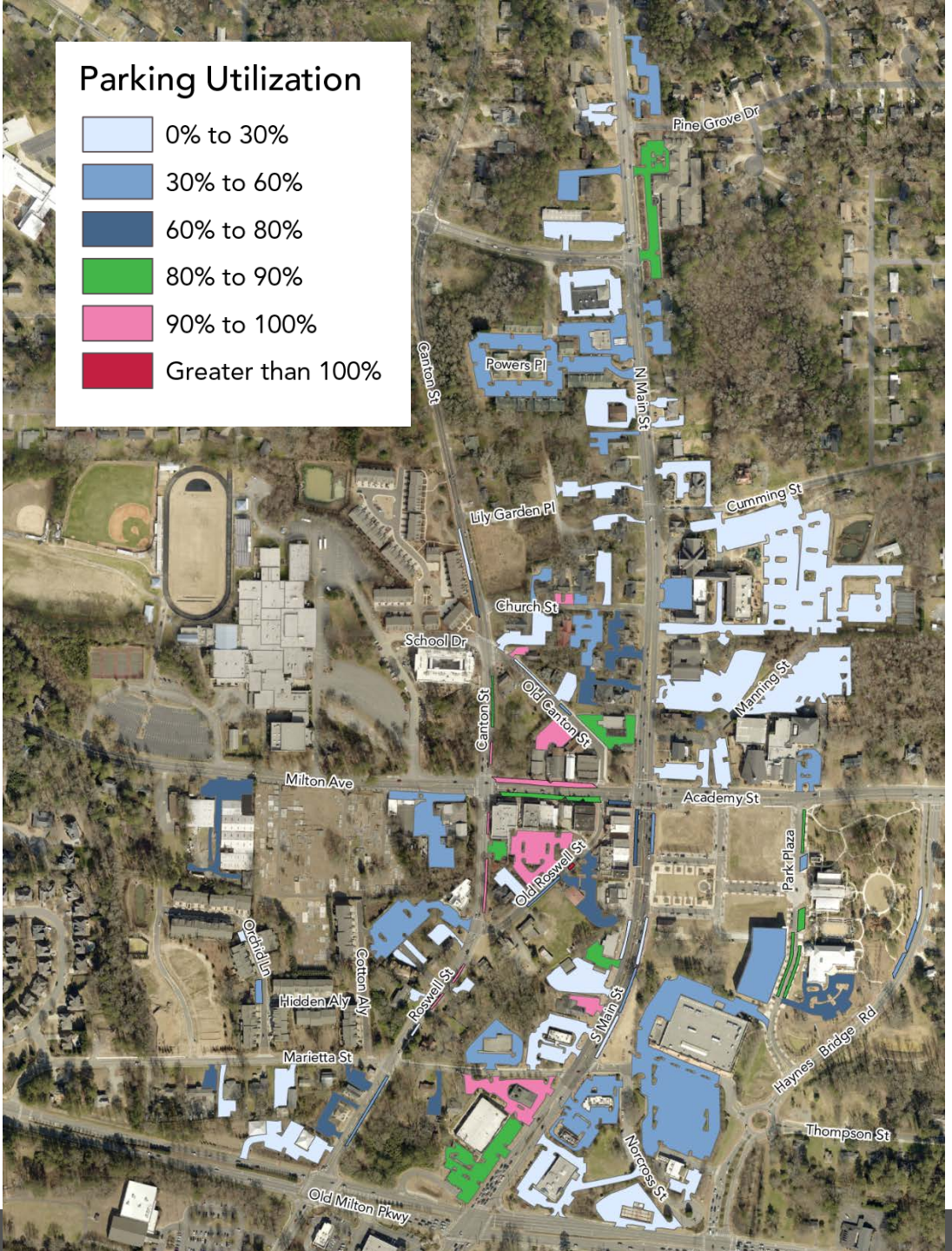




Morning Utilization

8 am – 12 pm

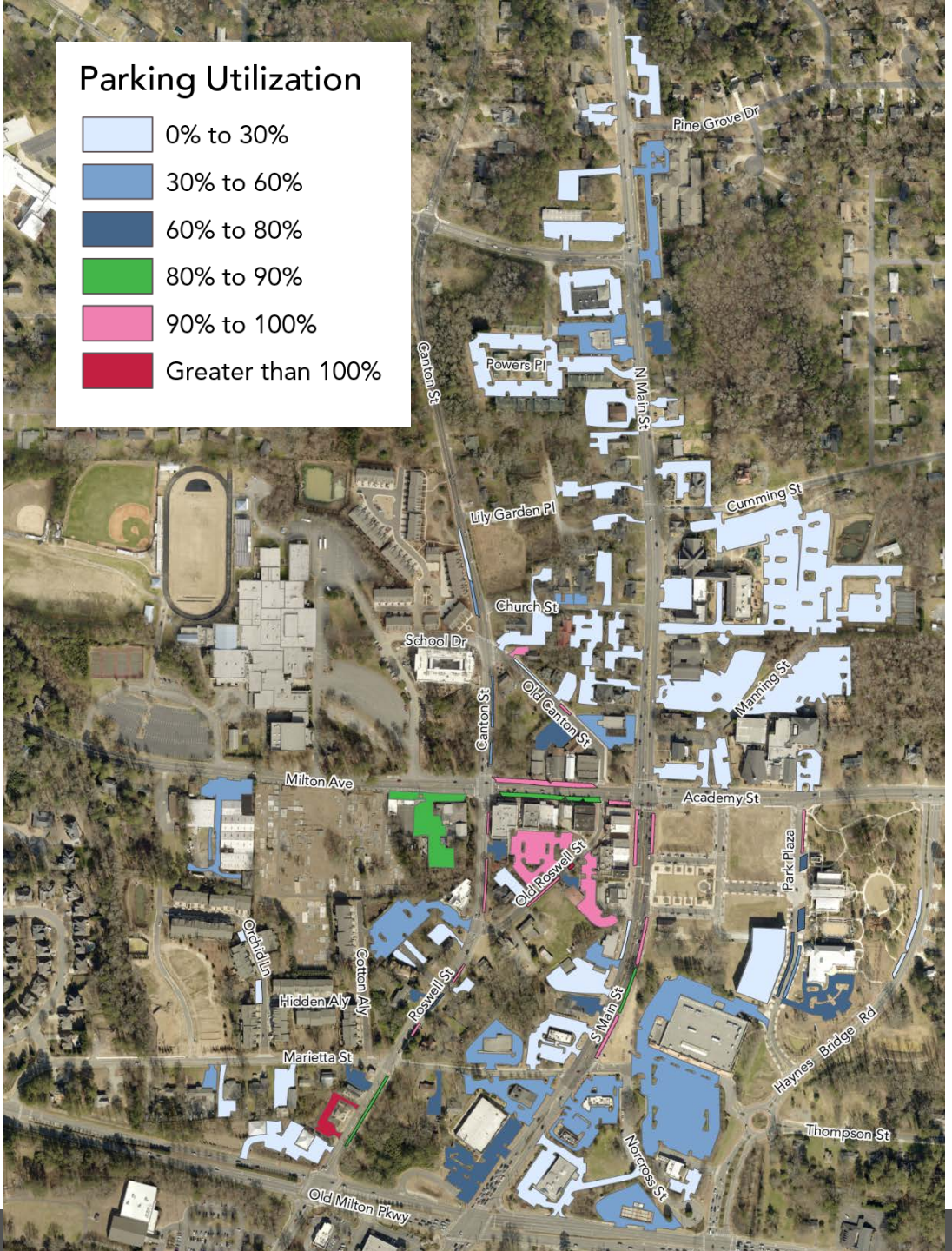
- Old Roswell Lot already near full
- Some street parking already in heavy use
- Most retail parking still in low levels of use (typical for time of day)



Midday Utilization

12 pm – 4 pm

- Old Roswell Lot still near full
- Most street parking now in heavy use
- Some private parking in heavy use while adjacent to other parking that is not

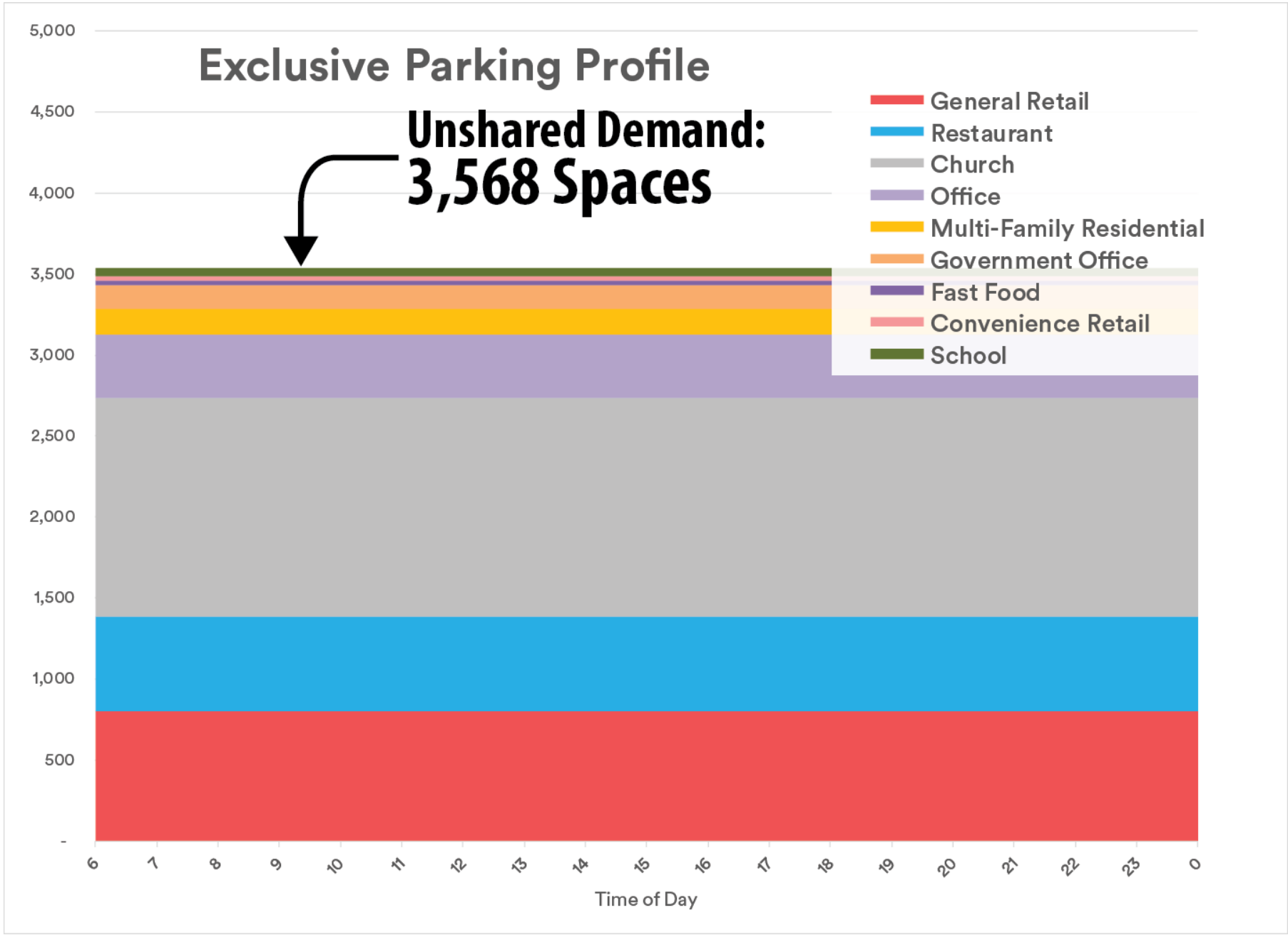


Evening Utilization

4 pm – 8 pm

- Old Roswell Lot still near full
- Most street parking now in heavy use
- Some private parking in heavy use while adjacent to other parking that is not

Estimating Parking Demand


Exclusive Parking Profile
Unshared Demand:
3,568 Spaces
General Retail
Restaurant
Church
Office
Multi-Family Residential
Government Office
Fast Food
Convenience Retail
School
5,000
4,500
4,000
3,500
3,000
2,500
2,000
1,500
1,000
500
-
6
7
8
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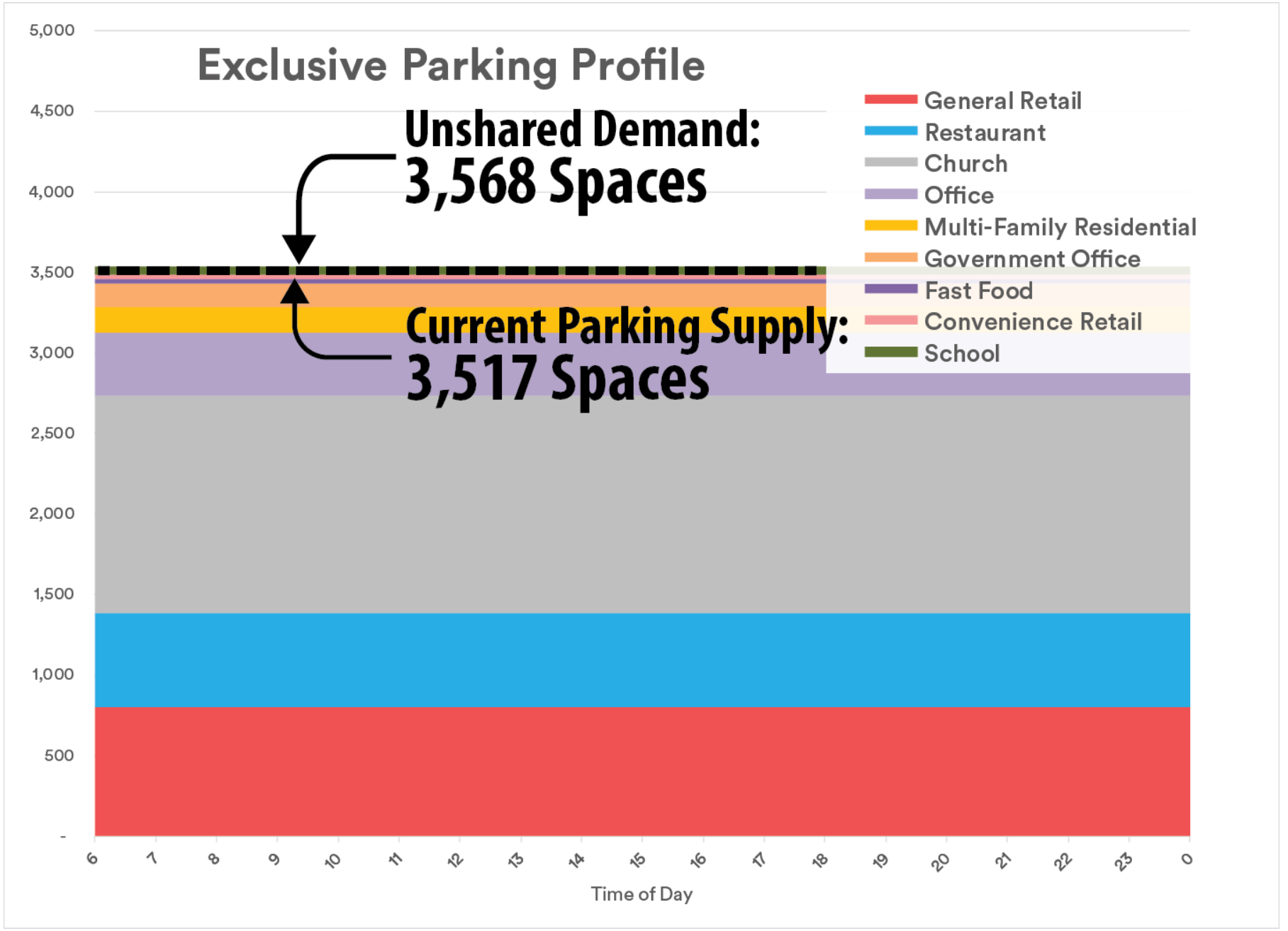
15
16
17
18
19
20
21
22
23
0
Time of Day


Exclusive Parking Profile
Unshared Demand:
3,568 Spaces
Current Parking Supply:
3,517 Spaces
General Retail
Restaurant
Church
Office
Multi-Family Residential
Government Office
Fast Food
Convenience Retail
School
5,000
4,500
4,000
3,500
3,000
2,500
2,000
1,500
1,000
500
-
6
7
8
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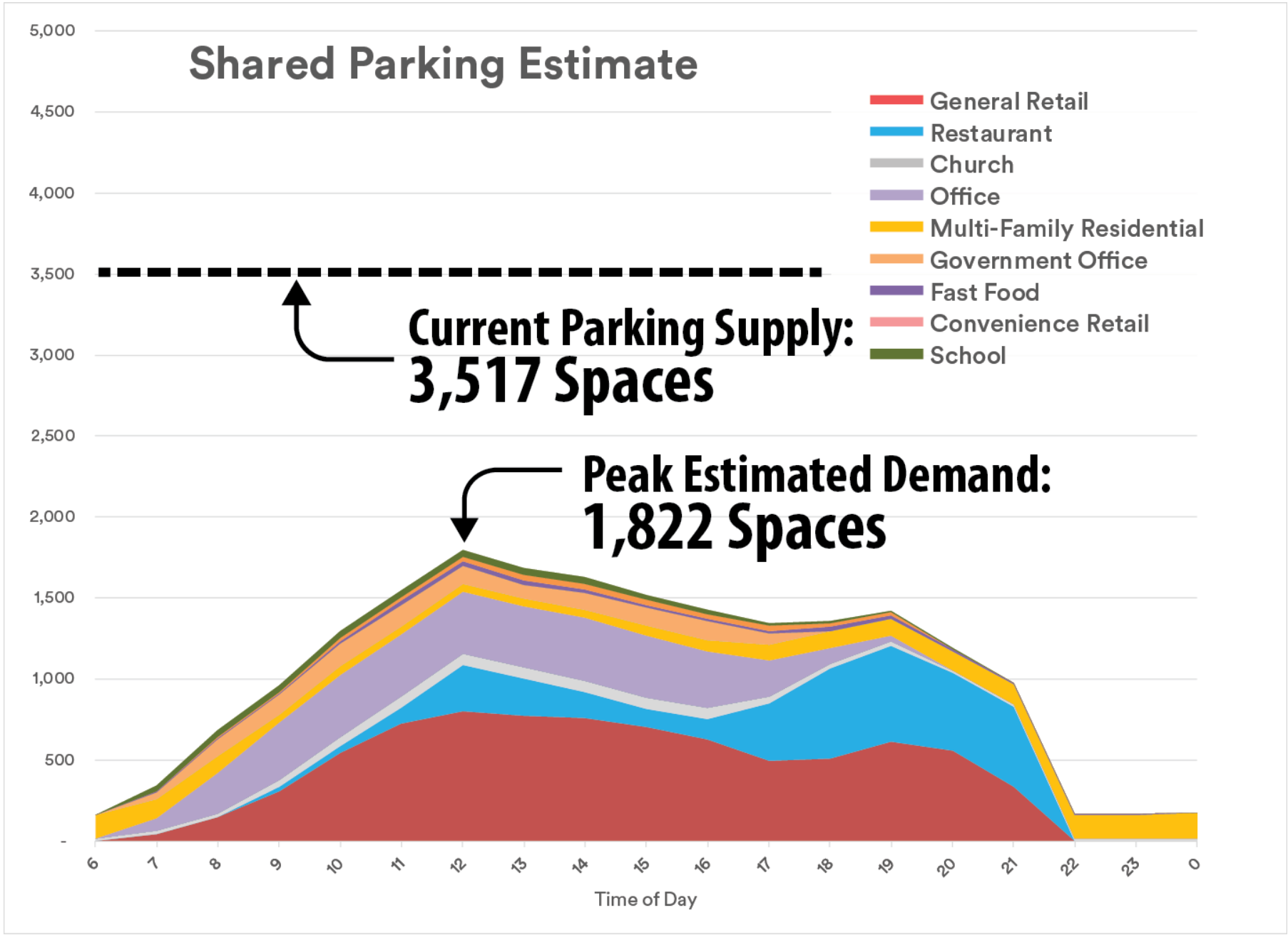
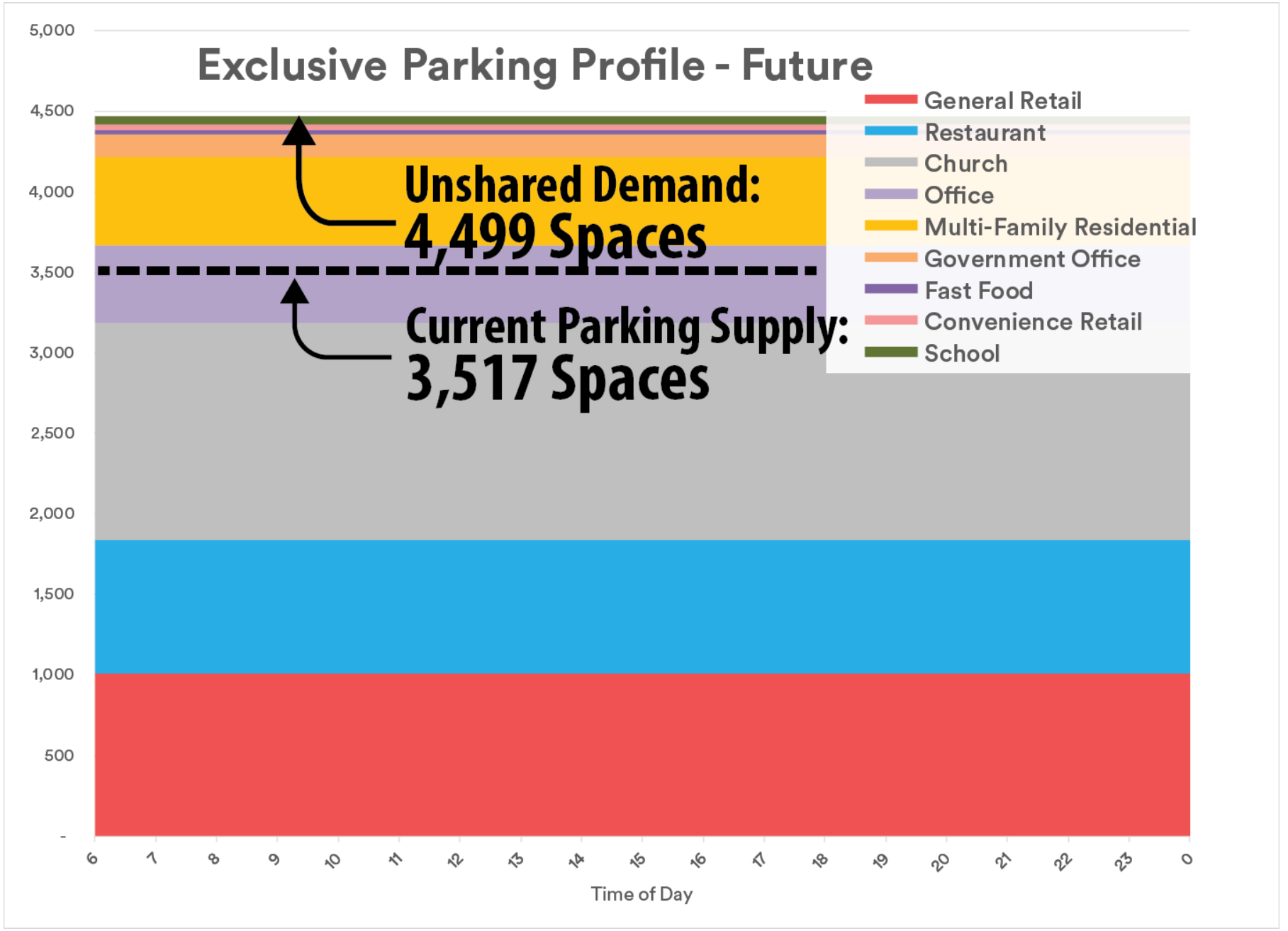
19
20
21
22
23
0
Time of Day


Shared Parking Estimate
5,000
4,500
4,000
3,500
3,000
2,500
2,000
1,500
1,000
500
-
General Retail
Restaurant
Church
Office
Multi-Family Residential
Government Office
Fast Food
Convenience Retail
School
Current Parking Supply:
3,517 Spaces
Peak Estimated Demand:
1,822 Spaces
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
0
Time of Day


Exclusive Parking Profile - Future
Unshared Demand:
4,499 Spaces
Current Parking Supply:
3,517 Spaces
General Retail
Restaurant
Church
Office
Multi-Family Residential
Government Office
Fast Food
Convenience Retail
School
5,000
4,500
4,000
3,500
3,000
2,500
2,000
1,500
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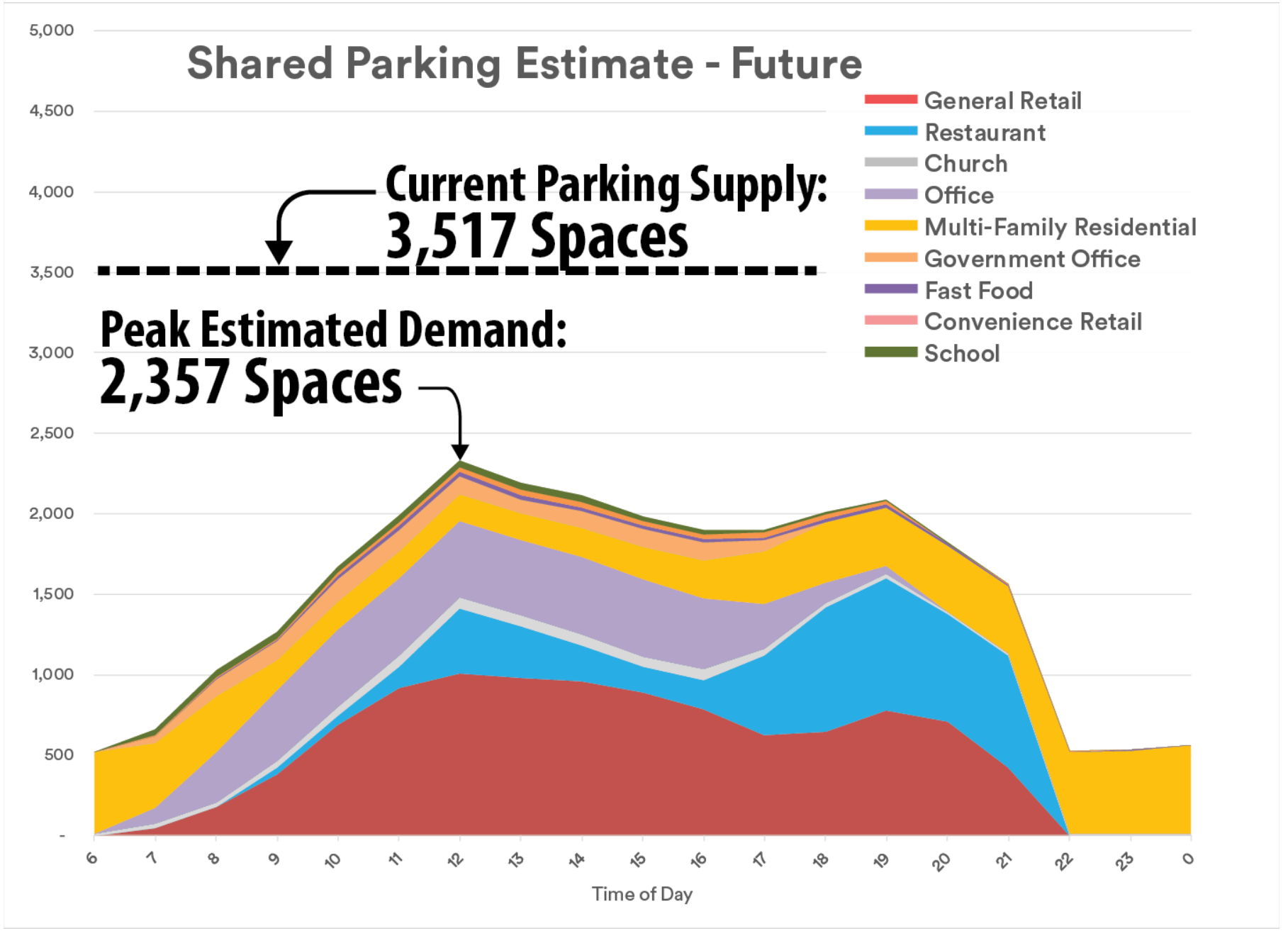
Time of Day


Shared Parking Estimate - Future
Current Parking Supply:
3,517 Spaces
Peak Estimated Demand:
2,357 Spaces
General Retail
Restaurant
Church
Office
Multi-Family Residential
Government Office
Fast Food
Convenience Retail
School
5,000
4,500
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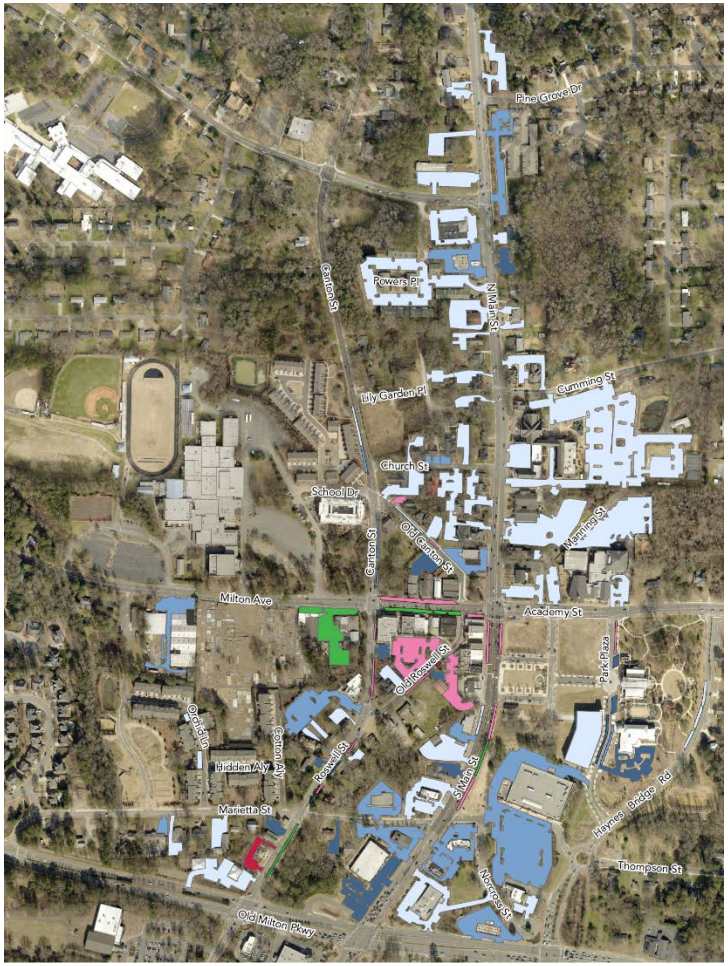
Time of Day

What will change with future development?

- Existing City garage will be more heavily used
- High utilization pressure on on-street spaces in City Center once reopened



Next Steps of the Study

Major Study Steps

Major Study Steps

Discuss potential strategies

Determine value of parking spaces for in-lieu program

Thank You!

Joel Mann, AICP

678-278-1730
jmann@nelsonnygaard.com

City Council Meeting and Public Hearing
STAFF REPORT

Submitting Department: Finance
Submitted By:
Meeting Date: May 22, 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 1st and May 15th City Council meetings.

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.

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)

EXCERPT

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

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

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- ✓ 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:	6,991,662
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

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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 equivalents[1].
    - ✓ Continuation of a performance-based merit program of 3% on April 1, 2018, per authorized/funded position (estimated cost of $237,000 citywide[2]). 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; $355,698[3] 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.

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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 reserve[4] ($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.

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- 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).

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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	

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service. The FY 2018 Budget proposes to program the debt service millage reduction into the General Fund for funding of operating initiatives[5].

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 - 2041[6]: $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.

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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 Initiaitves		
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.

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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	Robert J. Regus	Thomas G. Harris
Mayor	City Administrator	Finance Director

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OPERATING INITIATIVE REQUESTS

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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 Initiaitves		
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

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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

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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 upfiitting 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

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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).

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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:

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$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

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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.*

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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.

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Priority 1: Imperative/ Urgent
Priority 2: Essential/ Needed
Priority 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

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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.

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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).**

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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.

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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

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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

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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

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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.

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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.

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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.

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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

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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 Alpahretta360 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

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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.

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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.

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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

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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).

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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 imputing information; (4) provides

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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.

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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. The700 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

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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 by 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

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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)

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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

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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

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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

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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

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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:	6,991,662	
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.

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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

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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

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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 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).

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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**		

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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%
subtotal	$ 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%
subtotal	$ 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%
subtotal	$ 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%
subtotal	$ 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**		

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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 equivalents[1].
  - Continuation of a performance-based merit program of 3% on April 1, 2018, per authorized/funded position (estimated cost of $237,000 citywide[2]). 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; $355,698[3] 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.

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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

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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 reserve[4] ($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.

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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					
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	Variance
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	-

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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					
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	Variance
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.

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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					
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	Variance
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.

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- 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					
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	Variance
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.

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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					
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	Variance
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	-

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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.

EXCERPT

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**	**-**

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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.

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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					
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	Variance
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					
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	Variance
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.

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- 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					
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	Variance
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

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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.

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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					
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	Variance
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.

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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 2017[5]. 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					
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	Variance
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 $553,700[6] to cover operating and capital initiatives.

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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.

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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 Improvements[7]
  - 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 2017[8].

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					
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	Variance
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.

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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 equipment[9].

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 reserve[10]. 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.

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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 2017[11]. 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					
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	Variance
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 2017[12]. 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.

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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

City of Alpharetta
FY 2018 Budget
Citywide Statement of Revenues and Expenditures (by Department)

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	Special Revenue Funds							Capital Project Funds			Enterprise Fund	Internal Service Funds		
	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	**TOTAL**
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		
	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	**TOTAL**
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:														
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
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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GENERAL FUND SUMMARY

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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%
subtotal	$ 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%
subtotal	$ 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%
subtotal	$ 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%
subtotal	$ 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		

EXCERPT

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**
Changes in Fund Balance (actual/est.)	*$ (379,018)*	*$ (77,783)*	*$ 2,712,572*	*$ 3,704,302*	*$ (6,067,830)*	*$ (7,842,313)*
Personnel (full-time-equivalent)	*405.0*	*407.0*	*407.0*	*409.0*	*408.5*	*408.5*

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%**
Personnel (full-time-equivalent)	*30.0*	*30.0*		

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**
Changes in Fund Balance (actual/est.) (2)(3)	*$ 645,791*	*$ (1,821,000)*	*$ (27,841)*	*$ (1,002,127)*	*$ (481,200)*
Personnel (full-time-equivalent)	*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.

(2) 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.

(3) 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	-
	$ 339,689	$ 531,208	$ 1,436,446	$ 1,651,301	$ 550,000
Expenditures:					
Non-Departmental	$ 16,363	$ 68,058	$ 17,055	$ -	$ -
Capital	-	-	74,688	3,099,298	1,630,000
	$ 16,363	$ 68,058	$ 91,743	$ 3,099,298	$ 1,630,000
Other Financing Sources (Uses):					
Interfund Transfer:					
Debt Service Fund	$ -	$ -	$ -	$ -	$ -
	$ -	$ -	$ -	$ -	$ -
Ending Fund Balance: (1)	**$ 1,119,410**	**$ 1,582,560**	**$ 2,927,264**	**$ 1,479,267**	**$ 399,267**
Changes in Fund Balance (actual/est.)	*$ 323,326*	*$ 463,150*	*$ 1,344,704*	*$ (1,447,997)*	*$ (1,080,000)*

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**
Changes in Fund Balance (actual/est.)	*$ (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	-	-	-	-	-
	$ 4,130,570	$ 4,645,169	$ 6,391,842	$ 7,000,000	$ 7,250,000
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
	$ 4,141,684	$ 4,645,170	$ 5,441,275	$ 6,463,130	$ 6,670,588
Ending Fund Balance:	**$ 0**	**$ (0)**	**$ 950,567**	**$ 1,487,437**	**$ 2,066,849**
Changes in Fund Balance (actual/est.)	*$ (11,114)*	*$ (1)*	*$ 950,567*	*$ 536,870*	*$ 579,412*

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	-
	$ 36,825	$ 47,842	$ 19,112	$ 92,626	$ -
Expenditures:					
Non-Departmental	$ -	$ -	$ -	$ -	$ -
Public Safety	42,958	55,297	14,311	96,861	-
Recreation and Parks	9,614	292	5,367	45,929	-
	$ 52,572	$ 55,589	$ 19,678	$ 142,790	$ -
Other Financing Sources (Uses):					
Interfund Transfer:					
General Fund	$ -	$ -	$ -	$ 20,000	$ 20,000
	$ -	$ -	$ -	$ 20,000	$ 20,000
Ending Fund Balance:	**$ 57,907**	**$ 50,160**	**$ 49,594**	**$ 19,430**	**$ 39,430**
Changes in Fund Balance (actual/est.)	*$ (15,747)*	*$ (7,747)*	*$ (566)*	*$ (30,164)*	*$ 20,000*

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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	-	-	-	-
	$ 21,503,368	$ 3,513,243	$ 3,528,539	$ 5,514,000	$ 5,176,000
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	-	-	-	-
	$ 21,335,874	$ 3,580,898	$ 3,559,998	$ 5,816,807	$ 5,479,658
Other Financing Sources (Uses):					
Interfund Transfer:					
General Fund	$ -	$ -	$ -	$ -	$ -
(1) Capital Project Fund	-	-	-	-	-
	$ -	$ -	$ -	$ -	$ -
Ending Fund Balance: (1)	**$ 913,166**	**$ 845,511**	**$ 814,052**	**$ 511,245**	**$ 207,587**
Changes in Fund Balance (actual/est.)	*$ 167,494*	*$ (67,655)*	*$ (31,459)*	*$ (302,807)*	*$ (303,658)*

Notes:

(1) FYs 2015-2018 utilize available fund balance to offset a portion of the debt service requirements.

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EXCERPT

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%**
Personnel (full-time-equivalent)	*1.0*	*1.0*		

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**
Changes in Fund Balance (actual/est.)	*$ (13,372)*	*$ (45,727)*	*$ 156,224*	*$ -*	*$ -*
Personnel (full-time-equivalent)	*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.

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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	-	-
	$ 1,184,232	$ 1,206,021	$ 1,291,522	$ 1,312,200	$ 1,338,000
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
	$ 1,496,745	$ 1,172,219	$ 1,070,391	$ 1,312,200	$ 1,338,000
Other Financing Sources (Uses):					
Interfund Transfer:					
General Fund	$ -	$ -	$ -	$ -	$ -
	$ -	$ -	$ -	$ -	$ -
Ending Fund Balance: (1)	**$ 334,110**	**$ 367,912**	**$ 589,042**	**$ 589,042**	**$ 589,042**
Changes in Fund Balance (actual/est.) (2)	*$ (312,512)*	*$ 33,802*	*$ 221,131*	*$ -*	*$ -*

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**
Changes in Fund Balance (actual/est.)	*$ -*	*$ -*	*$ 665,623*	*$ 88,141*	*$ 81,554*