



JULY 10, 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. PRESENTATIONS AND PROCLAMATIONS
 - A. 30-Year Service Recognition: Lieutenant Randy Meyers

- V. CONSENT AGENDA
 - A. Council Meeting Minutes (Meeting of 06/19/2017)
 - B. Alcoholic Beverage License Application

Sanjha Chulha LLC
d/b/a Sanjha Chulha
5815 Windward Parkway
Alpharetta, GA 30005
Consumption on Premises
Beer, Wine, Liquor and Sunday Sales

- C. Financial Management Report: Month Ending May 31, 2017

VI. PUBLIC HEARING

- A. CLUP-17-02 / Z-17-04: Taylor Morrison / 40 Cumming Street

NOTE: This case has been deferred at the applicant's request and will be neither heard nor considered during this meeting. The public hearing on this matter will appear on the July 24, 2017 City Council Agenda.

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. Comprehensive land use plan amendments are requested from Downtown Residential Density to Mixed Use Live Work for the Lewis Manning House property and from Low Density Residential to Downtown Residential Density for 2 parcels on Manning Drive.
- B. V-17-08 Shamoun: 1021 Colony Drive Setback Variance (Council Only)

Consideration of a variance request to reduce the rear and side yard setbacks for a residential accessory structure to allow for a storage shed and pavilion structure.
- C. PH-17-17: Windward Retail (Council Only)

Consideration of a request to change previous conditions of zoning related to setbacks and site amenities.

VII. OLD BUSINESS

- A. PH-17-12 UDC TEXT AMENDMENTS (2nd Reading)

Consideration of text amendments to the Unified Development Code addressing 'Hotel' definitions as well as miscellaneous text amendments.

VIII. NEW BUSINESS

A. Purchase Of New Vehicles: Department of Public Safety.

B. Roof Repair/Replacement And Wall Restoration At Multiple City Facilities

C. Ordinance Amendment: Chapter 13, Article 1, Section 13-3 of The Code Of Alpharetta Georgia Pertaining To Disorderly Conduct (First Reading)

An Ordinance To Amend Chapter 13, Article 1, Section 13-3 of The Code Of Alpharetta Georgia Pertaining To Disorderly Conduct; To Repeal Conflicting Ordinances; To Provide An Effective Date; And for Other Purposes

IX. WORKSHOP

A. Workforce Housing

X. PUBLIC COMMENT

XI. REPORTS

XII. ADJOURNMENT TO EXECUTIVE SESSION



CITY COUNCIL & PUBLIC HEARING MEETING SUMMARY MEETING OF JUNE 19, 2017

PUBLISHED: FRIDAY, JUNE 23, 2017
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OFFICE OF THE CITY CLERK
WWW.ALPHARETTA.GA.US
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*This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by Council, but not quoted or paraphrased. This document includes limited presentation by Council and invited speakers in **summary** form. **This is not an official record** of the Alpharetta City Council Meeting proceedings. Official Minutes are recorded and available for review.*

I. CALL TO ORDER

❖ *Mayor 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 (absent)
 - Donald Mitchell
- Staff
 - Bob Regus, City Administrator
 - Coty Thigpen, City Clerk
 - Scott Hastey, Assistant City Attorney
 - James Drinkard, Asst. City Administrator
 - John Robison, Director of Public Safety
 - Pete Sewczwicz, Director of Public Works
 - Morgan Rodgers, Director of Recreation, Parks, and Cultural Affairs
 - Tom Harris, Director of Finance
 - Shawn Mitchell, Budget and Procurement Manager

III. PLEDGE TO THE FLAG

IV. PRESENTATIONS

A. Citizen's Auxiliary Patrol Service – 20th Anniversary 

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 06/12/2017)

- ❖ *Council Member Mitchell offered a motion to approve the Consent Agenda*
 - *The motion received a second from Council Member Gilvin*
 - *The motion was approved 5-0; Kennedy absent*

VI. PUBLIC HEARING

A. CLUP -17-02/Z-17-04 Taylor Morrison/40 Cumming Street DT-R

This item has been deferred by Staff until Monday, July 10, 2017. It will not be heard tonight.

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

This item has been deferred by the Applicant until Monday, July 24, 2017. It will not be heard tonight.

C. CU-17-06/V-17-15 Village Park at Wills Road/Assisted Living

- Senior Planner, Michael Woodman, came forward to present this item on behalf of staff
- Staff recommends approval of CU-17-06/V-17-15 Village Park at Wills Road/Assisted Living Facility subject to the following conditions:
 1. 'Congregate Housing, Assisted Living Facility' shall be a permitted use on the subject property.
 2. The site, consisting of approximately 7.01 acres, shall be developed substantially similar to site plan submitted by Foley Design, dated 5/10/2017, 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.
 3. Buildings shall be substantially similar to the renderings and photographic examples prepared by Foley Design, dated 5/8/2017, which depict a Modern Farmhouse style, with final approval by DRB. Site and landscape plans shall require approval by the DRB. Elevations shall be minimum 40% brick or stone.
 4. Building setback shall be 50' on Wills Road, except for the theatre and dining buildings. Theatre and dining buildings shall be no more than 35' in height.
 5. Maximum building height shall be limited to no greater than 45', as depicted on the conceptual elevation Sheets 1 and 2, prepared by Foley Design and dated 5/8/2017.
 6. Drive entrances shall include stone entrance walls of modest height and length as not to impede vehicular view, with final approval by Staff.
 7. Decorative landscape and pedestrian street lights shall be required along South Main Street and Wills Road. Lighting type, quantity and spacing as required by Staff.
 8. Decorative foundation plantings shall be required around all buildings, with final approval by the DRB.
 9. Developer shall construct an 8' sidewalk with a minimum 5' planting strip, with trees in strip between edge of road and sidewalk as allowed within ROW, along Wills Road. Applicant shall maintain trees and is allowed to irrigate within ROW and is to work with City Arborist on sidewalk installation to minimize impacts to trees.
 10. Developer shall construct sidewalk along South Main Street, per GDOT improvement plans. Developer and City Arborist shall work with GDOT on sidewalk installation to minimize impacts to trees.
 11. Street Trees of the proper size and locations shall be required along all internal roads as approved by staff.
 12. A minimum 20' landscape strip shall be provided along South Main Street, outside of any utility easements. Staff and Developer will work on final limits of landscape strip along South Main Street. A minimum 10' landscape strip shall be provided along Wills Road, outside of any utility easements, and shall be heavily planted with a mix of hardwoods and evergreen plantings.
 13. A minimum 15' revegetated (replanted where sparse) buffer shall be provided along the north property line adjacent to the City-owned parcel. A minimum 30' revegetated buffer, as approved by Staff, shall be provided along the north property line adjacent to 110 and 120 Wills Lane.
 14. Outdoor amenity areas shall be provided as depicted on the site plan prepared by Foley Design, dated 5/10/2017.

15. Existing trees shall be saved as depicted on the plan submitted by Foley Design, dated 5/10/2017. Tree save areas near the intersection of South Main Street and Wills Road shall be enhanced with ornamental landscape, hardscape, seating area(s) and a decorative fountain or sculpture. Sculpture shall require approval by the local art committee. Landscape and hardscape shall be subject to DRB approval.
 16. There shall be limited encroachment into the CRZ of Tree #80 (51" Southern Red Oak), as approved by Staff. Tree #80 shall require a full risk assessment by a climbing Arborist with a resistograph. Removal of this tree shall be subject to approval by Staff. Developer shall also save Tree #85 (31" Post Oak), #86 (26" Post Oak), #94 (20" Water Oak) and #95 (21" Water Oak).
 17. Generator and dumpster shall be contained within an enclosure with materials that match the building and shall include landscape screening as approved by the DRB.
 18. Developer shall dedicate a sign easement to the City at the corner of Wills Road and South Main Street. Easement limits shall be determined between developer and staff as corner conditions are influenced and impacted from tree save area, hardscape features and GDOT.
 19. Power lines shall be placed underground.
 20. Developer shall provide a bus shelter, with final approval by DRB.
 21. Developer will design and install crosswalk adjacent to property to allow safer crossing of Wills Road to access Wills Park, as approved by Staff.
- The applicant, Tim Gary on behalf of Village Park Senior Living, is requesting a conditional use permit to allow a 130-unit 'Assisted Living Facility' on 7.01 acres. Formerly known as the Sims Property, it is currently being used for a seasonal haunted house, a place of worship and a barn. Variances are requested to reduce the front setback requirement, increase the allowable building height and to reduce the undisturbed buffer requirement between non-residential and residential uses. The subject property is located at the northwest corner of Wills Road and South Main Street at 1650 South Main Street and 437 Wills Road.
 - The submitted request, if approved, will allow for the construction of a 130-unit 'Assisted Living Facility'. The proposed development is unique and would include independent living units, assisted care units and memory care units in both detached and attached buildings, as well as a variety of amenities and services associated with a State-licensed assisted living facility. The subject property is located at the northwest corner of Wills Road and South Main Street at 1650 South Main Street and 437 Wills Road.
 - The 7.01-acre property consists of three (3) parcels of land, including a single-family detached home, a place of worship and an old barn. The zoning of the property is C-1 (Neighborhood Commercial), which allows 'Congregate Housing, Assisted Living Facility' as a conditional use. Surrounding properties are zoned R-15 to the north, O-I to the west, City of Roswell to the south and C-1 and SU to the east. A city-owned parcel and Arrowood subdivision are adjacent to the north, Wills Park and Exxon Gas Station is located to the east, Ferrari Dealership to the south, and Alpharetta Business Center to the west. The Comprehensive Land Use Plan designation of the property is 'Mixed Use'.
 - The applicant is constructing a similar assisted living facility at the northwest corner of Webb Bridge Road and Morris Road. The applicant's proposed assisted living facility is unique in that it allows residents to age in place. Independent seniors needing limited to no assistance may occupy the cottages, duplexes or independent living portion of the main building. As assistance needs increase, residents may move to the assisted living and memory care portion of the main building.
 - The applicant requests variances to reduce the front setback, increase the building height and to reduce the undisturbed buffer requirement. More specifically, the following variances are requested:
 1. Unified Development Code (UDC) Subsection 2.2.14 (D) to reduce the front setback on Wills Road from 50' to 25'. The front setback reduction along Wills Road is limited to a portion of the theatre and dining buildings at the south end of the property.
 2. UDC Subsection 2.2.14 (D) to increase the allowable building height from 35' to 55'. The main building varies in height from 39' (south) to 55' (midsection) and to 39' (north). The theatre and dining buildings, as well as the duplexes and cottages will be 1-story.
 3. UDC Subsection 3.2.8(B)(1-2) to reduce the undisturbed buffer from 50' to a minimum 15' and to allow the buffer to be revegetated. The northern property line is approximately 364', of which under 50' is adjacent to two (2) existing single-family homes in the Arrowood subdivision. The buffer adjacent to the existing single-family homes ranges from 21' to 35'. The remainder of the property is adjacent to a City-owned parcel

with residential zoning.

- The nearest assisted living facility to the applicant's site is Hembree Senior Care Center, which is located at 1130 Upper Hembree Road. As shown in the tables below, there are currently ten (10) assisted living facilities operating in the City, consisting of approximately 1,171 units (or rooms). An additional 425 assisted living facility rooms are under construction at three (3) locations in the City, including the applicant's other project at the northwest corner of Webb Bridge Road and Morris Road.

Assisted Living/Senior Housing – Existing

Project Name	Location	Units
Atria of Alpharetta	100 Somerby Drive	282
Charter Senior Living	4125 North Point Parkway	70
Cottonwood Estates	255 Vaughan Drive	133
Morningside of Alpharetta	253 North Main Street	89
Addington Place of Alpharetta (F.K.A. Benton House)	762 North Main Street	97
Dogwood Square	555 Janis Square	100
Parc Alpharetta	1000 Fanfare Way	200
Hembree Senior Care Center	1130 Upper Hembree Road	22
The Mansions (Phase 1)	3700 Brookside Parkway	124
Autumn Leaves	3300 Webb Bridge Road	54
TOTAL		1,171 Units

Assisted Living/Senior Housing – Under Construction

Project Name	Location	Units
The Mansions (Phase 2)	Old Milton Parkway	92
Avanti Inspired Living	Old Milton Parkway @ GA 400	145
Village Park of Alpharetta	12300 Morris Rd	188
TOTAL		425 units

- Presently, there are 21 parcels of land in the City where assisted living facility is permitted by right. Assisted living is less of a burden on traffic and schools; however, the use does have greater impacts on public safety services.
- The submitted site plan depicts a 135,000 square foot main building and theatre building at the south end of the property near the corner of Wills Road and South Main Street. Cottages and duplexes are depicted on the northern portion of the property, near the existing residential neighborhood (Arrowood Subdivision). The main building is proposed to be 3-stories over parking and will include independent living units, assisted living units, memory care units, dining and amenities. The theatre, cottages and duplexes will be 1-story and will include outdoor amenity areas. The site plan depicts outdoor amenity areas throughout the site, including a pool area, parks, lawns, patios, pavilions and walking trails.
- The main building is oriented to South Main Street and includes a circular driveway with a drop-off area, including a port-o-cochere. 63 surface parking spaces and 50 underground parking spaces are depicted at various locations throughout the development, which complies with the UDC requirement of one (1) space per two (2) sleeping rooms. One (1) project driveway from South Main Street and one (1) from Wills Road are depicted on the site plan. A secondary fire lane access is also depicted on Wills Road. Sidewalk improvements are shown along South Main Street and Wills Road. Building setbacks are as follows:
 - South Main Street – 65'
 - Wills Road – 25'
 - Internal (Side and Rear) Setback – 15'

- The applicant proposes a minimum 15' revegetated buffer along the north property line, except that the portion of the buffer adjacent to two (2) single-family homes in the Arrowood subdivision ranges in size from 21' to 35'. UDC Subsection 3.2.8(B)(1-2) requires a 50' undisturbed buffer between non-residential and residential uses maintained in its natural undisturbed state. The assisted living facility use is considered a non-residential use and therefore requires an undisturbed buffer along the north property line. There are three (3) adjacent properties to the north, all of which are zoned R-15. One (1) property is an undeveloped City-owned parcel with 314' of common property line with the applicant's property. And the others are two (2) existing single-family detached homes in the Arrowood subdivision with under 50' of common property line with the applicant's property.
- There are several trees on the subject property, consisting mainly of Hardwoods (Oak, Tulip Poplar, Sweet Gum and Maple). Many of the identified trees do not qualify as specimen due to declining health, asymmetry and being located on slopes. The applicant's site plan incorporates tree save areas near the corner of Wills Road and South Main Street. If approved, staff recommends that perimeter trees of quality and tree groupings be saved, where possible. Stormwater will be addressed through an underground vault.
- The applicant submitted proposed elevations and photographic examples of the various buildings, which are described as Modern Farmhouse architectural style. Building materials are proposed to be stone, board and batten and siding with metal roof accents. Architectural elements will include cupolas, stone chimneys, port-o-cochere, porches and balconies, decorative railings, faux barn doors and feature windows.
- The grade of the site drops from south to north. The finished floor elevations (FFE) of the main building will follow the grade of the property, with a 1135 FFE at South Main Street, 1120 FFE at the midsection of the building and 1108 FFE at the north end of the building. The main building height will vary from 39' on the south end of the building, 55' at the midsection of the building and 39' at the north end of the building.
- The applicant submitted the trip generation figures below for the proposed project showing that the proposed 130 assisted living facility units would generate 24 PM Peak Hour trips.
- A market study, prepared by JLL, was provided by the applicant and includes a supply and demand analysis for assisted living facilities. The market study identified a primary market area (PMA) of a 10-minute drive from the subject site. The target market are seniors aged 65+ with household incomes of \$35,000+. The study considered existing and proposed facilities in the City, as well as in the surrounding jurisdictions of Milton and Roswell. The supply and demand analysis indicates that the PMA has an undersupply of assisted living, memory care and independent living beds in the current year and through 2026. The study concludes that the market has potential demand to support the applicant's proposed development. However, the study does note that the development area is very active and that new senior living projects should be monitored closely. New projects could alter the conclusions of the report.
- City Staff has reviewed the applicant's proposal and finds that it can generally support the request for conditional use and variances. The request is not in conflict with the established standards and should have little impact on the area. The proposed use is a low traffic generator and would represent a good transition between the adjacent residential and non-residential uses. While staff is concerned with the amount of assisted living facilities in the City, the subject property is an ideal location for the proposed use given the surrounding non-residential and residential uses. In addition, the applicant has provided a market study showing demand for assisted living facility through 2026. Conditions are recommended to regulate architecture, site layout, height, landscaping, screening and to minimize impacts to adjacent properties.
- The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that the owner of 120 Wills Lane contacted the applicant regarding the proposed buffer reduction and indicated that he does not support the proposed buffer reduction. The applicant intends to provide a 21' – 35' buffer adjacent to this property. The report states that there were no other comments.
- Carla Breakwell, representative for the applicant, came forward to provide a brief overview of their request

- Jeff Smith, landscape architect with Foley Design, came forward to address questions posed by Mayor and Council
- Bill Foley, of Foley Design, came forward to speak on the applicant's selection of proposed site

Public Comment

None

- ❖ *Council Member Kennedy offered a motion to approve CU-17-06/V-17-15 Village Park at Wills Road/Assisted Living subject to the 21 conditions*
 - *The motion received a second from Council Member Owens*
 - *Council Member Binder offered friendly amendment to the last sentence of condition #13 to read, "A minimum 50' revegetated buffer, as approved by Staff, shall be provided along the north property line adjacent to 110 and 120 Wills Lane."*
 - *Amendment accepted by Kennedy and Owens*
 - *The motion was approved 4-2; Belle Isle and Gilvin voting no*

D. CLUP-17-03/MP-17-05/Z-17-05/CU-17-05/V-17-16 Northwinds Summit/Pope & Land

- Director of Community Development, Kathi Cook, came forward to present this item on behalf of staff
 - This item was heard at the June 1, 2017 Planning Commission meeting. One resident spoke in opposition to the request, with concerns over traffic. After discussion, the Planning Commission recommended to approve this item. Vote (7-0)
 - Staff recommends approval of CLUP-17-03/MP-17-05/Z-17-05/V-17-16 Northwinds Summit/Pope and Land, subject to the following conditions:
 - Conditions ending with GRTA are conditions recommended by the Georgia Regional Transportation Authority. All GRTA recommendations are incorporated in a document dated April 27, 2017, RE: DRI 2669 – Northwinds Summit.
1. The 24.547-acre property shall be zoned MU and the site shall be developed substantially similar to the plan by Haines Gipson & Associates, dated 5/23/2017, 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 comprehensive land use plan designation of the property shall be Mixed Use.
 3. The maximum residential density shall be restricted to no more than 7.00 dwelling units per acre.
 4. Architectural style shall be representative of a traditional style common in Alpharetta and material shall be primarily masonry with non-residential buildings approved by the DRB and 'For-Sale' residential buildings approved by Staff.
 5. Development regulations shall be as follows:
 - a. Office – 1,230,000 square foot maximum. Entitlement shall be deducted from the existing Northwinds Master Plan entitlement for office. Building heights shall be limited as depicted on the site plan prepared by Haines Gipson & Associates, dated 5/23/2017.
 - b. 172 'For-Sale' condominium units shall be permitted in up to 4-story buildings with a maximum height of 50'. No more than 10% shall be rented as stated in the HOA documents. 800 square feet of existing office density per residential unit shall be exchanged.
 - c. Retail/Restaurant –Maximum of 30,000 square feet and height of 2 stories or 24', whichever is less. Entitlement shall be deducted from the existing Northwinds Master Plan entitlement for office/accessory retail. Mixed use buildings shall be limited to a maximum of 4 stories. Two (2) jewel box buildings shall be permitted within the median of the new private road, as depicted on the site plan. Office Site C on the site plan shall not be considered a mixed use building. All restaurant uses shall include outdoor dining areas.

- d. Hotel – One boutique or full-service hotel as approved by staff with a maximum of 140 rooms and 5 stories shall be permitted. Hotel entitlement shall be deducted from the existing Northwinds Master Plan entitlement for hotel, which will require an exchange of 12,800 SF of office for 16 additional hotel rooms. Hotel may not be an extended stay facility.
 - e. Parking Decks – Maximum of 8 levels, as depicted on the site plan prepared by Haines Gipson & Associates, dated 5/23/2017. With the exception of the parking decks serving office buildings, all parking decks shall be wrapped with residential or non-residential uses where visible from the road. Parking decks visible from Haynes Bridge Road and Northwinds Parkway shall be treated with comparable materials and finishes as the buildings they serve. Parking decks visible from Georgia 400 and the interchange, as well as the 2 parking decks immediately adjacent to Haynes Bridge Road and Northwinds Parkway shall be screened from view with evergreen landscaping of sufficient size, as approved by Staff. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the DRB. Parking lot islands shall be planted with trees, shrubs and ground covers. Provide sufficient green space to screen parking decks. Investigate as directed by Staff, the possibility of adding shade structures on the top floor of parking decks to covers a minimum 15% of this surface.
6. 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
7. Retail uses shall be those 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. Brewery
 - 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. Neighborhood Grocery (min. 3,000 SF)
 - 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)
8. Building setbacks shall be 50' along Haynes Bridge Road and 40' along Northwinds Parkway. Side and rear setbacks shall be 15' and shall be in addition to required buffers where they abut adjoining properties.
9. 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.
10. A building permit shall not be issued for any free-standing retail building before a building permit is issued for the 30,000 square foot office use.
11. Parking shall be provided at a minimum of 3.0 spaces/1,000 SF for office and retail uses. Bicycle parking shall be provided at 1 space per 50 parking spaces. Electric vehicle charging stations shall be provided at 1 space per 50 parking spaces.
12. Specimen trees, tree groupings and trees of quality shall be given special consideration and every attempt to incorporate

them into the site plan shall be made as stipulated in the Tree Protection Ordinance, as approved by Staff.

13. Existing landscape trees, determined to be in good condition, depicted to be removed shall be spaded and relocated on-site, as approved by Staff.
14. A minimum 3.17 acres of public space and a minimum 8.29 acres of greenspace shall be provided as depicted on the 5/23/2017 zoning plan. A bocce ball court, or an alternative outdoor recreational feature, shall be required within an area designated public space as approved by Staff.
15. Delete Condition #6 on Northwinds Master Plan Table A – Revised October 1998, which required 20 stories or 300' buildings directly adjacent to the Georgia 400 Tree Buffer.

Design Conditions:

16. A permanent public access easement shall be provided over the new private street connecting Haynes Bridge Road to Northwinds Parkway.
17. At-grade pedestrian and bicycle connections shall be provided throughout the site, including between buildings and recreational facilities within the development and across Northwinds Parkway. 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.
18. Detention facilities shall not be visible from a public right-of-way, except a decorative water feature approved by Staff. The developer shall work with the adjacent property owner to install a pond aerator and landscaping around the pond, as approved by Staff.
19. Each entrance off Northwinds Parkway and Haynes Bridge Road shall be designed with a minimum 5,000sf green space to incorporate a water feature, sculpture or similar focal point feature, as approved by Staff and prior to an LDP. 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 completed prior to final site CO.
20. Parking decks and retaining walls shall receive architectural façade treatment or be heavily landscaped. 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 over-sized landscaping (12" – 15" caliper trees) or materials approved by DRB or other materials as approved by Staff.
21. 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, Northwinds Parkway 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. The public shall be permitted to park in the office parking lots on evenings and weekends. Bicycle Facilities shall be provided throughout the development including a bicycle rental station.
22. Prior to LDP, the applicant shall submit for approval a document to be entitled 'Northwinds Summit 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 2017 application, as amended. Design standards will be presented to Staff and the DRB for review and approval. This document also shall detail entrance treatment for the Haynes Bridge Road and Northwinds Parkway intersections with the new private road.
23. Surface parking areas other than on-street parking shall be screened from the right-of-way in compliance with the UDC. A decorative, short wall shall be located along Haynes Bridge Road where necessary to obscure views of surface parking near the hotel and along Northwinds Parkway where necessary to obscure views of loading area for Office Site/Parking Deck E.
24. All buildings along Haynes Bridge Road and Northwinds 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.
25. Streets within the development shall be private and only where indicated on the site plan, shall include a planted median with sufficient space for tree plantings.
26. Corner of Haynes Bridge Road 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), final approval by Staff with input from the local arts committee. Applicant shall provide a minimum 3 original sculptures located at prominent locations throughout the development, including the corner of Haynes Bridge Road and in the roundabout, final approval by Staff with input from the local arts committee. 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 completed prior to final site CO.

27. 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.
28. Prior to the first LDP, 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:
 - a. Approved specifications and standards identified for each use within the total development.
 - b. Pedestrian network.
 - c. Overall planned green space areas.
29. Every plan submitted for an LDP shall include an on-going density and acreage tabulation.
30. Alcohol license distance requirements from residential development shall be waived.
31. Rooftop signs shall be permitted as approved by the DRB.
32. 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 CLUP-17-03/MP-17-05/Z-17- 05/CU-17-05/V-17-11 Northwinds Summit/Pope and Land"

Landscape Conditions:

33. A 20' landscape strip with trees and shrubs shall be provided along Haynes Bridge Road and Northwinds Parkway. All new utilities shall be located underground. Existing landscape strips along Northwinds Parkway and Haynes Bridge Road shall be replanted where needed, as approved by Staff.
34. 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 the Alpha Loop as approved by Staff.
35. At least 1 roof-top amenity shall be required within the development. In addition, at least 10% of the space occupied by restaurant uses shall be located in open air dining areas. Outdoor dining areas will not count against the 30,000 SF of retail/restaurant use.
36. Provide detailed street planting for Haynes Bridge Road, Northwinds Parkway and new private road. Landscape plan shall be approved prior to issuance of a LDP and shall retain the current mature street trees, except at curb cuts along Northwinds Parkway and Haynes Bridge Road with final approval by Staff.
37. The developer and/or property owner shall be responsible for the planting and maintenance of medians within the development site. Planting and maintenance shall be in accordance with a plan approved by Staff.
38. The developer shall dedicate a permanent easement to the City and construct a 12' concrete, accessible multi-use trail from Northwinds Parkway, through the site, next to the detention pond and through the Georgia 400 buffer and along Haynes Bridge Road, with final alignment/design/materials approved by Staff and construction completed prior to the first CO for residential units. A hawk signal and crossing shall be provided across Northwinds Parkway and shall be constructed of paver material approved by Staff. Alpha Loop shall include seating/gathering areas, lighting (pedestrian and bollards), landscape and hardscape. Trail entrance gateways/arches shall be provided on Northwinds Parkway and Haynes Bridge Road. Final design and construction shall be approved by Staff. The applicant shall hand clear undergrowth, invasive species and dead materials within the Georgia 400 buffer; maintain such condition to the City's satisfaction; 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. Wayfinding signage shall be placed at key locations along the trail.
39. Public spaces shall include landscape and hardscape for recreation, entertainment, and/or civic purposes as approved by Staff.

General Conditions of Approval to GRTA Notice of Decision:

Haynes Bridge Road at GA 400 Southbound Ramps

40. Restripe the westbound approach (Site Driveway 1) to operate with two dedicated left turn lanes, one dedicated through lane and one shared through/right turn lane, as shown on plan.
41. Install permissive + overlap signal phasing for the southbound right turn movement.

Haynes Bridge Road at Northwinds Parkway/Lakeview Parkway

42. Convert the existing yield-controlled northbound right turn movement to a free-flow movement.
43. Construct a second westbound right turn lane on Northwinds Parkway, per local standards.

Northwinds Parkway at Site Driveway 2

44. Signalize, if and when warranted.

- The applicant, Pope and Land, is requesting a master plan amendment to the Northwinds Master Plan Pod A to add 'For-Sale' and 'For-Rent' residential uses within a mixed-use development. The proposed development mix on the 24.547-acre property is 30,000 square feet of retail/restaurant, 140-room hotel, 1,230,000 square feet of office, 140 'For-Rent' units and 32 'For-Sale' condominium units. A rezoning is requested from O-I (Office- Institutional) to CUP (Community Unit Plan), as well as a comprehensive land use plan amendment from Corporate Office to Mixed Use. A conditional use is requested to allow 'For-Rent' residential use and variances are requested from the 'For-Rent' standards, minimum lot size in the CUP district and various parking variances. A change to a previous master plan condition is requested to remove a provision requiring a 20-story height for office buildings adjacent to the Georgia 400 Buffer. The property is located at the northeast corner of Haynes Bridge Road and Georgia 400.
- The submitted request, if approved, will allow for the construction of a mixed-use development consisting of 30,000 square feet of retail/restaurant use, 1,230,000 square feet of office, 32 'For-Sale' condominium units, 140 'For-Rent' apartment units, 140-room hotel and several parking decks on a 24.547-acre site. The proposed residential density is 7.00 dwelling units/acre. The subject property is located at the northeast corner of Haynes Bridge Road and Georgia 400.
- The subject property and surrounding properties are zoned O-I and are subject to the Northwinds Master Plan Pod A. The property is bound by Northwinds Parkway, Fairfield Inn & Suites and an office building to the north, Haynes Bridge Road to the west, Georgia 400 to the south and the former DeVry Institute property to the east. The property and surrounding properties have a comprehensive land use plan designation of Corporate Office.
- The applicant is requesting a master plan amendment for a project called "Northwinds Summit" to add 'For-Sale' and 'For-Rent' residential uses. Northwinds Master Plan Pods A & C have a remaining entitlement of 2,535,559 square feet of office/retail, of which 446,599 square feet can be exclusively retail on Pod C only. In addition, 124 hotel rooms remain entitled in Northwinds Pods A & C, including a provision allowing for an exchange of 800 square feet of office for one (1) hotel room, up to a maximum of 300 additional hotel rooms. The applicant's initial request indicated that the proposed uses were in addition to the remaining entitlements in the Northwinds Master Plan. However, the applicant has since decided to move forward utilizing the existing remaining entitlements for office, retail and hotel.
- A rezoning is requested for 24.547 acres from O-I to CUP and a comprehensive land use plan amendment from Corporate Office to Mixed Use in order to add the proposed residential uses. However, staff recommends rezoning the subject property to MU (Mixed Use), based on the proposed development mix. A conditional use is requested to allow 'Dwelling, 'For-Rent' Residential' use and variances are requested from the 'For-Rent' design standards, parking, as well as a variance to reduce the minimum lot size in the CUP zoning district.
- The Northwinds Master Plan was approved in 1986 and has been amended on a few occasions over the years. According to the current master plan development standards, Pods A & C allow office buildings at a maximum height of 20 floors. In addition, development standard condition #6 requires office buildings adjacent to the Georgia 400 Buffer to be 20 stories or 300'. As reflected below and supported by Staff, the applicant proposes to strike Condition #6 altogether.

6. ~~"The height of office buildings located directly adjacent to the GA-400 Tree Protection Zone shall be 20-stories or 300', whichever is less."~~

- In 1993, the City referred the Northwinds Master Plan to the Atlanta Regional Commission (ARC) for a Development of Regional Impact (DRI) review. At the time, the proposed Northwinds DRI was found to be not in the best interest of the State due to the potential negative impacts on the Big Creek Wastewater Treatment Plant, Fulton County School System and transportation facilities in the area. Staff submitted an application to the Department of Community Affairs (DCA) for a DRI Review of the applicant's proposed plan. On May 3, 2017, the ARC issued a finding that the proposal was in the best

interest of the Region, and therefore the State. GRTA submitted a “Notice of Decision”, dated April 27, 2017, stating the project was approved as submitted with recommended conditions.

- The table below provides a comparison between the applicant’s zoning proposal, the Northwinds Master Plan, and the remaining entitlement.

Applicant’s Proposal vs Original Master Plan				
Use	Applicant’s Proposal	Original Master Plan	Remaining Entitlement – Pods A & C	Remaining Entitlement, incl. Applicant’s Proposal
Residential	32 ‘For-Sale’ Condominium, 140 ‘For-Rent’ Apartments	58 ‘For-Sale’ Townhomes 800 ‘For-Rent’ Apartments	None	+140 ‘For-Rent’ Apartment +32 ‘For-Sale’ Condominium
Hotel	140 rooms**	300 rooms*	124 rooms*	0**
Office & Accessory Retail/Restaurant	1,230,000 SF Office 30,000 SF Retail/Restaurant	4,340,140 SF (Pods A & C – office and retail)	2,535,559 SF	+1,262,759 SF**

*Northwinds Master Plan allows a developer to exchange 800 SF of office density in Pod A to add one (1) hotel room up to a maximum of 300 rooms in addition to the 300 permitted.

**12,800 SF of office use is proposed to be exchanged for 16 hotel rooms in order to accommodate the applicant’s request.

- 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.”

- The applicant is requesting the seven (7) variances related to the MU zoning district, ‘For-Rent’ standards and parking regulations:
 - Reduce the minimum lot size in the CUP district from 100 acres to 24.547 acres.
 - Allow first floor ‘For-Rent’ dwellings on more than two (2) buildings sides.

3. Remove requirement for first floor 'For-Rent' dwelling units to have individual unit entrance from the exterior of the building and individual stoops or porches.
4. Delete the requirement for neighborhood grocery associated with the 'For-Rent' product.
5. Reduce the parking requirement for office and retail uses from one (1) space per 250 square feet to one (1) space per 333.3 square feet (from 4 spaces/1,000 to 3 spaces/1,000).
6. Reduce the bicycle parking requirement from one (1) space per 25 parking spaces to one (1) space per 50 parking spaces.
7. Reduce the electric car charging station requirement from one (1) space per 25 parking spaces to one (1) space per 50 parking spaces.

- The site plan does not meet the minimum 25% retail required in the MU district; however, other than restaurant and convenience retail no additional destination type retail is recommended at this location.

'FOR-RENT' RESIDENTIAL

- The applicant requests a rezoning, master plan amendment and conditional use to allow 140 'For-Rent' units in a 4-story building with parking deck. One (1) side of the building has 1st floor retail and office uses along the new Storefront Street. Residents will have access to parking and amenities, such as a pool and private outdoor amenity area. Staff requested information on bedroom mix, unit size, price point and amenities; however, the applicant indicated that the information was not available at this time. The applicant is requesting variances to the 'For-Rent' standards to allow first floor 'For-Rent' units on more than two (2) buildings sides, to remove the requirements for individual unit entrance from the exterior of the building, individual stoops and porches and to remove the requirement for a neighborhood grocery of sufficient size to support the development. Staff could support a reduction in retail; however, if rental is approved then a small neighborhood grocery should be required. A small 3,000 square foot tenant could provide convenience goods.
- 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 within the Northwinds Master Plan and high density housing should be tied to office space where jobs exist and are created and service uses are available to limit vehicular trips. The 1,230,000 square feet of new office will generate approximately 6,150 employees (1 employee per 200 square feet) to support the residential and retail uses.
- The City's Rental Housing Study, which was prepared in May 2015 and recently updated, recommends as one possible approach 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.
- In 2017, the City approved 405 'For-Rent' units and looking at the goal of 32%, these approvals exhaust the targeted 'For-Rent' goal up to 2020. If the City decides to allow 2020 entitlements, a condition should be added to prohibit a CO until 2020 in order to meet the goal. In order to promote a traffic reduction, residential units could be exchanged for existing office density, similar to the hotel room exchange, to reduce traffic impacts.

'FOR-SALE' RESIDENTIAL

- The applicant is requesting 32 'For-Sale' condominium units in a 4-story building. The condominium building is depicted to the east of the proposed 'For-Rent' building and includes a 14,176 square foot private amenity area for its residents. It is recommended that a mixed-use development contain a variety of residential types. The applicant's proposed development mix provides nearly 19% 'For-Sale' residential product, which is comparable to the ratio of 'For-Sale' to 'For-Rent' uses at mixed-use developments such as Milton Park and Avalon. Avalon is approved for 16% 'For-Sale' product and Milton Park has over 25%.

OFFICE

- The applicant proposes 1,230,000 square feet of office on the site. Northwinds Pods A & C have a remaining office/retail entitlement of 2,535,559 square feet. The applicant's request includes a 15-story, 350,000 square foot office building adjacent to Haynes Bridge Road, a two (2) story, 30,000 square foot office building, a five (5) story, 150,000 square foot office building, a 16-story, 400,000 square foot office building and a 15-story, 300,000 square foot office building near the existing detention pond. The applicant states that the 30,000 square foot building will be constructed in the first phase of the development.
- Because the applicant initially requested new entitlements, staff examined whether or not the remaining office and hotel entitlements could be accommodated within Northwinds Master Plan. With the exception of the applicant's property, a 3.74-acre parcel of land at the southwest corner of Northwinds Parkway and Kimball Bridge Road is the only remaining undeveloped property within Northwinds. However, it is reasonable to assume that the large surface parking lots could be redeveloped with office/hotel buildings supported by parking decks. Staff prepared a map showing that Northwinds could be developed with the remaining 2.5 million square feet of office use and a 124-room hotel. Staff would not support new entitlement of office use within Northwinds due to potentially negative impacts on the area's roadways. The hotel rooms requested reduces the office entitlement by way of an exchange permitted in the Northwinds Master Plan. If residential is approved, a condition could require a similar exchange for existing office density.

RETAIL/RESTAURANT

- The development proposes 30,000 square feet of retail/restaurant uses located in freestanding and mixed-use buildings. The applicant proposes 1st floor retail space in the 'For-Rent' building, a small 1-story retail building wrapping the 'For-Rent' parking deck building, a small 1-story retail building attached to a proposed 5-story office building and two (2) jewel box buildings within the center median of the internal boulevard. 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 a hotel with a maximum of 140 rooms and five (5) stories. A boutique hotel is typically defined as a smaller hotel, usually between 10 and 150 rooms, located in unique settings with upscale services and unique architectural and interior design. The Northwinds Master Plan was entitled for 300 hotel rooms, of which 124 rooms remain. The master plan allows an additional 300 hotel rooms through an exchange of one (1) hotel room per 800 square feet of office use. The applicant's request for a 140-room hotel would require the exchange of 12,800 square feet of office use for 16 hotel rooms in order to make up the difference between the proposed versus remaining hotel entitlement. Staff would not support new entitlement of hotel use within the Northwinds Master Plan due to the number of existing and entitled hotel sites throughout the City.

PUBLIC SPACE & PARK LAND

- The applicant's site plan depicts 3.17 acres of public space, consisting of public plazas, courtyards, seating and walking paths. Public spaces are generally located between the new internal road and the fronts of office and retail buildings. Park space and public space cannot include the Georgia 400 tree buffer (except area improved for the Alpha Loop), building setbacks or landscape strips. 0.72 acres of private amenity

- space is provided in two (2) areas between the condominium building and 'For-Rent' building and internal to the 'For-Rent' building.
- A 12' multi-use path will be provided through the subject property and incorporated into the City's Alpha Loop system. The site plan depicts the Alpha Loop entering the property from Northwinds Parkway and running along the detention pond, then running through the Georgia 400 Buffer and along Haynes Bridge Road to the intersection at the Georgia 400 off ramp. Staff recommends that the developer provide an easement and construct the 12' Alpha Loop through the property as depicted on the applicant's site plan, including enhancements such as an accessible path, seating/gathering areas, lighting, landscape, detention pond fountain and wayfinding signage.
 - The CUP zoning district requires a minimum 15% of the gross land area to be set aside as open space. However, staff believes the appropriate zoning of the subject property should be MU (Mixed Use) due to the proposed development mix. Therefore, 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 2.45 acres in public space is required for the proposed development. The site plan depicts 3.17 acres of public space, which exceeds the minimum requirement. The total park land goal in the MU zoning district is one (1) acre of park land per 100 population. The applicant's proposed development would generate a population of 420 people. Therefore, a goal of 4.2 acres of park land should be incorporated in the proposed development, of which at least 50% should be passive park area. The site plan does not specifically call out park land within the proposed mixed-use development.
 - The proposed development triggers regional review under the Georgia Planning Act as a Development of Regional Influence (DRI). A traffic study was prepared following guidelines established by the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA). Based on the land uses proposed, the development is expected to generate nearly 1,772 vehicle trips during the PM Peak Hour.
 - Traffic operations were evaluated adding the proposed development trips to the existing transportation network, including recently approved and under construction developments. The major roadways in the area were found to generally have capacity available to accommodate the traffic added from the proposed development. In addition, the traffic study identified several improvements needed to mitigate operational deficiencies induced by future growth and traffic from the proposed development. Identified improvements include intersection improvements at Haynes Bridge Road and the site access/GA 400 SB; Haynes Bridge Road at Lakeview Parkway/Northwinds Parkway; Northwinds Parkway at Old Milton Parkway; and Northwinds Parkway at the site access.
 - At the request of the City, traffic was further evaluated assuming additional entitled development was built within the Northwinds Master Plan. In general the study found even this traffic could be accommodated within the existing transportation network. However, based on the intensity of development evaluated and the assumptions used in this supplemental study, the interchange of GA 400 at Haynes Bridge Road would need significant improvements.
 - Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 25 – 93 school age children. All three schools are shown to be over capacity.
 - Staff has reviewed the application and can generally support the applicant's request for comprehensive land use plan amendment, master plan amendment, rezoning and certain variances. Staff recommends a rezoning to MU, which is consistent with the vision of the North Point Activity Center LCI and promotes higher densities and intensities within a short distance of the Georgia 400 interchange.
 - The City's Rental Housing Study 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. In 2017, the City approved 405 'For-Rent' units, which includes the Perling/Devore (129 'For-Rent' units) and TPA/Fuqua (276 'For-Rent' units) mixed-use developments. These approvals exhaust the recommended targeted 'For-Rent' goal up to 2020. If rental is approved, a Certificate of Occupancy should not be issued until January 2020. This requirement would ensure approval is consistent with the goals of the Comprehensive Land Use Plan. Staff is concerned with the requested variances to the 'For-Rent' design standards, as well as the lack of neighborhood grocery and exhausted 'For-Rent' numbers. Therefore,

staff recommends 'For-Sale' condominium as the appropriate residential use at this location.

- 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 one (1) adjacent property owner contacted the applicant about the proposal and the possibility of selling his property.
- Attorney, Don Rolader, came forward to present the request on behalf of the applicant Pope and Land
- Kerry Armstrong came forward on behalf of Pope and Land, along with various members of the development team
- Mr. Rolader came forward to discuss the revised conditions provided by the applicant

Public Comment

None

- ❖ *Council Member Kennedy offered a motion to approve CLUP-17-03/MP-17-05/Z-17-05/CU-17-05/V-17-16 Northwinds Summit/Pope & Land subject to the conditions 1 through 44 with the following revisions:*
 - *Condition #4 – striking the phrase, “and material shall be primarily masonry” and continuing the condition as follows “with non-residential buildings approved by Design Review Board and residential buildings approved by Staff.”*
 - *Condition 5b- - Shall read as follows, “For-Rent Residential - After January 1, 2020, 140 ‘For-Rent’ units shall be permitted a Certificate of Occupancy in accordance with UDC ‘For-Rent’ requirements. At-grade ‘For-Rent’ units along the public or private street frontage shall have walkouts with sidewalk connections as depicted on the Site Plan. Building maximum height shall be 4 stories or 60 feet, whichever is less. No more than 40% of the units may be 2-bedroom units and no 3-bedroom units shall be allowed. ‘For-Rent’ units shall be constructed concurrently with retail, ‘For-Sale’ units and a minimum of 30,000 square feet of office. A Certificate of Occupancy shall not be issued for rental units until 30,000 square feet of office is under construction. The units shall be part of a mixed-use project and incorporating retail/restaurant, ‘For-Sale’ residential units, hotel, neighborhood grocery and 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 construction does not commence by June 19, 2020 residential units shall revert to ‘For-Sale’ only. 32 ‘For-Sale’ condominium units shall be permitted in up to 4-story buildings with a maximum height of 50’. No more than 10% shall be rented as stated in the HOA documents. 800 square feet of existing office density per residential unit shall be exchanged.”*
 - *Condition #19 - Delete condition in its entirety*
 - *Condition #21 – Add a sentence to the end of the condition that shall read, “Applicant shall not be required to construct a bus shelter if MARTA does not add Northwinds Summit to its route system.”*
 - *Condition #22 – Add a sentence to the end the condition that shall read, “Building designs shall be separately submitted to DRB for approval. There shall also be separate Roadway and Streetscape construction in conjunction with LDP on any structure.”*
 - *Condition #26 – delete first part of the sentence so that the condition in its entirety shall read, “Applicant shall provide a minimum 3 original sculptures located at prominent locations throughout the development, including the corner of Haynes Bridge Road and in the roundabout, final approval by Staff with input from as the local arts committee. 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 completed prior to final site CO.”*
 - *Condition #35- delete sentence requiring a rooftop amenity*

- *Condition #38 – Amend multiuse trail width requirements to read “8 foot to 12 foot” and remainder of condition shall be as recommended by staff with the addition of a sentence to read, “Applicant shall receive impact fee credits for cost of loop construction.”*
- *The motion received a second from Council Member Owens with a few proposed amendments:*
 - *Condition #4- proposed revising the end of the condition to read that “all buildings shall be approved by DRB.”*
 - *Council Member Kennedy accepted the amendment*
 - *Clarification that proposed ‘For-Rent’ language would actually be blended with 5(b)*
 - *Amend 5(c) to add a sentence that reads, “A minimum 3000 square foot neighborhood grocery, or comparable amenity, as approved by staff, shall be required.”*
 - *Council Member Kennedy accepted the amendment*
- *Council Member Binder offered an amendment to Condition #14 so that it shall read, “A minimum 3.17 acres of public space as defined in MU Section 2.2.20 and a minimum 8.29 acres of greenspace shall be provided. A bocce ball court, or an alternative outdoor recreational feature, shall be required within an area designated public space as approved by Staff.”*
- *Council Members Kennedy and Owens accepted the amendment*
- *The motion was approved 4-2; Gilvin and Binder voting no*
- *The complete list of revised revisions is attached to this documents as referenced by ‘Exhibit A’.*

E. PH-17-12 UDC TEXT AMENDMENTS (1st Reading)

- Senior Planner, Michael Woodman, came forward to present this item on behalf of staff
- This item was heard at the April 12, 2017 Planning Commission meeting. After discussion, Planning Commission pulled the text amendments related to Hotels and tabled the item to allow staff to further refine the definitions. This item was removed from the table at the June 1, 2017 Planning Commission meeting. No one spoke for or against the item. After discussion, the Planning Commission recommended to approve the item. Vote 7-0
- Staff recommends approval of text amendments to the Unified Development Code for Hotel Definitions & Miscellaneous Edits
- Consideration of text amendments to Unified Development Code (UDC) Section 1.4 Definitions, to add and modify definitions for hotels, UDC Section 2.2 Permitted Use Districts and Regulations to assign hotel uses within the various zoning districts and in Table 2.2 List of Permissible and Conditional Uses and miscellaneous text amendments to correct discrepancies between zoning districts and Table 2.2 List of Permissible and Conditional Uses as it relates to ‘Tattoo Parlor’ and ‘Wireless Tower’.

Hotels:

Staff proposes to add a definition for ‘Boutique Hotel’ and modify the definition of ‘Hotel’. The proposed text amendments are in response to an over-abundance of Limited- and Select-Service hotels in the City. ‘Boutique Hotel’ is proposed to be added as a conditional use in the CUP, O-I, C-2, PSC, LI, MU, DT-C and DT-MU zoning districts. Staff also proposes corrections to the zoning districts and to the List of Permissible and Conditional Uses with respect to ‘Extended Stay Hotel’ to reflect the use as a conditional use in the CUP, O-I, C-2 and LI zoning districts. The proposed text amendments have been reviewed and approved by the City Attorney.

Miscellaneous Text Amendments:

Staff proposes amendments to the zoning districts and to the List of Permissible and Conditional Uses in order to correct discrepancies. More specifically, a correction to 'Tattoo Parlor and Body Piercing' to reflect the use as permitted within the LI district. A correction to 'Wireless Tower' to reflect the use as a conditional use in the AG, CUP, O-I, C-2, PSC, LI and SU zoning districts.

- City Attorney Sam Thomas read the Ordinance aloud

Public Comment

None

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

- *The motion received a second from Council Member Owens*
- *The motion was approved 6-0*

VII. WORKSHOP

A. North Point Activity Center LCI - Supplemental Study Kick-off Meeting

- Eric Bosman of Kimley Horn came forward to provide a brief overview of the start of the North Point Activity Center LCI Study

VIII. PUBLIC HEARING (con't)

F. Public Hearing on the Fiscal Year 2018 Budget

- Director of Finance, Tom Harris, came forward to present this item on behalf of staff
- The FY 2018 Budget was distributed electronically to the City Council on April 28, 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 of the operating and capital budget at the May 1st, 15th, and 22nd City Council meetings.
- Tonight is the third public hearing and the second reading on the FY 2018 Budget with the schedule as follows:

June 5, 2017
Public Hearing

June 12, 2017
Public Hearing
City Council Meeting
E-911 Resolution
Budget Ordinance (1st reading)

June 19, 2017
Public Hearing
City Council Meeting
Budget Ordinance (2nd reading)

- As of the date of this agenda item creation, the City has not received a 2018 Tax Digest from the Tax Commissioner of Fulton County. As such, Millage Rate hearings are scheduled for July to provide time for receipt and review of the 2018 Tax Digest.
- As provided at the first reading, the FY 2018 Recommended Budget includes an allocation of \$550,000 in Hotel/Motel Tax funding (available Facility Tax monies) to fully fund the Alpharetta

Arts Center.

- The FY 2018 Recommended Budget has had no changes since the first reading.

Public Comment

None

IX. OLD BUSINESS

A. ORDINANCE: Approval of Fiscal Year 2018 Budget

- Director of Finance, Tom Harris, came forward to present the FY2018 budget as described in the item above
- City Attorney, Sam Thomas, read the Ordinance aloud

Public Comment

None

❖ *Council Member Mitchell offered a motion to approve the Ordinance of the Mayor and Council of the City of Alpharetta, Georgia, adopting the final estimates of Revenue and Expenditures for the Fiscal Year commencing July 1, 2017, and ending on June 30, 2018, as its annual budget, appropriating the use of funds shown therein as may be needed or deemed necessary to defray all expenditures and liabilities of the City for such fiscal year; providing an effective date; and for other purposes and subject to the exception that new initiatives remain in the departmental budgets until such time that the council, finance director and city administration feel revenues are at an appropriate level to move forward on those initiatives*

- *The motion received a second from Council Member Gilvin*
- *The motion was approved 6-0*

B. ORDINANCE: Amendment To Alcohol Ordinance To Allow For Limited Consumption In Downtown Public Parks (2nd reading)

- City Clerk, Coty Thigpen, came forward to state that there have been no changes since the 1st reading of the Ordinance
- This Ordinance Amendment will allow for alcohol to be sold and consumed in City Parks located within the Downtown District. Alcohol consumption in the parks will be limited to City sponsored or partnered events where a licensed vendor has obtained a special event temporary permit to sell alcohol. Alcohol consumption will be further limited to beer and wine only.
- City Attorney, Sam Thomas, read the Ordinance aloud

Public Comment

None

❖ *Council Member Owens offered a motion to approve the Ordinance as read by the City Attorney*

- *The motion received a second from Council Member Kennedy*
- *The motion was approved 5-1; Gilvin voting no*

X. NEW BUSINESS

A. Telephone Maintenance & Monitoring Service

- Director of Information Technology, Randy Bundy, came forward to present this item on behalf of staff
- Staff recommends the award of RFP 17-110 to AT&T for the monitoring and maintenance of the City's CISCO VoIP telephone network in an annual amount totaling \$67,806.00 and authorize the Mayor to execute all necessary documents.
- The award of this Request for Proposal (RFP) is for the monitoring and maintenance of the City's existing Cisco VoIP telephone network. The City provides telephone service for all City facilities and locations. This service contract will provide greater reliability, greater efficiency for the use of the Voice Over IP (VOIP) telephony network services and support for individual employees for the City.
- The existing contract (AT&T) for these services ends June 30, 2017.
- As such, RFP 17-110 was issued in March 2017 for the monitoring and maintenance of the City's CISCO VoIP telephone network. Responses were recorded on April 20, 2017 and included submissions from six firms.
- An Evaluation Committee consisting of Information technology Department staff members evaluated the proposals based on criteria set forth in the RFP
- AT&T was the highest ranking proposer, was among the most cost competitive, is our current service provider with a strong track record of providing excellent service, and is the recommended vendor for this service.

Public Comment

None

- ❖ *Council Member Owens offered a motion to approve award of RFP 17-110 to AT&T for the monitoring and maintenance of the City's CISCO VoIP telephone network in an annual amount not to exceed \$67,806.00 and authorize the Mayor to execute all necessary documents*
 - *The motion received a second from Council Member Gilvin*
 - *The motion was approved 6-0*

B. Telephony Network Hardware Refresh and Update

- Director of Information Technology, Randy Bundy, came forward to present this item on behalf of staff
- Staff recommends to approve AT&T as the vendor to provide network hardware and programming services in the amount of \$106,128.68, and authorize the Mayor to execute all necessary documents.
- As approved in the FY 2017 budget, this contract provides for the replacement of telephony network hardware and programming for the City of Alpharetta. This will provide greater reliability, greater efficiency for the use of the Voice Over IP (VOIP) telephony network services and support for individual employees for the City. This equipment is scheduled to be replaced every 5 – 6 years (normal maintenance life) in order to provide for both reliable and efficient service.
- AT&T is under current contract for VOIP services and the hardware provider (CISCO) has attested that their hardware pricing (extended thru AT&T) is the lowest available in the market.

Public Comment

None

- ❖ *Council Member Owens offered a motion to award AT&T a contract to provide network hardware and programming services in an amount not to exceed \$106,128.68, and authorize the Mayor to execute all necessary documents*
 - *The motion received a second from Council Member Gilvin*
 - *The motion was approved 6-0*

C. Microsoft Enterprise Agreement (38 months)

- Director of Information Technology, Randy Bundy, came forward to present this item on behalf of staff
- Staff recommends approve Dell Marketing LP under the GA Statewide Contract (99999-SPD-SPD0000060-0006) for the provision of a Microsoft Enterprise Agreement for software services in the amount of \$231,931.54 (initial period) and authorize the Mayor to execute all necessary documents.
- Dell Marketing LP is the single source provider for Microsoft Enterprise services for the City.
- Microsoft Enterprise Agreement funding is included in the base operating budget and is procured through GA Statewide Contract. Specific software licensing components are attached to this agenda item.
- The Microsoft Enterprise Agreement covers 38 months of guaranteed pricing for current levels of software services provided.

Public Comment

None

- ❖ *Council Member Owens offered a motion to award Dell Marketing LP under the GA Statewide Contract for the provision of a Microsoft Enterprise Agreement for software services in an amount not to exceed \$231,931.54 and authorize the Mayor to execute all necessary documents.*
 - *The motion received a second from Council Member Gilvin*
 - *The motion was approved 6-0*

D. Wills Park Pool Renovation Project RFP 17-109

- Director of Recreation, Parks and Cultural Affairs, Morgan Rodgers, came forward to present this item on behalf of staff
- Staff recommends awarding RFP 17-109 for renovation of the Wills Park Pool to Sunbelt Builders, Inc. in the amount of \$5,476,918.00 and authorize the Mayor to execute all necessary documents.
- Funding for the Wills Park Pool renovation project has been approved as part of the City's capital budget as well as the parks and transportation bond issue approved by the voters in 2016. Project components include new pool facilities (competition pool and a zero-entry leisure pool), renovated pool bathhouse, and associated structures (i.e. shade canopies, locker kiosk, slide, play features, etc.).
- In October 2016, City leaders with input from the community approved Phase 1 of the project which was a conceptual design for the site developed by Stevens & Wilkinson. In November 2016, Phase 2 of the project (design, construction documents/bidding, and construction administration) was awarded to Stevens & Wilkinson.

- Since November 2016, personnel with the Departments of Recreation and Parks, Public Works, and Finance have met on multiple occasions with the design team from Stevens & Wilkinson to develop construction documents, estimate construction costs, and prepare bid documents.
- On January 26, 2017, the City issued Request for Qualifications 17-1010 for the project with a due date of February 23, 2017. Four vendors responded and were evaluated by the evaluation team comprised of members of the Recreation and Parks and Public Works Departments. Three of the four vendors were shortlisted to move to the next step in the procurement process. The vendors selected to participate in the RFP process were:

Aarene Contracting, LLC
Sunbelt Builders, Inc.
USA Management

On March 7, 2017, the City issued Request for Proposal 17-109 to the shortlisted vendors with a due date of March 30, 2017. All three vendors submitted RFPs and were invited to participate in an interview with the evaluation team.

- The evaluation team unanimously scored Sunbelt Builders as the most qualified vendor for the project.
- Staff from the Departments of Recreation and Parks, Public Works, and Finance conducted several meetings with Sunbelt Builders as well as the design team from Stevens & Wilkinson to review the cost proposal, add alternates, and value engineering options.
- The original cost proposal for the base bid was \$5,531,442. As a result of the add alternates/value engineering meetings with the contractor and design team, the adjusted cost proposal for the project is \$5,476,918. The project will include several important add alternates that were featured in the original design including a 16' x 28' picnic pavilion on the deck, a 10' x 15' shade walk, floor mounted toilets and partitions (facilitates efficient maintenance), water slide, full-replacement of the existing flat roof segments (as opposed to simple patching that was included in the base bid), etc. Items eliminated from the original design include converting the leisure pool from a "gutter" pool to a "skimmer" pool (no material impact on the functionality or aesthetics), selecting alternate manufacturers on certain equipment (same functionality at lower costs), reducing the thickness of the concrete deck and pools (the current recommendations are within industry standards), redesigning the bio-retention pond, etc.
- Construction funding for this project totals \$5,731,983 and includes funding for construction (\$5,476,918 bid by Sunbelt Builders) and owner's contingency (\$255,065).
- The pool is scheduled to close July 31, 2017 with the project set to begin August 1, 2017. The renovated facility will re-open to the public in early May 2018.
- The evaluation team is confident Sunbelt Builders has the experience and qualifications to meet the city's expectations to complete the project within the specified timeframe and recommends awarding the construction contract for this project to Sunbelt Builders, Inc. Upon approval of the contract to Sunbelt Builders, city staff will finalize the terms and conditions of the contract and issue a Notice to Proceed as soon as is feasible to do so.
- Representatives from Sunbelt Builders came forward to provide a brief overview of the project

Public Comment

None

- ❖ *Council Member Binder offered a motion to award RFP 17-109 for renovation of the Wills Park Pool to Sunbelt Builders, Inc. in the amount of \$5,476,918.00 and authorize the Mayor to execute all necessary documents*

- *The motion received a second from Council Member Gilvin with an amendment to authorize an amount up to \$5,476,918.00*
- *Accepted by Council Member Binder*
- *The motion was approved 6-0*

E. Janitorial Services for Parks Restrooms, ITB 17-009

❖ *Council Member Mitchell offered a motion to table this item*

- *The motion received a second from Council Member Binder*
- *The motion was approved 6-0*

- Due to the recommended temporary suspension of new operating initiatives in the FY2018 budget, this item was requested to be tabled and taken up at a later date.

XI. PUBLIC COMMENT

None

XII. REPORTS

- Council Member Gilvin encouraged everyone to vote tomorrow for the 6th congressional district race run-off

XIII. ADJOURNMENT

❖ *Mayor Belle Isle adjourned the meeting at 10:54 p.m.*

Respectfully submitted,



Coty Thigpen
City Clerk

EXHIBIT 'A'

1. The 24.547-acre property shall be zoned MU and the site shall be developed substantially similar to the plan by Haines Gipson & Associates, dated 5/23/2017, 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 comprehensive land use plan designation of the property shall be Mixed Use.
3. The maximum residential density shall be restricted to no more than 7.00 dwelling units per acre.
4. Architectural style shall be representative of a traditional style common in Alpharetta with all buildings approved by DRB.
5. Development regulations shall be as follows:
 - a. Office – 1,230,000 square foot maximum. Entitlement shall be deducted from the existing Northwinds Master Plan entitlement for office. Building heights shall be limited as depicted on the site plan prepared by Haines Gipson & Associates, dated 5/23/2017.
 - b. For-Rent Residential - After January 1, 2020, 140 'For-Rent' units shall be permitted a Certificate of Occupancy in accordance with UDC 'For-Rent' requirements. At-grade 'For-Rent' units along the public or private street frontage shall have walkouts with sidewalk connections as depicted on the Site Plan. Building maximum height shall be 4 stories or 60 feet, whichever is less. No more than 40% of the units may be 2-bedroom units and no 3-bedroom units shall be allowed. 'For-Rent' units shall be constructed concurrently with retail, 'For-Sale' units and a minimum of 30,000 square feet of office. A Certificate of Occupancy shall not be issued for rental units until 30,000 square feet of office is under construction. The units shall be part of a mixed-use project and incorporating retail/restaurant, 'For-Sale' residential units, hotel, neighborhood grocery and 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 construction does not commence by June 19, 2020 residential units shall revert to 'For-Sale' only. 32 'For-Sale' condominium units shall be permitted in up to 4-story buildings with a maximum height of 50'. No more than 10% shall be rented as stated in the HOA documents. 800 square feet of existing office density per residential unit shall be exchanged.
 - c. Retail/Restaurant –Maximum of 30,000 square feet and height of 2 stories or 24', whichever is less. Entitlement shall be deducted from the existing Northwinds Master Plan entitlement for office/accessory retail. Mixed use buildings shall be limited to a maximum of 4 stories. Two (2) jewel box buildings shall be permitted within the median of the new private road, as depicted on the site plan. Office Site C on the site plan shall not be considered a mixed use building. All restaurant uses shall include outdoor dining areas. A minimum 3000 square foot neighborhood grocery, or comparable amenity as approved by staff, shall be required.
 - d. Hotel – One boutique or full-service hotel as approved by staff with a maximum of 140 rooms and 5 stories shall be permitted. Hotel entitlement shall be deducted from the existing Northwinds Master Plan entitlement for hotel, which will require an exchange of 12,800 SF of office for 16 additional hotel rooms. Hotel may not be an extended stay facility.
 - e. Parking Decks – Maximum of 8 levels, as depicted on the site plan prepared by Haines Gipson & Associates, dated 5/23/2017. With the exception of the parking decks serving office buildings, all parking decks shall be wrapped with residential or non-residential uses where visible from the road. Parking decks visible from Haynes Bridge Road and Northwinds Parkway shall be treated with comparable materials and finishes as the buildings they serve. Parking decks visible from Georgia 400 and the interchange, as well as the 2 parking decks immediately adjacent to Haynes Bridge Road and Northwinds Parkway shall be screened from view with evergreen landscaping of sufficient size, as approved by Staff. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the DRB. Parking lot islands shall be planted with trees, shrubs and ground covers. Provide sufficient green space to screen parking decks. Investigate as directed by Staff, the possibility of adding shade structures on the top floor of parking decks to covers a minimum 15% of this surface.

6. 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
7. Retail uses shall be those 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. Brewery
 - 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. Neighborhood Grocery (min. 3,000 SF)
 - 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)
8. Building setbacks shall be 50' along Haynes Bridge Road and 40' along Northwinds Parkway. Side and rear setbacks shall be 15' and shall be in addition to required buffers where they abut adjoining properties.
9. 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.
10. A building permit shall not be issued for any free-standing retail building before a building permit is issued for the 30,000 square foot office use.
11. Parking shall be provided at a minimum of 3.0 spaces/1,000 SF for office and retail uses. Bicycle parking shall be provided at 1 space per 50 parking spaces. Electric vehicle charging stations shall be provided at 1 space per 50 parking spaces.
12. Specimen trees, tree groupings and trees of quality shall be given special consideration and every attempt to incorporate them into the site plan shall be made as stipulated in the Tree Protection Ordinance, as approved by Staff.
13. Existing landscape trees, determined to be in good condition, depicted to be removed shall be spaded and relocated on-site, as approved by Staff.
14. A minimum 3.17 acres of public space as defined in MU Section 2.2.20 and a minimum 8.29 acres of greenspace shall be provided. A bocce ball court, or an alternative outdoor recreational feature, shall be required within an area designated public space as approved by Staff.
15. Delete Condition #6 on Northwinds Master Plan Table A – Revised October 1998, which required 20 stories or 300' buildings directly adjacent to the Georgia 400 Tree Buffer.

Design Conditions:

16. A permanent public access easement shall be provided over the new private street connecting Haynes Bridge Road to Northwinds Parkway.

17. At-grade pedestrian and bicycle connections shall be provided throughout the site, including between buildings and recreational facilities within the development and across Northwinds Parkway. 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.
18. Detention facilities shall not be visible from a public right-of-way, except a decorative water feature approved by Staff. The developer shall work with the adjacent property owner to install a pond aerator and landscaping around the pond, as approved by Staff.
- ~~19. Each entrance off Northwinds Parkway and Haynes Bridge Road shall be designed with a minimum 5,000sf green space to incorporate a water feature, sculpture or similar focal point feature, as approved by Staff and prior to an LDP. 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 completed prior to final site CO.~~
20. Parking decks and retaining walls shall receive architectural façade treatment or be heavily landscaped. 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 over-sized landscaping (12" – 15" caliper trees) or materials approved by DRB or other materials as approved by Staff.
21. 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, Northwinds Parkway 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. The public shall be permitted to park in the office parking lots on evenings and weekends. Bicycle Facilities shall be provided throughout the development including a bicycle rental station. Applicant shall not be required to construct a bus shelter if MARTA does not add Northwinds Summit to its route system.
22. Prior to LDP, the applicant shall submit for approval a document to be entitled 'Northwinds Summit 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 2017 application, as amended. Design standards will be presented to Staff and the DRB for review and approval. This document also shall detail entrance treatment for the Haynes Bridge Road and Northwinds Parkway intersections with the new private road. Building designs shall be separately submitted to DRB for approval. There shall also be separate Roadway and Streetscape construction in conjunction with LDP on any structure.
23. Surface parking areas other than on-street parking shall be screened from the right-of-way in compliance with the UDC. A decorative, short wall shall be located along Haynes Bridge Road where necessary to obscure views of surface parking near the hotel and along Northwinds Parkway where necessary to obscure views of loading area for Office Site/Parking Deck E.
24. All buildings along Haynes Bridge Road and Northwinds 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.
25. Streets within the development shall be private and only where indicated on the site plan, shall include a planted median with sufficient space for tree plantings.
26. Applicant shall provide a minimum 3 original sculptures located at prominent locations throughout the development, including the corner of Haynes Bridge Road and in the roundabout, final approval by Staff with input from as the local arts committee. 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 completed prior to final site CO.
27. 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.
28. Prior to the first LDP, 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:
 - a. Approved specifications and standards identified for each use within the total development.
 - b. Pedestrian network.
 - c. Overall planned green space areas.

29. Every plan submitted for an LDP shall include an on-going density and acreage tabulation.
30. Alcohol license distance requirements from residential development shall be waived.
31. Rooftop signs shall be permitted as approved by the DRB.
32. 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 CLUP-17-03/MP-17-05/Z-17-05/CU-17-05/V-17-11 Northwinds Summit/Pope and Land"

Landscape Conditions:

33. A 20' landscape strip with trees and shrubs shall be provided along Haynes Bridge Road and Northwinds Parkway. All new utilities shall be located underground. Existing landscape strips along Northwinds Parkway and Haynes Bridge Road shall be replanted where needed, as approved by Staff.
34. 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 the Alpha Loop as approved by Staff.
35. At least 10% of the space occupied by restaurant uses shall be located in open air dining areas. Outdoor dining areas will not count against the 30,000 SF of retail/restaurant use.
36. Provide detailed street planting for Haynes Bridge Road, Northwinds Parkway and new private road. Landscape plan shall be approved prior to issuance of a LDP and shall retain the current mature street trees, except at curb cuts along Northwinds Parkway and Haynes Bridge Road with final approval by Staff.
37. The developer and/or property owner shall be responsible for the planting and maintenance of medians within the development site. Planting and maintenance shall be in accordance with a plan approved by Staff.
38. The developer shall dedicate a permanent easement to the City and construct an 8'to12' concrete, accessible multi-use trail from Northwinds Parkway, through the site, next to the detention pond and through the Georgia 400 buffer and along Haynes Bridge Road, with final alignment/design/materials approved by Staff and construction completed prior to the first CO for residential units. A hawk signal and crossing shall be provided across Northwinds Parkway and shall be constructed of paver material approved by Staff. Alpha Loop shall include seating/gathering areas, lighting (pedestrian and bollards), landscape and hardscape. Trail entrance gateways/arches shall be provided on Northwinds Parkway and Haynes Bridge Road. Final design and construction shall be approved by Staff. The applicant shall hand clear undergrowth, invasive species and dead materials within the Georgia 400 buffer; maintain such condition to the City's satisfaction; 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. Wayfinding signage shall be placed at key locations along the trail. Applicant shall receive impact fee credits for the cost of the loop construction.
39. Public spaces shall include landscape and hardscape for recreation, entertainment, and/or civic purposes as approved by Staff.

General Conditions of Approval to GRTA Notice of Decision:

Haynes Bridge Road at GA 400 Southbound Ramps

40. Restripe the westbound approach (Site Driveway 1) to operate with two dedicated left turn lanes, one dedicated through lane and one shared through/right turn lane, as shown on plan.
41. Install permissive + overlap signal phasing for the southbound right turn movement.

Haynes Bridge Road at Northwinds Parkway/Lakeview Parkway

42. Convert the existing yield-controlled northbound right turn movement to a free-flow movement.
43. Construct a second westbound right turn lane on Northwinds Parkway, per local standards.

Northwinds Parkway at Site Driveway 2

44. Signalize, if and when warranted.



STAFF REPORT

Submitting Department: Administration

Submitted By:

Meeting Date: July 10, 2017

I. AGENDA ITEM TITLE: ALCOHOLIC BEVERAGE LICENSE APPLICATION

SANJHA CHULHA LLC
D/B/A SANJHA CHULHA
5815 WINDWARD PARKWAY
ALPHARETTA, GA 30005
CONSUMPTION ON PREMISES
BEER, WINE, LIQUOR AND SUNDAY SALES

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Public Hearing Minutes



**CITY OF ALPHARETTA
PUBLIC HEARING
LIQUOR LICENSE**

DATE: June 29, 2017
TIME: 3:00 PM
LOCATION: City Hall, Council Chambers

Official Minutes

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

I. CALL TO ORDER: Sam Thomas, City Attorney, called the hearing to order at 3:00 PM.

II. LICENSE APPLICATIONS:

1. PH-17-AB-14 Sanjha Chulha LLC
d/b/a Sanjha Chulha
5815 Windward Parkway
Alpharetta, GA 30005

**Consumption on Premises
Beer, Wine, Liquor and Sunday Sales**

**Owner: Sanjha Chulha, LLC
Registered Agent: Kamlender Singh**

Mr. Thomas asked the applicant to come forward and state name and home address, tell something about the business, and what they plan to do to train their employees on the sale of alcohol at their store.

Mr. Kamlender Singh (5480 Shiloh Woods Drive, Cumming, GA 30040), a partner in Sanjha Chulha, LLC, came forward to explain that they have been operating a restaurant at the location for a period of approximately nine (9) months and are now ready to add alcohol sales to their menu, due to customer requests. The restaurant has contracted with a third party vendor to provide an extensive training of the employees; as they learn about the proper carding methods and how to spot someone who has had too much to

drink already, etc. The restaurant manager has experience in operating a facility that serves alcoholic beverages.

Coty Thigpen, City Clerk, cautioned the applicant to become familiar with the City of Alpharetta's coeds and ordinances pertaining to the sales and service of alcohol, as the City takes the laws on alcohol sales very seriously. Mrs. Thigpen further advised that from time to time the City would send out officers to make sure that all rules for serving alcohol are followed.

Public Comment: Mr. Thomas opened the floor for comment from the public. No one came forward to speak in favor or against the application.

Mr. Thomas stated that, after reviewing the application, and doing the background investigation, he found no reason why the application should not be approved; and it would be placed on the consent agenda for Monday, July 10 at 6:30 PM. He asked that a representative be present in case someone on the council may want to ask a question of the applicant.

III. ADJOURNMENT: There being no further business, Mr. Thomas adjourned the hearing at 3:07 PM.

Respectfully Submitted,



Erin Lampert
Office Of The City Clerk



STAFF REPORT

Submitting Department: Finance

Submitted By: Thomas Harris

Meeting Date: July 10, 2017

I. AGENDA ITEM TITLE: FINANCIAL MANAGEMENT REPORT: MONTH ENDING MAY 31, 2017

II. RECOMMENDATION:

Approve the Financial Management Reports for the month ending May 31, 2017 (period 11 of Fiscal Year 2017).

III. REPORT IN BRIEF:

On a monthly basis, the Finance Department prepares detailed revenue and expenditure statements for all city operating funds (including prior-year comparisons for the General Fund).

In addition, this report includes:

1. Detailed capital project report including life-to-date activity;
2. Payments \$5,000 and greater;
3. Purchase orders with an estimated cost between \$5,000 and \$50,000; and
4. Status of current year bids/RFPs.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Financial Management Reports (May 2017)

Financial Management Reports



for the month ending
May 31, 2017
(Period 11 of 12 - unaudited)

Financial Management Reports

Fiscal Year 2017

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2 PARK PLAZA
ALPHARETTA, GA 30009
PHONE: 678.297.6000
WWW.ALPHARETTA.GA.US

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: THOMAS G. HARRIS, FINANCE DIRECTOR *TH*

DATE: JULY 10, 2017

RE: FINANCIAL MANAGEMENT REPORTS AS OF MAY 31, 2017

The documents contained herein represent the financial management reports for the City of Alpharetta ("city") as of the period ending May 31, 2017.

General Fund

Revenue: The following section pertains to information detailed in the attached Revenue Summary and Collection Comparison report. FY 2017 revenues are budgeted at \$62 million (net of Carryforward Fund Balance totaling \$6 million). As of May 31, 2017, actual revenue collections total 97% or \$60 million.

Early collection trends indicate a net gain over budget of \$3 million. The revenue account detail is as follows:

• Delinquent Property Taxes:	\$ 397,606
• Insurance Premium Taxes:	198,813
• Building Permit Fees:	1,395,000
• Business and Occupational Taxes:	180,000
• Court Fines:	175,000
• Hotel Taxes (City portion):	375,000
• Motor Vehicle Title Fee:	(200,000)
• Franchise Taxes:	(414,123)
• Other:	<u>913,254</u>
Estimated Gain:	\$3,020,550

The FY 2017 budget for current year property taxes (non-motor vehicle) totals \$19.9 million and is based on a billable digest of \$4.4 billion (net of all exemptions/motor vehicle values). This figure was calculated in April/May 2016 based on staff forecasts of property values/appeals.

The actual digest for FY 2017, as provided by the Fulton County Board of Assessors ("Board of Assessors"), currently totals \$4.4 billion (net of all exemptions/motor vehicle values). This figure is net of all exemptions/motor vehicle values and assumes a 12% write-down of appealed property values.

MAYOR
DAVID BELLE ISLE

COUNCIL MEMBERS
JASON BINDER
JIM GILVIN
MIKE KENNEDY
DAN MERKEL
DONALD F. MITCHELL
CHRIS OWENS

CITY ADMINISTRATOR
ROBERT J. REGUS

As detailed in the chart below, property tax collections at an estimated write-down trend of 12% on appealed properties would result in additional property tax collections of \$200,000. FY 2017 collections will approximate budget with residual amounts collected over the next several fiscal years (2018-2019).

General Fund			
	FY 2016 Budget	FY 2016 Estimate	Variance
Digest	4.4 billion	4.4 billion	(44 million)
Est. Revenue at:			
97% Budgeted Collection Rate	✓		
99% Historical Collection Rate		✓	
Property Tax Collections	\$19.9 million	\$20.1 million*	\$ 200,000
* Based on assessment (including appeals) write-down estimate of 12%.			

Delinquent Property Tax collections exceed budgetary estimates primarily due to the settlement with North America Properties (Avalon).

Insurance Premium Tax collections total \$3.6 million in FY 2017 and represent an 8% increase over FY 2016 collections of \$3.3 million.

Franchise Tax collections for electricity (Georgia Power and Suwanee) total \$4.6 million in FY 2017 (\$4.9 million was collected in FY 2016) which is \$314,123 less than budget. According to Georgia Power, energy sales growth trailed forecasts at less than 1% and contributed to the revenue decline. Franchise Tax collections for telephone service is also trailing forecasts and is down over -10% compared to the same time period in FY 2016.

Building Permit Fee collections is trending 25% higher than FY 2016 and is conservatively estimated to total \$2.8 million by year-end (\$2.5 million was collected in FY 2016) which is \$1.4 million greater than budget. Growth is being driven through an increase in the underlying number/value of permits.

Business and Occupational tax collections is trending 2% higher than FY 2016 and is estimated to total \$1.1 million by year-end (\$1.1 million was collected in FY 2016) which is \$180,000 greater than budget.

Municipal Court Fine collections is trending 3% higher than FY 2016 and is estimated to total \$2.2 million by year-end (\$2.2 million was collected in FY 2016) which is \$175,000 greater than budget.

Motor Vehicle Title Tax (TAVT) collections is trending lower than FY 2016 (\$1.1 million was collected in FY 2016) and is estimated to total \$800,000 by year-end (non-standard revenue collection as it is dependent upon vehicle sales) which is \$200,000 less than budget. Main driver includes a revision in the TAVT formula that reduced the local share during 2016 from 45% to 41%. Starting January 1, 2017, the local share increased to 45% which has improved collections.

The Other revenue category is exceeding budget through a combination of development related revenue growth (e.g. Development Permits, Plan Review Fees) and general tax/revenue growth (Financial Institution Tax, Financial Institution Tax, Tree Removal Permit, etc.).

Expenditures: The following section pertains to information detailed in the attached Expenditure Summary by Department (expenditure rollup by department) and Expenditure Summary by Category (expenditure rollup by account) reports.

As of May 31, 2017, city departments (not including General Government¹) have encumbered and expensed 86%, or \$47.4 million, of their FY 2017 budget appropriations.

Contingency: The General Fund contingency balance as of May 31, 2017 totals \$487,959.

Special Revenue Funds (large funds only)

The following section references information included within the attached GAAP Financial Statements.

Hotel/Motel Fund: FY 2017 revenues are budgeted at \$6 million (net of carryforward fund balance totaling \$950,566) with budgeted disbursements as follows: Alpharetta Convention & Visitor's Bureau (43.75% or \$2.6 million); Convention Center (18.75% or \$775,630 for debt service on the Series 2016 Convention Center Bonds and \$349,370 for debt service reserve); and the city (37.5% or \$2.3 million). Total debt service reserve funding from the Convention Center portion of the tax currently approximates \$1.3 million (includes current year appropriations and a carryforward of the prior year reserve balance) and is estimated to total \$1.5 million by year-end. As of May 31, 2017, the city has collected 96% or \$5.8 million (ten months of collections). All collections have been distributed to the participating entities based on their proportionate share.

Hotel Tax collections is trending higher than FY 2016 and is estimated to total \$7 million by year-end (\$6.4 million was collected in FY 2016) which is \$1 million greater than budget.

E-911 Fund: FY 2017 revenues are budgeted at \$3.7 million (net of carryforward fund balance totaling \$1.5 million for capital initiatives and reserve balances in excess of the 16% Emergency Reserve designation). As of May 31, 2017, the city has collected 78% or \$2.9 million (ten months of collections including the 1st – 3rd quarterly payments under the Milton IGA).

Expenditures/encumbrances during the same time period total \$3.9 million and represent general operations, blanket purchase orders that will sustain operations/capital initiatives throughout the year, and one-time capital initiatives. There are no budget variances anticipated at this time.

Debt Service Fund

The following section pertains to information detailed within the attached GAAP Financial Statements.

FY 2017 revenues are budgeted at \$5.5 million (net of carryforward fund balance totaling \$814,052). As of May 31, 2017, the city has collected over 100% of budget, or \$5.5 million.

¹ General Government is utilized to account for non-operating transactions such as transfers-out to other city funds, contingency, etc.

Grant Funds

The following section references information included within the attached Grant Funds Detail Reports.

Operating Grant Fund (Fund 220): Available funding totals \$100,919 and represents unencumbered/unspent project appropriations of \$81,490 and a non-allocated reserve for future projects (grant matches) of \$19,429.

Capital Grants Fund (Fund 340): Available funding totals \$265,900 and represents unencumbered/unspent capital project appropriations of \$58,223 and a non-allocated reserve for future capital projects (grant matches) of \$207,677.

Capital Project Funds

The following section references information included within the attached Capital Project Funds Detail Reports.

General Capital Project Fund (Fund 301): Available city funding totals \$17.2 million and represents unencumbered/unspent capital project appropriations of \$16.8 million and a non-allocated reserve for future capital projects of \$416,004.

Available ABC (Alpharetta Business Community) funding totals \$429,367 and represents unencumbered/unspent capital project appropriations (sidewalk connectivity).

Stormwater Capital Fund (Fund 302): Available funding totals \$325,724 and represents unencumbered/unspent capital project appropriations.

Conference Center Bond Fund (Fund 316): This fund accounts for proceeds of the Development Authority of Alpharetta Revenue Bonds, Series 2016 (Alpharetta Conference Center Project). Design and construction related phases are fully encumbered and the bond issuance costs have been spent.

Parks and Transportation Bond Fund (Fund 317): This fund accounts for proceeds of the voter approved General Obligation Bonds, Series 2016. Available funding totals \$46.5 million and represents unencumbered/unspent capital project appropriations.

TSPLOST Capital Project Fund (Fund 335): This fund accounts for collections under the Transportation Special Local Option Sales Tax (TSPLOST) that went into effect on April 1, 2017. Available funding totals \$1.7 million (non-allocated reserve).

Enterprise Fund

The following section pertains to information detailed within the attached GAAP Financial Statements.

Solid Waste Fund: FY 2017 revenues are currently budgeted at \$3.3 million (net of carryforward fund balance totaling \$593,989 constituting reserve balances in excess of the 16% Emergency Reserve designation). As of May 31, 2017, the city has collected \$4.2 million, which represents the 1st-4th quarter billings, associated investment earnings, and the 1st quarterly billing for FY 2018 which will be accrued as part of the year-end accounting close process (thereby reducing collections in FY 2017 to reflect the amount earned during said fiscal year). Expenditures/

encumbrances during the same time period total \$3.3 million and represent general operations and blanket purchase orders (e.g. sanitation hauler) that will sustain operations throughout the year. Any budget variances will be minor and coverable through fund balance.

Other Items

Council Member Stipend Activity Listing: The FY 2017 budget includes appropriations of \$9,000 for the Mayor and \$5,000 for each City Council Post and the available balances as of May 31, 2017 are as follows:

	Budget	Expenditures (year-to-date)	Available Balance
Mayor: David Belle Isle	\$ 9,000	\$ 6,960	\$ 2,040
Post #1: Donald Mitchell	\$ 5,000	\$ 2,829	\$ 2,171
Post #2: Mike Kennedy	\$ 5,000	\$ 907	\$ 4,093
Post #3: Chris Owens	\$ 5,000	\$ 613	\$ 4,387
Post #4: Jim Gilvin	\$ 5,000	\$ 1,200	\$ 3,800
Post #5: Jason Binder	\$ 5,000	\$ 659	\$ 4,341
Post #6: Dan Merkel	\$ 5,000	\$ 1,259	\$ 3,741

Development Authority² (Component Reporting Unit)

The following section pertains to information detailed within the attached Alpharetta Development Authority Financial Statements.

As of May 31, 2017, the Development Authority has \$44,818 in available resources to support its main functions of promoting the public good and general welfare, trade, commerce, industry, general tax base and the employment opportunities available in the city.

Other reports included with this packet are as follows:

- Listing of Payments \$5,000 and greater;
- Listing of PO's between \$5,000 and \$50,000; and
- Bid/RFP Status

² The Development Authority is a public corporation created and existing under the Constitution and laws of the State of Georgia and is governed by seven directors duly appointed by the Alpharetta City Council.



GENERAL FUND

Revenue Report



CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (Unaudited)
Revenue Summary and Collection Comparison
 For the month ended May 31, 2017

	Current Fiscal Year					Prior Fiscal Year		
	2017 Budget	2017 YTD	% Collected	2017 Estimated	Variance	2016 Actual	2016 YTD	% Collected
Top 10 Revenues:								
Property Taxes								
Current Year	\$ 19,900,000	\$ 19,867,440	99.8%	\$ 19,900,000	\$ -	\$ 20,393,409	\$ 20,702,879	101.5%
Delinquent	259,000	596,794	230.4%	656,606	397,606	404,543	369,221	91.3%
Motor Vehicle Tax	250,000	210,078	84.0%	250,000	-	390,577	337,786	86.5%
Motor Vehicle Title Fee	1,000,000	708,328	70.8%	800,000	(200,000)	1,132,961	1,005,177	88.7%
Local Option Sales Tax	15,100,000	12,478,989	82.6%	15,100,000	-	14,953,985	12,459,976	83.3%
Franchise Tax	6,725,000	5,925,242	88.1%	6,310,877	(414,123)	6,630,390	6,216,072	93.8%
Insurance Premium Tax	3,390,000	3,588,813	105.9%	3,588,813	198,813	3,313,175	3,313,175	100.0%
Alcohol Beverage Excise Tax	2,015,000	1,700,269	84.4%	2,015,000	-	2,053,173	1,669,928	81.3%
Building Permit Fees	1,405,000	2,643,929	188.2%	2,800,000	1,395,000	2,542,159	2,120,041	83.4%
Business and Occupational Tax	950,000	1,114,001	117.3%	1,130,000	180,000	1,112,259	1,098,240	98.7%
Municipal Court Fines	2,025,000	2,105,437	104.0%	2,200,000	175,000	2,198,202	2,060,495	93.7%
Recreation/Special Event Fees	2,423,900	2,353,560	97.1%	2,500,366	76,466	2,678,423	2,439,776	91.1%
Hotel/Motel Tax (City portion)	2,250,000	2,169,129	96.4%	2,625,000	375,000	2,429,994	1,966,188	80.9%
subtotal	\$ 57,692,900	\$ 55,462,009	96.1%	\$ 59,876,662	\$ 2,183,762	\$ 60,233,250	\$ 55,758,954	92.6%
Other Revenues	4,094,739	4,586,707	112.0%	4,931,527	836,788	4,848,356	4,255,332	87.8%
Total Revenues	\$ 61,787,639	\$ 60,048,716	97.2%	\$ 64,808,189	\$ 3,020,550	\$ 65,081,606	\$ 60,014,286	92.2%
Carryforward Fund Balance	6,067,830							



GENERAL FUND

Expenditure Reports



CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (unaudited)
Expenditure Summary by Department
 For the month ended May 31, 2017

	Current Fiscal Year						Prior Fiscal Year		
	2017 Budget	2017 Encumbrances	2017 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2016 Exp. (Total)	2016 Exp. (YTD)	% Exp.
Expenditures by Department:									
Mayor & Council	\$ 360,977	\$ 279	\$ 285,132	\$ 75,567	79.1%	79.0%	\$ 321,095	\$ 287,683	89.6%
City Administration	2,038,438	42,048	1,783,705	212,685	89.6%	87.5%	1,893,792	1,731,469	91.4%
Finance	3,199,142	56,035	2,823,868	319,240	90.0%	88.3%	3,087,059	2,821,223	91.4%
City Attorney	650,000	-	417,826	232,174	64.3%	64.3%	726,165	642,040	88.4%
Information Technology	1,599,441	7,581	1,389,986	201,874	87.4%	86.9%	1,520,628	1,362,653	89.6%
Human Resources	401,756	6,855	305,871	89,030	77.8%	76.1%	393,603	340,013	86.4%
Municipal Court	1,092,257	28,149	848,793	215,315	80.3%	77.7%	955,841	835,372	87.4%
Public Safety	26,498,070	245,372	22,536,949	3,715,750	86.0%	85.1%	24,672,611	22,323,877	90.5%
Public Works	7,907,543	200,643	6,403,610	1,303,290	83.5%	81.0%	7,364,018	6,485,258	88.1%
Recreation & Parks	8,748,636	441,790	7,147,471	1,159,375	86.7%	81.7%	8,127,231	7,027,228	86.5%
Community Development	2,782,412	66,694	2,329,942	385,777	86.1%	83.7%	2,345,022	2,096,333	89.4%
subtotal	\$ 55,278,672	\$ 1,095,445	\$ 46,273,152	\$ 7,910,075	85.7%	83.7%	\$ 51,407,064	\$ 45,953,149	89.4%
General Government:									
Non-Departmental	\$ 45,000	\$ -	\$ 10,000	\$ 35,000	22.2%	22.2%	\$ 45,000	\$ 45,000	100.0%
Conv. Ctr Bonds Reserve	450,000	-	-	450,000	0.0%	0.0%	-	-	-
Insurance Premiums (Risk)	640,000	-	586,667	53,333	91.7%	91.7%	607,000	556,417	91.7%
Gwinnett Tech Bond P&I	286,940	-	286,940	-	100.0%	100.0%	290,340	290,340	100.0%
Transfer(s) to other Funds	10,549,857	-	9,670,702	879,155	91.7%	91.7%	8,943,236	8,197,966	91.7%
Contingency	605,000	2,500	114,541	487,959	19.3%	18.9%	84,663	23,525	27.8%
subtotal	\$ 12,576,797	\$ 2,500	\$ 10,668,850	\$ 1,905,447	84.8%	84.8%	\$ 9,970,239	\$ 9,113,248	91.4%
Total Expenditures	\$ 67,855,469	\$ 1,097,945	\$ 56,942,003	\$ 9,815,522	85.5%	83.9%	\$ 61,377,304	\$ 55,066,397	89.7%



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CITY OF ALPHARETTA
Financial Management Reports
General Fund (unaudited)
Expenditure Summary by Category
For the month ended May 31, 2017

	Current Fiscal Year						Prior Fiscal Year		
	2017 Budget	2017 Encumbrances	2017 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2016 Exp. (Total)	2016 Exp. (YTD)	% Exp.
Expenditures by Category:									
Salaries & Benefits:									
(1) Regular Salaries	\$ 25,093,188	\$ -	\$ 21,310,264	\$ 3,782,924	84.9%	84.9%	\$ 24,084,319	\$ 21,357,396	88.7%
Overtime	1,045,000	-	1,020,087	24,913	97.6%	97.6%	1,174,251	1,068,941	91.0%
Group Insurance	7,573,002	-	6,213,687	1,359,315	82.1%	82.1%	6,528,813	6,052,109	92.7%
FICA and Social Security	1,997,108	-	1,605,696	391,412	80.4%	80.4%	1,812,614	1,607,577	88.7%
Defined Benefit Pension	2,387,665	-	2,387,665	-	100.0%	100.0%	2,276,470	2,276,470	100.0%
401(A) Retirement/Match	1,482,671	-	1,448,936	33,735	97.7%	97.7%	1,481,319	1,363,039	92.0%
(2) Other	791,126	-	711,657	79,469	90.0%	90.0%	778,040	713,690	91.7%
subtotal	\$ 40,369,760	\$ -	\$ 34,697,991	\$ 5,671,769	86.0%	86.0%	\$ 38,135,826	\$ 34,439,221	90.3%
Maintenance & Operations:									
Professional Services	\$ 2,395,884	\$ 325,125	\$ 1,952,064	\$ 118,695	95.0%	81.5%	\$ 2,197,742	\$ 1,823,429	83.0%
Legal Services	650,000	-	417,826	232,174	64.3%	64.3%	726,165	642,040	88.4%
Vehicle Fuel/Maintenance	1,109,715	-	774,065	335,650	69.8%	69.8%	888,211	791,088	89.1%
Maintenance Contracts	2,279,562	334,430	1,417,078	528,053	76.8%	62.2%	1,694,974	1,447,622	85.4%
IT Professional Services	1,396,932	144,735	1,217,942	34,255	97.5%	87.2%	1,297,004	1,201,946	92.7%
General Supplies	993,889	65,106	767,890	160,893	83.8%	77.3%	950,800	865,530	91.0%
Utilities	2,624,810	636	1,963,883	660,291	74.8%	74.8%	2,482,835	2,050,372	82.6%
Other	2,680,371	225,413	2,294,150	160,809	94.0%	85.6%	2,423,265	2,114,087	87.2%
subtotal	\$ 14,131,163	\$ 1,095,445	\$ 10,804,898	\$ 2,230,821	84.2%	76.5%	\$ 12,660,996	\$ 10,936,114	86.4%
Capital:									
OSSI/Fire Truck Leases	\$ 522,972	\$ -	\$ 522,971	\$ 1	100.0%	100.0%	\$ 355,747	\$ 355,747	100.0%
Software Leases	185,570	-	192,147	(6,577)	103.5%	103.5%	183,696	183,696	100.0%
Other	69,207	-	55,146	14,061	79.7%	79.7%	70,799	38,371	54.2%
subtotal	\$ 777,749	\$ -	\$ 770,263	\$ 7,486	99.0%	99.0%	\$ 610,242	\$ 577,813	94.7%
General Government:									
Non-Departmental	\$ 45,000	\$ -	\$ 10,000	\$ 35,000	22.2%	22.2%	\$ 45,000	\$ 45,000	100.0%
Conv. Ctr Bonds Reserve	450,000	-	-	450,000	0.0%	0.0%	-	-	-
Insurance Premiums (Risk)	640,000	-	586,667	53,333	91.7%	91.7%	607,000	556,417	91.7%
Gwinnett Tech Bond P&I	286,940	-	286,940	-	100.0%	100.0%	290,340	290,340	100.0%
Transfer(s) to other Funds	10,549,857	-	9,670,702	879,155	91.7%	91.7%	8,943,236	8,197,966	91.7%
Contingency	605,000	2,500	114,541	487,959	19.3%	18.9%	84,663	23,525	27.8%
subtotal	\$ 12,576,797	\$ 2,500	\$ 10,668,850	\$ 1,905,447	84.8%	84.8%	\$ 9,970,239	\$ 9,113,248	91.4%
Total Expenditures	\$ 67,855,469	\$ 1,097,945	\$ 56,942,003	\$ 9,815,522	85.5%	83.9%	\$ 61,377,304	\$ 55,066,397	89.7%

Notes:

- (1) Includes the following components: regular salaries, holiday leave, temporary and seasonal salaries, and separation payout.
- (2) Includes the following components: workers compensation, educational programs, automobile allowance, tuition reimbursement, and employee service awards.



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GRANT FUNDS

Revenue & Expenditure Reports



CITY OF ALPHARETTA
 Financial Management Reports
 Grant Funds
Operating Grant Fund Detail (Fund 220; life-to-date for active projects)
 As of May 31, 2017

				Project Snapshot		FY 2017					
				Total Project Authorization	Prior Year Collections/ Expenditures	Carryforward Budget	FY 2017 Appropriations	Total Budget	Collections/ Expenditures	Encumbrances	Remaining
Account #	Project										
Revenues											
Public Safety											
22031150-371000-	G1407	BAC Pedal Car Walmart 2013		\$ 2,500	\$ 2,500	\$ -	\$ -	\$ -	\$ -		\$ -
22031150-331110-	C1617	2015 Bulletproof Vest Grant (DOJ)		29,586	4,242	7,319	18,025	25,344	7,025		18,319
22031150-3311150-	G1701	2017 Bicycle Safety Grant (GOHS)		26,985	-	-	26,985	26,985	6,135		20,850
22031150-3311110-	G1702	2017 Electronic Crime Taskforce		7,000	-	-	7,000	7,000	-		7,000
22031150-3311110-	G1703	2016 Homeland Security Grant		17,429	-	-	17,429	17,429	17,429		0
		subtotal		\$ 83,500	\$ 6,742	\$ 7,319	\$ 69,439	\$ 76,758	\$ 30,589		\$ 46,169
Recreation and Parks											
22061150-371000-	G1105	Camp Happy Hearts		\$ 30,645	\$ 29,845	\$ 300	\$ 500	\$ 800	\$ 500		\$ 300
22061150-371000	G1700	Camp Happy Hearts		15,000	-	-	15,000	15,000	15,000		-
		subtotal		\$ 45,645	\$ 29,845	\$ 300	\$ 15,500	\$ 15,800	\$ 15,500	\$ -	\$ 300
General Government											
22090200-391100		Transfer-In from the General Fund (Match)				\$ -	\$ 20,000	\$ 20,000	\$ 18,333		\$ 1,667
22090200-395000		Carryforward Fund Balance				49,593	-	49,593	-		49,593
		subtotal				\$ 49,593	\$ 20,000	\$ 69,593	\$ 18,333		\$ 51,260
		Total				\$ 57,212	\$ 104,939	\$ 162,151	\$ 64,422		\$ 97,729



CITY OF ALPHARETTA
 Financial Management Reports
 Grant Funds
Operating Grant Fund Detail (Fund 220; life-to-date for active projects)
 As of May 31, 2017

				Project Snapshot		FY 2017						
				Total Project Authorization	Prior Year Collections/ Expenditures	Carryforward Budget	FY 2017 Appropriations	Total Budget	Collections/ Expenditures	Encumbrances	Remaining	
Account #	Project											
Expenditures												
Public Safety												
22031150-531600-	G1407	BAC Pedal Car Walmart 2013		\$ 2,500	\$ 687	\$ 1,813	\$ -	\$ 1,813	\$ -	\$ -	\$ 1,813	
22031150-542100	C1617	2015 Bulletproof Vest Grant (DOJ)		55,920	12,354	7,517	36,049	43,566	16,792	3,370	23,404	
22031150-521200	G1701	2017 Bicycle Safety Grant (GOHS)		425	-	-	425	425	425	-	-	
22031150-523500	G1701	2017 Bicycle Safety Grant (GOHS)		3,860	-	-	3,860	3,860	2,732	-	1,128	
22031150-523700	G1701	2017 Bicycle Safety Grant (GOHS)		3,150	-	-	3,150	3,150	950	-	2,200	
22031150-531100	G1701	2017 Bicycle Safety Grant (GOHS)		2,550	-	-	2,550	2,550	2,500	-	50	
22031150-531600	G1701	2017 Bicycle Safety Grant (GOHS)		2,000	-	-	2,000	2,000	1,935	-	65	
22031150-542100	G1701	2017 Bicycle Safety Grant (GOHS)		15,000	-	-	15,000	15,000	15,000	-	-	
22031150-531600	G1702	2017 Electronic Task Force		7,000	-	-	7,000	7,000	-	-	7,000	
22031150-531100	G1703	2016 Homeland Security		11,129	-	-	11,129	11,129	11,228	-	(99)	
22031150-531600	G1703	2016 Homeland Security		6,300	-	-	6,300	6,300	6,300	-	0	
		subtotal		\$ 109,834	\$ 13,041	\$ 9,330	\$ 87,463	\$ 96,793	\$ 57,862	\$ 3,370	\$ 35,561	
Recreation and Parks												
22061150-531100-	G1105	Camp Happy Hearts		\$ 38,351	\$ 13,299	\$ 24,552	\$ 500	\$ 25,052	\$ -	\$ -	\$ 25,052	
22061150-531100-	G1700	Camp Happy Hearts		15,000	-	-	15,000	15,000	-	-	15,000	
22061150-521200-	G1401	Fresh Grant Special Needs		14,349	8,472	5,877	-	5,877	-	-	5,877	
		subtotal		\$ 67,700	\$ 21,771	\$ 30,429	\$ 15,500	\$ 45,929	\$ -	\$ -	\$ 45,929	
Non-Allocated												
(1) 22090200-579000		Reserve for City Grant Matches				\$ 17,453	\$ 1,976	\$ 19,429	\$ -	\$ -	\$ 19,429	
		subtotal				\$ 17,453	\$ 1,976	\$ 19,429	\$ -	\$ -	\$ 19,429	
		Total				\$ 57,212	\$ 104,939	\$ 162,151	\$ 57,862	\$ 3,370	\$ 100,919	

Notes:

(1) Represents funding available for City matches to City Council approved Grants.



CITY OF ALPHARETTA
 Financial Management Reports
 Grant Funds
Capital Grant Fund Detail (Fund 340; life-to-date for active projects)
 As of May 31, 2017

			Project Snapshot		FY 2017					
			Total Project Authorization	Prior Year Collections/ Expenditures	Carryforward Budget	FY 2017 Appropriations	Total Budget	Collections/ Expenditures	Encumbrances	Remaining
Account #	Project									
Revenue										
Public Works										
34041100-331350-	C0005	Encore Pkwy Greenway Connection (TE Grant)	\$ 780,795	\$ 68,108	\$ 712,687	\$ -	\$ 712,687	\$ 121,804		\$ 590,883
34041100-331351-	C0005	Encore Pkwy Greenway Connection (GDOT)	7,600,000	878,922	6,721,078	-	6,721,078	3,198,852		3,522,226
34041100-336001-	C0005	Encore Pkwy Greenway Connection (NFCID SRTA)	1,000,000	337,013	662,987	-	662,987	662,987		0
34041100-336002-	C0005	Encore Pkwy Greenway Connection (NFCID)	3,262,757	601,956	2,660,801	-	2,660,801	1,747,515		913,286
34041100-334310-	C1219	Milling & Resurfacing (LMIG)	1,797,124	1,253,115	544,009	-	544,009	544,009		0
34041100-331350-	C1525	SR9 Operational Improvements	978,228	946,334	31,894	-	31,894	31,894		0
34090200-371000-	G1109	Encore Pkwy Improvements (Cousins Properties)	54,469	54,469	-	-	-	-		-
34041100-334310-	C1620	Northwinds Parkway	1,869,353	1,869,353	-	-	-	-		-
		subtotal	\$ 17,342,727	\$ 6,009,271	\$ 11,333,456	\$ -	\$ 11,333,456	\$ 6,307,060		\$ 5,026,396
Recreation and Parks										
34061150-331350-	C1539	LWCF Big Creek Drainage Improvement	\$ 80,000	\$ 72,167	\$ 7,833	\$ -	\$ 7,833	\$ -		\$ 7,833
		subtotal	\$ 80,000	\$ 72,167	\$ 7,833	\$ -	\$ 7,833	\$ -		\$ 7,833
General Government										
34090200-391100		Transfer-In from the General Fund (Match)			\$ -	\$ -	\$ -	\$ -		\$ -
34090200-395000		Carryforward Fund Balance			(2,286,335)	-	(2,286,335)	-		(2,286,335)
		subtotal			\$ (2,286,335)	\$ -	\$ (2,286,335)	\$ -		\$ (2,286,335)
		Total			\$ 9,054,954	\$ -	\$ 9,054,954	\$ 6,307,060		\$ 2,747,894



CITY OF ALPHARETTA
 Financial Management Reports
 Grant Funds
Capital Grant Fund Detail (Fund 340; life-to-date for active projects)
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			Project Snapshot		FY 2017						
			Total Project Authorization	Prior Year Collections/Expenditures	Carryforward Budget	FY 2017 Appropriations	Total Budget	Collections/Expenditures	Encumbrances	Remaining	
Account #	Project										
Expenditures											
Public Works											
34041100-541410-	C0005	Encore Parkway Greenway Connection	\$ 12,643,552	\$ 4,699,641	\$ 7,943,911	\$ -	\$ 7,943,911	\$ 5,135,915	\$ 2,807,994	\$ 2	
34041100-541410-	C1219	Milling & Resurfacing (LMIG)	1,797,124	1,253,115	544,009	-	544,009	544,009	-	0	
34041100-541410-	C1525	SR9 Operational Improvements	956,334	956,334	-	-	-	-	-	-	
34041100-541410-	C1620	Northwinds Parkway	1,287,941	983,053	304,888	-	304,888	107,349	193,787	3,752	
34041100-541410-	G1109	Encore Pkwy Improvements (LCI Grant)	54,469	-	54,469	-	54,469	-	-	54,469	
		subtotal	\$ 16,739,421	\$ 7,892,144	\$ 8,847,277	\$ -	\$ 8,847,277	\$ 5,787,272	\$ 3,001,781	\$ 58,223	
Recreation and Parks											
34061150-541510-	C1539	LWCF Big Creek Drainage Improvement	\$ 160,000	\$ 160,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		subtotal	\$ 160,000	\$ 160,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Non-Allocated											
(1) 34090200-579000		Reserve for City Grant Matches			\$ 207,677	\$ (25,000)	\$ 182,677	\$ -	\$ -	\$ 182,677	
	(2)	North Point Activity Center LCI			-	25,000	25,000	-	-	25,000	
	(3)	FY 2017 Multimodal Safety Program			-	-	-	-	-	-	
		subtotal			\$ 207,677	\$ -	\$ 207,677	\$ -	\$ -	\$ 207,677	
		Total			\$ 9,054,954	\$ -	\$ 9,054,954	\$ 5,787,272	\$ 3,001,781	\$ 265,900	

Notes:

- (1) Represents funding available for City matches to City Council approved Grants.
- (2) City Council approved the application for submission. Awaiting award determination by Grantor. Total Project = \$125,000 (\$100,000 grant; \$25,000 City match).
- (3) City Council approved the application for submission. Awaiting award determination by Grantor. Total Project = \$161,500 (\$1113,050 GDOT grant; \$48,450 City match through Major Intersection Improvements account in the Capital Project Fund account# 30141100-541410-C1606).



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CAPITAL PROJECT FUNDS

Expenditure Reports



CITY OF ALPHARETTA
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 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
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			Project Snapshot		FY 2017														
			Total Project Authorization	Prior Year Expenditures	Carryforward Budget	FY 2017 Appropriations	Total Budget	Expenditures	Encumbrances	Funds Available									
Account #	Project																		
Administration																			
30113230-544100-	C1130	Downtown Façade Grant Program	\$	194,593	\$	113,568	\$	31,025	\$	50,000	\$	81,025	\$	18,503	\$	-	\$	62,522	
30113230-542400-	C1222	Records Management		5,000		-		5,000		-		5,000		2,425		-		2,575	
30113230-544100-	C1300	Economic Development Initiatives		93,160		42,373		787		50,000		50,787		50,786		-		1	
30113230-544300-	C1501	Alpharetta History Room Design Svcs (City Ctr)		303,500		9,500		44,000		250,000		294,000		44,912		249,088		-	
30113230-544100-	C1502	Shop-Local Initiative for Downtown		7,501		4,857		2,644		-		2,644		-		-		2,644	
30113230-544200-	C1527	Veterans Memorial		105,480		75,785		29,695		-		29,695		-		-		29,695	
30113230-544100-	C1538	Arts Center Feasibility Study		50,894		40,788		10,106		-		10,106		5,500		5,500		(894)	
30113230-544100-	C1600	Downtown Sculpture		-		-		-		-		-		-		-		-	
30113230-544200	C1614	Senior Citizen History Project		50,000		25,000		-		25,000		25,000		10,000		15,000		-	
		Economic Development Video Marketing																	
30113230-544100-	C1625	Program		145,600		45,600		-		100,000		100,000		100,000		-		-	
30113230-544100-	C1728	Alpharetta Proud Campaign		20,000		-		-		20,000		20,000		19,770		230		-	
		subtotal	\$	975,729	\$	357,472		\$	123,257	\$	495,000	\$	618,257	\$	251,896	\$	269,818	\$	96,543
Finance																			
30115150-542400-	C1101	Archive Filing & Scanning	\$	20,000	\$	14,191		\$	5,809	\$	-	\$	5,809	\$	-	\$	-	\$	5,809
30115150-542400-	C1102	Finance Software Improvement		94,972		64,641		30,331		-		30,331		19,790		8,656		1,885	
30115150-542400-	C1141	Tyler ERP System		805,001		749,284		55,717		-		55,717		12,183		5,167		38,367	
		subtotal	\$	919,973	\$	828,116		\$	91,857	\$	-	\$	91,857	\$	31,973	\$	13,823	\$	46,061
Information Technology																			
30117400-542400	C0900	Cisco Data Network	\$	300,001	\$	137,634		\$	162,367	\$	-	\$	162,367	\$	6,424	\$	-	\$	155,943
30117400-542400-	C0903	Data Center (Test Equip. & Software)		112,381		112,282		99		-		99		-		99		0	
30117400-542400-	C1000	GIS Aerial Mapping		50,001		22,044		27,957		-		27,957		-		-		27,957	
30117400-542400-	C1103	Network and VOIP		566,401		415,449		952		150,000		150,952		-		191		150,761	
30117400-542400-	C1105	Fiber Connectivity Phase I		45,001		44,401		600		-		600		-		600		-	
30117400-542400-	C1312	Backup Data Storage Management		510,001		243,432		46,569		220,000		266,569		202,385		-		64,184	
30117400-542400-	C1313	Technology Replacement (recurring)		1,362,365		913,886		148,479		300,000		448,479		217,009		68,387		163,082	
30117400-542400-	C1400	PW Data Center Server Replacement		207,503		202,215		5,288		-		5,288		-		5,287		1	
30117400-542100	C1518	PW Data Center Generator/Air Conditioner		122,512		121,972		540		-		540		-		540		-	
30117400-542400	C1615	App/Desktop Virtualization		140,001		74,254		15,747		50,000		65,747		1,445		-		64,302	
30117400-542400	C1725	City Fiber Relocation		30,000		-		-		30,000		30,000		-		7,695		22,305	
		subtotal	\$	3,446,167	\$	2,287,569		\$	408,598	\$	750,000	\$	1,158,598	\$	427,263	\$	82,800	\$	648,535



CITY OF ALPHARETTA
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			Project Snapshot		FY 2017						
			Total Project Authorization	Prior Year Expenditures	Carryforward Budget	FY 2017 Appropriations	Total Budget	Expenditures	Encumbrances	Funds Available	
Account #	Project										
Public Safety											
30131150-542200-	C1202	Public Safety Fleet (recurring)	\$ 6,883,463	\$ 6,605,761	\$ (22,298)	\$ 300,000	\$ 277,702	\$ 256,523	\$ -	\$ 21,179	
30131150-542400-	C1205	Security Camera System Expansion	68,383	6,555	61,828	-	61,828	61,828	-	-	
30131150-541300	C1229	PS Roof Repair/Replacement	237,295	44,941	-	192,354	192,354	192,354	-	-	
30131150-541300	C1241	Fire Truck	3,323,333	-	-	3,323,333	3,323,333	993,555	-	2,329,778	
30131150-542100-	C1315	Cardiac Monitor Replacement	372,115	-	-	372,115	372,115	358,150	13,964	1	
30131150-542100	C1401	PS Equipment Replacement	449,971	232,154	32,317	185,500	217,817	181,345	34,294	2,178	
30131150-541300	C1609	PS Headquarters Improvements	289,000	67,110	153,890	68,000	221,890	39,684	7,750	174,456	
30131150- 541300	C1630	PS HQ Expansion	650,000	-	-	650,000	650,000	-	-	650,000	
30131150-541300	C1706	RAPSTC Improvements	171,623	-	-	171,623	171,623	-	-	171,623	
30131150-544200	C1707	License Plate Rec Grant	80,000	-	-	80,000	80,000	-	-	80,000	
	subtotal		\$ 12,525,182	\$ 6,956,520	\$ 225,737	\$ 5,342,925	\$ 5,568,662	\$ 2,083,439	\$ 56,008	\$ 3,429,215	
Public Works											
30141100-541410-	C0005	Encore Parkway Greenway Connection	\$ 804,462	\$ 369,138	\$ 435,324	\$ -	\$ 435,324	\$ 326,165	\$ 104,653	\$ 4,506	
30141100-541410-	C0041	Traffic Signal Interconnect	958,596	708,595	250,001	-	250,001	-	-	250,001	
30141100-541200-	C0910	Tree Replacement Fund	1,085,786	469,693	616,093	-	616,093	101,145	24,177	490,772	
30141100-541200-	C1008	Cemetery Authority - Maintenance	517,567	122,728	394,839	-	394,839	10,491	13,770	370,578	
30141100-541000-	C1100	Land Acquisition	538,804	-	538,804	-	538,804	538,803	-	1	
30141100-541410-	C1207	Bridge Maintenance (recurring)	1,125,994	950,994	-	175,000	175,000	10,413	13,000	151,588	
30141100-541410-	C1208	Mast Arm Maintenance (recurring)	463,558	445,174	18,384	-	18,384	-	-	18,384	
30141100-541410-	C1215	Striping & Signage (recurring)	1,916,136	1,589,650	146,486	180,000	326,486	141,340	169,237	15,910	
30141100-541430-	C1216	Storm/Drainage Repair & Maintenance (recurring)	893,689	865,345	28,344	-	28,344	27,494	220	630	
30141100-541410-	C1217	Traffic Calming Equipment/Intersection Safety Improvements (recurring)	515,166	468,239	11,927	35,000	46,927	20,973	-	25,954	
30141100-541410-	C1218	Traffic Signal System Maintenance (recurring)	328,108	247,860	5,248	75,000	80,248	39,273	8,893	32,081	
30141100-541410-	C1219	Milling & Resurfacing (recurring)	14,248,293	12,292,506	-	1,955,787	1,955,787	1,458,774	447,264	49,749	
30141100-541410-	C1220	Traffic Control Equipment (recurring)	1,489,000	1,375,591	38,409	75,000	113,409	86,458	13,147	13,805	
30141100-541410-	C1221	Design Services (recurring)	796,119	653,575	27,544	115,000	142,544	54,470	37,784	50,290	
30141100-542200	C1223	Fleet Replacement	426,946	232,565	(619)	195,000	194,381	170,443	-	23,938	
30141100-541200-	C1302	Tree Planting & Landscaping Improvements (recurring)	458,314	338,304	45,010	75,000	120,010	28,557	49,728	41,726	
30141100-541430	C1308	Pipe/Storm Structure Replacement	746,920	577,313	169,607	-	169,607	169,148	-	459	
30141100-541200-	C1311	Downtown Improvements	110,001	87,421	-	22,580	22,580	3,119	-	19,461	
30141100-541410-	C1324	Charlotte Drive @ Rucker Rd Intersection Improvements	25,000	-	25,000	-	25,000	-	-	25,000	



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Account #	Project	Project Snapshot		FY 2017					Funds Available
		Total Project Authorization	Prior Year Expenditures	Carryforward Budget	FY 2017 Appropriations	Total Budget	Expenditures	Encumbrances	
30141100-541420-	C1325 Rucker Rd Sidewalk Improvements	50,000	-	50,000	-	50,000	5,000	-	45,000
30141100-541410-	C1407 Minor Intersection Upgrades	112,168	75,003	37,165	-	37,165	2,101	-	35,064
30141100-541410-	C1410 Rucker Road Corridor Design	734,571	465,712	268,859	-	268,859	258,262	10,596	1
30141100-541430-	C1416 Clairborne Drive Culvert Design	52,762	41,033	11,729	-	11,729	-	11,729	0
30141100-541420-	C1442 Main St. Improvements	87,565	86,904	661	-	661	-	-	661
30141100-541410-	C1444 Davis Drive Extension (Design)	93,800	89,294	4,506	-	4,506	-	4,506	-
30141100-541430-	C1503 Stormwater Studies/Design	426,386	301,826	124,560	-	124,560	76,660	47,900	-
30141100-541410-	C1507 Rucker Rd Corridor Improvements (ROW)	50,000	19,100	30,900	-	30,900	5,000	-	25,900
30141100-541420-	C1512 Sidewalk Improvements	824,799	354,155	470,644	-	470,644	273,228	-	197,416
30141100-541430-	C1513 Stormwater Inventory & GIS Update	449,999	306,421	143,578	-	143,578	141,132	2,445	1
30141100-541410-	C1533 Main St. Watermain (Fulton County)	68,637	68,637	-	-	-	-	-	-
30141100-541430-	C1604 Stormwater Inspections (recurring)	83,706	64,371	19,335	-	19,335	19,335	-	-
30141100-541410-	C1606 Major Intersection Improvements	150,427	63,514	86,913	-	86,913	2,246	15,625	69,042
30141100-541410-	C1607 Signal @ Westside (Fiserv)	689	689	-	-	-	-	-	-
30141100-542100-	C1608 Lowboy Trailer	60,000	27,820	32,180	-	32,180	12,901	17,130	2,149
30141100-541430-	C1616 Stormwater Ordinance	80,257	64,257	16,000	-	16,000	16,000	-	-
30141100-541300-	C1620 Northwinds Parkway	508,727	334,938	173,789	-	173,789	31,891	-	141,898
30141100-541000-	C1627 Academy @ City Center Intersection Improveme	18,220	-	18,220	-	18,220	-	-	18,220
30141100-571000-	C1631 McGinnis Ferry Road Expansion IGA	400,000	-	400,000	-	400,000	-	-	400,000
30141100-541000-	C1632 West Parking Garages/Lot Land	1,003,580	1,000,000	-	3,580	3,580	3,579	-	1
30141100-541300-	C1632 West Parking Garages/Lot Construction	122,191	11,653	-	110,538	110,538	61,473	8,064	41,001
30141100-541410	C1637 Old Roswell St Pedestrian Imp	150,000	-	-	150,000	150,000	-	-	150,000
30141100-541410	C1638 Webb Bridge Rd Corridor Imp	100,000	-	-	100,000	100,000	14,085	23,933	61,982
30141100-541300	C1639 Pole Barn Extension	40,055	-	5,055	35,000	40,055	40,055	-	-
30141100-541410	C1700 Northwinds St/Ped Lights	-	-	-	-	-	-	-	-
30141100-541410	C1701 Pedestrian Intersection Imp	60,000	-	-	60,000	60,000	-	-	60,000
30141100-541300	C1704 West Parking Garages	6,317,250	-	-	6,317,250	6,317,250	-	-	6,317,250
30141100-541300	C1705 Old City Hall Brick Wall	25,000	-	-	25,000	25,000	6,068	4,800	14,132
30141100-541410	C1720 Temporary Traffic Signal Northwinds	21,690	-	-	21,690	21,690	-	12,322	9,368
30141100-541430	C1721 Mayfield Road Culvert	420,000	-	-	420,000	420,000	-	-	420,000
30141100-541410	C1722 Traffic Signal Improvements	290,000	-	-	290,000	290,000	677	34,766	254,558
30141100-541410	C1723 Teasley Street Improvements	18,075	-	-	18,075	18,075	-	6,200	11,875
30141100-541200	C1724 Bagwell Parking Lot	94,488	-	-	94,488	94,488	94,487	-	1
30141100-541420	C1726 Sidewalks 2017 Phase 1	269,707	-	-	269,707	269,707	-	269,707	0
	subtotal	\$ 40,633,209	\$ 25,170,019	\$ 4,644,495	\$ 10,818,695	\$ 15,463,190	\$ 4,251,247	\$ 1,351,592	\$ 9,860,351



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		Project Snapshot		FY 2017					
		Total Project Authorization	Prior Year Expenditures	Carryforward Budget	FY 2017 Appropriations	Total Budget	Expenditures	Encumbrances	Funds Available
Account #	Project								
Recreation and Parks									
30161150-541000	C1100 Park Land Acquisition	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ -	\$ 1,000,000
30161150-541500	C1221 Design Services	102,501	38,013	14,488	50,000	64,488	36,074	2,770	25,644
30161150-541500-	C1225 Athletic Scoreboards (maint/replacement)	180,052	167,635	11,318	1,099	12,417	740	-	11,677
30161150-541300-	C1229 Rec & Parks Building Re-Roof	732,254	643,469	19,785	69,000	88,785	88,785	-	-
30161150-542200-	C1232 Recreation/Parks Fleet (recurring)	391,808	287,953	53,855	50,000	103,855	-	56,105	47,750
30161150-541510-	C1327 Greenway (AMLI Developer Contribution)	10,001	9,015	986	-	986	986	-	-
30161150-541200-	C1332 Milton Center Field Re-Sod	20,000	6,900	13,100	-	13,100	-	-	13,100
30161150-542100-	C1402 Rec/Parks Equipment Replacement	310,001	255,112	12,889	42,000	54,889	34,228	-	20,661
30161150-541430-	C1422 Webb Bridge Park Erosion & Repaving	534,025	534,024	1	-	1	-	-	1
30161150-541500-	C1424 Wills Park Pool Renovation	1,340,451	28,460	11,991	1,300,000	1,311,991	532	-	1,311,459
30161150-541500-	C1524 Adaptive Playground Equipment	28,501	20,422	8,079	-	8,079	-	-	8,079
30161150-544200-	C1600 Downtown Sculpture Project	165,000	-	165,000	-	165,000	3,040	77,360	84,600
30161150-541500-	C1612 Park Signage	55,000	-	55,000	-	55,000	45,859	4,041	5,100
30161150-541500-	C1613 Wills Park Batting Pavilion	271,401	8,150	16,850	246,401	263,251	263,251	-	1
30161150-541510-	C1636 Greenway Repair and Maintenance	44,500	39,081	5,419	-	5,419	3,250	-	2,169
30161150-541500	C1641 Park Master Plans	68,000	-	-	68,000	68,000	17,520	20,930	29,550
30161150-541500	C1642 Webb Br Pk Spectator Seating	135,000	-	-	135,000	135,000	127,965	-	7,035
30161150-541300	C1710 Log Cabin Relocation	50,000	-	-	50,000	50,000	-	-	50,000
	subtotal	\$ 5,438,497	\$ 2,038,236	\$ 1,388,761	\$ 2,011,500	\$ 3,400,261	\$ 622,229	\$ 161,206	\$ 2,616,826
Community Development									
30174150-544100-	C0019 Downtown Parking Fund	\$ 263,250	\$ 160,030	\$ 103,220	\$ -	\$ 103,220	\$ 47,877	\$ 55,342	\$ 1
30174150-542400	C1222 Records Management	50,001	8,082	41,919	-	41,919	8,490	-	33,429
30174150-542200-	C1433 Fleet Replacement	145,001	85,613	9,388	50,000	59,388	46,395	-	12,993
30174150-541410	C1602 Lilly Garden Terrace	40,000	27,750	12,250	-	12,250	-	11,000	1,250
30174150-541410	C1603 Design Services	123,037	29,827	18,210	75,000	93,210	48,793	15,500	28,918
30174150-521200	C1634 TSPLOST Project Consultant	35,000	30,793	4,207	-	4,207	2,407	0	1,800
	subtotal	\$ 656,289	\$ 342,095	\$ 189,194	\$ 125,000	\$ 314,194	\$ 153,962	\$ 81,841	\$ 78,391



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of May 31, 2017

			Project Snapshot		FY 2017														
			Total Project Authorization	Prior Year Expenditures	Carryforward Budget	FY 2017 Appropriations	Total Budget	Expenditures	Encumbrances	Funds Available									
Account #	Project																		
Alpharetta Business Community Sidewalk Projects																			
30176100-541420-	C0005	Encore Parkway Sidewalk	\$	1,705,000	\$	507,859	\$	1,197,141	\$	-	\$	1,197,141	\$	948,807	\$	194,016	\$	54,318	
30176100-541420-	C1442	Main St. Improvements		1,812,724		1,774,772		37,952		-		37,952		-		-		37,952	
30176100-541420-	C1712	City Trail (Loop)		388,769		-		237,879		150,890		388,769		40,741		10,932		337,097	
		subtotal	\$	3,906,494	\$	2,282,632		\$	1,472,972	\$	150,890	\$	1,623,862	\$	989,548	\$	204,947	\$	429,367
Non-Departmental																			
30190200-579000		Non-Allocated						\$	-	\$	416,004	\$	416,004	\$	-	\$	-	\$	416,004
		subtotal						\$	-	\$	416,004	\$	416,004	\$	-	\$	-	\$	416,004
		Total	\$	68,501,540	\$	40,262,659		\$	8,544,871	\$	20,110,014	\$	28,654,885	\$	8,811,557	\$	2,222,036	\$	17,621,292



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
Stormwater Capital Fund Detail (Fund 302; life-to-date for all projects)
 As of May 31, 2017

Account #	Project	Project Snapshot		FY 2017					
		Total Project Authorization	Prior Year Expenditures	Carryforward Budget	FY 2017 Appropriations	Total Budget	Expenditures	Encumbrances	Funds Available
Administration									
30241100-541000-C1100	Land Acquisition (Stormwater)	\$ 60,842	\$ -	\$ -	\$ 60,842	\$ 60,842	\$ 60,841	\$ -	\$ 1
30241100-541430-C1216	Stormwater Drainage Maintenance	89,428	-	-	89,428	89,428	41,946	7,729	39,753
30241100-541430-C1308	Stormwater Pipe & Structure Maintenance	1,090,054	-	-	1,090,054	1,090,054	726,065	358,018	5,970
30241100-541430-C1604	Stormwater Inspections	83,420	-	-	83,420	83,420	61,371	22,049	-
30241100-541430-C1721	Mayfield Road Culvert	280,000	-	-	280,000	280,000	-	-	280,000
30261150-541430-C1521	Wills Park Water Quality Improvement	36,496	-	-	36,496	36,496	30,310	6,186	-
30261150-541430-C1640	Wills Park Drainage Improvement	34,760	-	-	34,760	34,760	27,808	6,952	-
	Total	\$ 1,675,000	\$ -	\$ -	\$ 1,675,000	\$ 1,675,000	\$ 948,341	\$ 400,935	\$ 325,724



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
Convention Center Capital Fund Detail (Fund 316; life-to-date for all projects)
 As of May 31, 2017

		Project Snapshot		FY 2017						
		Total Project Authorization	Prior Year Expenditures	Carryforward Budget	FY 2017 Appropriations	Total Budget	Expenditures	Encumbrances	Funds Available	
Account #	Project									
Administration										
31613230-541300-C1618	Conference Center (Construction/Design)	\$ 23,570,420	\$ -	\$ 23,570,420	\$ -	\$ 23,570,420	\$ 12,226,838	\$ 11,343,581	\$ 1	
31613230-541300-C1619	Conference Center (Consulting)	234,829	-	234,829	-	234,829	11,266	20,893	202,670	
31690200-579000	Non-Allocated	12,083	-	12,083	-	12,083	-	-	12,083	
31690200-584000	Conference Center Issuance Cost	-	-	-	-	-	-	-	-	
	Total	\$ 23,817,332	\$ -	\$ 23,817,332	\$ -	\$ 23,817,332	\$ 12,238,104	\$ 11,364,473	\$ 214,754	



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
Parks and Transportation Bond Fund Detail (Fund 317; life-to-date for all projects)
 As of May 31, 2017

				Project Snapshot		FY 2017						
				Total Project Authorization	Prior Year Expenditures	Carryforward Budget	FY 2017 Appropriations	Total Budget	Expenditures	Encumbrances	Funds Available	
Account #	Project											
Administration												
31741100-541410- C1410	Rucker Road Corridor Improvements	\$ 14,850,000	\$ -	\$ 14,850,000	\$ -	\$ 14,850,000	\$ 265,121	\$ 130,503	\$ 14,454,376			
31741100-541420- C1512	Sidewalk Improvements	4,620,632	-	6,000,000	(1,379,368)	4,620,632	157,326	77,130	4,386,176			
31741100-541410- C1602	Lilly Garden Terrace Ext.	1,500,000	-	1,500,000	-	1,500,000	-	-	1,500,000			
31740055-541410- C1702	Kimball Br Rd Improvements	9,000,000	-	9,000,000	-	9,000,000	259,748	278,916	8,461,336			
31741100-541410- C1703	Windward Pkwy Improvements	2,000,000	-	2,000,000	-	2,000,000	-	-	2,000,000			
31741100-541420 C1726	Sidewalks 2017 Phase 1	436,998	-	-	436,998	436,998	-	436,997	1			
31741100-541420 C1727	Mayfield Rd Sidewalk	942,370	-	-	942,370	942,370	14,000	922,370	6,000			
31761150-541000- C1100	Park Land Acquisition	4,000,000	-	4,000,000	-	4,000,000	2,531,150	-	1,468,850			
31761150-541500- C1424	Wills Park Pool Renovation	2,700,000	-	2,700,000	-	2,700,000	266,790	128,436	2,304,774			
31761150-541500- C1611	Mayfield Arts Center	1,500,000	-	1,500,000	-	1,500,000	357	-	1,499,643			
31761150-541300- C1708	Greenway Ext to Forsyth County	6,500,000	-	6,500,000	-	6,500,000	97,040	-	6,402,960			
31761150-541300- C1709	Eastside Community Center	2,500,000	-	2,500,000	-	2,500,000	-	-	2,500,000			
31761150-541000- C1711	Cultural Arts Land/Park Land	1,450,000	-	1,450,000	-	1,450,000	-	-	1,450,000			
31741100-579000	Public Works Reserve	2,420	-	2,420	-	2,420	-	-	2,420			
31761150-579000	Parks Reserve	2,147	-	2,147	-	2,147	-	-	2,147			
31790200-584000	Bond Issuance Cost	378,119	-	378,119	-	378,119	361,301	-	16,818			
	Total	\$ 52,382,686	\$ -	\$ 52,382,686	\$ -	\$ 52,382,686	\$ 3,952,834	\$ 1,974,352	\$ 46,455,500			



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
TSPLOST Fund Detail (Fund 335; life-to-date for all projects)
 As of May 31, 2017

		Project Snapshot		FY 2017					
Account #	Project	Total Project Authorization	Prior Year Expenditures	Carryforward Budget	FY 2017 Appropriations	Total Budget	Expenditures	Encumbrances	Funds Available
Administration									
33541100-541410	Roadway Improvements	\$ 1,650,901	\$ -	\$ -	\$ 1,650,901	\$ 1,650,901	\$ -	\$ -	\$ 1,650,901
33541100-541410	C1713 Kimball Br Rd Operational Improvements	462,929	-	-	462,929	462,929	8,615	454,314	-
	Bethany Rd @ Mid-Broadwell Rd								
33541100-541410	C1714 Intersection Improvements	163,004	-	-	163,004	163,004	48,114	114,890	-
	Bethany Rd @ Mayfield Rd Intersection Improvements								
33541100-541410	C1715	159,505	-	-	159,505	159,505	33,871	125,634	-
33541100-541410	C1716 Morris Rd Operational Improvements	276,714	-	-	276,714	276,714	73,292	203,422	-
33541100-541410	C1717 Old Milton Pkwy Capacity Improvements	83,556	-	-	83,556	83,556	23,599	59,957	-
	Windward Pkwy Business Dist/Union Hill								
33541100-541410	C1718 Rd Capacity Improvements	203,391	-	-	203,391	203,391	80,542	122,849	-
	Total	\$ 3,000,000	\$ -	\$ -	\$ 3,000,000	\$ 3,000,000	\$ 268,034	\$ 1,081,065	\$ 1,650,901



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OTHER REPORTS

Payments \$5,000 and Greater



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended May 31st, 2017

Vendor	Description	Department	\$ Amount
A3 Communications Inc.	HiveManager/Aerohive Access Point 3 Year	Information Technology	\$ 8,350.00
Ace American Insurance Company	Monthly Worker Comp Claims	Risk Management	\$ 22,088.00
Ace American Insurance Company(EFT)	Large Loss Workers Comp Claim	Risk Management	\$ 19,818.12
AECOM Technical Services Inc.	Kimball Bridge Road West Improvements	Public Works	\$ 5,724.61
AECOM Technical Services Inc.	Old Milton Parkway Improvement and Kimball Bridge Road Improvements	Public Works	\$ 58,426.47
AFLAC	April 2017 Premiums	Finance	\$ 10,363.07
American Facility Services Inc.	March and April 2017 Janitorial Services	Public Works	\$ 8,694.42
Applied Concepts Inc.	Mc360 Message Trailer	Public Safety	\$ 16,344.00
AT&T	April 2017 GLS	Information Technology	\$ 5,354.50
AT&T E911 Cost Recovery	January 2017 E911 Cost Recovery	Public Safety	\$ 5,528.45
Atkins North America Inc.	Intersection/Road Improvements	Public Works	\$ 6,215.34
Avalon Hotel Associates LLC (EFT)	Alpharetta Conference Center and Hotel Avalon Funding Request	Finance	\$ 1,979,026.70
Business Information Systems Inc.	Hosted Agenda Management Annual Subscription Enterprise	City Administration	\$ 5,988.00
Carl Black Buick GMC	Vehicle Maintenance and Repair	Public Safety	\$ 13,446.52
Cigna Premium (wire)	Monthly Premium	Finance	\$ 37,781.01
Cigna Premium (wire)	Monthly Premium	Finance	\$ 35,878.65
Cigna Premium (wire)	Monthly Premium	Finance	\$ 111,817.19
Comfort by Design	Carrier Outside Unit and Carrier Air Hanger	Public Works	\$ 5,855.03
CW Matthews Contracting Co Inc.	Encore Parkway Sidewalks and Big Creek Greenway Trail Extension	Public Works	\$ 328,153.11
Ed Castro Landscape Inc.	March/April 2017 Landscape Maintenance and Spring Planters	Recreation & Parks	\$ 31,309.16
ESIS Payment (wire)	Claim	Finance	\$ 19,818.12
Fulton County Board of Commissioners	April 2017 State Reports - LVAP Fund Disbursements	Municipal Courts	\$ 8,892.75
Fulton County Board of Education	April 2017 Fuel	Finance	\$ 28,382.36
Georgia Bureau of Investigation	Alcohol/Liquor Licenses and Private Employee Georgia Checks	Public Safety	\$ 12,378.00
Georgia Power Co	Power Bill	Finance	\$ 140,265.56
Georgia Superior Court Clerks	April 2017 State Reports	Municipal Courts	\$ 40,899.81
GRM Information Management Services	Workorders	Finance	\$ 10,165.28
Hambys Automotive	2000 INTT 4900 Maint & Repairs	Recreation & Parks	\$ 12,359.22
Houser Walker Architecture LLC	Alpharetta Arts Center	Recreation & Parks	\$ 12,375.50
Laser Products LLC	Turf Planing at North Park and Webb Bridge Park	Recreation & Parks	\$ 33,500.00
LD Gymnastics Inc.	Payment 4 of 4 Spring Gymnastics	Recreation & Parks	\$ 9,940.78



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended May 31st, 2017

Vendor	Description	Department	\$ Amount
LD Gymnastics Inc.	Payment 3 of 4 Spring Gymnastics and Late Adds	Recreation & Parks	\$ 9,989.85
Meer Electrical Contractors Inc.	Lighting for Parks and Taste of Alpharetta Electrical Services	Recreation & Parks	\$ 10,406.16
Morgan Stanley Global Banking Opera	Investment Advisory - 401A & 457	Finance	\$ 7,500.00
Northwest Georgia Paving Inc.	FY2017 Milling and Resurfacing	Public Works	\$ 469,160.10
Old Roswell St LLC	Bagwell Property - 40 Old Roswell St	Public Works	\$ 47,243.60
OPEB (wire)	Monthly Premium	Finance	\$ 7,083.35
Peace Officers Annuity & Benefit Fund of GA	April 2017 State Reports	Municipal Courts	\$ 9,287.00
Peach State Ford Truck Sales Inc.	Truck Maintenance and Repairs	Public Safety	\$ 8,040.95
Pond & Company	Park Master Plan/Stormwater Studies/Park Land Acquisitions	Public Works	\$ 13,417.36
Pond & Company	Webb Bridge Road Concept & Pedestrian Enhancements Review at 6 Intersections	Public Works	\$ 18,647.00
Premier Events LLC	Balance - 201 7 Taste of Alpharetta Management Fee	Recreation & Parks	\$ 11,500.00
Republic Services #800	April 2017 Waste Services	Finance	\$ 5,631.39
Rescue One Corporation	Rescue Boat, Motor and Trailer	Public Safety	\$ 27,765.25
Riley Contracting Inc.	Wills Park Batting Pavilion	Recreation & Parks	\$ 80,622.90
Ruppert Landscape	April 2017 Landscape Management	Public Works	\$ 27,496.92
Ruppert Landscape	City of Alpharetta ROW FY2017 Tree Planting and Landscape Improvement	Public Works	\$ 106,482.00
Sawnee Electric Membership Corp	Power Bills	Finance	\$ 29,323.15
Selina S Kent	Earnest Money for Kent Property	Public Works	\$ 5,000.00
Southern Hydro Vac Inc.	Hydro Vac Services	Public Works	\$ 10,518.00
SunTrust Pcard	Procurement Card Payment	Finance	\$ 136,329.91
Sustainable Water Planning & Engineering	Stormwater Infrastructure Pipeline Inspections	Public Works	\$ 29,453.00
Tetra Tech	Windward Parkway Improvement and Bethany/Mayfield Intersection Improvement	Public Works	\$ 53,901.00
Tommy Echoles	Rails on Greenway @ Old Milton	Recreation & Parks	\$ 6,640.00
Tri Scapes Inc.	May 2017 Maintenance Contract	Recreation & Parks	\$ 19,605.83
Tunnell-Spangler & Associates Inc.	Downtown Parking Fund and Bathroom Buildings Designs	Various	\$ 5,862.50
Utilicom Supply Associates	AP22 and 5 Year Plan	Public Works	\$ 9,846.72
Zagster Inc.	Annual Service Fee per Bikes-Maintenance Contract	Recreation & Parks	\$ 15,840.00



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OTHER REPORTS

Purchase Orders between
\$5,000 and \$50,000



CITY OF ALPHARETTA
 Financial Management Reports
Listing of PO's between \$5,000.01 and \$50,000.00
 for the month ended May 31, 2017

Purchase Order #	Vendor	Department	Purchase Order Amt.	Description
17000528	Pond & Company	Public Works	\$ 14,800.00	Traffic calming/operations review for Waters Road
17000532	Zagster Inc.	Recreation and Parks	\$ 15,840.00	Bike share program
17000534	Public Trust Advisors LLC	Finance	\$ 12,000.00	Investment management services
17000540	Hawkins Construction	Public Works	\$ 7,150.00	City Hall water leak repairs
17000541	Miriam Scholz	Recreation and Parks	\$ 6,000.00	Sharks Swim Team head coach
17000543	LANDAIR Surveying Co of Georgia	Public Works	\$ 35,520.00	Surveying services for sidewalk improvements at multiple locations
17000544	Deanna Sirlin	Recreation and Parks	\$ 30,400.00	Alpharetta Town Musicians downtown sculpture
17000545	Dataworks Plus LLC	Public Safety	\$ 36,855.50	(2) Replacement Livescan Fingerprinting Systems
17000546	Russell Landscape LLC	Public Works	\$ 39,852.00	Landscape maintenance services for (5) SR400 interchanges
17000548	Atlanta Business Chronicle	Administration	\$ 8,250.00	Advertisement in North Fulton Market Report
17000551	Metro Atlanta Chamber of Commerce Inc.	Administration	\$ 14,000.00	Mac UK Trade and Investment and Money 20/20/London Tech Week events sponsorship and advertisement
17000552	Outdoor Art - Sculpture LLC	Recreation and Parks	\$ 18,000.00	Twist-N-Shout downtown sculpture
17000554	Dillion Forge Inc.	Recreation and Parks	\$ 32,000.00	Idiophone interactive downtown sculpture
17000558	ATS Intermediate Holdings Inc.	Public Works	\$ 6,931.40	Synchro Plus and SlimTraffic software updates
17000561	Comfort by Design	Recreation and Parks	\$ 5,037.28	Adult Activity Center inside and outside HVAC replacements
17000653	AEC Inc.	Public Works	\$ 6,200.00	Design services for sidewalk improvements on the western side of Teasley Street



OTHER REPORTS

Bid/RFP Status



CITY OF ALPHARETTA
Financial Management Reports
Bid/RFP Status
for the month ended May 31, 2017

Bid#	RFP#	Department	Description	Close Date	Number of Vendor Responses	Award Date	Awarded To	Award Amount	Note	Purchase Order Date	Purchase Order #
	14-116	Administration	City Center Out-Parcels, Master Developer	8/28/2014	3	8/10/2015	MidCity Real Estate Partners; Morris & Fellows; South City Partners; Hedgewood Homes	N/A	1	n/a	n/a
	RFQ 16-1008	Administration	Downtown Sculpture Project: Instruments of Inspiration	5/26/2016	5	12/5/2016	Gregory Johnson; Ayokunle Odeleye; Sirlin Arts; Dillon Forge; Outdoor Art	22,500; 20,000; 30,400; 32,000; 20,000 (contingency 12,490)			
	16-1009 RFQ	Public Works	On-Call Engineering Services	6/16/2016	14	8/1/2015	AECOM Technical Services, Inc.; Pond & Company; Tetra Tech, Inc.	N/A			
	Re-Issue 16-109 RFP	Public Works	On-Call Storm Structure & Drainage Repair	6/16/2016	5	7/18/2016	Georgia Earth and Pipe, LLC; Cancelled 10-20-16	\$ 200,000.00	2	8/3/2016	17000150
	Re-Issue 16-109 RFP	Public Works	On-Call Storm Structure & Drainage Repair	6/16/2016	5	11/14/2016	Butch Thompson Enterprises, Inc.	\$ 200,000.00	2	1/6/2017	17000365
	16-111 RFP	Public Works	On-Call Pipe Lining Services	6/17/2016	5	7/18/2016	IPR Southeast, Inc.; Utility Asset Management, Inc.; Chase Plumbing & Mechanical, Inc.	\$350,000.00; \$75,000.00; \$75,000.00	3	8/26/2016; 9/8/2016; 9/8/2016	17000181; 17000205; 17000206
17-002		Public Works	FY 2017 Milling and Resurfacing	7/21/2016	6	8/1/2016	Northwest Georgia Paving, Inc.	\$ 1,905,823.49		8/26/2016	17000180
	17-1001 RFQ	Rec/Parks	Wills Park Pool Design Services	7/29/2016	7	8/12/2016	Shortlisted 3 Bidders for RFP 17-104	N/A			
	17-1002 RFQ	Rec/Parks	On-Call Park Planning Services	7/28/2016	11	9/19/2016	Alta Planning + Design, Pond & Co., TSW	N/A			
	17-101 RFP	Rec/Parks	Design/Build for Webb Bridge Park Spectator Seating	8/11/2016	4	9/26/2016	Ed Castro Landscape, Inc.	\$ 124,581.70		10/27/2016	17000296
	17-1003 RFQ	Public Works	City-wide landscape maintenance-ROW-excluding Park lands	9/1/2016	9	N/A	Shortlisted 2 Bidders for RFP 17-103	N/A			
	17-1004 RFQ	Community Development	Design / Build for Downtown Parking Deck	9/1/2016	10	N/A	Shortlisted 4 Bidders for RFP 17-102	N/A			
	17-104 RFP	Rec/Parks	Wills Park Pool Renovation	8/25/2016	3	9/21/2016	Stevens & Wilkinson GA, Inc.	\$ 49,995.00		9/22/2016	17000240
	17-1006 RFQ	Community Development	On-Call Planning Services for Community Development	9/22/2016	9	10/17/2016	2 Awards: TSW; Kimley-Horn	N/A			
17-001		Rec/Parks	Wills Park Batting Pavilion	10/13/2016	5	12/5/2016	Riley Contracting, Inc.,	\$ 282,893.00		1/12/2017	17000381
	17-1007 RFQ	Public Works	Project Management Services	10/13/2016	3	11/14/2016	Atkins North America, Inc.	N/A			
	17-1005 RFQ	Rec/Parks	Park Landscape Maintenance Services	10/20/2016	7	N/A	Shortlisted Bidders for RFP 17-105 Parks and 17-106 Cty Ctr & Container Gardens	N/A			
	17-103 RFP	Public Works	City-wide landscape maintenance-ROW-excluding Park lands	10/21/2016	2	11/14/2016	Ruppert Landscaping	\$ 329,963.00	4	2/7/2017	17000410



CITY OF ALPHARETTA
Financial Management Reports
Bid/RFP Status
for the month ended May 31, 2017

Bid#	RFP#	Department	Description	Close Date	Number of Vendor Responses	Award Date	Awarded To	Award Amount	Note	Purchase Order Date	Purchase Order #
17-003		Public Works	Northwinds Street Lighting	11/3/2016	4	12/12/2016	Brooks-Berry-Haynie & Associates, Inc.	\$ 193,787.00		1/26/2017	17000395
	17-1009 RFQ	Public Works	Landscape Maintenance Services: SR 400 at Five Interchanges	12/15/2016	6	1/5/2017	Shortlisted 3 Bidders for ITB 17-005	N/A			
	17-105 RFP	Rec/Parks	Landscape Maintenance of City Parks and Athletic Fields	12/20/2016	3	2/6/2017	Tri Scapes	\$ 235,270.00	5	3/8/2017	17000458
	17-106 RFP	Rec/Parks	Landscape Maintenance of City Center & Surrounding Area; & Maintenance of Downtown Container Gardens	12/20/2016	4	2/6/2017	Ed Castro Landscape, Inc.	\$96,427.00; \$50,208.00	6	3/6/2017	17000454
17-004		Public Works	North Hickory Trace Storm Drain Repairs	2/9/2017	8	2/20/2017	Tople Construction & Engineering, Inc.	\$ 114,770.00		3/21/2017	17000473
17-005		Public Works	Landscape Maintenance Services: SR 400 at Five Interchanges	1/26/2017	2	3/20/2017	Russell Landscape	\$ 159,410.00		5/19/2017	17000546
17-006		Public Works	Multiple Sidewalk Improvements	2/16/2017	11	3/20/2017	Excellere Construction, LLC	\$ 706,703.63		4/7/2017	17000497
	17-1010 RFQ	Rec/Parks	Renovation of Wills Park Pool Construction	2/23/2017	3	N/A	Shortlisted 3 Bidders for RFP 17-109	N/A			
	17-107 RFP	Public Works	Mayfield Road Culvert Replacement	3/30/2017	1	N/A					
	17-1011 RFQ	Rec/Parks	Alpharetta Arts Center Construction	3/23/2017	11	N/A	Shortlisted 3 Bidders for RFP 17-112	N/A			
	17-1012 RFQ	Public Works	Janitorial Services for City Facilities and Park Restrooms	3/23/2017	6	N/A	Shortlisted 3 Bidders for PW RFP 17-113 & R/P ITB 17-009	N/A			
	17-108 RFP	Public Safety	Public Safety Uniforms & Duty Gear	4/6/2017	8	N/A			7		
	17-102 RFP	Community Development	Design / Build for Downtown Parking Decks	5/11/2017	4						
	17-110 RFP	Information Technology	Telephone Maintenance & Monitoring	4/20/2017	6						
	17-109 RFP	Public Works	Renovation of Wills Park Pool Construction	3/30/2017	3						
17-007		Public Works	Mayfield Road Sidewalk Improvements- Chantilly Dr to Bates Rd	4/6/2017	13	4/24/2017	Ohnshiv Construction, LLC	\$ 941,270.00		5/25/2017	17000556
	17-111 RFP	Information Technology	Cadastral Conversion Services	6/15/2017	4						
17-008		Public Works	FY2017 Demolition Phase 1	4/27/2017	7	5/1/2017	J. Mitchell Contracting, LLC	\$ 70,537.00			
	17-112 RFP	Rec/Parks	Alpharetta Arts Center	5/3/2017	3						
17-009		Rec/Parks	Janitorial Services for Parks Restrooms	4/20/2017	2						
	17-113 RFP	Public Works	Janitorial Services for City Facilities	4/21/2017	2	5/22/2017	American Facility Services, Inc.	\$ 103,906.49			
	17-1013	Public Works	Rucker Road Corridor Improvements	5/18/2017	5	N/A	Shortlisted 2 Bidders for PW ITB 17-011				



CITY OF ALPHARETTA
 Financial Management Reports
Bid/RFP Status
 for the month ended May 31, 2017

Bid#	RFP#	Department	Description	Close Date	Number of Vendor Responses	Award Date	Awarded To	Award Amount	Note	Purchase Order Date	Purchase Order #
17-010		Public Works	Windward Sidewalk Improvements	6/15/2017	7						
17-011		Public Works	Rucker Road Corridor Improvements	6/29/2017							
	18-102	Rec/Parks	Webb Bridge Park Artificial Turf Field Replacement	7/13/2017							

Notes:

- 1 Negotiations for sale of City Center Out Parcels to MidCity Real Estate Partners
Update: 3-3-17 closing on parcels #1, #3, #4, and #7.
- 2 On-Call contract with annual appropriations: Update 10-20-16 contract with GEPI terminated. Butch Thompson Ent. willing to maintain pricing in proposal-award recommendation to council 10-14-16.
- 3 On-Call Contracts for 3 different types of Pipe Lining Services with annual ap
- 4 Contract period begins 2-1-17
- 5 Contract period begins 3-1-17
- 6 Contract period begins 3-1-17; Two Contracts: City Center and Surrounding Areas = \$96,427.00 / year; Downtown Container Garden = \$50,208.00 / year
- 7 To be rebid in Fiscal Year 2018



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OTHER REPORTS

GAAP Financial Statements

**City of Alpharetta
Balance Sheet
Governmental Funds
May 31, 2017**

	Major Governmental Funds						Non-Major	Total
	General	Capital	Capital	Conf Center	Construction	T-Splost	Governmental	Governmental
	Fund	Project Fund	Grant Fund	Bond Fund	Bond Fund	Capital Fund	Funds	Funds
ASSETS								
Cash / Cash Equivalents / Investments	\$ 31,705,348	\$ 14,547,976	\$ -	\$ 11,692,106	\$ 48,630,828	\$ 527,593	\$ 10,415,749	\$ 117,519,599
Receivables (net of allowance for uncollectibles)			812,990					812,990
Taxes Receivable								-
Property Taxes	149,050	-		-	-	-	29,905	178,955
Other Taxes	-	-		-	-	-	-	-
Interest	-	-		-	-	-	-	-
Accounts	32,403	1,164,074		-	-	-	19,601	1,216,077
Due from Other Funds	24,379	-	-	-	-	-	-	24,379
Prepaid Items	-	-		-	-	-	-	-
Cash - Restricted	-	-		-	-	-	-	-
Intergovernmental Receivable	-	-		-	-	-	-	-
Restricted	-	-		-	-	-	-	-
Total Assets	31,911,179	15,712,050	812,990	11,692,106	48,630,828	527,593	10,465,255	119,752,000
LIABILITIES AND FUND BALANCES								
Liabilities								
Current								
Accounts Payable	1,255,050	160,229	0	-	4,833	10,810	66,026	1,496,947
Retainage Payable	-	184,942	54,401	-	-	-	-	239,343
Intergovernmental Payable	-	-	-	-	-	-	-	-
Arbitrage Payable	-	-	-	-	-	-	-	-
Accounts payable/AR Suspense acct	-	-	-	-	-	-	-	-
Claims Payable	-	-	-	-	-	-	-	-
Payroll Payable	77,393	-	-	-	-	-	5,366	82,759
Due to Other Funds	-	-	-	-	-	-	122	122
Deferred Revenue	202,456	1,134,364	\$ 2,528,998	-	-	-	53,977	3,919,795
Unearned Revenue	-	-	-	-	-	-	-	-
Teen Driving/Donation	-	-	-	-	-	-	-	-
T.A.D Payment to County	-	-	-	-	-	-	-	-
Compensated Absences	-	-	-	-	-	-	-	-
Non-Current								
Unclaimed Property	-	-	-	-	-	-	-	-
Claims Payable	-	-	-	-	-	-	-	-
Total Liabilities	1,534,899	1,479,535	2,583,399	-	4,833	10,810	125,492	5,738,966
Fund Balances:								
Restricted for:								
Capital Projects	-	413,481	(1,770,409)	11,692,106	48,625,995	516,783	4,282,859	63,760,815
Law Enforcement	-	-	-	-	-	-	1,525,414	1,525,414
Emergency Telephone Activities	-	-	-	-	-	-	1,415,593	1,415,593
Grant Projects	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	1,213,002	1,213,002
Promotion of Tourism	-	-	-	-	-	-	1,259,502	1,259,502
Assigned for:								
Grant Projects	-	-	-	-	-	-	56,319	56,319
Capital Projects	-	13,819,034	-	-	-	-	-	13,819,034
2017 Fiscal year Expenditures	6,049,857	-	-	-	-	-	-	6,049,857
Unassigned	24,326,423	-	-	-	-	-	587,075	24,913,499
Total Fund Balances	30,376,280	14,232,515	(1,770,409)	11,692,106	48,625,995	516,783	10,339,763	114,013,034
Total Liabilities and Fund Balances	\$ 31,911,179	\$ 15,712,050	\$ 812,990	\$ 11,692,106	\$ 48,630,828	\$ 527,593	\$ 10,465,255	\$ 119,752,000

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Period Ended May 31, 2017

	Major Governmental Funds						Non-Major	Total
	General Fund	Capital Project Fund	Capital Grant Fund	Conf Ctr Fund Fund	S2016 Const Bond Fund	T-Splost Bond Fund	Governmental Funds	Governmental Funds
REVENUES								
Taxes:								
Property Tax	\$ 20,464,234	-	-	-	-	-	5,784,343	\$ 26,248,577
Local Option Sales Tax	12,478,989	-	-	-	-	-	5,530,325	18,009,315
Other Taxes	14,452,114	-	-	-	-	-	2,868,563	17,320,677
Licenses and permits	3,391,205	-	-	-	-	-	1,528,957	4,920,161
Intergovernmental	417,607	366,314	6,307,060	-	-	-	218,869	7,309,850
Charges for services	4,108,096	-	-	-	-	-	45,589	4,153,684
Impact Fees	-	-	-	-	-	-	500	500
Fines/Forfeitures	2,113,559	-	-	-	-	-	23,238	2,136,797
Investment earnings	80,745	25,893	(3,862)	93,966	196,143	36	2	392,923
Contributions and Donations	-	1,524,972	-	-	-	-	-	1,524,972
Other	195,366	5,106,479	-	18,911	1,527,686	-	-	6,848,442
Total revenues	57,701,914	7,023,658	6,303,198	112,877	1,723,829	36	16,000,386	88,865,899
EXPENDITURES								
Current:								
Unallocated	-	-	-	-	-	-	2,530,650	2,530,650
General government	7,855,181	711,132	-	12,238,104	361,301	-	-	21,165,719
Public safety	22,536,949	2,083,439	-	-	-	-	4,084,769	28,705,157
Public works	6,403,610	4,251,247	5,787,272	-	696,196	268,034	890,224	18,296,583
Economic and community development	2,329,942	153,962	-	-	-	-	-	2,483,904
Alpharetta Business Community	-	989,548	-	-	-	-	-	989,548
Culture and recreation	7,147,471	622,229	-	-	2,895,337	-	230,994	10,896,031
Debt service:								
Principal	170,000	-	-	-	-	-	2,705,550	2,875,550
Interest	116,940	-	-	-	-	-	3,207,900	3,324,840
Other Costs	711,208	134	-	-	-	-	-	711,342
Bond issuance costs	-	-	-	-	-	-	2,350	2,350
Capital outlay	-	-	-	-	-	-	-	-
Total expenditures	47,271,300	8,811,692	5,787,272	12,238,104	3,952,834	268,034	13,652,437	91,981,674
Excess (deficiency) of revenues over (under) expenditures	10,430,614	(1,788,033)	515,926	(12,125,227)	(2,229,005)	(267,998)	2,347,949	(3,115,775)
OTHER FINANCING SOURCES (USES)								
Transfers in	2,175,708	8,116,952	-	-	-	-	-	10,292,661
Transfers out	(9,670,702)	(6,579)	-	-	-	-	(615,379)	(10,292,661)
Loan Proceeds	-	-	-	-	-	-	-	-
Capital Leases	-	1,364,922	-	-	-	-	-	1,364,922
Sale of capital assets	99,769	-	-	-	-	-	-	99,769
Sale of non-capital assets	50,522	-	-	-	-	-	-	50,522
Insurance Proceeds	-	-	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	50,855,000	784,781	-	51,639,781
Total other financing sources and (uses)	(7,344,703)	9,475,295	-	-	50,855,000	784,781	(615,379)	53,154,994
Net change in fund balances	3,085,911	7,687,262	515,926	(12,125,227)	48,625,994	516,783	1,732,570	50,039,219
Fund balances - beginning	27,290,370	6,545,253	(2,286,335)	23,817,332	-	-	8,607,194	63,973,814
Fund balances - ending	\$ 30,376,280	\$ 14,232,515	\$ (1,770,409)	\$ 11,692,106	\$ 48,625,995	\$ 516,783	\$ 10,339,763	\$ 114,013,034

City of Alpharetta
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2017

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Taxes:			
Property Tax	\$ 20,159,000	\$ 20,464,234	\$ 305,234
Local Option Sales Tax	15,100,000	12,478,989	(2,621,011)
Other Taxes	15,534,500	14,452,114	(1,082,386)
Licenses and Permits	1,820,550	3,391,205	1,570,655
Intergovernmental	511,000	417,607	(93,394)
Charges for Service	3,640,400	4,108,096	467,696
Fines/Forfeitures	2,404,000	2,113,559	(290,441)
Investment Earnings	60,000	80,745	20,745
Contributions and Donations			-
Other	203,189	195,366	(7,823)
Total revenues	59,432,639	57,701,914	(1,730,725)
EXPENDITURES			
Current:			
General government			
City Administration	2,037,438	1,825,753	211,685
Finance	3,199,142	2,879,902	319,240
Human Resources	401,756	312,726	89,030
Legal	650,000	417,826	232,174
Mayor and Council	360,977	285,410	75,567
Municipal Court	1,092,257	876,942	215,315
Information Technology	1,599,441	1,397,567	201,874
Non-Departmental	685,000	596,667	88,333
Contingency	1,055,000	117,041	937,959
Total general government	11,081,011	8,709,835	2,371,176
Public Safety	26,498,070	22,782,320	3,715,750
Public works	7,907,543	6,604,253	1,303,290
Economic and community development	2,782,412	2,396,635	385,777
Culture and recreation	8,748,636	7,589,261	1,159,375
Debt Service			
Principal	170,000	170,000	-
Interest	116,940	116,940	-
Total expenditures	57,304,612	48,369,245	8,935,367
Excess (Deficiency) of revenues over expenditures	2,128,027	9,332,669	7,204,642
OTHER FINANCING SOURCES (USES)			
Transfers in	2,250,000	2,175,708	(74,292)
Transfers out	(10,549,857)	(9,670,702)	879,155
Capital leases	-		-
Sale of capital assets	70,000	99,769	29,769
Sale of non-capital assets	35,000	50,522	15,522
Total other financing sources and uses	(8,194,857)	(7,344,703)	850,154
Net change in fund balances	(6,066,830)	1,987,966	8,054,796
Fund balances - beginning		27,290,370	
Fund balances - ending		\$ 29,278,336	
Adjustments to GAAP basis:			
Encumbrances		1,097,945	
Misc adj			
Fund balances-ending		\$ 30,376,280	

City of Alpharetta
Capital Project Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2017

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Intergovernmental	\$ 1,077,897	\$ 366,314	\$ (711,583)
Contributions & Donations	3,374,954	1,524,972	(1,849,982)
Investment earnings	-	25,893	25,893
Misc Revenue	-	-	-
Other	5,106,479	5,106,479	-
Total revenues	9,559,330	7,023,658	(2,535,672)
EXPENDITURES			
Capital Outlay			
General Government:			
City Administration	618,257	521,714	96,543
Finance	91,857	45,796	46,061
Information Technology	1,158,598	510,064	648,535
Non-departmental	416,004	6,714	409,290
Total general government	2,284,716	1,084,287	1,200,429
Public Safety	5,568,662	2,139,447	3,429,215
Engineering & Public Works	15,463,190	5,602,840	9,860,350
Alpharetta Business Community	1,623,862	1,194,495	429,367
Economic and community development	314,194	235,804	78,391
Culture and recreation	3,400,261	783,435	2,616,826
Total Capital Outlay	28,654,885	11,040,308	17,614,577
Excess (Deficiency) revenue over expenditures	(19,095,555)	(4,016,649)	15,078,906
OTHER FINANCING SOURCES (USES)			
Transfers in	8,854,857	8,116,952	(737,905)
Capital leases	3,695,446	1,364,922	(2,330,524)
Budgeted Fund Balance	-	-	-
Total other financing sources and uses	12,550,303	9,481,875	(3,068,428)
Net change in fund balances	(6,545,252)	5,465,225	12,010,477
Fund balances - beginning		6,545,253	
Fund balances - ending		\$ 12,010,478	
Adjustments to GAAP basis:			
Encumbrances		2,222,036	
Misc adj-			
Fund balances-ending		\$ 14,232,515	

City of Alpharetta
Capital Grant Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
Revenues:			
Intergovernmental	\$ 11,341,289	6,307,060	\$ (5,034,229)
Contributions & Donations	-	-	-
Interest Earnings	-	(3,862)	(3,862)
Total	<u>11,341,289</u>	<u>6,303,198</u>	<u>(5,038,091)</u>
Expenditures:			
Public Safety	-	-	-
General Government	207,677	-	207,677
Community Development	-	-	-
Public Works	8,847,277	8,789,054	58,223
Recreation & Parks	-	-	-
Non-Departmental	-	-	-
Total	<u>9,054,954</u>	<u>8,789,054</u>	<u>265,900</u>
Excess (Deficiency) revenue over expenditures	<u>2,286,335</u>	<u>(2,485,856)</u>	<u>(4,772,191)</u>
Other Financing Sources & Uses:			
Transfers in	-	-	-
Budgeted Fund Balance	-	-	-
Subtotal:	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	<u>2,286,335</u>	<u>(2,485,856)</u>	<u>(4,772,191)</u>
Fund balance - beginning		<u>(2,286,335)</u>	
Fund balance - ending		<u>\$ (4,772,190)</u>	
Adjustments to GAAP basis:			
Misc adj			
Encumbrances		3,001,781	
Fund balances - ending		<u>\$ (1,770,409)</u>	

City of Alpharetta
Conference Center Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2017

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES	\$ -	\$ -	\$ -
Bond Proceeds	-	-	-
Premium on Bond Proceeds	-	-	-
Misc Rev	-	18,911	18,911
Investment Earnings	-	93,966	93,966.47
Total revenues	-	112,878	112,877.77
EXPENDITURES			
General Government:			
Cost of Bond Issuance		-	-
Non-Departmental	12,083	-	12,083
Total general government	12,083	-	12,083
City Administration	23,805,249	23,602,578	202,671
Public Safety	-	-	-
Excess (Deficiency) of Revenues Over expenditures	(23,817,332)	(23,489,700)	327,632
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds	-	-	-
Operating Transfers Out			-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(23,817,332)	(23,489,700)	327,632
Fund balances - beginning		23,817,332	
Fund balances - ending		<u>\$ 327,632</u>	
Adjustments to GAAP basis:			
Encumbrances		11,364,473	
Fund balances-ending		<u>\$ 11,692,106</u>	

City of Alpharetta
Bond Construction Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2017

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Bond Proceeds	\$ 50,855,000	\$ 50,855,000	\$ -
Premium on Bond Proceeds	1,527,686	1,527,686	
Investment Earnings		196,143	196,143
Total revenues	52,382,686	52,578,829	196,143
EXPENDITURES			
General Government:			
Cost of Bond Issuance	378,119	361,301	16,818
Public Works	33,352,420	2,542,112	30,810,308
Recreation & Parks	18,652,147	3,023,773	15,628,374
Total general government	52,382,686	5,927,186	46,455,500
City Administration			-
Public Safety	-	-	-
Excess (Deficiency) of Revenues Over expenditures	-	46,651,643	46,651,643
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds	-	-	-
Operating Transfers Out			-
Total other financing sources (uses)	-	-	-
Net change in fund balances	-	46,651,643	46,651,643

Fund balances - beginning

Fund balances - ending	\$ 46,651,643
Adjustments to GAAP basis:	
Encumbrances	1,974,352
Fund balances-ending	\$ 48,625,995

City of Alpharetta
T Splost Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2017

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Bond Proceeds	\$ 3,000,000	\$ 784,781	\$ (2,215,219)
Premium on Bond Proceeds			
Investment Earnings		36	36
Total revenues	3,000,000	784,817	(2,215,183)
EXPENDITURES			
General Government:			
Cost of Bond Issuance			-
Public Works	3,000,000	1,349,099	1,650,901
Recreation & Parks			-
Total general government	3,000,000	1,349,099	1,650,901
City Administration			-
Public Safety	-	-	-
Excess (Deficiency) of Revenues			-
Over expenditures	-	(564,282)	(564,282)
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds	-	-	-
Operating Transfers Out			-
Total other financing sources (uses)	-	-	-
Net change in fund balances	-	(564,282)	(564,282)

Fund balances - beginning

Fund balances - ending	\$ (564,282)
Adjustments to GAAP basis:	
Encumbrances	1,081,065
Fund balances-ending	\$ 516,783

City of Alpharetta
Internal Service Fund - Medical Insurance
Statement of Net Position
May 31, 2017

ASSETS

Current Assets:	
Cash and Cash Equivalents & Investments	\$ 1,793,656
Accounts Receivables (net of allowance for uncollectibles)	-
Total Current Assets	<u>1,793,656</u>
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	<u>-</u>
Total Noncurrent Assets	<u>-</u>
Total Assets	<u>1,793,656</u>

LIABILITIES

Current Liabilities:	
Accounts Payable	-
Claims Payables	956,319
Accrued Interest Payable	-
Due to Other Funds	-
Total Current Liabilities	956,319
Current Liabilities Payable from Restricted Assets:	
	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
Other Non-Current Liabilities	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>956,319</u>

NET ASSETS

Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	837,337
Total Net Assets	<u>837,337</u>
Total Liabilities & Net Assets	<u>\$ 1,793,656</u>

City of Alpharetta
Internal Service Fund - Medical Insurance
Statement of Revenues, Expenses, and Changes in Net position - Budget and Actual
For the Period Ended May 31, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES			
Investment Earnings	\$ -	\$ 108	\$ (108)
Employer Medical Contribution	6,520,032	5,511,032	(1,009,000)
Employee Medical Contribution	724,448	678,732	(45,716)
Insurance Proceeds	-	-	
Total revenues	7,244,480	6,189,872	(1,054,608)
EXPENDITURES			
Medical Premiums	1,441,673	1,235,778	205,895
Medical Claims	5,714,666	4,040,696	1,673,970
Contingency	12,079	0	12,079
Total expenditures	7,168,418	5,276,474	1,891,944
Excess (Deficiency) of Revenues Over expenditures	76,062	913,399	837,337
OTHER FINANCING SOURCES			
Asset Disposition		-	
Operating Transfers In	-	-	-
Operating Transfers Out	-	-	-
Total other financing sources (uses)	-	-	-
Net change in fund balances	76,062	913,399	837,337
Fund balances - beginning		(76,062)	
Fund balances - ending		<u><u>\$ 837,337</u></u>	
Adjustments to GAAP basis:			
Encumbrances		-	
Misc adj			
Fund balances-ending		<u><u>\$ 837,337</u></u>	

City of Alpharetta
Enterprise Fund -Solid Waste
Statement of Net Position
May 31, 2017

	<u>Solid Waste</u>
ASSETS	
Current Assets:	
Cash and Cash Equivalents & Investments	\$ 1,792,918
Inventories, at cost	-
Accounts Receivables (net of allowance for uncollectibles)	851,058
Prepaid Insurance Expenses	-
Total Current Assets	<u>2,643,976</u>
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	<u>-</u>
Other	-
Capital Assets	
Buildings and System	-
Machinery and Equipment	
Less Accumulated Depreciation	-
Total Capital Assets (net of accumulated depreciation)	<u>-</u>
Total Noncurrent Assets	<u>-</u>
Total Assets	<u>2,643,976</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	1,425
Accounts Payable/ Customer Credit Balances	(56)
Accounts Payable/ Customer Pre-Paid Service	-
Accounts Payable/ A/R Module Suspense Acct	809
Payroll Liabilities	183
Accrued Salaries	-
Accrued Interest Payable	-
Compensated Absences Payable	-
Notes Payable - Revenue Bonds	-
Due to Other Funds	-
Total Current Liabilities	<u>2,360</u>
Current Liabilities Payable from Restricted Assets:	
Revenue Bonds Payable	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
Customer Deposits	-
Compensated Absences less Current Portion	-
Revenue Bonds Payable	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>2,360</u>
NET ASSETS	
Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	<u>2,641,616</u>
Total Net Assets	<u>2,641,616</u>
Total Liabilities & Net Assets	<u>\$ 2,643,976</u>

City of Alpharetta
Enterprise Fund - Solid Waste
Statement of Revenues, Expenses, and Changes in Net Position
For the Period Ended May 31, 2017

Operating revenues:		
Charges for sales and services:		
Refuse Collection charges	\$	4,234,588
Misc Revenue		5,352
Total operating revenues		<u>4,239,940</u>
Operating expenses:		
Administration		3,284,721
Non-departmental		-
Total operating expenses		<u>3,284,721</u>
Operating Gain (loss)		955,220
Non-operating revenues (expenses):		
Investment earnings		-
Total non-operating revenue (expenses)		<u>-</u>
Income (loss) before transfers		955,220
Transfers In		-
Transfers Out		<u>-</u>
Change In Net Assets		955,220
Total net assets-beginning		<u>1,123,990</u>
Total net assets-ending (net of encumbrances)		<u><u>2,079,210</u></u>
Adjustments to GAAP basis:		
Encumbrances		562,407
Misc adj-Encumbrances Resv/Prior Year		
Total net assets-ending	\$	<u><u>2,641,616</u></u>

City of Alpharetta
Internal Service Fund - Risk Management
Statement of Net Position
May 31, 2017

ASSETS

Current Assets:		
Cash and Cash Equivalents & Investments	\$	1,248,085
Accounts Receivables (net of allowance for uncollectibles)		-
Total Current Assets		<u>1,248,085</u>
Noncurrent Assets:		
Restricted Cash, Cash Equivalents, and Investments		-
Total Restricted Assets		<u>-</u>
Total Noncurrent Assets		<u>-</u>
Total Assets		<u>1,248,085</u>

LIABILITIES

Current Liabilities:		
Accounts Payable		2,445
Claims Payables		279,903
Accrued Interest Payable		-
Due to Other Funds		-
Total Current Liabilities		<u>282,348</u>
Current Liabilities Payable from Restricted Assets:		
		-
Total Current Liabilities Payable from Restricted Assets		<u>-</u>
Noncurrent Liabilities:		
Other Non-Current Liabilities		328,692
Total Noncurrent Liabilities		<u>328,692</u>
Total Liabilities		<u>611,040</u>

NET ASSETS

Invested in Capital Assets, net of related debt		-
Reserved for Debt Service		-
Reserved for Encumbrances		-
Unreserved		637,044
Total Net Assets		<u>637,044</u>
Total Liabilities & Net Assets	\$	<u>1,248,085</u>

City of Alpharetta
Internal Service Fund - Risk Management
Statement of Revenues, Expenses, and Changes in Net position - Budget and Actual
For the Period Ended May 31, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES			
Investment Earnings	\$ 2,200	\$ 2,453	\$ 253
Charges for Service	1,310,000	1,200,833	(109,167)
Discounts	-	-	-
Insurance Proceeds	-	98,274	98,274
Total revenues	1,312,200	1,301,560	(10,640)
EXPENDITURES			
Workers Compensation Admin	-	-	-
Professional Fees	125,000	120,382	4,618
Auto Liability	137,000	143,111	(6,111)
Property & Equipment Liability	88,000	83,823	4,177
General Liability	60,000	56,244	3,756
Law Enforcement Liability	100,000	94,931	5,069
Public Entity Liability	55,000	57,900	(2,900)
Workers Comp Excess Liability	90,000	100,239	(10,239)
Employee Benefits Liability	-	-	-
Criminal Liability	4,200	4,275	(75)
Cyber Liability	8,000	6,806	1,194
Umbrella Liability	60,000	56,725	3,275
Medical Services	40,000	9,157	30,843
Claims/Judgements	545,000	540,236	4,764
Contingency	589,041	-	589,041
Total expenditures	1,901,241	1,273,829	627,412
Excess (Deficiency) of Revenues Over expenditures	(589,041)	27,732	616,773
OTHER FINANCING SOURCES			
Asset Disposition	-	-	-
Operating Transfers In	-	-	-
Operating Transfers Out	-	-	-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(589,041)	27,732	616,773

Fund balances - beginning **589,041**

Fund balances - ending **\$ 616,773**

Adjustments to GAAP basis:

Encumbrances 20,272

Misc adj

Fund balances-ending **\$ 637,044**

City of Alpharetta
Statement of Net Position
OPEB Trust Fund
May 31, 2017

	OPEB Plan
ASSETS	
Current Assets:	
Cash and Cash Equivalents	\$ 1,166,473
Investments	-
Accounts Receivables (net of allowance for uncollectibles)	-
Total Assets	<u>1,166,473</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	\$ 25,999
Due to Other Funds	-
Total Current Liabilities	<u>25,999</u>
Current Liabilities Payable from Restricted Assets:	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>25,999</u>
NET ASSETS	
Net Assets held in trust for pension benefits	<u>1,140,473</u>
Total Net Assets	<u>1,140,473</u>
Total Liabilities & Net Assets	<u><u>\$ 1,166,473</u></u>

City of Alpharetta
Statement of Changes in Fiduciary Net Position
OPEB Trust Fund
For the Period Ended May 31, 2017

	<u>Actual Amounts</u>
Additions:	
Employer Contribution	\$ 77,917
Employee Contribution	
Total Contribution	<u>77,917</u>
Investment Income	-
Net appreciation in FMV	-
Interest and Dividends	5,554
Total Investment Income	<u>5,554</u>
Total Additions (Deductions)	<u>83,471</u>
Deductions:	
Benefits payments	-
Professional Fees	-
Total deductions	<u>-</u>
Net Increase (Decrease)	<u>83,471</u>
Net Assets held in trust for pension benefits	
Beginning of year	1,057,003
Total net assets	<u>\$ 1,140,473</u>

City of Alpharetta
Statement of Net Position
Pension Trust Fund
May 31, 2017

	<u>Pension Trust Fund</u>
ASSETS	
Current Assets:	
Cash and Cash Equivalents	\$ -
Investments	65,372,417
	-
Accounts Receivables (net of allowance for uncollectibles)	-
Total Assets	<u>65,372,417</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	-
	-
Due to Other Funds	-
Total Current Liabilities	<u>-</u>
Current Liabilities Payable from Restricted Assets:	
	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>-</u>
NET ASSETS	
Net Assets held in trust for pension benefits	<u>65,372,417</u>
Total Net Assets	<u>65,372,417</u>
Total Liabilities & Net Assets	<u><u>\$ 65,372,417</u></u>

City of Alpharetta
Statement of Changes in Fiduciary Net Position
Pension Trust Fund
For the Period Ended May 31, 2017

	<u>Actual Amounts</u>
Additions:	
Employer Contribution	\$ 2,500,000
Employee Contribution	320,705
Total Contribution	<u>2,820,705</u>
Investment Income	-
Net appreciation in FMV	5,982,162
Interest and Dividends	1,747,662
Total Investment Income	<u>7,729,824</u>
Total Additions (Deductions)	<u>10,550,529</u>
Deductions:	
Benefits payments	1,605,474
Professional Fees	778,262
Total deductions	<u>2,383,737</u>
Net Increase (Decrease)	<u>8,166,792</u>
Net Assets held in trust for pension benefits	
Beginning of year	57,205,625
Total net assets	<u>\$ 65,372,417</u>

City of Alpharetta
Combining Balance Sheet
Non-Major Governmental Funds
May 31, 2017

	Special Revenue					Total Non-major Governmental Funds	
	Hotel Motel	Impact Fee	Confiscated Assets	Grant Operating	E911	Debt Service Fund	Stormwater Capital Fund
ASSETS							
Cash / Cash Equivalents / Investments	\$ 1,259,502	\$ 4,282,859	\$ 1,587,074	\$ 59,879	\$ 1,421,845	\$ 1,217,474	\$ 587,117
Taxes Receivable	-	-	-	-	-	-	-
Pre-Paid Expenditures	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	19,601	\$ -	-	-
Property Taxes	-	-	-	-	-	29,905	-
Intergovernmental Receivable	-	-	-	-	-	-	-
Due From Other Funds	-	-	-	-	-	-	-
Restricted	-	-	-	-	-	-	-
Total Assets	1,259,502	4,282,859	1,587,074	79,480	1,421,845	1,247,379	587,117
LIABILITIES							
Accounts Payable	-	-	61,695	3,560	729	-	42
Retainage Payable	-	-	-	-	-	-	-
Intergovernmental Payable	-	-	-	-	-	-	-
Arbitrage Payable	-	-	-	-	-	-	-
Accounts payable/AR Suspense acct	-	-	-	-	-	-	-
Compensated Absences	-	-	-	-	-	-	-
Payroll Liabilities	-	-	(157)	-	5,523	-	-
Due to Other Fund	-	-	122	-	-	-	-
Deferred Revenue	-	-	-	19,601	-	34,376	-
Unearned Revenue	-	-	-	-	-	-	-
Total Liabilities	-	-	61,660	23,161	6,252	34,376	42
FUND BALANCES							
Restricted:							
Capital Projects	-	4,282,859	-	-	-	-	-
Law Enforcement	-	-	1,525,414	-	-	-	-
Promotion of Tourism	1,259,502	-	-	-	-	-	-
Emergency Telephone Activities	-	-	-	-	1,415,593	-	-
Debt Service	-	-	-	-	-	1,213,002	-
Assigned for: Grant Projects	-	-	-	-	-	-	-
Grant Projects	-	-	-	56,319	-	-	-
Unassigned:	-	-	-	-	-	-	587,075
Total Fund Balances	1,259,502	4,282,859	1,525,414	56,319	1,415,593	1,213,002	587,075
Total Liabilities and Fund Balances	\$ 1,259,502	\$ 4,282,859	\$ 1,587,074	\$ 79,480	\$ 1,421,845	\$ 1,247,379	\$ 587,117

City of Alpharetta
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Non-major Governmental Funds
For the Period Ending May 31, 2017

	Special Revenue						Total Non-major Governmental Funds
	Hotel Motel	Impact Fee	Confiscated Assets	Grant Operations	E911 Fund	Debt Service Fund	Stormwater Service Fund
REVENUES:							
Hotel Motel Tax	\$ 5,784,343	-	-	-			\$ 5,784,343
Property tax						5,530,325	5,530,325
Charges for Service	-	-	-	-	2,868,563		2,868,563
Impact Fees	-	1,528,957		-			1,528,957
Forfeiture Income	-	-	218,869	-			218,869
Intergovernmental	-	-	-	45,589	-		45,589
Contributions & Donations	-	-	-	500			500
Investment Earnings	-	10,135	1,079	165	3,065	8,794	23,238
Other	1		-			1	2
Total revenues	5,784,344	1,539,092	219,949	46,253	2,871,628	5,539,121	16,000,386
EXPENDITURES:							
Tourism	2,530,650	-	-	-	-		2,530,650
Community Development	-	-	-	-	-		-
Culture/Recreation	-	172,876	-	-	-		230,994
Public Safety	-	10,621	437,394	57,862	3,578,893		4,084,769
Public Works							890,224
General Government	-	-	-	-	-	-	-
Debt Service:						-	-
Principal						2,705,550	2,705,550
Interest	775,629					2,432,271	3,207,900
Bond Issuance Costs						2,350	2,350
Total expenditures	3,306,280	183,497	437,394	57,862	3,578,893	5,140,171	13,652,437
Excess (deficiency) of revenues over expenditures	2,478,064	1,355,595	(217,445)	(11,609)	(707,265)	398,950	2,347,949
OTHER FINANCING SOURCES (USES):							
Transfers in / out:							-
Debt service fund	-	-	-	-			-
Capital Projects							-
Operating grants fund	-	-	-	-			-
Capital grants fund	-	-	-	-			-
General fund	(2,169,129)	-	-	18,333	-		(615,379)
Budgeted Fund Balance:	-	-	-	-			-
Total other financing sources and (uses)	(2,169,129)	-	-	18,333	-		(615,379)
Net change in fund balances	308,935	1,355,595	(217,445)	6,725	(707,265)	398,950	1,732,570
Fund balances - beginning	950,567	2,927,264	1,742,859	49,594	2,122,858	814,052	8,607,194
Fund balances - ending	1,259,502	\$ 4,282,859	\$ 1,525,414	\$ 56,319	\$ 1,415,593	\$ 1,213,002	\$ 10,339,763

City of Alpharetta
Hotel Motel Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Hotel Motel Tax	\$ 6,000,000	\$ 5,784,343	\$ (215,657)
Misc Revenue	-	1	1
Investment Earnings	-	-	-
Total revenues	6,000,000	5,784,344	(215,656)
EXPENDITURES:			
Alpharetta Convention & Visitor's Bureau	2,625,000	2,530,650	94,350
Alpharetta Business Community	-	-	-
Debt Service Reserve	1,299,936		1,299,936
Bond Interest	775,630	775,629	1
Contingency	-	-	-
Total Expenditures	4,700,566	3,306,280	1,394,286
Excess of revenues over expenditures	1,299,434	2,478,064	1,178,630
OTHER FINANCING SOURCES (USES):			
Transfers Out	(2,250,000)	(2,169,129)	80,871
Total other financing sources and uses	(2,250,000)	(2,169,129)	80,871
Net change in fund balances	(950,566)	308,935	1,259,501
Fund balances - beginning	\$ 950,567		
Fund balances - ending	\$ 1,259,502		

City of Alpharetta
Impact Fee Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Impact Fees	\$ 605,000	\$ 1,528,957	\$ 923,957
Investment Earnings	3,000	10,135	7,135
Total Revenues	608,000	1,539,092	931,092
EXPENDITURES:			
Public Safety	524,063	252,663	271,401
Public Works	1,275,235	38,807	1,236,428
Recreation & Parks	1,300,000	242,700	1,057,300
Community Development	435,965	-	435,965
General Government	-	-	-
Total expenditures	3,535,263	534,170	3,001,093
Excess (deficiency) of revenues over expenditures	(2,927,263)	1,004,922	(3,932,185)
OTHER FINANCING SOURCES (USES):			
Transfers Out	-	-	-
Total other financing sources and uses	-	-	-
Net change in fund balances	(2,927,263)	1,004,922	(3,932,185)
Fund balances - beginning		2,927,264	
Fund balances - ending		\$ 3,932,186	
Encumbrances		350,673	
Fund balances - ending		\$ 4,282,859	

City of Alpharetta
Confiscated Assets Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Forfeiture Income	\$ 99,329	\$ 218,869	\$ 119,540
Investment Earnings	976	1,079	103
Misc Revenue	-		
Total Revenues	<u>100,305</u>	<u>219,949</u>	<u>119,645</u>
EXPENDITURES:			
Public Safety	1,843,164	505,329	1,337,836
Non-Departmental	-		-
Total expenditures	<u>1,843,164</u>	<u>505,329</u>	<u>1,337,836</u>
Excess (deficiency) of revenues over expenditures	<u>(1,742,859)</u>	<u>(285,380)</u>	<u>1,457,480</u>
OTHER FINANCING SOURCES (USES):	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balances	<u>(1,742,859)</u>	<u>(285,380)</u>	<u>1,457,480</u>
Fund balances - beginning		<u>1,742,859</u>	
Fund balances - ending		<u>\$ 1,457,479</u>	
Adjustments to GAAP basis:			
Encumbrances		67,935	
Fund balances - ending		<u>\$ 1,525,414</u>	

City of Alpharetta
Grant Fund - Operating
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Intergovernmental	\$ 91,758	\$ 45,589	(46,169)
Contributions & Donations	800	500	(300)
Discounts Taken	-	-	-
Interest Earnings	-	165	165
Transfers in	20,000	18,333	(1,667)
Contingencies	-	-	-
Total	112,558	64,587	(47,971)
EXPENDITURES:			
General Government	19,429	-	19,429
Community Development	-	-	-
Engineering/Public Works	-	-	-
Public Safety	96,793	61,232	35,561
Recreation & Parks	45,929	-	45,929
Contingencies	-	-	-
Operating Transfers Out	-	-	-
Non-Allocated	-	-	-
Total	162,151	61,232	100,919
Excess (deficiency) of revenues over expenditures	(49,593)	3,355	52,948
OTHER FINANCING SOURCES (USES):	-	-	-
Net change in fund balance	(49,593)	3,355	52,948
Fund balance - beginning		49,594	
Fund balance - ending		\$ 52,949	
Adjustments to GAAP basis:			
Encumbrances		3,370	
Fund balances - ending		\$ 56,318	

City of Alpharetta
Emergency 911 Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Charges for Service	\$ 3,665,000	\$ 2,868,563	\$ (796,437)
Misc Revenue	-	-	-
Investment Earnings	5,259	3,065	(2,194)
Total Revenues	<u>3,670,259</u>	<u>2,871,628</u>	<u>(798,631)</u>
EXPENDITURES:			
Public Safety	5,203,116	3,908,221	1,294,895
Total expenditures	<u>5,203,116</u>	<u>3,908,221</u>	<u>1,294,895</u>
Excess (deficiency) of revenues over expenditures	<u>(1,532,857)</u>	<u>(1,036,593)</u>	<u>496,264</u>
OTHER FINANCING SOURCES (USES):			
Transfers In	-	-	-
Transfers Out - Capital Project Fund	-	-	-
Total other financing sources and uses	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balances	<u>(1,532,857)</u>	<u>(1,036,593)</u>	<u>496,264</u>
Fund balances - beginning		<u>2,122,858</u>	
Fund balances - ending		<u>\$ 1,086,265</u>	
Adjustments to GAAP basis:			
Encumbrances		329,328	
Fund balances - ending		<u>\$ 1,415,593</u>	

City of Alpharetta
Debt Service Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Property tax	\$ 5,505,000	\$ 5,530,325	\$ 25,325
Misc Revenue		1	1
Investment earnings	9,000	8,794	(206)
Total revenues	5,514,000	5,539,121	25,121
EXPENDITURES:			
Current:			
General government			
Finance			-
Non-departmental		-	-
Total general government	-	-	-
Debt Service:			
Principal	2,560,550	2,705,550	(145,000)
Interest	3,251,257	2,432,271	818,986
Contingency	511,245	-	511,245
Bond issuance costs	5,000	2,350	2,650
Total debt service	6,328,052	5,140,171	1,187,881
Total expenditures	6,328,052	5,140,171	1,187,881
Excess (Deficiency) of revenues over expenditures	(814,052)	398,950	1,213,002
OTHER FINANCING SOURCES (USES):			
Transfers in			-
Transfers out			-
Total other financing sources and uses	-	-	-
	(814,052)	398,950	1,213,002
Fund balances - beginning		<u>814,052</u>	
Fund balances - ending		<u><u>\$ 1,213,002</u></u>	

City of Alpharetta
Stormwater Capital Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Misc Revenue	-	-	-
Investment Earnings	-	-	-
Total Revenues	-	-	-
EXPENDITURES:			
Public Works	1,603,744	1,278,020	325,724
Recreation & Parks	71,256	71,256	-
Total expenditures	1,675,000	1,349,276	325,724
Excess (deficiency) of revenues over expenditures	(1,675,000)	(1,349,276)	325,724
OTHER FINANCING SOURCES (USES):			
Transfers In	1,675,000	1,535,417	(139,583)
Transfers Out	-	-	-
Total other financing sources and uses	1,675,000	1,535,417	(139,583)
Net change in fund balances	-	186,141	186,141
Fund balances - beginning			
Fund balances - ending		\$ 186,141	
Adjustments to GAAP basis:			
Encumbrances		400,935	
Fund balances - ending		\$ 587,075	

DEVELOPMENT AUTHORITY



Revenue & Expenditure Report GAAP Financial Statements



ALPHARETTA DEVELOPMENT AUTHORITY

Financial Management Report - As of May 31, 2017

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Encumbrances	Remaining
Revenues					
99575100-346900	Bond Application Fee	\$ 91,625	\$ 91,625	\$ -	-
99575100-361000	Investment Earnings	-	159		(159)
99575100-334310-C1528	FISERV REBA Grant	125,000	-		125,000
99575100-371000-C1625	Alpharetta Virtual Reality Video (ACVB Contribution)	12,500	-		12,500
99575100-381000-C1535	Innovation Center Operations (ATC)	6,780	6,779		1
	<i>subtotal</i>	\$ 235,905	\$ 98,562		\$ 137,343
(1) 99575100-395000	Carryforward Fund Balance	\$ 314,374	\$ -	\$ -	314,374
	<i>subtotal</i>	\$ 314,374	\$ -		\$ 314,374
	Total	\$ 550,279	\$ 98,562		\$ 451,717
Expenditures					
99575100-571000-C1403	Local Job Creation Grant Program	\$ 60,000	\$ 14,000	\$ -	\$ 46,000
99575100-544100-C1532	ATC Operational Funds	150,000	119,583	-	30,417
99575100-544100-C1719	ATC Kitchen Remodel	26,025	23,179	2,845	1
99575100-544100-C1601	High Impact Permitting Grant Program (IGA with COA)	20,948	-	-	20,948
99575100-544100-C1528	FISERV REBA Grant	125,000	-	-	125,000
99575100-544100-C1625	Alpharetta Virtual Reality Video (Economic Development)	25,000	25,000	-	-
99575100-544100-C1728	Alpharetta Proud Campaign	20,000	20,000	-	-
99575100-571000	Convention Center Issuance Costs	18,912	18,911	-	1
	<i>subtotal</i>	\$ 445,885	\$ 220,674	\$ 2,845	\$ 222,366
(2) 99575100-523860-C1535	Innovation Center Operations (Maintenance Contracts)	\$ 5,658	\$ 6,077	\$ -	\$ (419)
99575100-531200-C1535	Innovation Center Operations (Miscellaneous Utilities)	785	872	-	(87)
99575100-531210-C1535	Innovation Center Operations (Water/Sewer)	52	174	-	(122)
99575100-531220-C1535	Innovation Center Operations (Natural Gas)	2,983	3,297	-	(314)
99575100-531230-C1535	Innovation Center Operations (Electricity)	4,945	5,242	-	(297)
	<i>subtotal</i>	\$ 14,423	\$ 15,662	\$ -	\$ (1,239)
99575100-579000	Reserve	\$ 89,971	\$ -	\$ -	\$ 89,971
	<i>subtotal</i>	\$ 89,971	\$ -	\$ -	\$ 89,971
	Total	\$ 550,279	\$ 236,336	\$ 2,845	\$ 311,098

- (1) Carryforward Fund Balance represents cash available at the end of the prior fiscal year that is programmed into the current fiscal year budget. As this account represents cash already received, there will not be actual collections.
- (2) Innovation Center utilities are being funded by the Alpharetta Technology commission (ATC) on a reimbursement basis. As such, expenses will outpace budget at month end due to the billing/reimbursement delay.



ALPHARETTA DEVELOPMENT AUTHORITY

Financial Management Report - As of May 31, 2017

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Encumbrances	Remaining
Fund Balance Reconciliation					
Fund Balance (beginning of Fiscal Year)			\$ 314,374		
Revenues collected to date			98,562		
Expenditures incurred to date			(236,336)		
Fund Balance (current)			\$ 176,600		
Forecasted revenue collections			137,501		
Fund Balance (forecasted)			\$ 314,102		
Allocation of Forecasted Fund Balance:					
Spendable (available for investment by the Board)			\$ 44,818		
Non-Spendable (City Center Contribution - sidewalks/utilities)			45,312		
Non-Spendable (unspent/remaining project allocations)			223,972		
			\$ 314,102		



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GAAP



Financial Statements

City of Alpharetta
Balance Sheet
COMPONENT UNIT-DEVELOPMENT AUTHORITY
May 31, 2017

ASSETS

Current Assets:

Cash and Cash Equivalents	\$	176,610
Investments		

Restricted Cash for Bond Issuance Costs		-
Total Assets		<u>176,610</u>

LIABILITIES

Current Liabilities:

Accounts Payable		10
Due to Other Funds		-
Total Current Liabilities		<u>10</u>

Current Liabilities Payable from Restricted Assets:

		-
Total Current Liabilities Payable from Restricted Assets		<u>-</u>

Noncurrent Liabilities:

		-
Total Noncurrent Liabilities		<u>-</u>
Total Liabilities		<u>10</u>

Fund Balance

Restricted		131,782
Unassigned		<u>44,818</u>
Total Fund Balance		<u>176,600</u>

Total Liabilities & Fund Balance	\$	<u><u>176,610</u></u>
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City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balance
COMPONENT UNIT-DEVELOPMENT AUTHORITY
For the Period Ended May 31, 2017

	<u>Actual Amounts</u>
Revenues	
Rent/Royalties	\$ 6,779
State Grant	-
Fees	91,625
Contributions & Donations	-
Miscellaneous Income-Interest	159
Total Revenues	<u>98,562</u>
Expenditures	
Economic Development	187,763
Utilities - Miscellaneous	48,573
Debt Service:	
Principal	-
Interest	-
Total Expenditures	<u>236,336</u>
Excess (deficiency) of revenues over (under) expenditures	(137,773)
Other Financing Sources (Uses)	
Sale of capital assets	-
Net Change in Fund Balances	(137,773)
Fund Balance, Beginning of Year	<u>314,374</u>
Fund Balance, End of Year	<u>\$ 176,600</u>





CITY COUNCIL MEETING STAFF REPORT

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

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

CITY COUNCIL: JUNE 19, 2017

This item was heard at the June 1, 2017 Planning Commission meeting. Several residents spoke in opposition to the request, with concerns over density, traffic, townhomes and tree protection. One resident spoke in favor of the request. After discussion, the Planning Commission recommended to deny this item. Vote (7-0)

II. RECOMMENDATION:

Deny CLUP-17-02/Z-17-04 Taylor Morrison/40 Cumming Street request for comprehensive land use plan amendment and rezoning.

If approval is considered, subject to the following conditions:

1. The site, consisting of approximately 10.9 acres, shall be zoned DT-R and developed substantially similar to site plan submitted by PEC, dated 5/17/2017, 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 Lewis-Manning House property, consisting of approximately 0.8 acres, shall be zoned DT-LW and developed substantially similar to site plan submitted by PEC, dated 5/17/2017, except for modifications required to comply with the conditions below. Use shall be restricted to office or HOA use.
3. The permitted residential product on the property shall be single-family detached. Minimum lot size shall be 6,000 square feet along Cumming Street, Manning Drive and adjacent to existing residential. Internal lots shall have a minimum lot size of 2,500 square feet in order to maximize tree saves.
4. Lots along Manning Drive and lots that back up to existing homes on Manning Drive shall have a minimum lot width of 80'.
5. Homes adjacent to existing residential and commercial shall be front loaded.
6. Single-family detached architecture and materials shall be developed substantially similar to the renderings prepared by Main Street Designs, dated 5/22/2017, except for modifications required to comply with these conditions, and in compliance with the Alpharetta Downtown Code subject to approval by Staff. Front porches and stoops shall have a minimum depth of 8'. Bay windows shall have a minimum depth of 2'. 4-sided architecture and materials shall be required. A minimum 50% of homes along Cumming Street and Manning Drive shall be brick or stone.
7. If townhome use is approved, architecture and materials shall be developed substantially similar to the renderings prepared by Main Street Designs, dated 5/22/2017, except for modifications required to comply with these conditions, and in compliance with the Alpharetta Downtown Code subject to approval by Staff. Townhomes shall have a low pitched roofline, tall windows, decorative window trim and wide cornice overhangs with decorative brackets beneath as depicted in photographic examples of Italianate style, as approved by Staff. Some form of brick panel shall be required in the blank space below small windows. Front porches and stoops shall have a minimum depth of 8'. Bay windows shall have a minimum depth of 2'. 4-sided architecture and materials shall be required.
8. The Historic Lewis-Manning House shall be restored and protected. Restoration and modifications shall require review and approval by Staff. The exterior of the home shall be restored prior to the first Certificate of Occupancy on the property. Landscaping and fencing style shall be designed to complement the time period of the historic home.
9. An easement shall be recorded on the final plat providing for use of the Lewis-Manning House yard as amenity space for the proposed subdivision.
10. The yard surrounding the Lewis-Manning House shall be enhanced with landscape, hardscape, seating areas and a sculpture or fountain, as approved by Staff. Evergreen plantings shall be required along the north and east sides of the Lewis-Manning House.
11. Developer shall provide a statement on the final plat and in the HOA covenants, conditions & restrictions providing for the protection and maintenance of the Lewis-Manning House.
12. The Lewis-Manning House shall be permitted 1 monument sign not to exceed 10 square feet and 1 wall sign shall not exceed 4 square feet both to be approved by the DRB. The property will forever be known as the Lewis Manning House and will be so designated by a plaque, which will be affixed to the exterior of the structure as approved by the DRB.
13. A minimum 15' transitional, planted buffer, as depicted on the zoning plan, shall be provided adjacent to the existing Manning Drive residential properties to the east and shall be planted with evergreen trees and/or shrubs to provide a visual screen between uses, as approved by Staff. Buffer shall be recorded as undisturbed.
14. A minimum 15' landscape buffer shall be provided adjacent to properties to the west zoned commercial.
15. Roadways with on-street parking shall incorporate curb extensions at intersections. Internal road shall include on-street parking and sidewalk, where feasible, as approved by Staff.
16. Civic space along Cumming Street shall be developed with a park-like setting with heavy decorative landscape, hardscape, walls and seating. The landscape shall include plant selections promoting the historic district. Civic area to be maintained by the HOA.
17. The corner of Cumming Street and Manning Drive shall be heavily landscaped with evergreen plantings to screen the side of Units 4 & 5 and internal driveway and decorative ornamental plantings.
18. 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.
19. Civic and amenity areas shall include a mix of trees, shrubs, and ground covers of varying heights, textures and colors as approved by Staff.
20. Development shall not be gated and roads will be private and maintained by the HOA.
21. Developer shall remove, by hand, trash from the stream at the north end of the property.
22. Add trees, shrubs and ground cover plantings to the south side of the multi-use trail where cleared or sparse. Plantings will consist of traditional native southern plants creating a manicured park-like natural appearance as approved by Staff.
23. In addition to required trees in the on-street parking bump outs, shade trees alternating with flowering ornamental trees shall be planted on the backside of the sidewalk as approved by Staff. In lieu of tree grates, the soil area around

- the trees shall be planted with evergreen ornamental grasses, groundcovers or shrubs. Creeping fig or another creeping vine shall be planted to cover decorative and retaining walls as approved by Staff.
24. Civic space depicted on Sheet Z3 along Cumming Street and the stream, as well as the sidewalk connecting the two areas shall be recorded for public use. Multi-use path along Cumming Street shall be a 12' concrete accessible path. Multi-use path connection and along stream shall be a minimum 6' concrete accessible path and incorporated within a 10' pedestrian access easement. Easement documents shall address maintenance responsibilities, which shall be maintained by the HOA. Decorative entrance signage with arch, lighting, seating areas, landscape and hardscape shall be provided, as approved by Staff.
 25. Driveways shall be a minimum 18' from garage to back of sidewalk or less than 5'.
 26. Parking areas and internal driveways shall be heavily screened from Cumming Street, Manning Drive and civic space.
 27. Internal sidewalks shall be provided to the fronts of units and shall be a minimum 5' with pedestrian-scale lighting provided throughout the development.
 28. Fencing visible from the street or civic areas shall be decorative as approved by Staff.
 29. Existing trees shall be preserved as depicted on Sheet Z1 prepared by PEC, revised 5/19/2017. In addition, the developer shall save the following trees: #71 (24" Water Oak), #539 (24" Water Oak) and #540 (25" Water Oak). Additional encroachments shall be allowed per this plan with additional tree care to offset the encroachment as approved by Staff. The 2 non-specimen trees along Manning Drive shall be incorporated into lots along Manning Drive.
 30. Remove exotic and invasive trees and shrubs within open space, tree save areas and stream buffer and replant where sparse as approved by Staff.
 31. Final streetscape shall match the approved Downtown streetscape standards and include decorative pedestrian lighting as approved by Staff. Street trees shall be required along Cumming Street within the beauty strip, as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown, as approved by Staff. Heavy landscaping shall be provided along Manning Drive, as approved by Staff. All required landscaping shall be outside of utility easements.
 32. Street trees of the proper size and locations shall be required along all internal roads as approved by Staff.
 33. 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.
 34. Decorative paver aprons shall be required at the project driveway as approved by Staff.
 35. Landscape, hardscape, fences and walls shall complement materials used in the Downtown, as approved by Staff.
 36. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
 37. Overhead utilities shall be placed underground.
 38. Final detention area shall be substantially similar to site plan with no additional tree clearing.

III. REPORT IN BRIEF:

The applicant, Taylor Morrison, is requesting to rezone approximately 10.9 acres from R-15 (Dwelling, 'For-Sale' Residential) to DT-R (Downtown Residential) to allow for the construction of 40 'For-Sale' townhome units and 29 'For-Sale' detached homes. An additional rezoning of approximately 0.8 acres from R-15 to DT-LW (Downtown Live-Work) is requested to allow the historic Lewis-Manning House to be restored and used as an office. A change to the Comprehensive Land Use Plan designation of the Lewis Manning House property is requested from 'Downtown Residential Density' to 'Mixed Use Live Work', as well as a change to the designation of 2 parcels on Manning Drive from 'Low Density Residential' to 'Downtown Residential Density'. The property is located on the north side of Cumming Street between Highway 9 and Manning Drive at 40 Cumming Street.

DISCUSSION

The submitted request, if approved, will allow Taylor Morrison to construct 69 'For-Sale' townhome and single-family detached units on 11.71 acres with a residential density of 5.89 dwelling units per acre. In addition, the applicant proposes to save and restore the Lewis-Manning House and to use it as an office. The property is located on the north side of Cumming Street between Highway 9 and Manning Drive at 40 Cumming Street and 136 Manning Drive.

The property consists of three (3) parcels of land, including two (2) single-family detached homes and a small vacant residential lot. The subject property and surrounding properties are zoned R-15 to the east, R-12 to the north, C-1 and O-I to the west and O-I and R-15 to the south. The Manning Drive subdivision is adjacent to the east,

Manning's Ridge to the north, North Main Street commercial and office properties to the west and Alpharetta First United Methodist Church to the south. The proposed residential use is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Downtown Residential Density'. The applicant proposes a comprehensive land use plan amendment to allow the Lewis-Manning House to be used as an office, as well as an amendment to two (2) parcels on Manning Drive from 'Low Density Residential' to 'Downtown Residential Density'.

The Lewis-Manning House was built in 1895 for Col. Tom Lewis and later sold to the Manning Family in 1905. The 2-story home was designed in the Queen Anne style. The applicant proposes to save and restore the home and to use it as a professional office. This request is similar to the East of Main development, where the Ben Manning House was saved, restored and approved for use as a professional office.

As reflected in the table below, a total of 280 townhomes have been approved within the Downtown Overlay. However, townhome units have not been approved along Cumming Street, only detached small lots. For comparison, 156 single-family detached (SFD) units and 90 condominium units have been approved in the Downtown Overlay. The Downtown Master Plan, which was approved in February 2015, included a Market Study (see table below) indicating that the Downtown area could absorb 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 in the Downtown, as shown in the table below. The applicant's proposed density of 5.89 dwelling units per acre is lower than many other recent approvals in the Downtown. The surrounding neighborhoods of Manning Drive and Manning's Ridge have residential densities between 1.5 and 2.0 dwelling units per acre. However, the closest approval is Lehigh Homes at 2.9 units per acre. The applicant's request for 5.89 units per acre is more than double nearby approved density.

Downtown Overlay – Residential Densities

Development Name	Type	Acres	Density
Southerton/Aycock	10 SFD	1.232 acres	8.1 units/acre
City Center	42 SFD, 156 Apartments	25 acres	8.0 units/acre
Edward Andrews	17 SFD, 23 TH	5.85 acres	6.8 units/acre
Old Milton Holdings/Notting Hill	25 SFD, 89 TH, 42 Condo	23.89 acres	6.5 units/acre
Thompson Street Flats	24 Condo	2.39 acres	10.0 units/acre
Thompson St/Burnett Circle	43 TH	5.722 acres	7.5 units/acre
Lehigh Homes	9 SFD	3.1 acres	2.9 units/acre
Teasley Place	24 Condo	2.2 acres	10.9 units/acre
East of Main	41 SFD, 42 TH	10.43 acres	8.0 units/acre
Newvale (f.k.a. Olmstead Park)	23 TH	2.39 acres	9.6 units/acre
Twelve on Canton	12 SFD	5.465 acres	2.2 units/acre
Perling – S. Main/Devore	78 TH, 129 Apartments	12.913 acres	16.0 units/acre
Chelsea Walk	49 TH	7.04 acres	7.0 units/acre

SITE PLAN

The submitted site plan depicts 40 townhome units in six (6) buildings and 29 single-family detached homes on 11.71 acres. Each building is proposed to be three (3) stories or 35'. Single-family detached homes are oriented to Cumming Street and Manning Drive and are also depicted backing up to the Manning Drive properties at a ratio of two (2) proposed single-family lots to one (1) existing lot in Manning Drive subdivision. The single-family detached lot sizes vary from 3,000 square feet for lots along Manning Drive to 6,200 square feet for lots adjacent to the existing homes along Manning Drive. Townhome lots range from 1,600 to 3,000 square feet, with a minimum townhome width of 20'.

One (1) project driveway is depicted on Cumming Street. The applicant's original site plan depicted access from Manning Drive, which is consistent with the principles of transportation planning. However, the applicant made a decision to move the project access to Cumming Street due to a significant amount of concern voiced by the Manning Drive subdivision over possible negative impacts to their neighborhood. Access to the Lewis-Manning House and associated parking is proposed through the project driveway on Cumming Street.

16 on-street guest parking spaces are depicted at various locations throughout the development, which exceeds the Downtown Code requirement of 0.15 parking spaces per residential unit. Six (6) parking spaces are provided at the rear of the Lewis-Manning House, which meets the Downtown Code requirement of three (3) parking spaces per 1,000 square feet for office use. A 12' multi-use trail (sidewalk) is proposed along Cumming Street and a 5' sidewalk is proposed on Manning Drive. A minimum 15' landscape buffer is depicted along the east side of the property, adjacent to existing single-family lots on Manning Drive. Minimum building setbacks are shown as follows:

- Cumming Street – 10'
- Manning Drive – 10'
- Internal (Side) Setbacks – 0'
- Internal (Rear) Setbacks – 10' (alley), 3' (No alley)

The applicant's site plan depicts 1.23-acres of amenity space and 0.88-acres of civic space. A linear park is depicted along Cumming Street and includes a 12' concrete multi-use trail. A six-foot (6') sidewalk runs through the center of the property and will provide a connection between the multi-use trail along Cumming Street and a pocket park on the north end of the property adjacent to the stream. Additional pocket parks are depicted at other locations within the development, with some including tree save areas.

The Alpharetta Downtown Code requires a minimum 10% civic space and 10% amenity space. UDC Subsection 3.2.4(I) considers a site's open space requirements to be completely satisfied when a development incorporates a historic building. The Lewis-Manning House (40 Cumming Street) is on the City's Historic Resources Inventory

List and the developer will make necessary improvements to allow for human habitation of the structure. A legal agreement will be required guaranteeing the maintenance of the building through the established HOA.

There are several trees on the subject property identified as specimen quality, consisting mainly of Hardwoods (Oak, Poplar, Sweet Gum, Maple and Dogwood) and Pines. Staff had concerns with the applicant's initial site plan, which did not save many specimen trees. The applicant revised the site plan to incorporate additional tree save areas, including two (2) areas around the Lewis-Manning House, an area at the center of the site and the area along and through the stream buffer. The Arborist stated that additional trees should be saved on the property, such as a large grouping of trees on the eastern side of the site near the existing residential. Also, the applicant should be required to limit tree removal for detention beyond what is identified on the site plan.

Stormwater management facilities are depicted as two (2) above-ground facilities, with proposed locations near the stream in the northeast corner of the site and just south of 160 Manning Drive.

ELEVATIONS

The applicant's proposed renderings reflect three (3) architectural styles approved in the Downtown Overlay, including Queen Anne, Greek Revival and Italianate. According to the applicant's architect, the single-family detached homes will be a mix of the three (3) above-mentioned architectural styles and the townhome buildings will be Italianate architectural style. Renderings of the single-family detached product depict a variety of materials, including siding, board and batten and brick. Renderings of the townhome product depict 4-sided brick buildings.

The City's Downtown Architect reviewed the proposed building elevations and finds the elevations to be generally in compliance with the Downtown Code. The following comments were provided by the Downtown Architect:

- Townhome Product:
 - Small windows in the middle leave a blank area. Use some form of brick panel to help the proportions.
 - Italianate style includes a low pitched roofline, tall windows and decorative window trim, which is not fully realized on the townhome rendering.
 - It is unclear if the townhome buildings have the wide cornice overhangs with decorative brackets beneath as depicted in examples of Italianate style.
 - The stoop and bay windows should have more depth.
- Single-family Detached Product:
 - Building footprints and rooflines should have more variation.
 - Need more masonry product on single-family detached homes.
- General Comment:
 - All buildings should be 4-sided architecture with the same primary building material on all 4 sides.

TRAFFIC

The applicant commissioned a Traffic Impact Assessment (TIA) at the request of staff in order to evaluate the effect of new traffic from the development. The development's trip generation is presented in Table 1 below. Based on the traffic study assumptions, approximately 59 new vehicle trips are expected to be added to the City transportation system during the PM Peak Hour period. It should be noted that the site plan and proposed development intensity has changed since the traffic study was initiated. However, the number of trips expected from the current proposal are less than presented in the study.

Table 1: Project Trip Generation Summary							
Land Use (Intensity)	ITE Code	Daily Traffic		AM Peak Hour		PM Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
19 units – Single-Family Detached Housing	210	113	113	6	17	15	9

52 units – Residential Condominium/Townhouse	230	182	182	5	26	23	12
Total New Trips		295	295	11	43	38	21

Intersection operations were evaluated along Cumming Street at North Main Street, the proposed site access, Manning Drive and Cricket Lane. At all intersections, traffic operations were found to perform at or better than the Level of Service C, well within the City’s transportation system performance goals.

One element identified in the TIA is that traffic congestion experienced along Cumming Street at North Main Street is difficult under existing and proposed conditions, with vehicle queues extending beyond the proposed site access at times during the PM Peak Hour period. As one approach to avoid exacerbating the issue, the intersection at Manning Drive was evaluated assuming an alternative site access onto Manning Drive. Even with all proposed site traffic and existing traffic from Manning Drive, the intersection was found to continue to operate at or better than Level of Service C, making the alternative site access onto Manning Drive a scenario worth considering.

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 – 40 Townhome Units & 29 Single-Family Detached Units

School	Single Family Average #
Manning Oaks Elementary School	5 to 22 students
Hopewell Middle School	2 to 9 students
Alpharetta High School	5 to 17 students
TOTAL	12 to 48 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 12 – 48 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 zoning proposal is suitable as it relates to adjacent or nearby properties, if conditions are approved restricting the residential product to single-family detached and requiring lots adjacent to or fronting on Manning Drive to be of a similar sized lot. While approval of the applicant’s request would result in the Lewis-Manning House being used as a private office, the restoration and protection of the structure is a benefit to the Alpharetta community and the yard will remain open to residents of the subdivision as amenity space.

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

Response: The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties, if conditions are approved restricting the residential product to single-family detached and requiring lots adjacent to or fronting on Manning Drive to be of similar size. While approval of the applicant's request would result in the Lewis-Manning House being used as a private office, the restoration and protection of the structure is a benefit to the Alpharetta community and the yard will remain open to residents of the subdivision as amenity space.

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

Response: The applicant's proposal respects the on-site stream and associated buffers. Tree save areas are depicted at several locations on the site. Staff recommends a condition requiring additional tree saves.

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

Response: The subject property could be developed under the existing zoning of R-15, which is similar to the zoning of surrounding residential subdivisions and only allows single-family detached homes. While approval of the applicant's request would result in the Lewis-Manning House being used as a private office, the restoration and protection of the structure is a benefit to the Alpharetta community and the yard will remain open to residents of the subdivision as amenity space.

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

Response: The zoning proposal should not have significant impacts on public facilities or services. However, the proposal would represent an increase to the allowable density on the subject property.

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 property is located in the Downtown Overlay, which reflects a change in conditions. The proposed use of the Lewis-Manning House for an office is consistent with the Downtown Master Plan vision of a walkable, mixed-use environment. However, staff recommends that the residential product be limited to single-family detached units due to concerns over townhomes being overbuilt in the City.

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 applicant's zoning proposal generally reflects a reasonable balance. The proposed residential use is consistent with the Downtown Master Plan and the proposed office use of the Lewis-Manning House is consistent with the live-work vision in the Downtown. However, staff recommends that the residential product be limited to single-family detached due to no townhomes being approved on Cumming Street and concerns over the number of townhomes approved in the City.

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

Response: The subject property could be developed under the existing zoning of R-15, which is similar to the zoning of surrounding residential subdivisions and only allows single-family detached homes. While approval of the applicant's request would result in the Lewis-Manning House being used as a private office, the restoration and protection of the structure is a benefit to the Alpharetta community and the yard will remain open to residents of the subdivision as amenity space.

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

Response: The request to allow 'For-Sale' residential uses is consistent with the comprehensive land use plan designation of the property, which is Downtown Residential Density. The applicant proposes a change to the designation of two (2) small lots on Manning Drive from 'Low Density Residential' to 'Downtown Residential Density'. However, the request to use the Lewis-Manning House as an office does not meet the comprehensive land use plan designation of the property. Therefore, the applicant proposes a change to the designation of the Lewis-Manning House property to 'Mixed Use Live Work'.

COMPREHENSIVE LAND USE PLAN

Unified Development Code Section 4.1.3 Standards for CLUP amendment approval, provides the following criteria for consideration when evaluating a request for a change in land use:

A. The extent to which a change in the economy, land use or development opportunities of the area has occurred.

Response: If the applicant's request is approved, the Lewis-Manning House will be saved and restored as a condition of zoning. The request to utilize the historic structure as an office is consistent with the Downtown Master Plan, which encourages the preservation of historic resources.

B. The extent to which the proposed designation is in compliance with the goals and policies of the Plan.

Response: The applicant's proposal is consistent with many of the goals and policies in the City's Comprehensive Plan, including promoting a mix of uses and walkability in the Downtown.

C. The extent to which the proposed designation would require changes in the provision of public facilities and services.

Response: The proposal would not generate significant impacts on public facilities and services.

D. The extent to which the proposed designation would impact the public health, safety, and welfare.

Response: While approval of the applicant's request will result in the Lewis-Manning House being used as a private office, the restoration and protection of the structure is a benefit to the Alpharetta community and the yard will remain open to residents of the subdivision as amenity space.

E. The extent to which additional land area is needed to be developed for a specific type of use.

Response: Not applicable.

F. The extent to which area demographics or projections are not occurring as projected.

Response: Not applicable.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request for comprehensive land use plan amendment and rezoning. While the proposed change of use is consistent with the intent of the Downtown Master Plan, staff has concerns with the number of residential units proposed immediately adjacent to Manning Drive, as well as approval of additional townhome units in the Downtown. Lehigh Homes was approved in 2016 for single-family detached lots, with a density of 2.9 units per acre and a minimum lot size of 7,000 square feet. A similar detached development could be developed on the subject property. Staff supports the preservation of the Lewis-Manning House and the proposed use of the structure as a professional office. If approval is considered, conditions are recommended that guarantee maintenance and protection of the historic structure, as

well as restrict the residential product to single-family detached and limit the residential density adjacent to Manning Drive.

CITIZEN PARTICIPATION PLAN

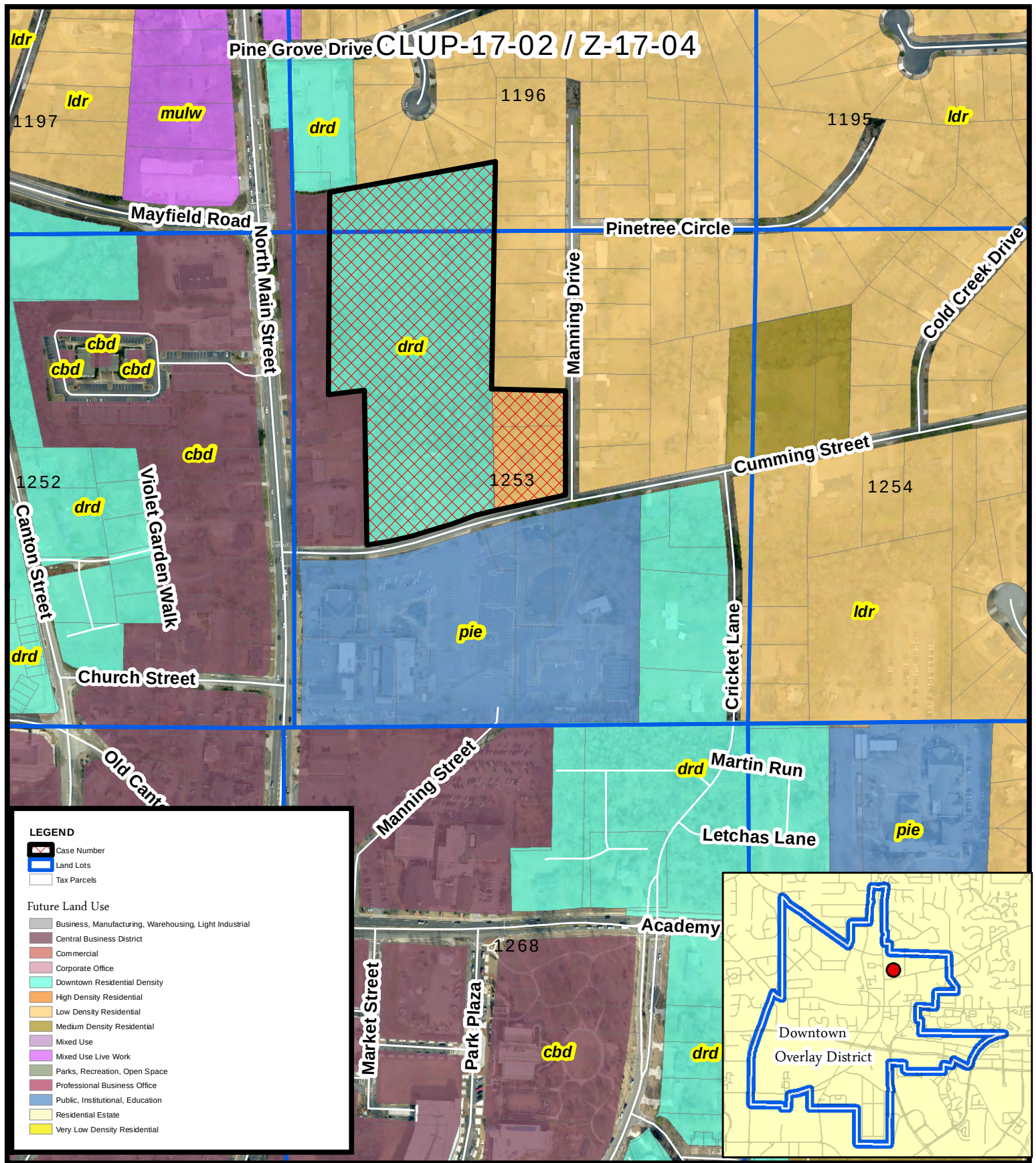
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that the applicant met with Manning's Ridge HOA Board, residents of Manning Drive subdivision and other adjacent property owners. According to the applicant, support for the project was mixed, with many saying that they would support the project if the project driveway was moved to Cumming Street. Other topics of concern that were raised, included stormwater, trees, density and townhome product.

At the request of the neighborhood, Staff met with several residents from Manning Drive subdivision to provide an overview of the applicant's request and to allow the neighborhood to voice their concerns. The following list of concerns were provided at this meeting:

- Not enough notice given to neighborhood by the applicant for a community meeting. Requested that the applicant defer to June or July.
- Do not support project access from Manning Drive. Access should be from existing driveway on Cumming Street.
- Density is too high. Density should represent a transition to surrounding, existing neighborhoods.
- Increase size of lots adjacent to Manning Drive subdivision. Lot sizes should be 1-to-1 (proposed vs. existing).
- Concerned that using the Lewis-Manning house as an office would destroy the interior of the home.
- Concerns over stormwater (location, run-off, mosquitos).
- Save more trees, many trees over 100 years old.
- Provide buffer between proposed development and Manning Drive subdivision (undisturbed and/or replanted, possibly a fence).
- All buildings should be 4-sided architecture and masonry materials.
- The City should purchase the property for a park or the developer should build a city park with very low density lots surrounding the park.
- Concern with townhomes being over-built. Applicant should provide a market study to support the request.
- What will happen to wildlife on the property?

IV. ATTACHMENTS:

- Site Plan
- Renderings



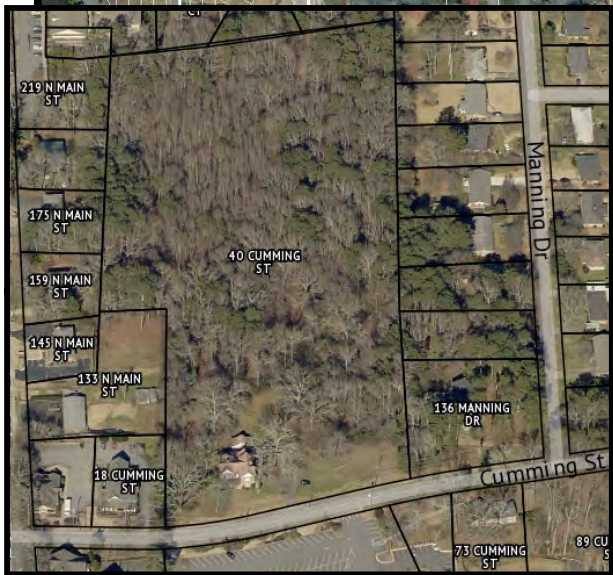
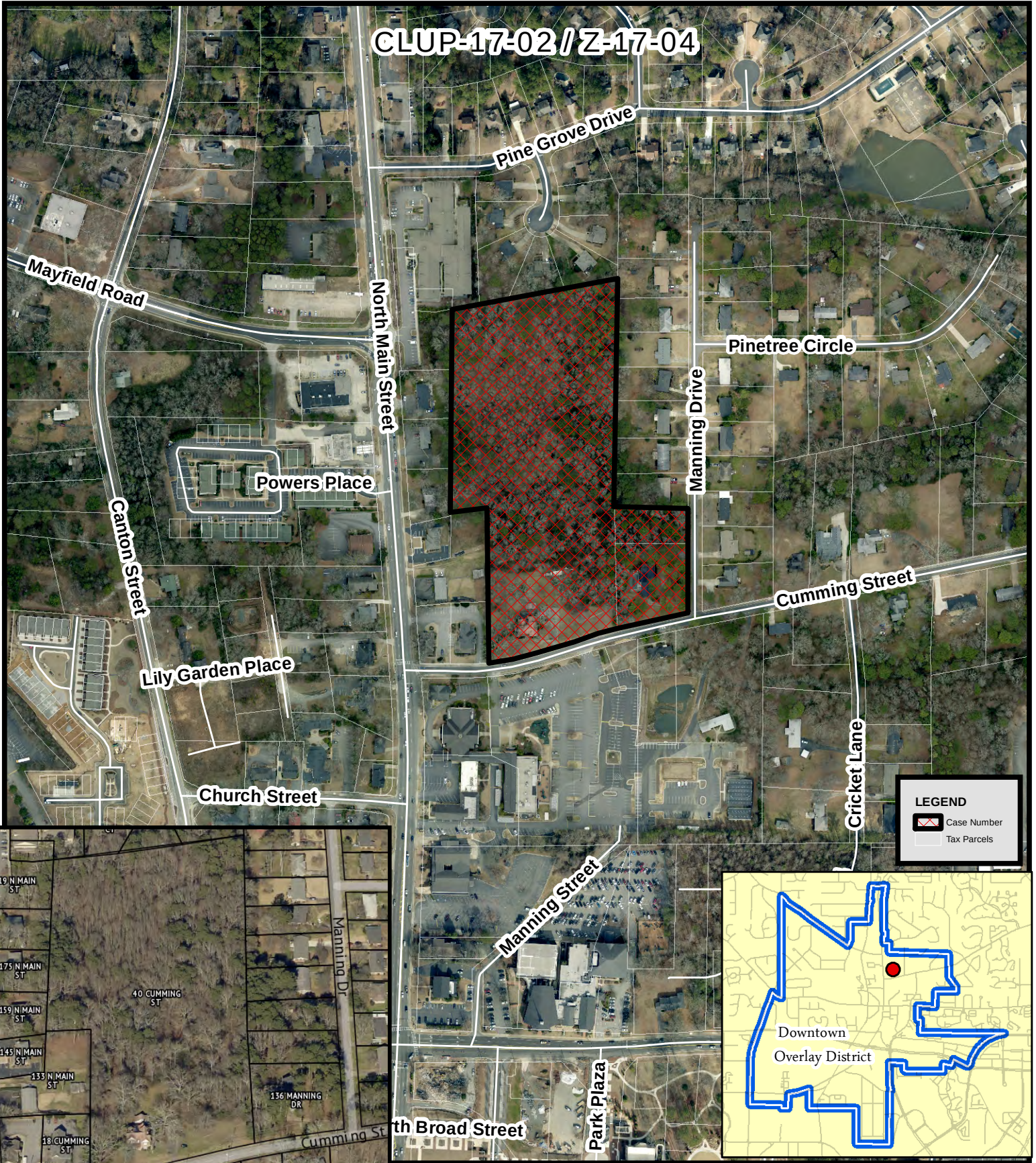
Future Land Use Taylor Morrison 40 Cumming Street

CLUP-17-02/Z-17-04
D/LL: 2/2/1196, 1253
PC Date: 6/01/17
CC Date: 7/10/17



Location Map Provided by:
Community Development - GIS

CLUP-17-02 / Z-17-04

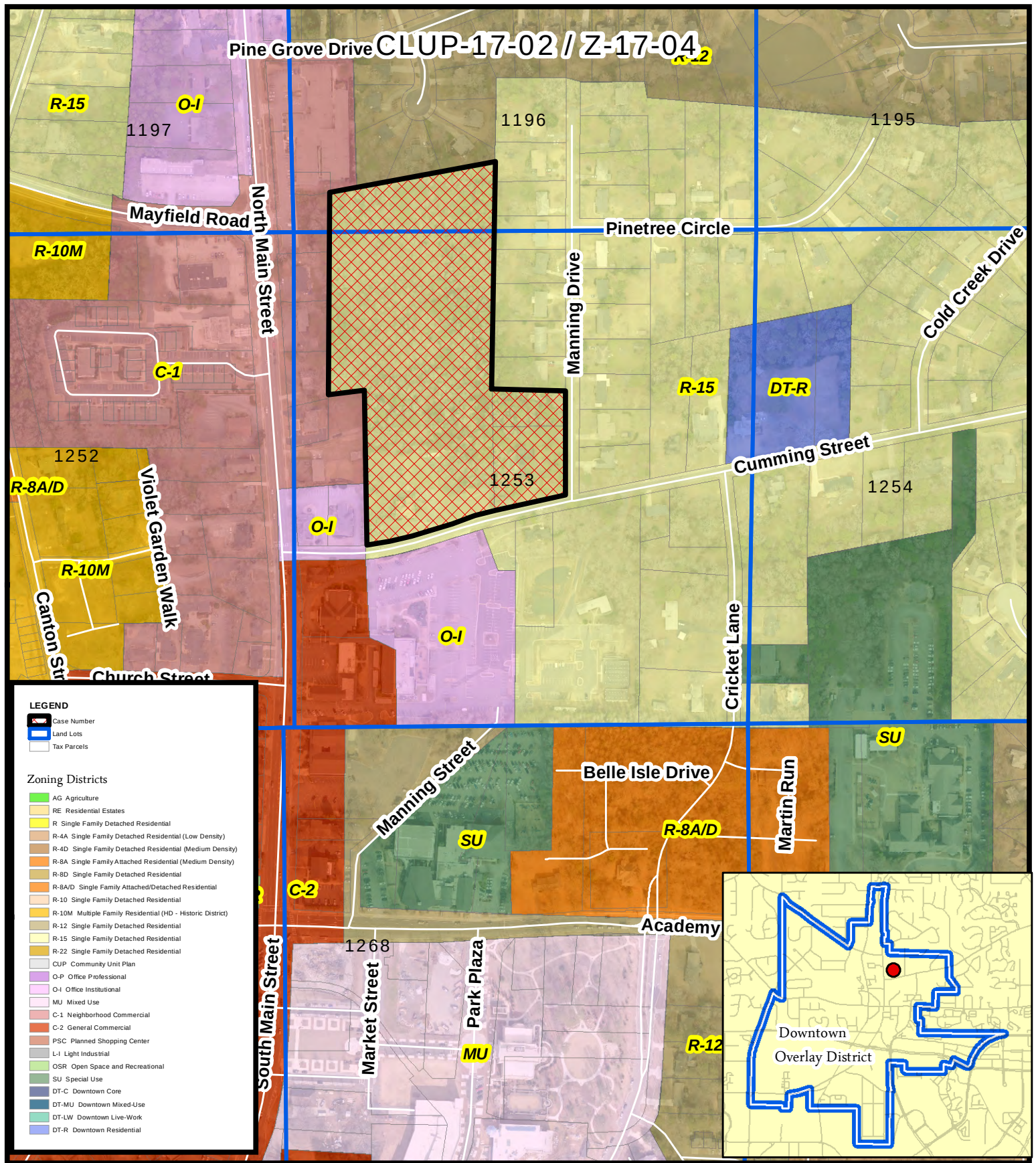


Aerial Map
Taylor Morrison
40 Cumming Street

CLUP-17-02/Z-17-04
D/LL: 2/2/1196, 1253
PC Date: 6/01/17
CC Date: 7/10/17



Location Map Provided by:
Community Development - GIS

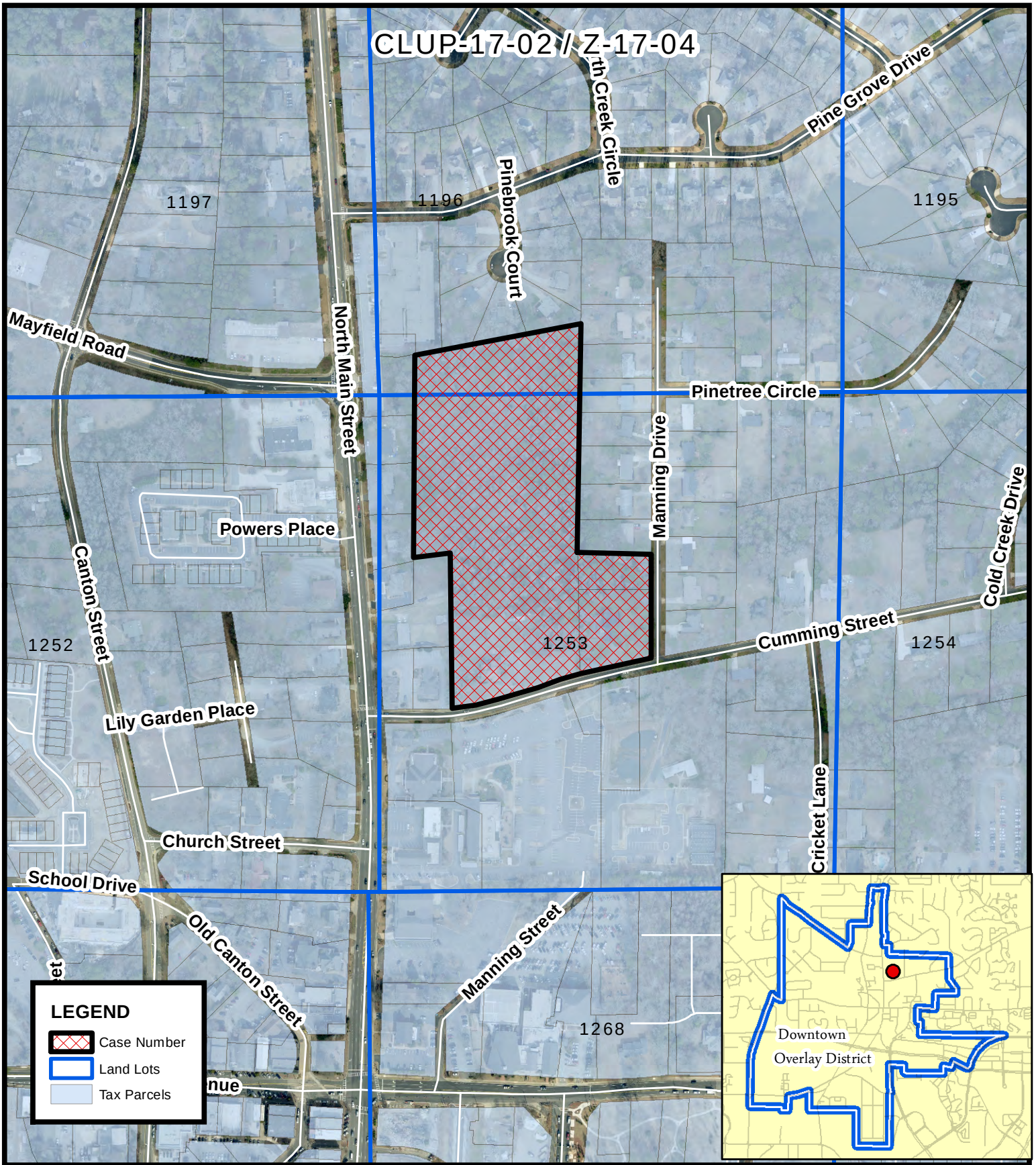


Zoning Map Taylor Morrison 40 Cumming Street

CLUP-17-02/Z-17-04
D/LL: 2/2/1196, 1253
PC Date: 6/01/17
CC Date: 7/10/17

Location Map Provided by:
Community Development - GIS

CLUP-17-02 / Z-17-04

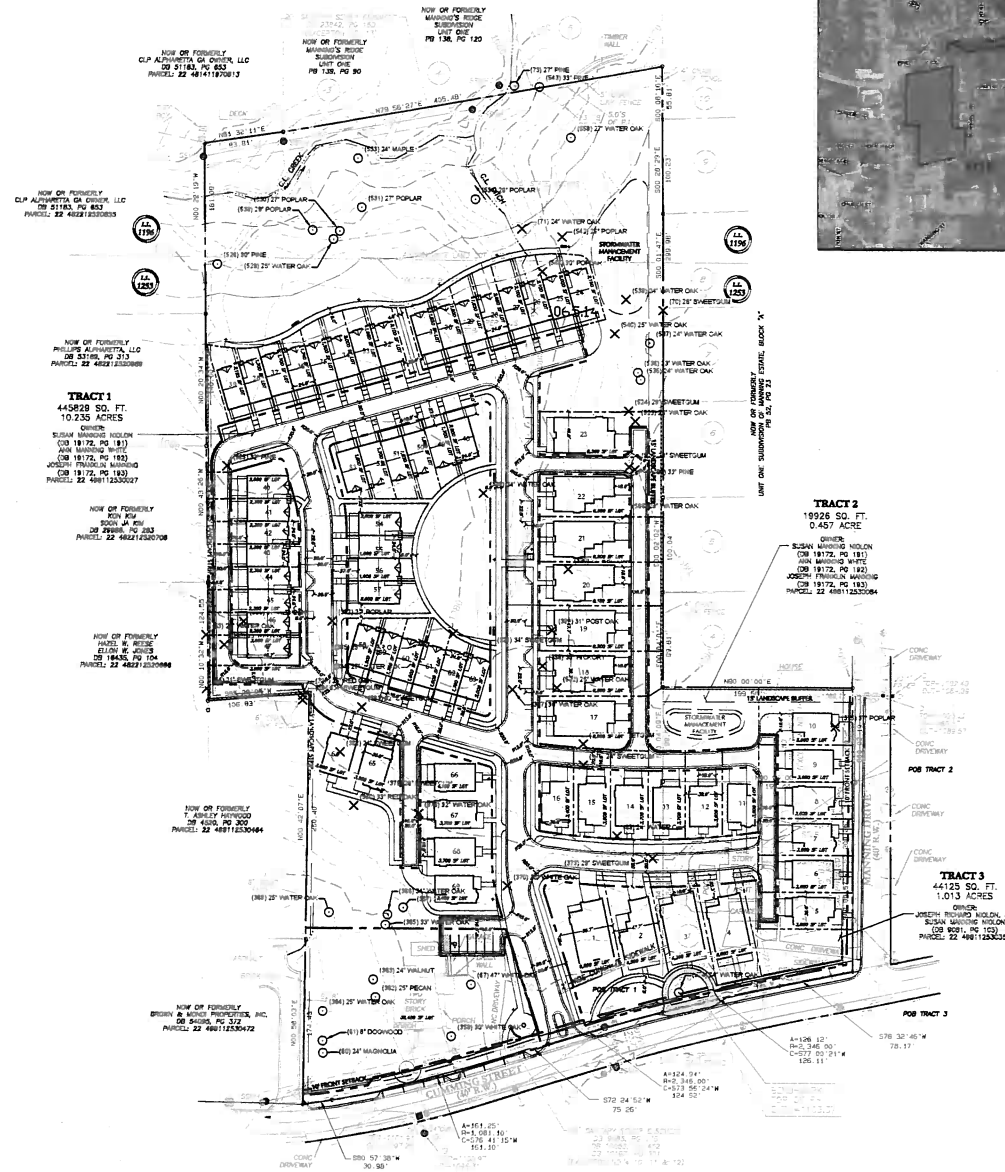


Location Map
Taylor Morrison
40 Cumming Street

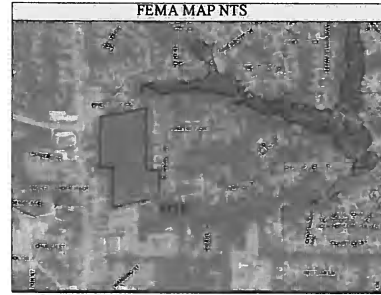
CLUP-17-02/Z-17-04
D/LL: 2/2/1196, 1253
PC Date: 6/01/17
CC Date: 7/10/17

Location Map Provided by:
Community Development - GIS

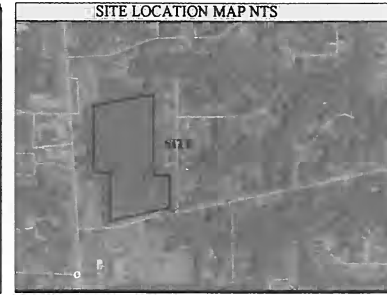
Site Plan 5.19.17 w/Maple Tree Removed



FEMA MAP NTS



SITE LOCATION MAP NTS



SITE DATA:

TOTAL SITE AREA	11.705 ACRES
PARCEL 1	.837 ACRES
PARCEL 2	10.868 ACRES

ZONING

CURRENT ZONING	R-15
PROPOSED ZONING (PARCEL 1).....	DT-LW
PROPOSED ZONING (PARCEL 2).....	DT-R
ZONING JURISDICTION	CITY OF ALPHARETTA

RESIDENTIAL DT-R DENSITY

TOTAL RESIDENTIAL UNITS	69 HOMES
SF ATTACHED HOMES	40 UNITS
SF DETACHED HOMES	29 UNITS
RESIDENTIAL DENSITY STANDARD PER UDC (WITHOUT CONDITIONAL USE PERMIT)	8 UNITS/ACRE
DENSITY PROPOSED (70UNITS / 11.705 ACRES)	5.89 UNITS/ACRE

PERIMETER SETBACK SUMMARY (DT-R & DT-LW)

FRONTAGE PROPERTY SETBACK	10 FEET MIN.
SIDE YARD SETBACK	0 FEET
REAR YARD SETBACK	3/10 FEET
TRANSITIONAL BUFFER ZONE	N/A
LANDSCAPE STRIP (ABUTTING PROPERTIES TO THE WEST)	5 FEET

PARCEL 1 (DT-R) LOT STANDARDS	
1	2
3	4
5	6
7	8
9	10
11	12
13	14
15	16
17	18
19	20
21	22
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81	82
83	84
85	86
87	88
89	90
91	92
93	94
95	96
97	98
99	100

FRONT, SIDE, REAR SETBACK	0 FEET
BUILDING SEPARATION	10 FEET
LOT AREA	2,500 SF. MIN
LOT WIDTH	25 FT. MIN

ATTACHED LOTS

FRONT, SIDE, REAR SETBACK 0' - 0 FEET

BUILDING SEPARATION 0' - 0 FEET

LOT AREA 900 SF. MIN

LOT WIDTH 20 FT. MIN

LOT COVERAGE 70% MAX; 60% PROVIDED

PARCEL 1 PARKING SUMMARY (DT-R)	
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
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98	98
99	99
100	100

RESIDENTIAL PARKING	292 SPACES
(2 GARAGE SPACES & 2 DRIVEWAY SPACES PER UNIT + 16 GUEST SPACES)	
RESIDENTIAL TOTAL HOMES	69 HOMES
RESIDENTIAL PARKING REQUIRED	2 / HOME = 138 SPACES
RESIDENTIAL PARKING PROVIDED	276 SPACES
GUEST PARKING REQUIRED	11 Sp. (15*69)
GUEST PARKING PROVIDED	16 SPACES

PARCEL 2 PARKING SUMMARY (DT-LW)

OFFICE PARKING REQUIRED (3,777 SF)	3/1000 SF = 11 SPACES
OFFICE PARKING PROVIDED	3/1000 SF = 12 SPACES

PARCEL 2 - 40 CUMMING STREET BUILDING (DT-LW)

BUILDING SQ FEET (PER FULTON COUNTY ACCESSOR)	3,777 SQ. FT.
---	---------------

PARCEL 2 LOT STANDARDS (DT-LW)
LOT AREA

LOT AREA 2,500 SF. MIN
LOT WIDTH 25 FT. MIN
LOT COVERAGE 70% MAX/ 38% PROVIDED

CIVIC & AMENITY SPACE SUMMARY

TOTAL OPEN SPACE REQUIRED	20% OF SITE
OPEN SPACE REQUIREMENTS ARE SATISFIED IN TOTAL BASED ON THE	
PRESERVATION OF 40 CUMMING STREET HOUSE ON THE SITE PER SEC. 3.2.4.1	
CIVIC SPACE ON SITE (SEE OPEN SPACE EXHIBIT)	7.9%
AMENITY SPACE ON SITE (SEE OPEN SPACE EXHIBIT)	10.5%
TOTAL OPEN SPACE PROVIDED	18.4%



24 HOUR CONTACT:
JONATHAN JONES
jojones@taylormorrison.com

Z1
SHEET

40 CUMMING STREET, 136 MANNING DRIVE
A MASTER PLANNED RESIDENTIAL COMMUNITY
FOR
TAYLOR MORRISON

TAYLOR MORRISON
FOR
BETTER PLANNED RESIDENTIAL COMMUNITIES
4400 NORTH POINT PARKWAY

SUITE 295
ALPHARETTA, GA 30009
JORDONIS@TAYLORMORRISON.COM

"WE PROVIDE SOLUTIONS"
PLANNERS AND ENGINEERS COLLABORATIVE
SITE PLANNING ■ LANDSCAPE ARCHITECTURE ■ CIVIL ENGINEERING ■ LAND SURVEYING
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REVISIONS:

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TECHNICAL SITE PLAN



SCALE: 1" = 60'
DATE: MAY 19, 2017
PROJECT: 16334.00

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



CERTIFICATION # 0000059389 EXP. 10/27/2018

PLANNERS AND ENGINEERS COLLABORATIVE
 SITE PLANNING & LAND SURVEYING
 440 NORTH POINT PARKWAY
 ALPHARETTA, GA 30009
 JOHNSON@TAYLORMORRISON.COM
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40 CUMMING STREET, 136 MANNING DRIVE
 A MASTER PLANNED RESIDENTIAL COMMUNITY
 FOR
TAYLOR MORRISON
 440 NORTH POINT PARKWAY
 ALPHARETTA, GA 30009
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REVISIONS:

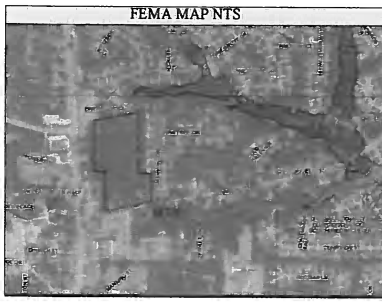
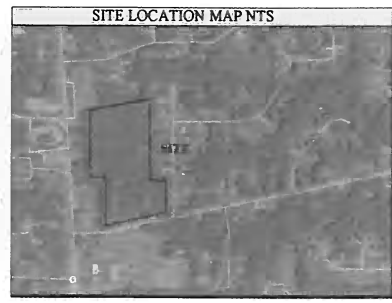
NO.	DATE	BY	DESCRIPTION

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**REZONING
 SITE PLAN**

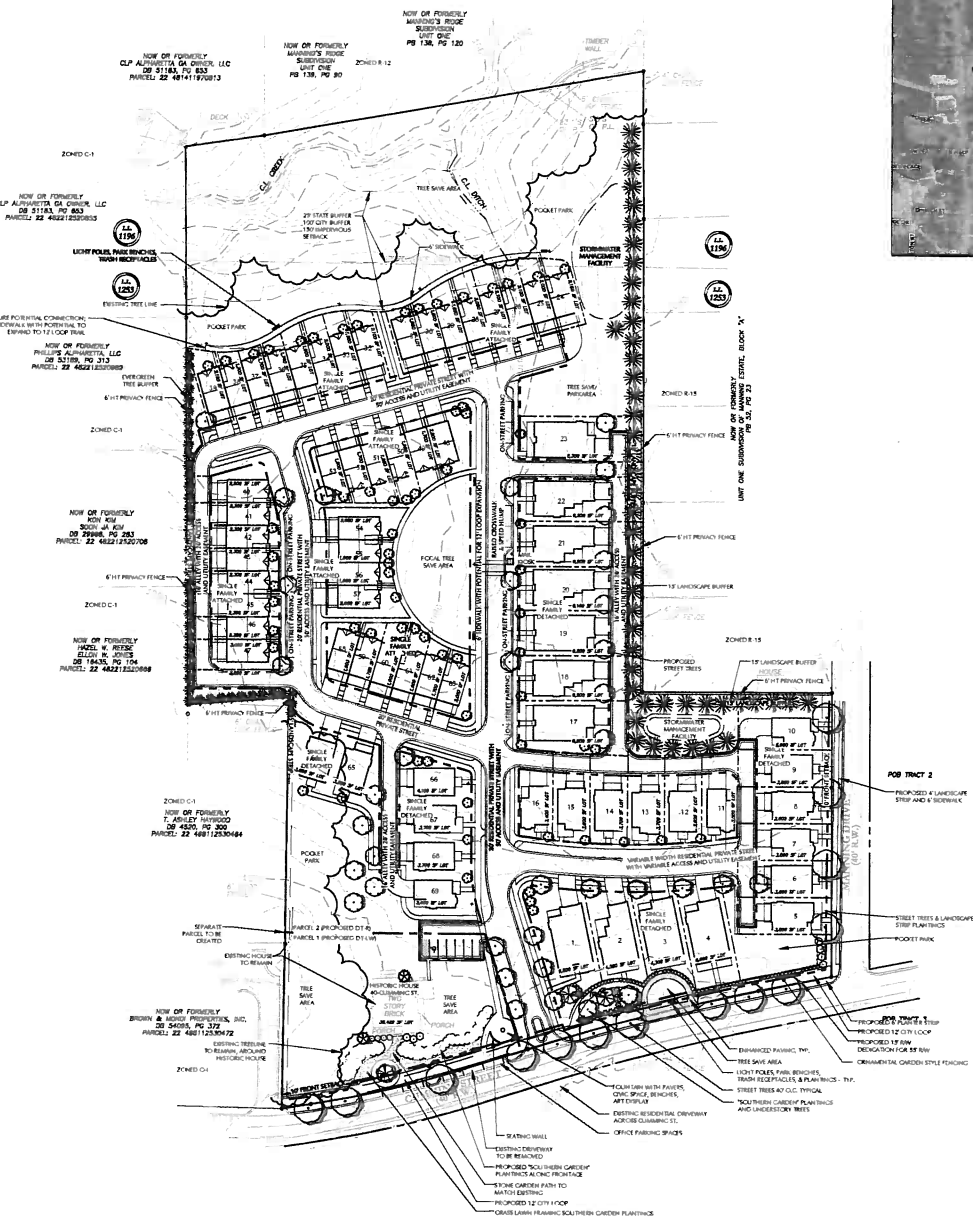
SCALE: 1" = 60'
 DATE: MAY 19, 2017
 PROJECT: 16334.00

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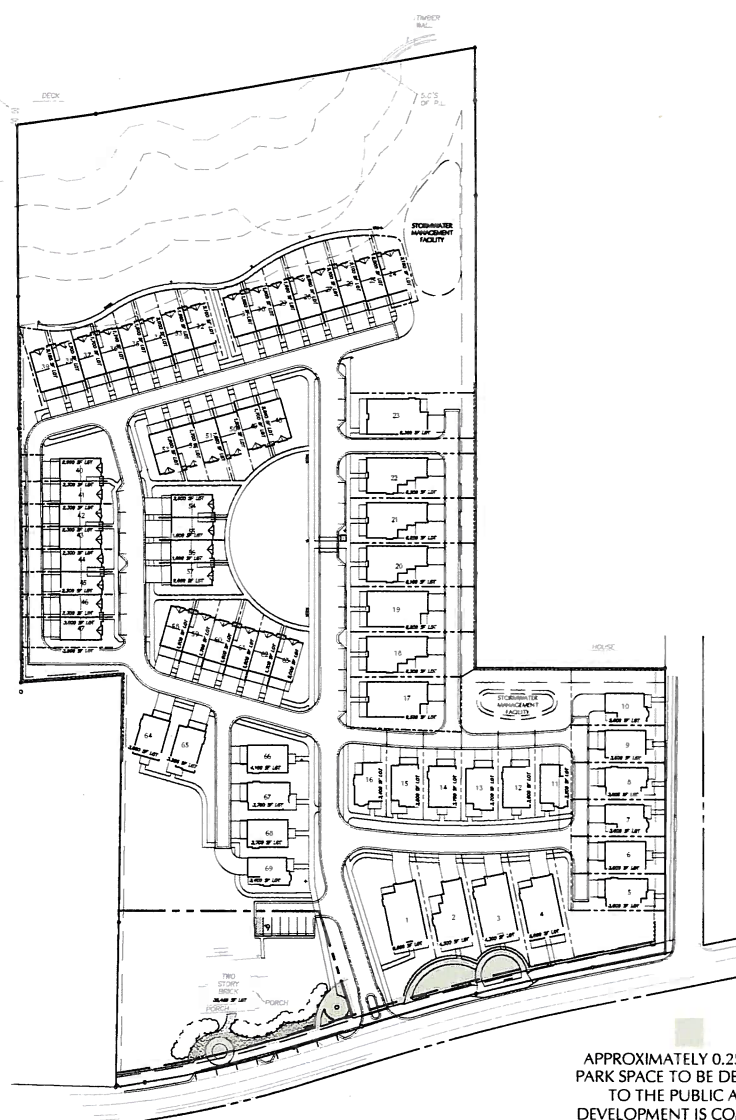
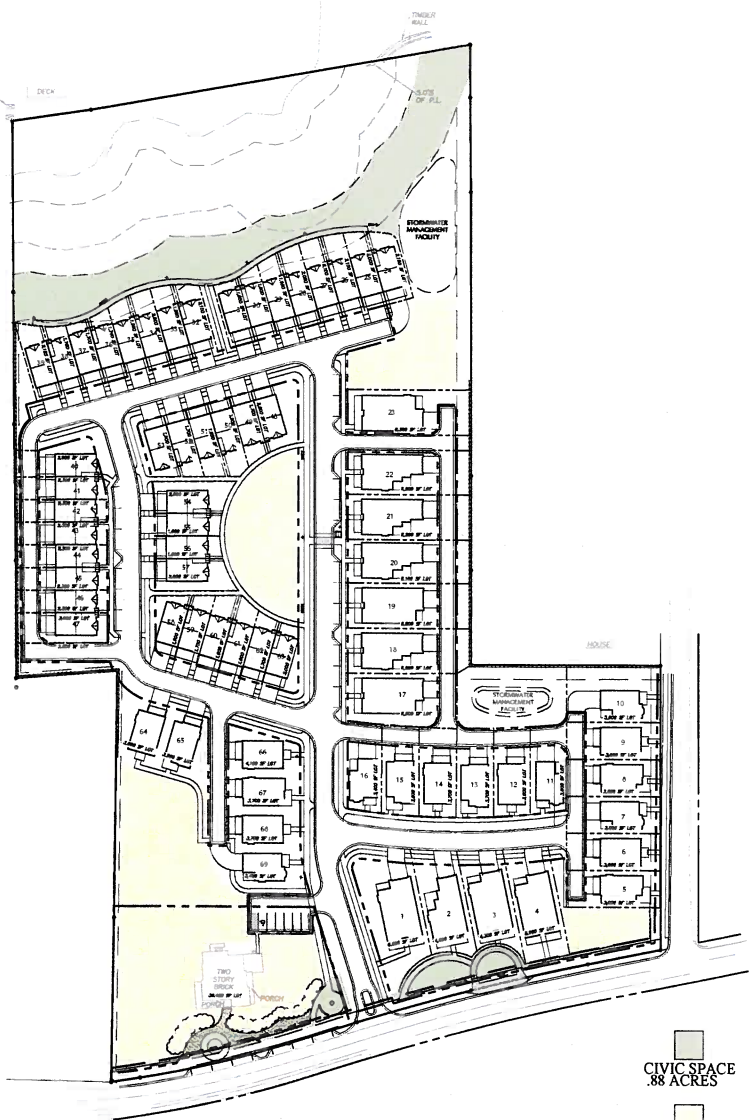


SITE DATA:

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PARCEL 1	0.37 ACRES
PARCEL 2	10.868 ACRES
ZONING	
CURRENT ZONING	R-15
PROPOSED ZONING (PARCEL 1)	DT-LW
PROPOSED ZONING (PARCEL 2)	DT-R
ZONING JURISDICTION	CITY OF ALPHARETTA COUNTY OF FULTON
RESIDENTIAL DT-R DENSITY	
TOTAL RESIDENTIAL UNITS	69 HOMES
SF ATTACHED HOMES	40 UNITS
SF DETACHED HOMES	29 UNITS
RESIDENTIAL DENSITY STANDARD PER UDC (WITHOUT CONDITIONAL USE PERMIT)	8 UNITS/ACRE
DENSITY PROPOSED (UNITS / 11.705 ACRES)	5.89 UNITS/ACRE
PERMETER SETBACK SUMMARY (DT-R & DT-LW)	
FRONTAGE PROPERTY SETBACK	10 FEET MIN.
SIDE YARD SETBACK	0 FEET
REAR YARD SETBACK	3/10 FEET
TRANSITIONAL BUFFER ZONE	N/A
LANDSCAPE STRIP (ABUTTING PROPERTIES TO THE WEST)	5 FEET
PARCEL 1 (DT-R) LOT STANDARDS	
DETACHED LOTS	
FRONT, SIDE, REAR SETBACK	0 FEET
BUILDING SEPARATION	10 FEET
LOT AREA	2,500 SF MIN
LOT WIDTH	25 FT. MIN
ATTACHED LOTS	
FRONT, SIDE, REAR SETBACK	0 FEET
BUILDING SEPARATION	0 FEET
LOT AREA	900 SF MIN
LOT WIDTH	20 FT. MIN
LOT COVERAGE	70% MAX/ 60% PROVIDED
PARCEL 1 PARKING SUMMARY (DT-R)	
RESIDENTIAL PARKING	292 SPACES
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PARCEL 2 LOT STANDARDS (DT-LW)	
LOT AREA	2,500 SF MIN
LOT WIDTH	25 FT. MIN
LOT COVERAGE	70% MAX/ 38% PROVIDED
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TOTAL OPEN SPACE PROVIDED	18.4%



24 HOUR CONTACT:
 JONATHAN JONES
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The Manning Community Architectural Design



The Lewis - Manning House

Lewis-Manning Architectural Influence:

The Lewis Manning House was created in the end of the Romantic Era that dominated the architectural trends in the United States in the mid 1800's.

The architectural styles included:

- Queen Anne
- Greek Revival
- Italianate

Our goal is to take you back in time to when the City of Alpharetta was formed and the Romantic styles dominated. We take pride in our heritage and the ability to honor and preserve history.



Residential Design by:
Main Street Designs of Georgia, LLC
www.MainStreetDesignsLLC.com

40 Cumming Street / 136 Manning Drive
Alpharetta, Georgia

Date: May 22, 2017

TaylorMorrison.

4400 North Point Parkway, Suite 295
Alpharetta, GA 30022

Queen Anne Style:

Identifying Features:

Steeply Pitched or Irregular
Shaped Roofs

Patterened Shingles

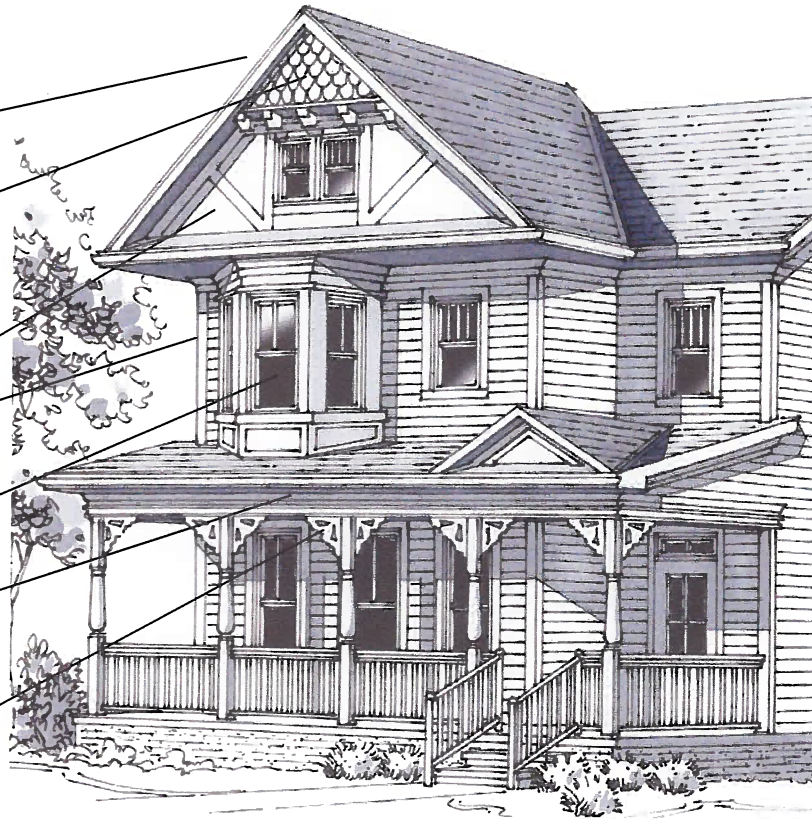
Dominate Front Facing Gable

Asymmetrical Facade

Cutaway Bay Windows

Full or Partial Porch

Decorative porch brackets,
pickets or columns



Queen Anne Style

Background:

Queen Anne style became popular by the architect Richard Norman Shaw in the 19th Century. Distinguished by half timber and patterned masonry, ornate spindlework and intricate detailing. The Lewis-Manning House constructed in 1895 is modeled after the Queen Anne style.



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Alpharetta, GA 30022

Italianate Style:

Identifying Features:

Symmetrical or Asymmetrical
massing

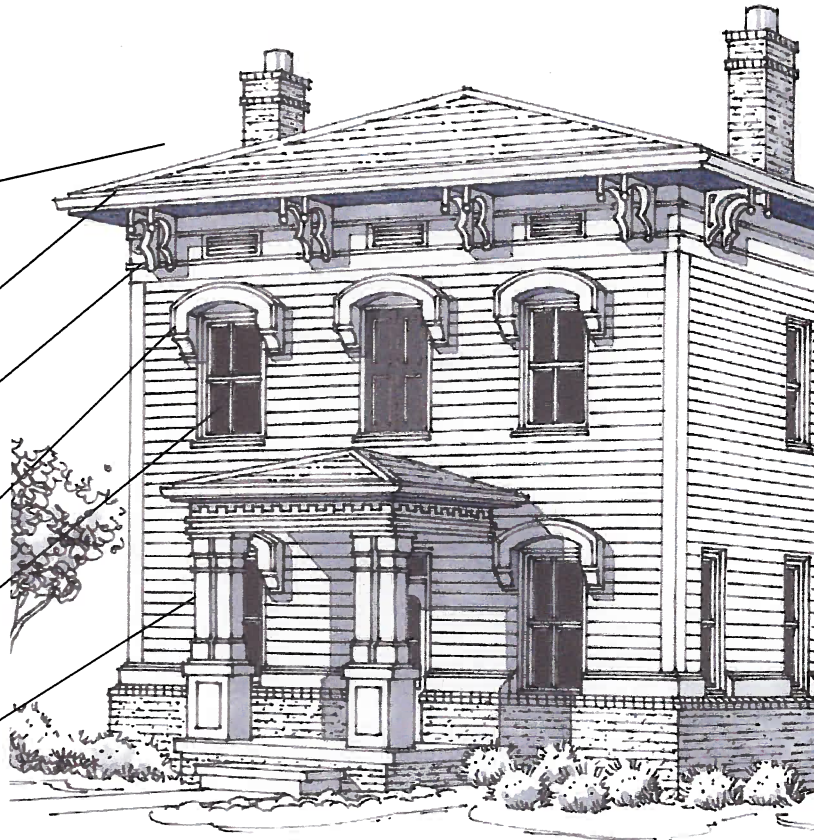
Low pitched main roof (5:12)

Wide overhanging eaves with
decorative brackets

Elaborate window treatment

Two pane window glazing

Single story porches w/ re-
strained detailing and square
posts



Italianate Style

Italianate Style:

Italianate styling dominated urban housing in the decades between 1860 and 1880 in the Eastern and Midwest region. Italianate houses are characterized by wide projecting cornices with brackets, low pitched roofs and decorative window trim.



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Alpharetta, GA 30022

Gothic Revival Style:

Identifying Features:

Symmetrical structure massing

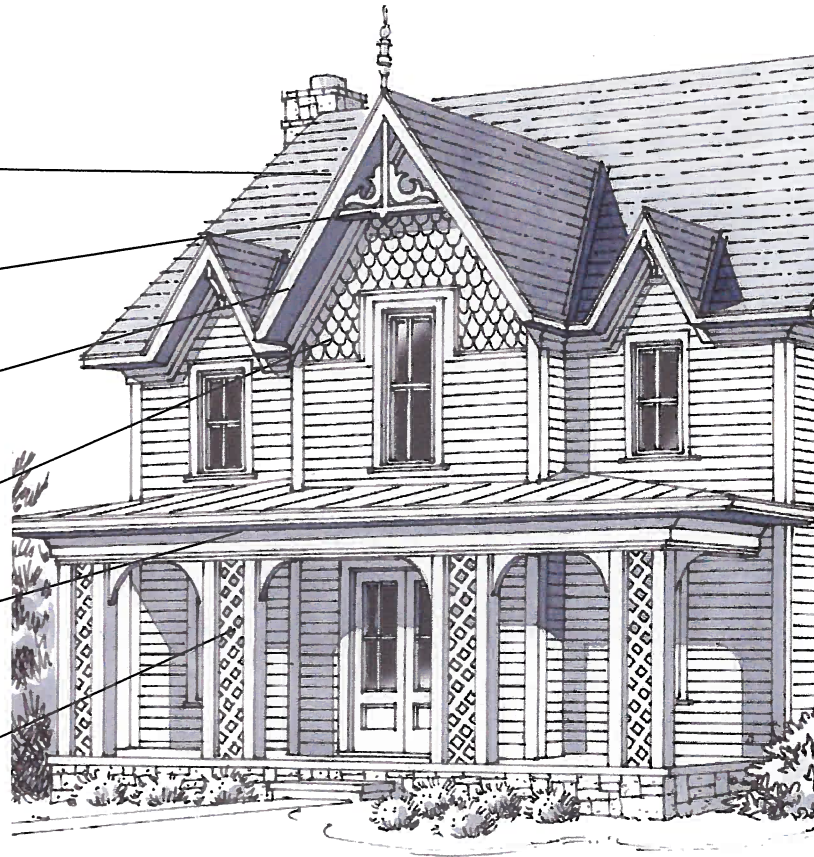
Steep pitch roofs with cross gable bracing

Center or paired gables

Wall surface extending into gable without break

One story full porch

Porch columns with decorative bracing



Gothic Revival Style

Gothic Revival Style:

The Gothic Revival style was more complex and difficult to construct therefore less common. The style grew in popularity in the 1860's in the South. Considered one of the romantic houses using detailing from the European Swiss Chalet. This style became popular by the architect Andrew Jackson Downing's publication in 1842.



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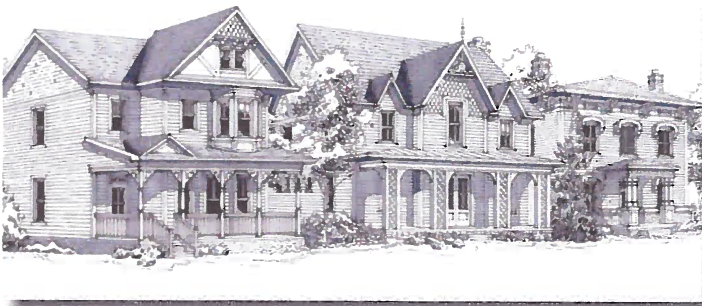
Date: May 22, 2017

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Alpharetta, GA 30022

The Manning Community

Product Overview



Single Family Streetscape View

Single Family Product Line:

- Alley Load Garage Single Family
- 2 Story
- Slab and Basement Conditions

Product Name: Square Footage:

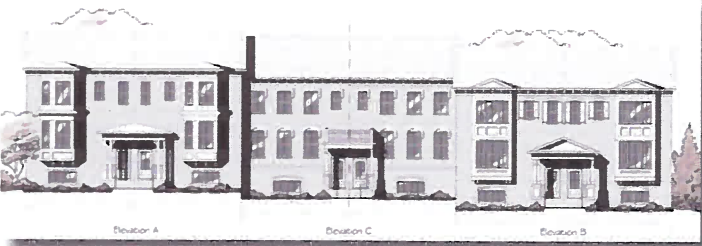
Buckingham	2,256 sq. ft.
Chastain	2,536 sq. ft.
Providence	2,958 sq. ft.
Rutland	2,900 sq. ft.
Cameron	3,104 sq. ft.

Townhome Product Line:

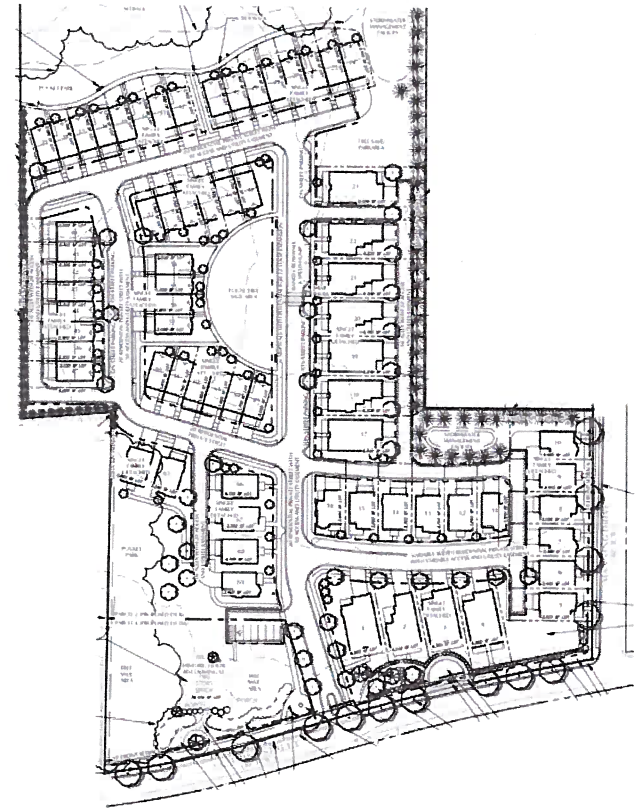
- Alley Load Garage
- 3 Story Drive Under
- Finished Terrace Level
- 2 & 3 Bedroom Options

Product Name: Square Footage:

Merlot	2,536 sq. ft.
Riesling	2,536 sq. ft.



Townhome Streetscape View



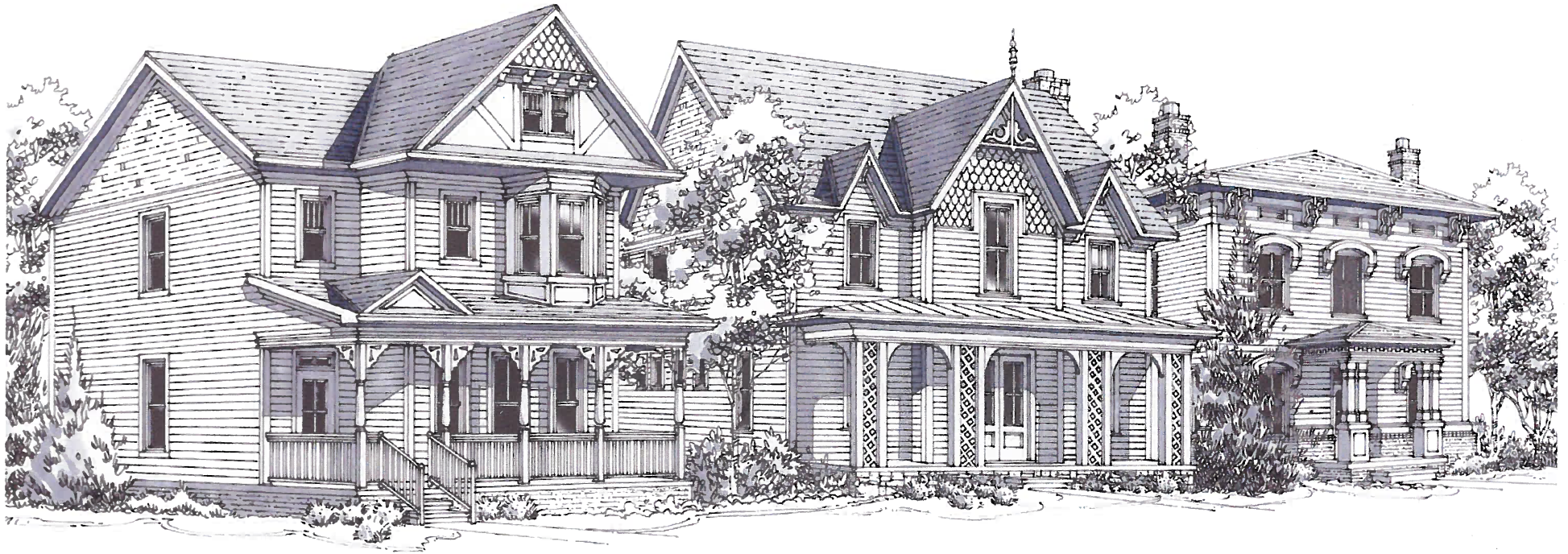
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Single Family Product Line



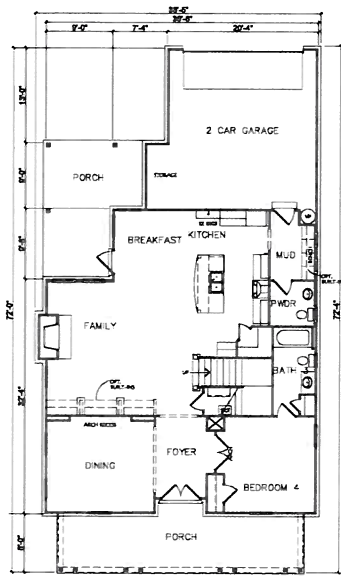
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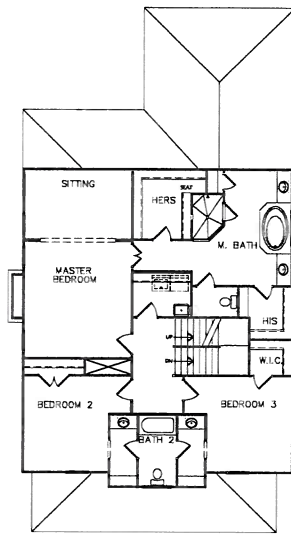
Date: May 22, 2017

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1st FLOOR PLAN - RUTLAND "E"



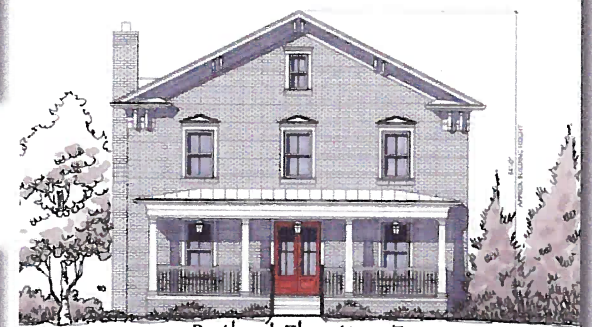
2nd FLOOR PLAN - RUTLAND "E"



Rutland Elevation E
Gothic Revival



Rutland Elevation G
Queen Anne



Rutland Elevation F
Italianate

The Rutland



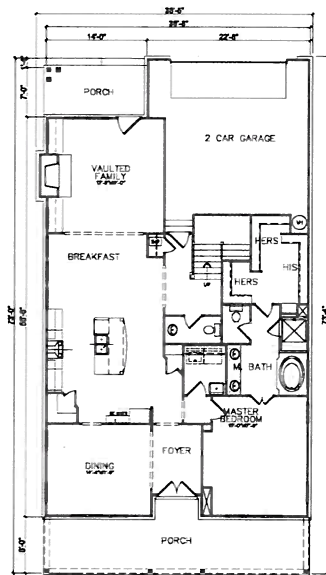
Residential Design by:
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www.MainStreetDesignsLLC.com

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Alpharetta, Georgia

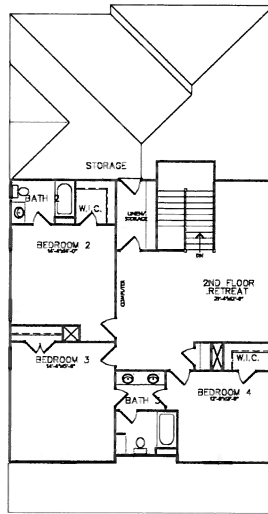
Date: May 22, 2017

TaylorMorrison.

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Alpharetta, GA 30022



1st FLOOR PLAN - CAMERON 'E'



2nd FLOOR PLAN - CAMERON 'E'



Cameron Elevation E
Gothic Revival



Cameron Elevation G
Queen Anne



Cameron Elevation F
Italianate

The Cameron



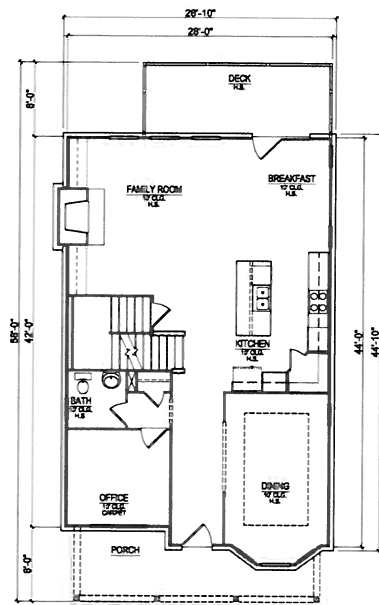
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40 Cumming Street / 136 Manning Drive
Alpharetta, Georgia

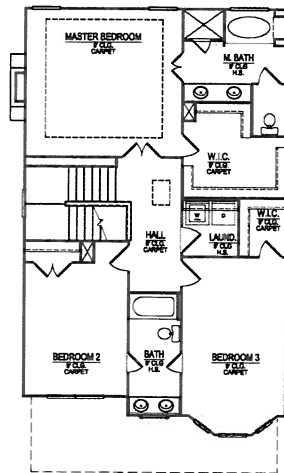
Date: May 22, 2017

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4400 North Point Parkway, Suite 295
Alpharetta, GA 30022



1st FLOOR PLAN - BUCKINGHAM "E"



2nd FLOOR PLAN - BUCKINGHAM "E"

The Buckingham



Buckingham E
Queen Anne



Buckingham G
Gothic Revival



Buckingham F
Italianate



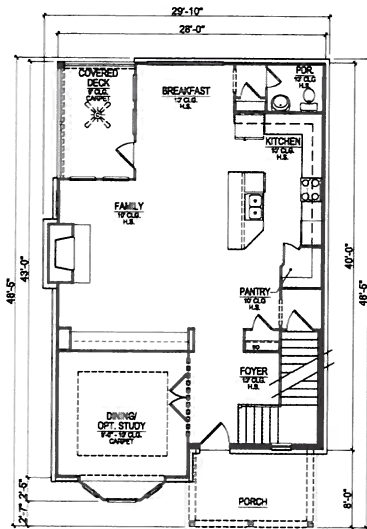
Residential Design by:
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40 Cumming Street / 136 Manning Drive
Alpharetta, Georgia

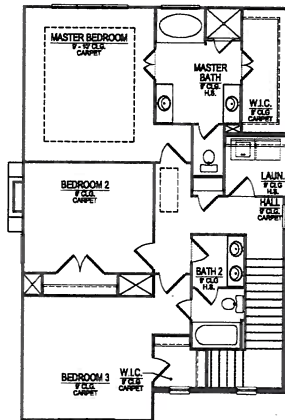
Date: May 22, 2017

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1st FLOOR PLAN - CHASTAIN "E"



2nd FLOOR PLAN - CHASTAIN "E"

The Chastain



Chastain Elevation E

Italianate



Chastain Elevation G

Italianate



Chastain Elevation F

Gothic Revival



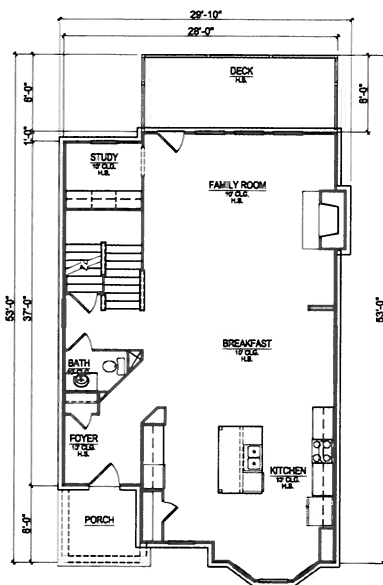
Residential Design by:
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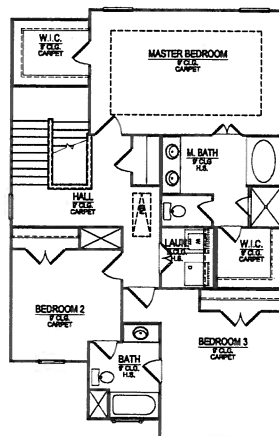
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1st FLOOR PLAN - PROVIDENCE "H"



2nd FLOOR PLAN - PROVIDENCE "H"

The Providence



Providence Elevation H

Gothic Revival



Providence Elevation K



Providence Elevation J

Queen Anne



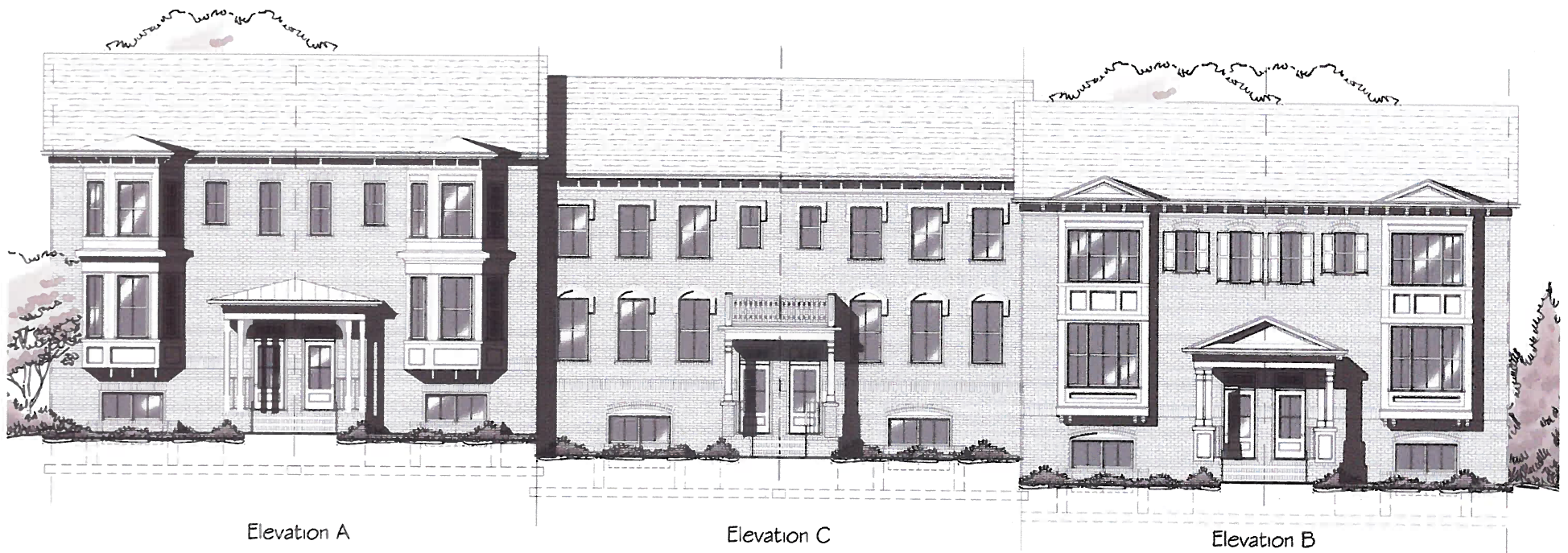
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Front Elevation

Manning Townhomes



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Italianate Style:

Identifying Features:



Townhome Elevation B

Two to three Stories

Low pitched main roof (5:12)

Wide cornice overhangs with decorative brackets beneath eaves

Narrow windows with 2 over 2 mullions

Bay Windows

Decorative or arched window crowns

Square porch columns with chiseled corners

Brick Veneer w/ rowlock detailing



Townhome Elevation A



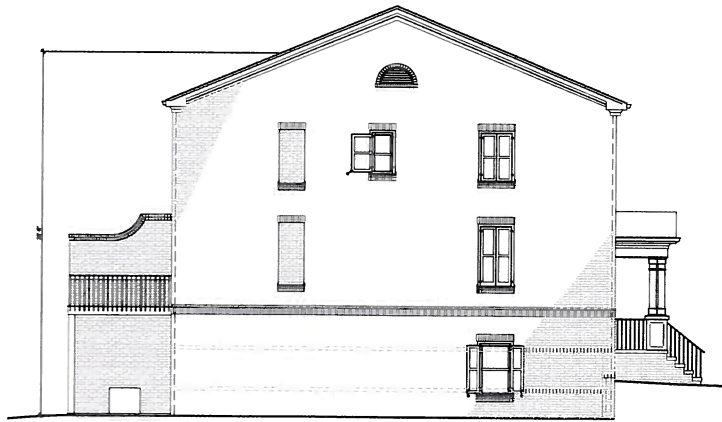
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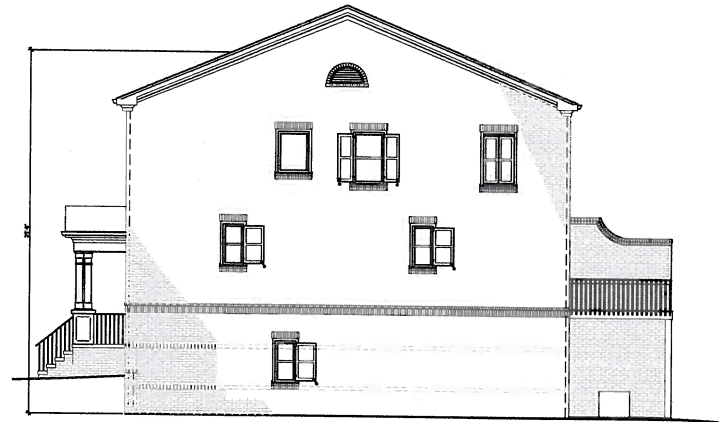
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Left Elevation



Right Elevation



Rear Elevation

Manning Townhomes



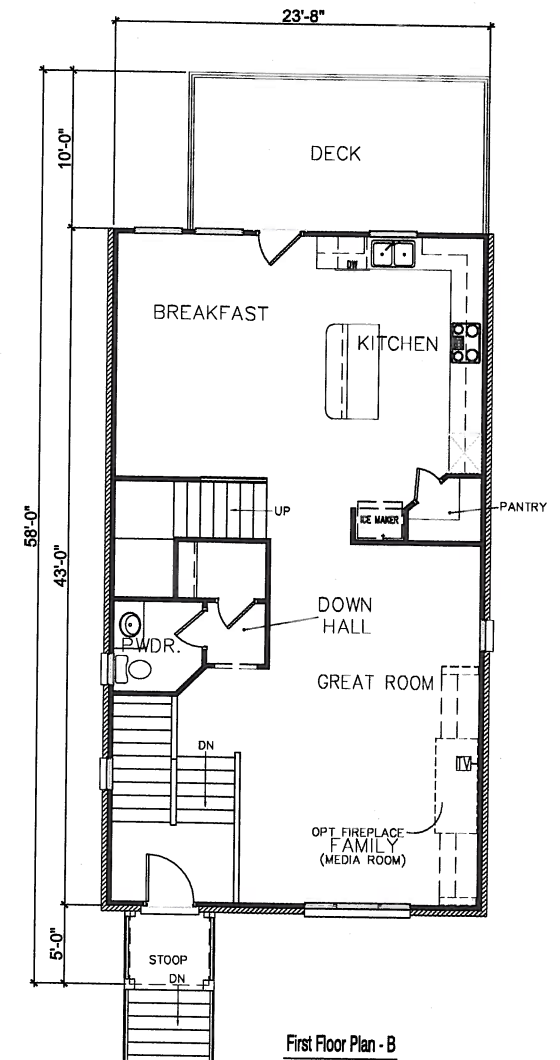
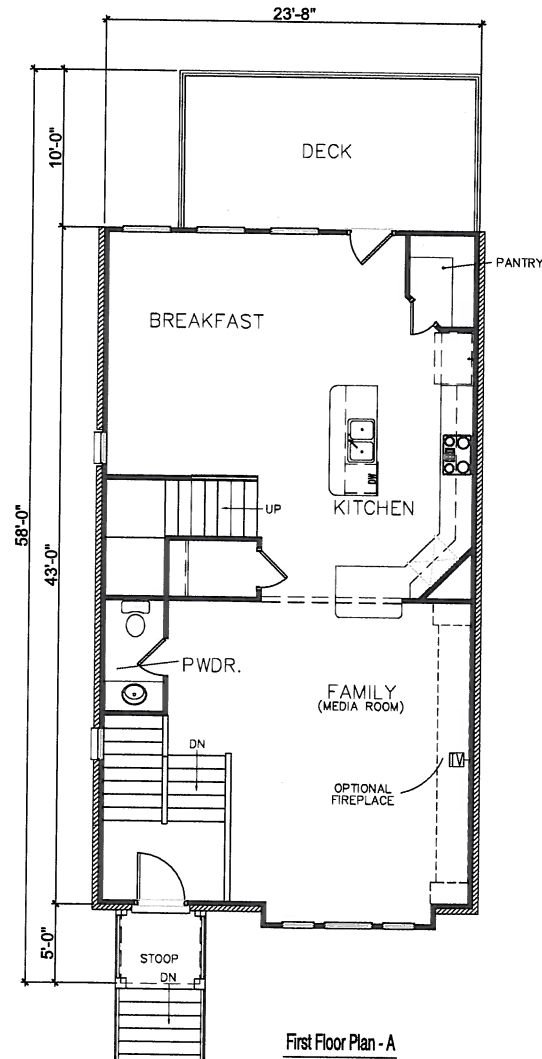
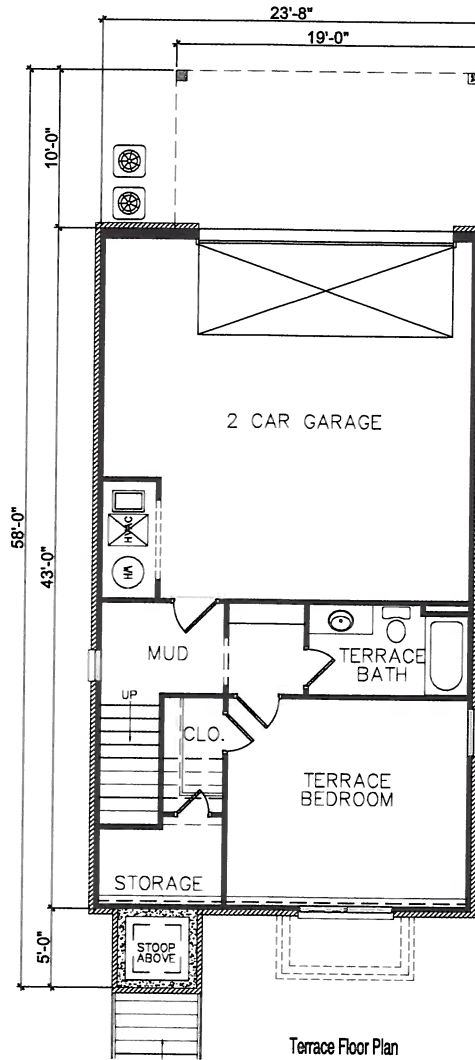
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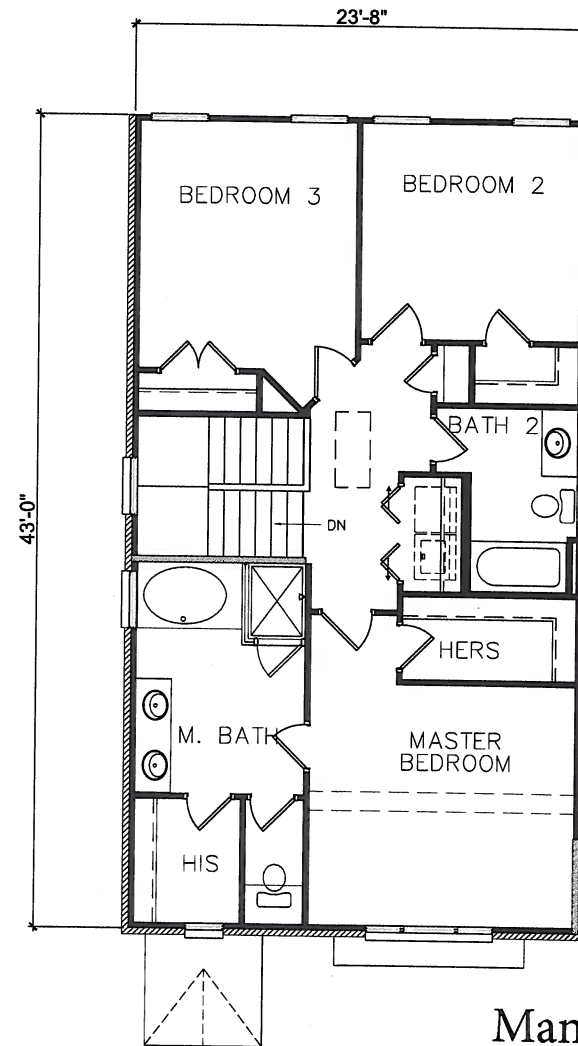
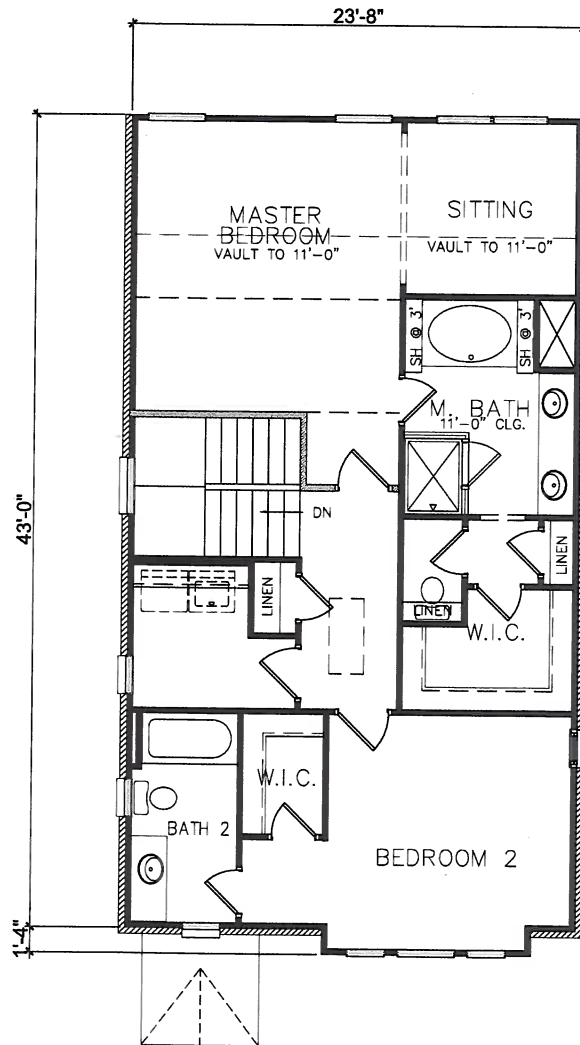
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Manning Townhomes



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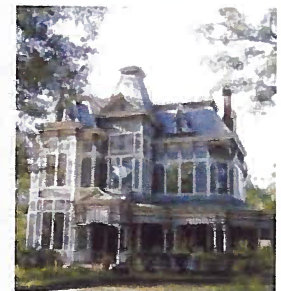
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Queen Anne Style:

Queen Anne style became popular by the architect Richard Norman Shaw in the 19th Century. Distinguished by half timber and patterned masonry, ornate spindlework and intricate detailing. The Lewis-Manning House constructed in 1895 is modeled after the Queen Anne style.



The Lewis - Manning House



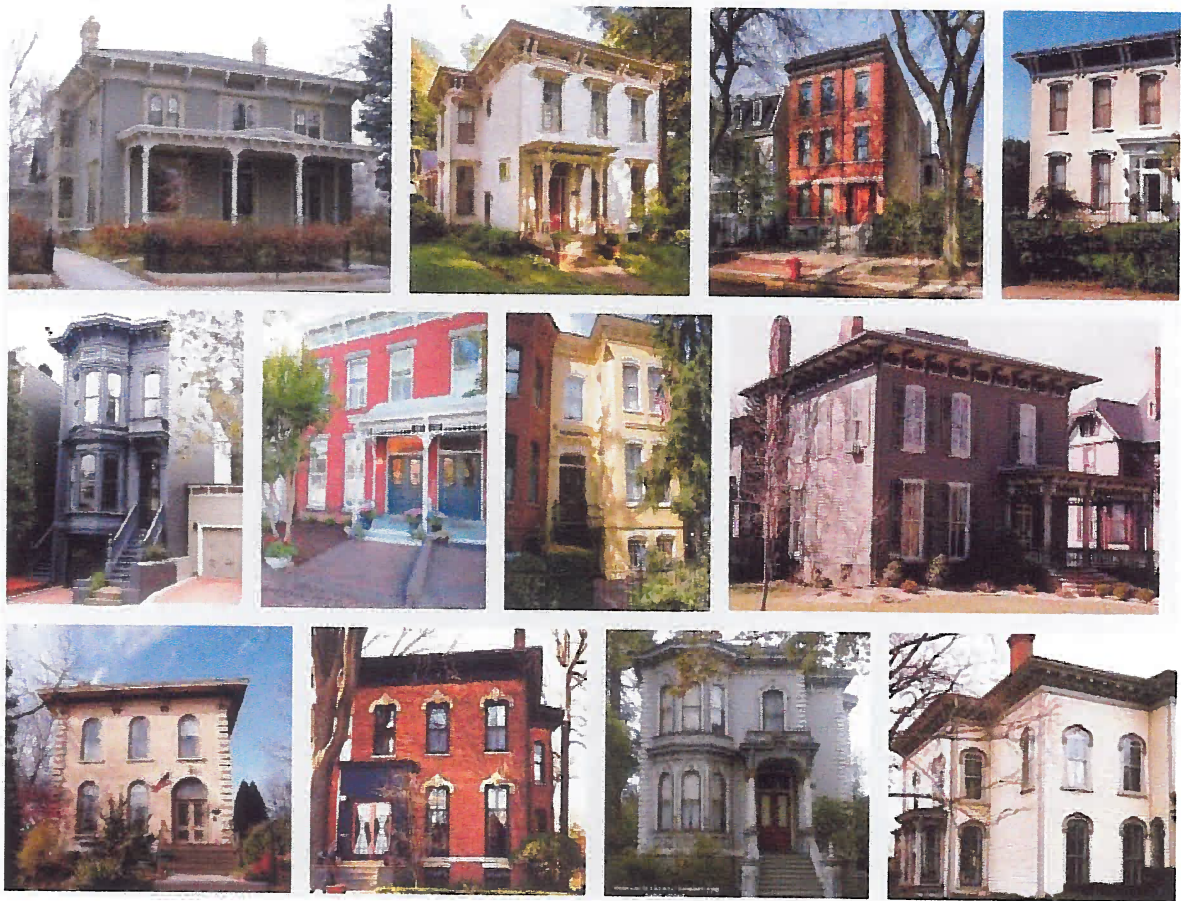
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Italianate Style:

Italianate styling dominated urban housing in the decades between 1860 and 1880 in the Eastern and Midwest region. Italianate town houses are characterized by wide projecting cornices with brackets, low pitched roofs and decorative window trim.



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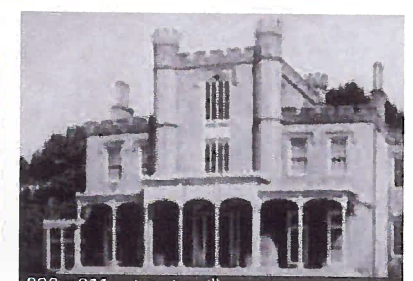
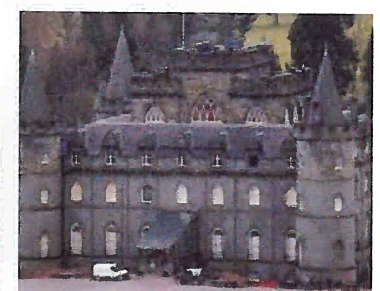
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Gothic Revival Style:

The Gothic Revival style was more complex and difficult to construct therefore less common. The style grew in popularity in the 1860's in the South. Considered one of the romantic houses using detailing from the European Swiss Chalet. This style became popular by the architect Andrew Jackson Downing's publication in 1842.



320 x 211 - victorianvilla.com



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Alpharetta, GA 30022

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Traffic Impact Study

Manning Square TIA

City of Alpharetta, Georgia

Report Prepared:

April 2017

Prepared for:

Taylor Morrison of Georgia, LLC

Prepared by:

Kimley»Horn

Kimley-Horn and Associates, Inc.
2 Sun Court, Suite 450
Peachtree Corners, Georgia 30092
Project #017270004

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Appendix E:	Intersection Volume Worksheets
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1.0 INTRODUCTION

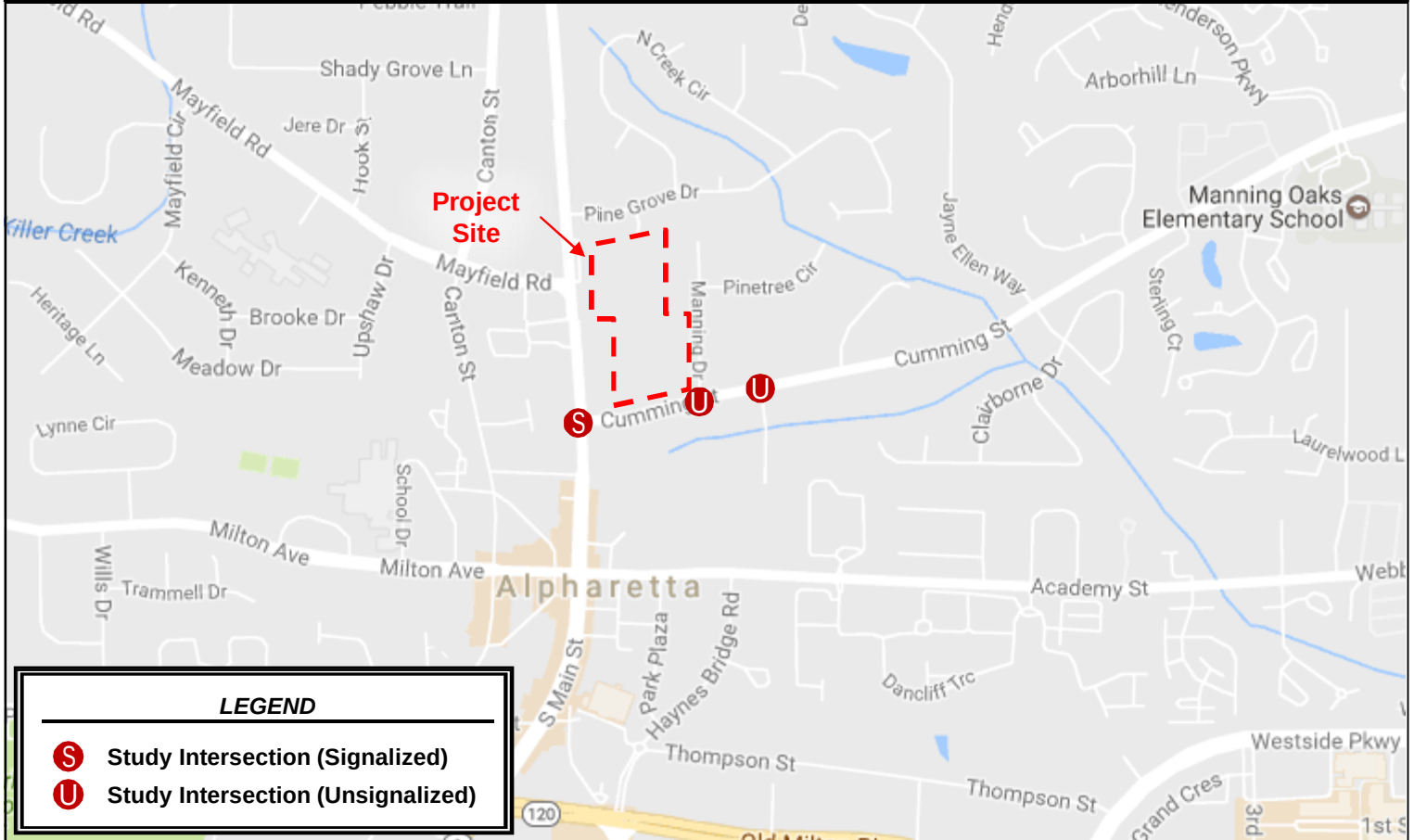
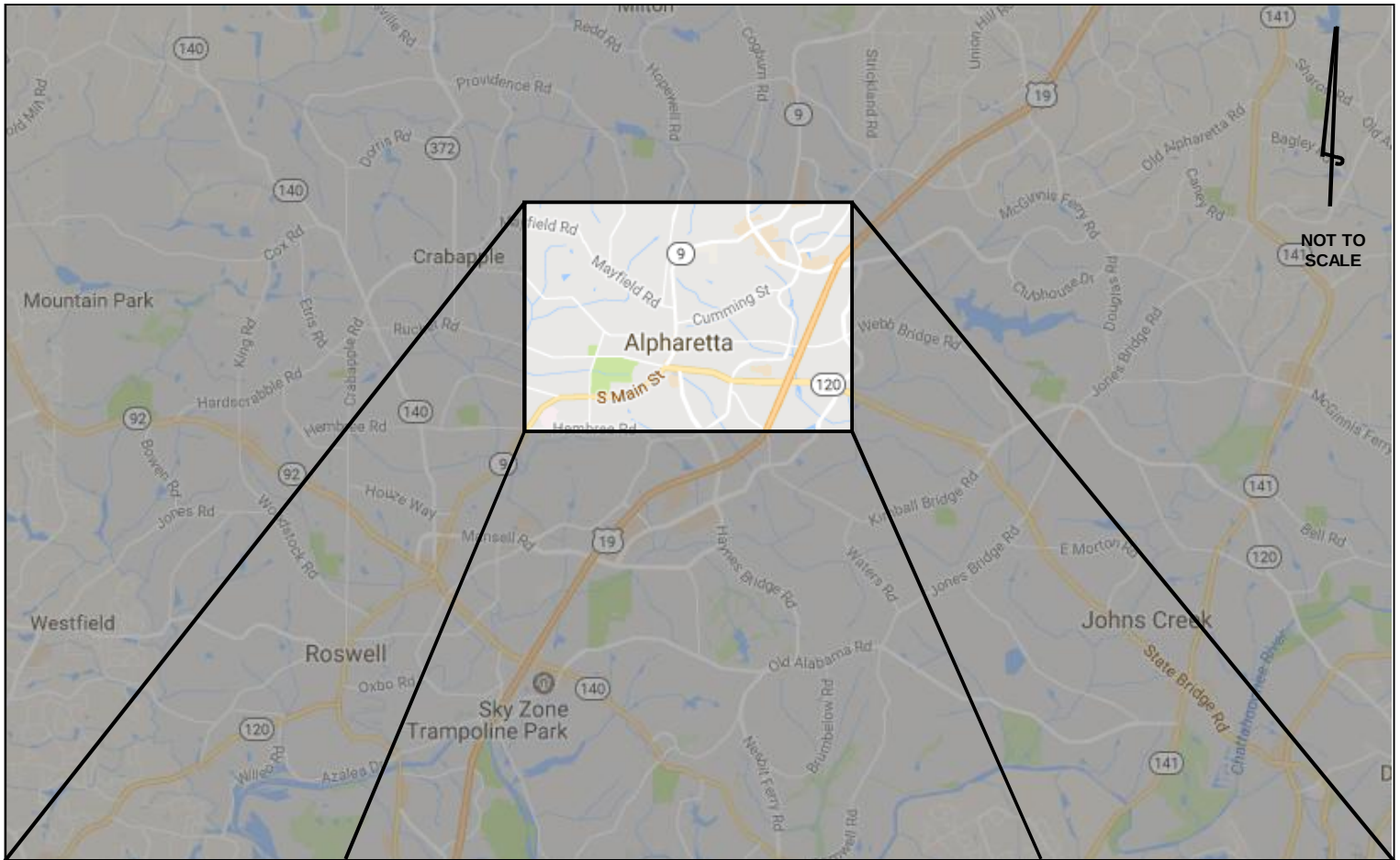
This report presents the analysis of the anticipated traffic impacts associated with the *Manning Square* development, which is expected to be completed in year 2020 (referred to herein as “build-out year”). This study evaluates the impact of constructing 52 dwelling units of residential condominium / townhouse, and 19 dwelling units of single-family detached housing.

The 11.705-acre *Manning Square* site is located northwest of the intersection of Cumming Street at Manning Drive in Alpharetta, Georgia. The proposed site is currently zoned as detached residential (R-15) / neighborhood commercial (C-1). The proposed rezoning is for downtown residential (DT-R). **Figure 1** provides a location map of the project site and the three (3) study intersections. **Figure 2** provides aerials that capture the project site and the study roadway network. Additionally, photographs collected adjacent to the site driveway are provided in **Appendix A**.

2.0 STUDY AREA DETERMINATION

A study area was selected which includes the intersections that will be primarily impacted by the development. The study area consists of the following three (3) existing intersections, one of which will provide access to the site.

1. SR 9 at Cumming Street (Signalized)
2. Cumming Street at Manning Drive (Unsignalized)
3. Cumming Street at Cricket Lane (Unsignalized)





LEGEND

----- Proposed Project Site

----- Site Driveway to serve Proposed Development

3.0 EXISTING TRAFFIC CONDITIONS

The roadways within the study network have the following characteristics:

SR 9 is a four-lane, undivided roadway south of Cumming Street that transitions to a two-lane, undivided roadway north of Cumming Street. SR 9 has a posted speed limit of 35 MPH in the vicinity of the project site. GDOT counts taken north of Cumming Street indicated an AADT of 25,600 vehicles per day in 2015.

Cumming Street is a two-lane, undivided roadway with a posted speed limit of 35 MPH. GDOT counts taken east of Cricket Lane indicated an AADT of 6,880 vehicles per day in 2015.

Cricket Lane is a two-lane, undivided roadway with a posted speed limit of 25 MPH. GDOT counts are not available along this roadway.

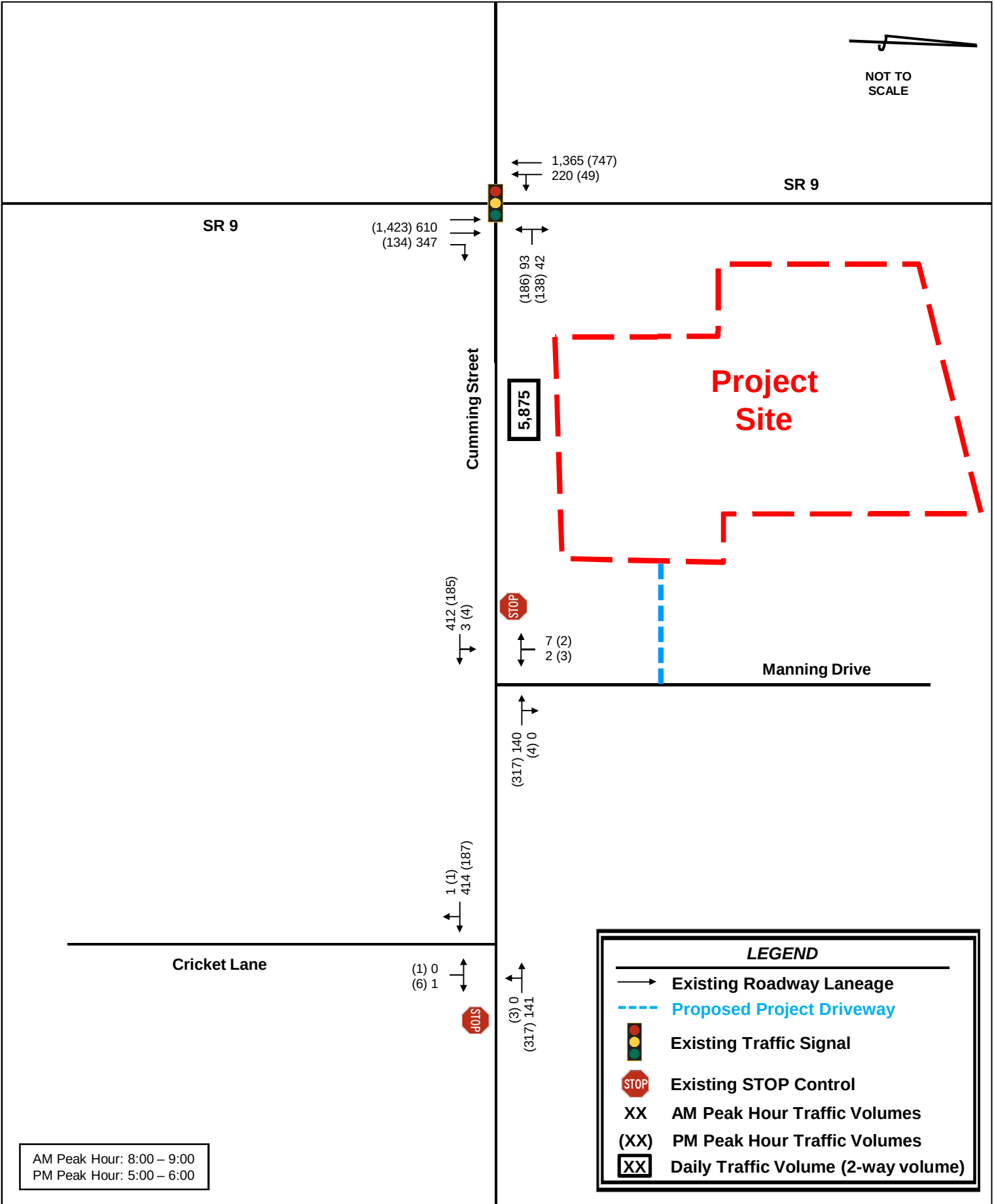
Manning Drive is a two-lane, undivided roadway with a posted speed limit of 25 MPH. GDOT counts are not available along this roadway.

Vehicle peak hour turning movement counts were performed at this following three (3) off-site study intersections:

1. SR 9 at Cumming Street (Signalized)
2. Cumming Street at Manning Drive (Unsignalized)
3. Cumming Street at Cricket Lane (Unsignalized)

The turning movement counts were performed on Tuesday, February 7, 2017. The counts performed determined that the AM peak hour generally occurred from 8:00 AM to 9:00 AM and the PM peak hour generally occurred from 5:00 PM to 6:00 PM. The peak hour traffic counts were used to perform the analysis presented in this report. The complete traffic count data is provided in **Appendix B**.

The study area was observed on February 22, 2017. Site photographs are provided in **Appendix A**. **Figure 3** illustrates the existing 2017 peak hour traffic volumes at the study intersections and existing roadway geometry (intersection layout).



4.0 PROJECTED BACKGROUND (NON-PROJECT) TRAFFIC

Projected background (non-project) traffic is defined as the expected traffic on the roadway network in the future year(s) absent the *Manning Square* development. The existing 2017 peak hour traffic volumes were increased by 2.0% per year for three (3) years to account for the expected background growth in traffic through year 2020, build-out of the project. The projected project trips associated with the build-out of the Academy Street Tract are also included in the Projected 2020 No-Build condition plus the impacts of Cricket Lane extension to Haynes Bridge Road. This accounts for the additional background growth in traffic expected to occur in the vicinity of the site. **Figure 5** illustrates the Projected 2020 No-Build traffic volumes.

4.1 FUTURE ROADWAY / INTERSECTION PROJECTS

The Atlanta Regional Commission's Regional Transportation Improvement Plan Update, the Atlanta Regions Plan, and GDOT Statewide TIP (STIP) were researched for currently programmed transportation projects within the vicinity of the proposed development.

1. **FN-067A:** Project includes widening along SR 9 from Academy Street to Windward Parkway.
2. **FN-067B:** Project includes operational improvements from Hembree Road to Academy Street.
3. **FN-222:** Project include widening along SR 9 from Windward Parkway to Forsyth County Line.

Fact sheets for the above-mentioned projects are included in **Appendix C**.

5.0 PROJECT TRAFFIC

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the proposed development, and the distribution and assignment of that traffic through the study roadway network. This traffic impact study evaluated the impacts of adding the trips created by the proposed *Manning Square* development containing 52 dwelling units of residential condominium / townhouse, and 19 dwelling units of single-family detached housing.

In addition to the trips generated by the proposed development, a minimal number of trips will re-route throughout the network to use the newly constructed public road connecting Hanes Bridge Road to Cricket Lane, which is associated with the Academy Street Tract development (under construction). These re-routed network trips were documented in the Academy Street Study and added to the trips generated by the proposed *Manning Square* development. **Figure 4** illustrates the projected re-routed trips added to the study intersections based on the Academy Street Tract Traffic Impact Study.

5.1 PROJECT SITE ACCESS

Access to the site will be provided at one site driveway which is shown on the proposed site plan in **Appendix D**. A brief description of the site driveway follows:

- Proposed Site Driveway (located along Manning Drive) – a full-movement driveway located approximately 150' north of Cumming Street. The intersection will operate under side-street stop-control.

The site driveway provides vehicular access to the entire development. Internal, private roadways throughout the site provides access to all buildings and parking facilities. See referenced site plan in **Appendix D** for a visual representation of vehicular access and circulation throughout the proposed development.

5.2 TRIP GENERATION

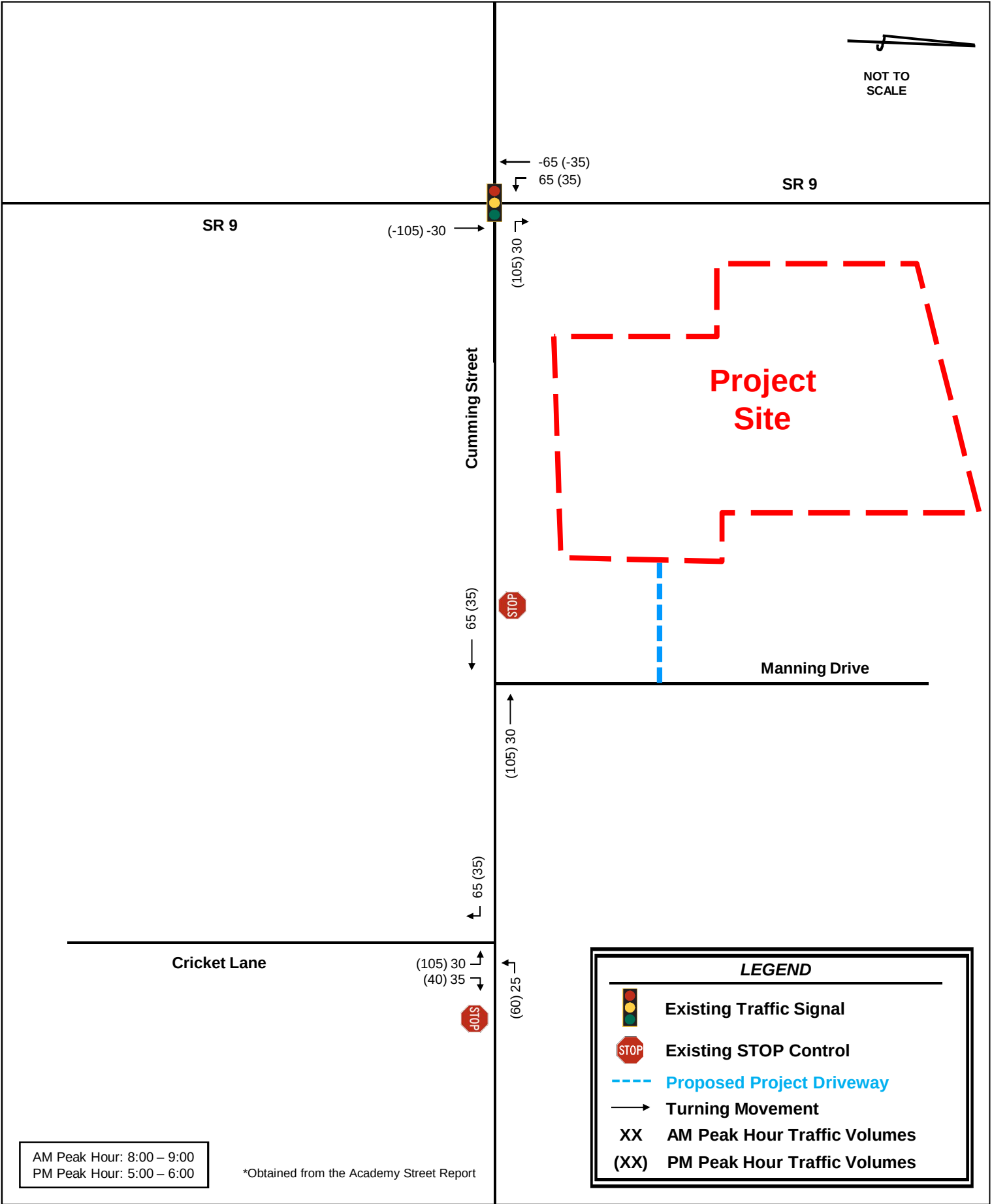
Gross trips associated with the proposed development were estimated using the *Institute of Transportation Engineers' (ITE) Trip Generation Manual, Ninth Edition, 2012*, using equations where available. Trip generation for the proposed developments were calculated based upon the following land uses:

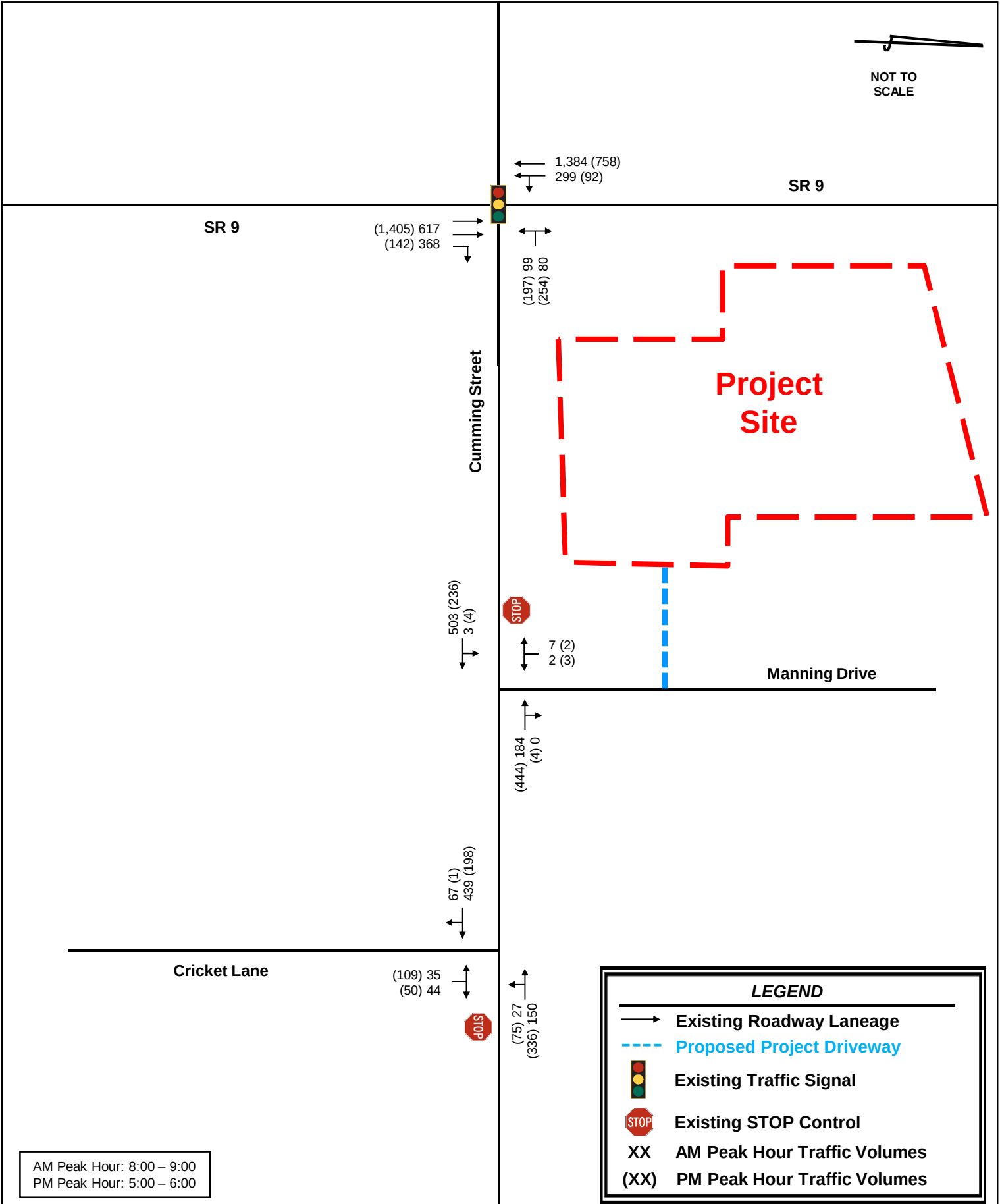
Table 1 summarizes the net trip generation for the proposed developments upon full build-out (2020).

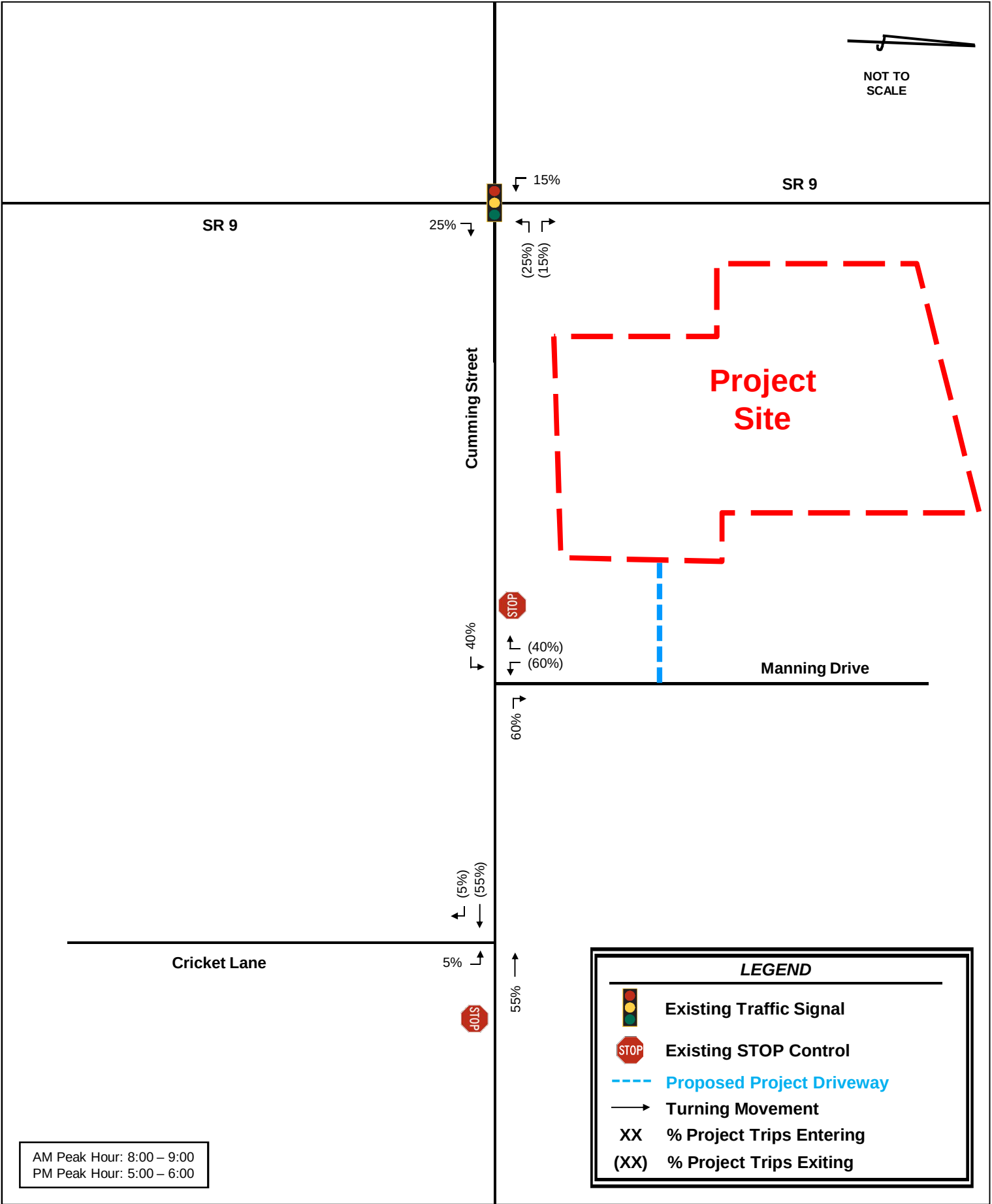
Table 1: Project Trip Generation Summary							
Land Use (Intensity)	ITE Code	Daily Traffic		AM Peak Hour		PM Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
19 units – Single-Family Detached Housing	210	113	113	6	17	15	9
52 units – Residential Condominium / Townhouse	230	182	182	5	26	23	12
Total New Trips		295	295	11	43	38	21

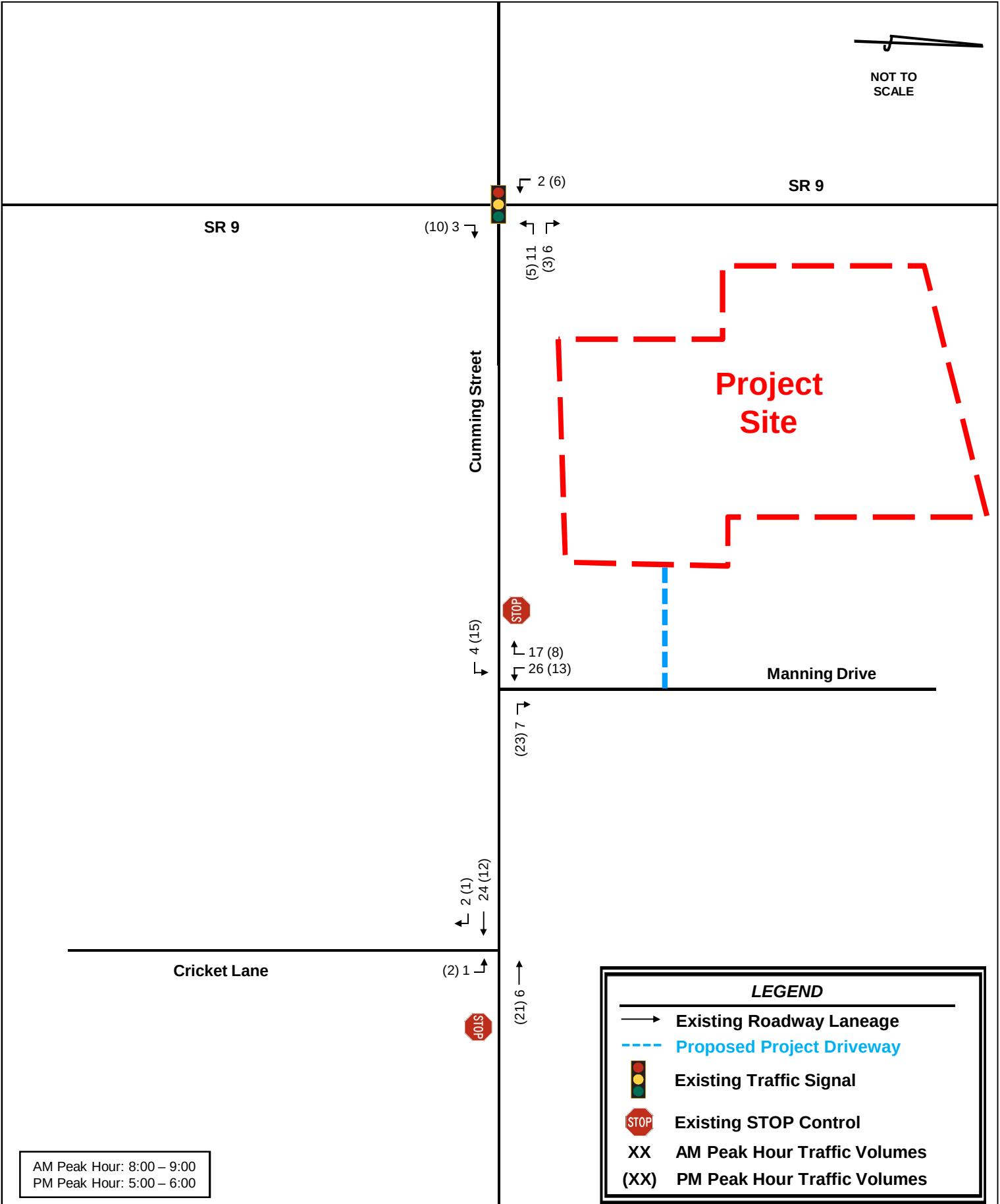
5.3 TRIP DISTRIBUTION AND ASSIGNMENT

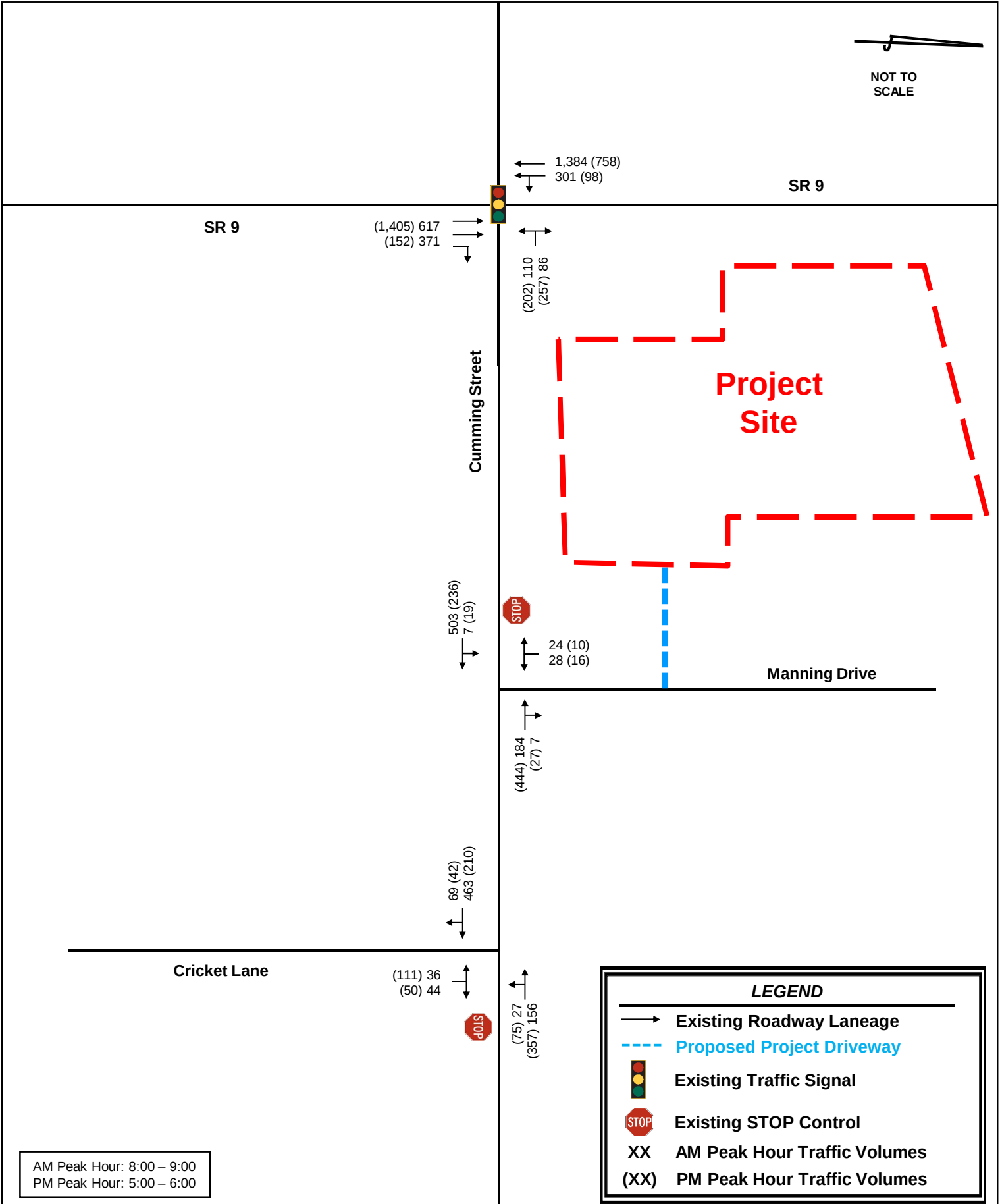
The directional distribution and assignment of adding new trips (project trips) related to the proposed development was based on a review of land uses and population densities in the area, and a review of the existing travel patterns in the area. A detailed trip distribution is illustrated **Figure 6**. **Figure 7** illustrates the net new project trips distributed throughout the study network for Projected 2020 Build conditions. Based on trip generation from **Table 1** and the anticipated trip distribution, net new project trips were assigned to the study roadway network. **Figure 8** illustrates the Projected 2020 Build traffic volumes for the AM and PM peak hours. **Appendix E** provides intersection volume worksheets for all study intersections.











6.0 LEVEL-OF-SERVICE ANALYSIS

Level-of-service determinations were made for the weekday AM and PM peak hours for the study network intersections using *Synchro, Version 9*. The program uses methodologies contained in the 2000 *Highway Capacity Manual* to determine the operating characteristics of an intersection. Capacity is defined as the maximum number of vehicles that can pass over a particular road segment or through a particular intersection within a specified period under prevailing roadway, traffic, and control conditions.

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

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

Levels-of-service for signalized intersections are reported for the intersection as a whole. One or more movements at an intersection may experience a low level-of-service, while the intersection as a whole may operate acceptably. An overall signalized intersection LOS of D or better is generally desirable threshold for operating conditions.

In addition to the existing 2017 traffic conditions, an analysis was performed for the AM and PM peak hours for the Projected 2020 No-Build conditions and Projected 2020 Build conditions. The results of the LOS analysis are summarized for the AM and PM peak hour in **Table 2**. The *Synchro* analysis reports are included in **Appendix F**.

Table 2: Level-of-Service Summary <i>LOS (Delay in Seconds)</i>							
Intersection	Approach/ Movement	Existing 2017		Projected 2020 No-Build		Projected 2020 Build	
		AM Peak	PM Peak	AM Peak	PM Peak	AM Peak	PM Peak
SR 9 at Cumming Street	Overall	11.1 (B)	21.0 (C)	18.7 (B)	33.2 (C)	21.2 (C)	34.4 (C)
Cumming Street at Manning Drive	EB	0.1 (A)	0.2 (A)	0.1 (A)	0.2 (A)	0.2 (A)	0.9 (A)
	SB	B (10.1)	12.2 (B)	10.7 (B)	14.5 (B)	14.5 (B)	15.6 (C)
Cumming Street at Cricket Lane	WB	0 (A)	0.1 (A)	1.7 (A)	2.0 (A)	1.7 (A)	2.0 (A)
	NB	11.5 (B)	9.9 (A)	17.0 (C)	22.4 (C)	18.0 (C)	24.5 (C)

As shown in **Table 2**, the analysis indicates that all study intersections currently operate at an acceptable level-of-service. For both the Projected 2020 No-Build and the Projected 2020 Build, the study intersections are expected to operate at a slightly worse LOS, but still within the acceptable LOS ranges.

7.0 CONCLUSION

This traffic study evaluated the traffic impacts associated with the *Manning Square* development located northwest of the intersection of Cumming Street and Manning Drive in Alpharetta, Georgia. The development, which is approximately 11.705 acres, will include 52 dwelling units of residential condominium / townhouse, and 19 dwelling units of single-family detached housing. The study network, which consisted of three (3) off-site intersections, was analyzed for the weekday AM and PM peak hours under Existing 2017 conditions, Projected 2020 No-Build conditions (three years of background traffic growth), and Projected 2020 Build conditions (three years of background traffic growth plus traffic associated with the proposed development).

The intersections in the study area currently operate at level-of-service C or better and will continue to operate above the acceptable threshold level-of-service during the Projected 2020 Build conditions.

7.1 RECOMMENDATIONS

Based on the results of this traffic impact study, no off-site roadway improvements are recommended.

Site Photographs

Site Name: Manning Square

Photo No. 1



Comments:

Looking east from Manning Drive

Photo No. 2



Comments:

Looking west from Manning Drive

Traffic Count Data

Project ID: 17-9082-001

Location: N Main Street _ SR 9 & Cumming St

City: Cumming

Day: Tuesday

Date: 2/7/2017

Peak Start Times	
AM	7:00 AM
MD	12:00 AM
PM	4:00 PM

Groups Printed - Cars, PU, Vans - Heavy Trucks

	N Main Street _ SR 9 Northbound					N Main Street _ SR 9 Southbound					Cumming St Eastbound					Cumming St Westbound					
Start Time	Left	Thru	Rgt	Peds	App. Total	Left	Thru	Rgt	Peds	App. Total	Left	Thru	Rgt	Peds	App. Total	Left	Thru	Rgt	Peds	App. Total	Int. Total
7:00 AM	0	90	33	0	123	17	357	0	0	374	0	0	0	0	0	33	0	4	0	37	534
7:15 AM	0	121	48	0	169	24	352	0	0	376	0	0	0	0	0	52	0	14	0	66	611
7:30 AM	0	149	48	0	197	24	340	0	1	364	0	0	0	0	0	37	0	7	1	44	605
7:45 AM	0	144	65	0	209	27	383	0	0	410	0	0	0	0	0	36	0	4	0	40	659
Total	0	504	194	0	698	92	1432	0	1	1524	0	0	0	0	0	158	0	29	1	187	2409
8:00 AM	0	180	78	0	258	27	331	0	1	358	0	0	0	0	0	15	0	5	0	20	636
8:15 AM	0	137	65	0	202	44	380	0	0	424	0	0	0	0	0	15	0	13	1	28	654
8:30 AM	0	147	73	0	220	67	365	0	0	432	0	0	0	0	0	22	0	4	0	26	678
8:45 AM	0	146	131	0	277	82	289	0	0	371	0	0	0	0	0	41	0	20	0	61	709
Total	0	610	347	0	957	220	1365	0	1	1585	0	0	0	0	0	93	0	42	1	135	2677
BREAK																					
4:00 PM	0	263	28	0	291	12	199	0	0	211	0	0	0	0	0	41	0	31	0	72	574
4:15 PM	0	345	21	0	366	12	220	0	0	232	0	0	0	0	0	34	0	36	0	70	668
4:30 PM	0	331	36	0	367	13	182	0	0	195	0	0	0	0	0	44	0	39	1	83	645
4:45 PM	0	336	25	0	361	11	182	0	1	193	0	0	0	0	0	28	0	28	0	56	610
Total	0	1275	110	0	1385	48	783	0	1	831	0	0	0	0	0	147	0	134	1	281	2497
5:00 PM	0	337	39	0	376	12	185	0	0	197	0	0	0	0	0	55	0	38	0	93	666
5:15 PM	0	357	30	0	387	13	195	0	0	208	0	0	0	0	0	40	0	36	0	76	671
5:30 PM	0	384	35	0	419	9	176	0	0	185	0	0	0	0	0	43	0	36	0	79	683
5:45 PM	0	345	30	0	375	15	191	0	0	206	0	0	0	0	0	48	0	28	0	76	657
Total	0	1423	134	0	1557	49	747	0	0	796	0	0	0	0	0	186	0	138	0	324	2677
Grand Total	0	3812	785	0	4597	409	4327	0	3	4736	0	0	0	0	0	584	0	343	3	927	10260
Apprch %	0.0	82.9	17.1	0.0		8.6	91.4	0.0	0.1		0.0	0.0	0.0	0.0		63.0	0.0	37.0	0.3		
Total %	0.0	37.2	7.7	0.0	44.8	4.0	42.2	0.0	0.0	46.2	0.0	0.0	0.0	0.0	0.0	5.7	0.0	3.3	0.0	9.0	
Cars, PU, Vans	0	3804	784	0	4588	409	4313	0	3	4722	0	0	0	0	0	583	0	342	3	925	10235
% Cars, PU, Vans	0.0	99.8	99.9	0.0	99.8	100.0	99.7	0.0	100.0	99.7	0.0	0.0	0.0	0.0	0.0	99.8	0.0	99.7	100.0	99.8	99.8
Heavy Trucks	0	8	1		9	0	14	0		14	0	0	0		0	1	0	1		2	25
%Heavy Trucks	0.0	0.2	0.1	0.0	0.2	0.0	0.3	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.3	0.0	0.2	0.2

Project ID: 17-9082-002
Location: Manning Dr & Cumming St
City: Cumming

Day: Tuesday
Date: 2/7/2017

Peak Start Times	
AM	7:00 AM
MD	12:00 AM
PM	4:00 PM

Groups Printed - Cars, PU, Vans - Heavy Trucks

Start Time	Manning Dr Northbound					Manning Dr Southbound					Cumming St Eastbound					Cumming St Westbound					Int. Total
	Left	Thru	Rgt	Peds	App. Total	Left	Thru	Rgt	Peds	App. Total	Left	Thru	Rgt	Peds	App. Total	Left	Thru	Rgt	Peds	App. Total	
7:00 AM	0	0	0	0	0	1	0	1	0	2	0	53	0	0	53	0	46	0	0	46	101
7:15 AM	0	0	0	0	0	1	0	1	1	2	0	71	0	0	71	0	54	1	0	55	128
7:30 AM	0	0	0	0	0	1	0	4	0	5	0	67	0	0	67	0	42	1	0	43	115
7:45 AM	0	0	0	0	0	0	0	1	0	1	1	88	0	0	89	0	39	1	0	40	130
Total	0	0	0	0	0	3	0	7	1	10	1	279	0	0	280	0	181	3	0	184	474
8:00 AM	0	0	0	0	0	1	0	2	2	3	1	101	0	0	102	0	20	0	0	20	125
8:15 AM	0	0	0	0	0	0	0	4	1	4	0	90	0	0	90	0	33	0	0	33	127
8:30 AM	0	0	0	0	0	1	0	0	4	1	1	97	0	0	98	0	38	0	0	38	137
8:45 AM	0	0	0	0	0	0	0	1	1	1	1	124	0	0	125	0	49	0	0	49	175
Total	0	0	0	0	0	2	0	7	8	9	3	412	0	0	415	0	140	0	0	140	564
BREAK																					
4:00 PM	0	0	0	0	0	0	0	0	0	0	1	40	0	0	41	0	70	0	0	70	111
4:15 PM	0	0	0	0	0	1	0	1	1	2	3	28	0	0	31	0	68	2	1	70	103
4:30 PM	0	0	0	0	0	0	0	0	0	0	2	44	0	0	46	0	85	1	0	86	132
4:45 PM	0	0	0	0	0	1	0	1	0	2	0	40	0	0	40	0	54	0	0	54	96
Total	0	0	0	0	0	2	0	2	1	4	6	152	0	0	158	0	277	3	1	280	442
5:00 PM	0	0	0	0	0	1	0	1	0	2	0	52	0	0	52	0	99	2	0	101	155
5:15 PM	0	0	0	0	0	1	0	0	0	1	3	42	0	0	45	0	65	0	0	65	111
5:30 PM	0	0	0	0	0	0	0	1	0	1	1	47	0	0	48	0	78	2	0	80	129
5:45 PM	0	0	0	0	0	1	0	0	0	1	0	44	0	0	44	0	75	0	0	75	120
Total	0	0	0	0	0	3	0	2	0	5	4	185	0	0	189	0	317	4	0	321	515
Grand Total	0	0	0	0	0	10	0	18	10	28	14	1028	0	0	1042	0	915	10	1	925	1995
Apprch %	0.0	0.0	0.0	0.0		35.7	0.0	64.3	35.7		1.3	98.7	0.0	0.0		0.0	98.9	1.1	0.1		
Total %	0.0	0.0	0.0	0.0	0.0	0.5	0.0	0.9	0.5	1.4	0.7	51.5	0.0	0.0	52.2	0.0	45.9	0.5	0.1	46.4	
Cars, PU, Vans	0	0	0	0	0	10	0	18	10	28	14	1027	0	0	1041	0	913	10	1	923	1992
% Cars, PU, Vans	0.0	0.0	0.0	0.0	0.0	100.0	0.0	100.0	100.0	100.0	100.0	99.9	0.0	0.0	99.9	0.0	99.8	100.0	100.0	99.8	99.8
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	2	0	0	2	3
%Heavy Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.1	0.0	0.2	0.0	0.0	0.2	0.2

Location: Manning Dr & Cumming St
City: Cumming

PEAK HOURS

Day: Tuesday
Date: 2/7/2017

AM

	Manning Dr Northbound				Manning Dr Southbound				Cumming St Eastbound				Cumming St Westbound				
Start Time	Left	Thru	Rgt	App. Total	Left	Thru	Rgt	App. Total	Left	Thru	Rgt	App. Total	Left	Thru	Rgt	App. Total	Int. Total
Peak Hour Analysis from 07:00 AM to 09:00 AM																	
Peak Hour for Entire Intersection Begins at 08:00 AM																	
8:00 AM	0	0	0	0	1	0	2	3	1	101	0	102	0	20	0	20	125
8:15 AM	0	0	0	0	0	0	4	4	0	90	0	90	0	33	0	33	127
8:30 AM	0	0	0	0	1	0	0	1	1	97	0	98	0	38	0	38	137
8:45 AM	0	0	0	0	0	0	1	1	1	124	0	125	0	49	0	49	175
Total Volume	0	0	0	0	2	0	7	9	3	412	0	415	0	140	0	140	564
% App. Total	0.0	0.0	0.0	0	22.2	0.0	77.8	100	0.7	99.3	0.0	100	0.0	100.0	0.0	100	
PHF	0.000				0.563				0.830				0.714				
Cars, PU, Vans	0	0	0	0	2	0	7	9	3	411	0	414	0	140	0	140	563
% Cars, PU, Vans	0.0	0.0	0.0	0.0	100.0	0.0	100.0	100.0	100.0	99.8	0.0	99.8	0.0	100.0	0.0	100.0	99.8
Heavy Trucks	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	1
%Heavy Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.2	0.0	0.0	0.0	0.0	0.2

PM

[illegible]

Project ID: 17-9082-003
Location: Cricket Ln & Cumming St
City: Cumming

Day: Tuesday
Date: 2/7/2017

Peak Start Times	
AM	7:00 AM
MD	12:00 AM
PM	4:00 PM

Groups Printed - Cars, PU, Vans - Heavy Trucks

	Cricket Ln Northbound					Cricket Ln Southbound					Cumming St Eastbound					Cumming St Westbound					
Start Time	Left	Thru	Rgt	Peds	App. Total	Left	Thru	Rgt	Peds	App. Total	Left	Thru	Rgt	Peds	App. Total	Left	Thru	Rgt	Peds	App. Total	Int. Total
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	53	0	0	53	0	46	0	0	46	99
7:15 AM	0	0	0	0	0	0	0	0	1	0	0	71	0	0	71	0	55	0	0	55	126
7:30 AM	1	0	0	0	1	0	0	0	0	0	0	67	0	0	67	0	44	0	0	44	112
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	87	0	0	87	0	39	0	0	39	126
Total	1	0	0	0	1	0	0	0	1	0	0	278	0	0	278	0	184	0	0	184	463
8:00 AM	0	0	0	0	0	0	0	0	1	0	0	103	0	0	103	0	20	0	0	20	123
8:15 AM	0	0	0	0	0	0	0	0	1	0	0	90	0	0	90	0	33	0	0	33	123
8:30 AM	0	0	0	0	0	0	0	0	4	0	0	96	0	0	96	0	38	0	0	38	134
8:45 AM	0	0	1	0	1	0	0	0	1	0	0	125	1	0	126	0	50	0	0	50	177
Total	0	0	1	0	1	0	0	0	7	0	0	414	1	0	415	0	141	0	0	141	557
BREAK																					
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	40	1	0	41	0	70	0	0	70	111
4:15 PM	0	0	1	0	1	0	0	0	1	0	0	28	1	0	29	0	70	0	0	70	100
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	41	1	0	42	0	86	0	0	86	128
4:45 PM	1	0	1	0	2	0	0	0	0	0	0	42	1	0	43	0	55	0	0	55	100
Total	1	0	2	0	3	0	0	0	1	0	0	151	4	0	155	0	281	0	0	281	439
5:00 PM	1	0	0	0	1	1	0	1	0	2	0	52	0	0	52	0	97	0	0	97	152
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	43	1	0	44	2	66	0	0	68	112
5:30 PM	0	0	3	0	3	0	0	0	0	0	0	47	0	0	47	1	80	0	0	81	131
5:45 PM	0	0	3	0	3	0	0	0	0	0	0	45	0	0	45	0	74	0	0	74	122
Total	1	0	6	0	7	1	0	1	0	2	0	187	1	0	188	3	317	0	0	320	517
Grand Total	3	0	9	0	12	1	0	1	9	2	0	1030	6	0	1036	3	923	0	0	926	1976
Apprch %	25.0	0.0	75.0	0.0		50.0	0.0	50.0	450.0		0.0	99.4	0.6	0.0		0.3	99.7	0.0	0.0		
Total %	0.2	0.0	0.5	0.0	0.6	0.1	0.0	0.1	0.5	0.1	0.0	52.1	0.3	0.0	52.4	0.2	46.7	0.0	0.0	46.9	
Cars, PU, Vans	3	0	9	0	12	1	0	1	9	2	0	1030	6	0	1036	3	921	0	0	924	1974
% Cars, PU, Vans	100.0	0.0	100.0	0.0	100.0	100.0	0.0	100.0	100.0	100.0	0.0	100.0	100.0	0.0	100.0	100.0	99.8	0.0	0.0	99.8	99.9
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	2
%Heavy Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.2	0.1

Location: Cricket Ln & Cumming St
City: Cumming

PEAK HOURS

Day: Tuesday
Date: 2/7/2017

AM

[illegible]

PM

[illegible]

VOLUME

Cumming St Bet. N Main Street & Manning Dr

Day: Tuesday
Date: 2/7/2017

City: Cumming
Project #: GA17_9083_001

DAILY TOTALS					NB	SB	EB					WB					Total	
					0	0											3,330	
AM Period	NB	SB	EB	WB	TOTAL		PM Period	NB	SB	EB	WB	TOTAL						
0:00			3	3	6		12:00			45	37	82						
0:15			3	4	7		12:15			51	40	91						
0:30			5	6	11		12:30			72	38	110						
0:45			2	13	2	15	12:45			117	285	42	157	159	442			
1:00			1	1	2		13:00			60	55	115						
1:15			4	1	5		13:15			34	34	68						
1:30			1	2	3		13:30			36	35	71						
1:45			1	7	0	4	13:45			41	171	30	154	71	325			
2:00			1	1	2		14:00			45	50	95						
2:15			1	0	1		14:15			41	31	72						
2:30			0	0	0		14:30			50	59	109						
2:45			1	3	0	1	14:45			29	165	34	174	63	339			
3:00			0	1	1		15:00			43	35	78						
3:15			0	0	0		15:15			31	41	72						
3:30			1	0	1		15:30			36	42	78						
3:45			2	3	0	1	15:45			43	153	46	164	89	317			
4:00			1	4	5		16:00			41	68	109						
4:15			0	1	1		16:15			32	69	101						
4:30			2	2	4		16:30			46	86	132						
4:45			4	7	7	17	16:45			37	156	54	277	91	433			
5:00			10	1	11		17:00			50	94	144						
5:15			4	6	10		17:15			46	69	115						
5:30			6	4	10		17:30			49	79	128						
5:45			10	30	23	54	17:45			42	187	75	317	117	504			
6:00			14	11	25		18:00			48	63	111						
6:15			22	9	31		18:15			47	55	102						
6:30			37	20	57		18:30			47	54	101						
6:45			58	131	78	191	18:45			39	181	55	227	94	408			
7:00			52	47	99		19:00			39	31	70						
7:15			72	55	127		19:15			32	28	60						
7:30			74	45	119		19:30			31	28	59						
7:45			90	288	130	475	19:45			20	122	18	105	38	227			
8:00			106	21	127		20:00			22	29	51						
8:15			110	34	144		20:15			26	29	55						
8:30			134	28	162		20:30			25	16	41						
8:45			208	558	255	688	20:45			29	102	16	90	45	192			
9:00			155	46	201		21:00			20	12	32						
9:15			99	32	131		21:15			15	17	32						
9:30			73	30	103		21:30			23	18	41						
9:45			42	369	64	499	21:45			14	72	8	55	22	127			
10:00			37	15	52		22:00			13	10	23						
10:15			36	25	61		22:15			12	7	19						
10:30			32	24	56		22:30			1	6	7						
10:45			34	139	65	234	22:45			5	31	5	28	10	59			
11:00			23	30	53		23:00			1	4	5						
11:15			36	20	56		23:15			2	1	3						
11:30			40	26	66		23:30			6	5	11						
11:45			45	144	89	264	23:45			4	13	3	13	7	26			
TOTALS	1692				777	2469	TOTALS	1638				1761	3399					
SPLIT %	68.5%				31.5%	42.1%	SPLIT %	48.2%				51.8%	57.9%					

DAILY TOTALS					NB	SB						EB	WB						Total
					0	0						3,330	2,538						5,868
AM Peak Hour			8:15	7:00	8:15		PM Peak Hour			12:15	17:00	17:00							
AM Pk Volume			607	187	762		PM Pk Volume			300	317	504							
Pk Hr Factor			0.730	0.850	0.747		Pk Hr Factor			0.641	0.843	0.875							
7 - 9 Volume	0	0	846	317	1163		4 - 6 Volume	0	0	343	594	937							
7 - 9 Peak Hour			8:00	7:00	8:00		4 - 6 Peak Hour			17:00	17:00	17:00							
7 - 9 Pk Volume	0	0	558	187	688		4 - 6 Pk Volume	0	0	187	317	504							
Pk Hr Factor	0.000	0.000	0.671	0.850	0.675		Pk Hr Factor	0.000	0.000	0.935	0.843	0.875							

Future Roadway / Intersection Projects

**The Atlanta Region's Plan
FY 2016-2021 Transportation Improvement Program - Sorted by ARC Project Number**

FA-356	FAYETTE COUNTY MASTER PATH PLAN	Jurisdiction	Fayette County	Existing	Planned	Length (mi.)	Network Year
0015075		Sponsor	Fayette County	N/A	N/A	N/A	TBD
Completed		Service Type	Other / Planning	Analysis		LCI ☐ Flex ☐	
				Exempt from Air Quality Analysis (40 CFR 93)			

	Status	Year	Fund Type	Federal	State	Local	Bonds	Total
SCP	AUTH	2017	Transportation Alternatives (Section 133(h)) - Urban (>200K) (ARC)	\$144,000	\$0,000	\$36,000	\$0,000	\$180,000
				\$144,000	\$0,000	\$36,000	\$0,000	\$180,000

FN-067A	SR 9 (NORTH MAIN STREET / CUMMING HIGHWAY) WIDENING	Jurisdiction	Fulton County (North)	Existing	Planned	Length (mi.)	Network Year
721780-	FROM ACADEMY STREET TO WINDWARD PARKWAY	Sponsor	GDOT	2	4	2.0	2024
Programmed		Service Type	Roadway / General Purpose Capacity	Analysis		LCI ☐ Flex ☐	
				In the Region's Air Quality Conformity Analysis			

	Status	Year	Fund Type	Federal	State	Local	Bonds	Total
PE	AUTH	1993	STP - Statewide Flexible (GDOT)	\$816,000	\$204,000	\$500,000	\$0,000	\$1,520,000
PE	AUTH	2007	STP - Urban (>200K) (ARC)	\$740,064	\$185,016	\$500,000	\$0,000	\$1,425,080
PE	AUTH	2013	STP - Statewide Flexible (GDOT)	\$1,600,000	\$400,000	\$0,000	\$0,000	\$2,000,000
ROW	AUTH	2016	State of Georgia	\$0,000	\$23,330,000	\$0,000	\$0,000	\$23,330,000
UTL		2020	Surface Transportation Block Grant (STBG) Program Flex (GDOT)	\$318,863	\$79,716	\$0,000	\$0,000	\$398,579
CST		2020	Surface Transportation Block Grant (STBG) Program Flex (GDOT)	\$12,808,731	\$3,202,183	\$0,000	\$0,000	\$16,010,914
				\$16,283,658	\$27,400,915	\$1,000,000	\$0,000	\$44,684,573

**The Atlanta Region's Plan
FY 2016-2021 Transportation Improvement Program - Sorted by ARC Project Number**

FN-067B	SR 9 (ALPHARETTA HIGHWAY / MAIN STREET) OPERATIONAL IMPROVEMENTS	Jurisdiction	Fulton County (North)	Existing	Planned	Length (mi.)	Network Year
721790	FROM UPPER HEMBREE ROAD TO ACADEMY STREET	Sponsor	GDOT	4	4	1.7	TBD
Programmed		Service Type	Roadway / Operations & Safety	Analysis		LCI ☐	
				Exempt from Air Quality Analysis (40 CFR 93)		Flex ☐	

	Status	Year	Fund Type	Federal	State	Local	Bonds	Total
PE	AUTH	2007	STP - Urban (>200K) (ARC)	\$740,064	\$185,016	\$500,000	\$0,000	\$1,425,080
PE	AUTH	2013	STP - Statewide Flexible (GDOT)	\$1,600,000	\$400,000	\$0,000	\$0,000	\$2,000,000
ROW	AUTH	2017	State of Georgia	\$0,000	\$15,860,000	\$0,000	\$0,000	\$15,860,000
UTL		2021	Surface Transportation Block Grant (STBG) Program Flex (GDOT)	\$488,881	\$122,220	\$0,000	\$0,000	\$611,101
CST		2021	Surface Transportation Block Grant (STBG) Program Flex (GDOT)	\$8,321,742	\$2,080,435	\$0,000	\$0,000	\$10,402,177
				\$11,150,687	\$18,647,671	\$500,000	\$0,000	\$30,298,358

FN-192H	HARDSCRABBLE ROAD COMPLETE STREET	Jurisdiction	Fulton County (North)	Existing	Planned	Length (mi.)	Network Year
0000265	FROM KING ROAD TO ETRIS ROAD	Sponsor	City of Roswell	N/A	N/A	1.3	TBD
Programmed		Service Type	Last Mile Connectivity / Sidepaths and Trails	Analysis		LCI ☐	
				Exempt from Air Quality Analysis (40 CFR 93)		Flex ☐	

	Status	Year	Fund Type	Federal	State	Local	Bonds	Total
PE	AUTH	2009	High Priority Projects from TEA-21	\$51,200	\$0,000	\$12,800	\$0,000	\$64,000
PE	AUTH	2014	STP - Statewide Flexible (GDOT)	\$40,000	\$0,000	\$10,000	\$0,000	\$50,000
ROW	AUTH	2014	Local Jurisdiction/Municipality Funds	\$0,000	\$0,000	\$1,200,000	\$0,000	\$1,200,000
UTL		2017	Surface Transportation Block Grant (STBG) Program - Urban (>200K) (ARC)	\$600,000	\$0,000	\$150,000	\$0,000	\$750,000
CST		2017	High Priority Projects from TEA-21	\$2,415,535	\$0,000	\$1,224,388	\$0,000	\$3,639,923
				\$3,106,735	\$0,000	\$2,597,188	\$0,000	\$5,703,923

**The Atlanta Region's Plan
FY 2016-2021 Transportation Improvement Program - Sorted by ARC Project Number**

FN-221	JOHNSON FERRY ROAD AND MOUNT VERNON HIGHWAY ONE-WAY PAIR IMPROVEMENT PROJECT	Jurisdiction	Fulton County (North)	Existing	Planned	Length (mi.)	Network Year
751420-	FROM US 19 (ROSWELL ROAD) TO HUNTING CREEK ROAD	Sponsor	City of Sandy Springs	2	2	TBD	TBD
Programmed		Service Type	Roadway / Operations & Safety	Analysis Exempt from Air Quality Analysis (40 CFR 93)			LCI ☐ Flex ☐

	Status	Year	Fund Type	Federal	State	Local	Bonds	Total
PE	AUTH	2007	High Priority Projects from TEA-21	\$500,000	\$125,000	\$0,000	\$0,000	\$625,000
PE	AUTH	2007	Federal Earmark Funding	\$689,193	\$172,298	\$0,000	\$0,000	\$861,491
ROW		2018	Federal Earmark Funding	\$117,980	\$29,495	\$0,000	\$0,000	\$147,475
ROW		2018	Surface Transportation Block Grant (STBG) Program - Urban (>200K) (ARC)	\$6,315,250	\$789,407	\$8,277,868	\$0,000	\$15,382,525
UTL		2020	Local Jurisdiction/Municipality Funds	\$0,000	\$0,000	\$1,168,000	\$0,000	\$1,168,000
CST		2020	Federal Earmark Funding	\$944,200	\$236,050	\$0,000	\$0,000	\$1,180,250
CST		2020	Federal Earmark Funding	\$1,799,800	\$449,950	\$0,000	\$0,000	\$2,249,750
CST		2020	Local Jurisdiction/Municipality Funds	\$0,000	\$0,000	\$371,972	\$0,000	\$371,972
				\$10,366,423	\$1,802,200	\$9,817,840	\$0,000	\$21,986,463

FN-222	SR 9 (CUMMING HIGHWAY) WIDENING	Jurisdiction	Fulton County (North)	Existing	Planned	Length (mi.)	Network Year
0007838	FROM WINDWARD PARKWAY TO FORSYTH COUNTY LINE	Sponsor	GDOT	2	4	3.0	2030
Programmed		Service Type	Roadway / General Purpose Capacity	Analysis In the Region's Air Quality Conformity Analysis			LCI ☐ Flex ☐

	Status	Year	Fund Type	Federal	State	Local	Bonds	Total
PE	AUTH	2013	STP - Statewide Flexible (GDOT)	\$1,689,882	\$422,471	\$0,000	\$0,000	\$2,112,353
ROW		2018	Surface Transportation Block Grant (STBG) Program Flex (GDOT)	\$6,686,313	\$1,671,578	\$0,000	\$0,000	\$8,357,891
UTL		LR 2022-2030	General Federal Aid 2022-2040	\$5,970,538	\$1,492,634	\$0,000	\$0,000	\$7,463,172
CST		LR 2022-2030	General Federal Aid 2022-2040	\$17,223,181	\$4,305,795	\$0,000	\$0,000	\$21,528,976
				\$31,569,914	\$7,892,478	\$0,000	\$0,000	\$39,462,392

Proposed Site Plan

Intersection Volume Worksheets

Trip Generation Analysis (9th Ed.) Manning Square Proposed Plan (Proposed Zoning: DT-R) City/County, State								
Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Site Traffic								
210 Single-Family Detached Housing	19 d.u.	226	23	6	17	24	15	9
230 Residential Condominium/Townhouse	52 d.u.	364	31	5	26	35	23	12
Gross Trips		590	54	11	43	59	38	21

k:\atl_tpto\017270004_manning square, alpharetta, january 2017\analysis\[2017-02-17_manningsquare_analysis.xls]trip generation

INTERSECTION VOLUME DEVELOPMENT

SR 9 at Cumming Street AM PEAK HOUR

Description	SR 9 Northbound			SR 9 Southbound			Cumming Street Eastbound			Cumming Street Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2017 Traffic Volumes	0	610	347	220	1,365	0	0	0	0	93	0	42
Pedestrians	0			3			0			2		
Conflicting Pedestrians	0		2	2		0	3		0	0		3
Heavy Vehicles	0	5	1	0	5	0	0	0	0	0	0	0
Heavy Vehicle %	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Peak Hour Factor	0.86			0.92			0.00			0.55		
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
New Road Adjustment		-30		65	-65							30
Other Proposed Developments				1								5
2020 Background Traffic	0	617	368	299	1,384	0	0	0	0	99	0	80
Project Trips												
Trip Distribution IN			25%	15%								
Trip Distribution OUT										25%		15%
Residential Trips	0	0	3	2	0	0	0	0	0	11	0	6
Total Project Trips	0	0	3	2	0	0	0	0	0	11	0	6
2020 Buildout Total	0	617	371	301	1,384	0	0	0	0	110	0	86

PM PEAK HOUR

Description	SR 9 Northbound			SR 9 Southbound			Cumming Street Eastbound			Cumming Street Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2017 Traffic Volumes	0	1,423	134	49	747	0	0	0	0	186	0	138
Pedestrians				1						1		
Conflicting Pedestrians	0		1	1		0	1		0	0		1
Heavy Vehicles	0	1	0	0	1	0	0	3	0	0	2	0
Heavy Vehicle %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Peak Hour Factor	0.93			0.96			0.00			0.87		
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
New Road Adjustment		-105		35	-35							105
Other Proposed Developments				5								3
2020 Background Traffic	0	1,405	142	92	758	0	0	0	0	197	0	254
Project Trips												
Trip Distribution IN			25%	15%								
Trip Distribution OUT										25%		15%
Residential Trips	0	0	10	6	0	0	0	0	0	5	0	3
Total Project Trips	0	0	10	6	0	0	0	0	0	5	0	3
2020 Buildout Total	0	1,405	152	98	758	0	0	0	0	202	0	257

INTERSECTION VOLUME DEVELOPMENT

Cumming Street at Manning Square AM PEAK HOUR

Description	Manning Square Northbound			Manning Square Southbound			Cumming Street Eastbound			Cumming Street Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2017 Traffic Volumes	0	0	0	2	0	7	3	412	0	0	140	0
Pedestrians				9								
Conflicting Pedestrians	0		0	0		0	9		0	0		9
Heavy Vehicles	0	0	0	0	0	0	0	1	0	0	0	0
Heavy Vehicle %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Peak Hour Factor	0.00			0.56			0.83			0.71		
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
New Road Adjustment								65			30	
Other Proposed Developments								1			5	
2020 Background Traffic	0	0	0	2	0	7	3	503	0	0	184	0
Project Trips												
Trip Distribution IN							40%					60%
Trip Distribution OUT				60%		40%						
Residential Trips	0	0	0	26	0	17	4	0	0	0	0	7
Total Project Trips	0	0	0	26	0	17	4	0	0	0	0	7
2020 Buildout Total	0	0	0	28	0	24	7	503	0	0	184	7

PM PEAK HOUR

Description	Manning Square Northbound			Manning Square Southbound			Cumming Street Eastbound			Cumming Street Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2017 Traffic Volumes	0	0	0	3	0	2	4	185	0	0	317	4
Pedestrians				1						1		
Conflicting Pedestrians	0		1	1		0	1		0	0		1
Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	0	0
Heavy Vehicle %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Peak Hour Factor	0.00			0.63			0.91			0.80		
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
New Road Adjustment								35			105	
Other Proposed Developments								5			3	
2020 Background Traffic	0	0	0	3	0	2	4	236	0	0	444	4
Project Trips												
Trip Distribution IN							40%					60%
Trip Distribution OUT				60%		40%						
Residential Trips	0	0	0	13	0	8	15	0	0	0	0	23
Total Project Trips	0	0	0	13	0	8	15	0	0	0	0	23
2020 Buildout Total	0	0	0	16	0	10	19	236	0	0	444	27

INTERSECTION VOLUME DEVELOPMENT

Cumming Street at Cricket Lane AM PEAK HOUR

Description	Cricket Lane <u>Northbound</u>			Cricket Lane <u>Southbound</u>			Cumming Street <u>Eastbound</u>			Cumming Street <u>Westbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2017 Traffic Volumes	0	0	1	0	0	0	0	414	1	0	141	0
Pedestrians	0			8			0			2		
Conflicting Pedestrians	0		2	2		0	8		0	0		8
Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	0	0
Heavy Vehicle %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Peak Hour Factor	0.25			0.00			0.82			0.71		
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
New Road Adjustment	30		35						65	25		
Other Proposed Developments	5		8						1	2		
2020 Background Traffic	35	0	44	0	0	0	0	439	67	27	150	0
Project Trips												
Trip Distribution IN	5%										55%	
Trip Distribution OUT								55%	5%			
Residential Trips	1	0	0	0	0	0	0	24	2	0	6	0
Total Project Trips	1	0	0	0	0	0	0	24	2	0	6	0
2020 Buildout Total	36	0	44	0	0	0	0	463	69	27	156	0

PM PEAK HOUR

Description	Cricket Lane <u>Northbound</u>			Cricket Lane <u>Southbound</u>			Cumming Street <u>Eastbound</u>			Cumming Street <u>Westbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2017 Traffic Volumes	1	0	6	0	0	0	0	187	1	3	317	0
Pedestrians	0			1			0			0		
Conflicting Pedestrians	0		0	0		0	1		0	0		1
Heavy Vehicles	0	1	0	0	0	0	0	3	0	0	2	0
Heavy Vehicle %	0%	0%	0%	0%	0%	0%	0%	2%	0%	0%	1%	0%
Peak Hour Factor	0.58			0.25			0.90			0.83		
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
New Road Adjustment	105		40						35	65		
Other Proposed Developments	3		4						5	7		
2020 Background Traffic	109	0	50	0	0	0	0	198	41	75	336	0
Project Trips												
Trip Distribution IN	5%										55%	
Trip Distribution OUT								55%	5%			
Residential Trips	2	0	0	0	0	0	0	12	1	0	21	0
Total Project Trips	2	0	0	0	0	0	0	12	1	0	21	0
2020 Buildout Total	111	0	50	0	0	0	0	210	42	75	357	0

Synchro Analysis Reports

Manning Square TIA
1: SR 9 & Cumming St

Existing 2017 AM Conditions

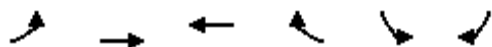
02/22/2017

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations			 			 
Traffic Volume (vph)	93	42	610	347	220	1365
Future Volume (vph)	93	42	610	347	220	1365
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.4		5.7	5.7		5.7
Lane Util. Factor	1.00		0.95	1.00		0.95
Frpb, ped/bikes	0.99		1.00	0.98		1.00
Flpb, ped/bikes	1.00		1.00	1.00		1.00
Frt	0.96		1.00	0.85		1.00
Flt Protected	0.97		1.00	1.00		0.99
Satd. Flow (prot)	1714		3539	1550		3515
Flt Permitted	0.97		1.00	1.00		0.72
Satd. Flow (perm)	1714		3539	1550		2553
Peak-hour factor, PHF	0.94	0.94	0.94	0.94	0.94	0.94
Adj. Flow (vph)	99	45	649	369	234	1452
RTOR Reduction (vph)	12	0	0	35	0	0
Lane Group Flow (vph)	132	0	649	334	0	1686
Confl. Peds. (#/hr)		3		2	2	
Turn Type	Prot		NA	Perm	pm+pt	NA
Protected Phases	4		6		5	2
Permitted Phases				6	2	
Actuated Green, G (s)	17.6		131.3	131.3		131.3
Effective Green, g (s)	17.6		131.3	131.3		131.3
Actuated g/C Ratio	0.11		0.82	0.82		0.82
Clearance Time (s)	5.4		5.7	5.7		5.7
Vehicle Extension (s)	3.0		5.0	5.0		5.0
Lane Grp Cap (vph)	188		2904	1271		2095
v/s Ratio Prot	c0.08		0.18			
v/s Ratio Perm				0.22		c0.66
v/c Ratio	0.70		0.22	0.26		0.80
Uniform Delay, d1	68.7		3.2	3.3		7.6
Progression Factor	1.00		1.00	1.00		1.00
Incremental Delay, d2	10.8		0.2	0.5		2.3
Delay (s)	79.5		3.3	3.8		9.9
Level of Service	E		A	A		A
Approach Delay (s)	79.5		3.5			9.9
Approach LOS	E		A			A
Intersection Summary						
HCM 2000 Control Delay			11.1		HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio			0.83			
Actuated Cycle Length (s)			160.0		Sum of lost time (s)	17.7
Intersection Capacity Utilization			82.8%		ICU Level of Service	E
Analysis Period (min)			15			
c Critical Lane Group						

Manning Square TIA
2: Cumming St & Manning Drive

Existing 2017 AM Conditions

02/22/2017



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	3	412	140	0	2	7
Future Volume (Veh/h)	3	412	140	0	2	7
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.81	0.81	0.81	0.81	0.81	0.81
Hourly flow rate (vph)	4	509	173	0	2	9
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (ft)		842				
pX, platoon unblocked						
vC, conflicting volume	173				690	173
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	173				690	173
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				100	99
cM capacity (veh/h)	1404				410	871
Direction, Lane #	EB 1	WB 1	SB 1			
Volume Total	513	173	11			
Volume Left	4	0	2			
Volume Right	0	0	9			
cSH	1404	1700	723			
Volume to Capacity	0.00	0.10	0.02			
Queue Length 95th (ft)	0	0	1			
Control Delay (s)	0.1	0.0	10.1			
Lane LOS	A		B			
Approach Delay (s)	0.1	0.0	10.1			
Approach LOS			B			
Intersection Summary						
Average Delay		0.2				
Intersection Capacity Utilization		34.1%		ICU Level of Service		A
Analysis Period (min)		15				

Manning Square TIA
3: Cricket Lane & Cumming St

Existing 2017 AM Conditions

02/22/2017

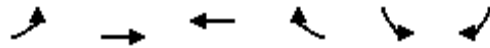
	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↶			↶	↘↗	
Traffic Volume (veh/h)	414	1	0	141	0	1
Future Volume (Veh/h)	414	1	0	141	0	1
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.79	0.79	0.79	0.79	0.79	0.79
Hourly flow rate (vph)	524	1	0	178	0	1
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)	1281					
pX, platoon unblocked						
vC, conflicting volume			525		702	524
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			525		702	524
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			100		100	100
cM capacity (veh/h)			1042		404	553
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	525	178	1			
Volume Left	0	0	0			
Volume Right	1	0	1			
cSH	1700	1042	553			
Volume to Capacity	0.31	0.00	0.00			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	0.0	0.0	11.5			
Lane LOS			B			
Approach Delay (s)	0.0	0.0	11.5			
Approach LOS			B			
Intersection Summary						
Average Delay			0.0			
Intersection Capacity Utilization			31.9%	ICU Level of Service		A
Analysis Period (min)			15			

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	186	138	1423	134	49	747
Future Volume (vph)	186	138	1423	134	49	747
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.4		5.7	5.7		5.7
Lane Util. Factor	1.00		0.95	1.00		0.95
Frpb, ped/bikes	0.99		1.00	0.98		1.00
Flpb, ped/bikes	1.00		1.00	1.00		1.00
Frt	0.94		1.00	0.85		1.00
Flt Protected	0.97		1.00	1.00		1.00
Satd. Flow (prot)	1695		3539	1550		3528
Flt Permitted	0.97		1.00	1.00		0.69
Satd. Flow (perm)	1695		3539	1550		2427
Peak-hour factor, PHF	0.98	0.98	0.98	0.98	0.98	0.98
Adj. Flow (vph)	190	141	1452	137	50	762
RTOR Reduction (vph)	16	0	0	10	0	0
Lane Group Flow (vph)	315	0	1452	127	0	812
Confl. Peds. (#/hr)		3		2	2	
Turn Type	Prot		NA	Perm	pm+pt	NA
Protected Phases	4		6		5	2
Permitted Phases				6	2	
Actuated Green, G (s)	37.6		131.3	131.3		131.3
Effective Green, g (s)	37.6		131.3	131.3		131.3
Actuated g/C Ratio	0.21		0.73	0.73		0.73
Clearance Time (s)	5.4		5.7	5.7		5.7
Vehicle Extension (s)	3.0		5.0	5.0		5.0
Lane Grp Cap (vph)	354		2581	1130		1770
v/s Ratio Prot	c0.19		c0.41			
v/s Ratio Perm				0.08		0.33
v/c Ratio	0.89		0.56	0.11		0.46
Uniform Delay, d1	69.2		11.2	7.2		9.9
Progression Factor	1.00		1.00	1.00		1.00
Incremental Delay, d2	23.2		0.9	0.2		0.2
Delay (s)	92.3		12.1	7.4		10.1
Level of Service	F		B	A		B
Approach Delay (s)	92.3		11.7			10.1
Approach LOS	F		B			B
Intersection Summary						
HCM 2000 Control Delay			21.0		HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio			0.66			
Actuated Cycle Length (s)			180.0		Sum of lost time (s)	17.7
Intersection Capacity Utilization			85.7%		ICU Level of Service	E
Analysis Period (min)			15			
c Critical Lane Group						

Manning Square TIA
2: Cumming St & Manning Drive

Existing 2017 PM Conditions

02/22/2017



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	4	185	317	4	3	2
Future Volume (Veh/h)	4	185	317	4	3	2
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.83	0.83	0.83	0.83	0.83	0.83
Hourly flow rate (vph)	5	223	382	5	4	2
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (ft)		842				
pX, platoon unblocked						
vC, conflicting volume	387				618	384
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	387				618	384
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				99	100
cM capacity (veh/h)	1171				451	663
Direction, Lane #	EB 1	WB 1	SB 1			
Volume Total	228	387	6			
Volume Left	5	0	4			
Volume Right	0	5	2			
cSH	1171	1700	505			
Volume to Capacity	0.00	0.23	0.01			
Queue Length 95th (ft)	0	0	1			
Control Delay (s)	0.2	0.0	12.2			
Lane LOS	A		B			
Approach Delay (s)	0.2	0.0	12.2			
Approach LOS			B			
Intersection Summary						
Average Delay		0.2				
Intersection Capacity Utilization		26.9%		ICU Level of Service		A
Analysis Period (min)		15				

Manning Square TIA
3: Cricket Lane & Cumming St

Existing 2017 PM Conditions

02/22/2017

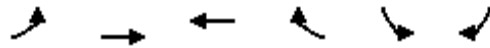
	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↰			↱	↰	↱
Traffic Volume (veh/h)	187	1	3	317	1	6
Future Volume (Veh/h)	187	1	3	317	1	6
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Hourly flow rate (vph)	220	1	4	373	1	7
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)	1281					
pX, platoon unblocked						
vC, conflicting volume			221		602	220
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			221		602	220
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			100		100	99
cM capacity (veh/h)			1348		462	819
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	221	377	8			
Volume Left	0	4	1			
Volume Right	1	0	7			
cSH	1700	1348	747			
Volume to Capacity	0.13	0.00	0.01			
Queue Length 95th (ft)	0	0	1			
Control Delay (s)	0.0	0.1	9.9			
Lane LOS		A	A			
Approach Delay (s)	0.0	0.1	9.9			
Approach LOS			A			
Intersection Summary						
Average Delay			0.2			
Intersection Capacity Utilization			29.1%	ICU Level of Service		A
Analysis Period (min)			15			

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	99	80	617	368	299	1384
Future Volume (vph)	99	80	617	368	299	1384
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.4		5.7	5.7		5.7
Lane Util. Factor	1.00		0.95	1.00		0.95
Frpb, ped/bikes	0.99		1.00	0.98		1.00
Flpb, ped/bikes	1.00		1.00	1.00		1.00
Frt	0.94		1.00	0.85		1.00
Flt Protected	0.97		1.00	1.00		0.99
Satd. Flow (prot)	1689		3539	1550		3508
Flt Permitted	0.97		1.00	1.00		0.69
Satd. Flow (perm)	1689		3539	1550		2430
Peak-hour factor, PHF	0.94	0.94	0.94	0.94	0.94	0.94
Adj. Flow (vph)	105	85	656	391	318	1472
RTOR Reduction (vph)	22	0	0	41	0	0
Lane Group Flow (vph)	168	0	656	350	0	1790
Confl. Peds. (#/hr)		3		2	2	
Turn Type	Prot		NA	Perm	pm+pt	NA
Protected Phases	4		6		5	2
Permitted Phases				6	2	
Actuated Green, G (s)	21.3		127.6	127.6		127.6
Effective Green, g (s)	21.3		127.6	127.6		127.6
Actuated g/C Ratio	0.13		0.80	0.80		0.80
Clearance Time (s)	5.4		5.7	5.7		5.7
Vehicle Extension (s)	3.0		5.0	5.0		5.0
Lane Grp Cap (vph)	224		2822	1236		1937
v/s Ratio Prot	c0.10		0.19			
v/s Ratio Perm				0.23		c0.74
v/c Ratio	0.75		0.23	0.28		0.92
Uniform Delay, d1	66.8		4.0	4.2		12.5
Progression Factor	1.00		1.00	1.00		1.00
Incremental Delay, d2	13.3		0.2	0.6		8.0
Delay (s)	80.1		4.2	4.8		20.5
Level of Service	F		A	A		C
Approach Delay (s)	80.1		4.4			20.5
Approach LOS	F		A			C
Intersection Summary						
HCM 2000 Control Delay			18.7		HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio			0.94			
Actuated Cycle Length (s)			160.0		Sum of lost time (s)	17.7
Intersection Capacity Utilization			88.5%		ICU Level of Service	E
Analysis Period (min)			15			
c Critical Lane Group						

Manning Square TIA
2: Cumming St & Manning Drive

Projected 2020 No-Build AM Conditions

02/22/2017



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	3	503	184	0	2	7
Future Volume (Veh/h)	3	503	184	0	2	7
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.81	0.81	0.81	0.81	0.81	0.81
Hourly flow rate (vph)	4	621	227	0	2	9
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh						
Upstream signal (ft)		842				
pX, platoon unblocked						
vC, conflicting volume	227				856	227
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	227				856	227
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				99	99
cM capacity (veh/h)	1341				327	812
Direction, Lane #	EB 1	WB 1	SB 1			
Volume Total	625	227	11			
Volume Left	4	0	2			
Volume Right	0	0	9			
cSH	1341	1700	640			
Volume to Capacity	0.00	0.13	0.02			
Queue Length 95th (ft)	0	0	1			
Control Delay (s)	0.1	0.0	10.7			
Lane LOS	A		B			
Approach Delay (s)	0.1	0.0	10.7			
Approach LOS			B			
Intersection Summary						
Average Delay			0.2			
Intersection Capacity Utilization			38.9%	ICU Level of Service		A
Analysis Period (min)			15			

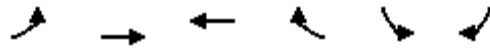
						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	439	67	27	150	35	44
Future Volume (Veh/h)	439	67	27	150	35	44
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.79	0.79	0.79	0.79	0.79	0.79
Hourly flow rate (vph)	556	85	34	190	44	56
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh						
Upstream signal (ft)	1281					
pX, platoon unblocked						
vC, conflicting volume			641		856	598
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			641		856	598
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			96		86	89
cM capacity (veh/h)			943		316	502
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	641	224	100			
Volume Left	0	34	44			
Volume Right	85	0	56			
cSH	1700	943	399			
Volume to Capacity	0.38	0.04	0.25			
Queue Length 95th (ft)	0	3	24			
Control Delay (s)	0.0	1.7	17.0			
Lane LOS		A	C			
Approach Delay (s)	0.0	1.7	17.0			
Approach LOS			C			
Intersection Summary						
Average Delay			2.2			
Intersection Capacity Utilization			42.2%	ICU Level of Service		A
Analysis Period (min)			15			

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	197	254	1405	142	92	758
Future Volume (vph)	197	254	1405	142	92	758
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.4		5.7	5.7		5.7
Lane Util. Factor	1.00		0.95	1.00		0.95
Frpb, ped/bikes	0.99		1.00	0.98		1.00
Flpb, ped/bikes	1.00		1.00	1.00		1.00
Frt	0.92		1.00	0.85		1.00
Flt Protected	0.98		1.00	1.00		0.99
Satd. Flow (prot)	1670		3539	1549		3520
Flt Permitted	0.98		1.00	1.00		0.54
Satd. Flow (perm)	1670		3539	1549		1926
Peak-hour factor, PHF	0.98	0.98	0.98	0.98	0.98	0.98
Adj. Flow (vph)	201	259	1434	145	94	773
RTOR Reduction (vph)	26	0	0	12	0	0
Lane Group Flow (vph)	434	0	1434	133	0	867
Confl. Peds. (#/hr)		3		2	2	
Turn Type	Prot		NA	Perm	pm+pt	NA
Protected Phases	4		6		5	2
Permitted Phases				6	2	
Actuated Green, G (s)	44.6		124.3	124.3		124.3
Effective Green, g (s)	44.6		124.3	124.3		124.3
Actuated g/C Ratio	0.25		0.69	0.69		0.69
Clearance Time (s)	5.4		5.7	5.7		5.7
Vehicle Extension (s)	3.0		5.0	5.0		5.0
Lane Grp Cap (vph)	413		2443	1069		1330
v/s Ratio Prot	c0.26		0.41			
v/s Ratio Perm				0.09		c0.45
v/c Ratio	1.05		0.59	0.12		0.65
Uniform Delay, d1	67.7		14.5	9.4		15.7
Progression Factor	1.00		1.00	1.00		1.00
Incremental Delay, d2	58.6		1.0	0.2		1.2
Delay (s)	126.3		15.5	9.7		16.8
Level of Service	F		B	A		B
Approach Delay (s)	126.3		15.0			16.8
Approach LOS	F		B			B
Intersection Summary						
HCM 2000 Control Delay			33.2		HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio			0.79			
Actuated Cycle Length (s)			180.0		Sum of lost time (s)	17.7
Intersection Capacity Utilization			103.2%		ICU Level of Service	G
Analysis Period (min)			15			
c Critical Lane Group						

Manning Square TIA
2: Cumming St & Manning Drive

Projected 2020 No-Build PM Conditions

02/22/2017



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	4	236	444	4	3	2
Future Volume (Veh/h)	4	236	444	4	3	2
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.83	0.83	0.83	0.83	0.83	0.83
Hourly flow rate (vph)	5	284	535	5	4	2
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (ft)		842				
pX, platoon unblocked						
vC, conflicting volume	540				832	538
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	540				832	538
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				99	100
cM capacity (veh/h)	1028				338	544
Direction, Lane #	EB 1	WB 1	SB 1			
Volume Total	289	540	6			
Volume Left	5	0	4			
Volume Right	0	5	2			
cSH	1028	1700	386			
Volume to Capacity	0.00	0.32	0.02			
Queue Length 95th (ft)	0	0	1			
Control Delay (s)	0.2	0.0	14.5			
Lane LOS	A		B			
Approach Delay (s)	0.2	0.0	14.5			
Approach LOS			B			
Intersection Summary						
Average Delay			0.2			
Intersection Capacity Utilization		33.6%		ICU Level of Service		A
Analysis Period (min)		15				

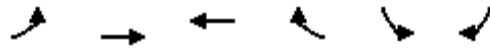
						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	198	41	75	336	109	50
Future Volume (Veh/h)	198	41	75	336	109	50
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Hourly flow rate (vph)	233	48	88	395	128	59
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh						
Upstream signal (ft)	1281					
pX, platoon unblocked						
vC, conflicting volume			281		828	257
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			281		828	257
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			93		60	92
cM capacity (veh/h)			1282		318	782
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	281	483	187			
Volume Left	0	88	128			
Volume Right	48	0	59			
cSH	1700	1282	391			
Volume to Capacity	0.17	0.07	0.48			
Queue Length 95th (ft)	0	6	63			
Control Delay (s)	0.0	2.0	22.4			
Lane LOS		A	C			
Approach Delay (s)	0.0	2.0	22.4			
Approach LOS			C			
Intersection Summary						
Average Delay		5.4				
Intersection Capacity Utilization		53.8%		ICU Level of Service	A	
Analysis Period (min)		15				

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	110	86	617	371	301	1384
Future Volume (vph)	110	86	617	371	301	1384
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.4		5.7	5.7		5.7
Lane Util. Factor	1.00		0.95	1.00		0.95
Frpb, ped/bikes	0.99		1.00	0.98		1.00
Flpb, ped/bikes	1.00		1.00	1.00		1.00
Frt	0.94		1.00	0.85		1.00
Flt Protected	0.97		1.00	1.00		0.99
Satd. Flow (prot)	1691		3539	1550		3508
Flt Permitted	0.97		1.00	1.00		0.68
Satd. Flow (perm)	1691		3539	1550		2424
Peak-hour factor, PHF	0.94	0.94	0.94	0.94	0.94	0.94
Adj. Flow (vph)	117	91	656	395	320	1472
RTOR Reduction (vph)	21	0	0	44	0	0
Lane Group Flow (vph)	187	0	656	351	0	1792
Confl. Peds. (#/hr)		3		2	2	
Turn Type	Prot		NA	Perm	pm+pt	NA
Protected Phases	4		6		5	2
Permitted Phases				6	2	
Actuated Green, G (s)	23.1		125.8	125.8		125.8
Effective Green, g (s)	23.1		125.8	125.8		125.8
Actuated g/C Ratio	0.14		0.79	0.79		0.79
Clearance Time (s)	5.4		5.7	5.7		5.7
Vehicle Extension (s)	3.0		5.0	5.0		5.0
Lane Grp Cap (vph)	244		2782	1218		1905
v/s Ratio Prot	c0.11		0.19			
v/s Ratio Perm				0.23		c0.74
v/c Ratio	0.77		0.24	0.29		0.94
Uniform Delay, d1	65.9		4.5	4.7		14.0
Progression Factor	1.00		1.00	1.00		1.00
Incremental Delay, d2	13.5		0.2	0.6		9.9
Delay (s)	79.4		4.7	5.3		23.9
Level of Service	E		A	A		C
Approach Delay (s)	79.4		4.9			23.9
Approach LOS	E		A			C
Intersection Summary						
HCM 2000 Control Delay			21.2		HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio			0.96			
Actuated Cycle Length (s)			160.0		Sum of lost time (s)	17.7
Intersection Capacity Utilization			89.6%		ICU Level of Service	E
Analysis Period (min)			15			
c Critical Lane Group						

Manning Square TIA
2: Cumming St & Manning Drive

Projected 2020 Build AM Conditions

02/22/2017



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	7	503	184	7	28	24
Future Volume (Veh/h)	7	503	184	7	28	24
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.81	0.81	0.81	0.81	0.81	0.81
Hourly flow rate (vph)	9	621	227	9	35	30
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh						
Upstream signal (ft)		842				
pX, platoon unblocked						
vC, conflicting volume	236				870	232
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	236				870	232
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	99				89	96
cM capacity (veh/h)	1331				320	808
Direction, Lane #	EB 1	WB 1	SB 1			
Volume Total	630	236	65			
Volume Left	9	0	35			
Volume Right	0	9	30			
cSH	1331	1700	443			
Volume to Capacity	0.01	0.14	0.15			
Queue Length 95th (ft)	1	0	13			
Control Delay (s)	0.2	0.0	14.5			
Lane LOS	A		B			
Approach Delay (s)	0.2	0.0	14.5			
Approach LOS			B			
Intersection Summary						
Average Delay		1.1				
Intersection Capacity Utilization		42.1%		ICU Level of Service		A
Analysis Period (min)		15				

Manning Square TIA
3: Cricket Lane & Cumming St

Projected 2020 Build AM Conditions

02/22/2017

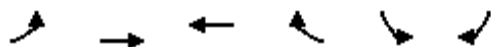
						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	463	69	27	156	36	44
Future Volume (Veh/h)	463	69	27	156	36	44
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.79	0.79	0.79	0.79	0.79	0.79
Hourly flow rate (vph)	586	87	34	197	46	56
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)	1281					
pX, platoon unblocked						
vC, conflicting volume			673		894	630
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			673		894	630
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			96		85	88
cM capacity (veh/h)			918		300	482
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	673	231	102			
Volume Left	0	34	46			
Volume Right	87	0	56			
cSH	1700	918	378			
Volume to Capacity	0.40	0.04	0.27			
Queue Length 95th (ft)	0	3	27			
Control Delay (s)	0.0	1.7	18.0			
Lane LOS		A	C			
Approach Delay (s)	0.0	1.7	18.0			
Approach LOS			C			
Intersection Summary						
Average Delay		2.2				
Intersection Capacity Utilization		42.5%		ICU Level of Service		A
Analysis Period (min)		15				

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	202	257	1405	152	98	758
Future Volume (vph)	202	257	1405	152	98	758
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.4		5.7	5.7		5.7
Lane Util. Factor	1.00		0.95	1.00		0.95
Frpb, ped/bikes	0.99		1.00	0.98		1.00
Flpb, ped/bikes	1.00		1.00	1.00		1.00
Frt	0.92		1.00	0.85		1.00
Flt Protected	0.98		1.00	1.00		0.99
Satd. Flow (prot)	1670		3539	1549		3519
Flt Permitted	0.98		1.00	1.00		0.53
Satd. Flow (perm)	1670		3539	1549		1893
Peak-hour factor, PHF	0.98	0.98	0.98	0.98	0.98	0.98
Adj. Flow (vph)	206	262	1434	155	100	773
RTOR Reduction (vph)	26	0	0	13	0	0
Lane Group Flow (vph)	442	0	1434	142	0	873
Confl. Peds. (#/hr)		3		2	2	
Turn Type	Prot		NA	Perm	pm+pt	NA
Protected Phases	4		6		5	2
Permitted Phases				6	2	
Actuated Green, G (s)	44.6		124.3	124.3		124.3
Effective Green, g (s)	44.6		124.3	124.3		124.3
Actuated g/C Ratio	0.25		0.69	0.69		0.69
Clearance Time (s)	5.4		5.7	5.7		5.7
Vehicle Extension (s)	3.0		5.0	5.0		5.0
Lane Grp Cap (vph)	413		2443	1069		1307
v/s Ratio Prot	c0.26		0.41			
v/s Ratio Perm				0.09		c0.46
v/c Ratio	1.07		0.59	0.13		0.67
Uniform Delay, d1	67.7		14.5	9.5		16.0
Progression Factor	1.00		1.00	1.00		1.00
Incremental Delay, d2	64.6		1.0	0.3		1.3
Delay (s)	132.3		15.5	9.7		17.3
Level of Service	F		B	A		B
Approach Delay (s)	132.3		15.0			17.3
Approach LOS	F		B			B
Intersection Summary						
HCM 2000 Control Delay			34.4		HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio			0.81			
Actuated Cycle Length (s)			180.0		Sum of lost time (s)	17.7
Intersection Capacity Utilization			103.8%		ICU Level of Service	G
Analysis Period (min)			15			
c Critical Lane Group						

Manning Square TIA
2: Cumming St & Manning Drive

Projected 2020 Build PM Conditions

02/22/2017



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	19	236	444	27	16	10
Future Volume (Veh/h)	19	236	444	27	16	10
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.83	0.83	0.83	0.83	0.83	0.83
Hourly flow rate (vph)	23	284	535	33	19	12
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (ft)		842				
pX, platoon unblocked						
vC, conflicting volume	568				882	552
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	568				882	552
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	98				94	98
cM capacity (veh/h)	1004				310	534
Direction, Lane #	EB 1	WB 1	SB 1			
Volume Total	307	568	31			
Volume Left	23	0	19			
Volume Right	0	33	12			
cSH	1004	1700	370			
Volume to Capacity	0.02	0.33	0.08			
Queue Length 95th (ft)	2	0	7			
Control Delay (s)	0.9	0.0	15.6			
Lane LOS	A		C			
Approach Delay (s)	0.9	0.0	15.6			
Approach LOS			C			
Intersection Summary						
Average Delay			0.8			
Intersection Capacity Utilization			38.1%	ICU Level of Service		A
Analysis Period (min)			15			

Manning Square TIA
3: Cricket Lane & Cumming St

Projected 2020 Build PM Conditions

02/22/2017

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	210	42	75	357	111	50
Future Volume (Veh/h)	210	42	75	357	111	50
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Hourly flow rate (vph)	247	49	88	420	131	59
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)	1281					
pX, platoon unblocked						
vC, conflicting volume			296		868	272
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			296		868	272
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			93		56	92
cM capacity (veh/h)			1265		301	767
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	296	508	190			
Volume Left	0	88	131			
Volume Right	49	0	59			
cSH	1700	1265	371			
Volume to Capacity	0.17	0.07	0.51			
Queue Length 95th (ft)	0	6	70			
Control Delay (s)	0.0	2.0	24.5			
Lane LOS		A	C			
Approach Delay (s)	0.0	2.0	24.5			
Approach LOS			C			
Intersection Summary						
Average Delay			5.7			
Intersection Capacity Utilization			55.7%	ICU Level of Service		B
Analysis Period (min)			15			

Supply & Demand Analysis: Alpharetta Current & Future Supply

As part of our analysis, we looked at current and future supplies for single-family detached homes and townhomes in the City of Alpharetta and within a 2-mile radius of the Subject (Downtown Alpharetta). We then compared recent new home closings to both current and future supply levels within each geography. A “healthy” current supply level is typically seen as 2 years, with levels significantly below 2 years considered “under-supplied” and levels significantly above 2 years as “over-supplied”. As the chart to the lower left highlights, both the City of Alpharetta and the Subject’s 2-mile ring are both “healthy” (orange) to “under-supplied” (green). For future supply, normal market “health” is typically 5 years of future supply. Again, in both cases the future supplies within both geographies are considered “under-supplied” to “healthy”.

As a second measure of supply/demand, we also compared the projected household growth over the next 5 years (using ESRI projections) as compared to the future supply for each geography (charted to the lower right below). Based on the projected household growth for the City of Alpharetta, the future housing supply will not adequately meet the projected increase in demand. Within the Subject’s 2-mile ring, there is a slight under-supply projected for the next 5 years.

	City of Alpharetta		Cumming St 2-Mile Ring	
	Single-Family	Townhomes	Single-Family	Townhomes
Closings Last12Mo.	174	246	68	94
Current Supply	157	548	150	79
Supply Remaining	0yr11mo	2yr2mo	2yr2mo	0yr10mo
Future Supply	381	650	286	411
Future Remaining	2yr2mo	2yr8mo	4yr3mo	4yr4mo



	City of Alpharetta	Cumming St. 2-Mile Ring
2016 Households	23,145	9,519
2021 Households	24,697	10,230
Net Gain (2016-2021)	1,552	711
Less Future Supply (SF&MF)	1,031	697
Under/Over Supply	521	14



Supply & Demand Analysis: Current Supply

Below is a list of the single-family and townhome projects within a 2-mile ring of the Subject with current lot supplies (developed lots able to be built on today) that were included in this analysis.

Subdivision	Product	Builder/Developer	Current Supply
Avalon	SF	Monte Hewett	11
Cogburn Parc	SF	Providence Group	3
East of Main	SF	Providence Group	36
Harris Walk	SF	Waterford Homes	13
Hearthstone	SF	Sharp Residential	10
Hopewell Plantation	SF	Mark Anthony	2
Kensley	SF	John Wieland	24
Mayfield Walk	SF	Scott Johnson	1
Rumson Point	SF	Pinnacle Homes	16
Twelve on Canton	SF	Talon Homes	12
Voysey	SF	Hedgewood	17
Wills Park/Enclave	SF	Taylor Morrison	5
Total			150

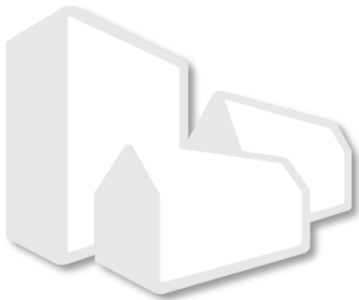
Subdivision	Product	Builder/Developer	Current Supply
Avalon	TH	Monte Hewett	4
East of Main	TH	Providence Group	27
Sonoma	TH	Taylor Morrison	25
Windsong	TH	Talon Homes	23
Total			79

Supply & Demand Analysis: Future Projects

Below is a list of the single-family and townhome projects within a 2-mile ring of the Subject with future lots that were included in this analysis.

Subdivision	Product	Builder/Developer	Future Lots
Braeden	SF	John Wieland	74
Canton St.	SF	Peachtree Residential	21
Downtown Main	SF	Duke Land Group	6
Foundry	SF	John Wieland	25
Hearthstone	SF	Sharp Residential	33
Kensley	SF	John Wieland	45
Milton Place	SF	Fuqua & Associates	11
Stonewalk	SF	Stonewalk Mayfield Corners LLC	3
Thompson Street	SF	Aycock	7
Thompson Street	SF	Hedgewood	3
Voysey	SF	Hedgewood	22
Westside Parkway	SF	Ashton Woods	36
Total			286

Subdivision	Product	Builder/Developer	Future Lots
Appen	TH	Ray Appen	17
Walk at Braeden	TH	Pulte Group	56
Canton St. Common	TH	Peachtree Residential	9
Chelsea Walk	TH	Providence Group	49
Downtown Main	TH	Duke Land Group	55
Foundry	TH	John Wieland	88
Innovation	TH	MetLife	25
Newvale	TH	D & G Development	23
Stonewalk	TH	Stonewalk Mayfield Corners LLC	16
Thompson Street	TH	Edward Andrews	40
Westside Parkway	TH	Ashton Woods	33
Total			411



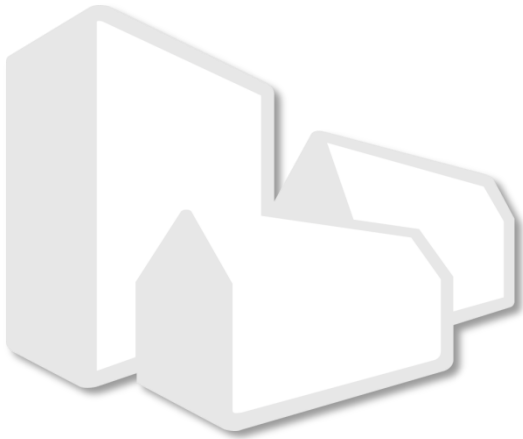
Taylor Morrison Homes

Cumming Street Walkable Community - Alpharetta, GA Market Opportunity Assessment

May, 2017

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Background and Objectives

Background

John Burns Real Estate Consulting, LLC (“JBREC”) was retained to provide Taylor Morrison Homes (“Taylor Morrison” or “Client”) with an independent third-party evaluation of the location, product, pricing and sales potential for a single-family detached and townhome community on Cumming Street (“Subject”) in Alpharetta, Georgia. The Subject is located within walking distance to Downtown Alpharetta, which is home to popular new restaurants, Saturday Farmers Market, Thursday Night Food Truck Alley, and a host of popular events including concerts, festivals, food tastings, and annual Christmas tree lighting.

Objective

The objective of this assignment is to compile and evaluate pertinent new home and resale market information in order to provide recommendations relative to the pricing and absorption of the Subject single-family detached and townhomes to be offered including: base prices, average lot premiums, average option and upgrade revenues, incentives, and absorption and price appreciation projections given the Client’s current plans. Additionally, JBREC will provide a broader perspective on the overall Atlanta and local Alpharetta economies and housing markets.

Key Assumptions

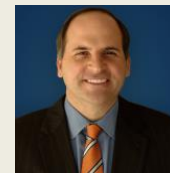
The pricing and absorption recommendations in this report assume that the Builder will provide excellent execution of the following: 1) offer floor plan sizes, types, and amenity levels as proposed and recommended, 2) the development will be completed in a quality “market appropriate” manner with a community entrance, entry monumentation, landscaping, amenities, spec levels, and unit finishes in-line with market expectations, 3) provide sufficient advertising and marketing efforts to generate shopper traffic commensurate with market comps achieving comparable home sales rates and prices, 4) have an on-site sales office open seven days per week, 5) have fully decorated model homes, and 6) have experienced, professionally trained sales agents familiar with the local market.

Contact Information

This analysis was prepared by John Burns Real Estate Consulting, LLC. David Kalosis, Principal, served as Project Manager. Follow-up questions should be directed to us at:

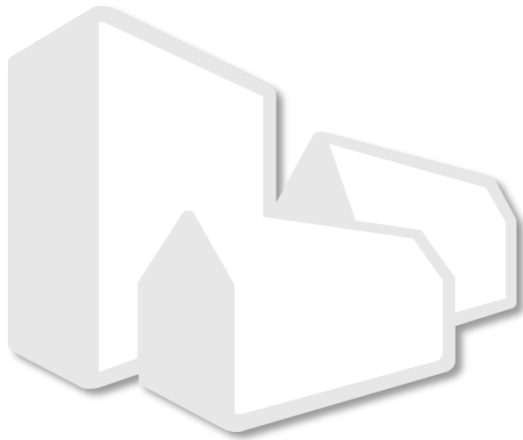
12600 Deerfield Parkway, Suite 200
Alpharetta, GA 30004
(770) 286-3493
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Market Expert:



David Kalosis
Consulting

dkalosis@realestateconsulting.com



Executive Summary

Below is a summary of JBREC's market-guided recommendations for both the townhome and single-family detached product series planned for the Cumming Street community in Downtown Alpharetta. For each of these series, we assumed the Builder's unit counts and base plan ranges, which are consistent with market expectations.

Summary of Cumming Street Product and Pricing Recommendations

	Cumming Street - JBREC Recommendations	
	Townhomes	Single-Family Detached
Unit Count	40	30
Avg Plan Size	2,500	2,859
Average Base Price	\$399,900	\$555,900
Average Incentive	(\$6,000)	(\$15,000)
Average Options and Upgrades	\$25,000	\$40,000
Average Lot Premium (inc End Unit)	\$10,000	\$4,000
Average Total Net Home Price (base+premiums+options–incentives)	\$428,900	\$584,900
Total Revenue	\$17,156,000	\$17,547,000
Monthly HOA Fees	\$250	\$200
Sales Rate	2.0/month	2.0/month
Sales Cycle	1yr8mo	1yr3mo
Sales Start	Mar-18	Mar-18
Avg Annual Price Appreciation 2017-2020	2.8%	2.8%

- **Location:** The Subject will be truly walkable to Downtown Alpharetta, which is becoming a popular destination for families and empty nesters alike given the new retail, restaurants and entertainment venues that continue to place Alpharetta among the top cities in the country and rank among the fastest growing suburbs. The Alpharetta Farmer's Market, Foody Truck Alley, concerts and events, the new City Hall and the Alpharetta Library are all within an easy stroll down Main Street.
- **Accessibility:** In a city plagued with traffic headaches, Alpharetta provides historic charm couples with modern conveniences and access to major employment nearby. Residents are within 10 minutes of anywhere within the Alpharetta Tech Hub, a major employment hub in North Atlanta. Retail shopping centers (including popular Avalon Mall), restaurants, grocery stores (including Whole Foods and Publix), daily conveniences and entertainment are all less than one mile away. Local churches and regional hospitals are also right nearby.
- **Public Schools:** The Alpharetta area of North Fulton County is well regarded for its excellent public schools, which is a major driver for families. The local public school assignments all perform extremely well.
- **Strong 55+ Demand:** North Fulton County (and Alpharetta in particular) has a large and growing 55+ population that are buying homes here today. Our proprietary 55+ demand analysis identifies Alpharetta as a target area for empty nester buyers in North Atlanta based on criteria that includes current 55+ population, growth projections, and housing demand today.
- **Townhome Buyers:** Empty Nesters are gravitating toward new Surban™ (urbanized areas within suburban locations) developments that provide lifestyle conveniences of low maintenance products with walkability to retail and restaurants. New townhome communities in the area have also become a destination for young ethnic families (as well as mature single-parent households) that work in the Alpharetta Tech Hub and desire Alpharetta's local public schools, with a low maintenance home and yard for their busy lifestyles.
- **Single-Family Detached Buyers:** Many Young Families and Empty Nesters alike are trading square footage and large lots for low maintenance and easy access. They're downsizing their homes and maintenance responsibilities and engaging more in their lifestyle.
- **Products:** The townhome product series is consistent with what the Builder is already producing at Sonoma THs less than 1 mile to the north, with the Subject offering true walkability to Downtown Alpharetta that will command a significant premium over the current pricing at Sonoma. Likewise, many families and empty nesters alike will trade the Enclave at Wills Park setting for walkability to Downtown Alpharetta. Given the strong empty nester population buying in the area, the Builder will need to include master-on-main and full bedroom suites on the main level plans within the single-family detached series. From our experience with townhomes in other Surban™ locations throughout North Atlanta, empty nesters will accept stairs in locations that offer a walkable lifestyle.
- **Pricing:** JBREC's market-guided pricing recommendations are based on the product offerings, location, desirability, and competitive performance in the submarket.
- **Standard Features:** The Builder should offer standard features that are commensurate with our higher price recommendations including 10ft ceilings on main, 8ft doors, granite countertops, tile backsplash, hardwood floors on main, 2" cabinets and lawn maintenance..
- **Absorptions:** JBREC supports an average monthly sales rate of 2.0 per month per product series at the Subject from grand opening through sell out given the Builder's planned product offerings and our recommended pricing strategy.

S

Strengths

- Desirable submarket location with growing demand.
- Multiple product/buyer targets that fit the local demographic demand profile.
- Proximity and accessibility to major employment centers nearby.
- Walkable to retail shopping and restaurants.
- North Fulton County public schools.
- Proven products within the market.
- Marketing window should drive strong traffic volume to the site.

W

Weaknesses

- Traffic along Hwy-9/North Main Street may be a deterrent for some shoppers.
- No gated access.
- No community amenities.

O

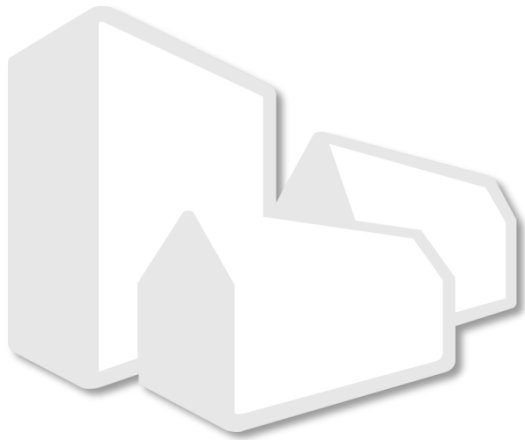
Opportunities

- Excellent housing market fundamentals including strong demand, low supply and relative affordability today.
- Lack of affordability in North Fulton driving demand for low maintenance lifestyle products.
- Projected growth among key demographics supports strong demand locally.
- Alpharetta Loop Trail could further improve the desirability/walkability.

T

Threats

- Increasing competition throughout North Atlanta for mature buyers and townhome market.
- Economic shifts, including potential tech bubble and rising interest rates, would impact local buyers.
- National immigration policies could have direct impact on ethnic buyer demand.

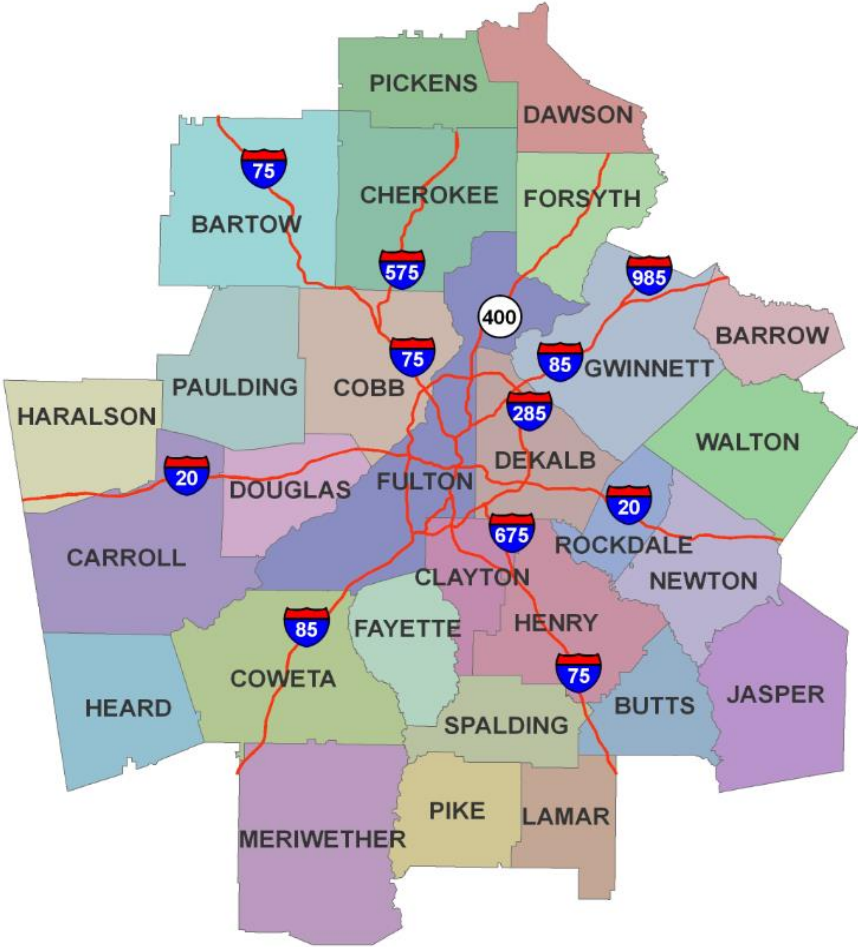


Location Analysis

There are 29 counties included in the Atlanta, GA MSA; the core population centers, which account for nearly 60% of all metro area households today, are concentrated in Fulton, Cobb, DeKalb and Gwinnett Counties. North Fulton County is the region's center of economic growth, yet has managed to maintain much of its original identity. Area residents enjoy a rich and diverse cultural scene, wide-ranging recreational activities, world-class educational and medical facilities, and numerous retail and dining experiences.

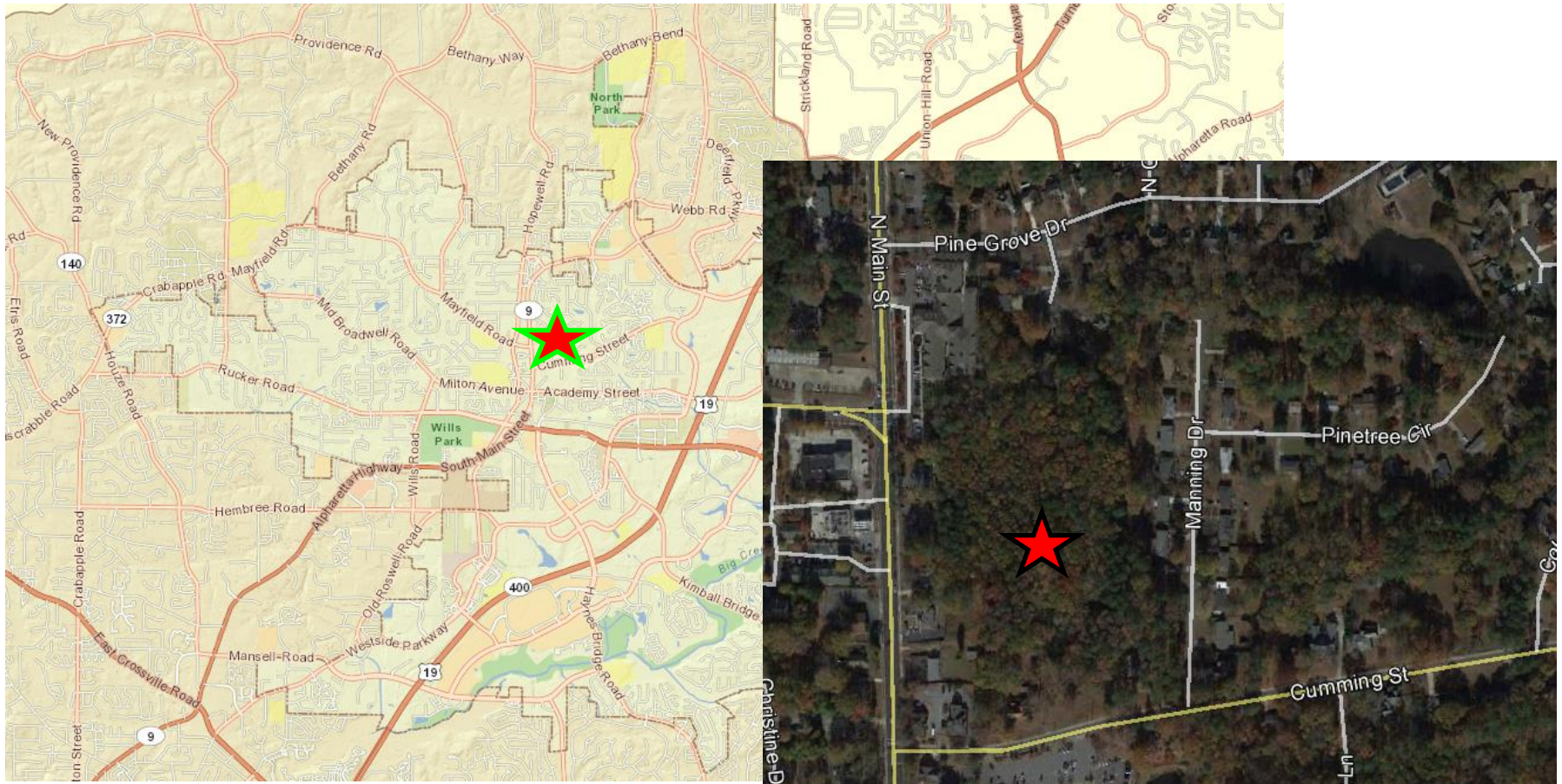
Atlanta MSA	
Population	5,870,000
Population Growth	1.9%
Employment Growth	3.6%
Unemployment Rate	4.9%
New Home Sales Volume	19,428
New Home Sales Growth	16.5%
New Home Sales \$	\$295,200
Existing Home Sales Volume	104,946
Existing Home Sales Growth	10.0%
Existing Home Sales \$	\$189,100
Total Permits	35,565
Total Permit Growth	7.7%

Rolling 12mos ending March 2017



Location Analysis – Cumming Street Site

The Subject is located within the City of Alpharetta, which is home to over 62,000 people making up 23,000 households. It is one of the fastest growing cities in America and home to major employment, residential and retail developments that make Alpharetta a true live-work-play lifestyle destination community. More specifically, the Subject is located along Cumming Street, across from the Alpharetta First United Methodist Church, near the intersection with Hwy-9/North Main Street. This central location is truly walkable to Downtown Alpharetta, which will have strong appeal to families and empty nesters alike who enjoy all the arts, culture, restaurants, and activities that go on every day in Downtown Alpharetta. The Subject is also within easy access to Avalon Mall, GA-400, regional hospitals, and the Alpharetta Tech Hub, which has become a major employment center within North Atlanta.



Location Analysis – **Subject Preliminary Site Plan**

The Cumming Street site is approximately 11.7 acres located along Cumming Street, just west of Hwy-9/North Main Street. The site is located across the street from Alpharetta First United Methodist Church and within a one block walk south to Downtown Alpharetta. The Client is considering developing this site to include 30 single-family lots that will be alley-loaded and 40 townhomes. The site will also include neighborhood parks/open space, as well as civic space dedicated along its northern boundary. An additional benefit of the site will be its location along the planned Alpharetta Loop Trail, which will provide safe walking, jogging and biking connectivity throughout much of Alpharetta.



Location Analysis – Downtown Alpharetta

The Cumming Street site is only one block to Downtown Alpharetta, where a leisurely stroll through the welcoming downtown district offers restaurants, retail shopping and weekly events that draw in couples, families, and even their furry friends. The historic downtown showcases work from local artists and craftsmen during the Main Street Market events held monthly between March and November including a Farmers Market held most Saturday mornings and Food Truck Alley is held on Thursday evenings. City Hall is also located downtown, as well as the library and a number of popular churches.



Location Analysis – Downtown Alpharetta & Avalon

While all the activities of Downtown Alpharetta are within walking distance, other modern conveniences are also within a short drive including Avalon, a sustainably designed, 86-acre development with more than 500,000 square feet of retail, a 12-screen all premium theater, a full-service hotel, Class A office, single-family residences and luxury rental homes within a walkable, connected community of shopping, dining, entertainment, living and working. There's also grocery shopping, pharmacies, and other daily conveniences right nearby. There are more than 600 technology companies concentrated within the nearby Alpharetta Tech Hub and GA-400 is only 1.5 miles away, providing easy access to the rest of Atlanta.



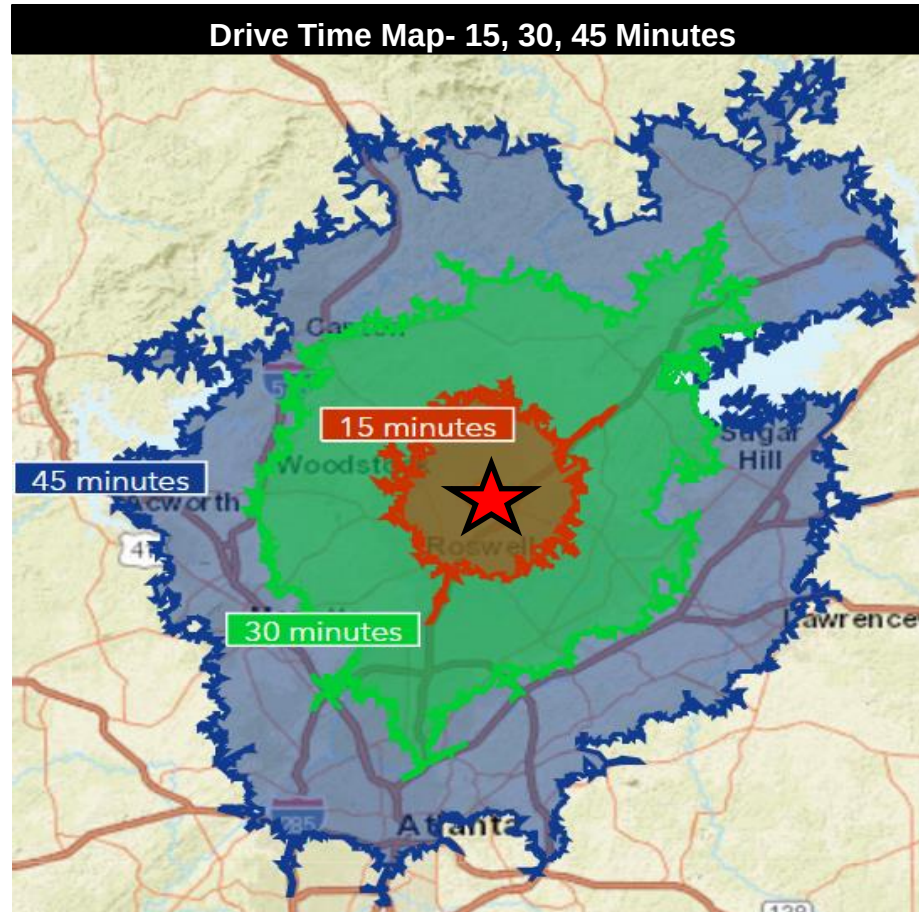
Alpharetta has been a popular destination for decades, particularly among move-up and upscale families given the strength of the local schools, but also among empty nesters that are either downsizing in place or following their grandchildren to the area. Alpharetta is regularly named among the top cities in the country and continues to rank among the fastest growing suburbs.

Awards

1. Named one of the Best Suburbs To Live In Georgia by Niche.com – 2017
2. Named one of the 30 best neighborhoods in America – 2017
3. Named one of the 50 safest cities in Georgia – 2017
4. Named 25 best places to visit in Georgia by Vacationidea.com – 2016
5. Named best cities for Tech (Outside California and New York) by Datafox – 2016
6. Named #1 place where business is thriving by Entrepreneur – 2015
7. Named one of the 10 best Atlanta suburbs by Movoto – 2015
8. Named one of the best places to start a business in Georgia by Nerdwallet – 2015
9. Named one of the best cities to start a restaurant by Nerdwallet – 2015
10. Named one of the best cities for Women Entrepreneur by Goodcall – 2015
11. Named best small city in Georgia by WalletHub – 2015
12. Alpharetta is the 6th fastest growing city according to U.S. Census Bureau – 2013
13. Named 7th friendliest city in the nation by Forbes – 2012
14. Alpharetta listed as the top place to move by Forbes – 2009

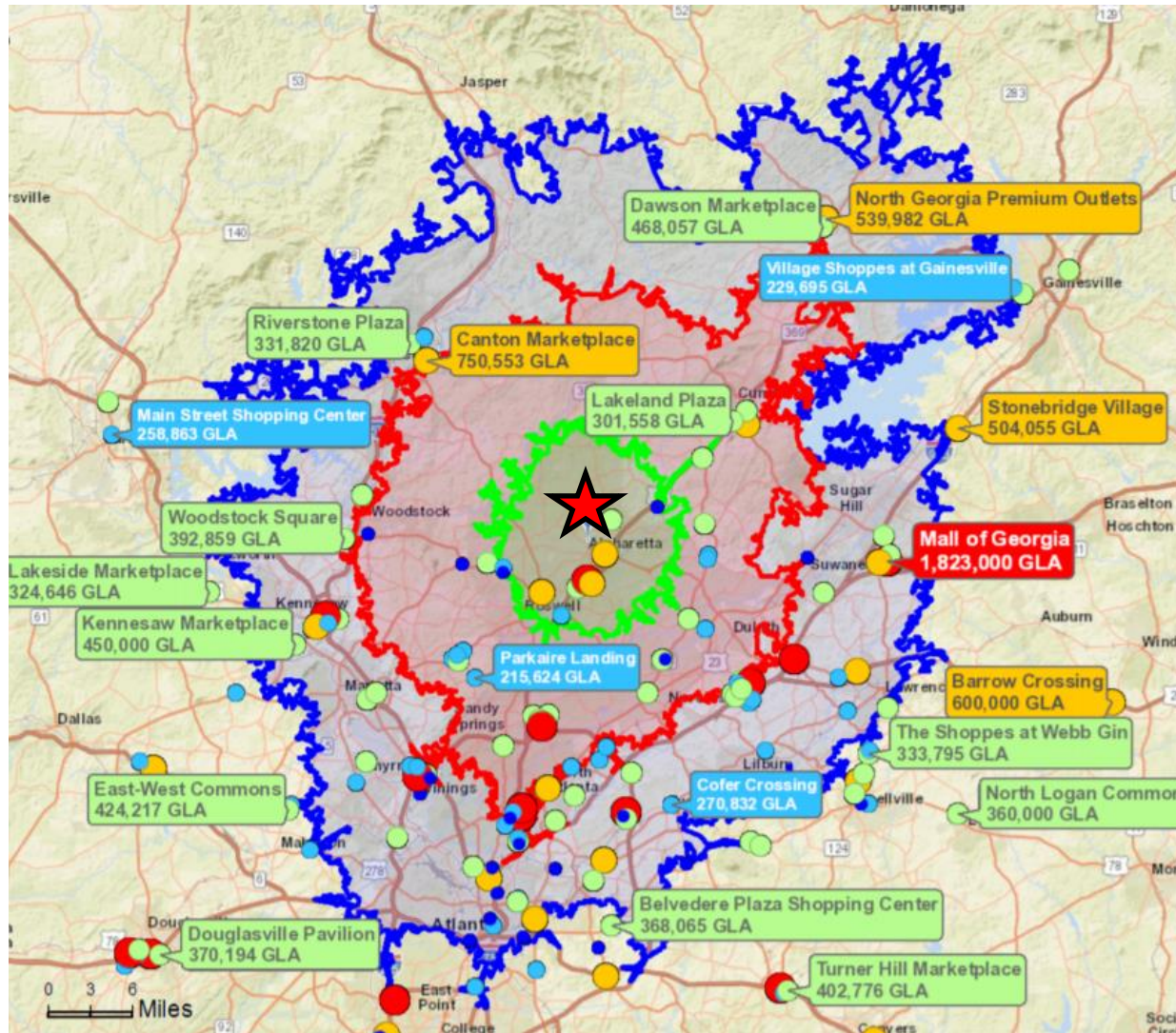
Source: Alpharetta Convention & Visitors Bureau

The Cumming Street site is near GA-400 supporting wide ranging accessibility to most areas in the MSA within a 45 minute drive. All daily conveniences are within fifteen minutes of the site.



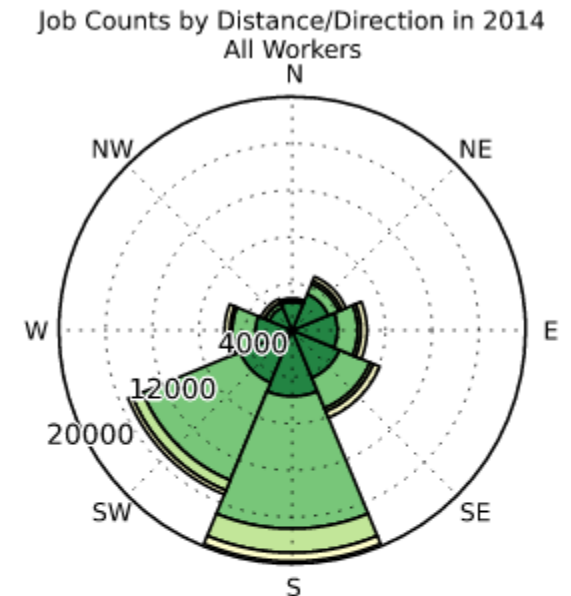
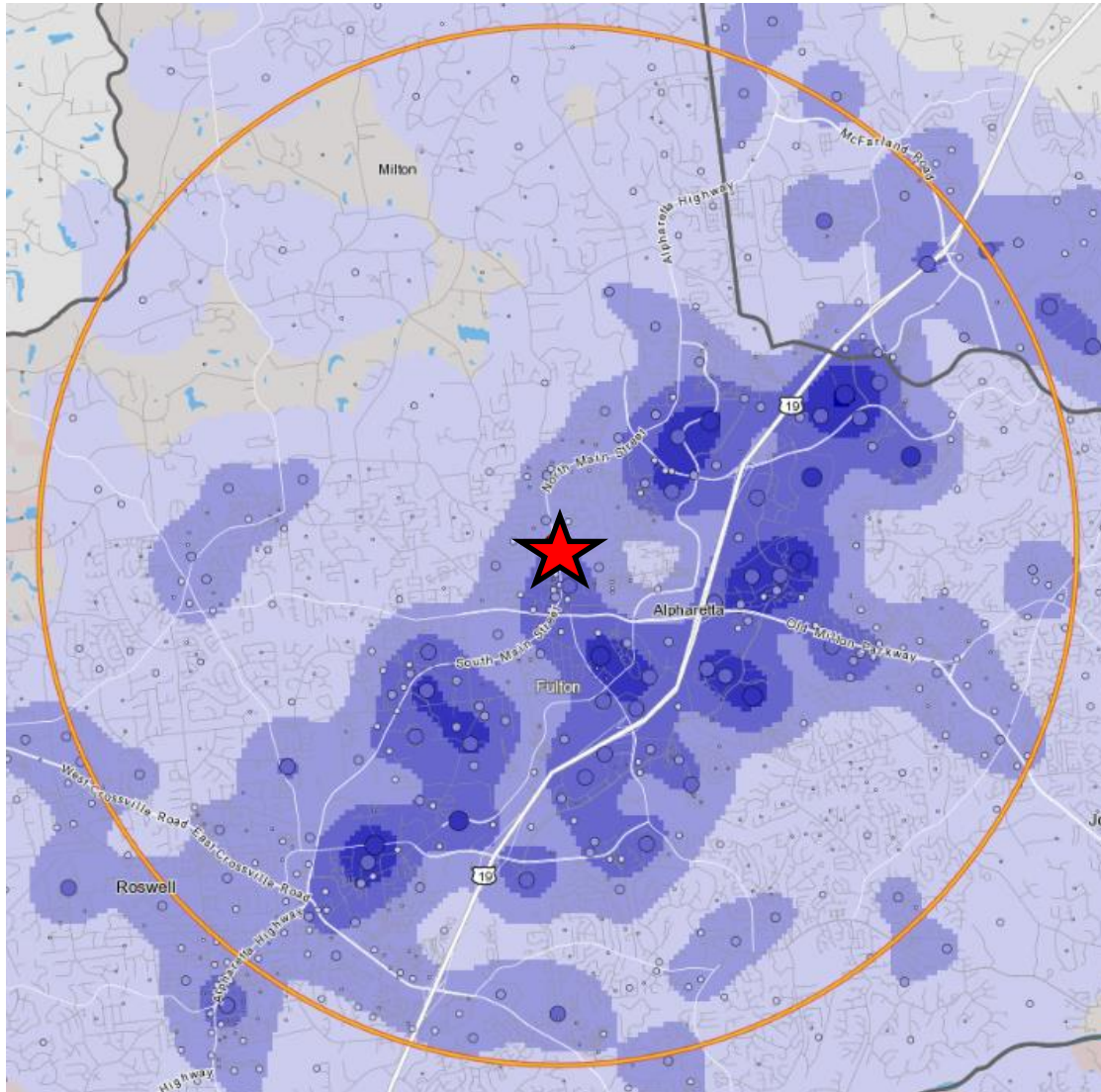
Location Analysis – Shopping & Entertainment Map

There are a variety of shopping, dining and entertainment options within fifteen minutes of the Cumming Street site; including the North Point and Avalon malls. The site is within walking distance of Downtown Alpharetta, home to unique shops, restaurants and boutiques.



Location Analysis – Proximity to Employment

Residents within five miles of the Subject site primarily commute south between Alpharetta and Roswell for employment; most commute less than ten miles. Alpharetta is home to multiple major employers; during the workday nearly 75,000 non-resident workers enter the city, increasing the daytime population to greater than 100,000.

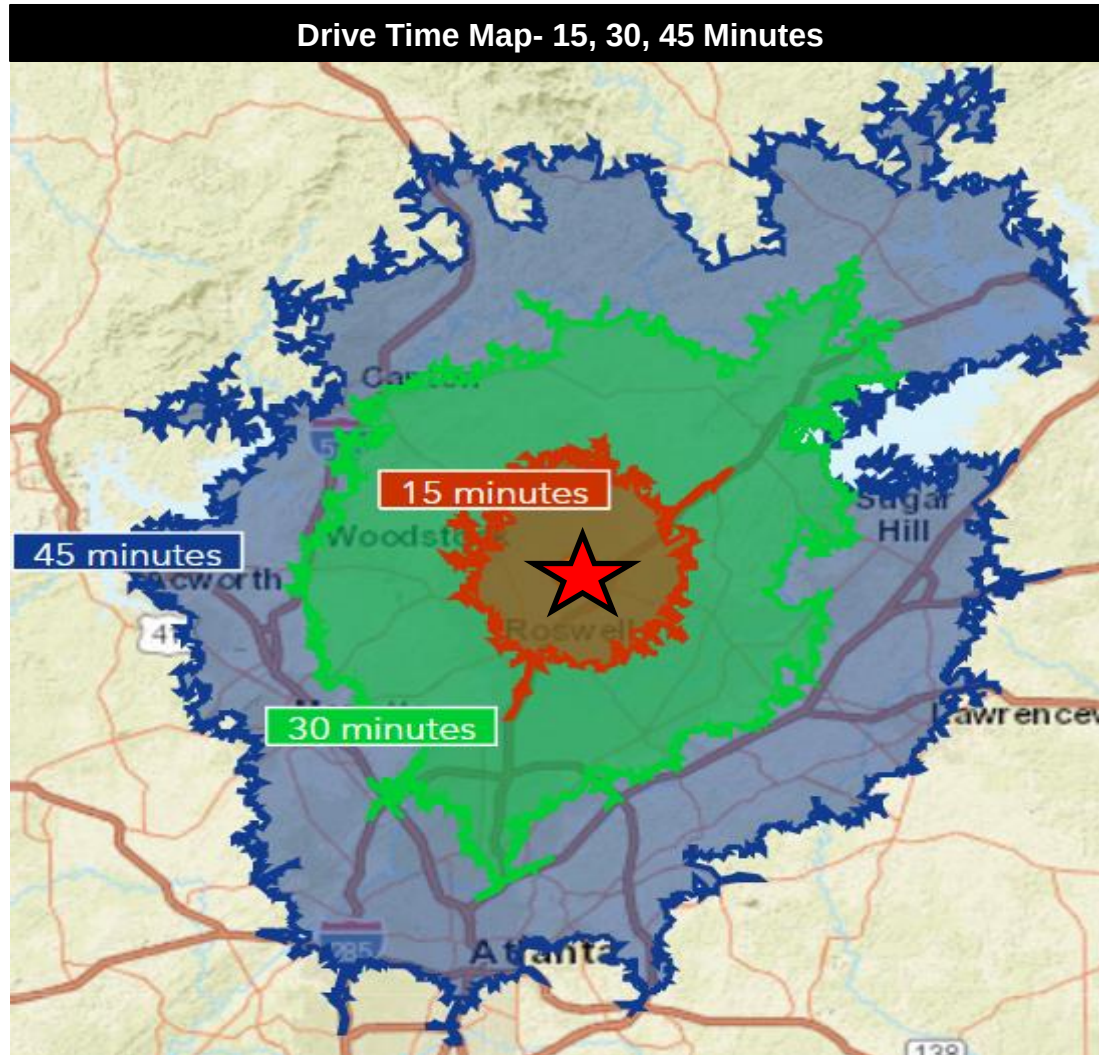


View as

Jobs by Distance - Home Census Block to Work Census Block

	2014	
	Count	Share
Total Primary Jobs	65,952	100.0%
Less than 10 miles	29,861	45.3%
10 to 24 miles	28,374	43.0%
25 to 50 miles	4,255	6.5%
Greater than 50 miles	3,462	5.2%

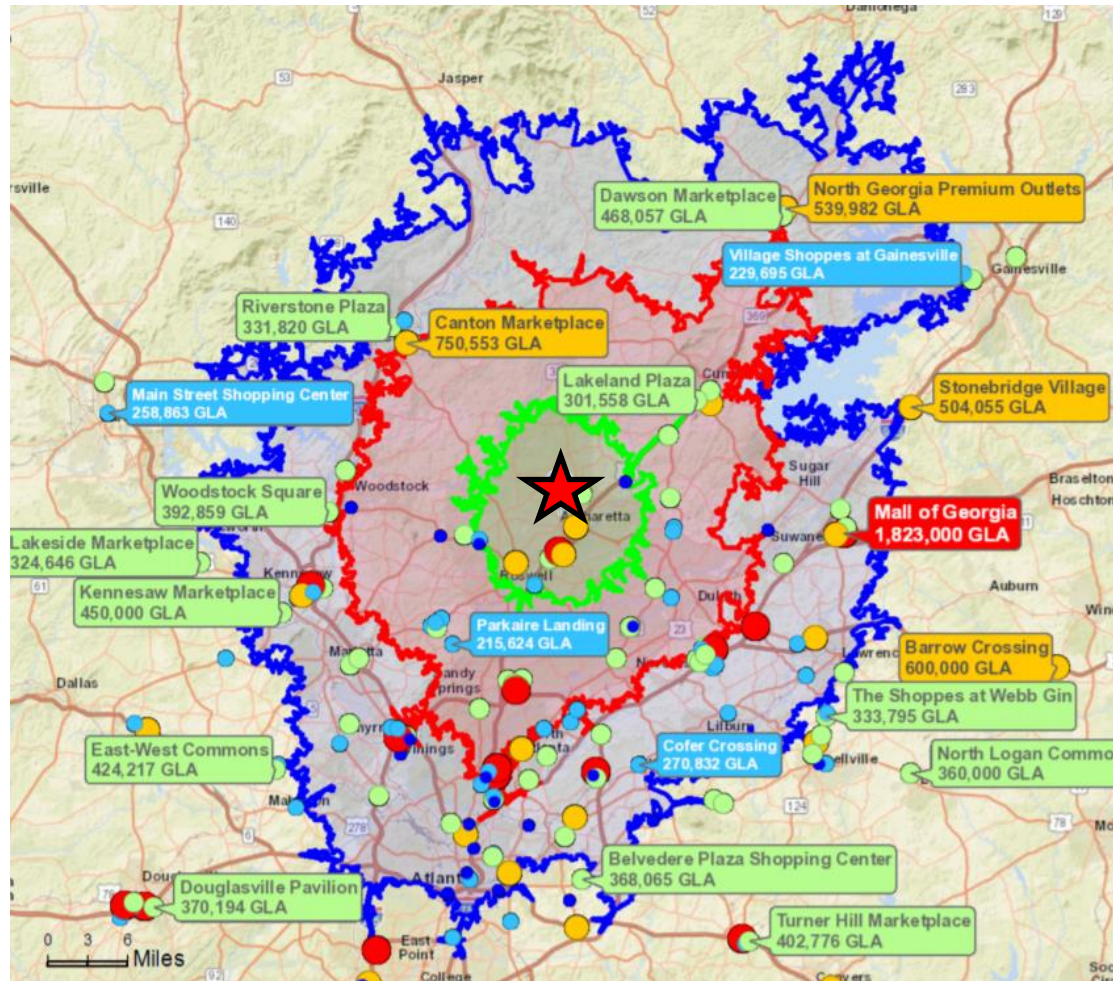
The Cumming Street site is near GA-400 supporting wide ranging accessibility to most areas in the MSA within a 45 minute drive. All daily conveniences are within fifteen minutes of the site.



Location Analysis – Shopping & Entertainment

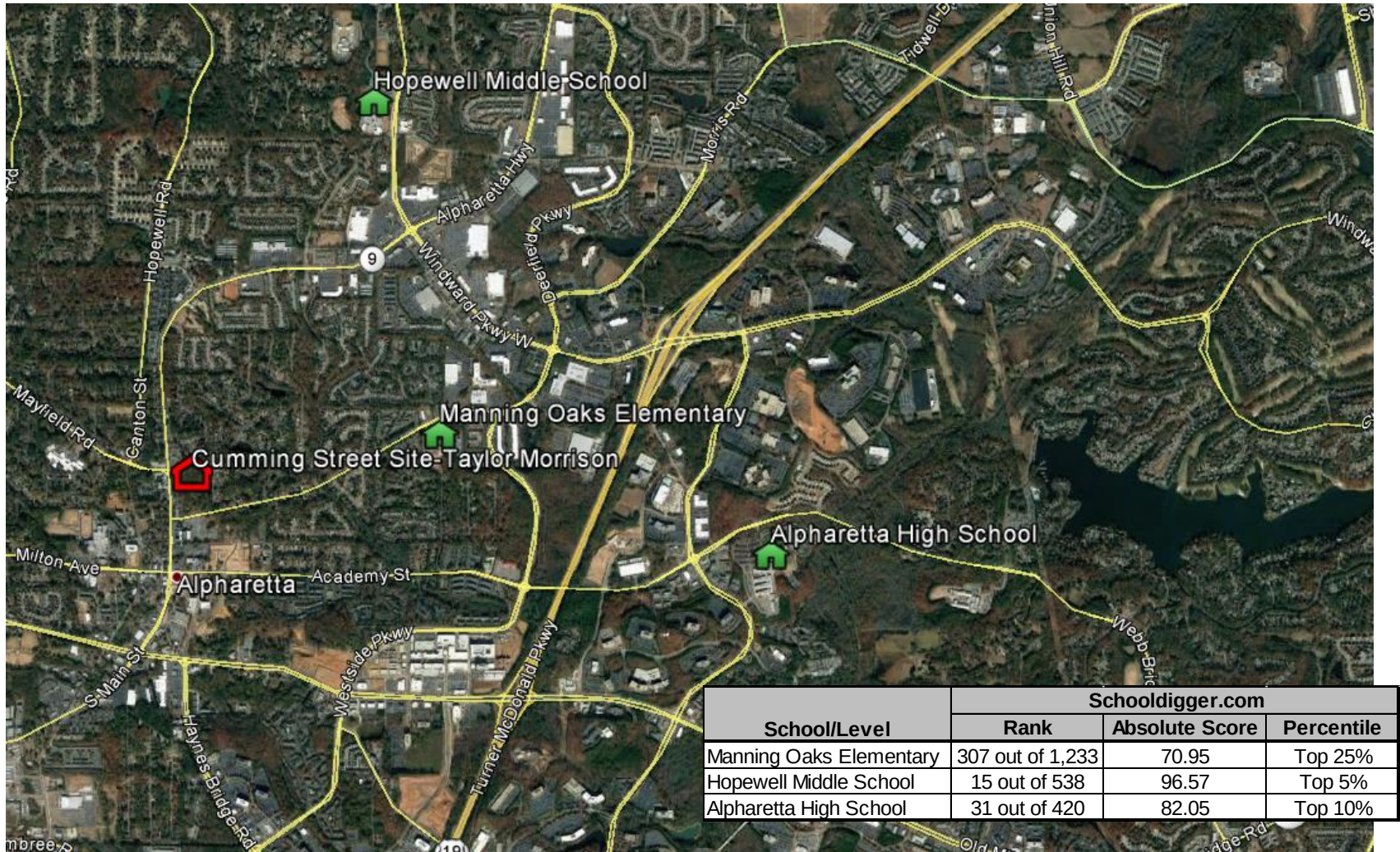
There are plentiful shopping, dining and entertainment amenities, grocery stores and daily conveniences within a fifteen minute drive from the Subject site. Notable projects include:

- Avalon, a popular new mixed-use development south of the Subject along Old Milton Parkway, includes popular boutique shops, restaurants, Whole Foods, a movie theater, outdoor events, and a mix of for sale residential, apartments and hotels.
- Big box retailers, restaurants and grocery stores are all located along Windward Parkway to the north of the site, as well as North Point Mall to the southeast, providing everything residents here need for their daily living.



Location Analysis – School Assignments and Performance

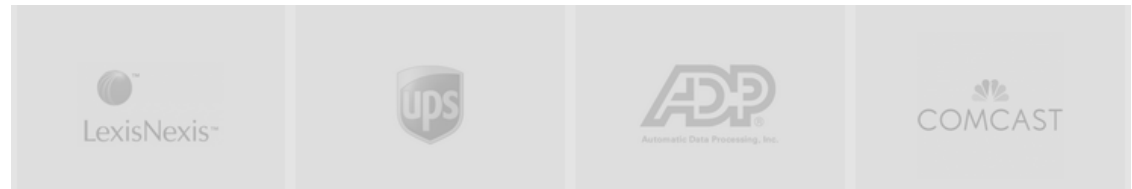
The Cumming Street site is within the Fulton County school district. Local school assignments include strong performing Manning Oaks Elementary and Hopewell Middle School, as well as Alpharetta High School. While the local school assignments perform exceptionally, we believe that these low-maintenance products and higher price points will primarily target Empty Nesters (55-64 year olds) looking to downsize, but not downgrade, their lifestyle within a community that's easily walkable to Downtown Alpharetta.



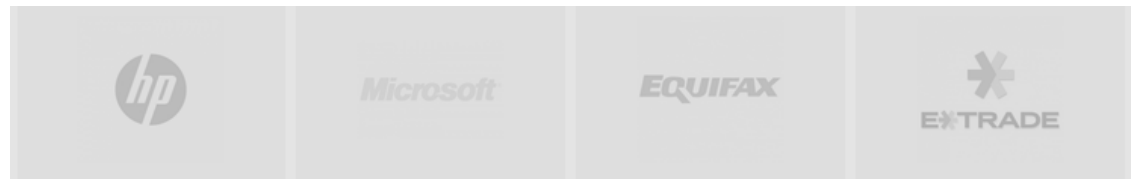
Alpharetta is home to more than 600 technology-centric companies and a 20 million square foot office market. Its major employers include the “who’s-who” of technology companies. The following list includes the 25 top employers in Alpharetta, as well as the top companies by sector/specialty.

RANK	COMPANY
1	ADP, INC.
2	MCKESSON INFORMATION SOLUTIONS
3	LEXIS NEXIS RISK SOLUTIONS
4	VERIZON BUSINESS NETWORK SERVICES
5	COMCAST
6	UPS SUPPLY CHAIN SOLUTIONS GENERAL SVCS
7	HEWLETT-PACKARD
8	EQUIFAX INFORMATION SERVICES
9	E TRADEFINANCIAL CORPORATION
10	CHARTIS INSURANCE (AIG)
11	GE CONSUMER FINANCE-AMERICA
12	RADIANT SYSTEMS
13	COCA-COLA REFRESHMENTS
14	RYDER TRUCK RENTAL INC
15	MARKETSOURCE, INC.
16	ALCATEL-LUCENT USA, INC.
17	MACY’S RETAIL HOLDINGS
18	VERINT AMERICAS
19	LEASE PLAN USA
20	NDC HEALTH CORPORATION
21	THE CLOROX SALES COMPANY
22	AMDOCS
23	PRIORITY PAYMENT SYSTEMS, LLC
24	COLONIAL PIPELINE COMPANY
25	TOTAL SYSTEM SERVICES

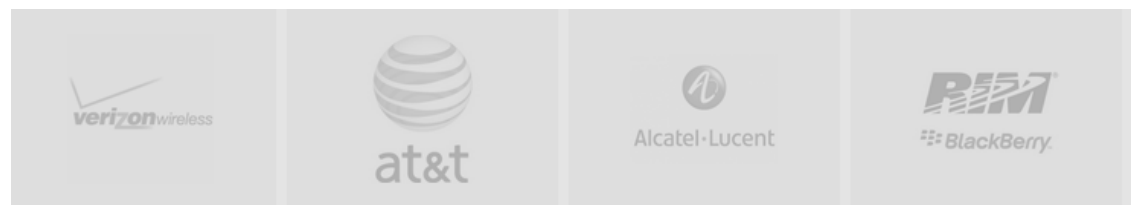
Corporate and Regional Headquarters



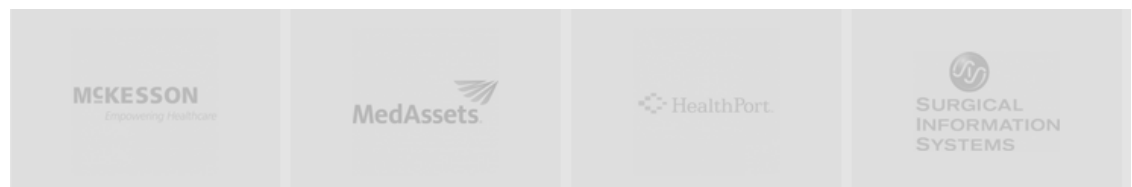
Information Services



Telecommunications

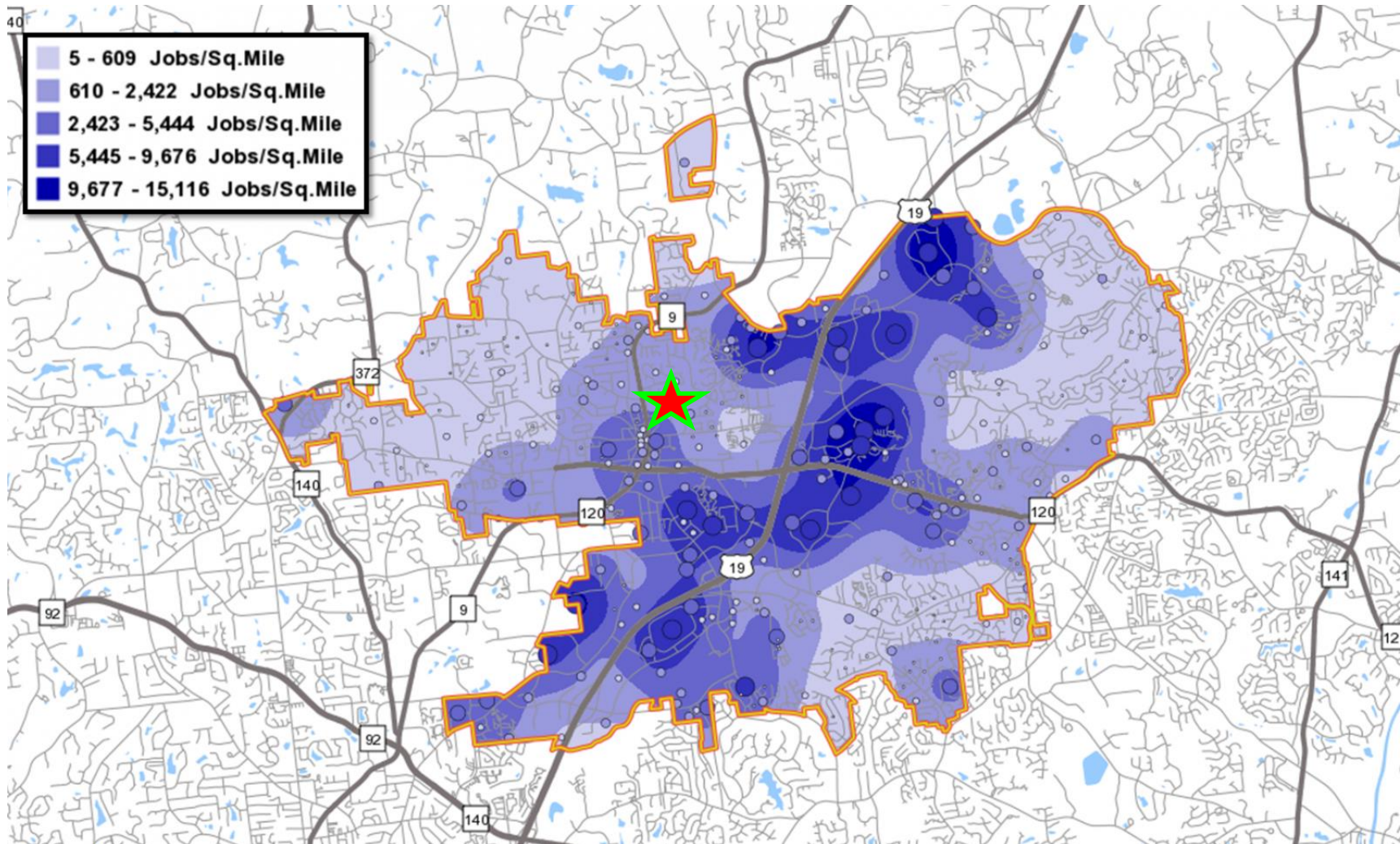


Health IT



Location Analysis – At the Heart of a Major Employment Hub

The Cumming Street site is within easy access to major employment concentrations throughout the Alpharetta area, including the Alpharetta Tech Hub, which spans basically from exits 8-11 along GA-400. Alpharetta is home to a daytime population of more than 100,000 people and over 9,000 companies, with $\frac{1}{4}$ of all Atlanta's top 25 technology companies located here. Residents living at the Cumming Street community will be within a 10-minute commute to one of Atlanta's largest employment concentrations.

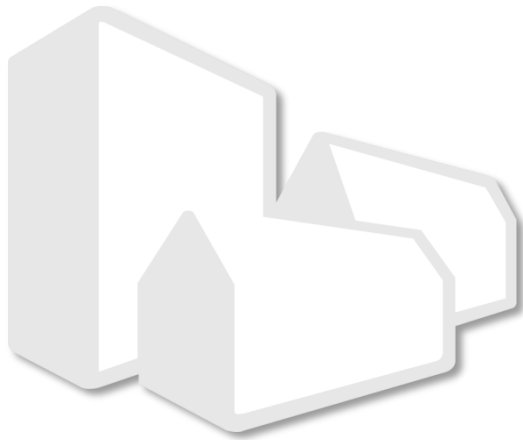


Location Analysis – Competitive Local Housing Market

As the corporate landscape is re-shaping the demographic complexion of the local market in Alpharetta, their expectations of housing products are changing as well. This area had previously been an outer suburban location with a residential base of predominantly single-family detached homes in amenitized communities. Limited land availability and increased home prices are driving higher density projects to maintain reasonable affordability that is in line with the local workforce income levels. However, most of these high-density new townhome and condo communities don't offer any significant neighborhood amenities package other than their location.

The majority of recently approved townhome projects are concentrated within the Avalon-Downtown area of Alpharetta, which accounts for a full $\frac{3}{4}$ of approved multi-family developments. The map below identifies the active and approved multi-family (in blue) and single-family detached (in green) new home communities in Alpharetta today. There are 10 multi-family (condo or townhome) subdivisions and 4 single-family detached that offer true walkability to either Downtown Alpharetta or Avalon. These are the most sought after locations, particularly among upscale empty nesters, where both pricing and demand will be the greatest.





Competitive New Townhome Analysis

Townhome Series: JBREC Pricing & Absorption Recommendation

The chart below provides our recommended base pricing and total (sales) price estimates for the townhome series at the Cumming Street site assuming the Builder's product plans. These recommendations are based on our independent evaluation of the performance of actively selling and recently closed out new townhome communities in the area, coupled with our understanding of the relative strengths of this location.

								JBREC Recommendations									
				MIX	Sq. Ft.	Tax Rate	HOA	Base Price	Total / All Incentives O/U+CC+\$	Net Base Price (All Incentives)	Net Base Price/ Sq. Ft.	Average Options	Average Lot & End Premiums	Total Price/ Sq. Ft.	80% 4.25% Net Pmt.	31% Income to Qualify*	
CUMMING STREET THS																	
Cumming Street THs		JBREC Recommend		1	2,400	1.50%	\$250	\$389,900	(\$6,000)	\$383,900	\$160	\$ 25,000	\$10,000	\$418,900	\$175	\$2,422	\$94,000
Product: Townhomes		Total Units: 40		1	2,600	1.50%	\$250	\$409,900	(\$6,000)	\$403,900	\$155	\$ 25,000	\$10,000	\$438,900	\$169	\$2,526	\$98,000
		Units Sold: 0															
% Remaining: 100%		Units Remaining: 40															
Sales Open Date: Mar-18		Proj Sales Rate: 2.0															
Totals/Averages:					2,500			\$399,900	(\$6,000)	\$393,900	\$158	\$25,000	\$10,000	\$428,900	\$172	\$2,474	\$96,000

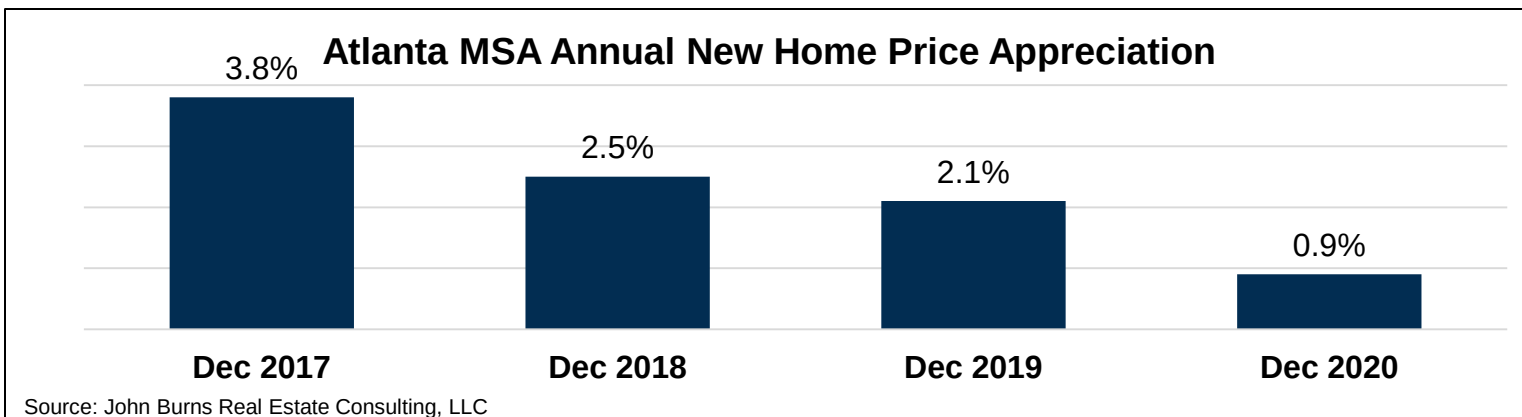
Townhome Series: Appreciation & Build Out Assumptions

The following chart provides JBREC's recommended sales price and build out scenario for the townhome series at Cumming Street given JBREC's new home price appreciation forecasts and estimated sales rates. For 2017-2020, we see annual new home price appreciation rates for the Atlanta market that tail off over time. JBREC's market-guided price and pace recommendations would generate an average sales price of \$456,000 over life of project.

Price Appreciation				3.8%	2.5%	2.1%	0.9%
Community	Source	Units	JBREC ASP	Dec-17	Dec-18	Dec-19	Dec-20
Cumming Street THs	JBREC Recommend	40	\$428,900	\$445,198	\$456,328	\$465,911	\$470,104

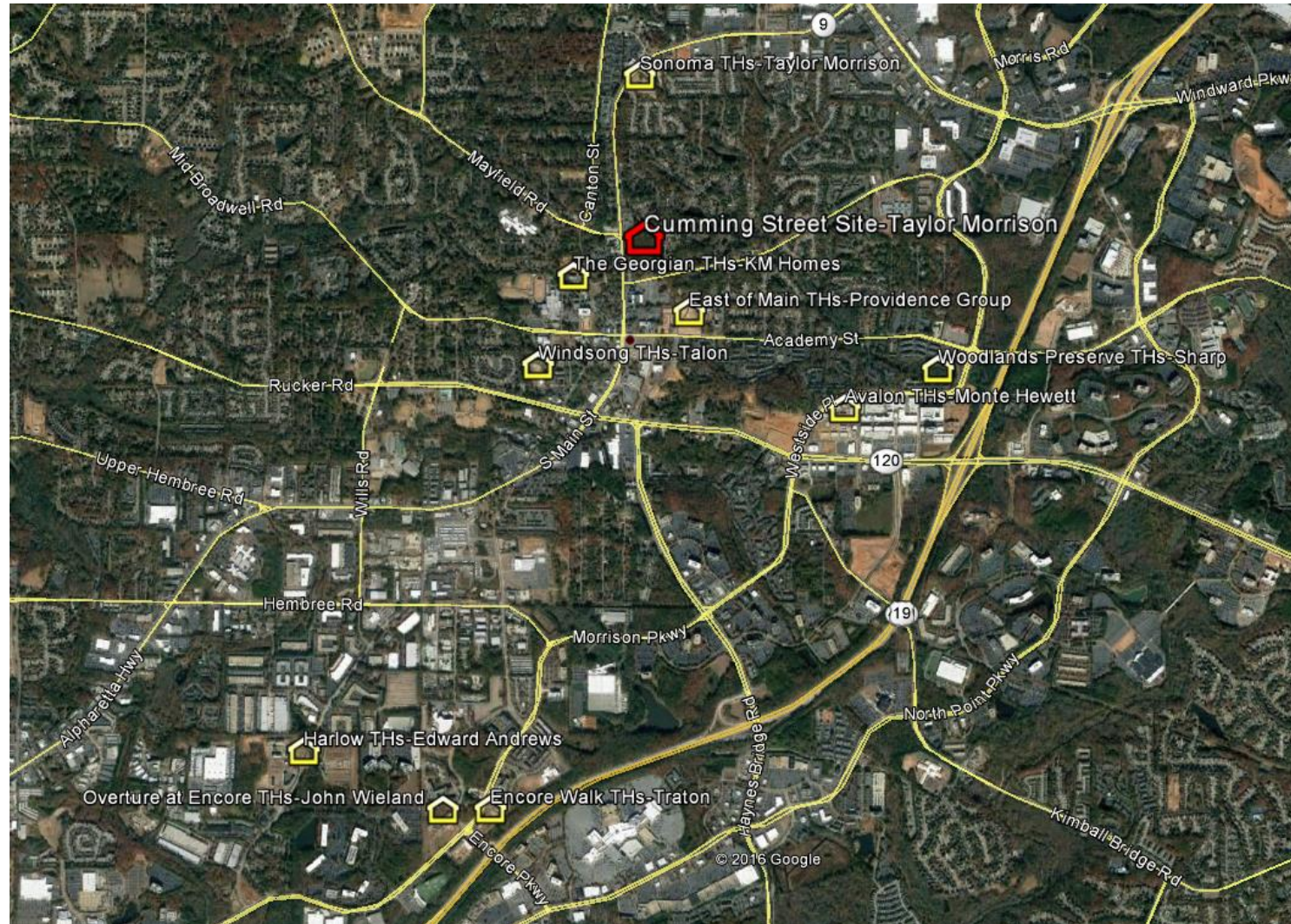
Absorption Appreciation				0%	0%	0%	0%
Community	Source	Units	JBREC Abs.	Dec-17	Dec-18	Dec-19	Dec-20
Cumming Street THs	JBREC Recommend	40	2.0	2.0	2.0	2.0	2.0

Potential Buildout			Annual Sales Per Year			
Community	Source	Units	2017	2018	2019	2020
Cumming Street THs	JBREC Recommend	40	0	20	20	0



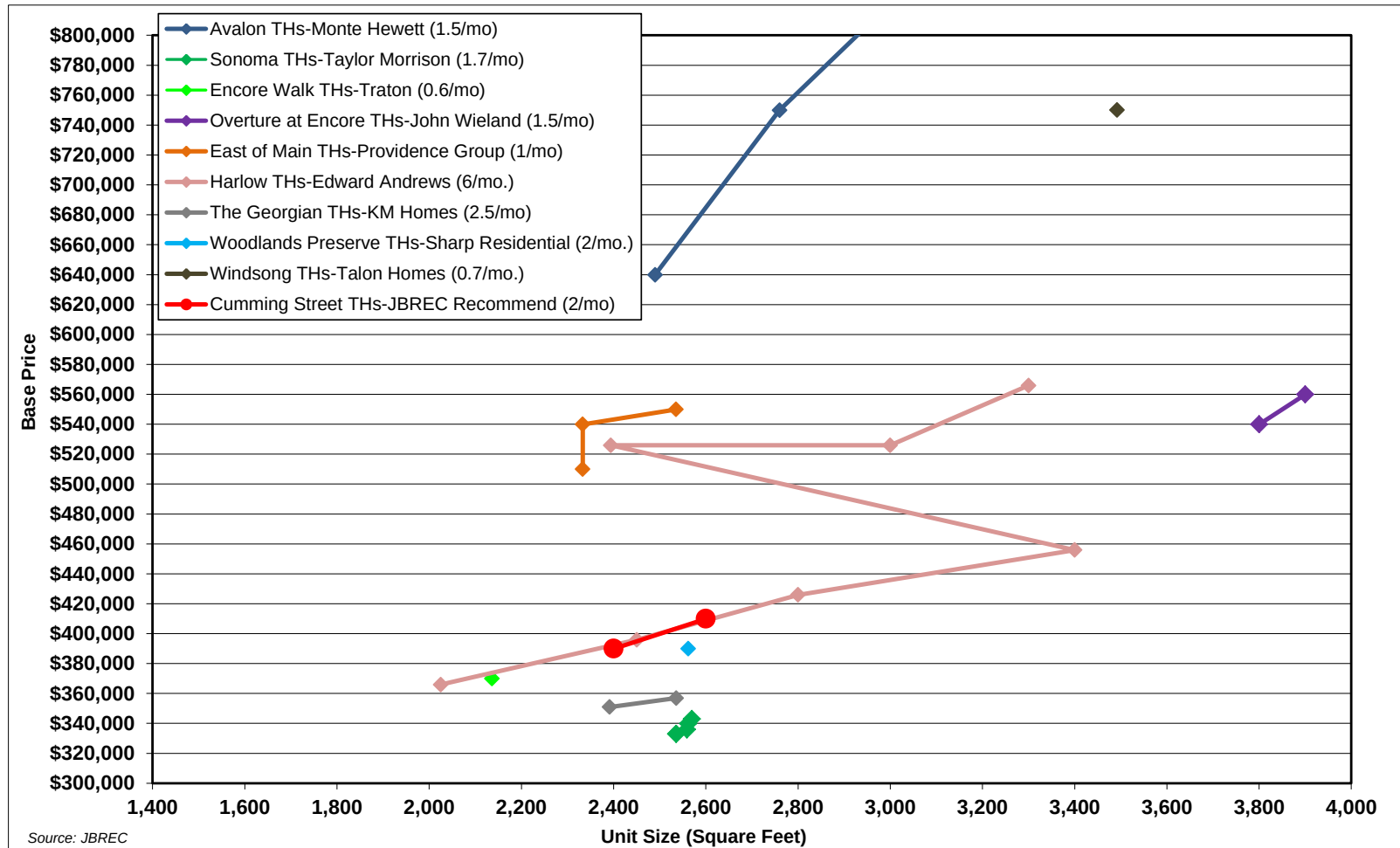
Townhome Series: Comparable Communities

For our competitive analysis, JBREC selected only those actively selling and recently sold out townhome communities located west of GA-400 and within the City of Alpharetta. There were a total of 9 competitive townhome communities selected for this analysis, with the most direct competitors being Taylor Morrison's own Sonoma THs, as well as Providence Group's East of Main THs and Sharp's Woodlands Preserve TH communities.



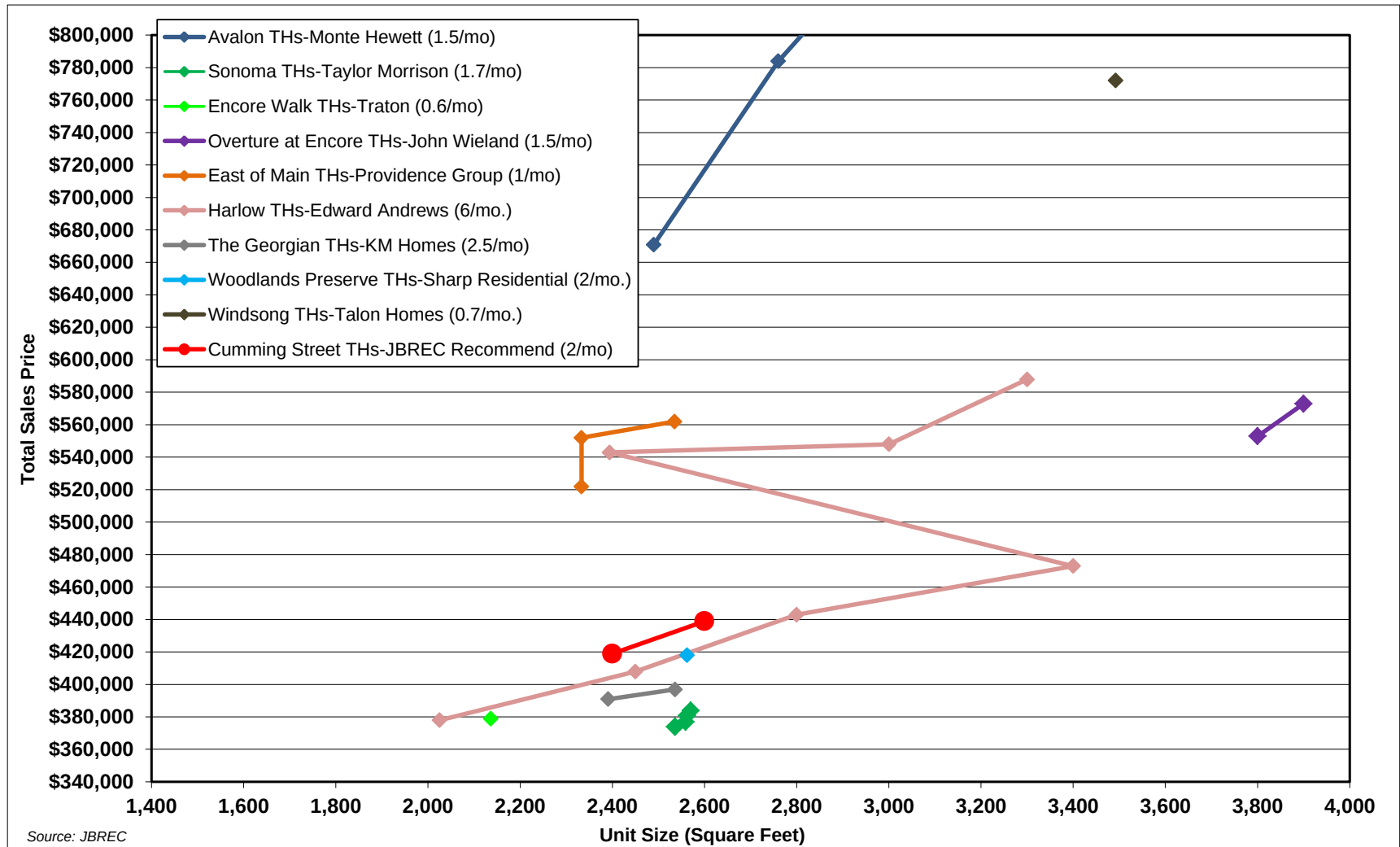
Townhome Series: Net Base Price Positioning

Below are the base price positioning of the competitive set, coupled with JBREC's pricing recommendations. Given the community's location advantage, we believe the Subject should be positioned between Providence Group's East of Main THs, which benefit from even more direct access to Downtown Alpharetta and a generally more appealing community design, and Taylor Morrison's current products/sales at Sonoma THs, which are one mile north of Downtown Alpharetta. The community should also be positioned at a slight premium to Harlow THs' less accessible location and Sharp's Woodlands Preserve which, while located across the street from Avalon, was part of an existing townhome community. The Subject should also be positioned above The Georgian THs, which offered easier walkability, but closed out a full year ago with considerably older contract dates.



Townhome Series: Total Price Positioning

On a total price basis (which includes options and lot premiums, less incentives), our pricing recommendation continues to position the Subject at a premium to Sonoma THs, The Georgian THs, Woodlands Preserve THs, and recent sales at Harlow THs, with the Subject having location and/or community advantages over each of these competitors. The Subject continues to remain a real competitive value to East of Main THs, offering a \$120K average sales price discount for residents willing to walk the extra block.



Townhome Series: Comparables Summary

Based on the strengths of the Subject's location and community design, we have base price positioned it at a premium to the more value-centered townhome communities in the market, yet still at a considerable discount to the competitive median. Based on this relative value, our recommended incentives are slightly lower than the competitive average. Options are slightly lower than the competitive median, yet consistent with their base price ratios. Our premium recommendations are higher, as they include end unit premiums to be consistent with how we reported the same for Taylor Morrison's Sonoma TH community. Even with the community's strengths, our recommended sales prices continue to remain a real considerable value relative to the competitive set, which should drive consistent absorptions of 2.0 per month (which is higher than the competitive median sales pace).

COMPETITORS	BUILDER	STATUS	BASE PRICE RANGE	ABSORPTION		AVERAGE SUMMARY OF COMPETITORS						
				OVERALL	3 MOS RATE	BASE PRICE	INCENTIVES	OPTIONS	PREMIUMS	TOTAL PRICE	UNIT SIZE (SF)	TOTAL \$/SQ. FT.
Encore Walk THs	Traton	Active	\$370K - \$370K	0.6	0.7	\$369,900	(\$5,000)	\$10,000	\$4,000	\$378,900	2,136	\$177
Avalon THs	Monte Hewett	Active	\$640K - \$870K	1.5	1.7	\$753,233	(\$10,000)	\$41,667	\$4,000	\$788,900	2,804	\$281
East of Main THs	Providence Group	New	\$510K - \$550K	1.0	1.0	\$533,233	(\$10,000)	\$20,000	\$2,000	\$545,233	2,400	\$227
Overture at Encore THs	John Wieland	Active	\$540K - \$560K	1.5	1.5	\$549,900	(\$10,000)	\$20,000	\$3,000	\$562,900	3,850	\$227
Harlow THs	Edward Andrews	Active	\$366K - \$566K	4.9	6.0	\$465,900	(\$10,000)	\$25,000	\$2,000	\$482,900	2,767	\$175
Sonoma THs	Taylor Morrison	Active	\$333K - \$343K	1.7	2.0	\$336,900	(\$4,000)	\$30,000	\$15,000	\$377,900	2,553	\$148
The Georgian THs	KM Homes	Sold Out	\$351K - \$357K	2.5	--	\$353,900	(\$5,000)	\$40,000	\$5,000	\$393,900	2,464	\$160
Woodlands Preserve THs	Sharp Residential	Sold Out	\$390K - \$390K	2.0	2.0	\$389,900	(\$15,000)	\$40,000	\$3,000	\$417,900	2,562	\$163
Windsong THs	Talon Homes	New	\$750K - \$750K	0.7	0.7	\$750,000	(\$10,000)	\$30,000	\$2,000	\$772,000	3,492	\$221
AVERAGE				1.8	2.0	\$500,319	(\$8,778)	\$28,519	\$4,444	\$524,504	2,781	\$198
MEDIAN				1.5	1.6	\$465,900	(\$10,000)	\$30,000	\$3,000	\$482,900	2,562	\$177

SUBJECT RECOMMENDATIONS	BUILDER	STATUS	BASE PRICE RANGE	ABSORPTION		AVERAGE SUMMARY OF COMPETITORS						
				PROJ	3 MOS RATE	BASE PRICE	INCENTIVES	OPTIONS	PREMIUMS	TOTAL PRICE	UNIT SIZE (SF)	TOTAL \$/SQ. FT.
Cumming Street THs	JBREC Recommend	Future	\$390K - \$410K	2.0	--	\$399,900	(\$6,000)	\$25,000	\$10,000	\$428,900	2,500	\$172

Sources: Community sales offices, John Burns Real Estate Consulting, LLC

Townhome Series: Competitive Details

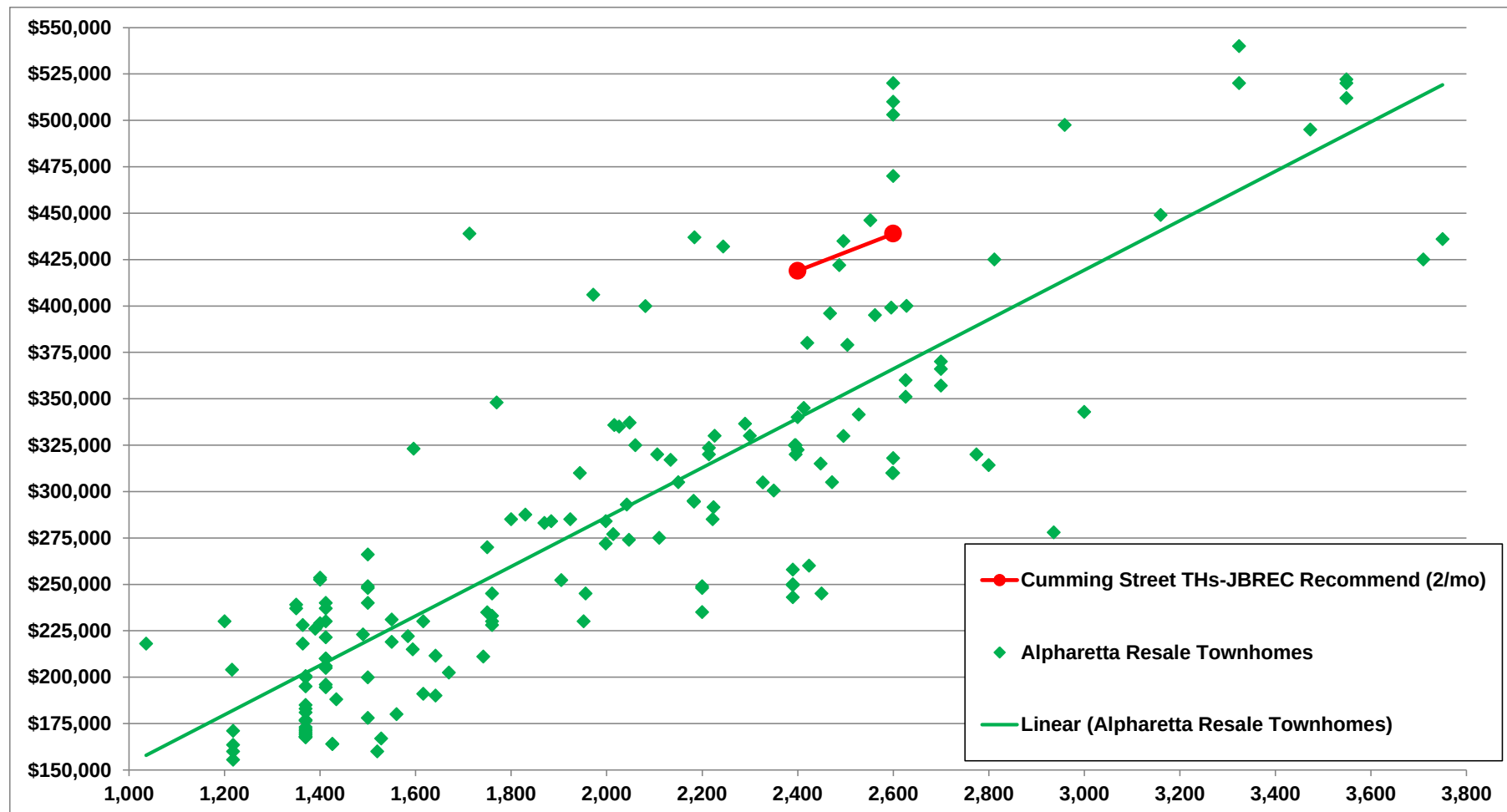
				MIX	PRODUCT						TAX & HOA															
					Sq.	Plan Configuration				Tax	HOA	Base		Net Base Price (All	Net Base Price/	Average	Average Lot/View	Total	Total Price/	80% 4.25%	31% Income					
Project Name	Builder	Ft.	Bed	Bath		Level	Pkg	Rate														Price	Incentives	Incentives)	Sq. Ft.	Options
SONOMA THS																										
Sonoma THs				Taylor Morrison				1	2,536	3	2.5	3	2	1.50%	\$242	\$332,900	(\$4,000)	\$328,900	\$130	\$30,000	\$15,000	\$373,900	\$147	\$2,181	\$84,000	
Alpharetta								1	2,536	3	3.5	3	2	1.50%	\$242	\$332,900	(\$4,000)	\$328,900	\$130	\$30,000	\$15,000	\$373,900	\$147	\$2,181	\$84,000	
Product:				Townhomes				1	2,559	3	3.0	3	2	1.50%	\$242	\$335,900	(\$4,000)	\$331,900	\$130	\$30,000	\$15,000	\$376,900	\$147	\$2,196	\$85,000	
				Total Units:				1	2,562	3	3.0	3	2	1.50%	\$242	\$339,900	(\$4,000)	\$335,900	\$131	\$30,000	\$15,000	\$380,900	\$149	\$2,217	\$86,000	
				Units Sold:				1	2,570	3	3.0	3	2	1.50%	\$242	\$342,900	(\$4,000)	\$338,900	\$132	\$30,000	\$15,000	\$383,900	\$149	\$2,232	\$86,000	
				Last 3 Months																						
% Remaining				57%																						
				Units Remaining:																						
Sales Open Date:				May-16																						
				Overall Sales Rate:																						
				3 Mo Sales Rate:																						
Totals/Averages:									2,553							\$336,900	(\$4,000)	\$332,900	\$130	\$30,000	\$15,000	\$377,900	\$148	\$2,201	\$85,000	
AVALON THS																										
Avalon THs				Monte Hewett				1	2,490	3	2.5	2	2	1.50%	\$275	\$639,900	(\$8,000)	\$631,900	\$254	\$35,000	\$4,000	\$670,900	\$269	\$3,754	\$145,000	
Alpharetta								1	2,760	3	2.5	2	2	1.50%	\$275	\$749,900	(\$10,000)	\$739,900	\$268	\$40,000	\$4,000	\$783,900	\$284	\$4,340	\$168,000	
Product:				Townhomes				1	3,163	3	2.5	2	2	1.50%	\$275	\$869,900	(\$12,000)	\$857,900	\$271	\$50,000	\$4,000	\$911,900	\$288	\$5,004	\$194,000	
				Total Units:																						
				Units Sold:																						
				Last 3 Months																						
% Remaining				27%																						
				Units Remaining:																						
Sales Open Date:				May-14																						
				Overall Sales Rate:																						
				3 Mo Sales Rate:																						
Totals/Averages:									2,804							\$753,233	(\$10,000)	\$743,233	\$264	\$41,667	\$4,000	\$788,900	\$281	\$4,366	\$169,000	
ENCORE WALK THS																										
Encore Walk THs				Traton				1	2,136	3	2.5	3	2	1.50%	\$175	\$369,900	(\$5,000)	\$364,900	\$171	\$10,000	\$4,000	\$378,900	\$177	\$2,140	\$83,000	
Alpharetta																										
Product:				Townhomes																						
				Total Units:																						
				Units Sold:																						
				Last 3 Months																						
% Remaining				79%																						
				Units Remaining:																						
Sales Open Date:				Mar-16																						
				Overall Sales Rate:																						
				3 Mo Sales Rate:																						
Totals/Averages:									2,136							\$369,900	(\$5,000)	\$364,900	\$171	\$10,000	\$4,000	\$378,900	\$177	\$2,140	\$83,000	
EAST OF MAIN THS																										
East of Main THs				Providence Group				1	2,333	3	3.5	3	2	1.50%	\$200	\$509,900	(\$10,000)	\$499,900	\$214	\$20,000	\$2,000	\$521,900	\$224	\$2,906	\$113,000	
Alpharetta								1	2,333	3	3.5	3	2	1.50%	\$200	\$539,900	(\$10,000)	\$529,900	\$227	\$20,000	\$2,000	\$551,900	\$237	\$3,062	\$119,000	
Product:				Townhomes				1	2,535	3	3.5	2	2	1.50%	\$200	\$549,900	(\$10,000)	\$539,900	\$213	\$20,000	\$2,000	\$561,900	\$222	\$3,114	\$121,000	
				Total Units:																						
				Units Sold:																						
				Last 3 Months																						
% Remaining				95%																						
				Units Remaining:																						
Sales Open Date:				Mar-17																						
				Overall Sales Rate:																						
				3 Mo Sales Rate:																						
Totals/Averages:									2,400							\$533,233	(\$10,000)	\$523,233	\$218	\$20,000	\$2,000	\$545,233	\$227	\$3,027	\$117,667	

Townhome Series: Competitive Details Cont.

				MIX	PRODUCT						TAX & HOA											
					Sq.	Plan Configuration				Tax	HOA	Base		Net Base Price (All	Net Base Price/	Average	Average Lot/View	Total	Total Price/	80% 4.25%	31% Income	
Project Name		Builder			Ft.	Bed	Bath	Level	Pkg	Rate		Price	Incentives	Incentives)	Sq. Ft.	Options	Premiums	Price	Sq. Ft.	Net Pmt.	to Qualify*	
OVERTURE AT ENCORE THS																						
Overture at Encore THS				John Wieland	1	3,800	4	3.5	3	2	1.50%	\$300	\$539,900	(\$10,000)	\$529,900	\$139	\$20,000	\$3,000	\$552,900	\$146	\$3,167	\$123,000
Product:	Townhomes	Total Units:	76	1	3,900	3	4.5	3	2	1.50%	\$300	\$559,900	(\$10,000)	\$549,900	\$141	\$20,000	\$3,000	\$572,900	\$147	\$3,271	\$127,000	
		Units Sold:	28																			
		Last 3 Months	0																			
% Remaining	63%	Units Remaining:	48																			
Sales Open Date:	May-15	Overall Sales Rate:	1.5																			
		3 Mo Sales Rate:	1.5																			
Totals/Averages:					3,850								\$549,900	(\$10,000)	\$539,900	\$140	\$20,000	\$3,000	\$562,900	\$146	\$3,219	\$125,000
THE GEORGIAN THS																						
The Georgian THS				KM Homes	1	2,391	3	3.0	3	2	1.50%	\$250	\$350,900	(\$5,000)	\$345,900	\$145	\$40,000	\$5,000	\$390,900	\$163	\$2,277	\$88,000
Product:	Townhomes	Total Units:	54	1	2,536	3	3.5	3	2	1.50%	\$250	\$356,900	(\$5,000)	\$351,900	\$139	\$40,000	\$5,000	\$396,900	\$157	\$2,308	\$89,000	
		Units Sold:	54																			
		Last 3 Months	0																			
% Remaining	0%	Units Remaining:	0																			
Sales Open Date:	May-14	Overall Sales Rate:	2.5																			
		3 Mo Sales Rate:	--																			
Totals/Averages:					2,464								\$353,900	(\$5,000)	\$348,900	\$142	\$40,000	\$5,000	\$393,900	\$160	\$2,293	\$88,500
HARLOW THS																						
Harlow THS				Edward Andrews	1	2,025	3	3.5	3.0	2	1.50%	\$200	\$365,900	(\$10,000)	\$355,900	\$176	\$20,000	\$2,000	\$377,900	\$187	\$2,160	\$84,000
Product:	Townhomes	Total Units:	350	1	2,450	3	2.5	3.0	2	1.50%	\$200	\$395,900	(\$10,000)	\$385,900	\$158	\$20,000	\$2,000	\$407,900	\$166	\$2,315	\$90,000	
		Units Sold:	60	1	2,800	3	2.5	3.0	2	1.50%	\$200	\$425,900	(\$10,000)	\$415,900	\$149	\$25,000	\$2,000	\$442,900	\$158	\$2,497	\$97,000	
		3 Mon. Sold:	18	1	3,400	3	3.5	3.0	2	1.50%	\$200	\$455,900	(\$10,000)	\$445,900	\$131	\$25,000	\$2,000	\$472,900	\$139	\$2,652	\$103,000	
		Units Remaining:	290	1	2,394	2	2.5	3.0	2	1.50%	\$200	\$525,900	(\$10,000)	\$515,900	\$215	\$25,000	\$2,000	\$542,900	\$227	\$3,015	\$117,000	
% Remaining	83%	Units Remaining:	290	1	3,000	3	3.5	3.0	2	1.50%	\$200	\$525,900	(\$10,000)	\$515,900	\$172	\$30,000	\$2,000	\$547,900	\$183	\$3,041	\$118,000	
		Units Remaining:	290	1	3,300	4	3.5	3.0	2	1.50%	\$200	\$565,900	(\$10,000)	\$555,900	\$168	\$30,000	\$2,000	\$587,900	\$178	\$3,249	\$126,000	
Sales Open Date:	Apr-16	Overall Sales Rate:	4.9																			
		3 Mon. Sales Rate:	6.0																			
Totals/Averages:					2,767					1.50%	\$200	\$465,900	(\$10,000)	\$455,900	\$165	\$25,000	\$2,000	\$482,900	\$175	\$2,704	\$105,000	
WOODLANDS PRESERVE THS																						
Woodlands Preserve THS				Sharp Residential	1	2,562	4	3.5	3.0	2	1.50%	\$180	\$389,900	(\$15,000)	\$374,900	\$146	\$40,000	\$3,000	\$417,900	\$163	\$2,347	\$91,000
Product:	Townhomes	Total Units:	18																			
		Units Sold:	18																			
		3 Mon. Sold:	6																			
% Remaining	0%	Units Remaining:	0																			
Sales Open Date:	Apr-16	Overall Sales Rate:	2.0																			
		3 Mon. Sales Rate:	2.0																			
Totals/Averages:					2,562					1.50%	\$180	\$389,900	(\$15,000)	\$374,900	\$146	\$40,000	\$3,000	\$417,900	\$163	\$2,347	\$91,000	
WINDSONG THS																						
Windsong THS				Talon Homes	1	3,492	4	3.5	3.0	2	1.50%	\$180	\$750,000	(\$10,000)	\$740,000	\$212	\$30,000	\$2,000	\$772,000	\$221	\$4,183	\$162,000
Product:	Townhomes	Total Units:	24																			
		Units Sold:	2																			
		3 Mon. Sold:	2																			
% Remaining	92%	Units Remaining:	22																			
Sales Open Date:	Jan-17	Overall Sales Rate:	0.7																			
		3 Mon. Sales Rate:	0.7																			
Totals/Averages:					3,492					1.50%	\$180	\$750,000	(\$10,000)	\$740,000	\$212	\$30,000	\$2,000	\$772,000	\$221	\$4,183	\$162,000	

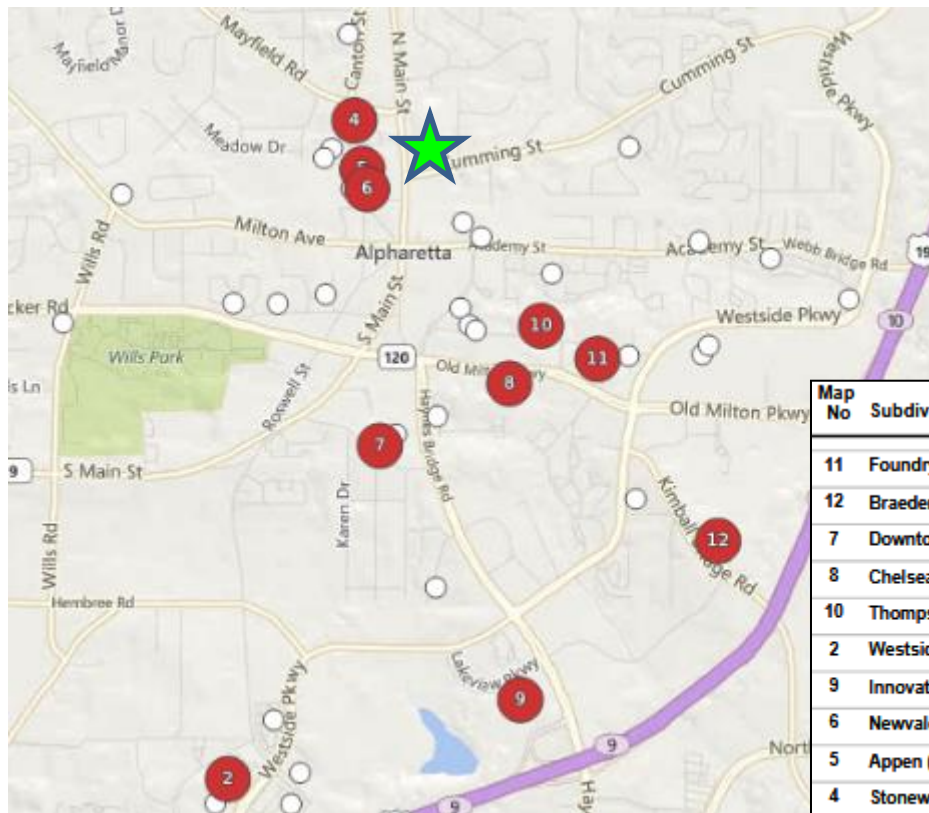
Townhome Series: Resale Townhome Sales

We pulled recent resale townhome transactions that closed within the last 6 months, that were built since 2000, and located within Alpharetta (Fulton County), GA. The Builder's pro forma sales prices are 10% higher than comparable resales within Alpharetta that were built since 2000. This gap would be reasonable for a traditional townhome community in a typical suburban location. However, given the community's walkability to Downtown Alpharetta and the community design that combines with single-family detached, we believe that our recommended sales price premium at 20% is reasonable.



Competitive Analysis – Alpharetta Future Townhome Communities

A full three quarters of all future townhome development planned for Alpharetta will be concentrated within a 2-mile ring of the Avalon/Downtown Alpharetta area. Within a 2-mile ring of the Subject property, there are 9,500 households representing nearly half the total household size of the City of Alpharetta. According to ESRI, this area of Downtown Alpharetta is projected to add 700 net new households over the next 5 years. While the number of competitive townhome offerings within Downtown Alpharetta are expected to increase by 400 units of future supply (which is comparable to a 5-year forecast supply), it will likely meet just over half of the projected natural demand increase (with the rest of that growth being supplemented by single-family detached). While historical demand for townhomes was concentrated below \$400,000, the majority of these future communities are planned from the upper \$400s-\$600s, which is reflective of the increasing household income levels.

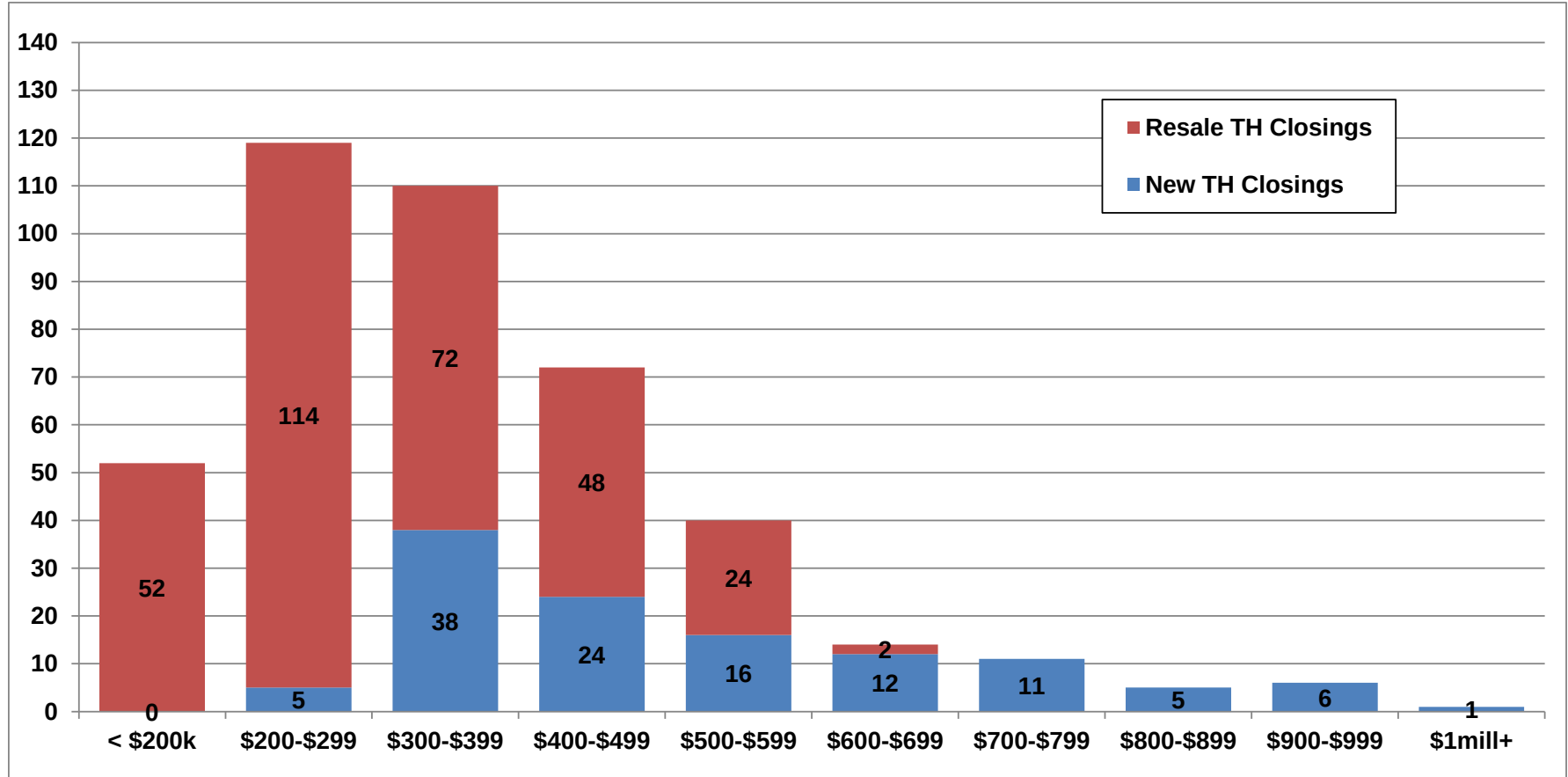


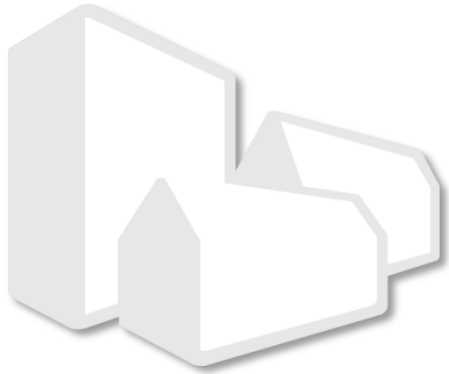
Map No	Subdivision Name	Sub Area	Status	Lot Size	VDL	Future	Total
11	Foundry(TH)	NFul-Alph	Future	20'	0	88	88
12	Braeden,Walk(TH)	NFul-Alph	Future	20'	0	56	56
7	Downtown Main/(TH)	NFul-Alph	Future	20'	0	55	55
8	Chelsea Walk(TH)	NFul-Alph	Future	20'-25'	0	49	49
10	Thompson St(TH)	NFul-Alph	Future	25'	0	40	40
2	Westside Pkwy(TH)	NFul-Alph	Future	20'	0	33	33
9	Innovation(TH)	NFul-Alph	Future	20'	0	25	25
6	Newvale(TH)	NFul-Alph	Future	30'	0	23	23
5	Appen (TH)	NFul-Alph	Future	20'	0	17	17
4	Stonewalk(TH)	NFul-Alph	Future	25'	0	16	16
Selection Totals					0	402	402

Source: Metrostudy

Competitive Analysis – Alpharetta New & Resale Townhome Sales

There were a total of 430 new and resale townhome transactions recorded within the primary Alpharetta area in the last 12 months according to Redfin. The majority of those transactions were resales occurring within the \$200s-\$300s. However, there were a total of 149 combined townhome transactions above \$400k. At a sales rate of 2.0/month, the Cumming Street THs would need to capture about 16% of the townhome market above \$400k, which we believe the Subject can do given its location and pricing advantages.





Competitive New Single-Family Detached Analysis

Single-Family Series: JBREC Pricing & Absorption Recommendation

The chart below provides our recommended base pricing and total (sales) price estimates for the single-family detached products assuming the Builder's product plans. These recommendations are based on our independent evaluation of the performance of actively selling and recently closed out new single-family detached communities in the area, coupled with our understanding of the relative strengths of this location.

				MIX	PRODUCT	TAX & HOA											
					Unit Size (Sq. Ft.)	Tax Rate	HOA	Base Price	Incentives	Net Base Price (All Incentives)	Net Base Price/ Sq. Ft.	Average Options	Average Premiums	Total Net Price	Total Net Price/ Sq. Ft.	80% 4.25% Ttl Net Pmt.	31% Income to Qualify*
CUMMING STREET SFD -JBREC Recommend																	
Cumming Street SFD JBREC Recommend				1	2,536	1.50%	\$200	\$529,900	(\$15,000)	\$514,900	\$203	\$40,000	\$4,000	\$558,900	\$220	\$3,098	\$120,000
				1	2,829	1.50%	\$200	\$553,900	(\$15,000)	\$538,900	\$190	\$40,000	\$4,000	\$582,900	\$206	\$3,223	\$125,000
Product:	Single-Family	Total Units:	30	1	2,916	1.50%	\$200	\$559,900	(\$15,000)	\$544,900	\$187	\$40,000	\$4,000	\$588,900	\$202	\$3,254	\$126,000
		Units Sold:	0	1	3,154	1.50%	\$200	\$579,900	(\$15,000)	\$564,900	\$179	\$40,000	\$4,000	\$608,900	\$193	\$3,357	\$130,000
		3 Mon. Sold:	0														
% Remaining:	100%	Units Remaining:	30														
		Targeted Sales Rate:	2.0														
Totals/Averages:				4	2,859	1.50%	\$200	\$555,900	(\$15,000)	\$540,900	\$189	\$40,000	\$4,000	\$584,900	\$205	\$3,233	\$125,250

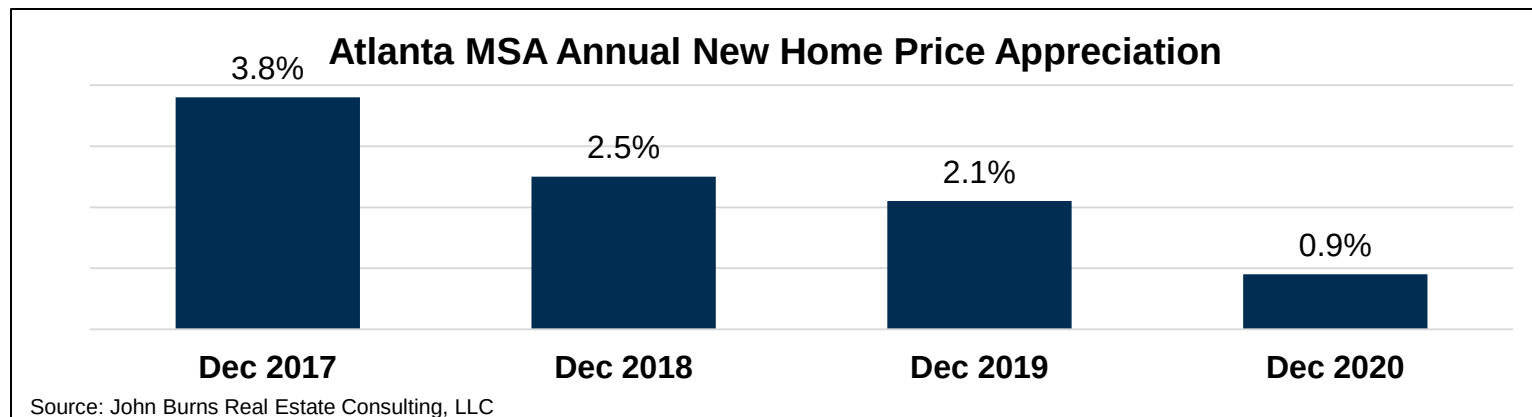
Single-Family Series: Appreciation & Build Out Assumptions

The following chart provides JBREC's recommended sales price and build out scenario for the single-family detached series at Cumming Street given JBREC's new home price appreciation forecasts and estimated sales rates. For 2017-2020, we see annual new home price appreciation rates for the Atlanta market that tail off over time. JBREC's market-guided price and pace recommendations would generate an average sales price of \$619,000 over life of project.

Price Appreciation				3.8%	2.5%	2.1%	0.9%
Community	Source	Units	JBREC ASP	Dec-17	Dec-18	Dec-19	Dec-20
Cumming Street SFD	JBREC Recommend	30	\$584,900	\$607,126	\$622,304	\$635,373	\$641,091

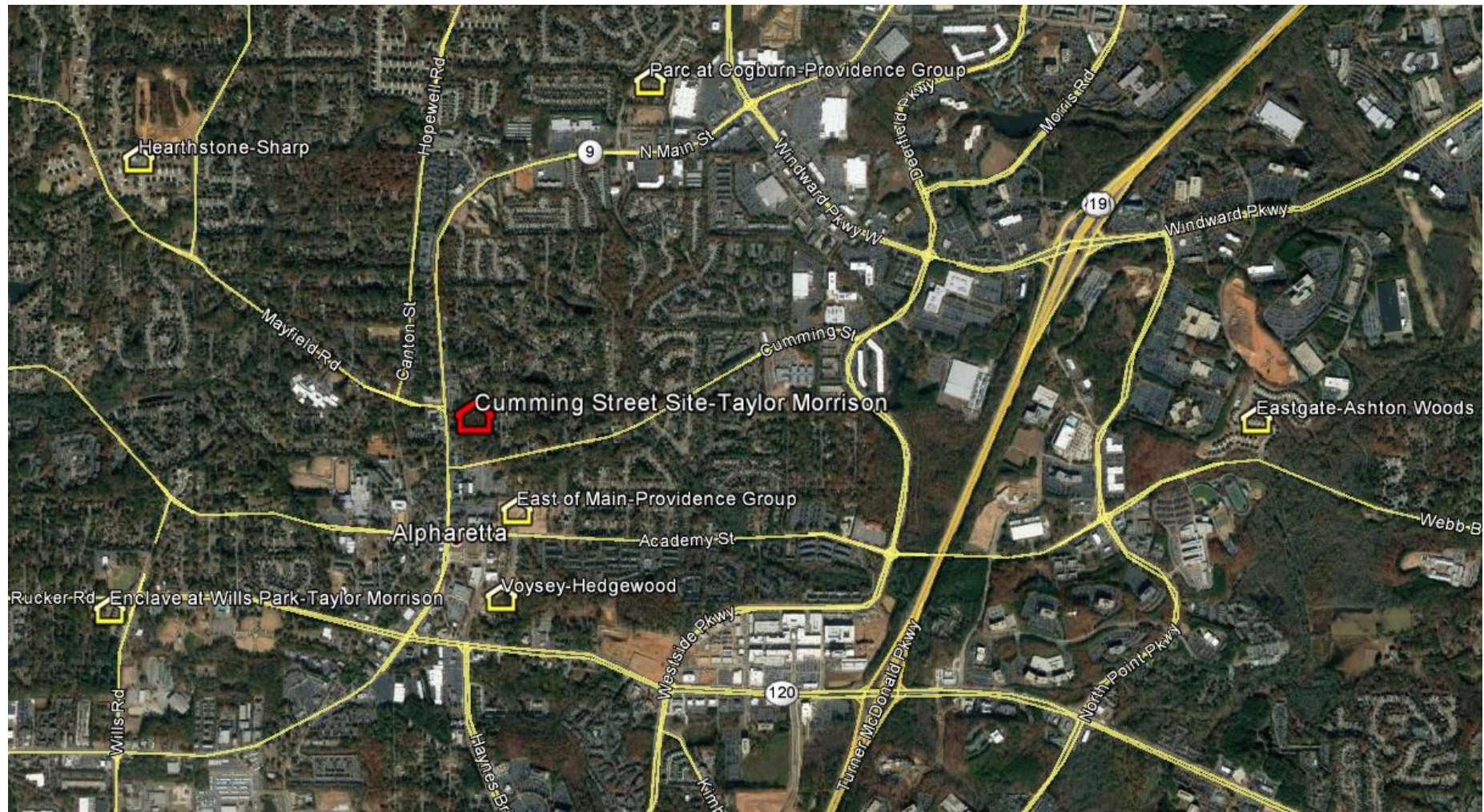
Absorption Appreciation				0%	0%	0%	0%
Community	Source	Units	JBREC Abs.	Dec-17	Dec-18	Dec-19	Dec-20
Cumming Street SFD	JBREC Recommend	30	2.0	2.0	2.0	2.0	2.0

Potential Buildout						
Community	Source	Units	2017	2018	2019	2020
Cumming Street SFD	JBREC Recommend	30	0	20	10	0



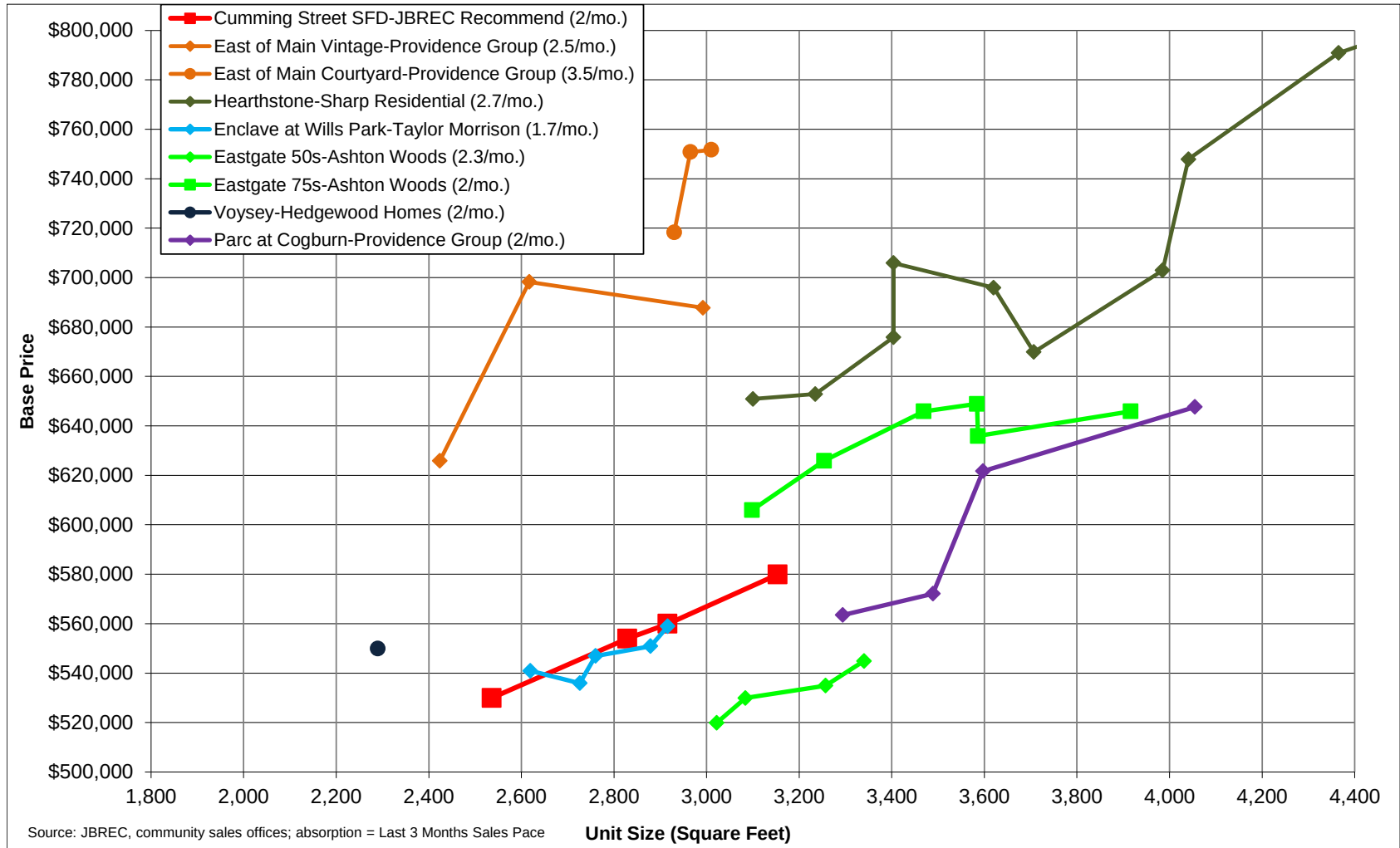
Single-Family Series: Comparable Communities

For our single-family competitive analysis, JBREC selected the most direct single-family detached new home competitors within Alpharetta that vie for the move-up and upscale family and empty nester buyers in the area. There were 6 competitive new single-family communities, with a total of 8 product series selected for this analysis. We believe the Subject is better located than Enclave at Wills Park and Parc at Cogburn, yet less desirable than East of Main's community and location.



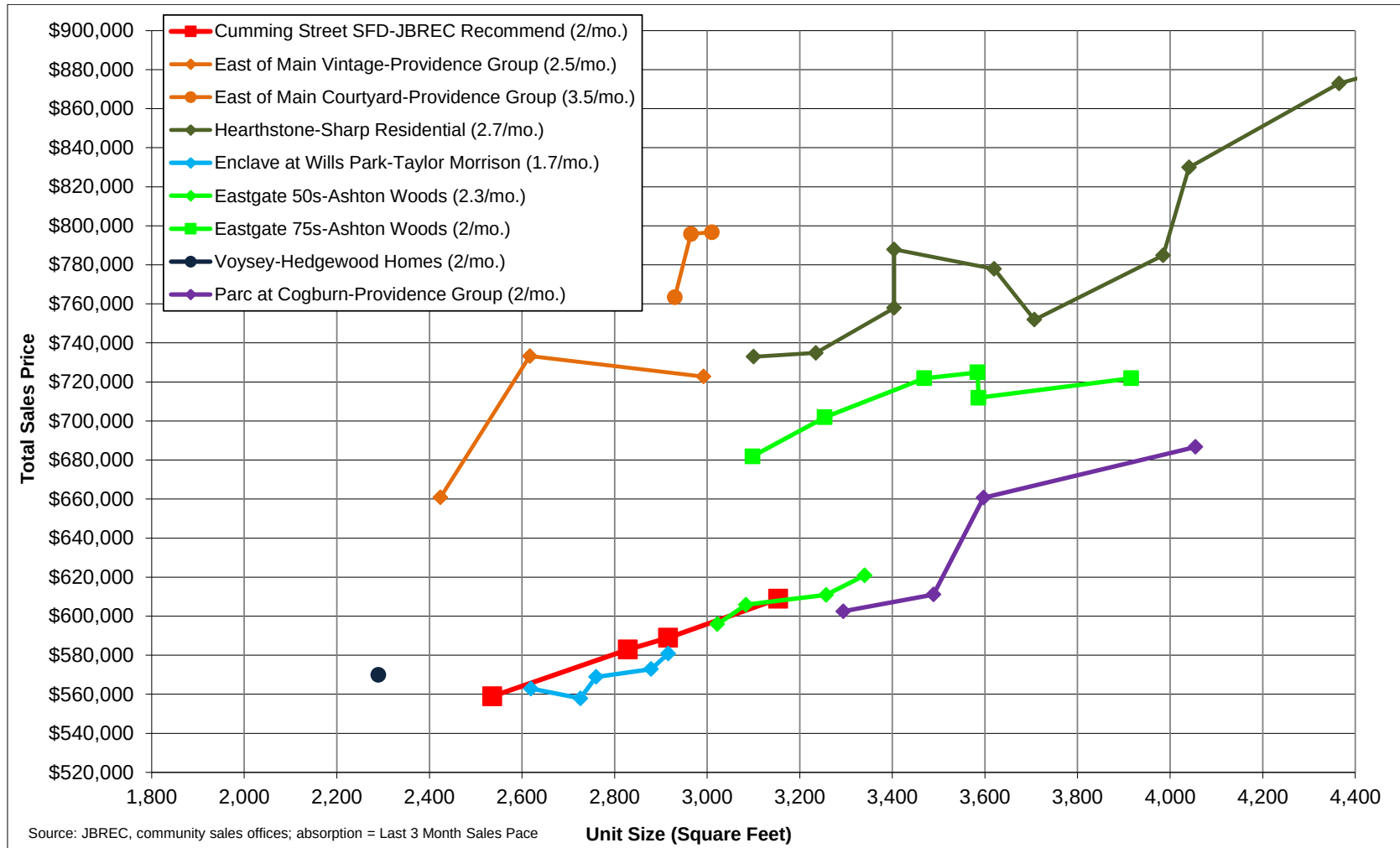
Single-Family Series: Net Base Price Positioning

Below are the base price positioning of the single-family detached competitive set, coupled with JBREC's pricing recommendation. We believe the Subject should be base price positioned consistent with most direct competitors (Enclave at Wills Park, Eastgate 50s, Parc at Cogburn, and Voysey), yet at a discount to East of Main and the larger lot traditional single-family competitors in the market (Eastgate 75s and Hearthstone).



Single-Family Series: Total Price Positioning

On a total price basis (which includes options and lot premiums, less incentives), our pricing recommendation continues to position the Subject in line with Enclave at Wills Park, Eastgate 50s and Parc at Cogburn, yet at a value to East of Main, Eastgate 75s and Hearthstone. Our total price recommendations will continue to position the Subject's single-family detached series as a value in the market.



Single-Family Series: Comparables Summary

JBREC's recommended total sales prices are consistent with the competitive median sales price per square foot (\$205/sqft), even as the Subject will be 200sqft smaller. Base prices are lower than every major single-family new home competitor in this Downtown Alpharetta area. We have increased incentives to boost initial sales, though these incentives are still lower than the Builder is currently offering (\$20K on average and \$30K back pocket) at their Enclave at Wills Park community. Options are consistent with the competitive median, while lot premiums are slightly lower given the current site plan. The net result is total sales prices that are below any direct competitor within the target market. As a result, we feel confident the Builder can consistently sell 2.0 homes per month at Cumming Street single-family community.

COMPETITORS	BUILDER	STATUS	BASE PRICE RANGE	ABSORPTION		AVERAGE SUMMARY OF COMPETITORS						
				OVERALL	MOS RAT	BASE PRICE	INCENTIVES	OPTIONS	PREMIUMS	TOTAL PRICE	UNIT SIZE (SF)	TOTAL \$/SQ. FT.
East of Main Vintage	Providence Group	Active	\$626K - \$688K	2.8	2.5	\$670,638	(\$10,000)	\$40,000	\$5,000	\$705,638	2,678	\$264
East of Main Courtyard	Providence Group	Active	\$718K - \$752K	3.9	3.5	\$740,268	(\$10,000)	\$50,000	\$5,000	\$785,268	2,968	\$265
Hearthstone	Sharp Residential	Active	\$651K - \$828K	2.7	2.7	\$712,100	(\$25,000)	\$95,000	\$12,000	\$794,100	3,780	\$210
Enclave at Wills Park	Taylor Morrison	Active	\$541K - \$559K	0.8	1.7	\$548,733	(\$20,000)	\$40,000	\$2,000	\$570,733	2,803	\$204
Eastgate 50s	Ashton Woods	Sold Out	\$520K - \$545K	2.3	--	\$532,400	(\$5,000)	\$40,000	\$6,000	\$608,400	3,176	\$192
Eastgate 75s	Ashton Woods	Active	\$606K - \$646K	2.3	2.0	\$634,733	(\$5,000)	\$75,000	\$6,000	\$710,733	3,485	\$204
Voysey	Hedgewood Homes	Active	\$550K	1.5	2.0	\$549,900	(\$10,000)	\$30,000	\$0	\$569,900	2,290	\$249
Parc at Cogburn	Providence Group	Active	\$563K - \$648K	1.4	2.0	\$601,245	(\$10,000)	\$45,000	\$4,000	\$640,245	3,609	\$177
			AVERAGE	2.2	2.3	\$623,752	(\$11,875)	\$51,875	\$5,000	\$673,127	3,098	\$220
			MEDIAN	2.3	2.0	\$617,989	(\$10,000)	\$42,500	\$5,000	\$672,942	3,072	\$207
SUBJECT RECOMMEND.	SOURCE	STATUS	BASE PRICE RANGE	ABSORPTION		AVERAGE SUMMARY OF COMPETITORS						
				PROJ	MOS RAT	BASE PRICE	INCENTIVES	OPTIONS	PREMIUMS	TOTAL PRICE	UNIT SIZE (SF)	TOTAL \$/SQ. FT.
Cumming Street SFD	JBREC Recommend	Future	\$500K - \$580K	2.0	--	\$555,900	(\$15,000)	\$40,000	\$4,000	\$584,900	2,859	\$205

Sources: Community sales offices, John Burns Real Estate Consulting, LLC

Single-Family Series: Competitive Details

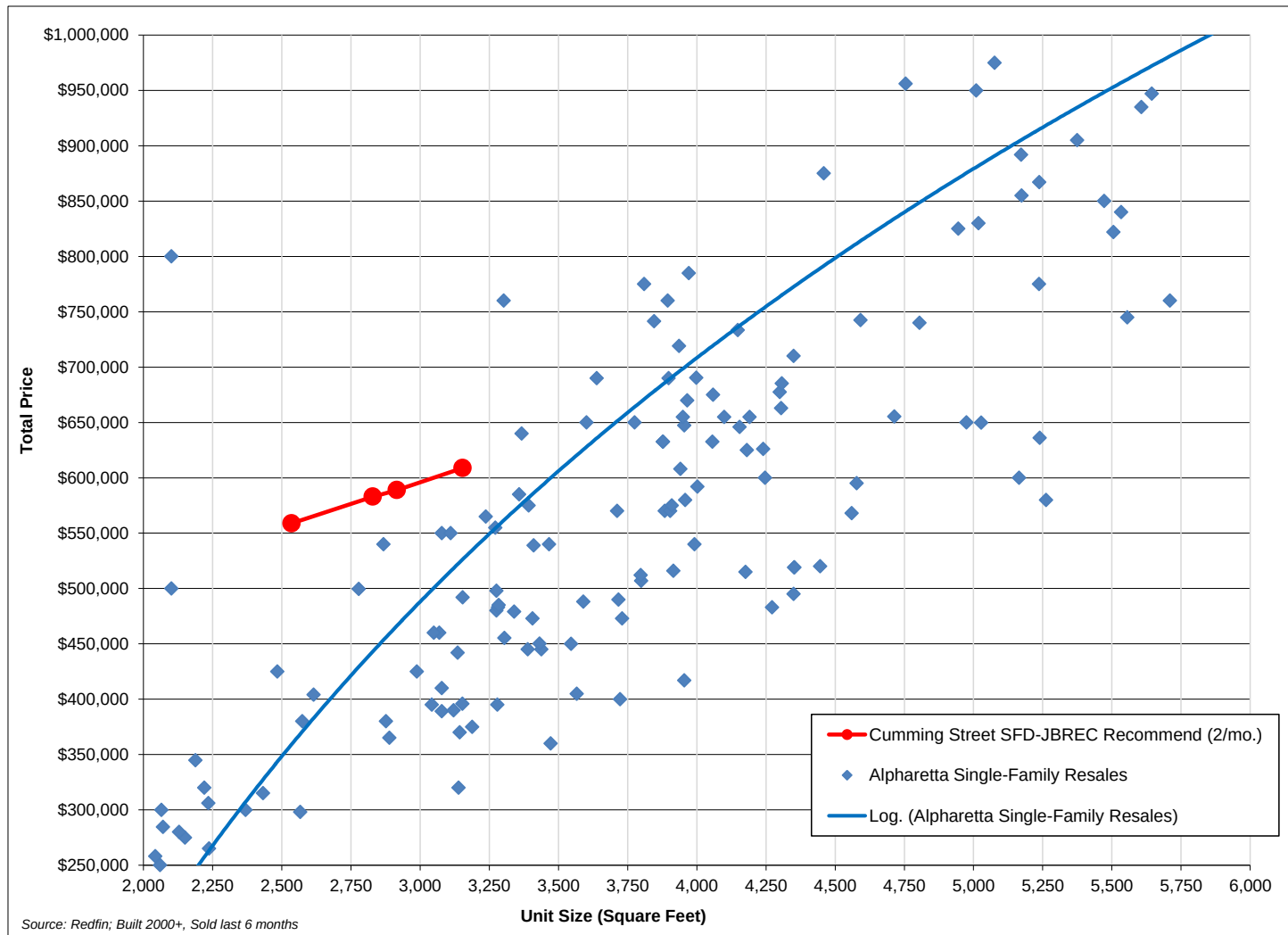
New Home Comps Survey Date: 4/24/2017				MIX	PRODUCT				TAX & HOA													
Project Name		Builder			Sq. Ft.	Plan Configuration			Tax Rate	HOA	Base Price	Incentives	Net Base Price (All Incentives)	Net Base Price/ Sq. Ft.	Average Options	Average Basement Option	Average Premiums	Total Total Net	Total Net Price/ Sq. Ft.	80% 4.25% Ttl Net Pmt	31% Income to Qualify*	
EAST OF MAIN VINTAGE																						
East of Main Vintage		Providence Group		1	2,424	3	2.5	2	2	1.50%	\$200	\$625,900	(\$10,000)	\$615,900	\$254	\$40,000	\$0	\$5,000	\$660,900	\$273	\$3,627	\$140,000
				1	2,617	4	3.5	2	2	1.50%	\$200	\$698,240	(\$10,000)	\$688,240	\$263	\$40,000	\$0	\$5,000	\$733,240	\$280	\$4,002	\$155,000
Product:	Single Family	Total Units:	16	1	2,992	4	3.5	2	2	1.50%	\$200	\$687,775	(\$10,000)	\$677,775	\$227	\$40,000	\$0	\$5,000	\$722,775	\$242	\$3,948	\$153,000
		Units Sold:	5																			
		3 Mon. Sold:	5																			
% Remaining	6%	Units Remaining:	1																			
Sales Open Date:	Mar-17	Overall Sales Rate:	2.8																			
		3 Mon. Sales Rate:	2.5																			
Totals/Averages:					2,678					1.50%	\$200	\$670,638	(\$10,000)	\$660,638	\$247	\$40,000	\$0	\$5,000	\$705,638	\$264	\$3,859	\$149,333
EAST OF MAIN COURTYARD																						
East of Main Courtyard		Providence Group		1	2,930	4	4.0	2	2	1.50%	\$200	\$718,300	(\$10,000)	\$708,300	\$242	\$50,000	\$0	\$5,000	\$763,300	\$261	\$4,158	\$161,000
				1	2,965	5	4.5	2	2	1.50%	\$200	\$750,800	(\$10,000)	\$740,800	\$250	\$50,000	\$0	\$5,000	\$795,800	\$268	\$4,327	\$167,000
Product:	Single Family	Total Units:	16	1	3,010	4	3.5	2	2	1.50%	\$200	\$751,705	(\$10,000)	\$741,705	\$246	\$50,000	\$0	\$5,000	\$796,705	\$265	\$4,331	\$168,000
		Units Sold:	7																			
		3 Mon. Sold:	7																			
% Remaining	56%	Units Remaining:	9																			
Sales Open Date:	Mar-17	Overall Sales Rate:	3.9																			
		3 Mon. Sales Rate:	3.5																			
Totals/Averages:					2,968					1.50%	\$200	\$740,268	(\$10,000)	\$730,268	\$246	\$50,000	\$0	\$5,000	\$785,268	\$265	\$4,272	\$165,333
HEARTHSTONE																						
Hearthstone		Sharp Residential		1	3,100	5	4.0	2	2	1.50%	\$79	\$650,900	(\$25,000)	\$625,900	\$202	\$75,000	\$20,000	\$12,000	\$732,900	\$236	\$3,879	\$150,000
				1	3,235	5	4.0	2	2	1.50%	\$79	\$652,900	(\$25,000)	\$627,900	\$194	\$75,000	\$20,000	\$12,000	\$734,900	\$227	\$3,890	\$151,000
Product:	Single Family	Total Units:	106	1	3,404	5	3.0	2	3	1.50%	\$79	\$675,900	(\$25,000)	\$650,900	\$191	\$75,000	\$20,000	\$12,000	\$757,900	\$223	\$4,009	\$155,000
		Units Sold:	85	1	3,404	5	4.5	2	3	1.50%	\$79	\$705,900	(\$25,000)	\$680,900	\$200	\$75,000	\$20,000	\$12,000	\$787,900	\$231	\$4,165	\$161,000
		3 Mon. Sold:	8	1	3,620	5	5.0	2	3	1.50%	\$79	\$695,900	(\$25,000)	\$670,900	\$185	\$75,000	\$20,000	\$12,000	\$777,900	\$215	\$4,113	\$159,000
% Remaining	20%	Units Remaining:	21	1	3,707	4	4.5	2	3	1.50%	\$79	\$669,900	(\$25,000)	\$644,900	\$174	\$75,000	\$20,000	\$12,000	\$751,900	\$203	\$3,978	\$154,000
				1	3,985	5	5.0	2	3	1.50%	\$79	\$702,900	(\$25,000)	\$677,900	\$170	\$75,000	\$20,000	\$12,000	\$784,900	\$197	\$4,149	\$161,000
				1	4,041	5	4.5	2	2	1.50%	\$79	\$747,900	(\$25,000)	\$722,900	\$179	\$75,000	\$20,000	\$12,000	\$829,900	\$205	\$4,382	\$170,000
Sales Open Date:	Sep-14	Overall Sales Rate:	2.7	1	4,365	5	5.5	2	3	1.50%	\$79	\$790,900	(\$25,000)	\$765,900	\$175	\$75,000	\$20,000	\$12,000	\$872,900	\$200	\$4,605	\$178,000
		3 Mon. Sales Rate:	2.7	1	4,942	5	4.0	2	2	1.50%	\$79	\$827,900	(\$25,000)	\$802,900	\$162	\$75,000	\$20,000	\$12,000	\$909,900	\$184	\$4,797	\$186,000
Totals/Averages:					3,780					1.50%	\$79	\$712,100	(\$25,000)	\$687,100	\$182	\$75,000	\$20,000	\$12,000	\$794,100	\$210	\$4,197	\$162,500
ENCLAVE AT WILLS PARK																						
Enclave at Wills Park		Taylor Morrison		1	2,619	3	3.5	2	2	1.50%	\$175	\$540,900	(\$20,000)	\$520,900	\$199	\$40,000	\$0	\$2,000	\$562,900	\$215	\$3,094	\$120,000
				1	2,726	4	3.5	2	2	1.50%	\$175	\$535,900	(\$20,000)	\$515,900	\$189	\$40,000	\$0	\$2,000	\$557,900	\$205	\$3,068	\$119,000
Product:	Single Family	Total Units:	27	1	2,760	4	3.5	2	2	1.50%	\$175	\$546,900	(\$20,000)	\$526,900	\$191	\$40,000	\$0	\$2,000	\$568,900	\$206	\$3,125	\$121,000
		Units Sold:	20	1	2,879	4	3.5	2	2	1.50%	\$175	\$550,900	(\$20,000)	\$530,900	\$184	\$40,000	\$0	\$2,000	\$572,900	\$199	\$3,146	\$122,000
		3 Mon. Sold:	5	2	2,916	4	3.5	2	2	1.50%	\$175	\$558,900	(\$20,000)	\$538,900	\$185	\$40,000	\$0	\$2,000	\$580,900	\$199	\$3,187	\$123,000
% Remaining	26%	Units Remaining:	7																			
Sales Open Date:	May-15	Overall Sales Rate:	0.8																			
		3 Mon. Sales Rate:	1.7																			
Totals/Averages:					2,803					1.50%	\$175	\$548,733	(\$20,000)	\$528,733	\$189	\$40,000	\$0	\$2,000	\$570,733	\$204	\$3,135	\$121,333

Single-Family Series: Competitive Details Cont.

New Home Comps				MIX	PRODUCT						TAX & HOA												
Survey Date: 4/24/2017					Sq. Ft.	Plan Configuration				Tax Rate	HOA	Base Price	Incentives	Net Base Price (All Incentives)	Net Base Price/ Sq. Ft.	Average Options	Average Basement Option	Average Premiums	Total Total Net	Total Net Price/ Sq. Ft.	80% 4.25% Trl Net Pmt.	31% Income to Qualify*	
Project Name		Builder				Bed	Bath	Level	Pkg														
EASTGATE 50S																							
Eastgate 50s		Ashton Woods		1	3,022	4	2.5	2	2	1.50%	\$125	\$519,900	(\$5,000)	\$514,900	\$170	\$45,000	\$30,000	\$6,000	\$595,900	\$197	\$3,215	\$124,000	
				1	3,084	4	2.5	2	2	1.50%	\$125	\$529,900	(\$5,000)	\$524,900	\$170	\$45,000	\$30,000	\$6,000	\$605,900	\$196	\$3,267	\$126,000	
Product:	Single Family	Total Units:	45	1	3,257	4	2.5	2	2	1.50%	\$125	\$534,900	(\$5,000)	\$529,900	\$163	\$45,000	\$30,000	\$6,000	\$610,900	\$188	\$3,293	\$127,000	
			Units Sold:	45	1	3,340	4	2.5	2	2	1.50%	\$125	\$544,900	(\$5,000)	\$539,900	\$162	\$45,000	\$30,000	\$6,000	\$620,900	\$186	\$3,345	\$129,000
		3 Mon. Sold:		0																			
% Remaining	0%	Units Remaining:		0																			
Sales Open Date: Sep-15		Overall Sales Rate:		2.3																			
		3 Mon. Sales Rate:		--																			
Totals/Averages:					3,176					1.50%	\$125	\$532,400	(\$5,000)	\$527,400	\$166	\$45,000	\$30,000	\$6,000	\$608,400	\$192	\$3,280	\$126,500	
EASTGATE 75S																							
Eastgate 75s		Ashton Woods		1	3,098	4	2.5	2	2	1.50%	\$125	\$605,900	(\$5,000)	\$600,900	\$194	\$45,000	\$30,000	\$6,000	\$681,900	\$220	\$3,661	\$142,000	
				1	3,254	4	3.5	2	2	1.50%	\$125	\$625,900	(\$5,000)	\$620,900	\$191	\$45,000	\$30,000	\$6,000	\$701,900	\$216	\$3,765	\$146,000	
Product:	Single Family	Total Units:	46	1	3,469	4	3.5	2	2	1.50%	\$125	\$645,900	(\$5,000)	\$640,900	\$185	\$45,000	\$30,000	\$6,000	\$721,900	\$208	\$3,868	\$150,000	
			Units Sold:	45	1	3,584	5	4.0	2	2	1.50%	\$125	\$648,900	(\$5,000)	\$643,900	\$180	\$45,000	\$30,000	\$6,000	\$724,900	\$202	\$3,884	\$150,000
		3 Mon. Sold:		6	1	3,586	4	3.5	2	2	1.50%	\$125	\$635,900	(\$5,000)	\$630,900	\$176	\$45,000	\$30,000	\$6,000	\$711,900	\$199	\$3,817	\$148,000
% Remaining	2%	Units Remaining:		1	1	3,916	4	3.5	2	2	1.50%	\$125	\$645,900	(\$5,000)	\$640,900	\$164	\$45,000	\$30,000	\$6,000	\$721,900	\$184	\$3,868	\$150,000
Sales Open Date: Sep-15		Overall Sales Rate:		2.3																			
		3 Mon. Sales Rate:		2.0																			
Totals/Averages:					3,485					1.50%	\$125	\$634,733	(\$5,000)	\$629,733	\$181	\$45,000	\$30,000	\$6,000	\$710,733	\$204	\$3,811	\$147,667	
VOYSEY																							
Voysey		Hedgewood Homes		1	2,290	4	3.5	3	2	1.50%	\$250	\$549,900	(\$10,000)	\$539,900	\$236	\$30,000	\$0	\$0	\$569,900	\$249	\$3,205	\$124,000	
Product:	Single Family	Total Units:	42																				
			Units Sold:	10																			
		3 Mon. Sold:		6																			
% Remaining	76%	Units Remaining:		32																			
Sales Open Date: Oct-16		Overall Sales Rate:		1.5																			
		3 Mon. Sales Rate:		2.0																			
Totals/Averages:					2,290					1.50%	\$250	\$549,900	(\$10,000)	\$539,900	\$236	\$30,000	\$0	\$0	\$569,900	\$249	\$3,205	\$124,000	
PARC AT COGBURN																							
Parc at Cogburn		Providence Group		1	3,294	5	4.5	2	2	1.50%	\$250	\$563,480	(\$10,000)	\$553,480	\$168	\$45,000	\$0	\$4,000	\$602,480	\$183	\$3,374	\$131,000	
				1	3,489	4	3.5	2	2	1.50%	\$250	\$572,095	(\$10,000)	\$562,095	\$161	\$45,000	\$0	\$4,000	\$611,095	\$175	\$3,419	\$132,000	
Product:	Single Family	Total Units:	19	1	3,597	5	4.0	2	2	1.50%	\$250	\$621,710	(\$10,000)	\$611,710	\$170	\$45,000	\$0	\$4,000	\$660,710	\$184	\$3,676	\$142,000	
			Units Sold:	15	1	4,055	6	5.5	2	2	1.50%	\$250	\$647,695	(\$10,000)	\$637,695	\$157	\$45,000	\$0	\$4,000	\$686,695	\$169	\$3,811	\$148,000
		3 Mon. Sold:		6																			
% Remaining	21%	Units Remaining:		4																			
Sales Open Date: Jun-16		Overall Sales Rate:		1.4																			
		3 Mon. Sales Rate:		2.0																			
Totals/Averages:					3,609					1.50%	\$250	\$601,245	(\$10,000)	\$591,245	\$164	\$45,000	\$0	\$4,000	\$640,245	\$177	\$3,570	\$138,250	

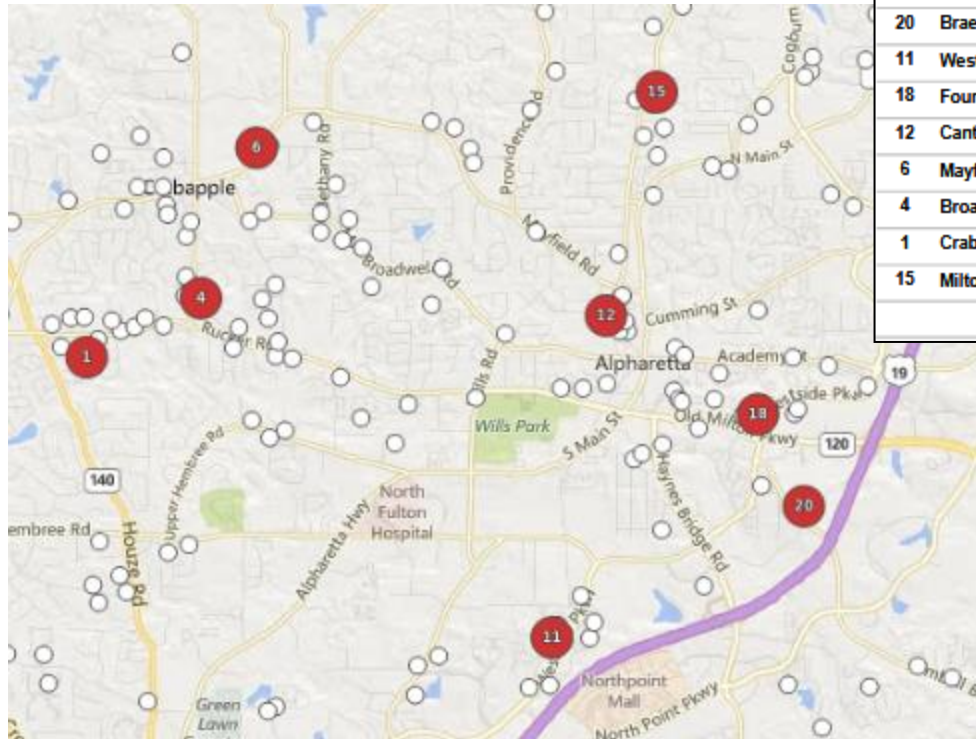
Single-Family Series: Resale Sales

We pulled recent resale single-family detached transactions that closed within the last 6 months, that were built since 2000, and located within Alpharetta (Fulton County), GA. While there are a number of more affordable resales offering larger floor plans, the average single-family detached resale sold for \$670K, which is well above our pricing recommendations for the Subject (granted the average resale was also much larger at 3,998sqft). In fact, a full half of the recent resale transactions of single-family detached homes built since 2000 sold at prices above our recommended average sales price at the Subject.



Competitive Analysis – Alpharetta Future Single-Family Communities

Contrary to future townhome development, which will be heavily concentrated within the corridor between Downtown Alpharetta and Avalon, record high land prices will limit most single-family detached development within Alpharetta to outlying locations. Expect to see increased future development between Crabapple and Roswell in the west, north of Windward Pkwy, and in the Johns Creek areas of Alpharetta. According to ESRI, this area of Downtown Alpharetta is projected to add 700 net new households over the next 5 years. While the number of competitive townhome offerings within Downtown Alpharetta are expected to increase by 400 units of future supply (which is comparable to a 5-year forecast supply), the future single-family lots at 217 will not be enough to keep up with growing demand within the area.

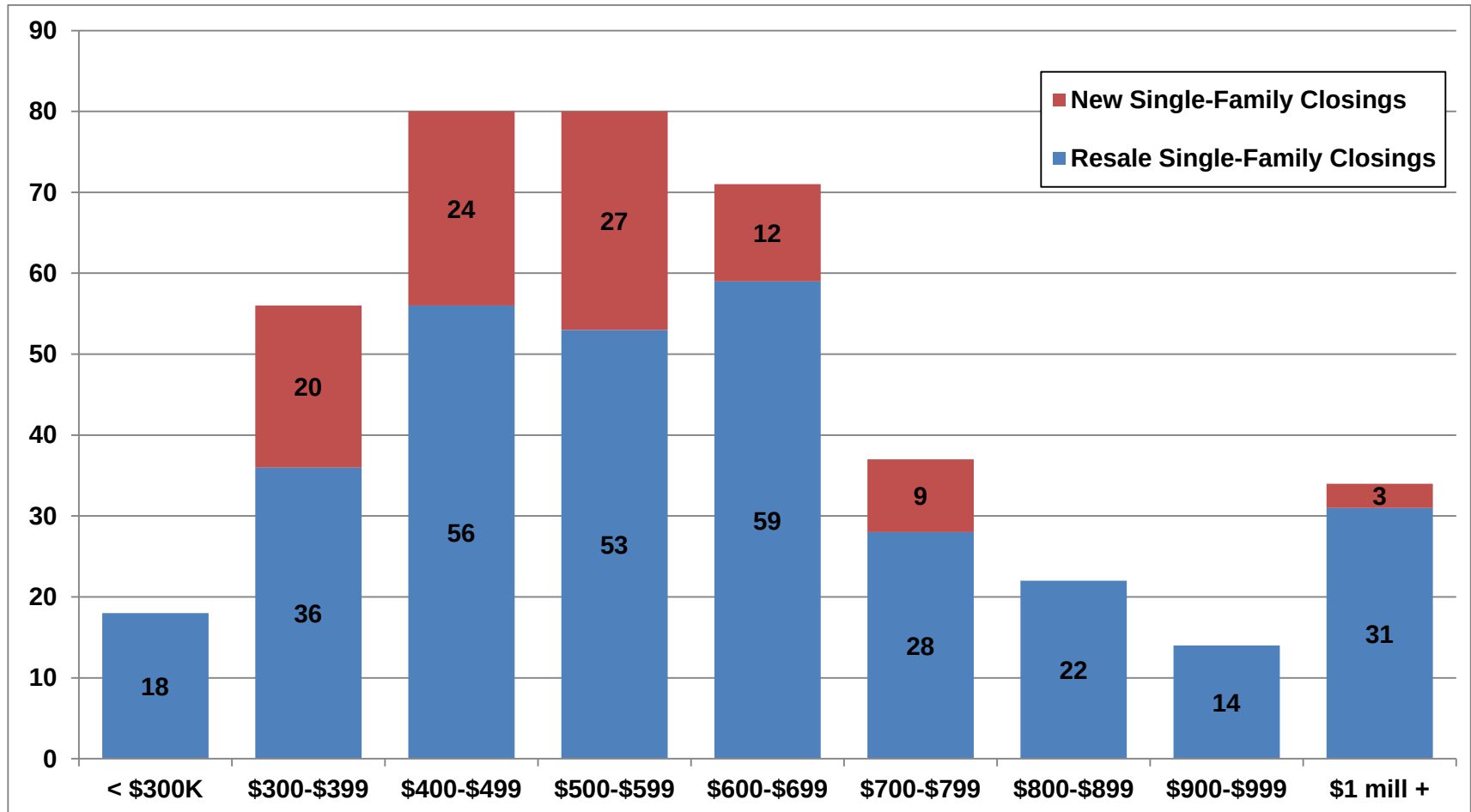


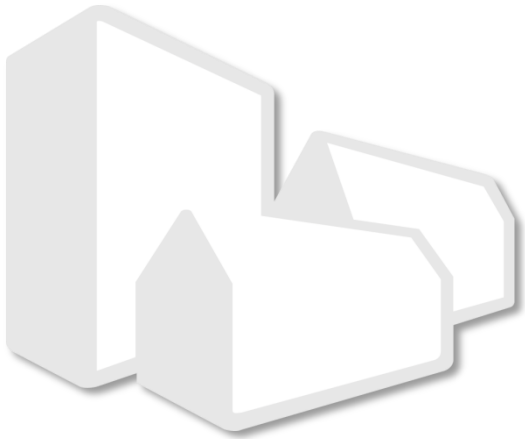
Map No	Subdivision Name	Sub Area	Status	Lot Size	VDL	Future	Total
20	Braeden	NFul-Alph	Future	40'	0	74	74
11	Westside Pkwy	NFul-Alph	Future	50'	0	38	38
18	Foundry	NFul-Alph	Future	40'	0	25	25
12	Canton Street Commons	NFul-Alph	Future	30'	0	21	21
6	Mayfield, 980	NFul-Alph	Future	0'	0	20	20
4	Broadwell Rd Tract2 Ashton	NFul-Alph	Future	50'	0	18	18
1	Crabapple/Berkdale	NFul-Alph	Future	60'	0	12	56
15	Milton Place NF	NFul-Alph	Future	100'	0	11	38
Selection Totals					0	217	288

Source: Metrostudy

Competitive Analysis – Alpharetta New & Resale Single-Family Sales

There were a total of 412 new and resale single-family detached home transactions recorded within the primary Alpharetta area in the last 12 months according to Redfin. The majority of those transactions were resales occurring within the \$400s-\$700s. Among those sales between \$400-\$700K, which would be the target qualified buyers at the Subject's single-family detached series, there were more than 230 closings. With a sales pace of 2.0 per month, the Subject would need to capture 10% of the combined transactions from within the primary Alpharetta target area.

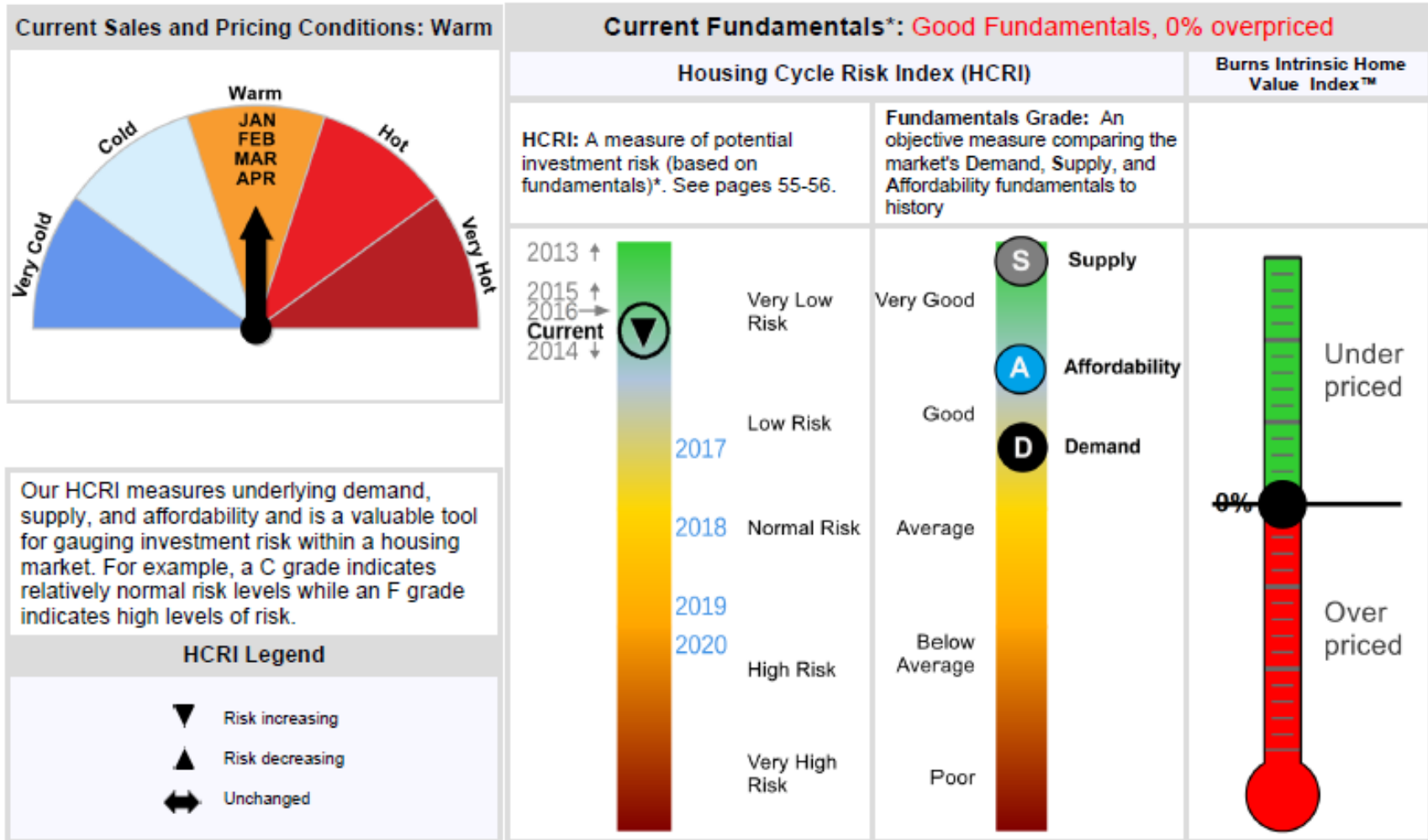




Housing Market Trends Atlanta, GA MSA

Atlanta, GA MSA – Current Market Trends & Fundamentals

The housing market in the Atlanta, GA MSA has strong fundamentals with solid demand, very good affordability and tight supply. Through 2020, softening market drives will increase the risk for operators in the market.



Housing Market Trends – Key Housing Trends & Projections

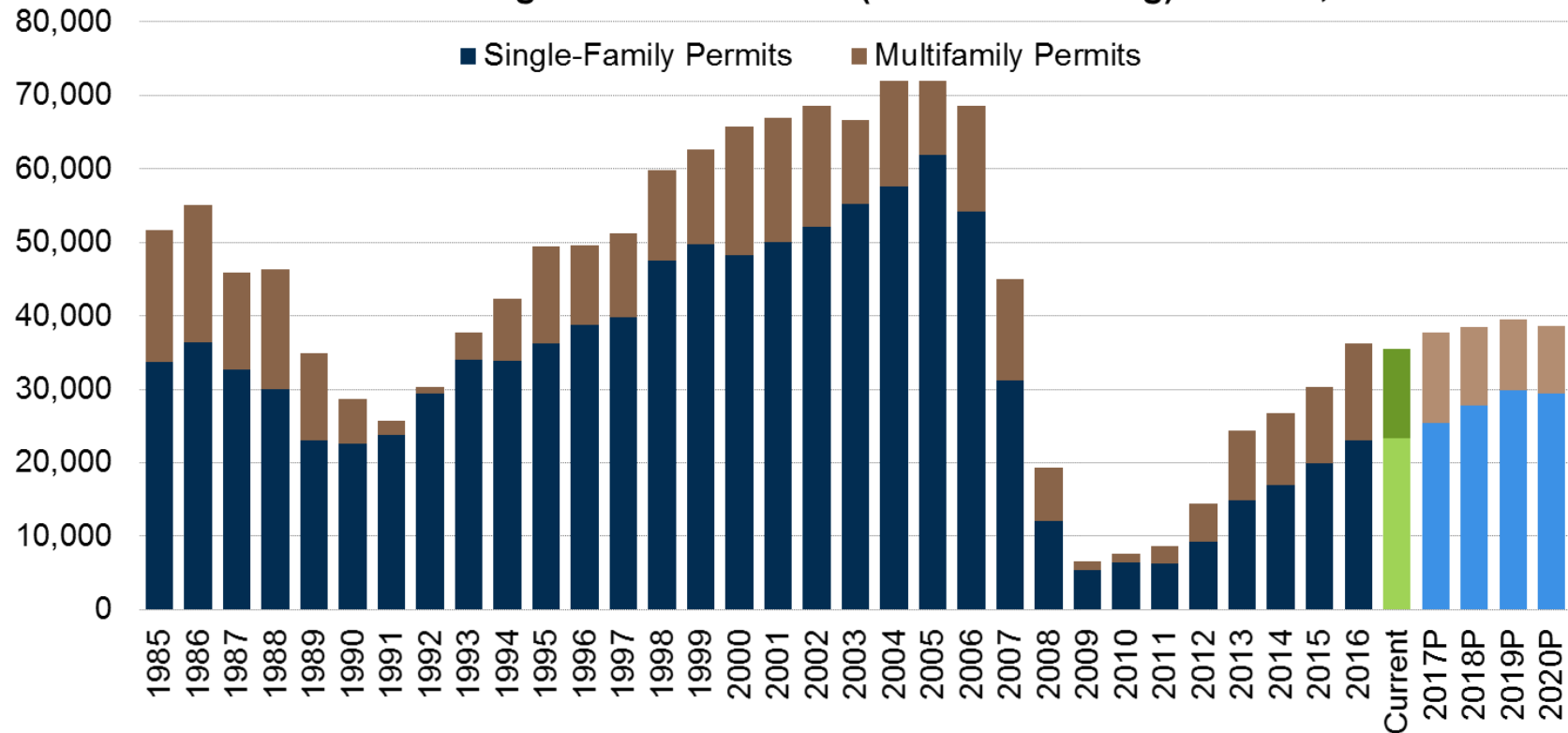
The housing market fundamentals are excellent today, with record resale home sales volume and prices, while the new home market has been enjoying double digit growth with new home prices recently hitting new record prices. Housing market conditions are projected to remain favorable, albeit with a gradually slowing rate of growth over the next four years.

KEY STATISTICS HISTORY AND PROJECTIONS										
	2014	2015	2016	1 Year Ago	Current	2017P	2018P	2019P	2020P	Detail Page
EXISTING HOMES										
Home Value Appreciation Dec. to Dec. (BHVI)	8.4%	8.1%	5.6%	7.4%	5.3%	5.7%	4.5%	3.5%	1.6%	12
% of Current Yr Price Apprec. Remaining	-	-	-	-	-	4.8%	-	-	-	12
Existing Median Home Price (34)	\$178,500	\$196,900	\$202,500	\$182,200	\$188,000	n/a	n/a	n/a	n/a	11
Existing Median Price Apprec. (34)	12.8%	10.3%	2.8%	4.0%	3.2%	n/a	n/a	n/a	n/a	11
Existing Sales Volume (75)	85,209	93,248	103,890	93,857	105,116	104,500	106,100	106,900	105,400	10
NEW SUPPLY										
Single-Family Permits	16,984	19,995	23,003	20,249	23,206	25,400	27,800	29,800	29,400	34
Multifamily Permits	9,699	10,347	13,190	11,215	13,424	12,300	10,600	9,700	9,200	35
Total Permits	26,683	30,342	36,193	31,464	36,630	37,700	38,400	39,500	38,600	33
E/P Ratio	3.3	2.7	2.1	2.5	1.9	1.7	1.3	0.9	0.2	36
NEW HOMES										
New Home Median Price (76)	\$270,700	\$283,400	\$286,600	\$295,000	\$292,300	n/a	n/a	n/a	n/a	18
New Home Med. Price Apprec (a)	4.7%	4.7%	1.1%	1.3%	(0.9%)	-	-	-	-	18
Net New Home Apprec. Forecast Dec.- Dec. (a)	-	-	-	-	-	3.8%	2.5%	2.1%	0.9%	19
% of Current Yr Price Apprec. Remaining	-	-	-	-	-	3.2%	-	-	-	19
New Home Sales (75)	13,102	16,127	19,140	16,410	19,399	21,400	23,300	24,800	24,500	17

Economic and Housing Market Trends – Building Permits

A contraction in multifamily permitting slowed total permit growth to 8% over the past twelve months; however, single family permitting remains strong with continued double digit growth. We expect total permitting activity to slow over the short term, driven by a protracted decline in multifamily permits. Continued strength in single-family permitting will contribute to positive total permit growth through 2019.

Residential Building Permit Issuances (12-Month Rolling): Atlanta, GA

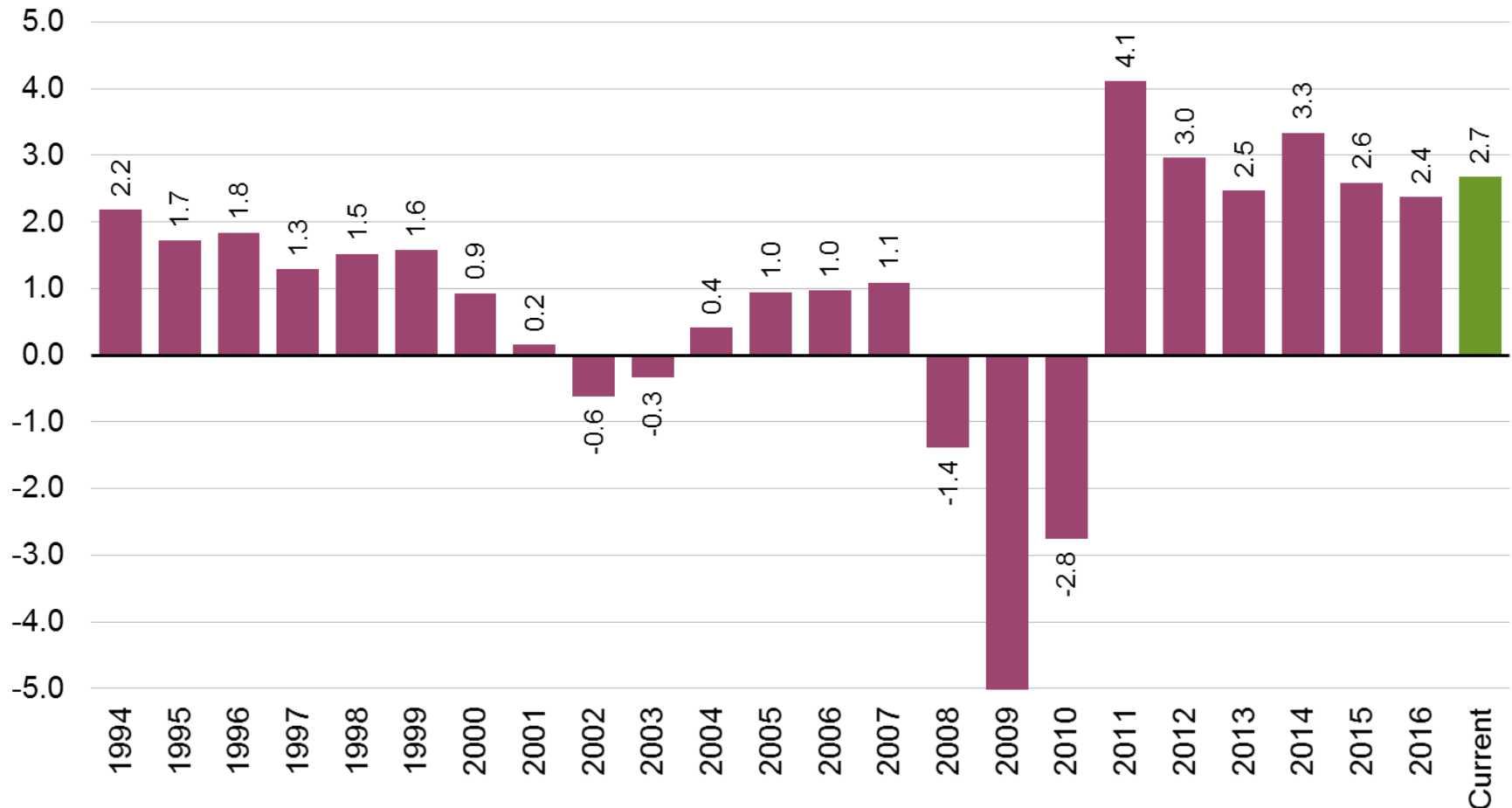


Sources: Census; John Burns Real Estate Consulting, LLC (Data as of February 2017, projections as of April 2017)

Permit History & Projections	2009	2010	2011	2012	2013	2014	2015	2016	Current	2017P	2018P	2019P	2020P
Single-Family Permits	5,455	6,417	6,248	9,182	14,864	16,984	19,995	23,003	23,266	25,400	27,800	29,800	29,400
1-Year Growth Rate	-55%	18%	-3%	47%	62%	14%	18%	15%	13%	10%	9%	7%	-1%
Multifamily Permits	1,112	1,191	2,420	5,213	9,473	9,699	10,347	13,190	12,299	12,300	10,600	9,700	9,200
1-Year Growth Rate	-85%	7%	103%	115%	82%	2%	7%	27%	-1%	-7%	-14%	-8%	-5%
Total Permits	6,567	7,608	8,668	14,395	24,337	26,683	30,342	36,193	35,565	37,700	38,400	39,500	38,600
1-Year Growth Rate	-66%	16%	14%	66%	69%	10%	14%	19%	8%	4%	2%	3%	-2%

Driven by strong jobs gains, the current employment growth to building permit ratio in Atlanta is very strong at nearly 3:1 (2.7 jobs are created for each new permit). Both employment and permitting activity are projected to slow over the next three years, but we expect the market will remain balanced (1.0 to 1.5 job-to-permit ratio).

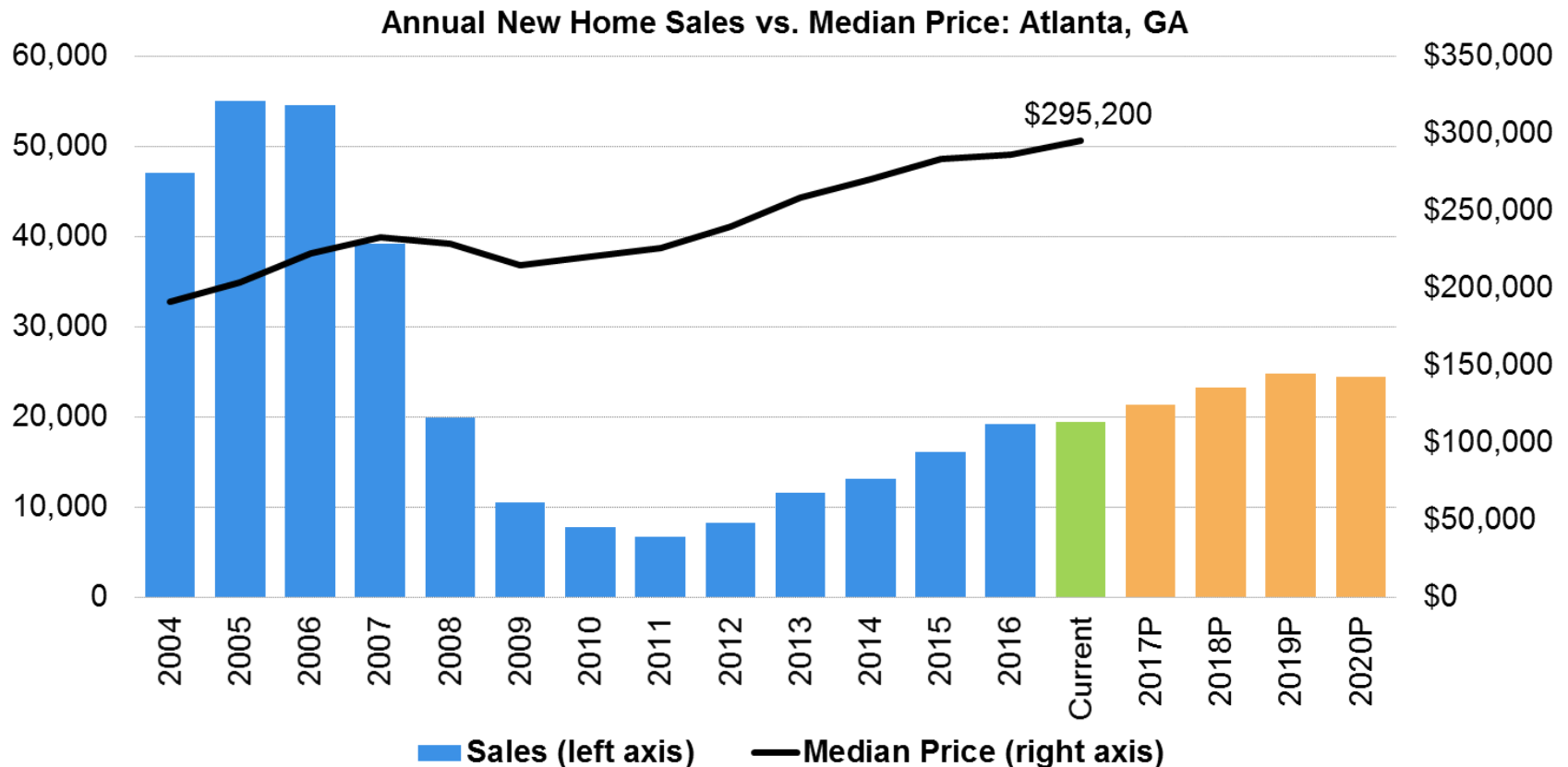
Employment / Permit Ratio: Atlanta, GA



Sources: Census, BLS; John Burns Real Estate Consulting, LLC (Data as of February 2017, projections as of April 2017)

Economic and Housing Market Trends – New Home Sales and Pricing

New home sales are up 17% over the past twelve months, continuing a five year expansion streak. We anticipate strong, but slowing annual sales growth in 2017 (+12%) with annual softening through 2020. Median new home prices are up 7.5% on a rolling twelve month basis. We project new home price appreciation will average +2.3% annually from 2017 through 2020.



Sources: CoreLogic; John Burns Real Estate Consulting, LLC (Data as of February 2017, projections as of April 2017)

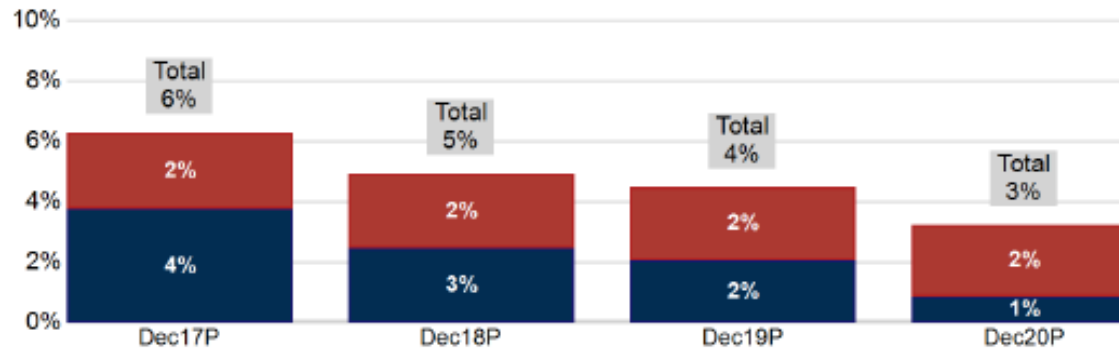
New Home Projections	2009	2010	2011	2012	2013	2014	2015	2016	Current	2017P	2018P	2019P	2020P
Annualized New Home Sales	10,500	7,838	6,664	8,297	11,610	13,102	16,127	19,185	19,428	21,400	23,300	24,800	24,500
1-Year Growth Rate	-47%	-25%	-15%	25%	40%	13%	23%	19%	17%	12%	9%	6%	-1%
Median New Home Price	\$215,000	\$220,600	\$225,800	\$239,700	\$258,500	\$270,700	\$283,400	\$286,500	\$295,200	n/a	n/a	n/a	n/a
1-Year Growth Rate	-6%	3%	2%	6%	8%	5%	5%	1%	8%	n/a	n/a	n/a	n/a
New Home Price Appreciation Forecast	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	3.8%	2.5%	2.1%	0.9%

The year-over-year payment change for new homes considers both the change attributed to annual new home price appreciation and the projected annual change in interest rates. We expect payment changes to range to increase by 6% in 2017, driven by near 4% price appreciation expectations. New home payments are forecast to increase between 3 and 5% from 2018 to 2020. Overall, net price appreciation is projected to increase at 2.3% on an average annual basis from 2017 to 2020 and changes in interest rates will account for approximately 2% of payment increases between 2017 and 2020.

YEAR-OVER-YEAR PAYMENT CHANGE

Based on New Home Price Appreciation Forecasts **

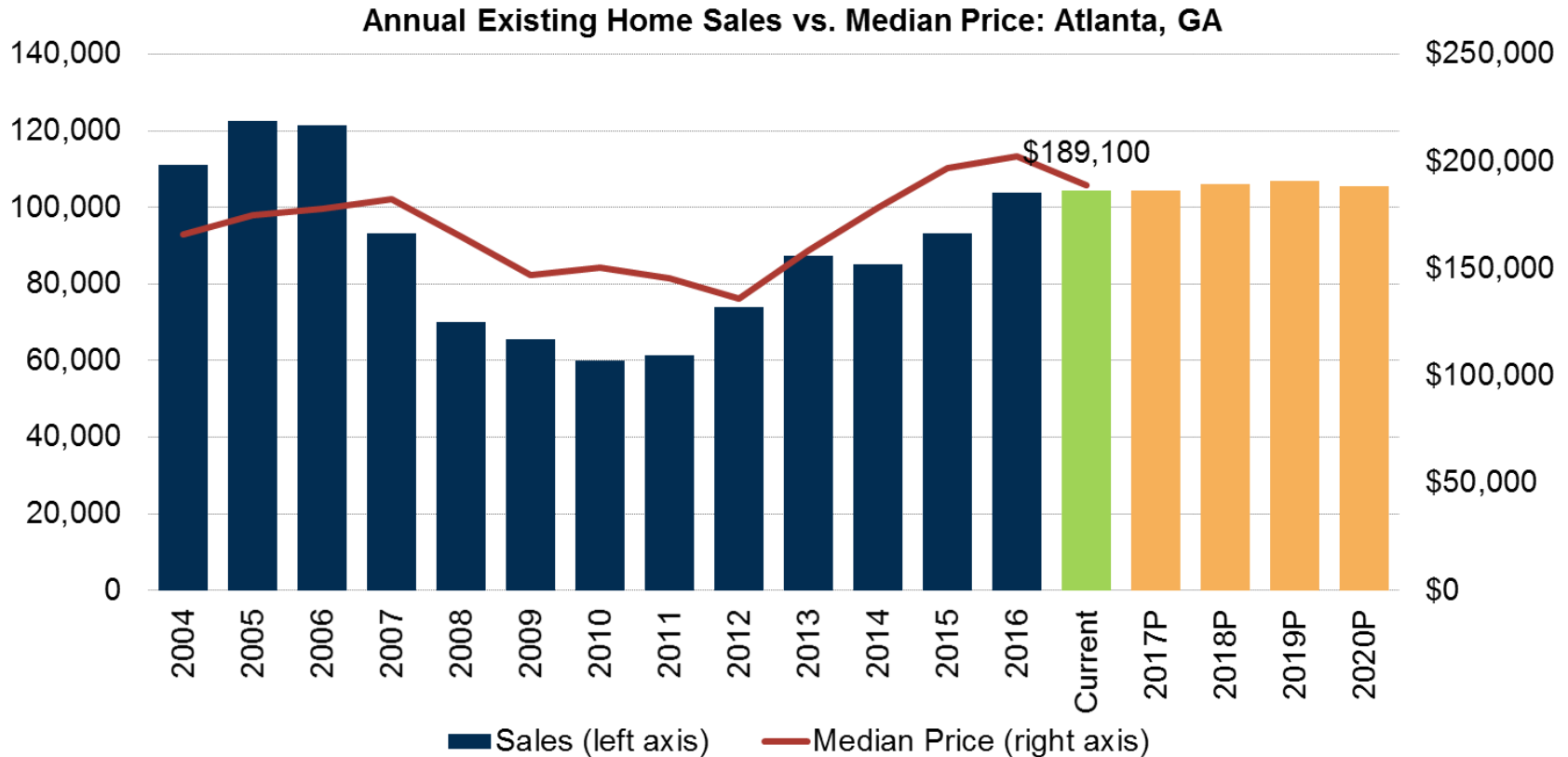
■ Change Attributed to Price ■ Change Attributed to Interest Rate ■ Total Change



** Principal and interest payment only, based on JBREC net of incentive new home appreciation rates and forecasted annual average mortgage rates.

Economic and Housing Market Trends – Existing Home Sales and Pricing

Existing home sales are up 10% (nearly 105,000 homes) on a twelve month basis; and the median existing home price is up a healthy 6% to \$189,100. We expect existing home sales will have relatively flat growth over the next four years and price appreciation will moderate to near 4% annual growth through 2020.



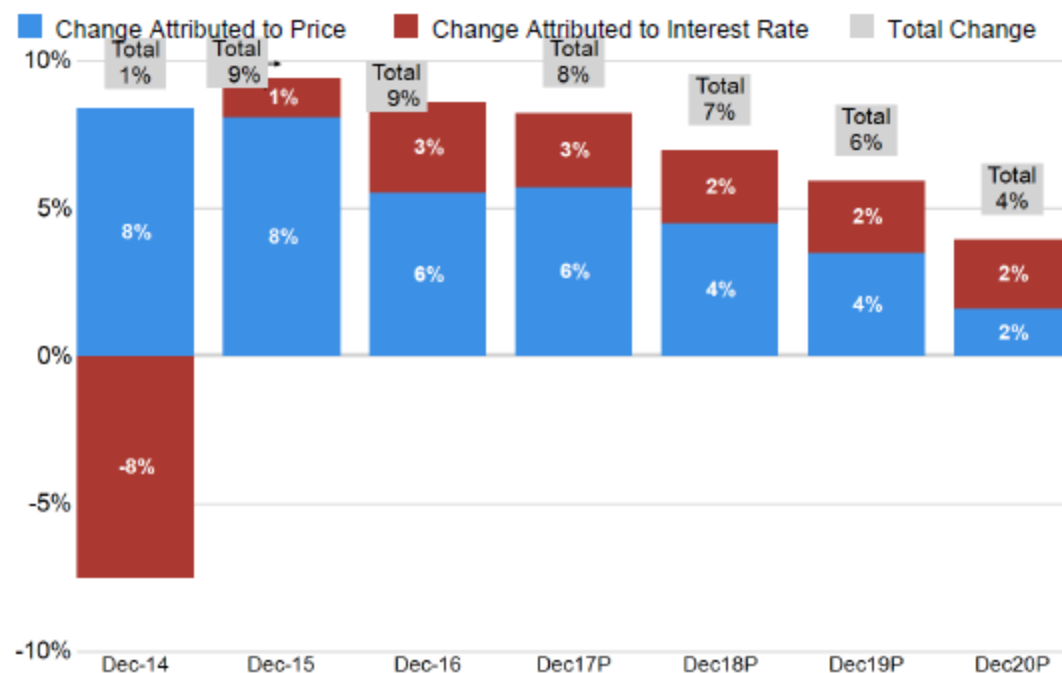
Sources: CoreLogic; John Burns Real Estate Consulting, LLC (Data as of February 2017, projections as of April 2017)

Resale Home History & Projections	2009	2010	2011	2012	2013	2014	2015	2016	Current	2017P	2018P	2019P	2020P
Annualized Existing Home Sales	65,561	59,908	61,509	74,080	87,370	85,209	93,248	103,895	104,496	104,500	106,100	106,900	105,400
1-Year Growth Rate	-6%	-9%	3%	20%	18%	-2%	9%	11%	10%	1%	2%	1%	-1%
Median Existing Home Price	\$147,000	\$150,500	\$145,600	\$136,000	\$158,300	\$178,500	\$196,900	\$202,600	\$189,100	n/a	n/a	n/a	n/a
1-Year Growth Rate	-11%	2%	-3%	-7%	16%	13%	10%	3%	6%				
Burns Home Value Index™	-5%	-7%	-8%	4%	12%	8%	8%	6%	5%	6%	4%	4%	2%

We anticipated total payments for existing homes will increase by 8% in 2017, driven by 5.7% price appreciation and rising interest rates. Total payment changes will range between 4% and 7% from 2018 to 2020.

Year-over-Year Payment Change

Median Existing Home Value*

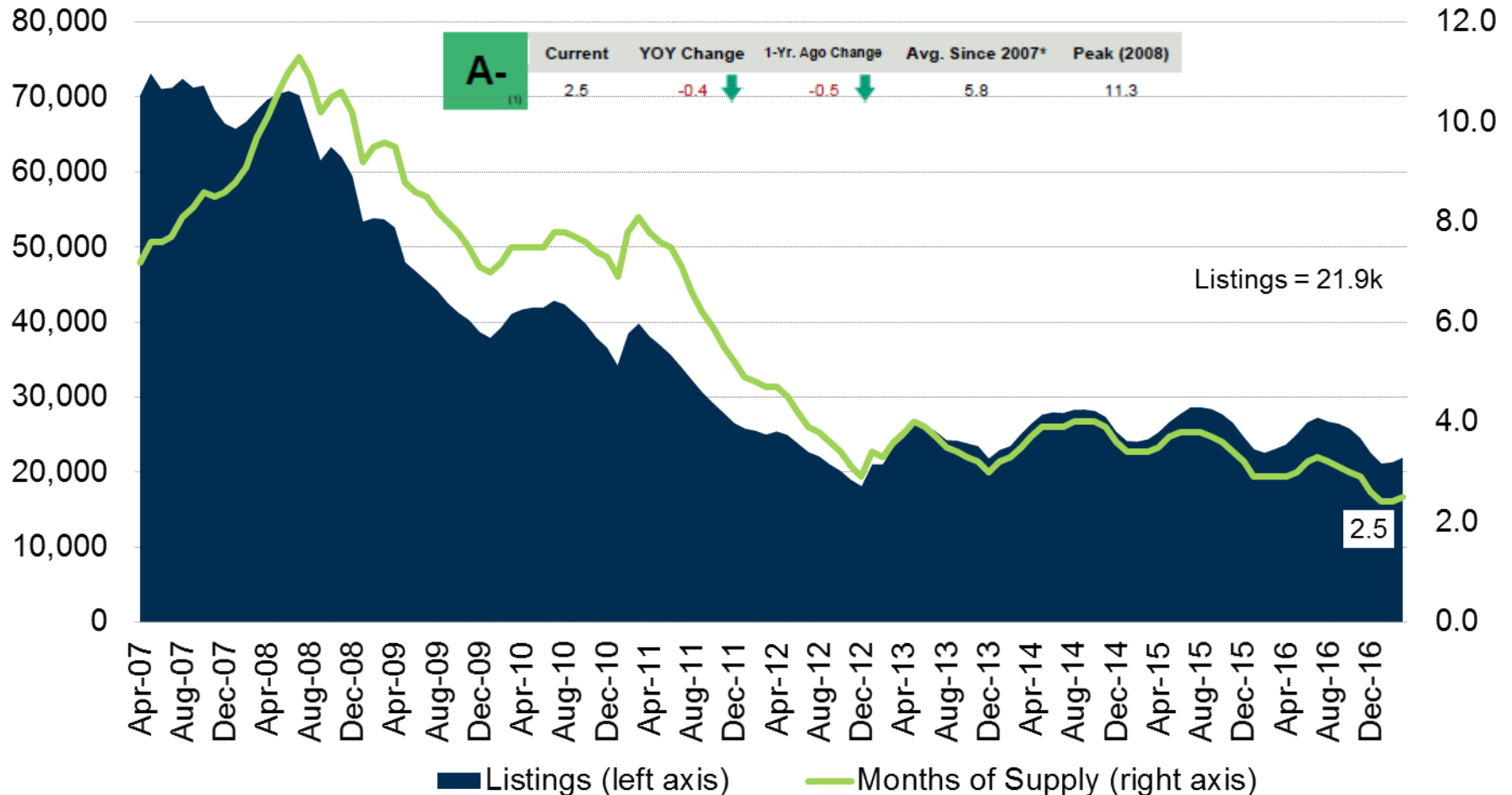


Change % Attributed to:			
Year	Price	Interest Rate	Total Change %
Dec-01	4.9 %	-3.2 %	1.7 %
Dec-02	3.6 %	-10.4 %	-6.8 %
Dec-03	3.8 %	-1.9 %	1.9 %
Dec-04	4.1 %	-1.5 %	2.6 %
Dec-05	4.2 %	6.0 %	10.2 %
Dec-06	1.9 %	-1.4 %	0.5 %
Dec-07	-2.0 %	-0.4 %	-2.4 %
Dec-08	-9.8 %	-7.6 %	-17.5 %
Dec-09	-5.2 %	-3.8 %	-9.0 %
Dec-10	-6.9 %	-2.3 %	-9.2 %
Dec-11	-7.8 %	-7.8 %	-15.6 %
Dec-12	4.1 %	-7.5 %	-3.4 %
Dec-13	11.9 %	16.2 %	28.1 %
Dec-14	8.4 %	-7.5 %	0.9 %
Dec-15	8.1 %	1.3 %	9.4 %
Dec-16	5.5 %	3.1 %	8.6 %
Dec17P	5.7 %	2.5 %	8.2 %
Dec18P	4.5 %	2.5 %	7.0 %
Dec19P	3.5 %	2.4 %	5.9 %
Dec20P	1.8 %	2.4 %	3.9 %

*Principal and interest payment only, based on Burns Home Value Index™ appreciation rates and forecasted annual average mortgage rates

There is a very low 2.5 month supply of resale units across the Atlanta MSA, down 0.5 months from 3.0 months one year ago. A five to six month supply of existing homes is considered to be equilibrium for this market.

Monthly Home Inventory (Existing): Atlanta, GA

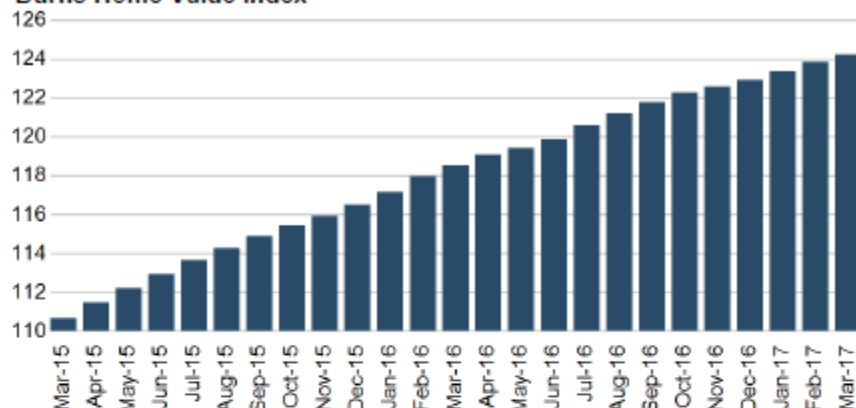


Sources: John Burns Real Estate Consulting, LLC estimates or various MLS sources (Data as of March 2017, projections as of April 2017)

Economic and Housing Market Trends – Burns Home Value Index (BHVI)

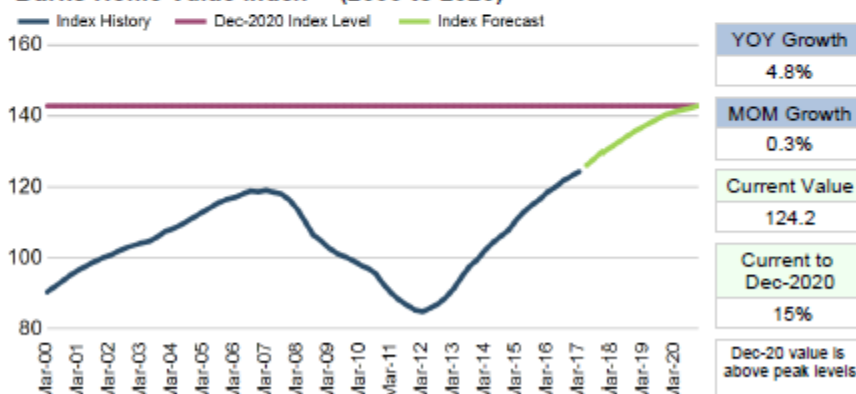
The Burns Home Value Index (BHVI) measures housing value trends for the entire market. On a rolling twelve month basis, prices in the Atlanta MSA, are up 4.8%. We expect a total 15.5% in price appreciation through 2020.

Burns Home Value Index™



BHVI Indexed to 100 in January 2002

Burns Home Value Index™ (2000 to 2020)



Source: John Burns Real Estate Consulting, LLC (Data: Mar 17, Pub: Apr 17)

AVG. SINCE 1981*

3.2%

NOW

4.8%

Monthly Data

Date	Value	YOY %
May-15	112.2	8.2%
Jun-15	112.9	8.3%
Jul-15	113.7	8.4%
Aug-15	114.3	8.4%
Sep-15	114.9	8.4%
Oct-15	115.4	8.4%
Nov-15	115.9	8.3%
Dec-15	116.5	8.1%
Jan-16	117.2	7.8%
Feb-16	118.0	7.5%
Mar-16	118.5	7.1%
Apr-16	119.1	6.8%
May-16	119.4	6.5%
Jun-16	119.9	6.2%
Jul-16	120.6	6.1%
Aug-16	121.2	6.0%
Sep-16	121.7	6.0%
Oct-16	122.2	5.9%
Nov-16	122.6	5.8%
Dec-16	122.9	5.5%
Jan-17	123.4	5.3%
Feb-17	123.8	5.0%
Mar-17	124.2	4.8%

Year End Values

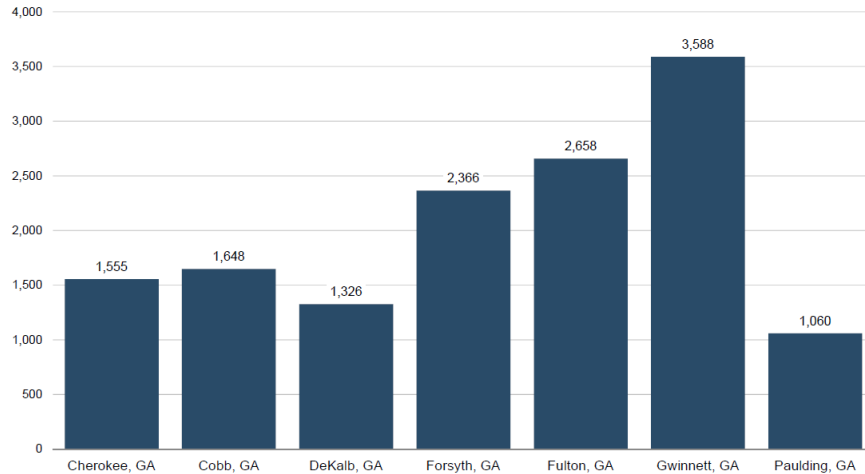
Date	Value	YOY %
Dec-00	95.1	
Dec-01	99.8	4.9%
Dec-02	103.4	3.6%
Dec-03	107.3	3.8%
Dec-04	111.7	4.1%
Dec-05	116.4	4.2%
Dec-06	118.6	1.9%
Dec-07	116.2	-2.0%
Dec-08	104.8	-9.8%
Dec-09	99.3	-5.2%
Dec-10	92.5	-6.9%
Dec-11	85.3	-7.8%
Dec-12	88.8	4.1%
Dec-13	99.4	11.9%
Dec-14	107.8	8.4%
Dec-15	116.5	8.1%
Dec-16	122.9	5.5%
Dec-17P	129.9	5.7%
Dec-18P	135.8	4.5%
Dec-19P	140.5	3.5%
Dec-20P	142.8	1.6%

BHVI indexed to 100 in January 2002

* Historical average growth rate based on annual averages.

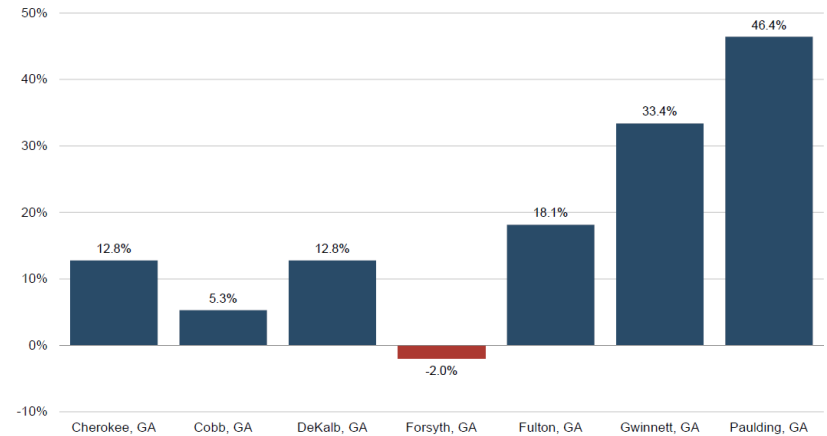
Fulton County is the second highest selling (total sales) county in the MSA behind Gwinnett County today. New home sales in Fulton County are up 18% over the past twelve months and the median new home price (\$325,000) is the third highest among counties in the Atlanta MSA.

New Home Sales Volume



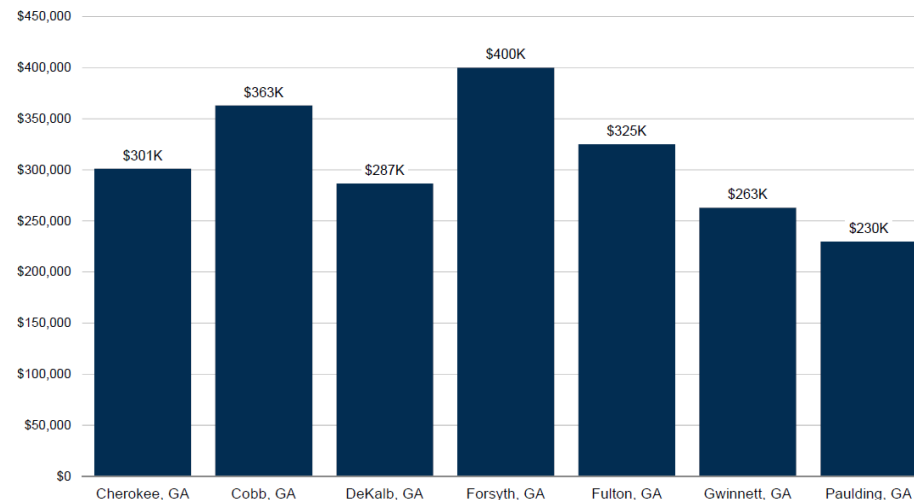
Source: Corelogic (Data: Jan-17, Pub: Mar-17)
Trailing Twelve Month

New Home Sales Growth YOY %



Source: Corelogic (Data: Jan-17, Pub: Mar-17)
Trailing Twelve Month

New Home Median Price

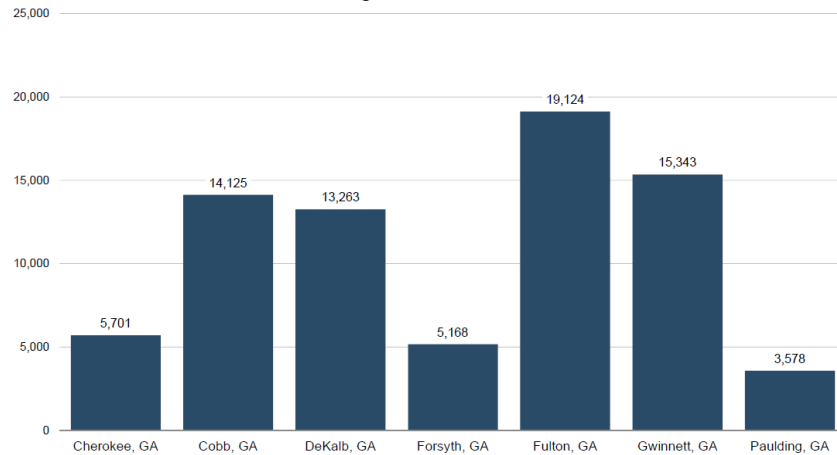


Source: Corelogic (Data: Jan-17, Pub: Mar-17)

Economic and Housing Market Trends – Existing Home Sales by County

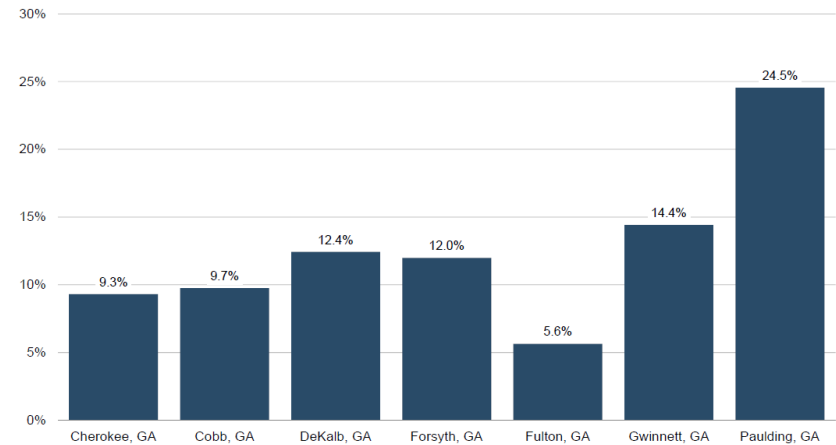
Due to the extensive recovery within Fulton County, existing home sales are up only 5.6%, while prices are down -16%. This is due to product mix, as demand for townhomes in North Fulton and affordable single-family detached in South Fulton are weighing in on sales prices. The delta between new and resale homes in Fulton County is 48%, which is slightly narrower than the 55% average across the MSA.

Existing Home Sales Volume



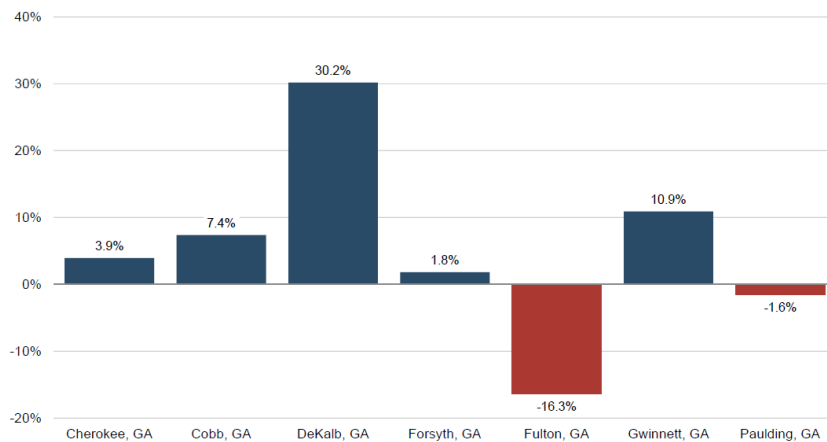
Source: Corelogic (Data: Jan-17, Pub: Mar-17)
Trailing Twelve Month

Existing Home Sales Growth YOY %



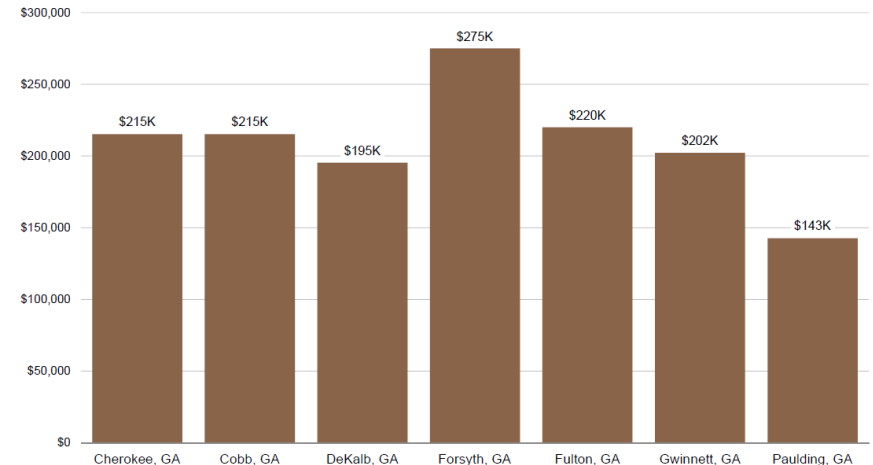
Source: Corelogic (Data: Jan-17, Pub: Mar-17)
Trailing Twelve Month

Existing Home Price Growth YOY %

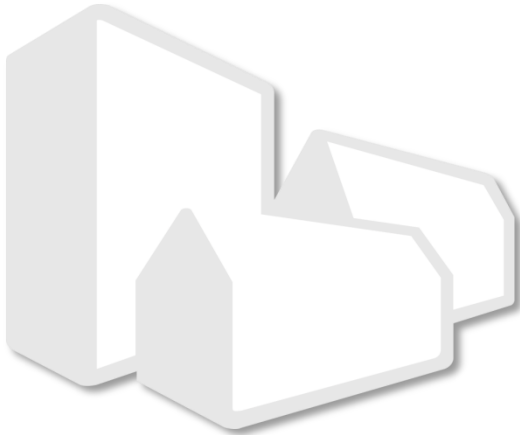


Source: Corelogic (Data: Jan-17, Pub: Mar-17)

Existing Median Home Price



Source: Corelogic (Data: Jan-17, Pub: Mar-17)

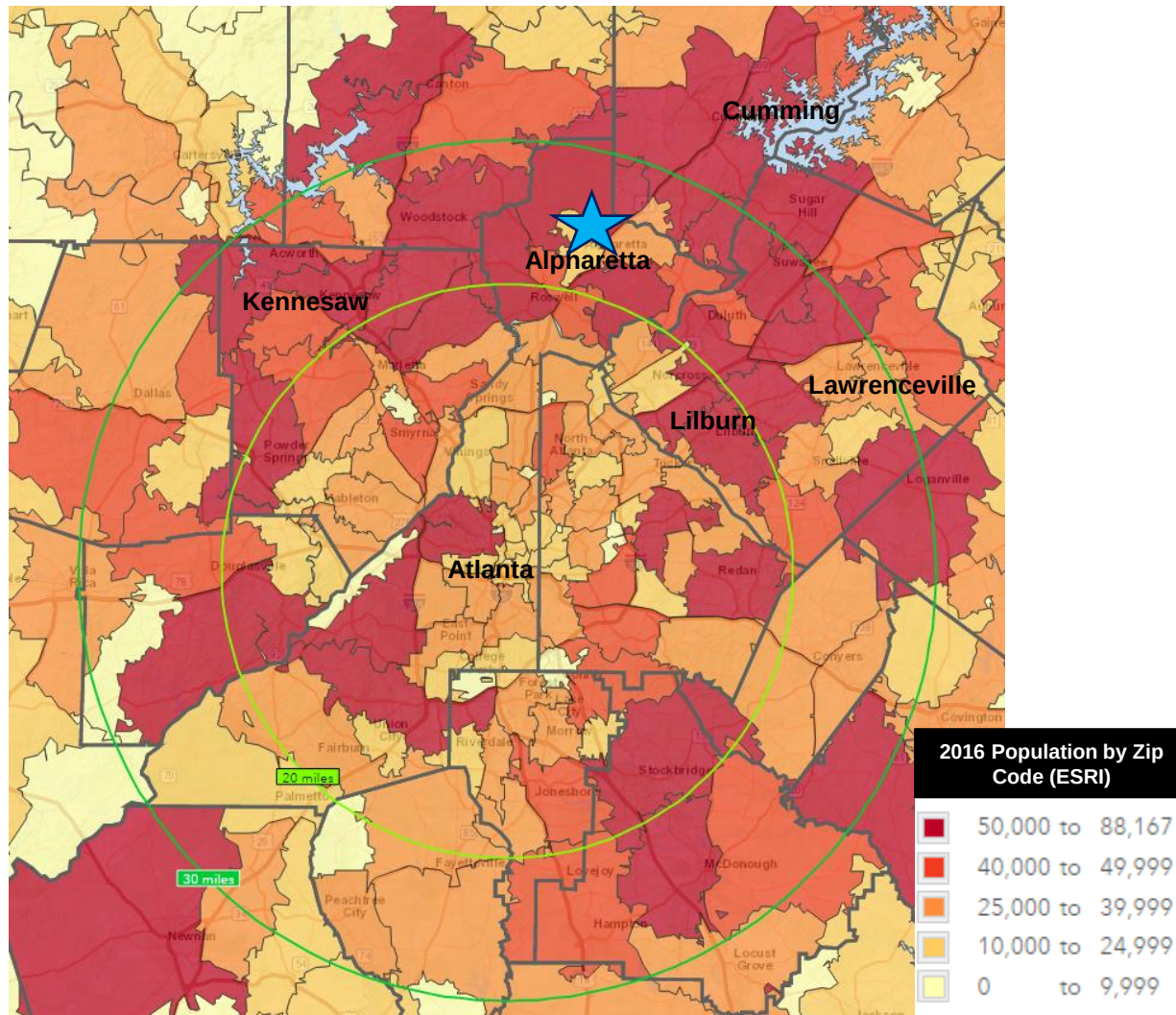


Demographic and Economic Trends Atlanta, GA MSA

Atlanta, GA MSA – Current Population Heat Map of Atlanta

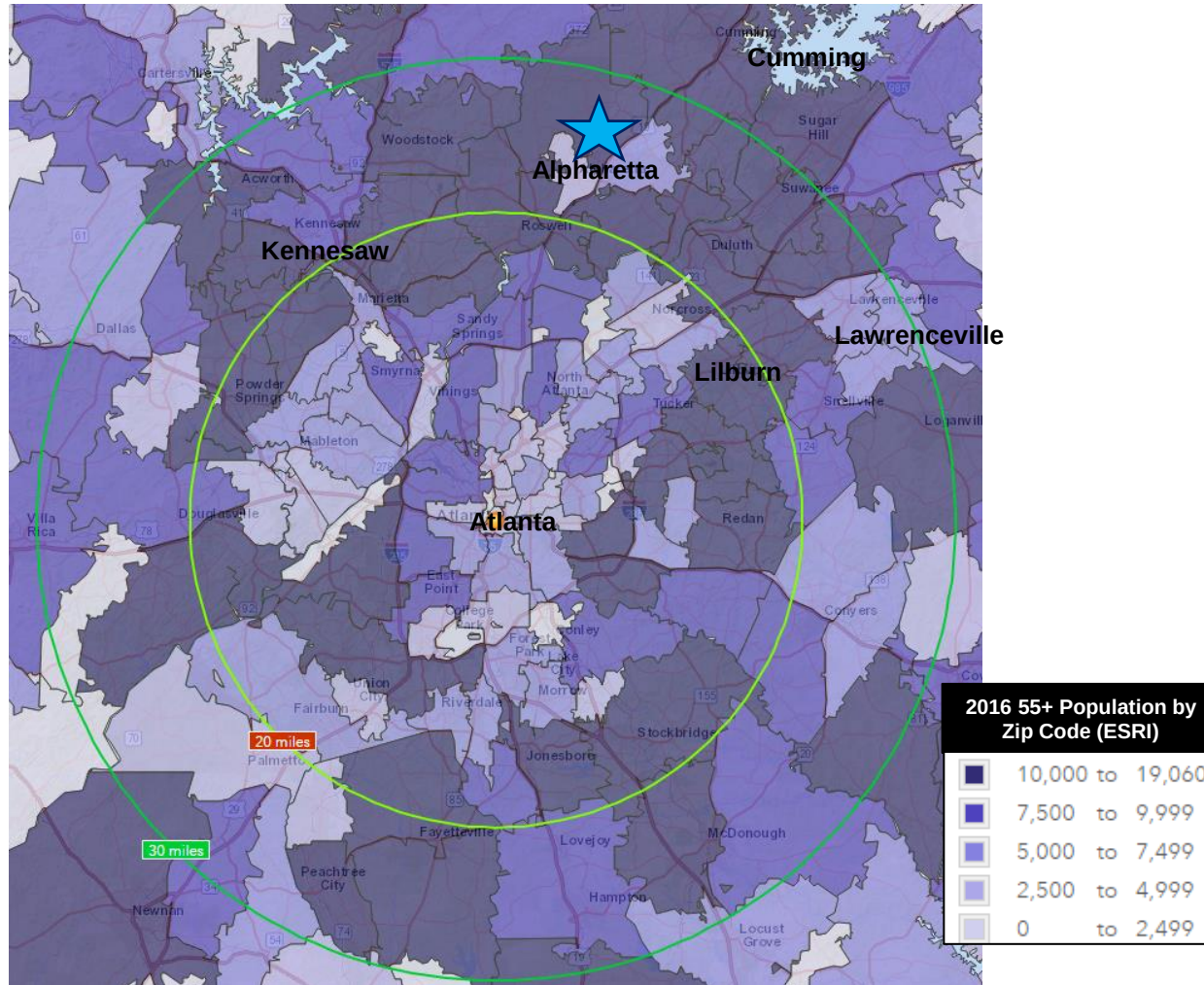
Atlanta's population is highly concentrated within the northern suburbs.

- This population “donut” is between 20-30 miles from Central Atlanta (Which includes the areas of Downtown, Midtown and Buckhead) and is characterized as a family destination with excellent schools.
- This area was part of the first phases of the local housing recovery and currently enjoys strong housing demand.



Atlanta, GA MSA – Current 55+ Population Heat Map of Atlanta

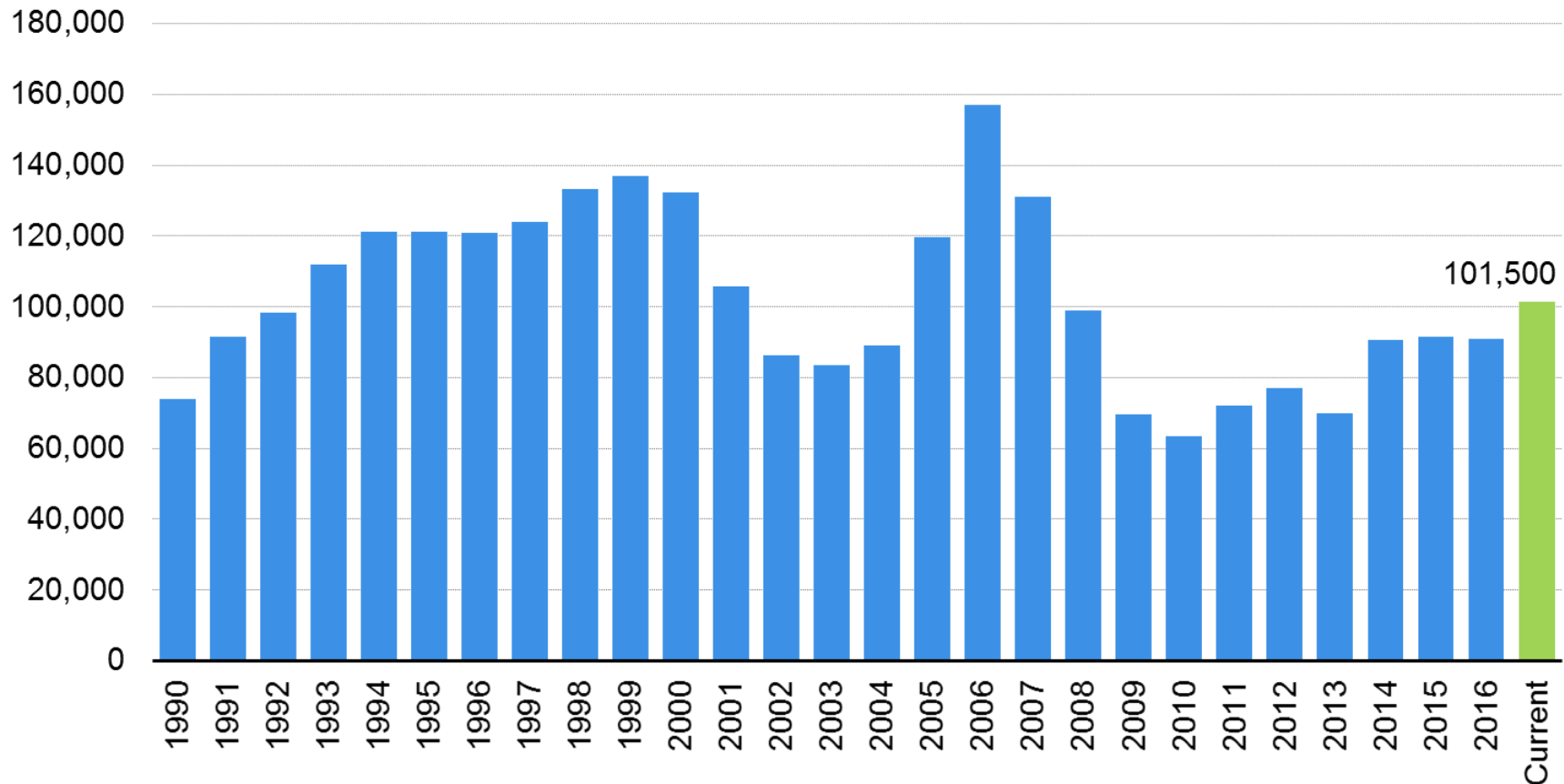
Atlanta's mature population is highly concentrated within the outer suburbs/exurbs including the areas of North Fulton into Forsyth County. The population above 55 years is projected to grow at an average 6.1% annually in Fulton County over the next five years.



Economic and Housing Market Trends – Population Growth

The metro continues to expand via birth and in-migration adding over 101,000 new residents over the past twelve months. This growth is a slight acceleration compared to the past recent years and the ten-year average.

Annual Average Population Growth: Atlanta, GA (1990 to Current)

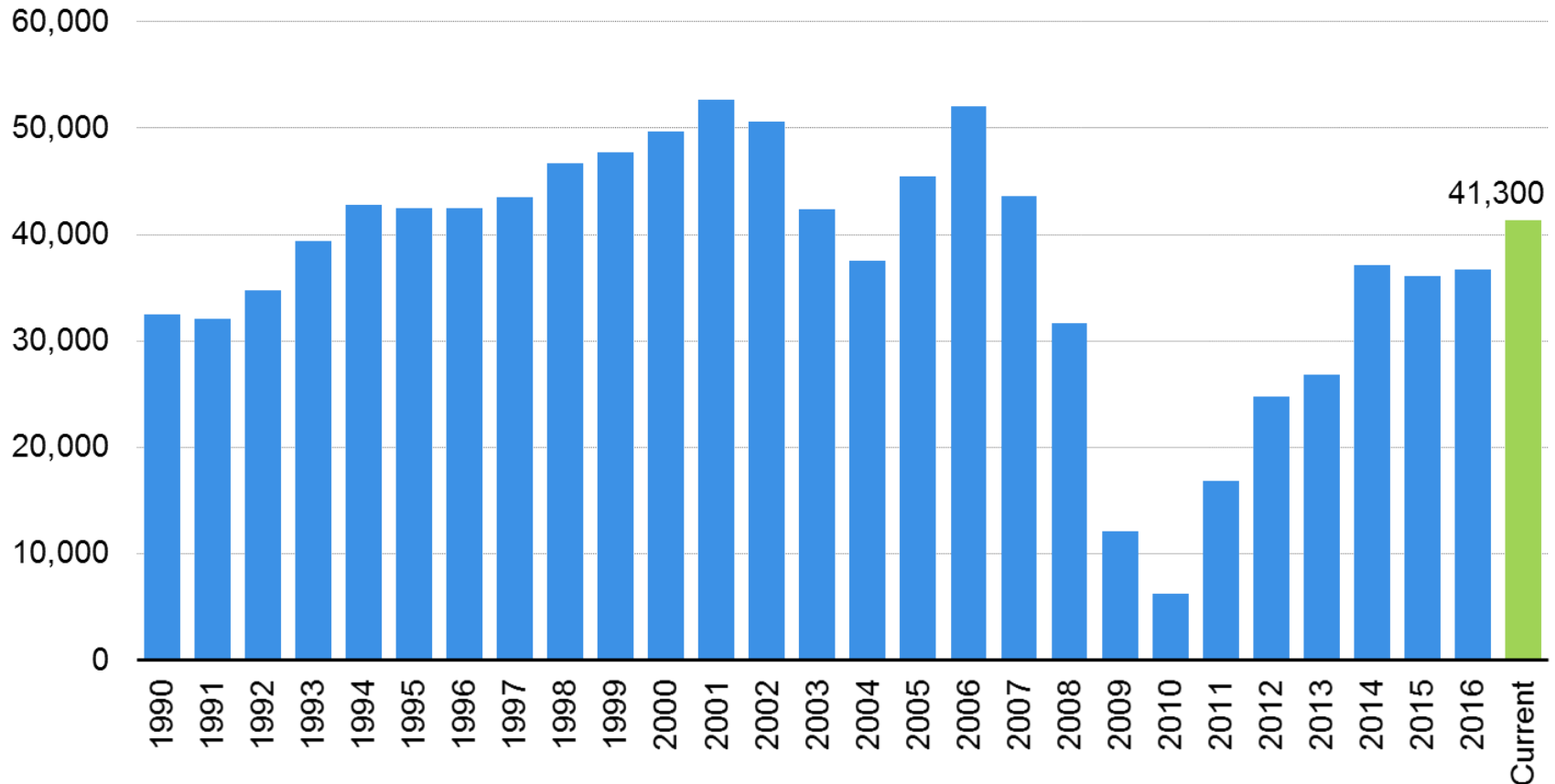


Sources: Moody's Analytics; John Burns Real Estate Consulting, LLC (Data as of February 2017, projections as of April 2017)

Population History & Projections	2009	2010	2011	2012	2013	2014	2015	2016	Current
Population Total	5,248,600	5,312,200	5,384,300	5,461,300	5,531,100	5,621,700	5,713,200	5,804,000	5,870,000
1-Year Change	69,600	63,600	72,100	77,000	69,800	90,600	91,500	90,800	101,500
1-Year Growth Rate	1.3%	1.2%	1.4%	1.4%	1.3%	1.6%	1.6%	1.6%	1.8%

Household growth is consistent with population growth, up 2.0% (41,000 households) over the past twelve months.

Annual Average Household Growth: Atlanta, GA (1990 to Current)



Sources: Moody's Analytics; John Burns Real Estate Consulting, LLC (Data as of February 2017, projections as of April 2017)

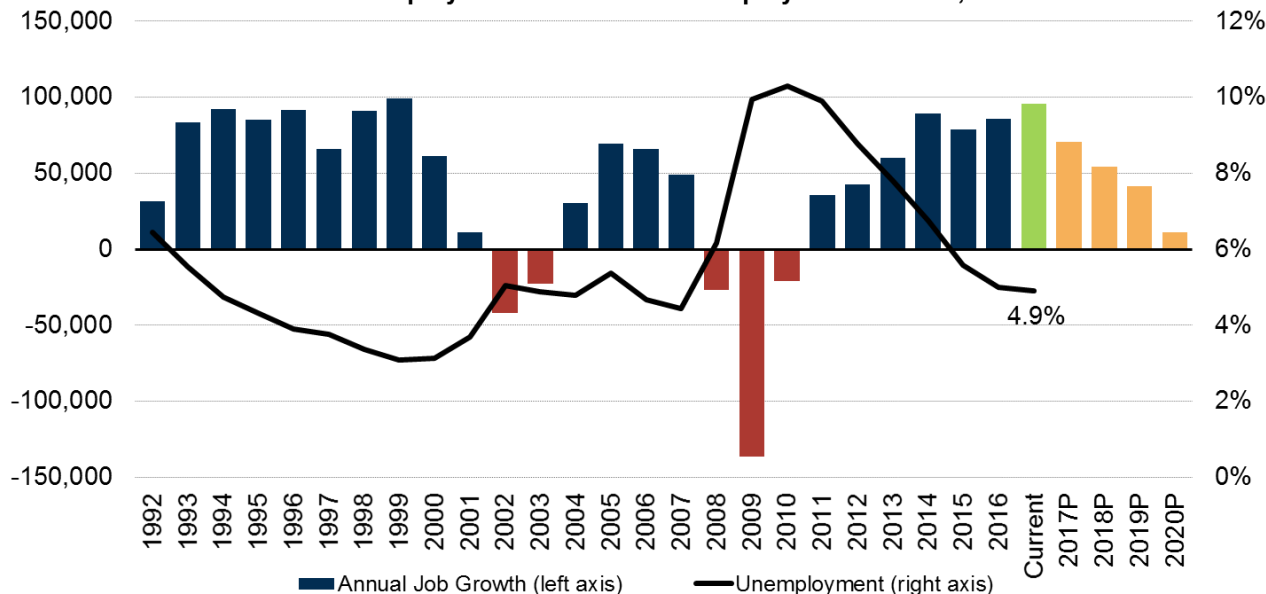
Household History & Projections	2009	2010	2011	2012	2013	2014	2015	2016	Current
Household Total	1,947,100	1,953,300	1,970,100	1,994,900	2,021,700	2,058,800	2,094,900	2,131,600	2,158,400
1-Year Change	12,100	6,200	16,800	24,800	26,800	37,100	36,100	36,700	41,300
1-Year Growth Rate	0.6%	0.3%	0.9%	1.3%	1.3%	1.8%	1.8%	1.8%	2.0%

Economic and Housing Market Trends – Employment

Employment growth continues to experience healthy expansion, the MSA added over 95,000 net new jobs over the past twelve months (+3.6%). The 4.9% unemployment rate slightly lags the national average (4.5%). We expect employment growth will moderate over the short term, growing at 2.7% in 2017 and softening to flat, 0.4% growth by 2020.

Over the past twelve months, 36% of total job growth occurred in high income sectors Professional and Business Services, Financial Activities, and Information. The Leisure & Hospitality and Trade, Transportation & Utilities sector also drove employment expansion, accounting for 18% and 14% of growth respectively. The Atlanta, GA MSA has a higher concentration of jobs in the Professional and Business Services and Transportation & Utilities sectors than the US.

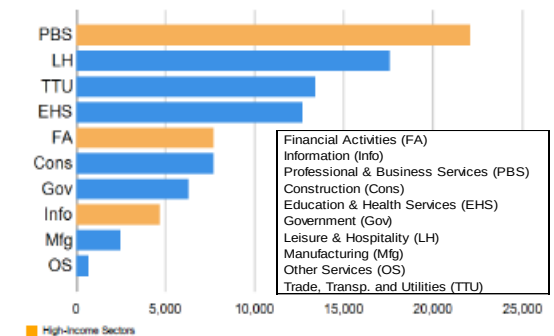
Annual Employment Growth vs. Unemployment: Atlanta, GA



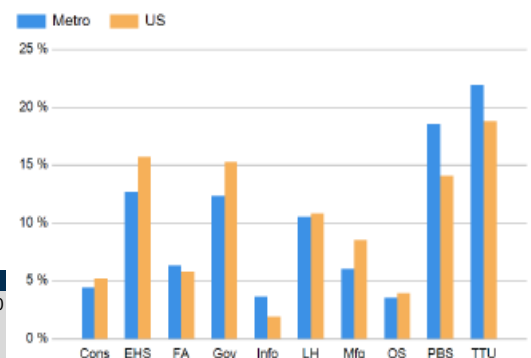
Sources: BLS; John Burns Real Estate Consulting, LLC (Data as of February 2017, projections as of April 2017)

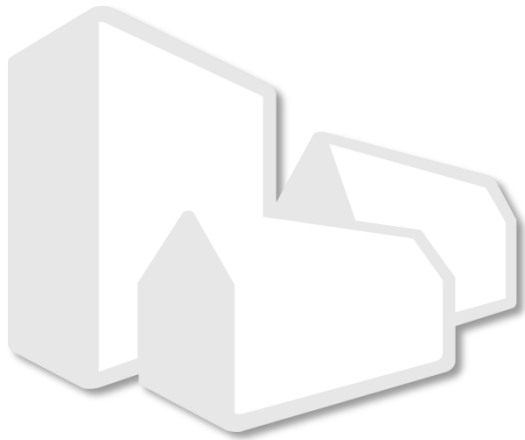
Employment History & Projections	2009	2010	2011	2012	2013	2014	2015	2016	Current	2017P	2018P	2019P	2020P
Payroll Survey Total	2,297,000	2,276,100	2,311,700	2,354,300	2,414,300	2,503,400	2,582,100	2,667,800	2,710,900	2,738,600	2,792,800	2,834,100	2,845,000
1-Year Change	-136,400	-20,900	35,600	42,600	60,000	89,100	78,700	85,700	95,400	70,800	54,200	41,300	10,900
1-Year Growth Rate	-5.6%	-0.9%	1.6%	1.8%	2.5%	3.7%	3.1%	3.3%	3.6%	2.7%	2.0%	1.5%	0.4%
Unemployment Rate	9.9%	10.3%	9.9%	8.8%	7.8%	6.7%	5.6%	5.0%	4.9%	2.7%	2.0%	1.5%	0.4%

CURRENT EMPLOYMENT GROWTH BY SECTOR



EMPLOYMENT BY SECTOR - % OF TOTAL

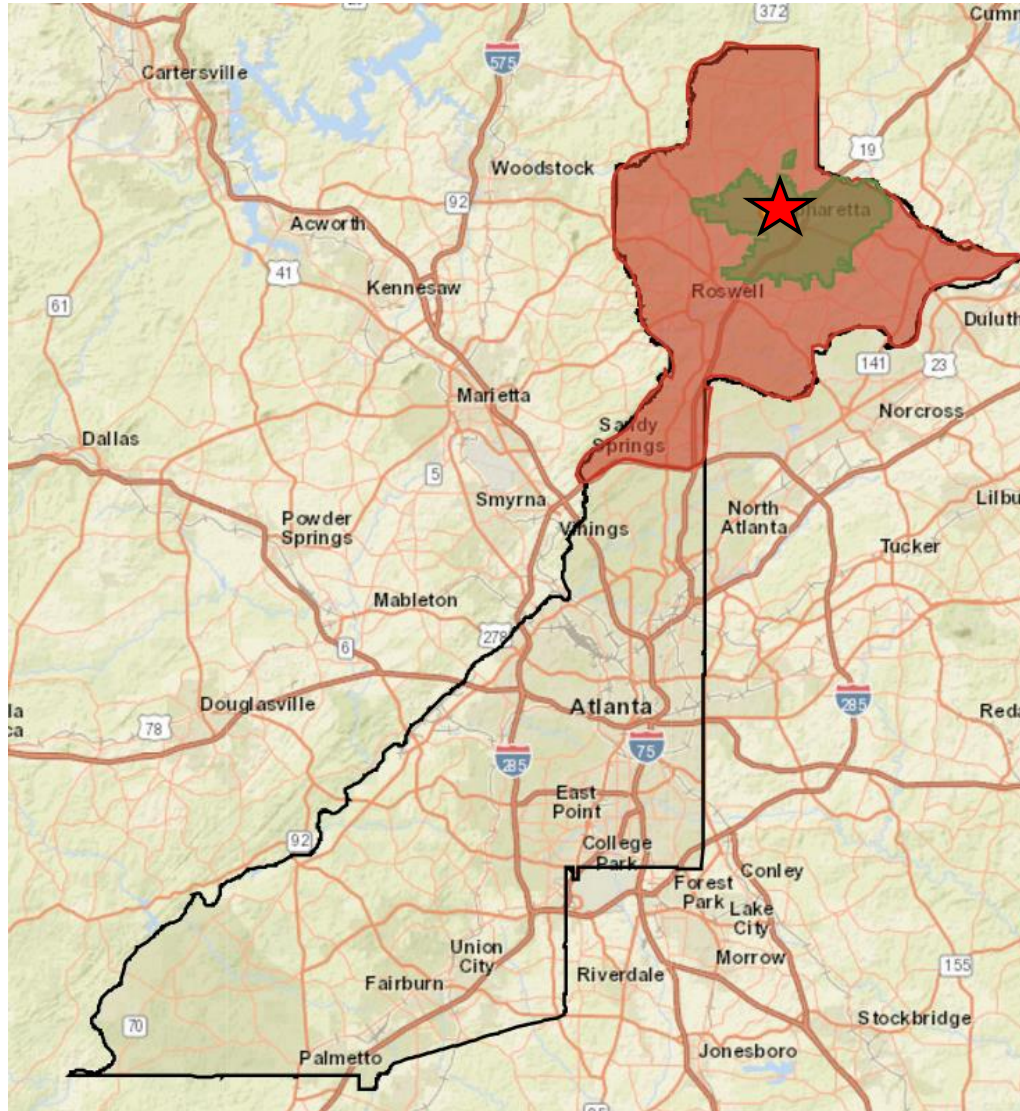




Local Demographic Trends

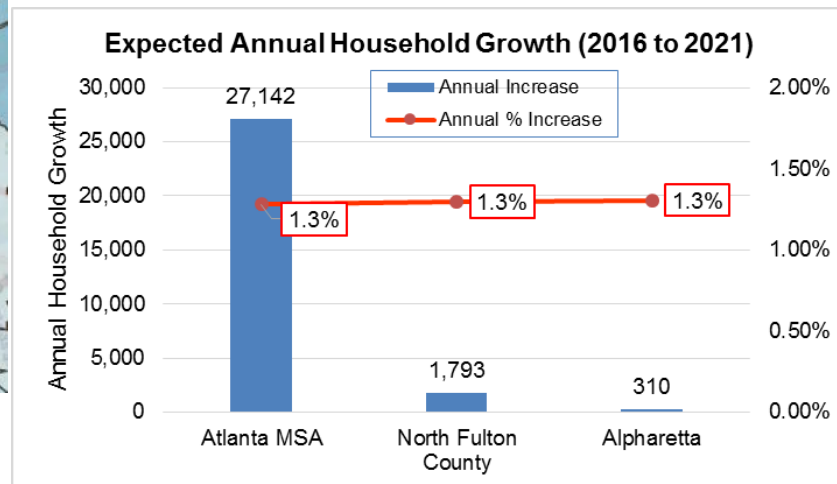
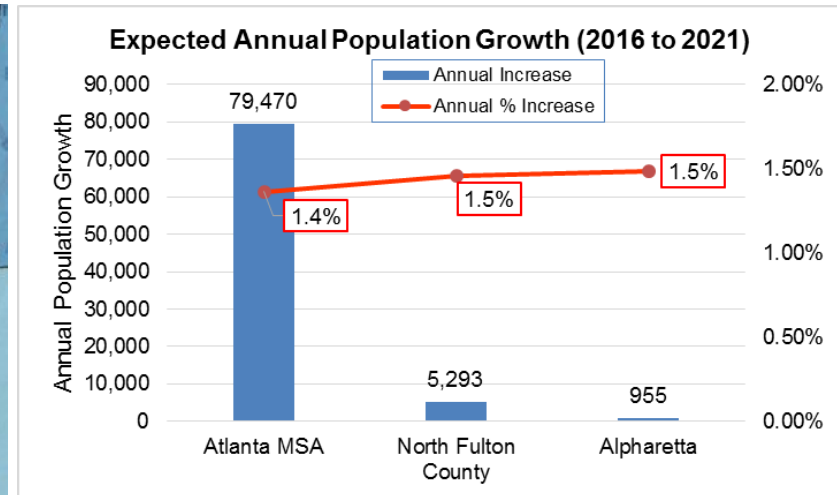
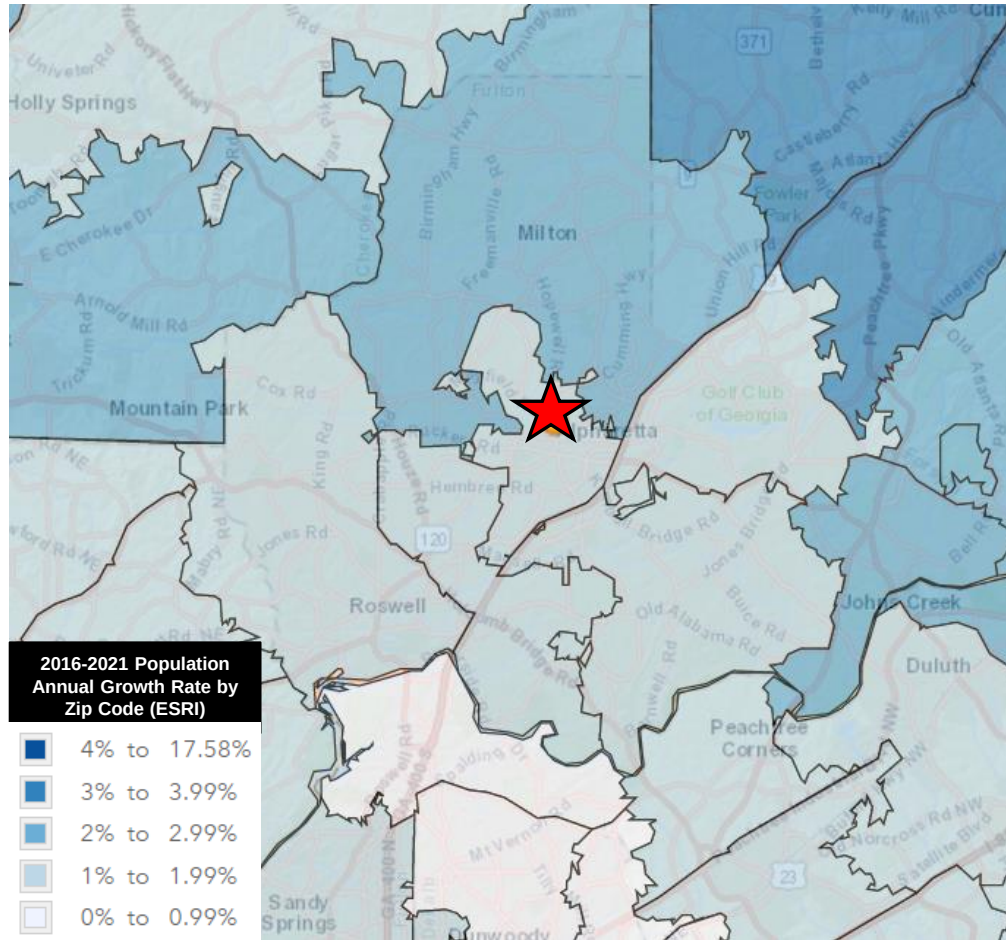
Demographic Trends – Analysis Areas

The map below defines the custom areas analyzed in this report. Demographic and psychographic information is detailed on the following pages for the City of Alpharetta, North Fulton County (outside I-285) and the Atlanta, GA MSA.



Demographic Trends – Population Concentration

Population and household growth rates projections are comparable across all compared areas and consistent with average annual growth since the 2010 Census.



Demographic Trends – Population Profile

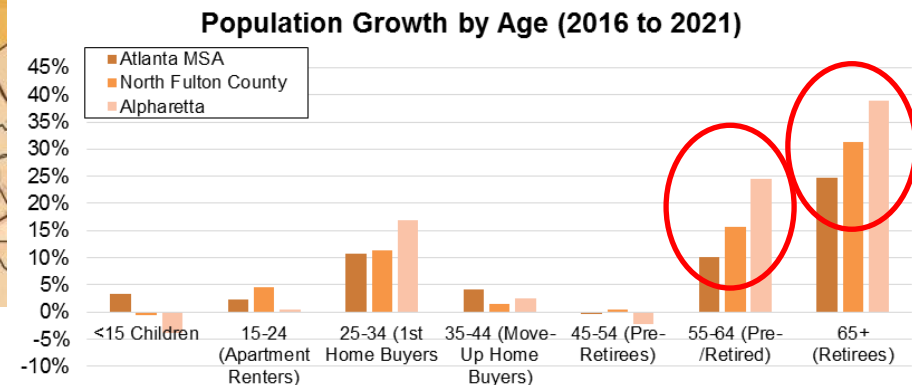
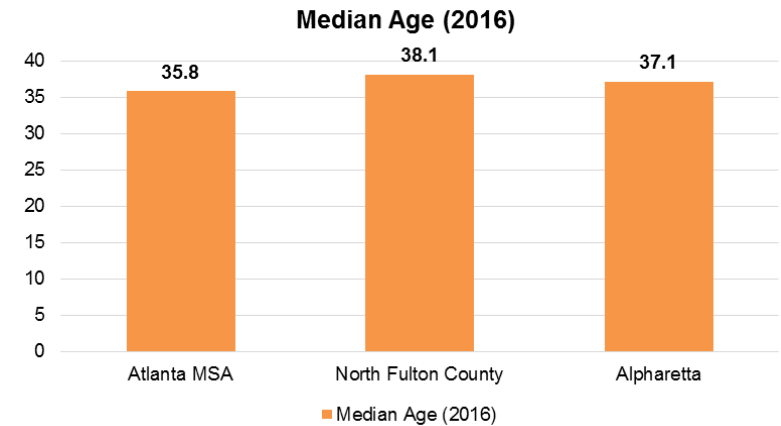
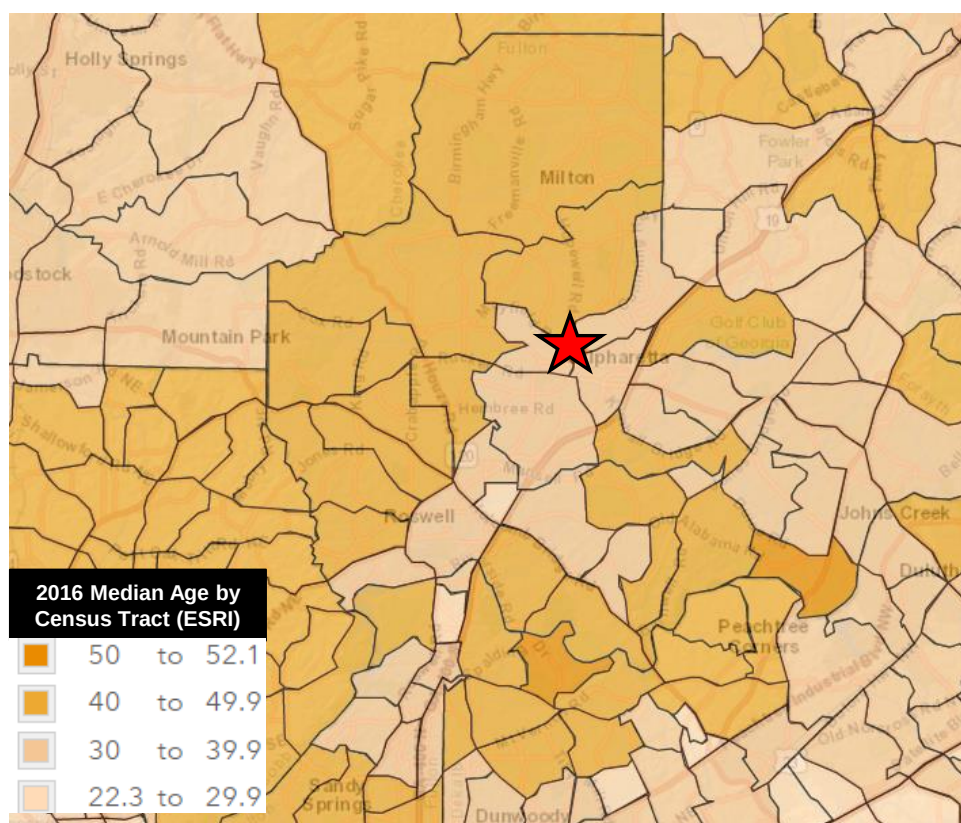
Mature career professionals (45 to 54) are the largest single population group in Alpharetta and North Fulton County, comprising 17.2% and 16.1% of the area population respectively. This cohort often has older children, many are preparing for retirement. Population and household growth rates in Alpharetta are projected to lead the state and grow at nearly twice the national rate through 2021, with the fastest segment being those 55+, who will continue to gain market share in Alpharetta.

Demographic and Income Profile

	Alpharetta				North Fulton County				Atlanta MSA			
Summary	Census 2010	2016	2021		Census 2010	2016	2021		Census 2010	2016	2021	
Population	57,500	62,424	67,200		324,418	352,530	378,995		5,286,728	5,665,958	6,063,308	
Households	21,710	23,145	24,697		125,844	134,608	143,571		1,943,885	2,065,785	2,201,496	
Families	15,122	15,911	16,946		85,448	90,910	96,683		1,326,189	1,396,798	1,482,091	
Average Household Size	2.65	2.69	2.72		2.57	2.61	2.63		2.68	2.70	2.72	
Owner Occupied Housing Units	14,129	13,706	14,661		81,816	82,868	88,394		1,285,066	1,282,688	1,365,140	
Renter Occupied Housing Units	7,581	9,439	10,036		44,028	51,741	55,177		658,819	783,097	836,356	
Median Age	36.6	37.1	38.4		36.9	38.1	39.2		34.9	35.8	36.4	
Trends: 2016 - 2021 Annual Rate	Area	State	National		Area	State	National		Area	State	National	
Population	149%	102%	0.84%		146%	102%	0.84%		136%	102%	0.84%	
Households	131%	0.96%	0.79%		130%	0.96%	0.79%		128%	0.96%	0.79%	
Families	127%	0.87%	0.72%		124%	0.87%	0.72%		119%	0.87%	0.72%	
Owner HHs	136%	0.93%	0.73%		130%	0.93%	0.73%		125%	0.93%	0.73%	
Median Household Income	181%	2.34%	189%		2.31%	2.34%	189%		2.66%	2.34%	186%	
	2016		2021		2016		2021		2016		2021	
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,760	6.0%	3,955	5.9%	21,002	6.0%	22,013	5.8%	380,008	6.7%	398,252	6.6%
5 - 9	4,321	6.9%	4,133	6.2%	24,348	6.9%	23,688	6.3%	392,983	6.9%	401,183	6.6%
10 - 14	5,181	8.3%	4,676	7.0%	27,635	7.8%	26,882	7.1%	406,441	7.2%	419,251	6.9%
15 - 19	4,649	7.4%	4,750	7.1%	24,424	6.9%	25,619	6.8%	385,702	6.8%	408,131	6.7%
20 - 24	3,570	5.7%	3,506	5.2%	19,979	5.7%	20,778	5.5%	389,646	6.9%	384,816	6.3%
25 - 34	7,853	12.6%	9,181	13.7%	43,303	12.3%	48,211	12.7%	812,298	14.3%	899,650	14.8%
35 - 44	9,539	15.3%	9,776	14.5%	52,444	14.9%	53,246	14.0%	814,478	14.4%	848,808	14.0%
45 - 54	10,708	17.2%	10,469	15.6%	56,775	16.1%	57,041	15.1%	802,580	14.2%	799,999	13.2%
55 - 64	7,557	12.1%	9,416	14.0%	44,395	12.6%	51,314	13.5%	655,952	11.6%	722,579	11.9%
65 - 74	3,420	5.5%	4,918	7.3%	24,240	6.9%	32,162	8.5%	402,246	7.1%	497,614	8.2%
75 - 84	1,349	2.2%	1,811	2.7%	9,513	2.7%	13,033	3.4%	163,879	2.9%	214,731	3.5%
85+	515	0.8%	609	0.9%	4,471	1.3%	5,009	1.3%	59,745	1.1%	68,294	1.1%

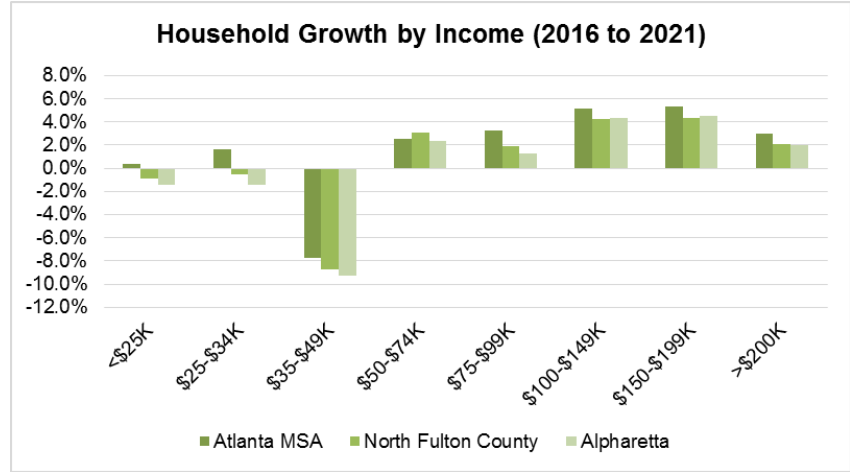
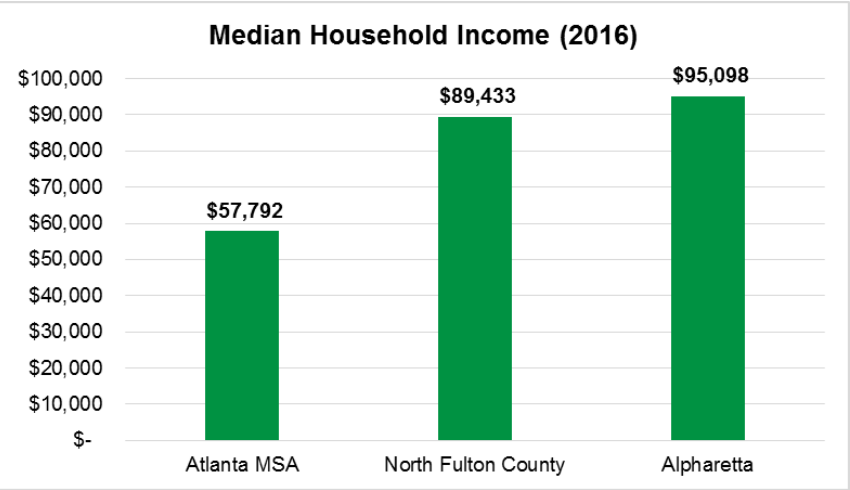
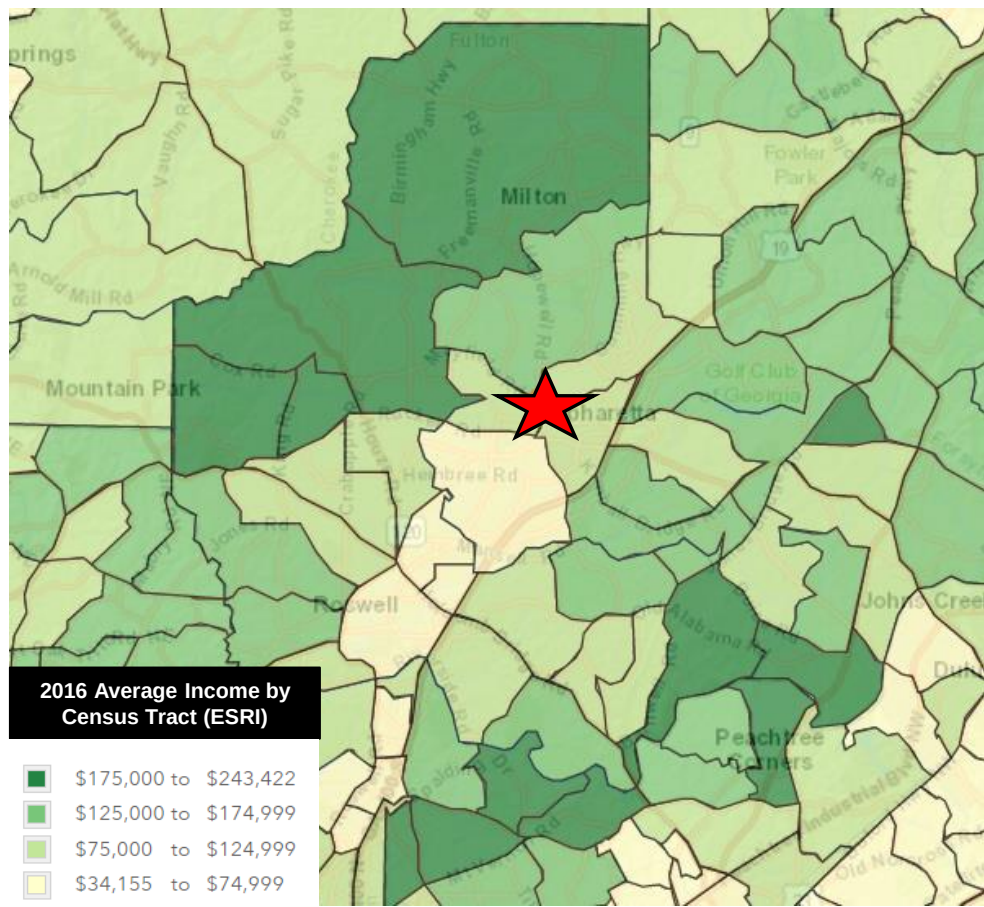
Demographic Trends – Median Age

The median age is comparable in North Fulton County and Alpharetta; both are slightly older than the median age in the MSA. Consistent with the national trend, the population over 55 years will have the strongest population growth over the next five years, with secondary growth among young, first time home buyers.



Demographic Overview – Income Concentration

Median household income in Alpharetta is significantly higher than income levels in the MSA and leads income levels in North Fulton County. Over the next five years, household incomes between \$100,000 and \$199,999 are projected to have the strongest growth.



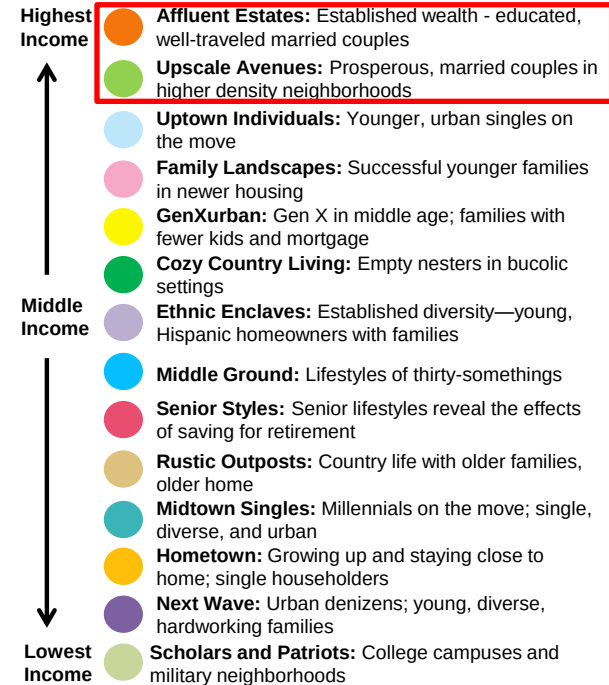
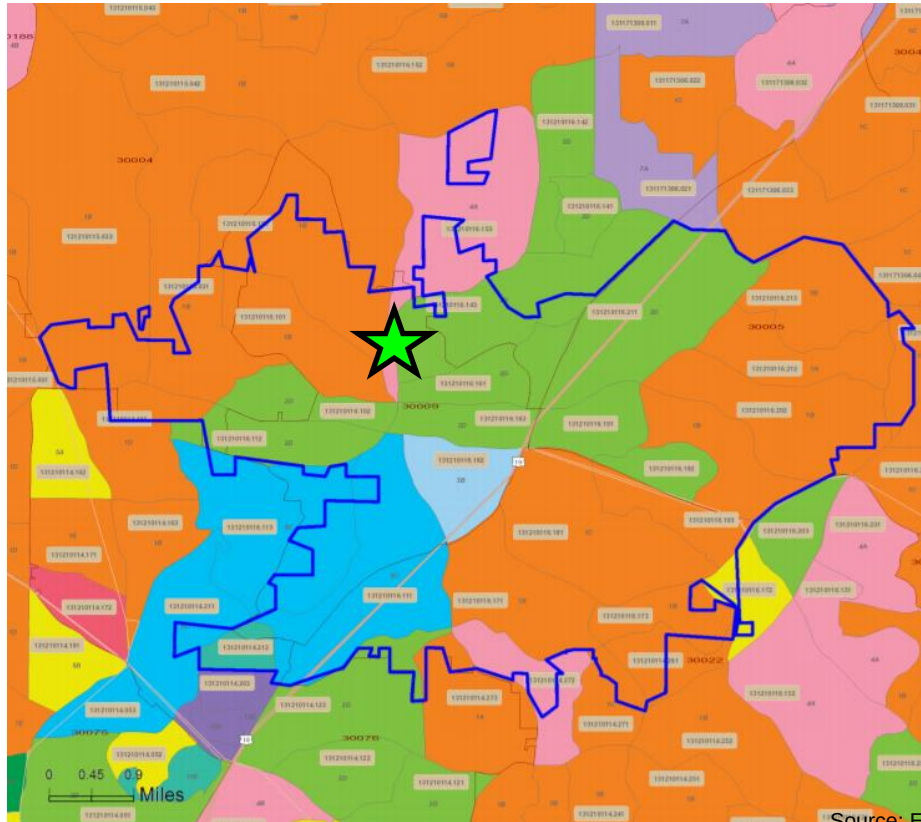
Demographic Trends – Income & Ethnicity Profile

Nearly half of households in Alpharetta earn above \$100,000 compared to 26% in the MSA. Households earning between \$100,000 and \$149,999 are the single largest group across all compared areas. Alpharetta has a larger share of Asian residents and buyers (primarily ethnic Indians) and will account for over 20% of the city's population by 2021.

Demographic and Income Profile													
	Alpharetta				North Fulton County				Atlanta MSA				
Households by Income	2016		2021		2016		2021		2016		2021		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
	<\$15,000	1,293	5.6%	1,205	4.9%	7,984	5.9%	7,638	5.3%	224,188	10.9%	232,880	10.6%
	\$15,000 - \$24,999	1,087	4.7%	1,009	4.1%	7,843	5.8%	7,491	5.2%	190,763	9.2%	190,329	8.6%
	\$25,000 - \$34,999	1,198	5.2%	1,111	4.5%	8,429	6.3%	8,208	5.7%	196,789	9.5%	212,871	9.7%
	\$35,000 - \$49,999	1,766	7.6%	947	3.8%	12,438	9.2%	6,986	4.9%	273,902	13.3%	167,838	7.6%
	\$50,000 - \$74,999	3,632	15.7%	4,065	16.5%	19,953	14.8%	22,981	16.0%	367,489	17.8%	413,281	18.8%
	\$75,000 - \$99,999	3,082	13.3%	3,271	13.2%	16,650	12.4%	18,262	12.7%	271,422	13.1%	315,899	14.3%
	\$100,000 - \$149,999	4,857	21.0%	5,914	23.9%	24,746	18.4%	29,977	20.9%	297,560	14.4%	374,568	17.0%
	\$150,000 - \$199,999	2,596	11.2%	3,176	12.9%	14,473	10.8%	17,593	12.3%	118,841	5.8%	150,403	6.8%
\$200,000+	3,634	15.7%	3,999	16.2%	22,091	16.4%	24,436	17.0%	124,810	6.0%	143,406	6.5%	
Median Household Income	\$95,098		\$104,006		\$89,433		\$100,231		\$57,792		\$65,901		
Average Household Income	\$124,750		\$134,450		\$124,528		\$134,333		\$81,382		\$89,263		
Per Capita Income	\$46,581		\$49,758		\$47,594		\$50,923		\$30,041		\$32,755		
	Alpharetta				North Fulton County				Atlanta MSA				
Race and Ethnicity	2016		2021		2016		2021		2016		2021		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
	White Alone	41,069	65.8%	42,132	62.7%	234,207	66.4%	241,834	63.8%	2,997,959	52.9%	3,071,957	50.7%
	Black Alone	6,731	10.8%	6,836	10.2%	44,603	12.7%	46,016	12.1%	1,896,454	33.5%	2,082,375	34.3%
	American Indian Alone	116	0.2%	117	0.2%	680	0.2%	688	0.2%	18,282	0.3%	19,197	0.3%
	Asian Alone	10,816	17.3%	13,996	20.8%	50,104	14.2%	64,896	17.1%	328,840	5.8%	406,218	6.7%
	Pacific Islander Alone	37	0.1%	45	0.1%	172	0.0%	203	0.1%	3,147	0.1%	3,632	0.1%
	Some Other Race Alone	1,816	2.9%	1,923	2.9%	12,877	3.7%	13,712	3.6%	265,944	4.7%	294,147	4.9%
	Two or More Races	1,839	2.9%	2,152	3.2%	9,888	2.8%	11,646	3.1%	155,332	2.7%	185,782	3.1%
	Hispanic Origin (Any Race)	5,324	8.5%	5,641	8.4%	33,581	9.5%	35,795	9.4%	610,720	10.8%	684,671	11.3%

Demographic Trends – Tapestry

The predominate lifestyle group living in Alpharetta is **Affluent Estates**, a well-educated, wealthy cohort with older families and older married couples. **Upscale Avenues** is a sizeable secondary cohort, comprised of up and coming, younger families in a mix of higher-density single-family and townhomes. The chart below highlights the top consumer segments near the site.



Source: ESRI

ALPHARETTA, GA								Local Adj.					
Rank	Cluster	Lifestyle Group	Urbanization Group	Household Type	Diversity Index	Own vs. Rent	Preferred Housing	Age	HH Size	HH Income	Net Worth	Home Value	HH %
1	Professional Pride (1B)	Affluent Estates	Suburban Periphery	Married Couples	42.1	92%	Single Family	42.7	3.3	\$187,253	\$1,024,948	\$831,736	36.2%
2	Enterprising Professionals (2D)	Upscale Avenues	Suburban Periphery	Married Couples	71.8	52%	Multi-Units; Single Family	36.7	2.6	\$115,410	\$169,995	\$630,127	31.3%
3	Boomburbs (1C)	Affluent Estates	Suburban Periphery	Married Couples	61.6	84%	Single Family	35.4	3.4	\$158,112	\$581,391	\$643,568	9.6%
4	Bright Young Professionals (8C)	Middle Ground	Urban Periphery	Married Couples	66	44%	Single Family; Multi-Units	34.1	2.5	\$75,450	\$66,620	\$363,885	7.0%
5	Soccer Moms (4A)	Family Landscapes	Suburban Periphery	Married Couples	48.9	85%	Single Family	38.6	3.1	\$125,365	\$500,796	\$480,304	4.1%
6	Metro Renters (3B)	Uptown Individuals	Principal Urban Center	Singles	60.1	21%	Multi-Unit Rentals	33.7	1.7	\$82,086	\$28,907	\$655,032	3.6%
7	Top Tier (1A)	Affluent Estates	Suburban Periphery	Married Couples	35.5	90%	Single Family	48.8	3.0	\$235,005	\$1,092,334	\$1,424,111	3.6%
8	Metro Fusion (11C)	Midtown Singles	Urban Periphery	Singles	84.2	25%	Multi-Unit Rentals; Single Family	30.4	2.8	\$47,030	\$22,781	\$277,114	2.4%
9	Comfortable Empty Nesters (5A)	GenXurban	Suburban Periphery	Married Couples	31.2	87%	Single Family	49.6	2.6	\$97,666	\$517,834	\$390,964	1.1%
10	Savvy Suburbanites (1D)	Affluent Estates	Suburban Periphery	Married Couples	34	91%	Single Family	46.7	3.0	\$157,247	\$987,235	\$662,345	1.0%



LifeMode Group: Affluent Estates

Professional Pride

1B

Households: 1,878,000

Average Household Size: 3.11

Median Age: 40.5

Median Household Income: \$127,000

WHO ARE WE?

Professional Pride consumers are well-educated career professionals that have prospered through the Great Recession. To maintain their upscale suburban lifestyles, these goal oriented couples work, often commuting far and working long hours. However, their schedules are fine-tuned to meet the needs of their school age children. They are financially savvy; they invest wisely and benefit from interest and dividend income. So far, these established families have accumulated an average of 1.5 million dollars in net worth, and their annual household income runs at more than twice the US level. They take pride in their newer homes and spend valuable time and energy upgrading. Their homes are furnished with the latest in home trends, including finished basements equipped with home gyms and in-home theaters.



OUR NEIGHBORHOOD

- Typically owner occupied (Index 173), single-family homes are in newer neighborhoods: 59% of units were built in the last 20 years.
- Neighborhoods are primarily located in the suburban periphery of large metropolitan areas.
- Most households own two or three vehicles; long commutes are the norm.
- Homes are valued at more than twice the US median home value, although three out of four homeowners have mortgages to pay off.
- Families are mostly married couples (almost 80% of households), and more than half of these families have kids. Their average household size, 3.11, reflects the presence of children.

SOCIOECONOMIC TRAITS

- *Professional Pride* consumers are highly qualified in the science, technology, law, or finance fields; they've worked hard to build their professional reputation or their start-up businesses.
- These consumers are willing to risk their accumulated wealth in the stock market.
- They have a preferred financial institution, regularly read financial news, and use the Internet for banking transactions.
- These residents are goal oriented and strive for lifelong earning and learning.
- Life here is well organized; routine is a key ingredient to daily life.

Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.



LifeMode Group: Upscale Avenues

Enterprising Professionals

2D

Households: 1,627,000

Average Household Size: 2.46

Median Age: 34.8

Median Household Income: \$77,000

WHO ARE WE?

Enterprising Professionals residents are well educated and climbing the ladder in STEM (science, technology, engineering, and mathematics) occupations. They change jobs often and therefore choose to live in condos, town homes, or apartments; many still rent their homes. The market is fast-growing, located in lower density neighborhoods of large metro areas.

Enterprising Professionals residents are diverse, with Asians making up over one-fifth of the population. This young market makes over one and a half times more income than the US median, supplementing their income with high-risk investments. At home, they enjoy the Internet and TV on high-speed connections with premier channels and services.

OUR NEIGHBORHOOD

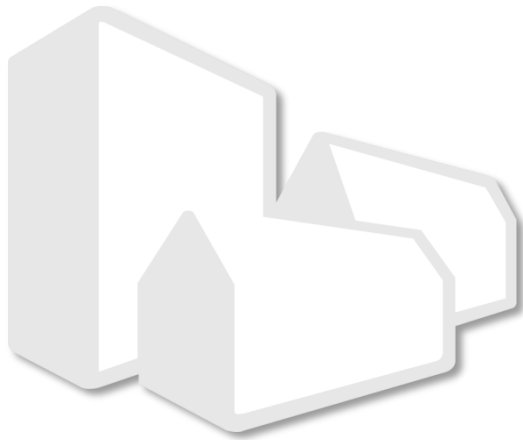
- Almost half of households are married couples, and 30% are single person households.
- Housing is a mixture of suburban single-family homes, row homes, and larger multiunit structures.
- Close to three quarters of the homes were built after 1980; 22% are newer, built after 2000.
- Renters make up nearly half of all households.

SOCIOECONOMIC TRAITS

- Median household income one and a half times that of the US.
- Over half hold a bachelor's degree or higher.
- Early adopters of new technology in hopes of impressing peers with new gadgets.
- Enjoy talking about and giving advice on technology.
- Half have smartphones and use them for news, accessing search engines, and maps.
- Work long hours in front of a computer.
- Strive to stay youthful and healthy, eat organic and natural foods, run and do yoga.
- Buy name brands and trendy clothes online.



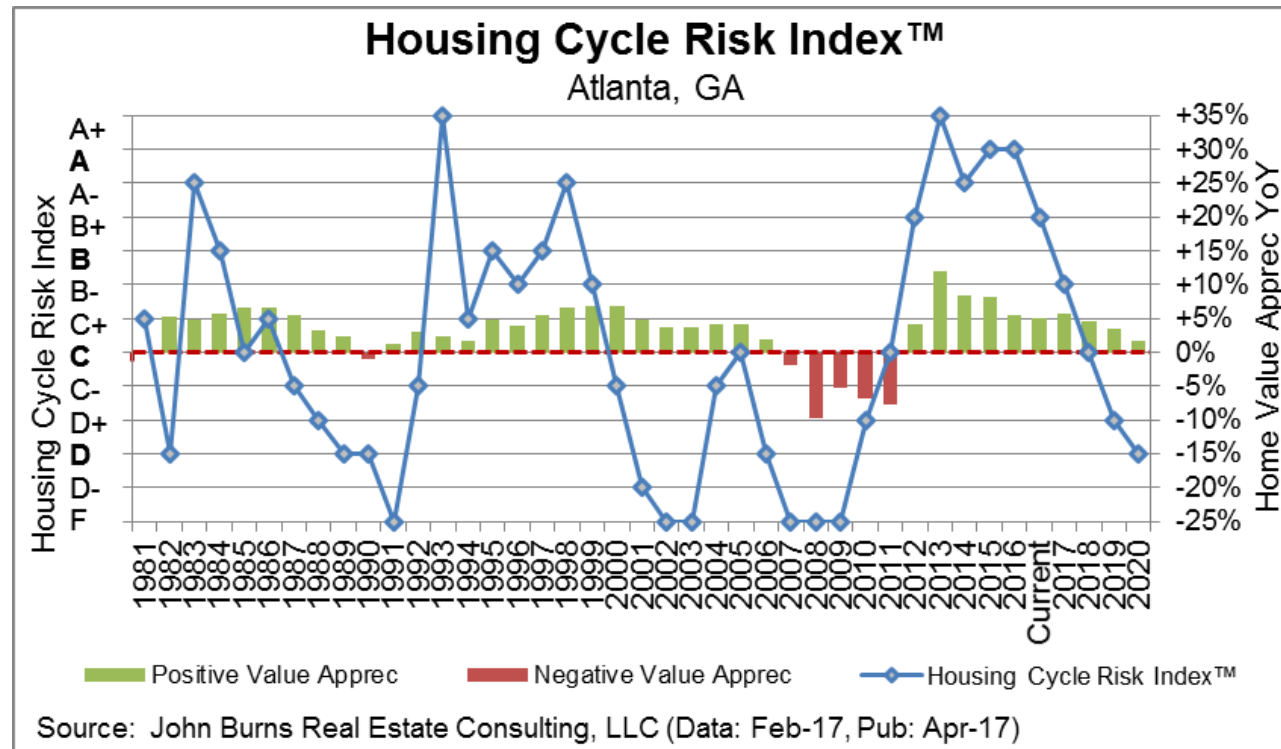
Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.



Market Risk Information

Atlanta, GA MSA – Burns Annual Housing Cycle Risk Index

JBREC's Housing Cycle Risk Index (HCRI) is a measure of housing market fundamentals in a given market. The index includes 4 major categories, 11 subcategories, and 25 calculations based on factors that include Demand, Supply, Affordability, and Economic Indicators. The HCRI for Atlanta, GA MSA is currently rated a **"B+"** indicating very low risk for operators. Increasing risk is expected over the short term with projected slowing employment growth and interest rates. The HCRI is projected to soften to a **"B-"** in 2017 and decline to a **"D"** by 2020. It is important to remember that the index is a broad one and not all products and price points will react the same.



Grade / Trend	Risk
A	= Very Low Risk
B (& trending ↑)	= Low Risk

Grade / Trend	Risk
B (& trending ↓)	= Medium Risk
C (& trending ↑)	= Medium Risk

Grade / Trend	Risk
C (& trending ↓)	= High Risk
D (& trending ↑)	= High Risk

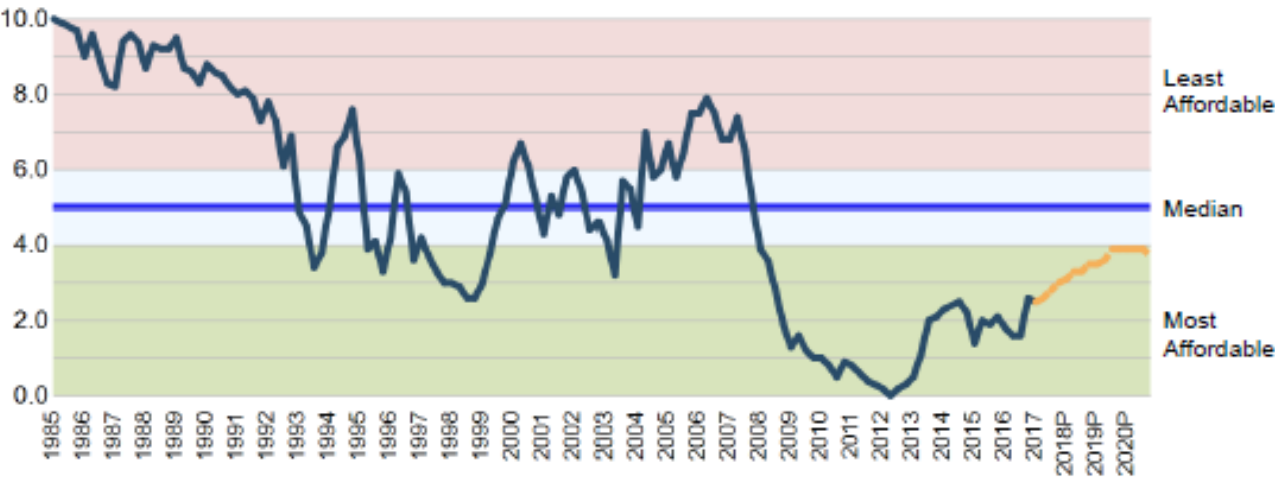
Grade / Trend	Risk
D (& trending ↓)	= Very High Risk
F	= Very High Risk

Atlanta, GA MSA - Burns Affordability Index

The JBREC Affordability Index measures the relationship between owning the median-priced home with the median household income. The current index for the Atlanta, GA MSA is 2.5 (where 5.0 is the historical median dating back to 1988). Though affordability is expected to moderate over the next four years, low household income to average home prices ratios across the MSA will keep this market affordable.

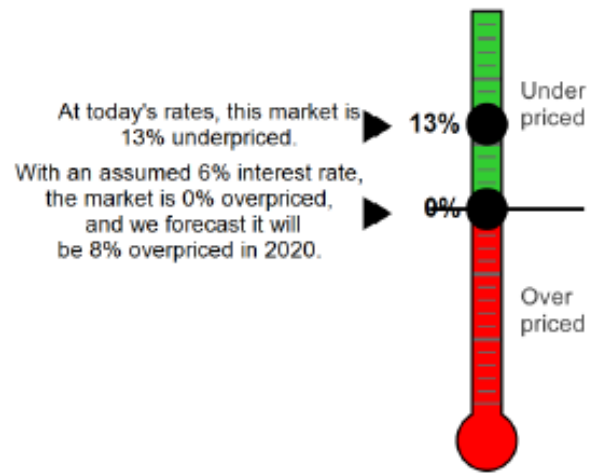
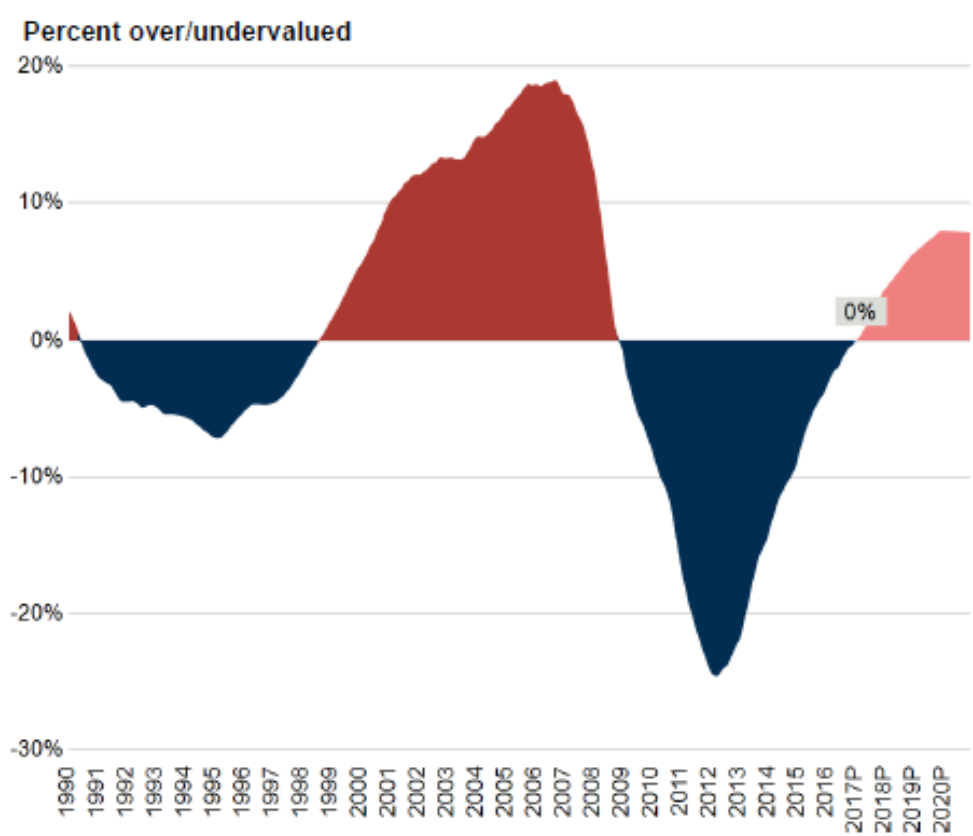
Current	1-Yr Ago	MoM	YoY
B-	B+	➡	⬆

BURNS AFFORDABILITY INDEX Current: 2.5



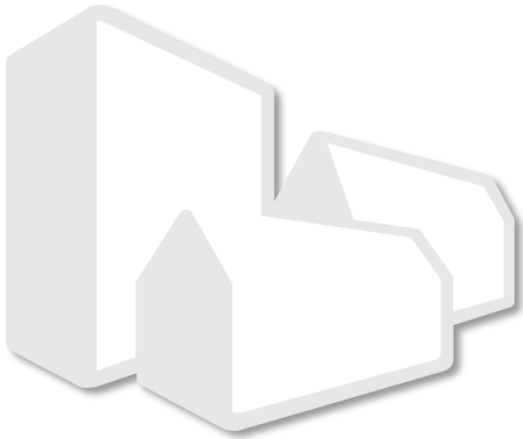
	Burns Affordability Index	Housing Cost to Income Ratio	Annual Median HH Income
Dec-97	3.0	23.1%	\$46,100
Dec-98	2.6	22.6%	\$48,900
Dec-99	5.1	25.1%	\$51,400
Dec-00	5.2	25.1%	\$52,900
Dec-01	5.8	25.6%	\$53,100
Dec-02	4.6	24.7%	\$52,700
Dec-03	5.5	25.4%	\$52,500
Dec-04	6.0	25.8%	\$53,400
Dec-05	7.5	27.0%	\$55,200
Dec-06	6.8	26.3%	\$57,200
Dec-07	5.1	25.1%	\$58,600
Dec-08	1.9	21.2%	\$58,600
Dec-09	1.0	20.1%	\$57,200
Dec-10	0.9	19.7%	\$55,400
Dec-11	0.3	17.9%	\$54,500
Dec-12	0.3	17.9%	\$54,800
Dec-13	2.1	21.6%	\$55,800
Dec-14	2.2	21.7%	\$57,600
Dec-15	2.1	21.5%	\$60,000
Dec-16	2.6	22.3%	\$62,200
Current	2.5	22.2%	\$62,700
Dec-17P	3.0	23.1%	\$64,300
Dec-18P	3.5	23.9%	\$66,600
Dec-19P	3.9	24.3%	\$68,800
Dec-20P	3.7	24.1%	\$71,000

The Burns Intrinsic Home Value Index™ details the impact of interest rates and measures how home values would trend if mortgage rates were always 6.0% and the housing cost / income ratio was always 25.0%, which we believe to be the correct long-term assumptions to use for this market. **At today's rates, home values are 13% below their intrinsic value. At 6.0% interest rates, home values are on trend.**



Housing Cost / Income Ratios	
Intrinsic Ratio*	25.0%
Current if 6% Mtg. Rate	25.6%
Current*	21.7%
Last 10 yrs	20.9%
Last 20 yrs	23.3%
Last 30 yrs	24.8%

* Current value uses long term average incomes



Appendix

The conclusions and recommendations presented in this report are based on our analysis of the information available to us from our own research and from the client as of the date of this report. We assume that the information is correct and reliable and that we have been informed about any issues that would affect project marketability or success potential.

Our conclusions and recommendations are based on current and expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material. We do not express any form of assurance on the achievability of any pricing or absorption estimates or reasonableness of the underlying assumptions.

In general, for projects out in the future, we are assuming “normal” real estate market conditions and not a condition of either prolonged “boom” or “bust” market conditions. We do assume that economic, employment, and household growth will occur more or less in accordance with current expectations. We are not taking into account major shifts in the level of consumer confidence; in the ability of developers to secure needed project entitlements; in the cost of development or construction; in tax laws that favor or disfavor real estate markets; or in the availability and/or cost of capital and mortgage financing for real estate developers, owners and buyers. Should there be such major shifts affecting real estate markets, this analysis should be updated, with the conclusions and recommendations summarized herein reviewed and reevaluated under a potential range of build-out scenarios reflecting changed market conditions.

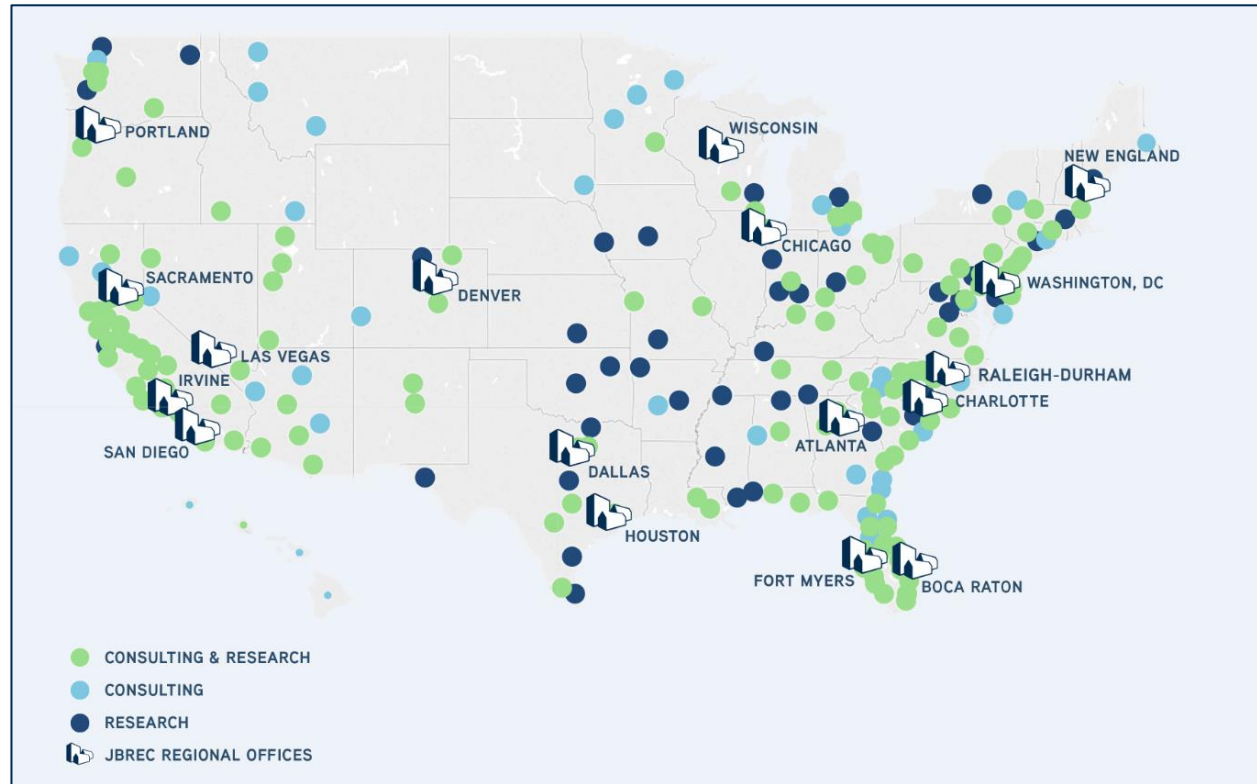
We have no responsibility to update our analysis for events and circumstances occurring after the date of our report.

The following are the data sources most frequently used by John Burns Real Estate Consulting, LLC.

DATA SOURCES

- **Employment** – U.S. Bureau of Labor Statistics
- **Population / Households / Income** – Moody's Analytics
- **Population Growth / Household Growth / Income Growth** – Moody's Analytics
- **Population by Age** – Moody's Analytics, U.S. Census Bureau
- **Population Migration** – Internal Revenue Service, Moody's Analytics
- **Home Sales and Prices (new and resale)** – CoreLogic, Texas Real Estate Center, M.O.R.E, RB Intel, Various MLS's
- **Investor Activity** – CoreLogic
- **Permits** – U.S. Census Bureau
- **Listings** – Various MLS's, Altos Research, RB Intel, Texas Real Estate Center
- **Pre-foreclosure Notices / Foreclosures** – RealtyTrac, DataQuick, CoreLogic
- **Loan Delinquency (for shadow inventory)** – Mortgage Bankers Association
- **Apartment Rents / Occupancy** – RealFacts, Axiometrics, REIS
- **Businesses, Population, Crime, Net Worth, Income, Ethnicity** – ESRI
- **Consumer Segmentation** – Tapestry / ESRI
- **School Scores** – State Department of Education
- **Forecasts** – John Burns Real Estate Consulting, LLC (not including Population / Households / Income)

Our company is a national consulting and research firm (e.g., office locations and national assignment locations shown in map) designed to help real estate professionals make better decisions with their real estate investments. The following is a brief summary of the additional tools we can offer outside of this agreement. Please inquire for more information.



CONSULTING

- Strategic Direction & Planning
- Home Builder Operations Assessment
- Demand Analysis
- Consumer Research & Focus Groups
- Economic Analysis & Forecasting
- Litigation Support & Expert Witness
- Financial Modeling
- Project & Product Positioning

RESEARCH

- Exclusive Access to our Research & Consulting Executives
- Metro Analysis & Forecast
- Regional Analysis & Forecast
- Home Builder Analysis & Forecast
- Apartment Analysis & Forecast
- Exclusive Client Events
- Public Builder Call Summaries
- Weekly Insight
- Presentations & Webinars
- Consumer Research
- Proprietary Surveys

CONSUMER AND PRODUCT STRATEGY

- DesignLens
- Consumer Insights
- Custom Design Strategy
- Custom Consumer Research

June 1, 2017

Planning Commission Meeting concerning the Manning Project

The main priority of the residents of Manning Dr. and Pinetree Circle is that no entrance or exit be on Manning Dr. and we want to sincerely thank Taylor Morrison for submitting the new site plan with the entrance and exit on Cumming St.. We believe that this will enhance not only our neighborhood but the Manning Project neighborhood as well. Also reducing the number of detached homes from 6 to 3 houses on Manning Dr. will be a perfect balance in our opinion. Also we would like to thank Taylor Morrison for listening to our neighborhood's concern and to our ideas. This speaks well of them trying to be a good neighbor.

Our second concern is density we feel that 69 homes attached and detached does not represent a good transition from our single family homes of 2 houses per acre verses 5.8 acres per acre on the Manning Project. We feel that the density is to high. We would prefer 3 homes per acre and feel that would be a better transition. We also feel that the current density on this site plan will set a very **significant precedent** for our community and for the City. How could the City deny future developers from asking for the same zoning. Where does the line stop. And for how long. We would prefer larger lots and larger homes.

The third concern is the natural pristine land which has many large popular trees, pines and oak trees some over 100 years old. This land reminds me a lot of the Leida Thompson Memorial Park in Roswell which is mainly a hiking trail and it would be ideal to make the Manning property into hiking trails as well. We know that our City is growing, but we believe, we don't want look back and say we should have made a park out of that beautiful land right in the center of Alpharetta. With the Lewis-Manning House restored to it's original condition. We know that is not on the docket but felt it should be said.

Thank you!!!

1 May-2017

Presented at Planning Commission Meeting 6.1.17

Petition

**Petition of Residents of Manning Dr. and Pine Tree Circle
to the City of Alpharetta to not allow curbs cuts for an entrance and
exit on Manning Drive for the Manning Project.**

The people of Manning Dr. and Pinetree Circle are also concerned that the Manning Project is not in the best interest of our subdivision as currently planned. We also feel that we have not had the same amount of time that the developer has had with the City of Alpharetta to voice our concerns, our ideas or to even comment on this project. This project will be almost completely surrounded by single family housing north and south, east and west with a small patch of commercial in one corner of this block of property. We also believe that it will set a bad precedence throughout the the City.

Jennifer Turner 232 Manning Dr.

~~John Doe~~ 203 Pine Tree Cir.

Fred L. Williamson 211 PINETREE

Spencer D. Williams 180 Manning Dr.

Peggy B. Major 221 Manning Dr.

Michael Costello 182 Pinetree Cir. ~~John Doe~~ 221 Pinetree Cir.
FOR Sally Childress

Cris Rader 241 Manning Dr.

Craig Mento II 1415 Manning Dr.

Albert (Buddy) Stovel

Spencer S. Stovel
175 MANNING DR.

Mary Farr 192 Manning Dr.

Robbie Tuder 160 Manning Dr.

CAROLYN WINTERS 231 MANNING DR.

LONNIE WINTERS 231 MANNING DR.

Katherine Gallagher 185 Manning Drive

David Turner 222 Manning Dr.

Pamela Turner 222 Manning Dr.

Linda Pickett 218 Pinetree Cir

Ernie Pickett 218 Pinetree Cir

From: [Woodman, Michael](#)
To: [Taylor, Elicia](#)
Subject: FW: Manning Project
Date: Tuesday, May 23, 2017 8:35:03 AM

FYI

From: Buddy Stovall [mailto:buddystovall@yahoo.com]
Sent: Monday, May 22, 2017 5:38 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Manning Project

Mike, We would like for the City Planning Department to consider three houses on Manning Dr., instead of the six that is shown on the latest Site Plan from Taylor Morrison. My neighbors and I believe that three houses would be better and make the transition into our neighborhood a natural blend. We believe that a larger house on a bigger lot would blend very nicely and be less stark, leaving a natural blend or transition. The larger house would sell for a higher price I believe, but that my opinion.

The alternate plan dated (May 9th) by Taylor Morrison with the entrance/exit on Cumming Street is well received in our neighborhood. We would like to thank Taylor Morrison for listening to our ideas and concerns. We really appreciate it.

I believe, if Taylor Morrison reduces their plan from 69 to 66 attached and detached homes (3-on Manning Dr.). It can work. And our neighborhood will be least affected with a transition from Single family to Multi family. Not perfect though.

Think about this you are riding down Cumming St. and turn left on Manning Dr. you see 6 houses on the left that are jammed together and on the right you have Ranch style homes on large 1/2 acre lots. It would be very stark don't you think.

Several of my neighbors want as many specimen trees saved as possible.

Several of my neighbors truly want the Manning house preserved for Historic purposes.

Sincerely,

Buddy Stovall
770-664-5036 Cell

AMENDED 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: CLUP-17-02 / Z-17-04 Taylor Morrison/40 Cumming St.

Contact Name: Dennis J. Webb, Jr.

Telephone: 404-815-3620

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.

1) We met with an adjacent property owner, Justin Hershoran, on-site and reviewed the site plan. Mr. Hershoran seemed supportive of the project.

2) We spoke to Lee Williams, the president of Mannings Ridge Homeowners Association, and presented to the HOA Board on March 30, 2017. The HOA's only concern was potential impact to the HOA's detention pond, which the Applicant agreed to address.

3) We met with Councilman Don Mitchell who lives near the site and reviewed the plan. Our discussions with Mr. Mitchell will continue.

4) We mailed notice of the Amended Application on 4/17/17 and have notified the City of comments and concerns.

5) We held a meeting with the residents of Manning Estates on April 27, 2017. One of the primary concerns was curbcut access onto Manning Drive. The Applicant has since submitted an alternate site plan that moves the curbcut access off of Manning Drive and onto Cumming Street. The Applicant continues to correspondence with residents of Manning Estates.

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

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

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

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

Signature of Authorized Agent: _____

Date: 5/22/17

Print Form

From: [Woodman, Michael](#)
To: [Taylor, Elicia](#)
Subject: FW: Manning Project
Date: Tuesday, May 23, 2017 8:35:03 AM

FYI

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Several of my neighbors truly want the Manning house preserved for Historic purposes.

Sincerely,

Buddy Stovall
770-664-5036 Cell

FIRST AMENDED

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

CLUP-17-02

Case #: Z-17-04

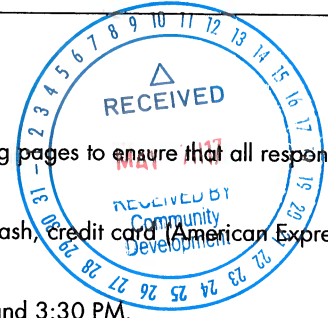
☐ Fee Paid Initial: _____

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: Taylor Morrison c/o Kathryn M. Zickert

Telephone: 404-815-3500

Address: 1230 Peachtree St., NE

Suite: 3100

City: Atlanta

State: GA

Zip: 30309

Fax: 404-685-7004

Mobile Tel: _____

Email: kmzickert@sgrlaw.com

Subject Property Information:

Address: 40 Cumming Street, 136 and 0 Manning Drive

Current Zoning: R-15

District: 2

Section: 2

Land Lot: 1253

Parcel ID: 22-498112530027; 22-498112530365;
22-498112530084

Proposed Zoning: DT-R/DT-LW

Current Use: Residential / vacant land

This Application For (Check All That Apply):

☐ Conditional Use

☐ Master Plan Amendment

☒ Rezoning

☐ Master Plan Review

☐ Variance

☐ Public Hearing

☒ Comprehensive Plan Amendment

☐ Other (Specify): _____

FIRST AMENDED
STATEMENT OF INTENT
(CLUP-17-02 / Z-17-04)

and

Other Material Required by
City of Alpharetta Zoning Ordinance
for the

Rezoning Application
Land Use Map Amendment Application

of

Taylor Morrison

related to

±11.705 Acres of Land located in
Land Lots 1196 and 1253, 2nd District, 2nd Section
City of Alpharetta

Submitted for Applicant by:

Kathryn M. Zickert
Dennis J. Webb, Jr.
Vickie B. Chung
Smith, Gambrell & Russell, LLP
Promenade, Suite 3100
1230 Peachtree Street, NE
Atlanta, Georgia 30309
404-815-3500

I. INTRODUCTION

This Application relates to ± 11.705 acres of land in Land Lots 1196 and 1253, 2nd District, 2nd Section of the City of Alpharetta and located at the northwest quadrant of the intersection of Cumming Street and Manning Drive (the “Subject Property”). The Subject Property consists of three (3) parcels: “Tract 1”, which is ± 10.235 acres; “Tract 2”, which is ± 0.457 acres; and “Tract 3”, which is ± 1.013 acres. Tract 1 is zoned R-15 (Dwelling, “For Sale”, Detached Residential). It is located within the Downtown Overlay and is designated as “Downtown Residential” on the City’s Future Land Use Map. Tracts 2 and 3 are zoned R-15 and designated as Low-Density Residential on the City’s Future Land Use Map.

Tract 1 contains a historic home known as the Lewis-Manning House. The Lewis-Manning House is a Queen Anne-style dwelling that dates back to 1895. It is constructed from bricks made in the pasture behind the residence. For many years, it sheltered members of the Manning Family, a number of whom were prominent citizens. The home is unoccupied today. Tract 2 is vacant and undeveloped. Tract 3 contains a 1960’s-era ranch home that is unoccupied.

The Applicant intends to preserve the Lewis-Manning House as a visual focal point for a new single-family community but convert it to office uses. The remainder of the Subject Property will contain 70 new residences, at a density of ± 5.98 units per acre. 30 of the homes will be detached residences and 40 attached.

The homes have been designed architecturally to both honor and compliment the historic residence that has existed on the Subject Property for well over a century. Similarly, and respecting the site's once pastoral setting, the Applicant has allowed for significant open space, with smaller green areas located throughout the development and a large, park-like space positioned at the northern end. A trail meanders through and around the Subject Property and connects the green spaces to the park.

The Applicant seeks the following to allow for this development:

1. **Rezoning** of the $\pm .837$ acres of the Subject Property from R-15 to DT-LW.
2. **Rezoning** of ± 10.868 acres of the Subject Property from R-15 to the "Downtown Residential" ("DT-R") zoning district.
3. **Land Use Map Amendment** to change the designation on ± 1.470 acres (Tracts 2 and 3) from "Low Density Residential" to "Downtown Residential."
4. **Land Use Map Amendment** to change the designation on $\pm .837$ acres of tract 1 to "Mixed-Use/Live-Work". The remaining ± 9.398 acres of Tract 1 already has a "Downtown Residential" designation.

The Applicant submits this Statement of Intent, a Survey Plat of the Subject Property, a Site Plan, Conceptual Renderings, and other material in support of these requests.

II. SUBJECT PROPERTY SPECIFICATIONS

The Subject Property consists of three (3) parcels: (a) Tract 1 (40 Cumming Street/22498112530029), which is ± 10.235 acres zoned R-15; (b) Tract 2 (0 Manning Drive/22498112530084), which is ± 0.457 acres zoned R-15; and (c) Tract 3 (136 Manning Drive/22498112530365), which is ± 1.013 acres zoned R-15. Tract 1 is in the Downtown Overlay and designated as “Downtown Residential” on the City’s Future Land Use Map. Tracts 2 and 3 have a “Low Density Residential” designation.

The Subject Property is located on the north side of Cumming Street in the northwest quadrant of its intersection with Manning Drive. Tract 1 contains the Lewis-Manning House, a historic home constructed around 1895 that is currently unoccupied. Tract 2 is vacant. Tract 3 contains an unoccupied single-family home.

III. JUSTIFICATION FOR APPLICATION

1. The proposed rezoning will permit a use that is suitable in view of the zoning, use and development of adjacent and nearby property.

The Subject Property has commercial and office uses to the west and single-family residential uses to the north and east. The proposed development represents

a logical transition, with the office and higher-density residential townhomes on the west and lower-density, single-family detached homes on the south and east. Further, in July of 2015, the City adopted the new Downtown Overlay, which includes ±10.235 acres of the ±11.705 acre Subject Property. The Downtown Overlay specifically states that properties designated as “Downtown Residential” on the City’s Future Land Use Map—like almost all of the Subject Property--should be rezoned to the DT-R district. Accordingly, the Applicant’s proposed use of the Subject Property for a higher density, single-family development is suitable, given the City’s future vision for both the Subject Property and the area in which it is located, and will further the intent of the Downtown Overlay.

2. The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property.

The proposed development will not adversely affect adjacent or nearby properties. As mentioned above, to the west, the Subject Property is bordered by office and commercial uses. To the north and east, it abuts single-family residences. The proposed development represents a logical transition between the two, particularly since the Applicant located single-family detached residences along the eastern and southern property boundary. It also appears to be a transition sanctioned by the City. As indicated above, the City placed roughly 90% of the Subject Property in the Downtown Overlay and designated it “Downtown Residential” on the City’s Future Land Use Map, which contemplates higher

densities. In doing so, the City signified that it considered whether the type of development proposed would be appropriate in light of adjacent and nearby properties and concluded that it was.

3. The proposed rezoning will not adversely affect the natural environment.

As with any undeveloped tract, the construction on the Subject Property will inevitably require the removal of trees and other land disturbance activities. That being said, there are no significant natural features on the Subject Property that require special protection and the stream on the northern side will be buffered as required by Code. Further, the Applicant will replant trees, grass, and other landscaping materials as part of its redevelopment of the site, and will preserve a historic structure.

4. There are substantial reasons why the property cannot or should not be used as currently zoned.

The City has codified a future identity for the Subject Property: Higher density residential developed in a style specified in the Downtown Overlay. The Subject Property cannot be developed in this manner as currently zoned.

5. The proposed rezoning will not result in a use that will or could cause an excessive or burdensome use of public facilities or services, such as existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

If approved, the proposed rezoning should not have a negative impact on any City services. There is adequate water and sewer capacity to service the site.

Transportation facilities will not be negatively impacted. The Applicant has located the single, curb-cut access point to the development on Manning Drive, as requested by the City's transportation engineer. This location allows for orderly ingress and egress at the Subject Property and minimizes disruption of the flow of traffic on the more heavily used Cumming Street. Further, trip generation is manageable. As to the office component, there is no study in the Institute of Transportation Engineers (ITE), Trip Generation Manual (9th Edition), for an old home adaptively re-used for a small-scale office. To provide perspective, however, the Applicant used the Single Tenant Office Buildings Code (715). It suggests that if the Lewis-Manning House officed 8 employees, then it would generate roughly 13 trips in the A.M. peak hour and 13 trips in the P.M. peak hour. Similarly, as to the single-family residences, the Subject Property will generate 45 trips in the weekday a.m. peak hour and 56 trips in the weekday p.m. peak hours.¹ Further, the Subject Property is served by Manning Oaks Elementary School, Hopewell Middle School, and Alpharetta High School. Both Manning Oaks Elementary School and Alpharetta High School are under capacity now. Further, Hopewell Middle School is projected to be under capacity by the 2018-2019 school years.

¹ The Applicant used ITE Codes (210) Single-Family Detached Housing and (231) Low-Rise Residential Condominium/Townhouse.

6. The proposed rezoning is supported by new and changing conditions not anticipated or reflected in the existing zoning on the property.

As more fully discussed above, the City has recently codified a vision for both the Subject Property and the area in which it is located, a vision reflected in the City's Downtown Overlay and on the City's Comprehensive Plan. The existing zoning on the overwhelming majority of the Subject Property conflicts with this vision.

7. The proposed rezoning reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

The proposed rezoning allows for an appropriate use for this area and will further the goals of the City's Downtown Overlay. Further, it protects a historic asset, maximizes green space and provides an appropriate transition between the commercial uses to the west and the single-family uses to the east and north.

8. There are substantial reasons why the property cannot be used in accordance with the existing zoning.

Please see Subsection 4 above.

9. The zoning proposal is consistent with the City's Comprehensive Plan.

The Applicant has concurrently herewith filed an application to amend the Future Land Use Map for the office component from Downtown Residential to Mixed-Use/Live-Work. The designation is appropriate given that office uses abut the Subject Property to the west and the office component is part of a mixed

residential development, which creates by definition a “mixed-use/live-work” environment. Similarly, and as to the residential component, the proposed use is consistent with the City’s Comprehensive Plan. As noted above, virtually all of the Subject Property is identified as being in the “Downtown Residential District,” which encourages the exact land uses proposed.

IV. NOTICE OF CONSTITUTIONAL CHALLENGE AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The Applicant respectfully submits the current Zoning and/or Land Use Map designations on the Subject Property are unconstitutional and that a refusal to approve the proposed Rezoning and Land Use Map Amendment, or any attempt to rezone the Subject Property or limit it to an intervening zoning or land use map classification, would be unlawful, arbitrary, capricious, irrational and a manifest abuse of discretion; all in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

A refusal to approve the proposed Rezoning and Land Use Map Amendment, or any attempt to rezone the Property or limit it to an intervening zoning or land use map classification, would discriminate unfairly between the owner of the Subject Property and other property owners similarly situated, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution

of the United States, and Article I, Section I, Paragraph II of the Constitution of the State of Georgia.

A refusal to approve the proposed Rezoning and Land Use Map Amendment, or any attempt to rezone the Property or limit it to an intervening zoning or land use map classification, would amount to a taking of property, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

A refusal to approve the proposed Rezoning and Land Use Map Amendment, or any attempt to rezone the Subject Property or limit it to an intervening zoning or land use map classification, would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Constitution of the State of Georgia.

A refusal to approve the proposed Rezoning and Land Use Map Amendment, or any attempt to rezone the Subject Property or limit it to an intervening zoning or land use map classification, would be invalid inasmuch as the Unified Development Code of the City of Alpharetta is unlawful, null and void because its adoption and map adoption/maintenance did not and does not comply

with the requirements of its predecessor ordinance and/or the Zoning Procedures Law, O.C.G.A. § 36-66-1, *et seq.*

The City's Unified Development Code lacks adequate standards for the City Council to exercise its power to review this Application. Specifically, the "standards", including but not limited to those set out in Sections 4.2.3(A)(2), 4.2.3(B), and 4.5.4(B)(1), are not sufficient to contain the discretion of the Council and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance, the Unified Development Code is unlawful and violates, among other things, the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraphs I and II of the Constitution of State of Georgia.

Any limitation on the time for presentation of the issues before the Council that has the power to zone and grant conditional use permits, variances and sign package approval is a violation of the guarantees of free speech under the First Amendment of the Constitution of the United States and Article I, Section I, Paragraph V of the Constitution of the State of Georgia. Further, said limitations are in violation of the right to petition and assemble, in violation of the First Amendment of the Constitution of the United States and Article I, Section I,

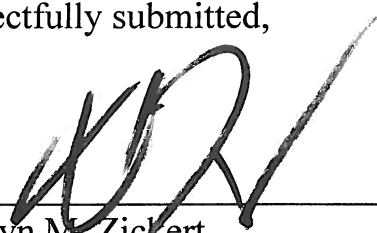
Paragraph IX of the Constitution of Georgia, as well as the due process clauses of the U.S. and Georgia Constitutions.

CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the proposed Rezoning and Land Use Map Amendments be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City of Alpharetta so that such recommendations or input might be incorporated as conditions of approval of this Application.

This 13TH day of April, 2017.

Respectfully submitted,



Kathryn M. Zickert
Dennis J. Webb, Jr.
Vickie B. Chung
Attorneys for Applicant

Smith, Gambrell & Russell, LLP
Promenade, Suite 3100
1230 Peachtree Street, NE
Atlanta, Georgia 30309
404-815-3500

Legal Description: Tract 1

All that tract or parcel of land lying and being in Land Lot 1253 of the 2nd District, 2nd Section of the City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found (1/2" rebar) located at the intersection of the western right-of-way line of Manning Drive (40' right-of-way width) with the northerly right-of-way line of Cumming Street (40' right-of-way width); thence leave said intersection and run southwesterly along the northerly right-of-way line of Cumming Street the following courses and distances: S78°32'46"W a distance of 78.17 feet to a point; along the arc of a curve to the left, an arc distance of 126.12 feet to a PK Nail found, said curve having a radius of 2,346.00 feet and being subtended by a chord bearing S77°00'21"W and a chord distance of 126.11 feet; along the arc of a curve to the left, an arc distance of 124.94 feet to a point, said curve having a radius of 2,346.00 feet and being subtended by a chord bearing S73°56'24"W and a chord distance of 124.92 feet; S72°24'52"W a distance of 21.89 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence continue to run southwesterly along the northerly right-of-way line of Cumming Street the following courses and distances: S72°24'52"W a distance of 53.37 feet to a point; along the arc of a curve to the right, an arc distance of 161.25 feet to a point, said curve having a radius of 1,081.10 feet and being subtended by a chord bearing S76°41'15"W and a chord distance of 161.10 feet; S80°57'38"W a distance of 30.98 feet to an iron pin found (1/2" rebar); thence leave the northerly right-of-way line of Cumming Street and run N00°58'03"E a distance of 174.43 feet to an iron pin found (1/2" rebar); thence run N00°42'07"E a distance of 12.02 feet to a point; thence run N90°00'00"E a distance of 208.86 feet to a point; thence run S11°34'37"E a distance of 131.00 feet to a point located on the northerly right-of-way line of Cumming Street, said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land containing 0.837 acre.

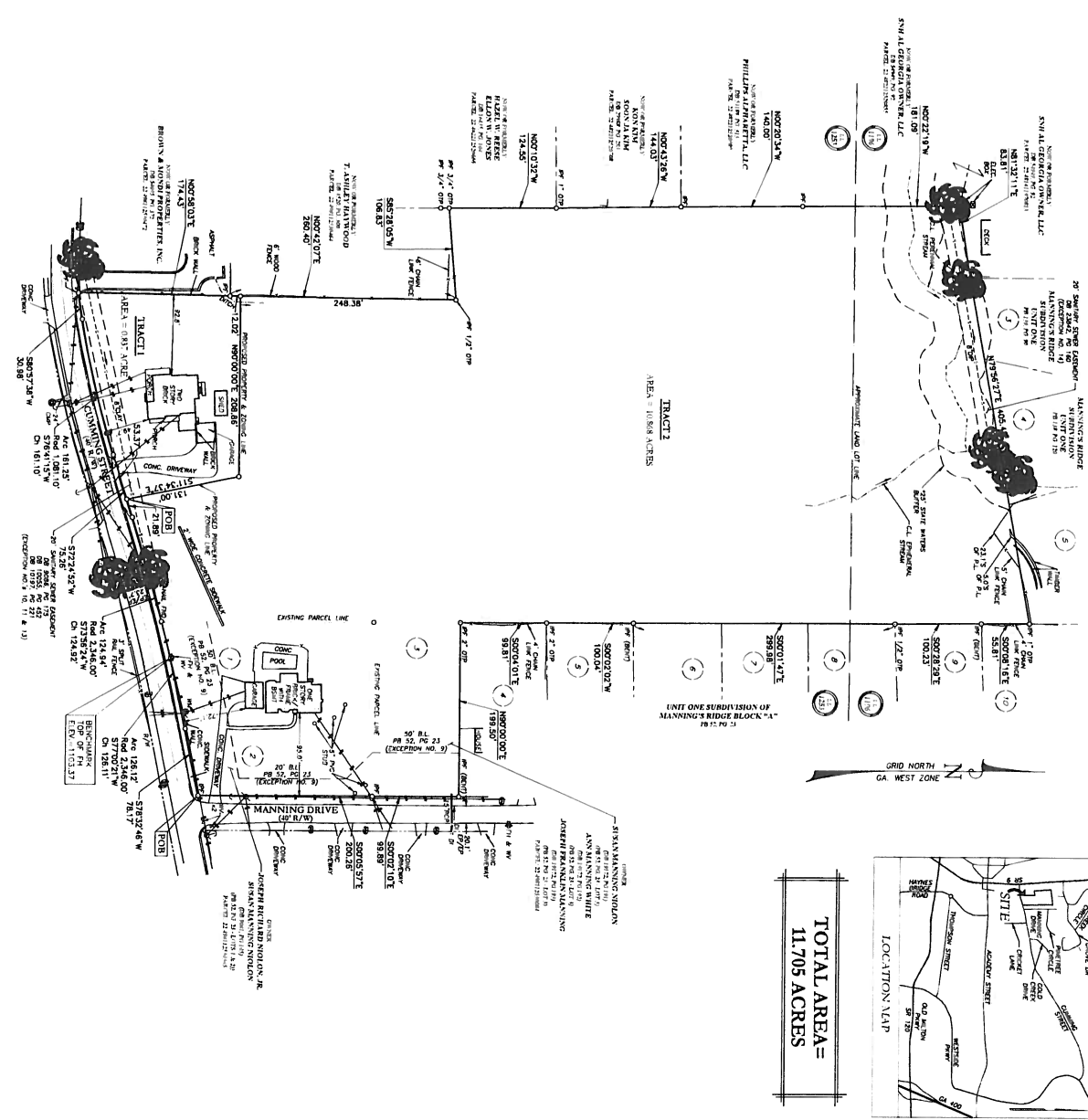
Legal Description: Tract 2

All that tract or parcel of land lying and being in Land Lots 1196 and 1253 of the 2nd District, 2nd Section of the City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found (1/2" rebar) located at the intersection of the western right-of-way line of Manning Drive (40' right-of-way width) with the northerly right-of-way line of Cumming Street (40' right-of-way width); thence leave said intersection and run southwesterly along the northerly right-of-way line of Cumming Street the following courses and distances: S78°32'46"W a distance of 78.17 feet to a point; along the arc of a curve to the left, an arc distance of 126.12 feet to a PK Nail found, said curve having a radius of 2,346.00 feet and being subtended by a chord bearing S77°00'21"W and a chord distance of 126.11 feet; along the arc of a curve to the left, an arc distance of 124.94 feet to a point, said curve having a radius of 2,346.00 feet and being subtended by a chord bearing S73°56'24"W and a chord distance of 124.92 feet; S72°24'52"W a distance of 21.89 feet to a point; thence leave the northerly right-of-way line of Cumming Street and run N11°34'37"W a distance of 131.00 feet to a point; thence run S00°00'00"W a distance of 208.86 feet a point; thence run N00°42'07"E a distance of 248.38 feet an iron pin found (1/2" open top pipe); thence run S85°28'05"W a distance of 106.83 feet to an iron pin found (3/4" open top pipe); thence run N00°10'32"W a distance of 124.55 feet to an iron pin found (1" open top pipe); thence run N00°43'26"W a distance of 144.03 feet to an iron pin found (1/2" rebar); thence run N00°20'34"W a distance of 140.00 feet to an iron pin found (1/2" rebar); thence run N00°22'19"W a distance of 181.09 feet to an iron pin found (1/2" rebar); thence run N81°32'11"E a distance of 83.81 feet to an iron pin found (1/2" rebar); thence run N79°56'27"E a distance of 405.48 feet to an iron pin found (1" open top pipe); thence run S00°08'16"E a distance of 55.81 feet to an iron pin found (1/2" rebar, bent); thence run S00°28'29"E a distance of 100.23 feet to an iron pin found (1/2" open top pipe); thence run S00°01'47"E a distance of 299.98 feet to an iron pin found (1/2" rebar, bent); thence run S00°02'02"W a distance of 100.04 feet to an iron pin found (2" open top pipe); thence run S00°04'01"E a distance of 99.81 feet to an iron pin found (2" open top pipe); thence run N90°00'00"E a distance of 199.50 feet to an iron pin found (1/2" rebar, bent) located on the western right-of-way line of Manning Drive; thence run south along the western right-of-way line of Manning Drive the following courses and distances: S00°02'10"E a distance of 99.89 feet to an iron pin found (1/2" rebar); S00°05'57"E a distance of 200.26 feet to an iron pin found (1/2" rebar), said iron pin found being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land containing 10.868 acres.

1	NAME	JOHN P. BARNETT
2	DATE	1/27/57
3	AGE	34
4	SEX	M
5	RACE	W
6	REL	W
7	EDUC	HS
8	INDUSTRY	TELEPHONE
9	POSITION	TELEPHONE
10	RESIDENCE	1000 E. 10TH AVE
11	CITY	MINNEAPOLIS
12	STATE	MINN
13	COUNTRY	USA
14	DATE OF BIRTH	1/27/23
15	DATE OF DEATH	
16	DATE OF MARRIAGE	
17	DATE OF DIVORCE	
18	DATE OF REENTRY	
19	DATE OF ENTRY	
20	DATE OF EXIT	
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99	DATE OF REENTRY	
100	DATE OF ENTRY	



TOTAL AREA=
11.705 ACRES

[illegible]

2. A large, well-known, and fairly new firm, consisting of several divisions, has been selected to develop a new product. The firm is a large, well-known, and fairly new firm, consisting of several divisions, has been selected to develop a new product. The firm is a large, well-known, and fairly new firm, consisting of several divisions, has been selected to develop a new product.

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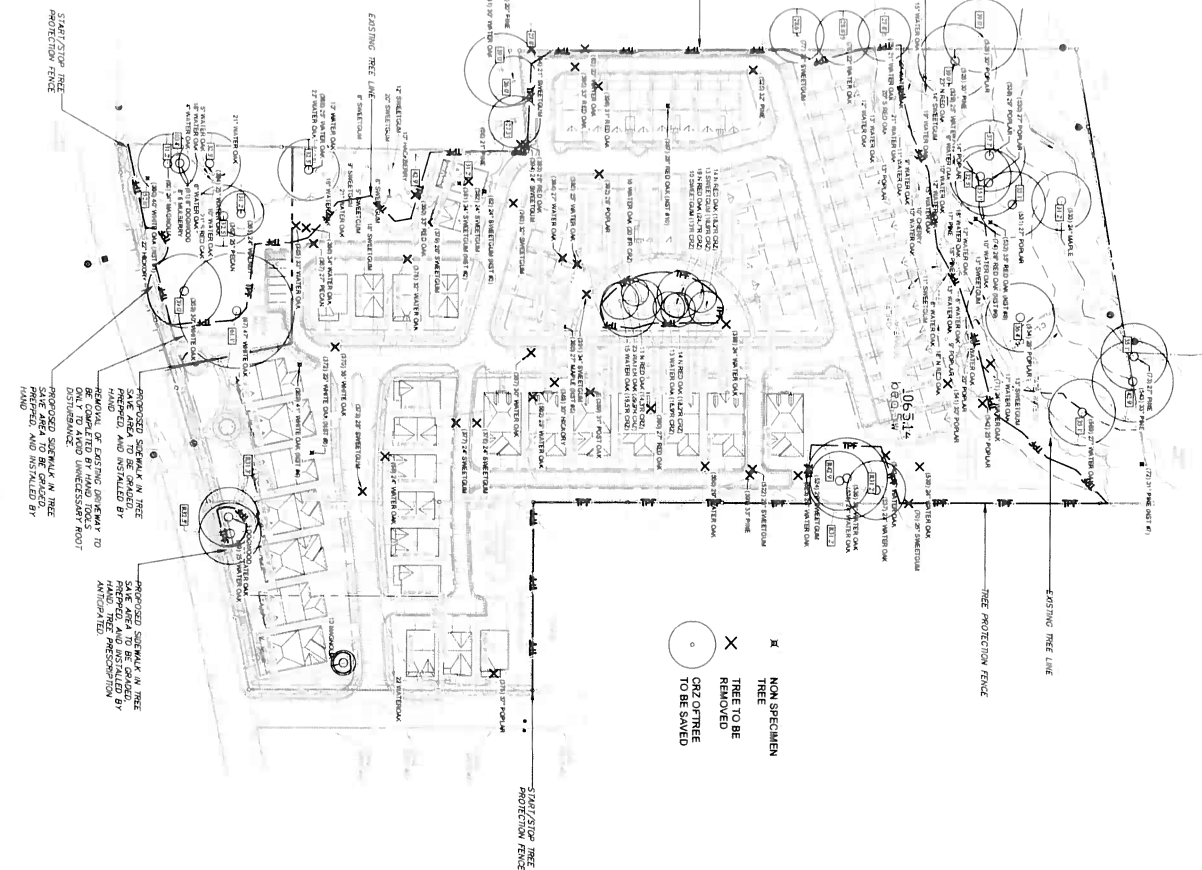
Gunnin
LAND SURVEYING, LLC
MOUNTAIN BROOK DRIVE, SUITE 104
GA 30115
880.7102 www.gunninlandsurveying.com
609.4731 Land Surveyor Firm License No. LS0901033

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

[illegible]

SURVEY FOR
TAYLOR MORRISON OF GEORGIA, LLC

LOCATED IN LAND LOTS 1196 & 1251
2nd DISTRICT - 2nd SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA



TOTAL SITE AREA		11.705 ACRES
PARCEL 1		
PARCEL 2		0.064 ACRES
ZONING		
CUEST SET ZONING	R-15	
PROPOSED ZONING (PARCEL 1)	D1W	
PROPOSED ZONING (PARCEL 2)	D1 R	
ZONING JURISDICTION	CITY OF ALPHEMBIA	
RESIDENTIAL LOT DENSITY		COUNTY OF EL DORADO
TOTAL RESIDENTIAL UNITS	69 UNITS	
ST DETACHED HOMES	40 UNITS	
RESIDENTIAL DESIGN STANDARD PER IUDC	29 UNITS	
PROPOSED DESIGN STANDARD PER IUDC	8 UNIT/ACRE	
PERMITS PROPOSED (0.064/11.705 ACRES)	5.89 UNIT/ACRE	
FRONTAGE PROPERTY SUMMARY (OT & D1W)		
FRONTAGE PROPERTY SETBACK	10 FEET MIN	
SIDE YARD SETBACK	3.00 FEET	
REAR YARD SETBACK	5 FEET	
TRANSITIONAL FRONT YARD SETBACK		
LANDSCAPE STRIP (ADJUTING PRIORITIES TO THE WEST)		
PARCEL 1 LOT STANDARDS		
DETACHED LOTS	0 FEET	
FRONT YARD SETBACK	10 FEET	
BUILDING SEPARATION	2.50 SF MIN	
LOT WIDTH	25.11 MIN	
ATTACHED LOTS	0 FEET	
FRONT YARD SETBACK	0 FEET	
BUILDING SEPARATION	90.2 FEET	
LOT WIDTH	20 FT MIN	
LOT COVERAGE	70% MAX, 60% MIN	
PARCEL 1 PARKING SUMMARY (OT & D1W)		
RESIDENTIAL PARKING	29 SPACES	
OT GARAGE SPACES & DRIVEWAY SPACES PER UNIT + 16 CUEST SPACES	09 SPACES	
RESIDENTIAL PARKING REQUIREMENTS	2 HOME - 276 SPACES	
EXISTING PARKING PROVIDED	11.95 (1369)	
EXISTING PARKING REQUIRED	10.39 (1213)	
PARCEL 2 PARKING SUMMARY (OT & D1W)		
OFFICE PARKING (1.77 SF)	3.00 SF MIN	
OFFICE PARKING PROVIDED	3.00 SF MIN	
OFFICE PARKING REQUIRED	11.55 SPACES	
PARCEL 2 LOT STANDARDS		
BUILDING SEPARATION (PER EL DORADO COUNTY ACCESSION)	3.77 SQ. FT.	
CITY & AGENCY SPACE SUMMARY		
LOT AREA	2.50 SF MIN	
LOT COVERAGE	20% MIN	
70% MAX, 60% MIN		
TOTAL SITE SUMMARY		
OWNERS SPACE (TOTAL BUILDING)	7.94 ACRES	
OWNERS SPACE (TOTAL BUILDING) ARE SHOWN IN TOTAL ELABORATION OF THE PROJECT		
RESIDENTIAL SPACE (TOTAL BUILDING) ARE SHOWN ON THE SITE PER SEC 2.2.4		
AGENCY SPACE (TOTAL BUILDING) ARE SHOWN ON THE SITE PER SEC 2.2.4		
TOTAL OWNERS SPACE PROVIDED	18.4% ¹	



24 HOUR CONTACT:
JONATHAN JONES
jojones@laylornorrison.com



24

40 CUMMING STREET, 136 MANNING DRIVE
A MASTER PLANNED RESIDENTIAL COMMUNITY

FOR
TAYLOR MORRISON
4400 NORTH POINT PARKWAY

4400 NORTH POINT P

SUITE 295
ALPHARETTA, GA 30009
JOJONES@TAYLORMORRISON.COM

CITY OF ALPHARETTA
FULTON COUNTY,
GEORGIA

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

DATE: _____ BY: _____

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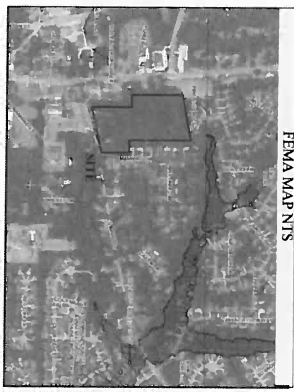
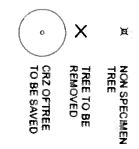
● Available in paperback

**TREE PROTECTION
PLAN**

SCALE: 1" = 60'
DATE:
PROJECT: 16234.00

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

AND SIGNED WITH AN ORIGINAL SIGNATURE



40 CUMMING STREET, 136 MANNING DRIVE
A MASTER PLANNED RESIDENTIAL COMMUNITY
OF
TAYLOR MORRISON
4400 NORTH POINT PARKWAY
SUITE 201
ALPHARETTA, GA 30009
JOJONES@TAYLORMORRISON.COM

EXHIBIT 2
SECTION 2

CITY OF ALPHARETTA,
FULTON COUNTY,
GEORGIA

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www.811.org

24 HOUR CONTACT:
JONATHAN JONES
jojones@laylormorrisson.com





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A MASTER PLANNED RESIDENTIAL COMMUNITY
TAYLOR MORRISON
1400 NORTH POINT PARKWAY
SUITE 25
ALPHARETTA, GA 30009
404.255.1200
JOHN@STAYLORMORRISON.COM

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SHEET TITLE
**TECHNICAL
SITE PLAN**

0 30' 60' 120' 180'

SCALE: 1" = 60'
DATE: MAY 09, 2017
PROJECT: 16334.00

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

GEORGIA
REGISTERED
PROFESSIONAL
ENGINEER
No. 10381
PLANNING & ENGINEERING, LLC
ATLANTA, GEORGIA

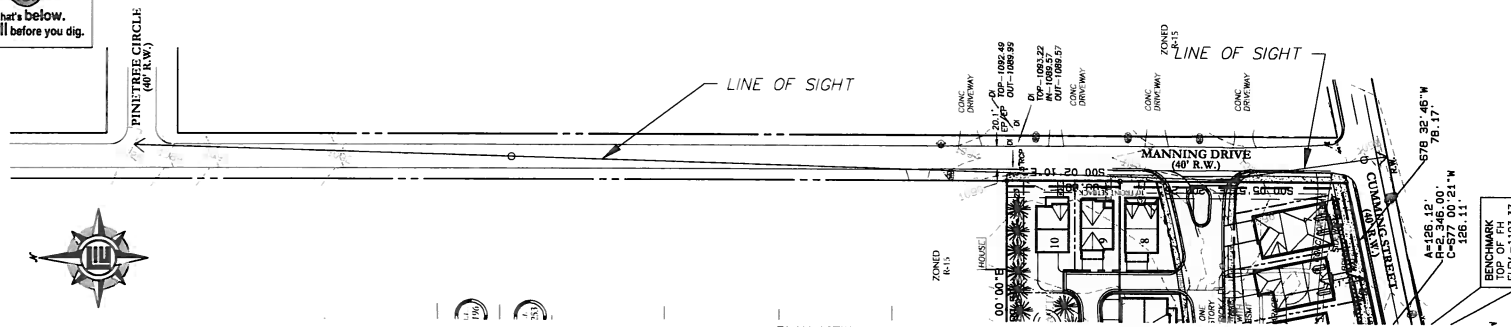
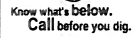
5-09-17

GEORGE LEWELL III DESIGN PROFESSIONAL
CERTIFICATE OF A PROFESSIONAL ENGINEER



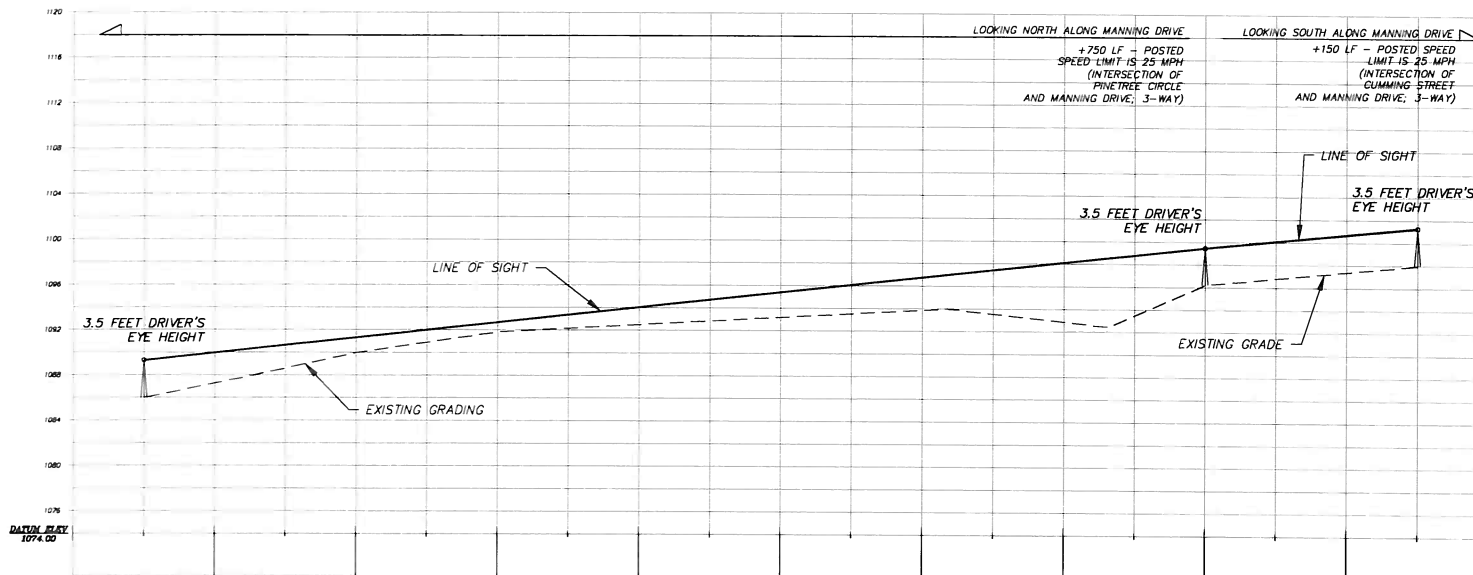
Z1

SHEET



PLAN VIEW
PEACHTREE VIEW ENTRANCE
SCALE: 1" = 50'

24 HOUR CONTACT:
JONATHAN JONES
jojones@taylormorrison.com



SIGHT DISTANCE PROFILE- PEACHTREE VIEW
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 10'

40 CUMMING STREET, 136 MANNING DRIVE
A MASTER PLANNED RESIDENTIAL COMMUNITY
EST. 1978

CITY OF ALPHARETTA,
FULTON COUNTY,
GEORGIA

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REVISIONS:

[illegible]

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SIGHT DISTANCE PROFILES



SCALE:
DATE: JANUARY 31, 2017
PROJECT: 16334.00

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AND DATED WITH AN ORIGINAL SIGNATURE.



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

SD

SHORT

SPECIMEN TREE REPORT

ALPHARETTA



Tree Report for:
Taylor Morrison
4400 North Point Parkway
Suite 295
Alpharetta, GA 30009

Property Address:
Manning House
40 Cumming St
Alpharetta
Fulton County

Project 16334.00

Survey Date 12/30/2016



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

Manning House

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, near the historic downtown district. The property is surrounded by single family homes, a multi-family complex and single family residences converted to businesses. The site is a large wooded assemblage of three parcels. The main parcel is a historic single family home that is surrounded by very large and mature trees. The trees are in good health for their age with one tree showing decline and retrenchment. The rest of the property is heavily wooded with large Oaks and Poplars throughout. The trees in are generally in good health with some trees categorized as non-specimen due to splits and trunk wounds with rot and hollows.

The site drains from the south to the north terminating in a creek that runs from the East to the West across the North side of the property. There are some remnant trash areas on the property with some old appliances and farm equipment.



Manning House

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.



Manning House

Specimen Tree Report

Tree #	Species	DBH	Condition	Comments
359	<i>Quercus alba</i> White Oak	30"	Specimen	Tree is in good health.
360	<i>Quercus alba</i> White Oak	40"	Non-Specimen	NST #1: Retrenchment and decline. Pic #1
362	<i>Carya illionosis</i> Pecan	25"	Specimen	Tree is in good health.
363	<i>Juglans nigra</i> Walnut	24"	Specimen	Tree is in good health.
364	<i>Quercus nigra</i> Water Oak	25"	Specimen	Tree is in good health.
365	<i>Quercus nigra</i> Water Oak	33"	Specimen	Tree is in good health.
366	<i>Quercus nigra</i> Water Oak	34"	Specimen	Tree is in good health.
367	<i>Carya illionosis</i> Pecan	27"	Specimen	Tree is in good health.
368	<i>Quercus nigra</i> Water Oak	25"	Specimen	Tree is in good health.
369	<i>Quercus alba</i> White Oak	41"	Non-Specimen	NST #4: Trunk wound with major hollow. Pic #4
370	<i>Quercus alba</i> White Oak	35"	Specimen	Tree is in good health.
372	<i>Quercus alba</i> White Oak	29"	Non-Specimen	NST #6: Trunk wound with major hollow. Pic #6
373	<i>Liquidambar styraciflua</i> Sweetgum	28"	Specimen	Tree is in good health.
374	<i>Quercus nigra</i> Water Oak	24"	Specimen	Tree is in good health.
375	<i>Liriodendron tulipifera</i> Poplar	37"	Specimen	Tree is in good health.
376	<i>Liquidambar styraciflua</i> Sweetgum	24"	Specimen	Tree is in good health.



Manning House

Tree #	Species	DBH	Condition	Comments
377	<i>Liquidambar styraciflua</i> Sweetgum	24"	Specimen	Tree is in good health.
378	<i>Quercus nigra</i> Water Oak	32"	Specimen	Tree is in good health.
379	<i>Liquidambar styraciflua</i> Sweetgum	26"	Specimen	Tree is in good health.
380	<i>Quercus rubra</i> Red Oak	33"	Specimen	Tree is in good health.
381	<i>Liquidambar styraciflua</i> Sweetgum	24"	Non-Specimen	NST #2: Major trunk wound with hollow. Pic #2
382	<i>Liquidambar styraciflua</i> Sweetgum	24"	Specimen	Tree is in good health.
383	<i>Liquidambar styraciflua</i> Sweetgum	32"	Specimen	Tree is in good health.
384	<i>Quercus nigra</i> Water Oak	27"	Specimen	Tree is in good health.
385	<i>Quercus nigra</i> Water Oak	25"	Specimen	Tree is in good health.
386	<i>Acer saccharinum</i> Silver Maple	27"	Non-Specimen	NST #5: Trunk wound with hollow and rot. Pic #5
387	<i>Quercus nigra</i> Water Oak	30"	Specimen	Tree is in good health.
388	<i>Caraya glabra</i> Hickory	30"	Specimen	Tree is in good health.
389	<i>Quercus stellata</i> Post Oak	31"	Specimen	Tree is in good health.
390	<i>Quercus rubra</i> Red Oak	27"	Specimen	Tree is in good health.
391	<i>Liquidambar styraciflua</i> Sweetgum	34"	Specimen	Tree is in good health.
392	<i>Liriodendron tulipifera</i> Poplar	26"	Specimen	Tree is in good health.



Manning House

Tree #	Species	DBH	Condition	Comments
395	<i>Quercus rubra</i> Red Oak	33"	Specimen	Tree is in good health.
396	<i>Quercus rubra</i> Red Oak	31"	Specimen	Tree is in good health.
397	<i>Quercus rubra</i> Red Oak	28"	Non-Specimen	NST #10: Dead. Pic #10
398	<i>Quercus nigra</i> Water Oak	24"	Specimen	Tree is in good health.
399	<i>Pinus spp</i> Pine	33"	Specimen	Tree is in good health.
522	<i>Liquidambar styraciflua</i> Sweetgum	28"	Specimen	Tree is in good health.
523	<i>Quercus nigra</i> Water Oak	26"	Specimen	Tree is in good health.
524	<i>Liquidambar styraciflua</i> Sweetgum	29"	Specimen	Tree is in good health.
525	<i>Pinus spp</i> Pine	32"	Specimen	Tree is in good health.
526	<i>Pinus spp</i> Pine	30"	Specimen	Tree is in good health.
529	<i>Quercus nigra</i> Water Oak	25"	Specimen	Tree is in good health.
530	<i>Liriodendron tulipifera</i> Poplar	27"	Specimen	Tree is in good health.
531	<i>Liriodendron tulipifera</i> Poplar	27"	Specimen	Tree is in good health.
532	<i>Quercus rubra</i> Red Oak	35"	Non-Specimen	NST #8: Split with included bark. Pic #8
533	<i>Acer saccharinum</i> Silver Maple	24"	Specimen	Tree is in good health.
534	<i>Liriodendron tulipifera</i> Poplar	28"	Specimen	Tree is in good health.

Manning House

Tree #	Species	DBH	Condition	Comments
535	<i>Quercus nigra</i> Water Oak	24"	Specimen	Tree is in good health.
536	<i>Quercus nigra</i> Water Oak	33"	Specimen	Tree is in good health.
537	<i>Quercus nigra</i> Water Oak	24"	Specimen	Tree is in good health.
538	<i>Liriodendron tulipifera</i> Poplar	29"	Specimen	Tree is in good health.
539	<i>Quercus nigra</i> Water Oak	24"	Specimen	Tree is in good health.
540	<i>Quercus nigra</i> Water Oak	25"	Specimen	Tree is in good health.
541	<i>Liriodendron tulipifera</i> Poplar	30"	Specimen	Tree is in good health.
542	<i>Liriodendron tulipifera</i> Poplar	25"	Specimen	Tree is in good health.
543	<i>Pinus spp</i> Pine	33"	Specimen	Tree is in good health.
559	<i>Quercus nigra</i> Water Oak	27"	Specimen	Tree is in good health.
562	<i>Quercus nigra</i> Water Oak	25"	Specimen	Tree is in good health.
566	<i>Quercus nigra</i> Water Oak	29"	Specimen	Tree is in good health.
60	<i>Magnolia grandifolia</i> S Magnolia	24"	Specimen	Tree is in good health.
61	<i>Cornus florida</i> Dogwood	8"	Specimen	Tree is in good health.
62	<i>Liquidambar styraciflua</i> Sweetgum	24"	Non-Specimen	NST #3: Lighting scar with trunk wounds. Pic #3
67	<i>Quercus alba</i> White Oak	47"	Specimen	Tree is in good health.



Manning House

Tree #	Species	DBH	Condition	Comments
68	<i>Quercus nigra</i> Water Oak	24"	Specimen	Tree is in good health.
69	<i>Quercus nigra</i> Water Oak	25"	Specimen	Tree is in good health.
70	<i>Liquidambar styraciflua</i> Sweetgum	26"	Specimen	Tree is in good health.
71	<i>Quercus nigra</i> Water Oak	24"	Specimen	Tree is in good health.
72	<i>Pinus spp</i> Pine	31"	Non-Specimen	NST #7: Major trunk wound with hollow. Pic #7
73	<i>Pinus spp</i> Pine	27"	Specimen	Tree is in good health.
74	<i>Quercus rubra</i> Red Oak	26"	Non-Specimen	NST #9: Split with included bark. Pic #9

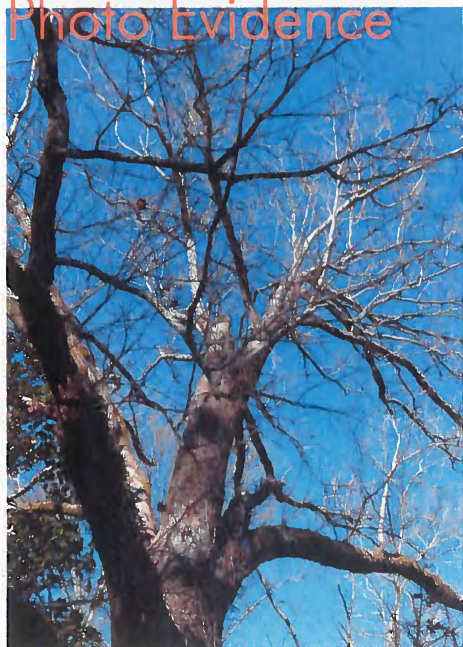
Specimen Tree Summary: Most of the specimen sized trees on site are in good condition. The non-specimen sized trees are typically hollow with major trunk wounds.

Total Specimen Sized Trees: 72
Specimen Condition: 62
Non-Specimen Condition: 10



Manning House

Photo Evidence



Pic # 1: Retrenchment and decline.
NST #1



Pic # 2: Major trunk wound with hollow.
NST #2



Pic # 3: Lightning scar with trunk wounds.
NST #3



Pic # 4: Trunk wound with major hollow.
NST #4



Manning House



Pic # 5: Trunk wound with hollow and rot.
NST #5



Pic # 6: Trunk wound with major hollow.
NST #6



Pic # 7: Major trunk wound with hollow.
NST #7

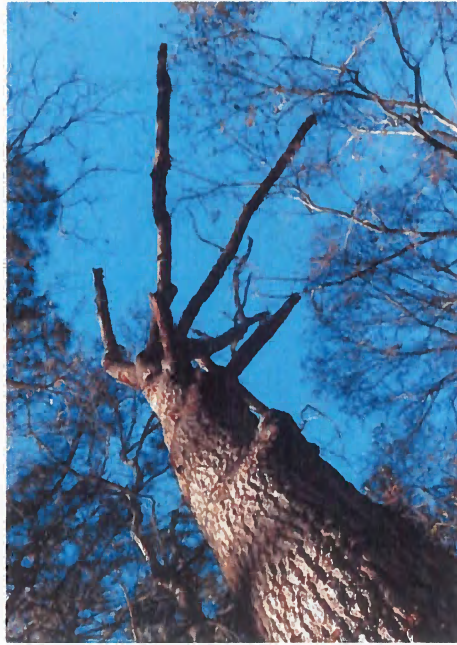


Pic # 8: Split with included bark. NST #8

Manning House



Pic # 9: Split with included bark.
NST #9



Pic # 10: Dead.
NST #10

Manning House

Landscape Tree Report

Tree #	Species	DBH	Condition	Comments
393	<i>Quercus rubra</i> Red Oak	25"	Good	Tree is in good health.
394	<i>Liquidambar styraciflua</i> Sweetgum	24"	Good	Tree is in good health.
529	<i>Liriodendron tulipifera</i> Poplar	30"	Good	Tree is in good health.
561	<i>Quercus nigra</i> Water Oak	30"	Good	Tree is in good health.
63	<i>Quercus nigra</i> Water Oak	20"	Good	Tree is in good health.
64	<i>Liquidambar styraciflua</i> Sweetgum	21"	Good	Tree is in good health.
65	<i>Pinus spp.</i> Pine	20"	Good	Tree is in good health.
66	<i>Pinus spp.</i> Pine	21"	Good	Tree is in good health.
75	<i>Quercus nigra</i> Water Oak	21"	Good	Tree is in good health.
76	<i>Quercus nigra</i> Water Oak	22"	Good	Tree is in good health.
77	<i>Liquidambar styraciflua</i> Sweetgum	22"	Good	Tree is in good health.

Landscape Tree Summary: All of the landscape trees on site are boundary trees and are in good condition.

Total Landscape Trees: 11





Legal Description: Tract 1

All that tract or parcel of land lying and being in Land Lot 1253 of the 2nd District, 2nd Section of the City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found (1/2" rebar) located at the intersection of the western right-of-way line of Manning Drive (40' right-of-way width) with the northerly right-of-way line of Cumming Street (40' right-of-way width); thence leave said intersection and run southwesterly along the northerly right-of-way line of Cumming Street the following courses and distances: S78°32'46"W a distance of 78.17 feet to a point; along the arc of a curve to the left, an arc distance of 126.12 feet to a PK Nail found, said curve having a radius of 2,346.00 feet and being subtended by a chord bearing S77°00'21"W and a chord distance of 126.11 feet; along the arc of a curve to the left, an arc distance of 124.94 feet to a point, said curve having a radius of 2,346.00 feet and being subtended by a chord bearing S73°56'24"W and a chord distance of 124.92 feet; S72°24'52"W a distance of 21.89 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence continue to run southwesterly along the northerly right-of-way line of Cumming Street the following courses and distances: S72°24'52"W a distance of 53.37 feet to a point; along the arc of a curve to the right, an arc distance of 161.25 feet to a point, said curve having a radius of 1,081.10 feet and being subtended by a chord bearing S76°41'15"W and a chord distance of 161.10 feet; S80°57'38"W a distance of 30.98 feet to an iron pin found (1/2" rebar); thence leave the northerly right-of-way line of Cumming Street and run N00°58'03"E a distance of 174.43 feet to an iron pin found (1/2" rebar); thence run N00°42'07"E a distance of 12.02 feet to a point; thence run N90°00'00"E a distance of 208.86 feet to a point; thence run S11°34'37"E a distance of 131.00 feet to a point located on the northerly right-of-way line of Cumming Street, said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land containing 0.837 acre.



STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: July 10, 2017

I. AGENDA ITEM TITLE: V-17-08 SHAMOUN: 1021 COLONY DRIVE SETBACK VARIANCE (COUNCIL ONLY)

CONSIDERATION OF A VARIANCE REQUEST TO REDUCE THE REAR AND SIDE YARD SETBACKS FOR A RESIDENTIAL ACCESSORY STRUCTURE TO ALLOW FOR A STORAGE SHED AND PAVILION STRUCTURE.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Council Agenda Report, Location Map, Citizenship Part B, Application



CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: V-17-08 SHAMOUN/1021 COLONY DRIVE VARIANCE

CITY COUNCIL: JULY 10, 2017

II. RECOMMENDATION:

Approve V-17-08 Shamoun/1021 Colony Drive Variance subject to the following conditions:

1. The location and size of the accessory structure shall be limited to the submitted survey, dated 6/4/2017.
2. There shall be no additional accessory structures permitted on the subject property.
3. A building permit shall be required for the accessory structure. A Certificate of Completion (CC) for the building permit, in compliance with these conditions, shall be issued no later than October 10, 2017.

III. REPORT IN BRIEF:

The applicant, Joseph D. Shamoun, is requesting consideration of a variance from Unified Development Code (UDC) Subsection 2.3.3 (C)(3-4) to reduce the minimum side and rear yard residential accessory structure setbacks from 10' to 3.8' from the rear property line and 2.5' from the side property line. The purpose of the request is to bring the residential accessory structure into compliance with the setback requirements. The subject property is located at 1021 Colony Drive in the Mayfield subdivision.

DISCUSSION

The applicant, Joseph D. Shamoun, is requesting a variance to reduce the side and rear yard setbacks for residential accessory structures from ten (10) feet to 3.8' from the rear property line and 2.5' from the side property line. If approved, the setback variance will bring a non-conforming residential accessory structure (shed and pavilion) into compliance with the UDC. The subject property is located at 1021 Colony Drive in the Mayfield subdivision.

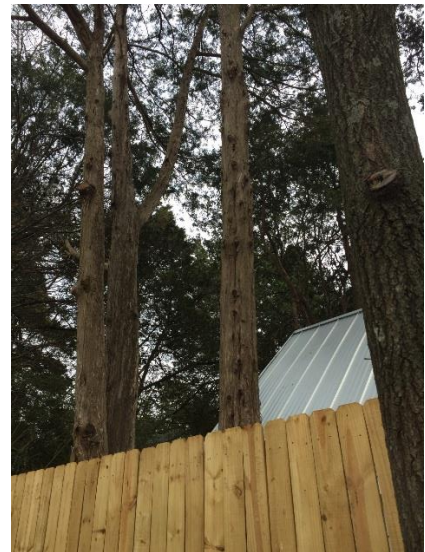
The 0.47-acre property is heavily wooded and developed with a single-family detached home and accessory structure (shed with covered deck). The zoning of the property and all surrounding properties is R-15 (Dwelling, 'For-Sale' Residential). Single-family detached homes surround the subject property, with homes in the Mayfield subdivision to the east, south and west and homes in the Hearthstone Phase III subdivision to the north.

Unified Development Code (UDC) Section 2.3.3 (C)(3-4) requires a ten (10) foot side and rear yard setback for residential accessory structures such as sheds and miscellaneous free-standing structures. The applicant's site plan depicts the shed and pavilion structure 3.8' from the rear property line and 2.5' from the side property line. The rear property line backs up to Hearthstone Phase III, which is a single-family detached

residential subdivision currently under construction by Sharp Residential. The side property line is shared with a single-family detached lot within the Mayfield subdivision (1011 Colony Drive).

The applicant added-on to an existing accessory structure (shed) without a building permit and is trying to correct a non-conformity. According to the applicant, the accessory structure was constructed over the rear property line onto the Hearthstone Phase III property due to a surveying mistake. The applicant removed a portion of the structure and Sharp Residential deeded the applicant 0.009 acres of land at the rear of the property. However, the land acquired from Sharp Residential is not sufficient to bring the structure into compliance with the residential accessory structure setback requirement.

The applicant's property is heavily wooded, including many trees and shrubs between the accessory structure and adjacent properties. Hearthstone Phase III subdivision includes a landscape strip between the applicant's property and the adjacent residential lot, consisting of a combination of established trees and new evergreen plantings. In addition, a privacy fence is provided along the rear and side property lines, as depicted below.



VARIANCE REQUIREMENTS

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

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

Response: There are no extraordinary or exceptional conditions pertaining to this particular piece of property. The applicant is trying to correct a non-conformity. However, the property is heavily wooded and there is a landscape strip on the adjacent property (Hearthstone Phase III), which helps screen the accessory structure.

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

Response: The application of the UDC would require the applicant to remove the structure.

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

Response: There are no peculiar conditions that apply to the subject property. The applicant is trying to correct a non-conformity. However, the property is heavily wooded and there is a landscape strip on the adjacent property (Hearthstone Phase III), which helps screen the accessory structure.

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

Response: The applicant's requested variance will not cause a substantial detriment to the public good, if conditions are placed on the property requiring a building permit and no future expansion of residential accessory structures.

CONCURRENCES

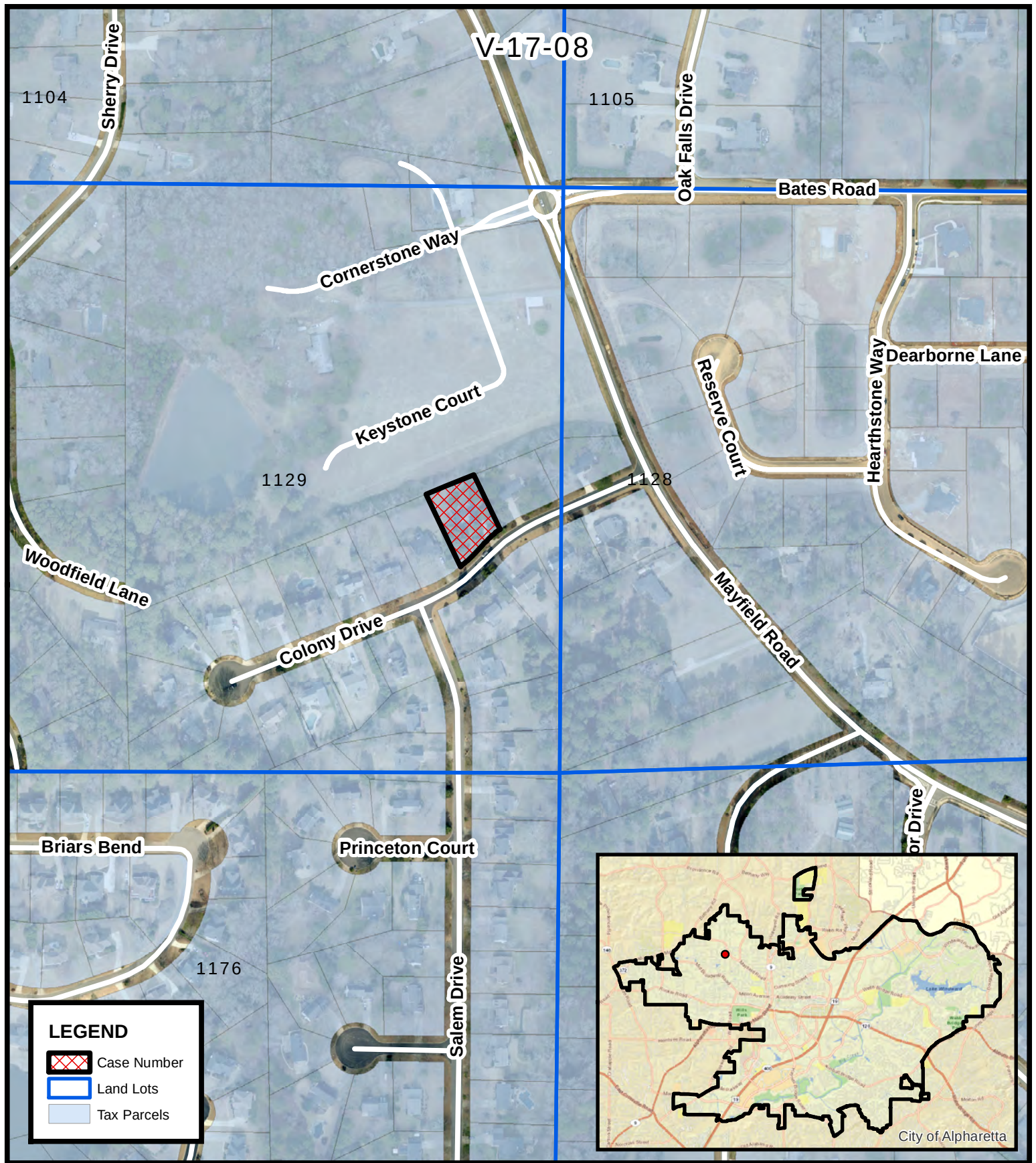
Staff has reviewed the application and is in general agreement with the requested setback variance. Although the residential accessory structure was constructed without a building permit, the applicant has made a concerted effort to correct the situation by surveying the subject property, purchasing land from the adjacent property owner, requesting a setback variance and applying for a building permit. If approved, conditions are recommended limiting expansion of residential accessory structures, as well as assigning a time limit to bring the property into compliance.

CITIZEN PARTICIPATION PLAN

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

IV. ATTACHMENTS:

- Survey
- Photos



Location Map
Shamoun--Variance
1021 Colony Drive

V-17-08
D/LL: 2/2/1129
CC Date: **7/10/17**



Location Map Provided by:
Community Development - GIS

REF: List on section B., Citizenship

Subject: SHAMOUN VARIANCE HEARING scheduled April 17, 2017

All adjoining property owners have been notified:

1. matt stokes contacted j.d. about a Quit claim deed and resolved the land boundary...and approved all setbacks & design
Matt is the land acquisition person At Sharp development as Tom Sharp approved the final.
Land to to the rear of 1021 colony drive involving building.
2. contacted Chad Bishop: adjoining neighbor [visit at 1011 colony drive, Alpharetta GA. 30009]. Chad is 100% agreement with the setbacks
And design
3. contacted Bill Lehr and Donna Bemont ,adjoining neighbors [visit at 1031 colony drive, Alpharetta GA. 30009] They are both in 100%
agreement of all setbacks and design, thereof

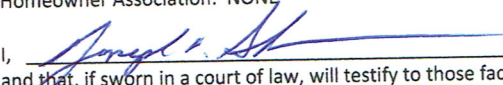
The following people have contacted J.D. Shamoun to offer to either sign a document or arrive at the meeting. J.D. did not solicit any of these
People to assist with the variance hearing....THEY VOLUNTEERED...

- a. Kurt Schlop [owner of Gainesville Grading]
- b. Robert Patush [lives in neighborhood]
- c. Brian Tumlin [personal assistant to j.d.]
- d. Brad Allen [person who built the structure with j.d.]
- e. Richard Owens [landscape architect] who inspected the design as well contacted j.d. by phone and expressed he will be present
he actually was one of the first homeowners in our subdivision.

Note: the adjoining property owners were notified by phone and personal visit

Additional: Tree preservation and beatification is active and ongoing

Homeowner Association: NONE

I,  Joseph D. Shamoun attest that this is a true and accurate statement of fact
and that, if sworn in a court of law, will testify to those facts under oath.

4-05-2017

4-05-2017

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: Shamoun Variance 1031 Colony Drive

Contact Name: Joseph D. Shamoun Telephone: 678-223-5995

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.

1. Contracted CHAD Bishop 1011 Colony Drive, Alpharetta 30009 @ 334-524
8905 & visited at home - He is in 100% agreement of
all setbacks AND construction design.
2. Contracted Bill Lehr & DONNA BEMONT @ 1031 Colony Drive,
Alpharetta 30009 (visited at home) Both are in 100% agreement of all
setbacks AND design of construction
3. Contracted MATT Stokes @ sharp development 940 - 940-2375
Matt also contacted J.D. Shamoun to give a Quit claim
deed for new rear boundary & approved all setbacks &
construction

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.

ALL adjoining property owners have been notified - Bishop, Lehr, Bement &
Stokes.
Several people have contacted J.D. about
coming to the hearing. Michael Martano, Robert Patash, Kent Schlip, Brian Turbin
BRAD Allen, Richard Owen

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: Joseph D. Shamoun

Date: 4-5-2017

Print Form

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: PHA170009
☒ waived Fee Paid Initial: BP

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: Joseph D. Shamoun Telephone: 678-223-5495

Address: 1021 Colony Drive Suite: _____

City: Alpharetta State: GA. Zip: 30009 Fax: _____

Mobile Tel: 678-223-5495 Email: jd@72tree.com

Subject Property Information:

Address: 1021 Colony Drive SF Residential
Current Zoning: R1

District: 2nd Section: 2 Land Lot: 1129 Assessor's Parcel No: 002-2448-3-1129-003
Parcel ID: Lot 5-9 Block A

Proposed Zoning: R1 Current Use: Residential 22-4483 1129 003 0

This Application For (Check All That Apply):

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

APPLICANT REQUEST AND INTENT

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

STORAGE -
TOOLS -
WIFE'S CRAFTS -

Applicant's Request (Please itemize the proposal):

1. NEED REAR BUILDING (PRE-EXISTING) SETBACKS APPROVED
- A) 3ft to rear - SETBACK
 - B) 5ft Right-side (EAST) SETBACK

ADDED ATTACHED PAVILION -

- C) 14ft section - 5ft Right-side (EAST) SETBACK

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

Intent is to utilize an organic structure
in a woodland setting while preserving
100yr old Eastern Red Cedars -

Rear Building; for storage & crafts
Rear Pavilion for a gathering place (quiet time)
with family. 3-sided open structure -
structure built for wife who is a recovering
cancer patient.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Joseph D SHAMOUN Telephone: 678-223-5495
 Address: 1021 Colony Drive 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: Joseph D. SHAMOUN Telephone: 678-223-5495
 Address: 1021 Colony Drive Suite: _____
 City: Alpharetta State: GA Zip: 30009

So Sworn and Attested:

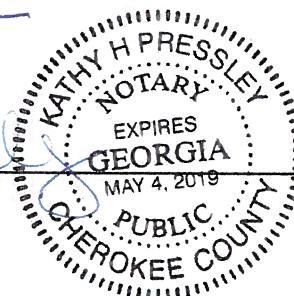
Owner Signature: Joseph D. Shamoun

Date: FEB 1, 2017

Notary:

Notary Signature: Kathy H Pressley

Date: 2/1/17



DISCLOSURE FORM

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

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

Name of Applicant or Opponent:

Joseph D. Shamoun

Subject Public Hearing Case:

Variance for Paville setback

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:

N/A

Value:

Description of Contribution:

N/A

Value:

Description of Contribution:

N/A

Value:

Description of Contribution:

N/A

Value:

Description of Contribution:

N/A

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:

Joseph D. Shamoun

Date:

2-1-2017

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

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

NO

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

yes, If demolition is required — this would be a major job involving a 100-ton-crane. Why? to preserve the 100 yr old cedars that the pavillion was designed to co-exist.

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

unclear about the context — of 'peculiar'.
But the pavillion was meticulously designed to compliment the woodland setting without removing 100yr+ old trees.

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

NO — the neighbors were in agreement before construction & approved the design as well as this structure gives them privacy also.
The design is NOT offensive nor does the current setback cause any harm.

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

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name:

Shamoun Pavillion & Rear Property Setback Variance

Contact Name:

Joseph D. Shamoun

Telephone:

678-223-5495

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.

Chad Bishop ¹⁰¹¹ 1031 Colony Drive

cell: 334-524-8905

Approved

Bill Leha 1031 Colony Drive

cell: 404-597-6438

Approved

Matt Stoke ^{REAR PROPERTY} Sharp Residents

cell: 770-940-2374

Approved

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.

phone:

1021 Colony Drive, Alpharetta GA. 30009 SHAMOUN PAVILLION & OUTBUILDING SETBACK VARIANCE

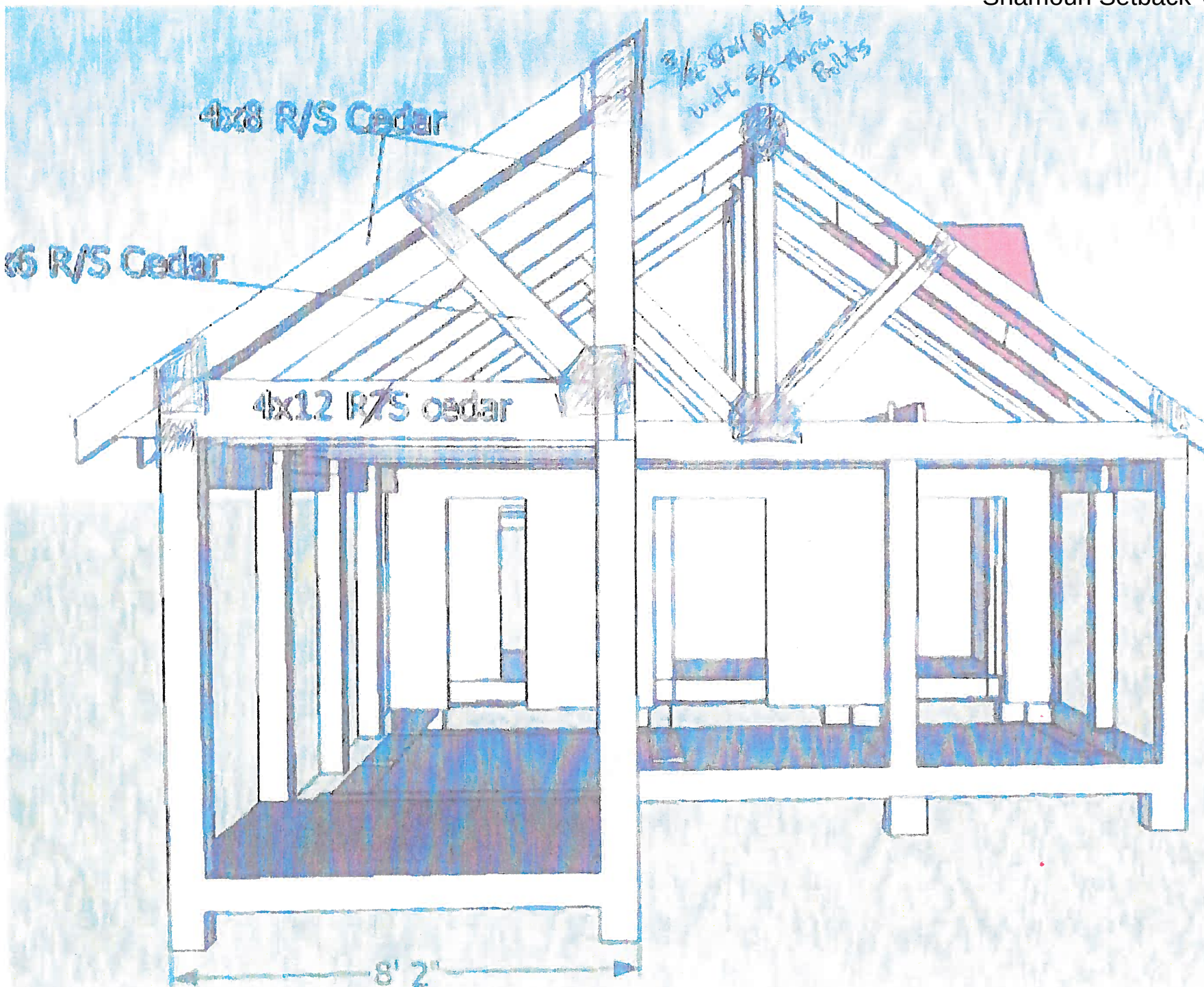
Mitigation points: listed in *bullet* fashion for clarity & simplicity

1. moved in neighborhood 2002 [needed an interim home] ...decision was made to raise my 2 boys because of the Many children their ages at the time. The children actually grew up together with many friends today from pre-school to College. CASE IN POINT: old fashion neighborhood ...healthy living....all the boys at an early age assisted with a TREE HOUSE Still erect today in rear , near outbuilding. A rarity these days to have the many children grow up together. Mr. Shamoun Spent many hours with these boys and even today....they congregate at our home.
2. This home was literally not our dream home but we basically did a 100% restoration while spending over 600.00 on a 175k Home which tremendously enhanced the property & neighborhood. Whole house water filtration, subzero, UV water Treatment, ALL organic , timeless design, 2 ½ year project. TOO many features to list. Wife became ill with cancer as we Finished the home. SHE always loved the 100yr old cedars. [keep in mind that zero development was going on at the time]
{ yes, it was not a financially good decision to spend this kind of money in this neighborhood BUT the caveat is no amount Of money can buy all those years of the interaction of those boys going into the wooded buffer in the rear while playing And developing those relationships that they can share the rest of their lives. The Shamoun house was the 'gathering house Of Mayfield. And it is today also when the boys come home from college.
3. MR. Johnson [the older gentleman , the owner of the rear Johnson Tract]] was bush-hogging the field [which is now sharp dev.]and pointed to the rear lot
boundary line which was an old hog wire fence. Their was a remnant of an old building at 1021 colony drive which we Made into a tool shed.. Mr. Johnson , I believe perished shortly after this. Later, Sharp developed the property And provided a new survey that was different from what Mr. Johnson had pointed to. Matt S. , then agreed upon j.d. Tearing down a portion of the building and then gave us a Quit Deed to the new survey...which you already have. The building is approx.. 3 ft. off line to the rear with a 5 ft. set back on right side: The City already knew about this building Before and basically did not have a problem with it because it was pre-existing.
4. THEN , we added a pavilion [3 sided open structure] with a metal roof....in which only 14ft. of the east side is also 5 ft. Setback on right. Pavillion was stamped and approved to be structurally sound with a Licensed engineer. [this structure was Designed to be friendly and non-evasive as well as organic meaningit blended in with the existing 100yr old cedars like it Had been here for many many years. Before we constructed this we wanted to make sure that our neighbors were OK with it. They actually welcomed it because of the detail work involved to offer an aesthetically pleasing structure to the eye. ' termed organic , modern farmhouse type' built with Western red cedar, spruce, bald cypress, & standing seam metal roof. NO cheap products on this structure I can assure you. Everyone that comes out to see it feels the nature like an arboretum. { mr. shamoun owns 72 TREE, SEED & LAND CO., LLC.....ecological restoration corporation and is an ISA certified arborist wih Many years of arboriculture, construction & ,management expertise.. Again , the pavilion was specifically designed for my Wife to try and extend her life with a tranquil setting to sit back and enjoy the nature.
5. [In retrospect...when we bought this property....the rear area must have been a staging zone for construction debri as in Concrete , steel, trash, ect. Mr. Shamoun cleaned the entire rear zone , beautified the area,pruned the existing trees, Planted 2,000 lb Canadian hemloks, magnolias, hollies, etc. and installed a privacy fence with clean lines to co-exist with Sharp development. [approximate expense incurred 17,000.00 to 20,000 dollars. Not including all of my time.
6. in conclusion we bought a home that was in disrepair and brought new life into it while making contributions to society That may not have had the financial means to do what we did in our neighborhood. WE also planted over 16 bald cypress Trees on our property with over 7 to 8 additional ornamentals, deodar cedar, Canadian hemlock, hydrangea, vines, ect. WE added the pavilion to an existing structure and are asking the City to grant us a variance to mainly my wife [Linda] To offer her a natural , quiet setting as a recovering cancer patient. Mr. shamoun has spent many many years and hours Cultivating this property with a tremendous amount of sweat equity as well as financial. Thanks for the opportunity for us To plead our case for a variance.

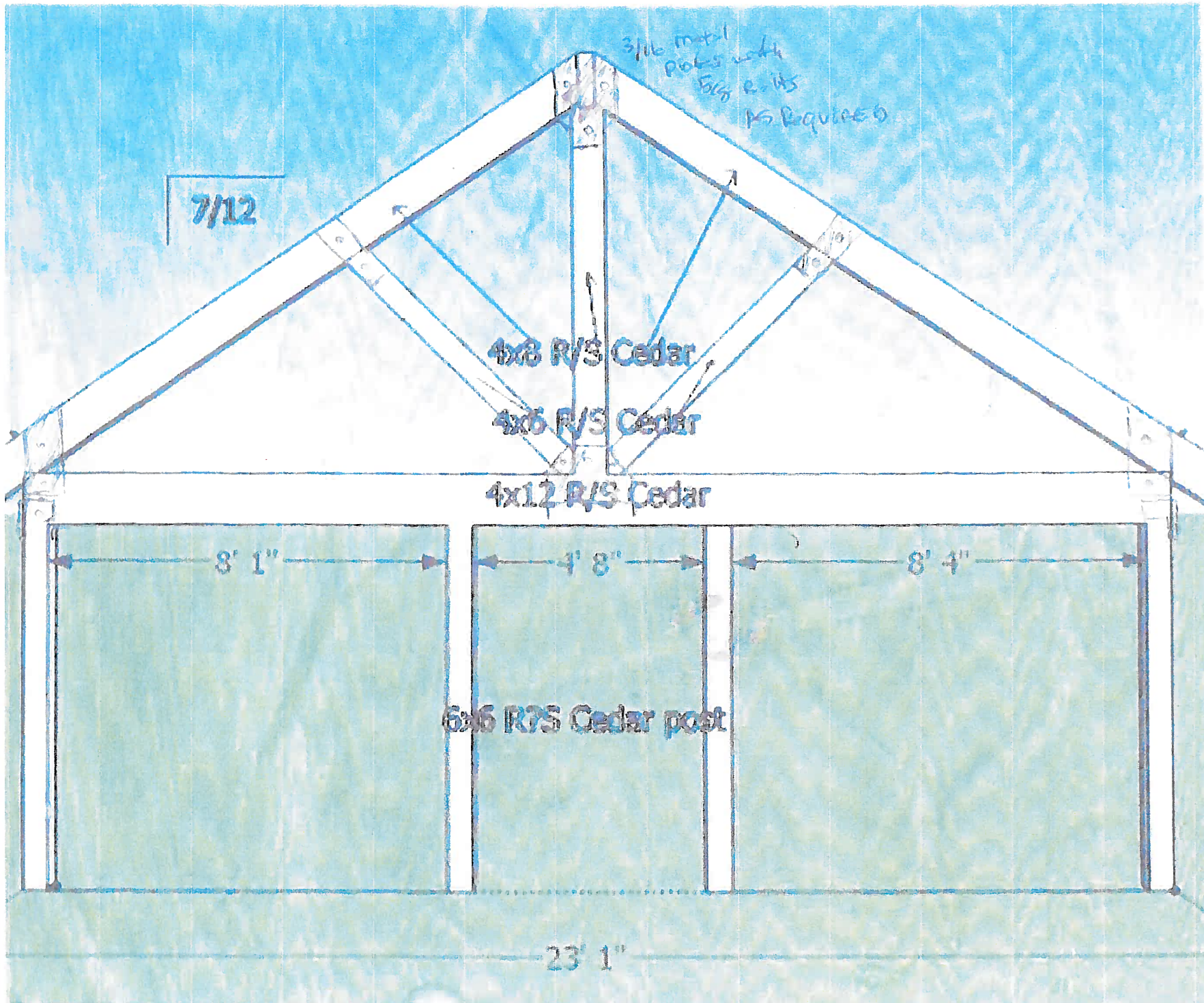
Thank you, Joseph D. Shamoun Sr. / owner

1021 COLONY DR., ALPHARETTA, GA

BK170023

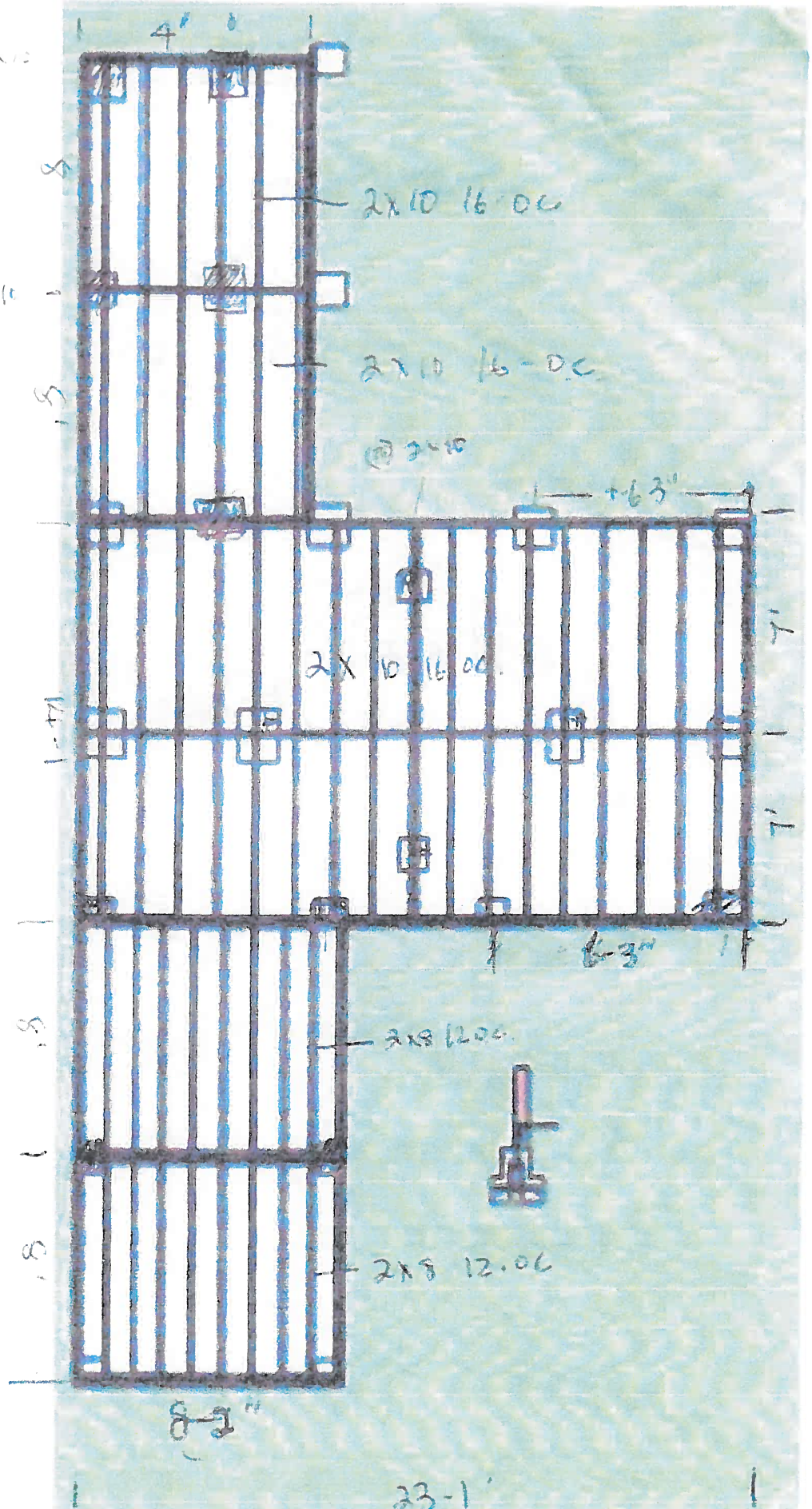


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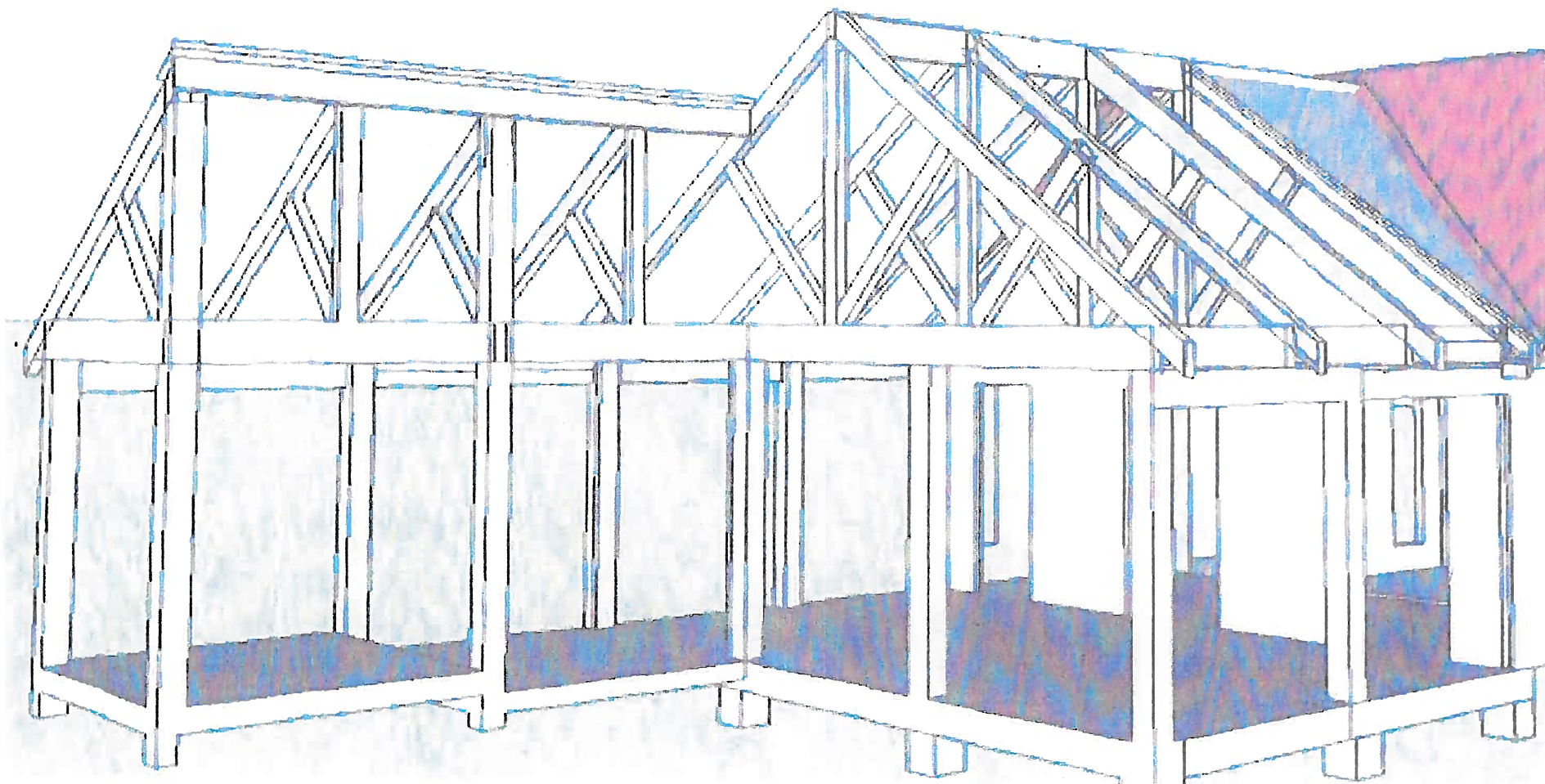


* Extra Footings
+ 1st

Footings + Floor
Plan



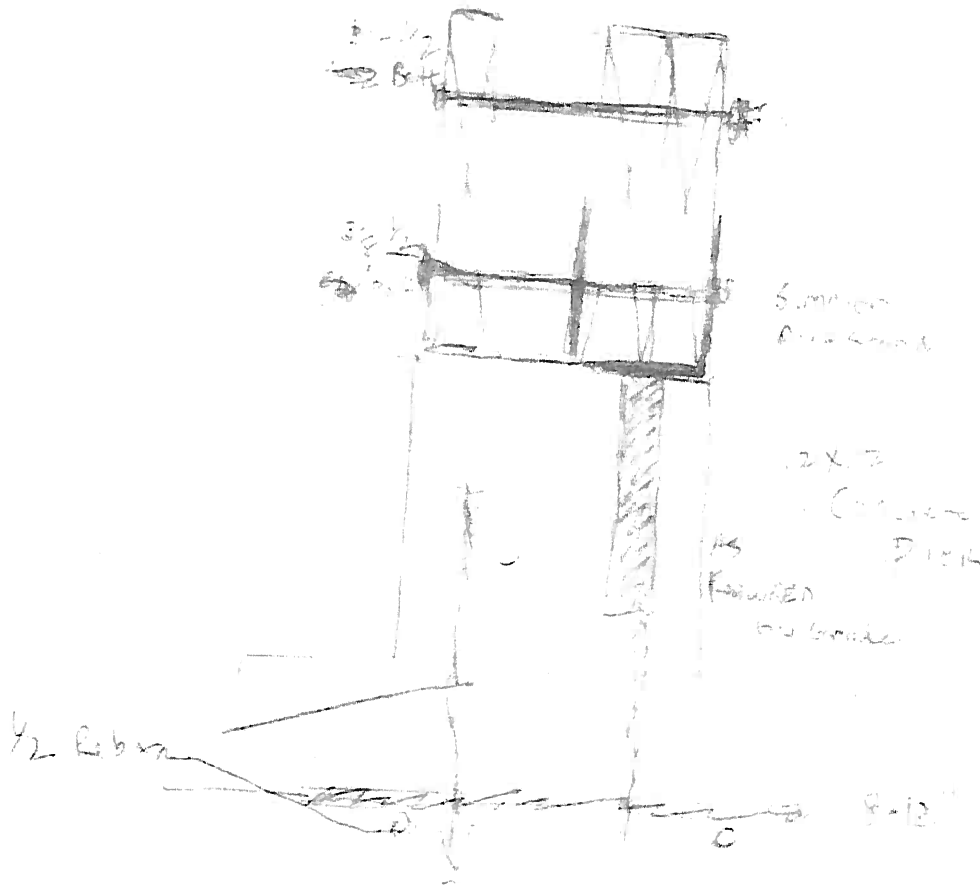
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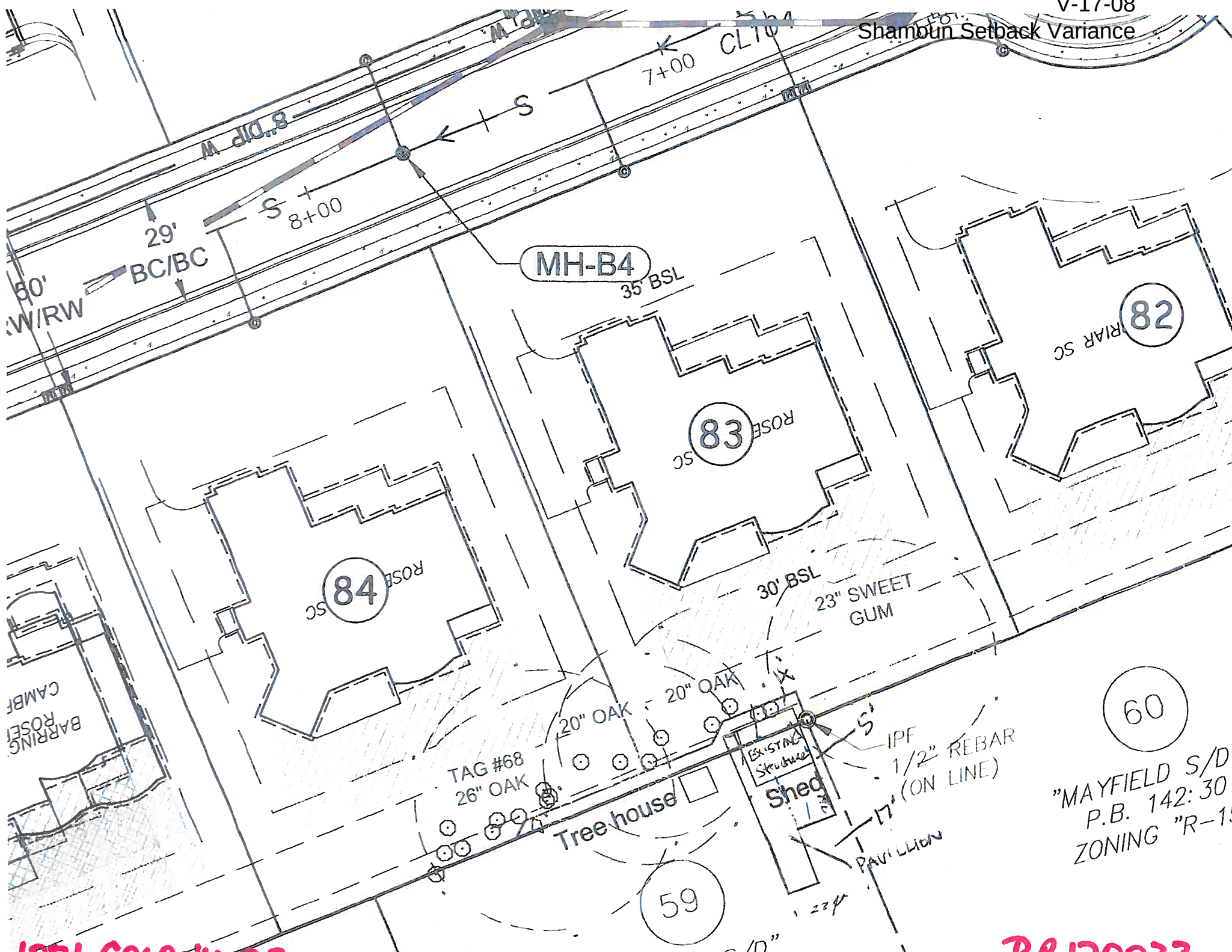
1021 COLONY DR., ALPHARETTA, GA



6x6
Cedar
Post



Typ. Footing
DETAIL



"MAYFIELD S/D
P.B. 142:30
ZONING "R-1"



STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: July 10, 2017

I. AGENDA ITEM TITLE: PH-17-17: WINDWARD RETAIL (COUNCIL ONLY)

CONSIDERATION OF A REQUEST TO CHANGE PREVIOUS CONDITIONS OF ZONING RELATED TO SETBACKS AND SITE AMENITIES.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Council Agenda Report, Plans, V-06-04 Windward Retail Council Action Summary, V-04-06 Site Plan, V-04-06 Elevations, Application



COUNCIL AGENDA REPORT

FROM: Kathi Cook, Community Development Director

SUBJECT: PH-17-17: Windward Retail – Modification of Previous Conditions

CITY COUNCIL: July 10, 2017

RECOMMENDATION:

Approve PH-17-17: Windward Retail request to modify conditions of zoning subject to the following conditions:

1. Side setback shall be 5 feet
2. Requirement for a focal feature is removed.
3. All additional conditions from case V-06-04 remain.

REPORT-IN-BRIEF

The subject property is located at Old Morris Road and Windward Parkway adjacent to the Georgia 400 ramp. Due to proposed road improvements proposed by Department of Transportation, the City of Alpharetta, and the North Fulton CID the applicant's parcel is reduced at the Georgia 400 interchange/Windward Parkway frontage impacting the site plan previously approved. The applicant is requesting a change to the following public hearing conditions in order for the property to be meet site conditions:

- (8) Front building setback shall be 10' , side setbacks shall be 15', rear shall be 5' in addition to the 60' undisturbed Georgia 400 tree buffer.
- (11) A focal point feature such as a bronze equestrian sculpture or kinetic contemporary sculpture (approximate value \$25,000) shall be required at the Windward Parkway/Georgia 400 interchange (but not within the Georgia 400 buffer) as approved by Staff. Feature shall be installed prior to a Certificate of Occupancy.

DISCUSSION

The subject site is zoned C-1 and is located on the east side of Old Morris Road at the corner of Windward Parkway and the southbound exit of Georgia 400. The site is triangular in shape and is a combination of three tracts.

City Council approved a variance request in 2006 to allow for a two-story building with building height, front and rear setback, and parking variances subject to 15 conditions.

The City is currently working on improvements to westbound Windward Parkway between GA 400 and Westside Parkway. The proposed improvements require 0.024 acres of right-of-way and 0.061 acres of easement for the construction and maintenance of slopes. The property owner, Northern Bay Holdings, is agreeable to the City's acquisition of the property. They are, however, concerned that the acquisition of the property and easement will inhibit their ability to develop the parcel and meet their obligations under the previous conditions for approval. They are requesting to modify condition #8 by reducing the side setback from fifteen (15) feet to five (5) feet. They are also requesting relief from condition #11, requiring focal point feature.

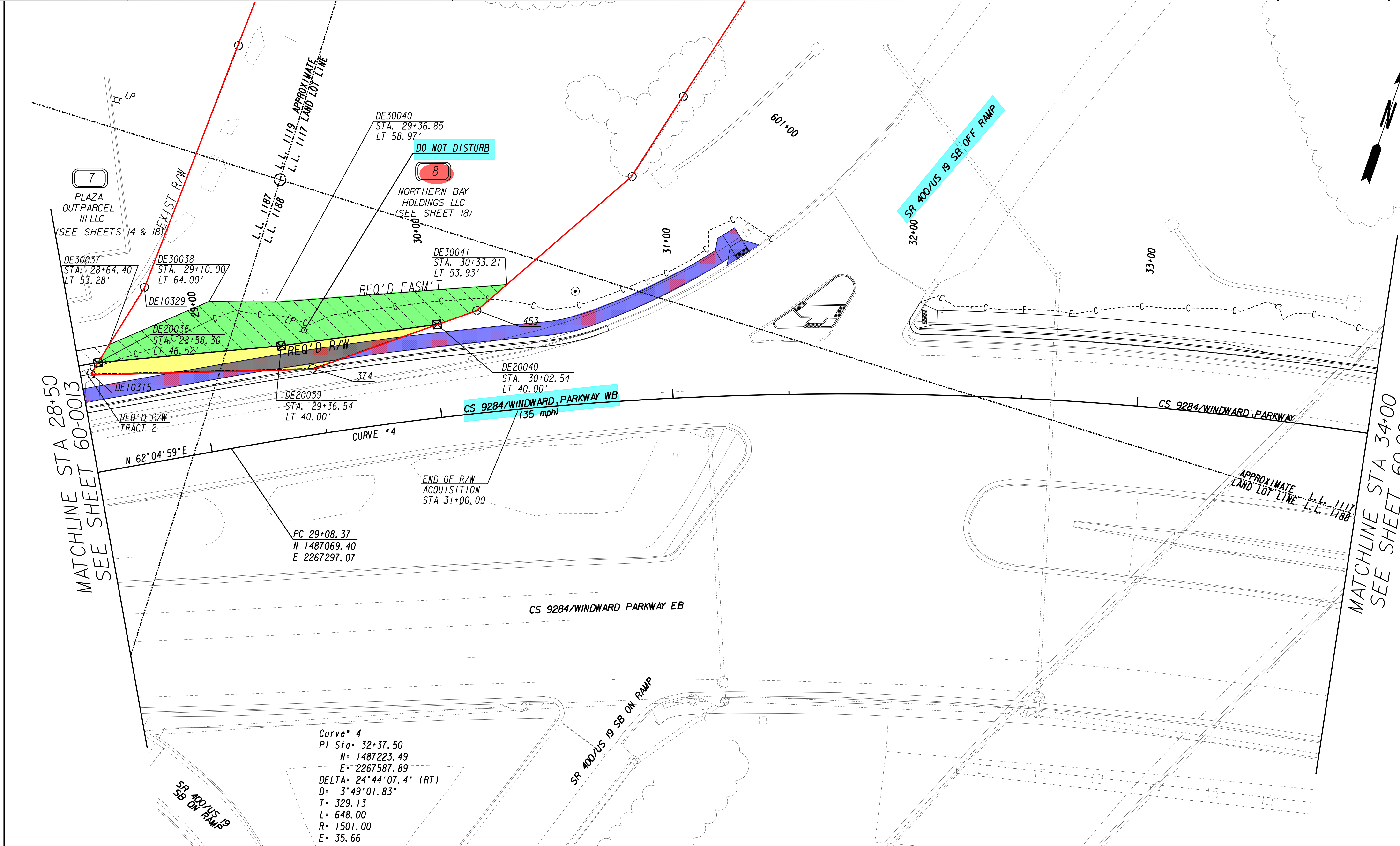
The proposed right of way needed will not leave a location outside of the Georgia 400 buffer for a focal point feature and the remaining setback will require landscape screening.

SUMMARY

Staff evaluated the request and found it to be reasonable based on the hardship caused by the required right-of-way and necessary easements. Variances are intended to compensate for site constraints and the road improvement further reduce the buildable area making the side setback reduction necessary and prohibits an area for the required focal point feature since landscaping will be required within the 5' setback.

I. ATTACHMENTS:

- V-06-04: Windward Retail – Council Action Summary
- PI No. 0010768 Right of Way Plans (Parcel 8)



PROPERTY AND EXISTING R/W LINE REQUIRED R/W LINE CONSTRUCTION LIMITS EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES EASEMENT FOR CONSTR OF SLOPES EASEMENT FOR CONSTR OF DRIVES
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76°00'56.8" E		DE20027	51.17 L	23+52.88	Windward Pkwy Alignment		30.47	N 70°50'32.2" E		DE20028	52.93 L	23+84.47	Windward Pkwy Alignment		51.59	N 68°59'57.7" E		DE20029	56.00 L	24+38.05	Windward Pkwy Alignment	ARC LENGTH	= 44.76			CHORD BEAR	= N 70°21'48.3" E			LNTH CHORD	= 44.76			RADIUS	= 1346.00			DEGREE	= 4°15'24.3"			DE20030	56.00 L	24+84.68	Windward Pkwy Alignment		47.52	N 83°59'50.7" E		DE20031	43.25 L	25+32.14	Windward Pkwy Alignment		2.00	S 25°02'51.2" E		DE10087	41.25 L	25+32.23	Windward Pkwy Alignment	ARC LENGTH	= 96.69			CHORD BEAR	= S 69°23'50.8" W			LNTH CHORD	= 96.67			RADIUS	= 1369.01			DEGREE	= 4°11'06.7"			DE10089	41.08 L	24+32.61	Windward Pkwy Alignment		6.82	N 18°32'38.0" W		DE10090	47.89 L	24+32.60	Windward Pkwy Alignment		19.02	S 71°51'23.0" W		DE10091	47.86 L	24+12.91	Windward Pkwy Alignment		6.88	S 17°44'38.9" E		DE10092	40.98 L	24+12.92	Windward Pkwy Alignment	ARC LENGTH	= 168.07			CHORD BEAR	= S 75°44'27.8" W			LNTH CHORD	= 167.96			RADIUS	= 1369.00			DEGREE	= 4°11'06.8"			DE10081	40.58 L	22+39.82	Windward Pkwy Alignment		41.39	N 10°34'37.1" W		DE20023	81.97 L	22+39.82	Windward Pkwy Alignment	RECD R/W	= 5002.92 SF			RECD R/W	= 0.115 ACRES			REMAINDER	= +/- 0.992 ACRES			Parcel 5 Req'd R/WREQ'D R/W DE208 <table><thead><tr><th>PNT</th><th>OFFSET/ DIST</th><th>STATION/ BEARING</th><th>ALIGNMENT</th></tr></thead><tbody><tr><td>DE20036</td><td>46.52 L</td><td>28+58.36</td><td>Windward Pkwy Alignment</td></tr><tr><td></td><td>79.22</td><td>N 66°59'59.7" E</td><td></td></tr><tr><td>DE20039</td><td>40.00 L</td><td>29+36.54</td><td>Windward Pkwy Alignment</td></tr><tr><td></td><td>67.75</td><td>N 64°25'05.2" E</td><td></td></tr><tr><td>DE20040</td><td>40.00 L</td><td>30+02.54</td><td>Windward Pkwy Alignment</td></tr><tr><td></td><td>56.79</td><td>S 52°45'02.2" W</td><td></td></tr><tr><td>374</td><td>28.30 L</td><td>29+48.20</td><td>Windward Pkwy Alignment</td></tr><tr><td></td><td>95.53</td><td>S 70°46'50.5" W</td><td></td></tr><tr><td>DE10315</td><td>42.20 L</td><td>28+54.51</td><td>Windward Pkwy Alignment</td></tr><tr><td></td><td>5.78</td><td>N 13°49'46.0" E</td><td></td></tr><tr><td>DE20036</td><td>46.52 L</td><td>28+58.36</td><td>Windward Pkwy Alignment</td></tr><tr><td>RECD R/W</td><td colspan="2">= 1053.44 SF</td><td></td></tr><tr><td>RECD R/W</td><td colspan="2">= 0.024 ACRES</td><td></td></tr><tr><td>REMAINDER</td><td colspan="2">= +/- 1.80 ACRES</td><td></td></tr></tbody></table> Parcel 5 Req'd R/WREQ'D R/W DE209 <table><thead><tr><th>PNT</th><th>OFFSET/ DIST</th><th>STATION/ BEARING</th><th>ALIGNMENT</th></tr></thead><tbody><tr><td>DE20048</td><td>54.79 L</td><td>27+27.00</td><td>Windward Pkwy Alignment</td></tr><tr><td></td><td>30.45</td><td>N 60°14'43.7" E</td><td></td></tr><tr><td>DE20035</td><td>55.77 L</td><td>27+57.44</td><td>Windward Pkwy Alignment</td></tr><tr><td></td><td>13.32</td><td>S 25°15'43.8" E</td><td></td></tr><tr><td>DE10096</td><td>42.47 L</td><td>27+56.82</td><td>Windward Pkwy Alignment</td></tr><tr><td></td><td>29.82</td><td>S 61°24'42.9" W</td><td></td></tr><tr><td>DE20047</td><td>42.12 L</td><td>27+27.00</td><td>Windward Pkwy Alignment</td></tr><tr><td></td><td>12.67</td><td>N 27°55'01.2" W</td><td></td></tr><tr><td>DE20048</td><td>54.79 L</td><td>27+27.00</td><td>Windward Pkwy Alignment</td></tr><tr><td>RECD R/W</td><td colspan="2">= 391.09 SF</td><td></td></tr><tr><td>RECD R/W TRACT 1</td><td colspan="2">= 0.024 ACRES</td><td></td></tr><tr><td>RECD R/W TRACT 2</td><td colspan="2">= 0.009 ACRES</td><td></td></tr><tr><td>TOTAL RECD R/W PARCEL 6</td><td colspan="2">= 0.033 ACRES</td><td></td></tr><tr><td>REMAINDER</td><td colspan="2">= +/- 1.581 ACRES</td><td></td></tr></tbody></table> Parcel 7 Req'd R/WREQ'D R/W DE206 <table><thead><tr><th>PNT</th><th>OFFSET/ DIST</th><th>STATION/ BEARING</th><th>ALIGNMENT</th></tr></thead><tbody><tr><td>DE20035</td><td>55.77 L</td><td>27+57.44</td><td>Windward Pkwy Alignment</td></tr><tr><td>ARC LENGTH</td><td colspan="2">= 32.18</td><td></td></tr><tr><td>CHORD BEAR</td><td colspan="2">= N 72°42'57.2" E</td><td></td></tr><tr><td>LNTH CHORD</td><td colspan="2">= 31.99</td><td></td></tr><tr><td>RADIUS</td><td colspan="2">= 84.50</td><td></td></tr><tr><td>DEGREE</td><td colspan="2">= 67°48'20.4"</td><td></td></tr><tr><td>DE20037</td><td>49.87 L</td><td>27+88.87</td><td>Windward Pkwy Alignment</td></tr><tr><td></td><td>11.09</td><td>N 77°03'39.1" E</td><td></td></tr><tr><td>DE20038</td><td>47.00 L</td><td>27+99.59</td><td>Windward Pkwy Alignment</td></tr><tr><td></td><td>4.03</td><td>S 30°11'14.8" E</td><td></td></tr><tr><td>DE10099</td><td>42.97 L</td><td>27+99.75</td><td>Windward Pkwy Alignment</td></tr><tr><td></td><td>42.93</td><td>S 61°24'43.6" W</td><td></td></tr><tr><td>DE10096</td><td>42.47 L</td><td>27+56.82</td><td>Windward Pkwy Alignment</td></tr><tr><td></td><td>13.32</td><td>N 25°15'43.8" W</td><td></td></tr><tr><td>DE20035</td><td>55.77 L</td><td>27+57.44</td><td>Windward Pkwy Alignment</td></tr><tr><td>RECD R/W</td><td colspan="2">= 415.69 SF</td><td></td></tr><tr><td>RECD R/W</td><td colspan="2">= 0.010 ACRES</td><td></td></tr></tbody></table> Parcel 7 Req'd R/WREQ'D R/W DE207 <table><thead><tr><th>PNT</th><th>OFFSET/ DIST</th><th>STATION/ BEARING</th><th>ALIGNMENT</th></tr></thead><tbody><tr><td>DE10313</td><td>46.84 L</td><td>28+19.59</td><td>Windward Pkwy Alignment</td></tr><tr><td></td><td>38.77</td><td>N 62°33'11.0" E</td><td></td></tr><tr><td>DE20036</td><td>46.52 L</td><td>28+58.36</td><td>Windward Pkwy Alignment</td></tr><tr><td></td><td>5.78</td><td>S 13°49'46.0" W</td><td></td></tr><tr><td>DE10315</td><td>42.20 L</td><td>28+54.51</td><td>Windward Pkwy Alignment</td></tr><tr><td></td><td>34.96</td><td>S 62°00'18.5" W</td><td></td></tr><tr><td>DE10316</td><td>42.16 L</td><td>28+19.55</td><td>Windward Pkwy Alignment</td></tr><tr><td></td><td>4.68</td><td>N 27°26'47.9" W</td><td></td></tr><tr><td>DE10313</td><td>46.84 L</td><td>28+19.59</td><td>Windward Pkwy Alignment</td></tr><tr><td>RECD R/W</td><td colspan="2">= 166.05 SF</td><td></td></tr><tr><td>RECD R/W</td><td colspan="2">= 0.004 ACRES</td><td></td></tr><tr><td>RECD R/W TRACT 1</td><td colspan="2">= 0.010 ACRES</td><td></td></tr><tr><td>RECD R/W TRACT 2</td><td colspan="2">= 0.004 ACRES</td><td></td></tr><tr><td>REMAINDER</td><td colspan="2">= +/- 1.06 ACRES</td><td></td></tr></tbody></table> Parcel 7EASMLEASMT. DE313 <table><thead><tr><th>PNT</th><th>OFFSET/ DIST</th><th>STATION/ BEARING</th><th>ALIGNMENT</th></tr></thead><tbody><tr><td>DE30035</td><td>60.00 L</td><td>27+57.63</td><td>Windward Pkwy Alignment</td></tr><tr><td>DE30036</td><td>52.48 L</td><td>28+01.83</td><td>Windward Pkwy Alignment</td></tr><tr><td>DE30037</td><td>53.29 L</td><td>28+64.40</td><td>Windward Pkwy Alignment</td></tr><tr><td>DE20036</td><td>46.52 L</td><td>28+58.36</td><td>Windward Pkwy Alignment</td></tr><tr><td>DE20038</td><td>47.00 L</td><td>27+99.59</td><td>Windward Pkwy Alignment</td></tr><tr><td>DE20037</td><td>49.87 L</td><td>27+88.87</td><td>Windward Pkwy Alignment</td></tr><tr><td>ARC LENGTH</td><td colspan="2">= 32.18</td><td></td></tr><tr><td>CHORD BEAR</td><td colspan="2">= S 72°42'57.2" W</td><td></td></tr><tr><td>LNTH CHORD</td><td colspan="2">= 31.99</td><td></td></tr><tr><td>RADIUS</td><td colspan="2">= 84.50</td><td></td></tr><tr><td>DEGREE</td><td colspan="2">= 67°48'20.4"</td><td></td></tr><tr><td>DE20035</td><td>55.77 L</td><td>27+57.44</td><td>Windward Pkwy Alignment</td></tr><tr><td>DE30035</td><td>60.00 L</td><td>27+57.63</td><td>Windward Pkwy Alignment</td></tr><tr><td>RECD EASMT AREA</td><td colspan="2">= 544.33 SF</td><td></td></tr><tr><td>RECD EASMT AREA</td><td colspan="2">= 0.012 AC</td><td></td></tr></tbody></table>					PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT	DE20036	46.52 L	28+58.36	Windward Pkwy Alignment		79.22	N 66°59'59.7" E		DE20039	40.00 L	29+36.54	Windward Pkwy Alignment		67.75	N 64°25'05.2" E		DE20040	40.00 L	30+02.54	Windward Pkwy Alignment		56.79	S 52°45'02.2" W		374	28.30 L	29+48.20	Windward Pkwy Alignment		95.53	S 70°46'50.5" W		DE10315	42.20 L	28+54.51	Windward Pkwy Alignment		5.78	N 13°49'46.0" E		DE20036	46.52 L	28+58.36	Windward Pkwy Alignment	RECD R/W	= 1053.44 SF			RECD R/W	= 0.024 ACRES			REMAINDER	= +/- 1.80 ACRES			PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT	DE20048	54.79 L	27+27.00	Windward Pkwy Alignment		30.45	N 60°14'43.7" E		DE20035	55.77 L	27+57.44	Windward Pkwy Alignment		13.32	S 25°15'43.8" E		DE10096	42.47 L	27+56.82	Windward Pkwy Alignment		29.82	S 61°24'42.9" W		DE20047	42.12 L	27+27.00	Windward Pkwy Alignment		12.67	N 27°55'01.2" W		DE20048	54.79 L	27+27.00	Windward Pkwy Alignment	RECD R/W	= 391.09 SF			RECD R/W TRACT 1	= 0.024 ACRES			RECD R/W TRACT 2	= 0.009 ACRES			TOTAL RECD R/W PARCEL 6	= 0.033 ACRES			REMAINDER	= +/- 1.581 ACRES			PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT	DE20035	55.77 L	27+57.44	Windward Pkwy Alignment	ARC LENGTH	= 32.18			CHORD BEAR	= N 72°42'57.2" E			LNTH CHORD	= 31.99			RADIUS	= 84.50			DEGREE	= 67°48'20.4"			DE20037	49.87 L	27+88.87	Windward Pkwy Alignment		11.09	N 77°03'39.1" E		DE20038	47.00 L	27+99.59	Windward Pkwy Alignment		4.03	S 30°11'14.8" E		DE10099	42.97 L	27+99.75	Windward Pkwy Alignment		42.93	S 61°24'43.6" W		DE10096	42.47 L	27+56.82	Windward Pkwy Alignment		13.32	N 25°15'43.8" W		DE20035	55.77 L	27+57.44	Windward Pkwy Alignment	RECD R/W	= 415.69 SF			RECD R/W	= 0.010 ACRES			PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT	DE10313	46.84 L	28+19.59	Windward Pkwy Alignment		38.77	N 62°33'11.0" E		DE20036	46.52 L	28+58.36	Windward Pkwy Alignment		5.78	S 13°49'46.0" W		DE10315	42.20 L	28+54.51	Windward Pkwy Alignment		34.96	S 62°00'18.5" W		DE10316	42.16 L	28+19.55	Windward Pkwy Alignment		4.68	N 27°26'47.9" W		DE10313	46.84 L	28+19.59	Windward Pkwy Alignment	RECD R/W	= 166.05 SF			RECD R/W	= 0.004 ACRES			RECD R/W TRACT 1	= 0.010 ACRES			RECD R/W TRACT 2	= 0.004 ACRES			REMAINDER	= +/- 1.06 ACRES			PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT	DE30035	60.00 L	27+57.63	Windward Pkwy Alignment	DE30036	52.48 L	28+01.83	Windward Pkwy Alignment	DE30037	53.29 L	28+64.40	Windward Pkwy Alignment	DE20036	46.52 L	28+58.36	Windward Pkwy Alignment	DE20038	47.00 L	27+99.59	Windward Pkwy Alignment	DE20037	49.87 L	27+88.87	Windward Pkwy Alignment	ARC LENGTH	= 32.18			CHORD BEAR	= S 72°42'57.2" W			LNTH CHORD	= 31.99			RADIUS	= 84.50			DEGREE	= 67°48'20.4"			DE20035	55.77 L	27+57.44	Windward Pkwy Alignment	DE30035	60.00 L	27+57.63	Windward Pkwy Alignment	RECD EASMT AREA	= 544.33 SF			RECD EASMT AREA	= 0.012 AC		
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DE30028	69.88 L	22+96.57	Windward Pkwy Alignment																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
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	46.28	S 58°21'56.8" E																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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DE20028	52.93 L	23+84.47	Windward Pkwy Alignment																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
	51.59	N 68°59'57.7" E																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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DE20031	43.25 L	25+32.14	Windward Pkwy Alignment																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
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	19.02	S 71°51'23.0" W																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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CITY COUNCIL AGENDA ACTION SUMMARY

Public Hearing Date: April 24, 2006

Item#: V-06-04 Windward Retail

V-06-04 Windward Retail

Consideration of a variance request to reduce the front and rear setback, curb cut distance and parking requirements as well as permitted height for a proposed 2-story retail building to be located on the east side of Old Morris Road at the corner of Windward Parkway and the southbound exit of Georgia 400. The property is legally described as being located in Land Lots 1117, 1188, 2nd District, 2nd Section, Fulton County, Georgia.

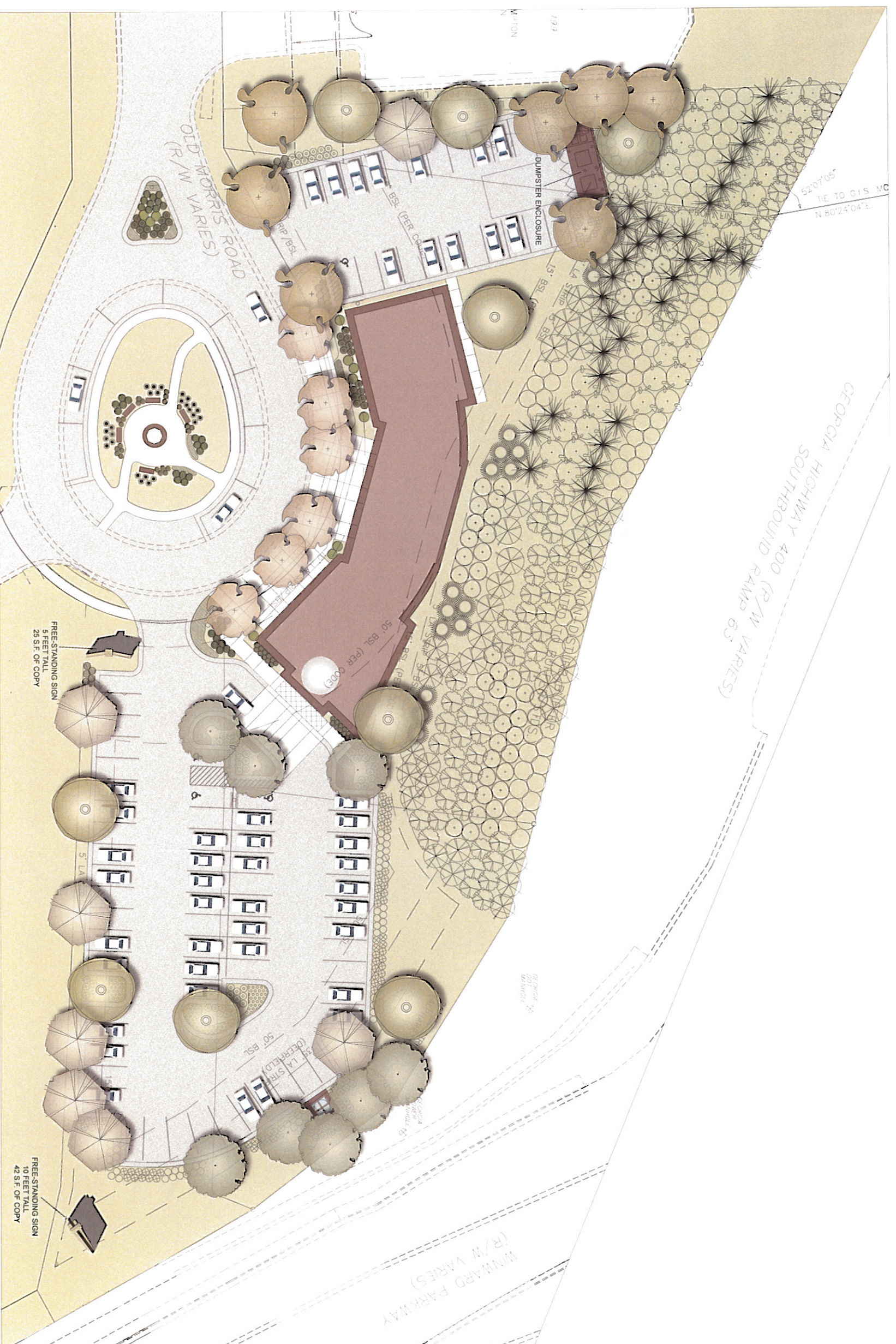
Motion: Approved with Conditions
Motion: Gibson
Second: Monson
Vote: 6-0

Approve front and side building setback and height variance request subject to the following conditions:

- 1. Georgia 400 buffer shall be planted to buffer standards and there shall be no building encroachment.**
- 2. Required parking shall be met on site; however, parking on site may be reduced to 83 spaces if developer submits a letter from adjoining retail property owner authorizing the shared use of 30 parking spaces on the adjacent retail site.**
- 3. Site shall be limited to one restaurant.**
- 4. Building height shall be as depicted on renderings prepared by Pieper, O'Brien, Herr Architects and submitted February 1, 2006 with the same level of detail on all four sides and a parapet continuous around the building. Final approval by Staff.**
- 5. Final curb cut function and geometry as well as traffic circulation shall be reviewed by the Engineering Department based upon traffic study. One-way circulation at roundabout shall be required.**
- 6. A 10' landscape strip shall be required fronting Old Morris Road and not be located within the right of way. An entrance drop off area shall only be permitted to the front building if approved by the Engineering Department.**
- 7. If stamped concrete is permitted within the City right of-way, the City shall not be responsible for concrete repairs or replacement in order to access public utilities. Sidewalks shall also be required.**

8. Front building setback shall be 10', side setbacks shall be 15', rear shall be 5' in addition to the 60' undisturbed Georgia 400 tree buffer.
9. A parking space shall be removed in order to add a tree and landscaping near monument sign at cul de sac. Sign shall have a 0' setback from the right-of-way.
10. Existing structure shall be removed.
11. A focal point feature such as a bronze equestrian sculpture or kinetic contemporary sculpture (approximate value: \$25,000) shall be required at the Windward Parkway/Georgia 400 interchange (but not within the GA 400 buffer) as approved by Staff. Feature shall be installed prior to issuance of a Certificate of Occupancy.
12. Basement level square footage shall be used for storage only and no required parking shall be assessed for this space. Basement shall be limited to storage incidental to tenants located within floors 1 and 2. No independent storage facility use, outside windows or other business use shall be permitted.
13. Applicant shall acquire a portion of adjacent hotel property as shown on the plans for parking purposes. In addition, copies of easements or other documentation authorizing parking on right-of-way shall be provided prior to LDP.
14. Applicant shall provide an electronic file of the approved zoning plan prior to a Land Disturbance Permit.
15. Applicant shall be responsible for maintenance of the Old Morris Road cul de sac space and shall develop and install a park plan featuring landscaping, walkways and a gazebo. Plan to be approved by Staff.

RETAIL = 4390 S.F. @ 5/1000 = 22 spaces
 (NOT INCLUDING BASEMENT)
 OFFICE = 4520 S.F. @ 4/1000 = 18 spaces
 RESTAURANT = 6920 S.F. @ 10/1000 = 69 spaces
 (NOT INCLUDING BASEMENT)
 TOTAL PARKING REQUIRED = 109 spaces
 TOTAL PARKING PROVIDED = 92 spaces



ALPHARETTA, GA



A1.304 EAST ELEVATION
SCALE: 3/32" = 1'-0"

A1.303 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



A1.302 WEST ELEVATION
SCALE: 3/32" = 1'-0"

A1.301 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

- 47'-0" TOP OF DOME
- 40'-8" TOP OF PARAPET
- 34'-0" ROOF
- 18'-0" SECOND FLOOR
- 0'-0" GROUND FLOOR

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

PH-17-17
WINDWARD RETAIL

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: Johnny C. Hembree

Telephone: 770-569-1706

Address: 3000 Royal Blvd. South

Suite: _____

City Alpharetta

State: GA

Zip: 30022

Fax: 770-569-1786

Mobile Tel: 678-522-3950

Email: johnny.hembree@poharchitects.com

Subject Property Information:

Address: Not determined - Property at Old Morris Rd & corner of Windward Parkway

Current Zoning: C-1

District: 2nd

Section: 2nd

Land Lot: 1117

Parcel ID: _____

1118, 1187, 1188

Proposed Zoning: C-1

Current Use: Undeveloped

This Application For (Check All That Apply):

☐ Conditional Use

☐ Master Plan Amendment

☐ Rezoning

☐ Master Plan Review

☐ Variance

☐ Public Hearing

☐ Comprehensive Plan Amendment

☒ Other (Specify): Modify conditions of zoning

APPLICANT REQUEST AND INTENT

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

Develop multi story retail / restaurant building and potential basement for storage.

Applicant's Request (Please itemize the proposal):

1.The current side yard setback along Windward Parkway is 15' and with the property acquisition and easement we would request a 5' setback to allow for the intended parking to not be impacted upon site development.

2.The current approvals by the City of Alpharetta for this parcel had a stipulation for a sculpture to be placed at the Windward and 400 interchange. With the property acquisition and easement placement as requested is impacted and thus we would request this stipulation be removed.

3.At the western end of the property along Windward Parkway signage for the property was intended at this location. Sign placement is still possible at this location; however, it may need to shift some from its original location and we need to be assured of the City's acceptance in working with the land Owner in this regard.

4.With the current landscape requirements along Windward Parkway it may be necessary for the required landscaping to be partially in the right away to comply with City Ordinances with respect to quantity of landscaping. We need to be assured of the City's acceptance in working with the land Owner in this regard.

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

DOT property acquisition and easement request for expansion of Windward Parkway

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: HARVEY RUBIN/NORTHERN BAY HOLDINGS Telephone: 404-454-2717/770-998-6001
 Address: 6080 BETHELVIEW RD. Suite: -
 City: CUMMING State: GA Zip: 30040

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 <u>Modify conditions of zoning</u> |

Identify Authorized Applicant:

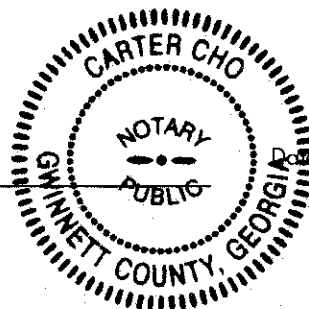
Name of Authorized Applicant: Johnny C. Hembree Telephone: 770-569-1706
 Address: 3000 Royal Blvd. South Suite: -
 City: Alpharetta State: GA Zip: 30022

So Sworn and Attested:

Owner Signature: [Signature] Date: May 30, 2017

Notary:

Notary Signature: [Signature] 5130117



Expires 8/12/17

DISCLOSURE FORM

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

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

Name of Applicant or Opponent: _____

Subject Public Hearing Case: NA

Campaign Contribution Information:

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

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

Name of Official: NA Position: _____

Description of Contribution: _____ 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: _____

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Consistent with surrounding

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

Will affect land value due to decrease of land quantity acquisition.

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

Zoning is not changing, however some zoning restrictions that have been placed on the property provide undo hardship for the property due to decrease of land quantity.

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

N/A

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

N/A

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

N/A

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

DOT easement

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

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

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

Property is bounded by setbacks on all sides that were previously modified. Additional loss of land will further impact the buildable area.

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

The current side yard setback along Windward Parkway is 15' and with the property acquisition and easement we would request a 5' setback to allow for the intended parking to not be impacted upon site development.

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

With the current landscape requirements along Windward Parkway it may be necessary for the required landscaping to be partially in the right away to comply with City Ordinances with respect to quantity of landscaping. We need to be assured of the City's acceptance in working with the land Owner in this regard.

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.

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

At the western end of the property along Windward Parkway signage for the property was intended at this location. Sign placement is still possible at this location; however, it may need to shift some from its original location and we need to be assured of the City's acceptance in working with the land Owner in this regard.

☐ No

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

☐ Yes

N/A

☒ No

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

☐ Yes

☒ No

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

☐ Yes

☒ No

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

☒ Yes

☐ No

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

☐ Yes

☒ No

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

☐ Yes

☒ No

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: Windward Retail

Contact Name: Johnny C. Hembree

Telephone: 770-569-1706

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.

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.

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: _____

Contact Name: _____

Telephone: _____

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

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

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

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

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

Signature of Authorized Agent: _____

Date: _____

Print Form



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. **AGENDA ITEM TITLE:** PH-17-12 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – HOTELS & MISCELLANEOUS EDITS

CITY COUNCIL: JUNE 19, 2017

This item was heard at the April 12, 2017 Planning Commission meeting. After discussion, Planning Commission pulled the text amendments related to Hotels and tabled the item to allow staff to further refine the definitions. This item was removed from the table at the June 1, 2017 Planning Commission meeting. No one spoke for or against the item. After discussion, the Planning Commission recommended to approve the item. Vote 7-0

II. **RECOMMENDATION:**

Approve text amendments to the Unified Development Code for Hotel Definitions & Miscellaneous Edits

III. **REPORT IN BRIEF:**

Consideration of text amendments to Unified Development Code (UDC) Section 1.4 Definitions, to add and modify definitions for hotels, UDC Section 2.2 Permitted Use Districts and Regulations to assign hotel uses within the various zoning districts and in Table 2.2 List of Permissible and Conditional Uses and miscellaneous text amendments to correct discrepancies between zoning districts and Table 2.2 List of Permissible and Conditional Uses as it relates to 'Tattoo Parlor' and 'Wireless Tower'.

Hotels:

Staff proposes to add a definition for 'Boutique Hotel' and modify the definition of 'Hotel'. The proposed text amendments are in response to an over-abundance of Limited- and Select-Service hotels in the City. 'Boutique Hotel' is proposed to be added as a conditional use in the CUP, O-I, C-2, PSC, LI, MU, DT-C and DT-MU zoning districts. Staff also proposes corrections to the zoning districts and to the List of Permissible and Conditional Uses with respect to 'Extended Stay Hotel' to reflect the use as a conditional use in the CUP, O-I, C-2 and LI zoning districts. The proposed text amendments have been reviewed and approved by the City Attorney.

Miscellaneous Text Amendments:

Staff proposes amendments to the zoning districts and to the List of Permissible and Conditional Uses in order to correct discrepancies. More specifically, a correction to 'Tattoo Parlor and Body Piercing' to reflect the use as permitted within the LI district. A correction to 'Wireless Tower' to reflect the use as a conditional use in the AG, CUP, O-I, C-2, PSC, LI and SU zoning districts.

IV. **ATTACHMENTS:**

- UDC Strike Through and Underline Edits

AN ORDINANCE TO AMEND ARTICLE I AND ARTICLE II 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 BOUTIQUE HOTEL AS A CONDITIONAL USE IN THE CUP, O-I, C-2, PSC, LI AND MU ZONING DISTRICTS; TO ADD EXTENDED STAY HOTEL AS A CONDITIONAL USE IN THE LI ZONING DISTRICT AND TO DELETE EXTENDED STAY HOTEL AS A CONDITIONAL USE IN THE C-1 AND PSC ZONING DISTRICTS; TO DELETE TATTOO PARLOR AND BODY PIERCING AS A CONDITIONAL USE IN THE LI ZONING DISTRICT; TO ADD WIRELESS TOWER AS A CONDITIONAL USE IN THE AG, CUP, O-I, C-2, PSC, LI, AND SU 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 and Article II 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:

“Boutique Hotel. A high quality hotel which contains less than 120 rooms located in a unique setting, such as the City’s Downtown, mixed-use developments and/or an entertainment district. The building shall reflect a unique exterior architecture and interior design compatible with the area in which the hotel is located. The boutique hotel shall provide guests with high quality services, such as, but not limited to, concierge, on-site restaurant, room service, meeting space, business center, banquet facilities,

spas, doormen, valet parking, boutiques and/or other amenities. Guest rooms within the building shall contain no equipment for food preparation other than a mini-fridge and/or microwave. There shall be no self-serve laundry facilities (for guests use) within the building. Access to each guest room shall be through an inside lobby supervised at all hours.”

“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. Hotel services shall include the provision of food and beverage services suitable for both guests and groups, on-site restaurant, lounges, group meeting spaces with banquet facilities and selective amenities, such as but not limited to spas, banquet rooms, doormen, valet parking, concierge, and high-end restaurant and boutiques. Guest rooms within the building shall contain no equipment for food preparation other than a mini-fridge and/or microwave. There shall be no self-serve laundry facilities (for guests use) within the building. Access to each guest room shall be through an inside lobby supervised at all hours.”

Section 2: Subsections 2.2.11(C)(2) [*CUP – Conditional Uses*], 2.2.13(C)(2) [*O-I – Conditional Subordinate Uses*], 2.2.15(C)(2) [*C-2 – Conditional Uses*], 2.2.16(C)(2) [*PSC – Conditional Subordinate Uses*], 2.2.17(C)(1) [*LI – Conditional 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 “Boutique Hotel” as a conditional use in each of the said subsections.

Section 3: Subsection 2.2.17(C)(1) [*LI – Conditional Uses*] of Article II of the Unified Development Code is hereby amended by adding “Extended Stay Hotel” as a conditional use in the said subsection.

Section 4: Subsections 2.2.14(C)(2) [*C-I – Conditional Uses*] and 2.2.16(C)(2) [*PSC – Conditional Subordinate Uses*] of Article II of the Unified Development Code are hereby amended by deleting “Extended Stay Hotel” as a conditional use in each of the said subsections.

Section 5: Subsections 2.2.17(C)(2) [*LI – Conditional Uses*] of Article II of the Unified Development Code is hereby amended by deleting “Tattoo Parlor, Body Piercing” as a conditional use in the said subsection.

Section 6: Subsections 2.2.1(C)(3) [*AG – Conditional Uses*], 2.2.11(C)(4) [*CUP – Conditional Uses*], 2.2.13(C)(4) [*O-I – Conditional Subordinate Uses*], 2.2.15(C)(4) [*C-2 – Conditional Uses*], 2.2.16(C)(3) [*PSC – Conditional Subordinate Uses*], 2.2.17(C)(3) [*LI – Conditional Uses*], 2.2.19(C)(1) [*SU – Conditional Uses*] of Article II of the Unified Development Code are hereby amended by adding “Wireless Tower” as a conditional use in each of said subsections.

Section 7: 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 8: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 9: 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
Boutique Hotel												O	O			O	O	O			O
Extended Stay Hotel (see Section 2.7)												O	O			O		O			
Tattoo Parlor and Body Piercing																		X			
Wireless Tower (subject to approval of conditional use permit in accordance with Section 2.8.7)	O											O	O			O	O	O		O	

SECTION 1.4 - DEFINITIONS

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.

Boutique Hotel. A high quality hotel which contains less than 120 rooms located in a unique setting, such as the City's Downtown, mixed-use developments and/or an entertainment district. The building shall reflect a unique exterior architecture and interior design compatible with the area in which the hotel is located. The boutique hotel shall provide guests with high quality services, such as, but not limited to, concierge, on-site restaurant, room service, meeting space, business center, banquet facilities, spas, doormen, valet parking, boutiques and/or other amenities. Guest rooms within the building shall contain no equipment for food preparation other than a mini-fridge and/or microwave. There shall be no self-serve laundry facilities (for guests use) within the building. Access to each guest room shall be through an inside lobby supervised at all hours.

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. Hotel services shall include the provision of food and beverage services suitable for both guests and groups, on-site restaurant, lounges, group meeting spaces with banquet facilities and selective amenities, such as but not limited to spas, banquet rooms, doormen, valet parking, concierge, and high-end restaurant and boutiques. Guest rooms within the building shall contain no ~~provisions~~ equipment for food preparation other than a mini-fridge and/or microwave. There ~~are~~ shall be no self-serve laundry facilities (for guests use) within the building. Access to each guest room ~~is~~ shall be through an inside lobby ~~which is~~ supervised at all hours.

(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 1.4 - DEFINITIONS

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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.

2.2.1 AG agriculture.

A. *Permitted Principal Uses.* A property in the AG 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. Bed and Breakfast.
 - b. Dwelling, 'For-Sale' Detached.
 - c. Farmlands, including livestock, poultry.
2. Business Uses.
 - a. Taxidermist.
3. Semipublic Uses, Utilities.
 - a. Park or Playground.

B. *Accessory Uses.* A property in the AG 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. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Group Home.
5. Special Care Home in a detached 'For-Sale' dwelling.
6. Swimming pool, tennis court, detached garage, play house, green house, storage shed, patio, gazebo and other private recreation facilities.
7. Clubhouse, swimming pool, or community recreation facilities serving a development.
8. Barns, stables and similar structures for the housing, repair, storing, or processing of farm products of the property.
9. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
10. Signs, subject to all of the requirements regulating signage herein.

11. Retaining walls and other site improvement structures approved as part of the development permit.
- C. *Conditional Uses.* A property in the AG district may be used for any of the following only upon approval as a conditional use by the City Council:
1. Residential and Agricultural Uses.
 - a. Additional 'For-Sale' detached dwelling.
 - b. Greenhouse, Nursery.
 2. Business Uses.
 - a. Animal Hospital, Veterinarian.
 - b. Broadcasting (Radio or TV).
 - c. Builder's Equipment.
 - d. Carpenter Shop, Woodworking.
 - e. Equestrian Center.
 - f. Golf Course, Driving Range.
 - g. Kennel.
 3. Semipublic Uses, Utilities.
 - a. Airport.
 - b. Athletic Facility.
 - c. Auditorium.
 - d. Cemetery.
 - e. Church, Synagogue or any other religious institution.
 - f. Club or Lodge.
 - g. Country Club.
 - h. Heliport, Public/Private.
 - i. Utility Substation.
 - j. [Wireless Tower.](#)

D. *District Regulations.*

Minimum lot size—5 acres.

Minimum Lot Width—200 feet.

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—25 feet.

Rear yard—50 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,800 square feet.

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. [Boutique Hotel.](#)
- n. Bowling Alley.
- o. Brewery.
- p. Broadcasting Studio (radio or TV).
- q. Building Materials, retail with enclosed storage.
- r. Clinic.
- s. Commercial Parking Lot.
- t. Contractor's Office without outside storage.
- u. Contractor's office with outside storage.
- v. Convenience Market with or without gas pumps.
- w. Dance Studio.
- x. Day Care Center.
- y. Distillery.
- z. Drug Store.
- aa. Dry Cleaning Pick-up Station.

- bb. Equestrian Center.
 - cc. Extended stay hotel (see Section 2.7).
 - dd. Florist, Retail without Greenhouse.
 - ee. Funeral Home w/ no cemetery or mausoleum.
 - ff. Golf Course, Driving Range.
 - gg. Golf, Miniature.
 - hh. Grocery Store.
 - ii. Hardware and Garden Supply Store.
 - jj. Hotel or Motel.
 - kk. Laboratory, Research or Commercial.
 - ll. Laundry, Self-Serve, Pick-up.
 - mm. Liquor Store.
 - nn. Manufacturing.
 - oo. Office Building or Office Park.
 - pp. Outdoor Recreation Facilities.
 - qq. Park, playground.
 - rr. Pet Day Care.
 - ss. Pet Grooming.
 - tt. Print Shop.
 - uu. Public Building.
 - vv. Radio or TV, Transmitter or Studio.
 - ww. Rental Services Establishment without outside storage.
 - xx. Restaurant.
 - yy. Restaurant, with Drive-thru window.
 - zz. Retail Sales and Services Establishments not otherwise listed for this zoning district.
 - aaa. Retail Establishment, Mixed Sales.
 - bbb. School, Commercial.
 - ccc. Shop or Studio, Craftsman/Artist.
 - ddd. Spa Services.
 - eee. 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.

o. Wireless Tower.

- 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. [Boutique Hotel.](#)
 - h. Bowling Alley.
 - i. Brewery.
 - j. Car Wash.
 - k. Contractor's Office without outside storage.
 - l. Commercial Parking Lot.
 - m. Convenience Market with or without gas pumps.
 - n. Dance Studio.
 - o. Distillery
 - p. Dry Cleaning Pick-up Station.
 - q. Extended Stay Hotel (see Sec. 2.7).
 - r. Florist, Retail without Greenhouse.
 - s. Funeral Home w/out cemetery or mausoleum.

- t. Hotel/motel.
- u. Golf, Miniature, or Golf Driving Range.
- v. Laboratory, Research or Commercial.
- w. Liquor Store.
- x. Print Shop.
- y. Radio or TV, Transmitter or Studio.
- z. Restaurant.
- aa. Restaurant, Drive-In or Fast-Food.
- bb. Retail Sales and Services Establishments subject to the limitation of [subsection] 2.2.13 B8.
- cc. School, Commercial.
- dd. 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.

j. Wireless Tower.

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. Dwelling, Group (congregate housing, nursing home, etc.).
- 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 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 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'.

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)

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 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: (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.
2. Business Uses.
 - a. Animal Hospital, small animals.
 - b. Assisted Living, Congregate housing.
 - c. Automobile Sales and Leasing.
 - d. [Boutique Hotel.](#)
 - e. Brewery.
 - f. Car Wash.
 - g. Check Cashing.

- h. Church, Synagogue.
- i. Discount Store.
- j. Distillery.
- k. Extended Stay Hotel (see Sec. 2.7).
- l. Florist, Retail with Greenhouse.
- m. Funeral Homes.
- n. Golf, Miniature.
- o. Greenhouse with nursery.
- p. Hotel or Motel.
- q. Limousine Service and Taxi.
- r. Massage Therapy (see Sec. 2.7).
- s. Spa Services.
- t. Radio or TV, Transmitter or Studio.
- u. Recreation Facilities (Outdoor).
- v. Small Appliance Repair Shop.
- w. 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. [Wireless Tower.](#)

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)

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. Car Wash.
 - j. Carpet and Rug Sales.
 - k. Clinic.
 - l. Convenience Market with or without gas pumps.
 - m. Dance Studio.
 - n. Day Care Center.
 - o. Florist, Retail Without Greenhouse.
 - p. Grocery Store.
 - q. Hardware Store.
 - r. Home Improvement Store.
 - s. Laundry, Self-Serve, Pick-up.
 - t. Liquor Store.
 - u. Office Building or Park.
 - v. Pest Control Business.
 - w. Pet Grooming.
 - x. Public Building.
 - y. Recreational Facilities (Indoor).
 - z. Rental Services Establishment without outside storage.
 - aa. Restaurant.
 - bb. Restaurant, Drive-In or Fast-Food.
 - cc. Retail Sales and Services Establishments not otherwise listed for this zoning district as a permitted or conditional use.
 - dd. Retail Establishment, Mixed Sales.
 - ee. Theater.

- B. *Accessory Uses.* A property in the PSC 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. 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. [Boutique Hotel.](#)
 - e. Bowling Alley.
 - f. Brewery.
 - g. Broadcasting Studio (radio or TV).
 - h. Building Materials, retail with enclosed storage.
 - i. Commercial Parking Lot.
 - j. Convenience Center with gas pumps.
 - k. Distillery.
 - l. Dry Cleaning Plant.
 - m. Dry Cleaning Plant with pick-up station.
 - n. ~~Extended Stay Hotel (see Section 2.7).~~
 - o. Florist, Retail with Greenhouse.
 - p. Funeral Home with no cemetery or mausoleum.
 - q. Golf, Miniature.
 - r. Hotel or Motel.
 - s. Pet Day Care.
 - t. Pet Grooming.
 - u. Print Shop.
 - v. Radio or TV, Transmitter or Studio.

- w. School, Commercial.
- x. 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.
 - n. Wireless Tower.

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. Limousine Service and Taxi.
- pp. Liquor Store.
- qq. Massage Therapy (see Sec. 2.7).
- rr. Office Building or Office Park.
- ss. Pawn Shop.
- tt. Pest Control.
- uu. Pet Day Care.
- uu. Pet Grooming.
- ww. Print Shop.
- xx. Radio or TV, Transmitter or Studio.
- yy. Recreation Facilities (Indoor).
- zz. Rental Services Establishment with outside storage.
- aaa. Rental Services Establishment without outside storage.
- bbb. Restaurant.
- ccc. Restaurant, Drive-In or Fast-Food.
- ddd. Retail Sales and Services Establishments not otherwise listed for this zoning district as a permitted or conditional use.
- eee. Retail Establishment, Mixed Sales.
- fff. Shop or Studio, Craftsman/Artist.
- ggg. Small Appliance Repair Shop.
- hhh. Smoke Shop and Tobacco Store.
- iii. Spa Services.
- jjj. Storage, Inside.
- kkk. Tattoo Parlor, Body Piercing.
- lll. Taxidermist.
- mmm. Tire Retreading.
- 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 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. 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. [Boutique Hotel.](#)
- d. [Extended Stay Hotel \(see Section 2.7\).](#)
- e. Golf Driving Range.
- f. Glass Fabrication.
- g. ~~Tattoo Parlor, Body Piercing.~~
- h. Taxidermist.
- i. Tire Retreading.
- j. 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.

g. Wireless Tower.

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)

2.2.19 SU special use.

A. Permitted Principal Uses. A property in the SU district may be used for any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Business Uses.

- a. Golf Course, Golf Driving Range.
 - b. Golf, Miniature.
- 2. Semipublic Uses, Utilities.
 - a. Airport.
 - b. Club, association or lodge.
 - c. Equestrian Center.
 - d. Fire Station.
 - e. Golf Course.
 - f. Heliport, Public/Private.
 - g. Library.
 - h. Hospital.
 - i. Municipal facilities.
 - j. Museum.
 - k. Park or Playground.
 - l. Public Building.
 - m. Recreation Facilities, Outdoor.
 - n. School, Academic.
 - o. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.
- B. *Accessory Uses.* A property in the SU 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. Privacy and decorative fences and walls.
 - 2. Swimming pool, tennis court, patio and other recreation facilities.
 - 3. Clubhouse, swimming pool, or community recreation facilities serving a development.
 - 4. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
 - 5. Signs, subject to all of the requirements regulating signage herein.
 - 6. Retaining walls and other site improvement structures approved as part of the development permit.
- C. *Conditional Uses.* A property in the SU district may be used for any of the following only upon approval as a conditional use by the City Council:
 - 1. Semipublic Uses, Utilities.
 - a. Cemetery.
 - b. Church, Synagogue, or other religious institutions.
 - c. Prison.
 - d. [Wireless Tower.](#)

D. *District Regulations.*

Minimum Lot Size—none.

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—10 feet.

Rear yard—10 feet.

Maximum Coverage By Principal Buildings—70%.

Maximum Building Height—40 feet.

Screening and buffers—Where a property in this district abuts a residential use or zoning district, a 50 foot wide buffer strip shall be provided along the abutting property lines, in addition to the minimum setback requirements.

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. [Boutique Hotel.](#)
- c. Brewery.
- d. Contractor's Office (no on site storage).
- e. Day Care Center.
- f. Distillery.
- g. Entertainment Venue (jazz club, comedy club, dinner theater, etc.).
- h. Hotel/Motel.
- i. Liquor Store.
- j. Outdoor/Indoor Recreation Facilities.
- k. Religious Institution.
- l. School, Commercial.

- m. Spa Services.
- n. 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
Boutique Hotel												<u>O</u>	<u>O</u>			<u>O</u>	<u>O</u>	<u>O</u>			<u>O</u>
Extended Stay Hotel (see Section 2.7)												O	O		⊖	O	⊖	<u>O</u>			
Tattoo Parlor and Body Piercing																		⊖ <u>X</u>			
Wireless Tower (subject to approval of conditional use permit in accordance	<u>O</u>											<u>O</u>	<u>O</u>			<u>O</u>	O	O			<u>O</u>

with Section 2.8.7)																					
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([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)



STAFF REPORT

Submitting Department: Public Safety

Submitted By: Will Merrill

Meeting Date: July 10, 2017

I. AGENDA ITEM TITLE: PURCHASE OF NEW VEHICLES: DEPARTMENT OF PUBLIC SAFETY.

II. RECOMMENDATION:

Approval for the Department of Public Safety to purchase sixteen (16) vehicles at a total cost of \$497,754.22:

Four (4) Ford F-150 pickup trucks from Alan Vigil Ford, available on State Contract (99999-SPD-ES40199373-002). The total cost for these four vehicles is \$136,388.00.

Nine (9) Ford Police Interceptor Utilities (Explorers) from Wade Ford, available on State Contract (99999-SPD-ES40199409-0003). \$256,122.00.

Two (2) Chevrolet Tahoes from Hardy Chevrolet, available on State Contract (99999-SPD-ES40199409-0002). The total cost for these two vehicles is \$72,496.00.

One (1) Honda Pilot from Gwinnett Place Honda. The cost of this vehicle is \$32,748.22

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: YES INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST: \$497,754.22

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
30131150-542200-C1202 Public Safety Fleet Replacement	\$497,754.22

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
None	\$0.00

IV. REPORT IN BRIEF:

The Department of Public Safety seeks approval to purchase sixteen (16) vehicles at a total cost of \$497,754.22:

Four (4) Ford F-150 pickup trucks from Alan Vigil Ford, available on State Contract (99999-SPD-ES40199373-002). These vehicles will be utilized by our Training Department, Community Services Unit, Task Force Detective, and Director of Public Safety. Currently assigned vehicles to these four positions will repurposed throughout the Department as we restructure out fleet to put marked, pursuit rated vehicles back with Uniformed Patrol Officers. The total cost for these four vehicles is \$136,388.00.

Nine (9) Ford Police Interceptor Utilities (Explorers) from Wade Ford, available on State Contract (99999-SPD-ES40199409-0003). This is the pursuit-rated version of the Explorer, a mid-size, V6 SUV. The Department uses this vehicle as a cost-effective way of meeting certain needs that cannot be handled as effectively with a sedan These vehicles will be assigned to Patrol, Traffic, Detectives, and our Public Affairs Office. These vehicles will be replacing older units that will be auctioned or re-tasked to other divisions within the Department. The total cost for these nine vehicles is \$256,122.00.

Two (2) Chevrolet Tahoes from Hardy Chevrolet, available on State Contract (99999-SPD-ES40199409-

0002). These vehicles will be used by our K9 Unit and Fire Battalion Chiefs. These vehicles have more cargo room, payload capacity, and larger rear air conditioning (for K9) over the Ford Interceptor Utility. The K9 unit is a replacement from an earlier accident and the Fire Battalion Chief vehicle is a replacement for the current 2010 Chevrolet Tahoe, which has reached the mileage threshold for replacement. The total cost for these two vehicles is \$72,496.00.

One (1) Honda Pilot from Gwinnett Place Honda, the lowest bid from three dealerships (Honda Carland & Ed Voyles Honda), is requested. This unique vehicle will be assigned to our FBI Child Crimes Task Force Detective who is routinely on surveillance in neighborhoods and highways. The Honda Pilot is a popular vehicle and blends in very well to the surroundings. This vehicle will be replacing the Detective's current Honda Accord, which has reached its mileage threshold and is starting to have costly repairs and electrical issues. The cost of this vehicle is \$32,748.22.

Funding for this initiative is requested from existing appropriations within the Department's Capital Fleet Account. Two additional vehicles will be requested at a later date for positions approved but currently on hold due to budgetary considerations.

V. ALTERNATIVES:

VI. ATTACHMENTS:

Spec Sheets and Bids



GA Statewide Contract ES-RFR-40199-409

Pursuit Utility Vehicle (Explorer) All Wheel Drive

3.7L V6, CLOTH FRONT/VINYL REAR, POWER WINDOWS/LOCKS/MIRRORS/DRV SEAT, PURSUIT RATED TIRES

WADE FORD, Inc. Government Sales 3860 South Cobb Dr Smyrna, GA 30080

Roger Moore PHONE (678) 460-3881 FAX (770) 433-2412 email: rogermoore@wade.com

Code	Vehicle Options	Total	Code	Added Equipment	Total
	99T 3.5L V6 EcoBoost Engine	3,270.00 0.00	66A	Head Light Solution	810.00 0.00
	86L Automatic Headlights	109.00 0.00	66B	Tail Light Solution	405.00 0.00
1	86P Headlight Housing	120.00 120.00	66C	Rear Lighting Solution	434.00 0.00
1	86T Taillight Housing	59.00 59.00	67G	Cargo Wiring Upfit Pkg	1,275.00 0.00
	51P Spotlight Prep (1,2)	133.00 0.00	67H	Ready for Road Pkg	3,249.00 0.00
	51Y Regular Spot Light (1,2)	205.00 0.00	67U	Ultimate Wiring Pkg	525.00 0.00
	51T LED Spot Light (1,2)	400.00 0.00	60A	Pre Wire Grille	49.00 0.00
1	43D Dark Car	20.00 20.00	47C	Front Wire Connector Kit	99.00 0.00
	17T Red Cargo Dome Lamp	49.00 0.00	21P	Rear Wire Connector Kit	124.00 0.00
1	65U Interior Upgrade	372.00 372.00	63L	Marker Lights	528.00 0.00
1	16C Carpet w/ Mats	120.00 120.00	63B	Side Marker Lights	277.00 0.00
1	88F 2nd Row Cloth Seats	59.00 59.00	21L	Front Aux Warn Light	547.00 0.00
	87P Power Passenger Seat	310.00 0.00	21W	Front Pocket Warn Light	609.00 0.00
1	17A Dual AC/Heat	581.00 581.00	96W	Windshield Warning Lights	1,061.00 0.00
1	64E Painted Aluminum Wheels	453.00 453.00	96T	Rear Spoiler Warning Lights	1,360.00 0.00
	65L Full Wheel Covers	59.00 0.00	18X	100 Watt Siren Speaker	286.00 0.00
1	53M SYNC Hands Free System	282.00 282.00	52B	Enhanced TPU Cooler	2,784.00 0.00
1	61* Steering Wheel Switches	148.00 148.00			0.00
1	595 Keyless Remote	249.00 249.00			0.00
	59* Keyed Alike (NA w/595)	49.00 0.00	CB1	Standard Cop Box Installed	2,395.00 0.00
1	87R Camera Monitor in Mirror	0.00 0.00			0.00
	19L Lockable Gas Cap	20.00 0.00	Call for pricing on below Dealer installed options		0.00
1	76R Reverse Sensing	262.00 262.00			0.00
1	60R Noise Suppression Bonds	95.00 95.00		Patrol Ready w/ graphics	0.00
1	549 Heated Mirrors	57.00 57.00		Slick Top Patrol	0.00
	55B BLIS (Blind Spot Alert)	519.00 0.00		Undercover / Detective	0.00
	63V Cargo Storage Vault	233.00 0.00		K-9 Support Package	0.00
	942 Daytime Running Lights	43.00 0.00		K9/Transport Dual Purpose	0.00
	68Z Roof Rack	148.00 0.00		Command Center Package	0.00
	68G Rear Door Handle/Lock Inop	34.00 0.00			0.00
	52P Hidden Lock Plunger	153.00 0.00	2	Extra Keys	20.00 40.00
	18W Rear Window Inop	24.00 0.00			0.00
	90D Ballistic Doors Lvl 3 (1,2)	1,510.00 0.00			0.00
	90F Ballistic Doors Lvl 4 (1,2)	2,297.00 0.00	PRO	20 GGE STAG Propane Fuel System. Installed Complete	9,990.00 0.00
	593 Perimeter Alarm	116.00 0.00			0.00
	91* Two Tone Vinyl	799.00 0.00	CNG	8.2 GGE STAG CNG Fuel System. Installed complete	9,990.00 0.00
	41H Engine Block Heater	86.00 0.00			0.00
1	16D Badge Delete	0.00 0.00	1	DELIVERY	100 100.00

PAINT COLORS				
	YZ	Oxford White		
	G1	Black	Light Blue Metallic	LN
	BU	Medium Brown Metallic	Blue Jeans Metallic	N1
	E3	Arizona Beige Clearcoat	Silver Gray Metallic	TN
	HG	Smokestone Metallic	Sterling Gray Metallic	UJ
	J1	Kodiak Brown Metallic	Ingot Silver Metallic	UX
	JL	Dark Toreador Red Metallic	Medium Titanium Metallic	YG 1
	KR	Norsea Blue Metallic	Fire Engine Red (VSO)	4650
	LK	Dark Blue	Dark Forest Green (VSO)	7606
	LM	Royal Blue	Emerald Green (VSO)	7862

VSO Special Paint add 950.00

Base Vehicle	\$25,623.00
Total Chassis Options	\$2,877.00
Total Body Options	\$40.00
VSO Paint	0.00
Delivery Zone	\$100.00
Total	\$28,640.00

Agency Contact	
Phone	
Agency	
Address	

rev 3.27.17



GA Statewide Contract ES-RFR-40199-409

Pursuit Utility Vehicle (Explorer) All Wheel Drive

3.7L V6, CLOTH FRONT/VINYL REAR, POWER WINDOWS/LOCKS/MIRRORS/DRV SEAT, PURSUIT RATED TIRES

WADE FORD, Inc. Government Sales 3860 South Cobb Dr Smyrna, GA 30080

Roger Moore PHONE (678) 460-3881 FAX (770) 433-2412 email: rogermoore@wade.com

Code	Vehicle Options	Total	Code	Added Equipment	Total
	99T 3.5L V6 EcoBoost Engine	3,270.00 0.00	66A	Head Light Solution	810.00 0.00
	86L Automatic Headlights	109.00 0.00	66B	Tail Light Solution	405.00 0.00
1	86P Headlight Housing	120.00 120.00	66C	Rear Lighting Solution	434.00 0.00
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	51T LED Spot Light (1,2)	400.00 0.00	60A	Pre Wire Grille	49.00 0.00
1	43D Dark Car	20.00 20.00	47C	Front Wire Connector Kit	99.00 0.00
	17T Red Cargo Dome Lamp	49.00 0.00	21P	Rear Wire Connector Kit	124.00 0.00
1	65U Interior Upgrade	372.00 372.00	63L	Marker Lights	528.00 0.00
1	16C Carpet w/ Mats	120.00 120.00	63B	Side Marker Lights	277.00 0.00
1	88F 2nd Row Cloth Seats	59.00 59.00	21L	Front Aux Warn Light	547.00 0.00
	87P Power Passenger Seat	310.00 0.00	21W	Front Pocket Warn Light	609.00 0.00
1	17A Dual AC/Heat	581.00 581.00	96W	Windshield Warning Lights	1,061.00 0.00
1	64E Painted Aluminum Wheels	453.00 453.00	96T	Rear Spoiler Warning Lights	1,360.00 0.00
	65L Full Wheel Covers	59.00 0.00	18X	100 Watt Siren Speaker	286.00 0.00
1	53M SYNC Hands Free System	282.00 282.00	52B	Enhanced TPU Cooler	2,784.00 0.00
1	61* Steering Wheel Switches	148.00 148.00			0.00
1	595 Keyless Remote	249.00 249.00			0.00
	59* Keyed Alike (NA w/595)	49.00 0.00	CB1	Standard Cop Box Installed	2,395.00 0.00
1	87R Camera Monitor in Mirror	0.00 0.00			0.00
	19L Lockable Gas Cap	20.00 0.00	Call for pricing on below Dealer installed options		0.00
1	76R Reverse Sensing	262.00 262.00			0.00
1	60R Noise Suppression Bonds	95.00 95.00		Patrol Ready w/ graphics	0.00
1	549 Heated Mirrors	57.00 57.00		Slick Top Patrol	0.00
	55B BLIS (Blind Spot Alert)	519.00 0.00		Undercover / Detective	0.00
	63V Cargo Storage Vault	233.00 0.00		K-9 Support Package	0.00
	942 Daytime Running Lights	43.00 0.00		K9/Transport Dual Purpose	0.00
	68Z Roof Rack	148.00 0.00		Command Center Package	0.00
	68G Rear Door Handle/Lock Inop	34.00 0.00			0.00
	52P Hidden Lock Plunger	153.00 0.00	2	Extra Keys	20.00 40.00
	18W Rear Window Inop	24.00 0.00			0.00
	90D Ballistic Doors Lvl 3 (1,2)	1,510.00 0.00			0.00
	90F Ballistic Doors Lvl 4 (1,2)	2,297.00 0.00	PRO	20 GGE STAG Propane Fuel System. Installed Complete	9,990.00 0.00
	593 Perimeter Alarm	116.00 0.00			0.00
	91* Two Tone Vinyl	799.00 0.00	CNG	8.2 GGE STAG CNG Fuel System. Installed complete	9,990.00 0.00
	41H Engine Block Heater	86.00 0.00			0.00
1	16D Badge Delete	0.00 0.00	1	DELIVERY	100 100.00

PAINT COLORS				
	YZ	Oxford White		
	G1	Black	Light Blue Metallic	LN
	BU	Medium Brown Metallic	Blue Jeans Metallic	N1
	E3	Arizona Beige Clearcoat	Silver Gray Metallic	TN
	HG	Smokestone Metallic	Sterling Gray Metallic	UJ
	J1	Kodiak Brown Metallic	Ingot Silver Metallic	UX
	JL	Dark Toreador Red Metallic	Medium Titanium Metallic	YG 1
	KR	Norsea Blue Metallic	Fire Engine Red (VSO)	4650
	LK	Dark Blue	Dark Forest Green (VSO)	7606
	LM	Royal Blue	Emerald Green (VSO)	7862

VSO Special Paint add 950.00

Base Vehicle	\$25,623.00
Total Chassis Options	\$2,877.00
Total Body Options	\$40.00
VSO Paint	0.00
Delivery Zone	\$100.00
Total	\$28,640.00

Agency Contact	
Phone	
Agency	
Address	

rev 3.27.17



GA Statewide Contract ES-RFR-40199-409

Pursuit Utility Vehicle (Explorer) All Wheel Drive

3.7L V6, CLOTH FRONT/VINYL REAR, POWER WINDOWS/LOCKS/MIRRORS/DRV SEAT, PURSUIT RATED TIRES

WADE FORD, Inc. Government Sales 3860 South Cobb Dr Smyrna, GA 30080

Roger Moore PHONE (678) 460-3881 FAX (770) 433-2412 email: rogermoore@wade.com

Code	Vehicle Options	Total	Code	Added Equipment	Total
	99T 3.5L V6 EcoBoost Engine	3,270.00 0.00	66A	Head Light Solution	810.00 0.00
	86L Automatic Headlights	109.00 0.00	66B	Tail Light Solution	405.00 0.00
1	86P Headlight Housing	120.00 120.00	66C	Rear Lighting Solution	434.00 0.00
1	86T Taillight Housing	59.00 59.00	67G	Cargo Wiring Upfit Pkg	1,275.00 0.00
	51P Spotlight Prep (1,2)	133.00 0.00	67H	Ready for Road Pkg	3,249.00 0.00
	51Y Regular Spot Light (1,2)	205.00 0.00	67U	Ultimate Wiring Pkg	525.00 0.00
	51T LED Spot Light (1,2)	400.00 0.00	60A	Pre Wire Grille	49.00 0.00
1	43D Dark Car	20.00 20.00	47C	Front Wire Connector Kit	99.00 0.00
	17T Red Cargo Dome Lamp	49.00 0.00	21P	Rear Wire Connector Kit	124.00 0.00
1	65U Interior Upgrade	372.00 372.00	63L	Marker Lights	528.00 0.00
1	16C Carpet w/ Mats	120.00 120.00	63B	Side Marker Lights	277.00 0.00
1	88F 2nd Row Cloth Seats	59.00 59.00	21L	Front Aux Warn Light	547.00 0.00
	87P Power Passenger Seat	310.00 0.00	21W	Front Pocket Warn Light	609.00 0.00
1	17A Dual AC/Heat	581.00 581.00	96W	Windshield Warning Lights	1,061.00 0.00
1	64E Painted Aluminum Wheels	453.00 453.00	96T	Rear Spoiler Warning Lights	1,360.00 0.00
	65L Full Wheel Covers	59.00 0.00	18X	100 Watt Siren Speaker	286.00 0.00
1	53M SYNC Hands Free System	282.00 282.00	52B	Enhanced TPU Cooler	2,784.00 0.00
1	61* Steering Wheel Switches	148.00 148.00			0.00
1	595 Keyless Remote	249.00 249.00			0.00
	59* Keyed Alike (NA w/595)	49.00 0.00	CB1	Standard Cop Box Installed	2,395.00 0.00
1	87R Camera Monitor in Mirror	0.00 0.00			0.00
	19L Lockable Gas Cap	20.00 0.00	Call for pricing on below Dealer installed options		0.00
1	76R Reverse Sensing	262.00 262.00			0.00
1	60R Noise Suppression Bonds	95.00 95.00		Patrol Ready w/ graphics	0.00
1	549 Heated Mirrors	57.00 57.00		Slick Top Patrol	0.00
	55B BLIS (Blind Spot Alert)	519.00 0.00		Undercover / Detective	0.00
	63V Cargo Storage Vault	233.00 0.00		K-9 Support Package	0.00
	942 Daytime Running Lights	43.00 0.00		K9/Transport Dual Purpose	0.00
	68Z Roof Rack	148.00 0.00		Command Center Package	0.00
	68G Rear Door Handle/Lock Inop	34.00 0.00			0.00
	52P Hidden Lock Plunger	153.00 0.00	2	Extra Keys	20.00 40.00
	18W Rear Window Inop	24.00 0.00			0.00
	90D Ballistic Doors Lvl 3 (1,2)	1,510.00 0.00			0.00
	90F Ballistic Doors Lvl 4 (1,2)	2,297.00 0.00	PRO	20 GGE STAG Propane Fuel	9,990.00 0.00
	593 Perimeter Alarm	116.00 0.00		System. Installed Complete	0.00
	91* Two Tone Vinyl	799.00 0.00	CNG	8.2 GGE STAG CNG Fuel	9,990.00 0.00
	41H Engine Block Heater	86.00 0.00		System. Installed complete	0.00
1	16D Badge Delete	0.00 0.00	1	DELIVERY	100 100.00

PAINT COLORS				
	YZ	Oxford White		
	G1	Black	Light Blue Metallic	LN
	BU	Medium Brown Metallic	Blue Jeans Metallic	N1
	E3	Arizona Beige Clearcoat	Silver Gray Metallic	TN
	HG	Smokestone Metallic	Sterling Gray Metallic	UJ
	J1	Kodiak Brown Metallic	Ingot Silver Metallic	UX
	JL	Dark Toreador Red Metallic	Medium Titanium Metallic	YG 1
	KR	Norsea Blue Metallic	Fire Engine Red (VSO)	4650
	LK	Dark Blue	Dark Forest Green (VSO)	7606
	LM	Royal Blue	Emerald Green (VSO)	7862

VSO Special Paint add 950.00

Base Vehicle	\$25,623.00
Total Chassis Options	\$2,877.00
Total Body Options	\$40.00
VSO Paint	0.00
Delivery Zone	\$100.00
Total	\$28,640.00

Agency Contact	
Phone	
Agency	
Address	

rev 3.27.17



GA Statewide Contract ES-RFR-40199-409

Pursuit Utility Vehicle (Explorer) All Wheel Drive

3.7L V6, CLOTH FRONT/VINYL REAR, POWER WINDOWS/LOCKS/MIRRORS/DRV SEAT, PURSUIT RATED TIRES

WADE FORD, Inc. Government Sales 3860 South Cobb Dr Smyrna, GA 30080

Roger Moore PHONE (678) 460-3881 FAX (770) 433-2412 email: rogermoore@wade.com

Code	Vehicle Options	Total	Code	Added Equipment	Total
	99T 3.5L V6 EcoBoost Engine	3,270.00		66A Head Light Solution	810.00
	86L Automatic Headlights	109.00		66B Tail Light Solution	405.00
1	86P Headlight Housing	120.00		66C Rear Lighting Solution	434.00
1	86T Taillight Housing	59.00		67G Cargo Wiring Upfit Pkg	1,275.00
	51P Spotlight Prep (1,2)	133.00		67H Ready for Road Pkg	3,249.00
	51Y Regular Spot Light (1,2)	205.00		67U Ultimate Wiring Pkg	525.00
	51T LED Spot Light (1,2)	400.00		60A Pre Wire Grille	49.00
1	43D Dark Car	20.00		47C Front Wire Connector Kit	99.00
	17T Red Cargo Dome Lamp	49.00		21P Rear Wire Connector Kit	124.00
1	65U Interior Upgrade	372.00		63L Marker Lights	528.00
1	16C Carpet w/ Mats	120.00		63B Side Marker Lights	277.00
1	88F 2nd Row Cloth Seats	59.00		21L Front Aux Warn Light	547.00
	87P Power Passenger Seat	310.00		21W Front Pocket Warn Light	609.00
1	17A Dual AC/Heat	581.00		96W Windshield Warning Lights	1,061.00
1	64E Painted Aluminum Wheels	453.00		96T Rear Spoiler Warning Lights	1,360.00
	65L Full Wheel Covers	59.00		18X 100 Watt Siren Speaker	286.00
1	53M SYNC Hands Free System	282.00		52B Enhanced TPU Cooler	2,784.00
1	61* Steering Wheel Switches	148.00			
1	595 Keyless Remote	249.00			
	59* Keyed Alike (NA w/595)	49.00		CB1 Standard Cop Box Installed	2,395.00
1	87R Camera Monitor in Mirror	0.00			
	19L Lockable Gas Cap	20.00		Call for pricing on below Dealer installed options	
1	76R Reverse Sensing	262.00			
1	60R Noise Suppression Bonds	95.00			
1	549 Heated Mirrors	57.00			
	55B BLIS (Blind Spot Alert)	519.00			
	63V Cargo Storage Vault	233.00			
	942 Daytime Running Lights	43.00			
	68Z Roof Rack	148.00			
	68G Rear Door Handle/Lock Inop	34.00			
	52P Hidden Lock Plunger	153.00			
	18W Rear Window Inop	24.00			
	90D Ballistic Doors Lvl 3 (1,2)	1,510.00			
	90F Ballistic Doors Lvl 4 (1,2)	2,297.00			
	593 Perimeter Alarm	116.00			
	91* Two Tone Vinyl	799.00			
	41H Engine Block Heater	86.00			
1	16D Badge Delete	0.00			
			1	DELIVERY	100

PAINT COLORS				
	YZ	Oxford White		
1	G1	Black	Light Blue Metallic	LN
	BU	Medium Brown Metallic	Blue Jeans Metallic	N1
	E3	Arizona Beige Clearcoat	Silver Gray Metallic	TN
	HG	Smokestone Metallic	Sterling Gray Metallic	UJ
	J1	Kodiak Brown Metallic	Ingot Silver Metallic	UX
	JL	Dark Toreador Red Metallic	Medium Titanium Metallic	YG
	KR	Norsea Blue Metallic	Fire Engine Red (VSO)	4650
	LK	Dark Blue	Dark Forest Green (VSO)	7606
	LM	Royal Blue	Emerald Green (VSO)	7862

VSO Special Paint add 950.00

Base Vehicle	\$25,623.00
Total Chassis Options	\$2,877.00
Total Body Options	\$40.00
VSO Paint	0.00
Delivery Zone	\$100.00
Total	\$28,640.00

Agency Contact _____

Phone _____

Agency _____

Address _____

rev 3.27.17



GA Statewide Contract ES-RFR-40199-409

Pursuit Utility Vehicle (Explorer) All Wheel Drive

3.7L V6, CLOTH FRONT/VINYL REAR, POWER WINDOWS/LOCKS/MIRRORS/DRV SEAT, PURSUIT RATED TIRES

WADE FORD, Inc. Government Sales 3860 South Cobb Dr Smyrna, GA 30080

Roger Moore PHONE (678) 460-3881 FAX (770) 433-2412 email: rogermoore@wade.com

Code	Vehicle Options	Total	Code	Added Equipment	Total
	99T 3.5L V6 EcoBoost Engine	3,270.00		66A Head Light Solution	810.00
	86L Automatic Headlights	109.00		66B Tail Light Solution	405.00
1	86P Headlight Housing	120.00		66C Rear Lighting Solution	434.00
1	86T Taillight Housing	59.00		67G Cargo Wiring Upfit Pkg	1,275.00
	51P Spotlight Prep (1,2)	133.00		67H Ready for Road Pkg	3,249.00
	51Y Regular Spot Light (1,2)	205.00		67U Ultimate Wiring Pkg	525.00
	51T LED Spot Light (1,2)	400.00		60A Pre Wire Grille	49.00
1	43D Dark Car	20.00		47C Front Wire Connector Kit	99.00
	17T Red Cargo Dome Lamp	49.00		21P Rear Wire Connector Kit	124.00
1	65U Interior Upgrade	372.00		63L Marker Lights	528.00
1	16C Carpet w/ Mats	120.00		63B Side Marker Lights	277.00
1	88F 2nd Row Cloth Seats	59.00		21L Front Aux Warn Light	547.00
	87P Power Passenger Seat	310.00		21W Front Pocket Warn Light	609.00
1	17A Dual AC/Heat	581.00		96W Windshield Warning Lights	1,061.00
1	64E Painted Aluminum Wheels	453.00		96T Rear Spoiler Warning Lights	1,360.00
	65L Full Wheel Covers	59.00		18X 100 Watt Siren Speaker	286.00
1	53M SYNC Hands Free System	282.00		52B Enhanced TPU Cooler	2,784.00
1	61* Steering Wheel Switches	148.00			
1	595 Keyless Remote	249.00			
	59* Keyed Alike (NA w/595)	49.00		CB1 Standard Cop Box Installed	2,395.00
1	87R Camera Monitor in Mirror	0.00			
	19L Lockable Gas Cap	20.00		Call for pricing on below Dealer installed options	
1	76R Reverse Sensing	262.00			
1	60R Noise Suppression Bonds	95.00			
1	549 Heated Mirrors	57.00			
	55B BLIS (Blind Spot Alert)	519.00			
	63V Cargo Storage Vault	233.00			
	942 Daytime Running Lights	43.00			
	68Z Roof Rack	148.00			
	68G Rear Door Handle/Lock Inop	34.00			
	52P Hidden Lock Plunger	153.00			
	18W Rear Window Inop	24.00			
	90D Ballistic Doors Lvl 3 (1,2)	1,510.00			
	90F Ballistic Doors Lvl 4 (1,2)	2,297.00			
	593 Perimeter Alarm	116.00			
	91* Two Tone Vinyl	799.00			
	41H Engine Block Heater	86.00			
1	16D Badge Delete	0.00			
			1	DELIVERY	100

PAINT COLORS				
1	YZ	Oxford White		
	G1	Black	Light Blue Metallic	LN
	BU	Medium Brown Metallic	Blue Jeans Metallic	N1
	E3	Arizona Beige Clearcoat	Silver Gray Metallic	TN
	HG	Smokestone Metallic	Sterling Gray Metallic	UJ
	J1	Kodiak Brown Metallic	Ingot Silver Metallic	UX
	JL	Dark Toreador Red Metallic	Medium Titanium Metallic	YG
	KR	Norsea Blue Metallic	Fire Engine Red (VSO)	4650
	LK	Dark Blue	Dark Forest Green (VSO)	7606
	LM	Royal Blue	Emerald Green (VSO)	7862

VSO Special Paint add 950.00

Base Vehicle	\$25,623.00
Total Chassis Options	\$2,877.00
Total Body Options	\$40.00
VSO Paint	0.00
Delivery Zone	\$100.00
Total	\$28,640.00

Agency Contact	
Phone	
Agency	
Address	

rev 3.27.17



GA Statewide Contract ES-RFR-40199-409

Pursuit Utility Vehicle (Explorer) All Wheel Drive

3.7L V6, CLOTH FRONT/VINYL REAR, POWER WINDOWS/LOCKS/MIRRORS/DRV SEAT, PURSUIT RATED TIRES

WADE FORD, Inc. Government Sales 3860 South Cobb Dr Smyrna, GA 30080

Roger Moore PHONE (678) 460-3881 FAX (770) 433-2412 email: rogermoore@wade.com

Code	Vehicle Options	Total	Code	Added Equipment	Total
	99T 3.5L V6 EcoBoost Engine	3,270.00 0.00	66A	Head Light Solution	810.00 0.00
	86L Automatic Headlights	109.00 0.00	66B	Tail Light Solution	405.00 0.00
1	86P Headlight Housing	120.00 120.00	66C	Rear Lighting Solution	434.00 0.00
1	86T Taillight Housing	59.00 59.00	67G	Cargo Wiring Upfit Pkg	1,275.00 0.00
	51P Spotlight Prep (1,2)	133.00 0.00	67H	Ready for Road Pkg	3,249.00 0.00
	51Y Regular Spot Light (1,2)	205.00 0.00	67U	Ultimate Wiring Pkg	525.00 0.00
	51T LED Spot Light (1,2)	400.00 0.00	60A	Pre Wire Grille	49.00 0.00
1	43D Dark Car	20.00 20.00	47C	Front Wire Connector Kit	99.00 0.00
	17T Red Cargo Dome Lamp	49.00 0.00	21P	Rear Wire Connector Kit	124.00 0.00
1	65U Interior Upgrade	372.00 372.00	63L	Marker Lights	528.00 0.00
1	16C Carpet w/ Mats	120.00 120.00	63B	Side Marker Lights	277.00 0.00
1	88F 2nd Row Cloth Seats	59.00 59.00	21L	Front Aux Warn Light	547.00 0.00
	87P Power Passenger Seat	310.00 0.00	21W	Front Pocket Warn Light	609.00 0.00
1	17A Dual AC/Heat	581.00 581.00	96W	Windshield Warning Lights	1,061.00 0.00
1	64E Painted Aluminum Wheels	453.00 453.00	96T	Rear Spoiler Warning Lights	1,360.00 0.00
	65L Full Wheel Covers	59.00 0.00	18X	100 Watt Siren Speaker	286.00 0.00
1	53M SYNC Hands Free System	282.00 282.00	52B	Enhanced TPU Cooler	2,784.00 0.00
1	61* Steering Wheel Switches	148.00 148.00			0.00
1	595 Keyless Remote	249.00 249.00			0.00
	59* Keyed Alike (NA w/595)	49.00 0.00	CB1	Standard Cop Box Installed	2,395.00 0.00
1	87R Camera Monitor in Mirror	0.00 0.00			0.00
	19L Lockable Gas Cap	20.00 0.00	Call for pricing on below Dealer installed options		0.00
1	76R Reverse Sensing	262.00 262.00			0.00
1	60R Noise Suppression Bonds	95.00 95.00		Patrol Ready w/ graphics	0.00
1	549 Heated Mirrors	57.00 57.00		Slick Top Patrol	0.00
	55B BLIS (Blind Spot Alert)	519.00 0.00		Undercover / Detective	0.00
	63V Cargo Storage Vault	233.00 0.00		K-9 Support Package	0.00
	942 Daytime Running Lights	43.00 0.00		K9/Transport Dual Purpose	0.00
	68Z Roof Rack	148.00 0.00		Command Center Package	0.00
	68G Rear Door Handle/Lock Inop	34.00 0.00			0.00
	52P Hidden Lock Plunger	153.00 0.00	2	Extra Keys	20.00 40.00
	18W Rear Window Inop	24.00 0.00			0.00
	90D Ballistic Doors Lvl 3 (1,2)	1,510.00 0.00			0.00
	90F Ballistic Doors Lvl 4 (1,2)	2,297.00 0.00	PRO	20 GGE STAG Propane Fuel System. Installed Complete	9,990.00 0.00
	593 Perimeter Alarm	116.00 0.00			0.00
	91* Two Tone Vinyl	799.00 0.00	CNG	8.2 GGE STAG CNG Fuel System. Installed complete	9,990.00 0.00
	41H Engine Block Heater	86.00 0.00			0.00
1	16D Badge Delete	0.00 0.00	1	DELIVERY	100 100.00

PAINT COLORS				
	YZ	Oxford White		
	G1	Black	Light Blue Metallic	LN
	BU	Medium Brown Metallic	Blue Jeans Metallic	N1
	E3	Arizona Beige Clearcoat	Silver Gray Metallic	TN
	HG	Smokestone Metallic	Sterling Gray Metallic	UJ
	J1	Kodiak Brown Metallic	Ingot Silver Metallic	UX
	JL	Dark Toreador Red Metallic	Medium Titanium Metallic	YG 1
	KR	Norsea Blue Metallic	Fire Engine Red (VSO)	4650
	LK	Dark Blue	Dark Forest Green (VSO)	7606
	LM	Royal Blue	Emerald Green (VSO)	7862

VSO Special Paint add 950.00

Base Vehicle	\$25,623.00
Total Chassis Options	\$2,877.00
Total Body Options	\$40.00
VSO Paint	0.00
Delivery Zone	\$100.00
Total	\$28,640.00

Agency Contact _____

Phone _____

Agency _____

Address _____

rev 3.27.17

GA Statewide Contract ES-RFR-40199-409
Pursuit Utility Vehicle (Explorer) All Wheel Drive

3.7L V6, CLOTH FRONT/VINYL REAR, POWER WINDOWS/LOCKS/MIRRORS/DRV SEAT, PURSUIT RATED TIRES

WADE FORD, Inc. Government Sales 3860 South Cobb Dr Smyrna, GA 30080

Roger Moore PHONE (678) 460-3881 FAX (770) 433-2412 email: rogermoore@wade.com

Code	Vehicle Options			Total	Code	Added Equipment		Total	
	99T	3.5L V6 EcoBoost Engine	3,270.00	0.00		66A	Head Light Solution	810.00	0.00
	86L	Automatic Headlights	109.00	0.00		66B	Tail Light Solution	405.00	0.00
1	86P	Headlight Housing	120.00	120.00		66C	Rear Lighting Solution	434.00	0.00
1	86T	Taillight Housing	59.00	59.00		67G	Cargo Wiring Upfit Pkg	1,275.00	0.00
	51P	Spotlight Prep (1,2)	133.00	0.00		67H	Ready for Road Pkg	3,249.00	0.00
	51Y	Regular Spot Light (1,2)	205.00	0.00		67U	Ultimate Wiring Pkg	525.00	0.00
1	51T	LED Spot Light (1,2)	400.00	400.00		60A	Pre Wire Grille	49.00	0.00
1	43D	Dark Car	20.00	20.00		47C	Front Wire Connector Kit	99.00	0.00
	17T	Red Cargo Dome Lamp	49.00	0.00		21P	Rear Wire Connector Kit	124.00	0.00
	65U	Interior Upgrade	372.00	0.00		63L	Marker Lights	528.00	0.00
	16C	Carpet w/ Mats	120.00	0.00		63B	Side Marker Lights	277.00	0.00
	88F	2nd Row Cloth Seats	59.00	0.00		21L	Front Aux Warn Light	547.00	0.00
	87P	Power Passenger Seat	310.00	0.00		21W	Front Pocket Warn Light	609.00	0.00
1	17A	Dual AC/Heat	581.00	581.00		96W	Windshield Warning Lights	1,061.00	0.00
	64E	Painted Aluminum Wheels	453.00	0.00		96T	Rear Spoiler Warning Lights	1,360.00	0.00
	65L	Full Wheel Covers	59.00	0.00		18X	100 Watt Siren Speaker	286.00	0.00
1	53M	SYNC Hands Free System	282.00	282.00		52B	Enhanced TPU Cooler	2,784.00	0.00
1	61*	Steering Wheel Switches	148.00	148.00					0.00
1	595	Keyless Remote	249.00	249.00					0.00
	59*	Keyed Alike (NA w/595)	49.00	0.00		CB1	Standard Cop Box Installed	2,395.00	0.00
1	87R	Camera Monitor in Mirror	0.00	0.00					0.00
	19L	Lockable Gas Cap	20.00	0.00		Call for pricing on below Dealer installed options			0.00
1	76R	Reverse Sensing	262.00	262.00					0.00
1	60R	Noise Suppression Bonds	95.00	95.00			Patrol Ready w/ graphics		0.00
1	549	Heated Mirrors	57.00	57.00			Slick Top Patrol		0.00
	55B	BLIS (Blind Spot Alert)	519.00	0.00			Undercover / Detective		0.00
	63V	Cargo Storage Vault	233.00	0.00			K-9 Support Package		0.00
	942	Daytime Running Lights	43.00	0.00			K9/Transport Dual Purpose		0.00
	68Z	Roof Rack	148.00	0.00			Command Center Package		0.00
1	68G	Rear Door Handle/Lock Inop	34.00	34.00					0.00
	52P	Hidden Lock Plunger	153.00	0.00	2		Extra Keys	20.00	40.00
1	18W	Rear Window Inop	24.00	24.00					0.00
	90D	Ballistic Doors Lvl 3 (1,2)	1,510.00	0.00					0.00
	90F	Ballistic Doors Lvl 4 (1,2)	2,297.00	0.00		PRO	20 GGE STAG Propane Fuel System. Installed Complete	9,990.00	0.00
	593	Perimeter Alarm	116.00	0.00					0.00
	91*	Two Tone Vinyl	799.00	0.00		CNG	8.2 GGE STAG CNG Fuel System. Installed complete	9,990.00	0.00
	41H	Engine Block Heater	86.00	0.00					0.00
	16D	Badge Delete	0.00	0.00	1	DELIVERY		100	100.00

PAINT COLORS					
	YZ	Oxford White			
1	G1	Black	Light Blue Metallic	LN	
	BU	Medium Brown Metallic	Blue Jeans Metallic	N1	
	E3	Arizona Beige Clearcoat	Silver Gray Metallic	TN	
	HG	Smokestone Metallic	Sterling Gray Metallic	UJ	
	J1	Kodiak Brown Metallic	Ingot Silver Metallic	UX	
	JL	Dark Toreador Red Metallic	Medium Titanium Metallic	YG	
	KR	Norsea Blue Metallic	Fire Engine Red (VSO)	4650	
	LK	Dark Blue	Dark Forest Green (VSO)	7606	
	LM	Royal Blue	Emerald Green (VSO)	7862	

VSO Special Paint add 950.00

Base Vehicle	\$25,623.00
Total Chassis Options	\$2,331.00
Total Body Options	\$40.00
VSO Paint	0.00
Delivery Zone	\$100.00
Total	\$28,094.00

Agency Contact	MPO Jonathan Hickel
Phone	678-758-2274
Agency	Alpharetta Police
Address	2565 Old Milton Parkway Alpharetta, GA 30009

rev 3.27.17



GA Statewide Contract ES-RFR-40199-409

Pursuit Utility Vehicle (Explorer) All Wheel Drive

3.7L V6, CLOTH FRONT/VINYL REAR, POWER WINDOWS/LOCKS/MIRRORS/DRV SEAT, PURSUIT RATED TIRES

WADE FORD, Inc. Government Sales 3860 South Cobb Dr Smyrna, GA 30080

Roger Moore PHONE (678) 460-3881 FAX (770) 433-2412 email: rogermoore@wade.com

Code	Vehicle Options	Total	Code	Added Equipment	Total
	99T 3.5L V6 EcoBoost Engine	3,270.00 0.00	66A	Head Light Solution	810.00 0.00
	86L Automatic Headlights	109.00 0.00	66B	Tail Light Solution	405.00 0.00
1	86P Headlight Housing	120.00 120.00	66C	Rear Lighting Solution	434.00 0.00
1	86T Taillight Housing	59.00 59.00	67G	Cargo Wiring Upfit Pkg	1,275.00 0.00
	51P Spotlight Prep (1,2)	133.00 0.00	67H	Ready for Road Pkg	3,249.00 0.00
	51Y Regular Spot Light (1,2)	205.00 0.00	67U	Ultimate Wiring Pkg	525.00 0.00
1	51T LED Spot Light (1,2)	400.00 400.00	60A	Pre Wire Grille	49.00 0.00
1	43D Dark Car	20.00 20.00	47C	Front Wire Connector Kit	99.00 0.00
	17T Red Cargo Dome Lamp	49.00 0.00	21P	Rear Wire Connector Kit	124.00 0.00
	65U Interior Upgrade	372.00 0.00	63L	Marker Lights	528.00 0.00
	16C Carpet w/ Mats	120.00 0.00	63B	Side Marker Lights	277.00 0.00
	88F 2nd Row Cloth Seats	59.00 0.00	21L	Front Aux Warn Light	547.00 0.00
	87P Power Passenger Seat	310.00 0.00	21W	Front Pocket Warn Light	609.00 0.00
1	17A Dual AC/Heat	581.00 581.00	96W	Windshield Warning Lights	1,061.00 0.00
	64E Painted Aluminum Wheels	453.00 0.00	96T	Rear Spoiler Warning Lights	1,360.00 0.00
	65L Full Wheel Covers	59.00 0.00	18X	100 Watt Siren Speaker	286.00 0.00
1	53M SYNC Hands Free System	282.00 282.00	52B	Enhanced TPU Cooler	2,784.00 0.00
1	61* Steering Wheel Switches	148.00 148.00			0.00
1	595 Keyless Remote	249.00 249.00			0.00
	59* Keyed Alike (NA w/595)	49.00 0.00	CB1	Standard Cop Box Installed	2,395.00 0.00
1	87R Camera Monitor in Mirror	0.00 0.00			0.00
	19L Lockable Gas Cap	20.00 0.00	Call for pricing on below Dealer installed options		0.00
1	76R Reverse Sensing	262.00 262.00			0.00
1	60R Noise Suppression Bonds	95.00 95.00		Patrol Ready w/ graphics	0.00
1	549 Heated Mirrors	57.00 57.00		Slick Top Patrol	0.00
	55B BLIS (Blind Spot Alert)	519.00 0.00		Undercover / Detective	0.00
	63V Cargo Storage Vault	233.00 0.00		K-9 Support Package	0.00
	942 Daytime Running Lights	43.00 0.00		K9/Transport Dual Purpose	0.00
	68Z Roof Rack	148.00 0.00		Command Center Package	0.00
1	68G Rear Door Handle/Lock Inop	34.00 34.00			0.00
	52P Hidden Lock Plunger	153.00 0.00	2	Extra Keys	20.00 40.00
1	18W Rear Window Inop	24.00 24.00			0.00
	90D Ballistic Doors Lvl 3 (1,2)	1,510.00 0.00			0.00
	90F Ballistic Doors Lvl 4 (1,2)	2,297.00 0.00	PRO	20 GGE STAG Propane Fuel	9,990.00 0.00
	593 Perimeter Alarm	116.00 0.00		System. Installed Complete	0.00
	91* Two Tone Vinyl	799.00 0.00	CNG	8.2 GGE STAG CNG Fuel	9,990.00 0.00
	41H Engine Block Heater	86.00 0.00		System. Installed complete	0.00
	16D Badge Delete	0.00 0.00	1	DELIVERY	100 100.00

PAINT COLORS				
	YZ	Oxford White		
1	G1	Black	Light Blue Metallic	LN
	BU	Medium Brown Metallic	Blue Jeans Metallic	N1
	E3	Arizona Beige Clearcoat	Silver Gray Metallic	TN
	HG	Smokestone Metallic	Sterling Gray Metallic	UJ
	J1	Kodiak Brown Metallic	Ingot Silver Metallic	UX
	JL	Dark Toreador Red Metallic	Medium Titanium Metallic	YG
	KR	Norsea Blue Metallic	Fire Engine Red (VSO)	4650
	LK	Dark Blue	Dark Forest Green (VSO)	7606
	LM	Royal Blue	Emerald Green (VSO)	7862

VSO Special Paint add 950.00

Base Vehicle	\$25,623.00
Total Chassis Options	\$2,331.00
Total Body Options	\$40.00
VSO Paint	0.00
Delivery Zone	\$100.00
Total	\$28,094.00

Agency Contact	MPO Jonathan Hickel
Phone	678-758-2274
Agency	Alpharetta Police
Address	2565 Old Milton Parkway Alpharetta, GA 30009

rev 3.27.17



GA Statewide Contract ES-RFR-40199-409

Pursuit Utility Vehicle (Explorer) All Wheel Drive

3.7L V6, CLOTH FRONT/VINYL REAR, POWER WINDOWS/LOCKS/MIRRORS/DRV SEAT, PURSUIT RATED TIRES

WADE FORD, Inc. Government Sales 3860 South Cobb Dr Smyrna, GA 30080

Roger Moore PHONE (678) 460-3881 FAX (770) 433-2412 email: rogermoore@wade.com

Code	Vehicle Options	Total	Code	Added Equipment	Total
	99T 3.5L V6 EcoBoost Engine	3,270.00 0.00	66A	Head Light Solution	810.00 0.00
	86L Automatic Headlights	109.00 0.00	66B	Tail Light Solution	405.00 0.00
1	86P Headlight Housing	120.00 120.00	66C	Rear Lighting Solution	434.00 0.00
1	86T Taillight Housing	59.00 59.00	67G	Cargo Wiring Upfit Pkg	1,275.00 0.00
	51P Spotlight Prep (1,2)	133.00 0.00	67H	Ready for Road Pkg	3,249.00 0.00
	51Y Regular Spot Light (1,2)	205.00 0.00	67U	Ultimate Wiring Pkg	525.00 0.00
1	51T LED Spot Light (1,2)	400.00 400.00	60A	Pre Wire Grille	49.00 0.00
1	43D Dark Car	20.00 20.00	47C	Front Wire Connector Kit	99.00 0.00
	17T Red Cargo Dome Lamp	49.00 0.00	21P	Rear Wire Connector Kit	124.00 0.00
	65U Interior Upgrade	372.00 0.00	63L	Marker Lights	528.00 0.00
	16C Carpet w/ Mats	120.00 0.00	63B	Side Marker Lights	277.00 0.00
	88F 2nd Row Cloth Seats	59.00 0.00	21L	Front Aux Warn Light	547.00 0.00
	87P Power Passenger Seat	310.00 0.00	21W	Front Pocket Warn Light	609.00 0.00
1	17A Dual AC/Heat	581.00 581.00	96W	Windshield Warning Lights	1,061.00 0.00
	64E Painted Aluminum Wheels	453.00 0.00	96T	Rear Spoiler Warning Lights	1,360.00 0.00
	65L Full Wheel Covers	59.00 0.00	18X	100 Watt Siren Speaker	286.00 0.00
1	53M SYNC Hands Free System	282.00 282.00	52B	Enhanced TPU Cooler	2,784.00 0.00
1	61* Steering Wheel Switches	148.00 148.00			0.00
1	595 Keyless Remote	249.00 249.00			0.00
	59* Keyed Alike (NA w/595)	49.00 0.00	CB1	Standard Cop Box Installed	2,395.00 0.00
1	87R Camera Monitor in Mirror	0.00 0.00			0.00
	19L Lockable Gas Cap	20.00 0.00	Call for pricing on below Dealer installed options		0.00
1	76R Reverse Sensing	262.00 262.00			0.00
1	60R Noise Suppression Bonds	95.00 95.00		Patrol Ready w/ graphics	0.00
1	549 Heated Mirrors	57.00 57.00		Slick Top Patrol	0.00
	55B BLIS (Blind Spot Alert)	519.00 0.00		Undercover / Detective	0.00
	63V Cargo Storage Vault	233.00 0.00		K-9 Support Package	0.00
	942 Daytime Running Lights	43.00 0.00		K9/Transport Dual Purpose	0.00
	68Z Roof Rack	148.00 0.00		Command Center Package	0.00
1	68G Rear Door Handle/Lock Inop	34.00 34.00			0.00
	52P Hidden Lock Plunger	153.00 0.00	2	Extra Keys	20.00 40.00
1	18W Rear Window Inop	24.00 24.00			0.00
	90D Ballistic Doors Lvl 3 (1,2)	1,510.00 0.00			0.00
	90F Ballistic Doors Lvl 4 (1,2)	2,297.00 0.00	PRO	20 GGE STAG Propane Fuel System. Installed Complete	9,990.00 0.00
	593 Perimeter Alarm	116.00 0.00			0.00
	91* Two Tone Vinyl	799.00 0.00	CNG	8.2 GGE STAG CNG Fuel System. Installed complete	9,990.00 0.00
	41H Engine Block Heater	86.00 0.00			0.00
	16D Badge Delete	0.00 0.00	1	DELIVERY	100 100.00

PAINT COLORS				
	YZ	Oxford White		
1	G1	Black	Light Blue Metallic	LN
	BU	Medium Brown Metallic	Blue Jeans Metallic	N1
	E3	Arizona Beige Clearcoat	Silver Gray Metallic	TN
	HG	Smokestone Metallic	Sterling Gray Metallic	UJ
	J1	Kodiak Brown Metallic	Ingot Silver Metallic	UX
	JL	Dark Toreador Red Metallic	Medium Titanium Metallic	YG
	KR	Norsea Blue Metallic	Fire Engine Red (VSO)	4650
	LK	Dark Blue	Dark Forest Green (VSO)	7606
	LM	Royal Blue	Emerald Green (VSO)	7862

VSO Special Paint add 950.00

Base Vehicle	\$25,623.00
Total Chassis Options	\$2,331.00
Total Body Options	\$40.00
VSO Paint	0.00
Delivery Zone	\$100.00
Total	\$28,094.00

Agency Contact	MPO Jonathan Hickel
Phone	678-758-2274
Agency	Alpharetta Police
Address	2565 Old Milton Parkway Alpharetta, GA 30009

rev 3.27.17

Hardy Chevrolet
2017 Chevrolet Tahoe Police
Steve Canup, Fleet Manager

2017 Chevrolet Tahoe Pursuit			\$ 31,936.00
Std. Equipment: V8 · Auto · A/C · AM/FM/CD · Power windows · locks · mirrors · Power drivers seat · cloth 40/20/40 w/ no console · vinyl rear seat · tilt steering wheel · cruise control · remote keyless entry · vinyl floor covering · rear view camera · aux. battery			
Available options:	place "x" if		
Admin pkg.(Aluminum wheels • Carpet • Bucket Seats • Remote start)		\$1,095.00	\$ -
Remote Vehicle Start (included w/ admin pkg)		\$178.00	\$ -
Inoperable inside door handle & window & locks		\$172.00	\$ -
Red & White front auxiliary dome light	X	\$155.00	\$ 155.00
Locking differential		\$269.00	\$ -
4 x 4 Drive train (5W4 Special Service)		\$2,969.00	\$ -
4 x 4 Drive Train (Pursuit)	X	\$3,606.00	\$ 3,606.00
6 extra key fobs / keys	X	\$109.00	\$ 109.00
Spotlamp (non LED)		\$408.00	\$ -
Spotlamp LED		\$584.00	\$ -
Carpet w/ mats (included w/ admin pkg)		\$173.00	\$ -
Grill lamp & Siren speaker wiring		\$93.00	\$ -
Delivery	X	\$150.00	\$ 150.00
Exterior Color:			
Black			
White	X		
Silver Ice			
Tungsten			
Champagne Silver			
Total per unit			\$ 35,956.00
Number of units	1		1
Total purchase order			\$ 35,956.00

Hardy Chevrolet
2017 Chevrolet Tahoe Police
Steve Canup, Fleet Manager

2017 Chevrolet Tahoe Pursuit			\$ 31,936.00
Std. Equipment: V8 · Auto · A/C · AM/FM/CD · Power windows · locks · mirrors · Power drivers seat · cloth 40/20/40 w/ no console · vinyl rear seat · tilt steering wheel · cruise control · remote keyless entry · vinyl floor covering · rear view camera · aux. battery			
Available options:	place "x" if		
Admin pkg.(Aluminum wheels • Carpet • Bucket Seats • Remote start)		\$1,095.00	\$ -
Remote Vehicle Start (included w/ admin pkg)		\$178.00	\$ -
Inoperable inside door handle & window & locks		\$172.00	\$ -
Red & White front auxiliary dome light	X	\$155.00	\$ 155.00
Locking differential		\$269.00	\$ -
4 x 4 Drive train (5W4 Special Service)		\$2,969.00	\$ -
4 x 4 Drive Train (Pursuit)	X	\$3,606.00	\$ 3,606.00
6 extra key fobs / keys	X	\$109.00	\$ 109.00
Spotlamp (non LED)		\$408.00	\$ -
Spotlamp LED	X	\$584.00	\$ 584.00
Carpet w/ mats (included w/ admin pkg)		\$173.00	\$ -
Grill lamp & Siren speaker wiring		\$93.00	\$ -
Delivery	X	\$150.00	\$ 150.00
Exterior Color:			
Black	X		
White			
Silver Ice			
Tungsten			
Champagne Silver			
Total per unit			\$ 36,540.00
Number of units	1		1
Total purchase order			\$ 36,540.00

ALLAN VIGIL FORD-LINCOLN GOVERNMENT SALES

2018 Ford F150 (1/2 ton)
Regular Cab, 6 Cyl, 4x2, SWB

Base Price \$18,400.00

NOTE: Auto Start/Stop is standard on all F150 engines

SWC #99999-SPD-ES40199373-002

Equipment included in

Base price

3.3L V6 Flex Fuel engine
6 Speed Automatic Transmission
Factory Installed A/C
AM-FM Radio
Solar Tinted Glass
Power Steering/ABS Brakes
Rear view back up camera
Vinyl 40/20/40 Bench Seat
Rubber Floor Covering
Full Size Spare/ Step bumper
Autolamp headlights
Short Bed (6.5 ft)
6500 GVWR
P245/70R17 Tires
Rain sensing wipers

Exterior Colors Interior Color
Medium
Gray

D1 Stone Gray X
PQ Race Red X
N1 Blue Jeans X
N6 Lightning Blue X
UX Ingot Silver X
G1 Shadow Black X
J7 Magnetic X
YZ White X
E2 Magma Red (XLT X

Only

School Bus Yellow is available at
\$720.00 per vehicle

FOB Allan Vigil Ford
Delivery- see chart, \$75 minimum

ALLAN VIGIL FORD GOV'T SALES

6790 Mt. Zion Blvd

Morrow, GA 30260

770-968-0680 Phone

800-821-5151 Toll Free

678-364-3910 Fax

* 5.0 V8 or EcoBoost engine
required

** Not available with regular
cab short wheel base

*** Requires 85A (Power W-L-M)

Options	Price	Code
5.0L V8 Flex Fuel engine	1,836.00	1836 995
3.5L V6 EcoBoost engine**	2,388.00	99G
2.7L V6 EcoBoost	916.00	99P
Long Bed (8 ft)	285.00	145
Extended range fuel tank**	380.00	380 655
Super Cab (6.5 ft. bed)	2,410.00	X1C
Super Cab (8 ft. bed) *	3,605.00	X1CLong
4x4 Option (All models)	2,550.00	2550 F1E
Skid Plates	155.00	155 413
Fog Lights	135.00	595
Crew Cab XL SWB (V8 or 3.5 Eco Boost required with 4X4 Crew Cab)	4,845.00	4845 W1Cs
Crew Cab XL LWB*	5,790.00	W1CI
Limited Slip Axle	525.00	XL9
Tilt / Cruise	215.00	50S
Cab Steps (black)	262.00	262 18B
AM-FM-CD	262.00	58B
Daytime Running Lights	42.00	942
Power Windows/Locks/Mirrors	1,088.00	85A
Class IV Hitch (w/o tow pkg)	100.00	53B
Trailer Tow Pkg	555.00	53A
Trailer Tow Pkg (w/101A pkg)	916.00	916 53A
Tow Mirrors w/ spotlights***	495.00	54Y/59S
XL w/ Power W-L-M, SYNC, AM/FM/CD, & Cruise control.	2,075.00	2075 101A
Cruise control & SYNC	690.00	52P/50S
40-20-40 Cloth Split Bench	N/C	C*
Cloth Buckets w/console	275.00	275 W*
Electric Brake Controller	265.00	67T
Carpet w/ Mats	140.00	140 168
XL SSV Package	49.00	66S
XLT Package	4,763.00	300A
Convenience Package for XLT (requires 300A , Includes 53A)	1,059.00	301A
Aluminum Wheels & Bumpers	740.00	740 86A
Box Side Steps	305.00	63S
Tailgate Step	355.00	63T
Reverse Sensing-requires	255.00	255 76R
53A or 53B		
Spray-in Bedliner	355.00	355 ATK
Options total	14784	
Other vendor added equipment	0.00	
Delivery	75	
Total	\$33,259.00	

Contact person MPO Jonathan Hickel #298

Agency Alpharetta Police Department

Phone Number 678-758-2274 Cell

Fax number 678-297-6349

June, 2017

ALLAN VIGIL FORD-LINCOLN GOVERNMENT SALES

2018 Ford F150 (1/2 ton)
Regular Cab, 6 Cyl, 4x2, SWB

Base Price \$18,400.00

NOTE: Auto Start/Stop is standard on all F150 engines

SWC #99999-SPD-ES40199373-002

Equipment included in

Base price

3.3L V6 Flex Fuel engine
6 Speed Automatic Transmission
Factory Installed A/C
AM-FM Radio
Solar Tinted Glass
Power Steering/ABS Brakes
Rear view back up camera
Vinyl 40/20/40 Bench Seat
Rubber Floor Covering
Full Size Spare/ Step bumper
Autolamp headlights
Short Bed (6.5 ft)
6500 GVWR
P245/70Rx17 Tires
Rain sensing wipers

Exterior Colors Interior Color
Medium
Gray

D1 Stone Gray X
PQ Race Red X
N1 Blue Jeans X
N6 Lightning Blue X
UX Ingot Silver X
G1 Shadow Black X
J7 Magnetic X
YZ White X
E2 Magma Red (XLT X

Only)

School Bus Yellow is available at
\$720.00 per vehicle

FOB Allan Vigil Ford
Delivery- see chart, \$75 minimum

ALLAN VIGIL FORD GOV'T SALES

6790 Mt. Zion Blvd

Morrow, GA 30260

770-968-0680 Phone

800-821-5151 Toll Free

678-364-3910 Fax

* 5.0 V8 or EcoBoost engine
required

** Not available with regular
cab short wheel base

*** Requires 85A (Power W-L-M)

Options	Price	Code
5.0L V8 Flex Fuel engine	1,836.00	1836 995
3.5L V6 EcoBoost engine**	2,388.00	99G
2.7L V6 EcoBoost	916.00	99P
Long Bed (8 ft)	285.00	145
Extended range fuel tank**	380.00	380 655
Super Cab (6.5 ft. bed)	2,410.00	X1C
Super Cab (8 ft. bed) *	3,605.00	X1CLong
4x4 Option (All models)	2,550.00	2550 F1E
Skid Plates	155.00	155 413
Fog Lights	135.00	595
Crew Cab XL SWB (V8 or 3.5 Eco Boost required with 4X4 Crew Cab)	4,845.00	4845 W1Cs
Crew Cab XL LWB*	5,790.00	W1CI
Limited Slip Axle	525.00	XL9
Tilt / Cruise	215.00	50S
Cab Steps (black)	262.00	262 18B
AM-FM-CD	262.00	58B
Daytime Running Lights	42.00	942
Power Windows/Locks/Mirrors	1,088.00	85A
Class IV Hitch (w/o tow pkg)	100.00	53B
Trailer Tow Pkg	555.00	53A
Trailer Tow Pkg (w/101A pkg)	916.00	916 53A
Tow Mirrors w/ spotlights***	495.00	54Y/59S
XL w/ Power W-L-M, SYNC, AM/FM/CD, & Cruise control.	2,075.00	2075 101A
Cruise control & SYNC	690.00	52P/50S
40-20-40 Cloth Split Bench	N/C	C*
Cloth Buckets w/console	275.00	275 W*
Electric Brake Controller	265.00	67T
Carpet w/ Mats	140.00	140 168
XL SSV Package	49.00	66S
XLT Package	4,763.00	300A
Convenience Package for XLT (requires 300A , Includes 53A)	1,059.00	301A
Aluminum Wheels & Bumpers	740.00	740 86A
Box Side Steps	305.00	63S
Tailgate Step	355.00	63T
Reverse Sensing-requires	255.00	255 76R
53A or 53B		
Spray-in Bedliner	355.00	355 ATK
Options total		14784
Other vendor added equipment		0.00
Delivery		75
Total		\$33,259.00

Contact person MPO Jonathan Hickel #298

Agency Alpharetta Police Department

Phone Number 678-758-2274 Cell

Fax number 678-297-6349

June, 2017

ALLAN VIGIL FORD-LINCOLN GOVERNMENT SALES

2018 Ford F150 (1/2 ton)
Regular Cab, 6 Cyl, 4x2, SWB

Base Price \$18,400.00

NOTE: Auto Start/Stop is standard on all F150 engines

SWC #99999-SPD-ES40199373-002

Equipment included in

Base price

3.3L V6 Flex Fuel engine
6 Speed Automatic Transmission
Factory Installed A/C
AM-FM Radio
Solar Tinted Glass
Power Steering/ABS Brakes
Rear view back up camera
Vinyl 40/20/40 Bench Seat
Rubber Floor Covering
Full Size Spare/ Step bumper
Autolamp headlights
Short Bed (6.5 ft)
6500 GVWR
P245/70Rx17 Tires
Rain sensing wipers

Exterior Colors Interior Color
Medium
Gray

D1 Stone Gray X
PQ Race Red X
N1 Blue Jeans X
N6 Lightning Blue X
UX Ingot Silver X
G1 Shadow Black X
J7 Magnetic X
YZ White X
E2 Magma Red (XLT X

Only)

School Bus Yellow is available at
\$720.00 per vehicle

FOB Allan Vigil Ford
Delivery- see chart, \$75 minimum

ALLAN VIGIL FORD GOV'T SALES

6790 Mt. Zion Blvd

Morrow, GA 30260

770-968-0680 Phone

800-821-5151 Toll Free

678-364-3910 Fax

* 5.0 V8 or EcoBoost engine
required

** Not available with regular
cab short wheel base

*** Requires 85A (Power W-L-M)

Options	Price	Code
5.0L V8 Flex Fuel engine	1,836.00	1836 995
3.5L V6 EcoBoost engine**	2,388.00	99G
2.7L V6 EcoBoost	916.00	99P
Long Bed (8 ft)	285.00	145
Extended range fuel tank**	380.00	380 655
Super Cab (6.5 ft. bed)	2,410.00	X1C
Super Cab (8 ft. bed) *	3,605.00	X1CLong
4x4 Option (All models)	2,550.00	2550 F1E
Skid Plates	155.00	155 413
Fog Lights	135.00	595
Crew Cab XL SWB (V8 or 3.5 Eco Boost required with 4X4 Crew Cab)	4,845.00	4845 W1Cs
Crew Cab XL LWB*	5,790.00	W1CI
Limited Slip Axle	525.00	XL9
Tilt / Cruise	215.00	50S
Cab Steps (black)	262.00	262 18B
AM-FM-CD	262.00	58B
Daytime Running Lights	42.00	942
Power Windows/Locks/Mirrors	1,088.00	85A
Class IV Hitch (w/o tow pkg)	100.00	53B
Trailer Tow Pkg	555.00	53A
Trailer Tow Pkg (w/101A pkg)	916.00	53A
Tow Mirrors w/ spotlights***	495.00	54Y/59S
XL w/ Power W-L-M, SYNC, AM/FM/CD, & Cruise control.	2,075.00	101A
Cruise control & SYNC	690.00	52P/50S
40-20-40 Cloth Split Bench	N/C	C*
Cloth Buckets w/console	275.00	W*
Electric Brake Controller	265.00	67T
Carpet w/ Mats	140.00	168
XL SSV Package	49.00	66S
XLT Package	4,763.00	4763 300A
Convenience Package for XLT (requires 300A , Includes 53A)	1,059.00	1059 301A
Aluminum Wheels & Bumpers	740.00	86A
Box Side Steps	305.00	63S
Tailgate Step	355.00	63T
Reverse Sensing-requires 53A or 53B	255.00	255 76R
Spray-in Bedliner	355.00	355 ATK
Options total		16460
Other vendor added equipment		0.00
Delivery		75
Total		\$34,935.00

Contact person

Agency

Phone Number

Fax number

June, 2017

ALLAN VIGIL FORD-LINCOLN GOVERNMENT SALES

2018 Ford F150 (1/2 ton)
Regular Cab, 6 Cyl, 4x2, SWB

Base Price \$18,400.00

NOTE: Auto Start/Stop is standard on all F150 engines

SWC #99999-SPD-ES40199373-002

Equipment included in

Base price

3.3L V6 Flex Fuel engine
6 Speed Automatic Transmission
Factory Installed A/C
AM-FM Radio
Solar Tinted Glass
Power Steering/ABS Brakes
Rear view back up camera
Vinyl 40/20/40 Bench Seat
Rubber Floor Covering
Full Size Spare/ Step bumper
Autolamp headlights
Short Bed (6.5 ft)
6500 GVWR
P245/70R17 Tires
Rain sensing wipers

Exterior Colors Interior Color
Medium
Gray

D1 Stone Gray X
PQ Race Red X
N1 Blue Jeans X
N6 Lightning Blue X
UX Ingot Silver X
G1 Shadow Black X
J7 Magnetic X
YZ White X
E2 Magma Red (XLT X

Only

School Bus Yellow is available at
\$720.00 per vehicle

FOB Allan Vigil Ford
Delivery- see chart, \$75 minimum

ALLAN VIGIL FORD GOV'T SALES

6790 Mt. Zion Blvd

Morrow, GA 30260

770-968-0680 Phone

800-821-5151 Toll Free

678-364-3910 Fax

* 5.0 V8 or EcoBoost engine
required

** Not available with regular
cab short wheel base

*** Requires 85A (Power W-L-M)

Options	Price	Code
5.0L V8 Flex Fuel engine	1,836.00	1836 995
3.5L V6 EcoBoost engine**	2,388.00	99G
2.7L V6 EcoBoost	916.00	99P
Long Bed (8 ft)	285.00	145
Extended range fuel tank**	380.00	380 655
Super Cab (6.5 ft. bed)	2,410.00	X1C
Super Cab (8 ft. bed) *	3,605.00	X1CLong
4x4 Option (All models)	2,550.00	2550 F1E
Skid Plates	155.00	155 413
Fog Lights	135.00	595
Crew Cab XL SWB (V8 or 3.5 Eco Boost required with 4X4 Crew Cab)	4,845.00	4845 W1Cs
Crew Cab XL LWB*	5,790.00	W1CI
Limited Slip Axle	525.00	XL9
Tilt / Cruise	215.00	50S
Cab Steps (black)	262.00	262 18B
AM-FM-CD	262.00	58B
Daytime Running Lights	42.00	942
Power Windows/Locks/Mirrors	1,088.00	85A
Class IV Hitch (w/o tow pkg)	100.00	53B
Trailer Tow Pkg	555.00	53A
Trailer Tow Pkg (w/101A pkg)	916.00	53A
Tow Mirrors w/ spotlights***	495.00	54Y/59S
XL w/ Power W-L-M, SYNC, AM/FM/CD, & Cruise control.	2,075.00	101A
Cruise control & SYNC	690.00	52P/50S
40-20-40 Cloth Split Bench	N/C	C*
Cloth Buckets w/console	275.00	W*
Electric Brake Controller	265.00	67T
Carpet w/ Mats	140.00	168
XL SSV Package	49.00	66S
XLT Package	4,763.00	4763 300A
Convenience Package for XLT (requires 300A , Includes 53A)	1,059.00	1059 301A
Aluminum Wheels & Bumpers	740.00	86A
Box Side Steps	305.00	63S
Tailgate Step	355.00	63T
Reverse Sensing-requires 53A or 53B	255.00	255 76R
Spray-in Bedliner	355.00	355 ATK
Options total	16460	
Other vendor added equipment	0.00	
Delivery	75	
Total	\$34,935.00	

Contact person

Agency

Phone Number

Fax number

June, 2017

Purchaser: 393914 QUOTE
Cust ID: 962593
For Quotes Only
Marietta, GA 30067

Lender:

Stock #:
Year: 2017 **Make:** Honda **Model:** Pilot **Body:** LX AWD

Sales Date:

Sales Price: 32,692.00
Trade Allow: 0.00 -
Trade Payoff: 0.00
Admin Fee: 598.00
Title/Misc. Fees: 140.50
License Fee: 0.00
Warranty : 0.00
Misc Fees: 0.00
Loan Fees: 0.00
GAP or DCA: 0.00
CLAH: 0.00
Sales Tax: 2,330.00

Gross Sale: 35,760.50
Cash Down: 0.00 -
Rebate: 0.00 -
Amount Due: 35,760.50

Interest Rate: 0.00

Payment Frequency: Cash Deal
Number of Payments: 0
Days to 1st Pmnt: 0
First Payment Date: 06/29/2017

Payment: 0 35,760.50

Alpharetta
Police Dept
Jonathan Hickel

I Includes

CARGO COVER
SPLASH GUARD SET
BACK UP SENSORS

TOTAL PRICE (EXCLUDING TAX)

\$33,430.50 JA298

Don Marlowe

Ed Voyles Honda

Call 770-617-8790



3325 Satellite Boulevard
Duluth, GA 30096
(866) 690-1613

[Home](#) [New](#) [Pre-Owned](#) [Specials](#) [Service](#) [Contact](#)

Hello JONATHAN,

Thank you for contacting Gwinnett Place Honda about the 2017 Honda Pilot. Surprisingly, we do have Pilots available. The Pilot is one of the 2017 Best Family Cars and is one of IIHS Top Safety Picks for 2017.

As Georgia's #1 volume Honda dealership, we are providing you with upfront pricing. See below for your offer:

2017 Honda Pilot LX AWD with equipment in the gray color combination

Base MSRP	\$32,545.00
Honda Destination	+\$940.00
Total MSRP	\$33,485.00
other Savings	-\$2,930.49
Exclusive GPHonda ePrice	\$30,554.51
Accessories (mudguards, cargo cover, back up sensors and attachment)	+\$1,382.00
Administrative fee	+\$699.00
Ga TAVT tax	+\$2,251.78
GA Title & Lemon law fee	+\$80.00
Total Drive-out Price	\$35,000.00

This is your exclusive Internet price. To simplify your online or in-dealership experience, please work with me or a member of our Internet Sales Department. Our current Pilot inventory is somewhat limited due to production times and the popularity of this SUV. Please give me a call, or reply to this email, with any questions.

MIRANDA GUNN
(678) 957-5000

TOTAL PRICE (EXCLUDING TAX): \$32,748.22

JA/298

New and Used Car Sales Hours:

Monday - Saturday 9 a.m. - 9 p.m. or until the last customer is served.
Sunday 1:00 p.m. - 7:00 p.m. or until the last customer is served.

* Due to current factory programs, this extraordinary price quote is good for 72 hours or end of month: whichever comes first and is valid on in-stock units only. Rate and term determined by American Honda Finance. Please contact Gwinnett Place Honda for full details. Not responsible for typos or errors.

Joseph Shin
Internet Sales Manager
Office - 678-957-5219
Jshin.gph@crm.hendrickauto.com

Click below to stop receiving these messages.

[Email Optout Link](#)

Date: **06/29/2017 2:18:51 PM**
Salesperson: **Cynthia Taylor**
Manager: **Anthony Renda**

FOR INTERNAL USE ONLY

CUSTOMER	<i>Jonathan Hickel</i>	Home Phone:
Address :	<i>ROSWELL, GA 30076 FULTON CO</i>	Work Phone:
E-Mail :	<i>jhickel@alpharetta.ga.us</i>	Cell Phone: <i>(678) 758-2274</i>

VEHICLE

Stock # :	New / Used :	New	VIN :	Mileage :	0
Vehicle : 2017 Honda Pilot			Color :		
Type : LX (A6) 4dr All					

TRADE IN

Payoff :	VIN :	Mileage :
Vehicle :	Color :	
Type :		

Selling Price		33,335.00
Discount		1,299.00
Adjusted Price		32,036.00
	splash guards	299.00
	cargo cover	287.50
	back up sensors	750.00
Total Purchase		33,372.50
Trade Allowance		
Trade Difference		
ETR Fee		49.95
Documentation Fee		899.00
GATAVT		2,402.50
Non Tax Fees		41.00
Trade Payoff		
Cash Deposit		
Balance		36,764.95

Customer Approval: _____ Management Approval: _____

By signing this authorization form, you certify that the above personal information is correct and accurate, and authorize the release of credit and employment information. By signing above, I provide to the dealership and its affiliates consent to communicate with me about my vehicle or any future vehicles using electronic, verbal and written communications including but not limited to eMail, text messaging, SMS, phone calls and direct mail. Terms and Conditions subject to credit approval. For Information Only. This is not an offer or contract for sale.

TOTAL PRICE (EXCLUDING TAX): \$34,362.45

JH/298



STAFF REPORT

Submitting Department: Finance

Submitted By:

Meeting Date: July 10, 2017

I. AGENDA ITEM TITLE: ROOF REPAIR/REPLACEMENT AND WALL RESTORATION AT MULTIPLE CITY FACILITIES

II. RECOMMENDATION:

Please award a contract for the repair/replacement of roofs and wall restorations at multiple city facilities to Garland/DBS, Inc. (under the competitively procured US Communities contract #14-5903) in the amount of \$224,513 and authorize the Mayor to execute all necessary documents.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: YES

INCLUDED IN CURRENT
FY OPRT. BUDGET: NO

TOTAL PROJECT COST: THE FY 2018 ADOPTED BUDGET INCLUDES FUNDING TOTALING \$226,000 FOR THIS PROJECT. THE SUBMITTED QUOTES TOTAL \$224,513 WITH THE DETAIL INCLUDED BELOW:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Parks and Recreation Roof Repair/Replacement (30161150-541300-C1229)	\$88,775.00
2970 Webb Bridge Rd Roof Repair/Replacement (30113230-541300-C1229)	\$135,738.00
Parks and Recreation Roof Repair/Replacement (\$ reallocation; 30161150-541300-C1229)	\$2,775.00
2970 Webb Bridge Rd Roof Repair/Replacement (\$ reallocation; 30113230-541300-C1229)	(\$2,775.00)

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
-	\$0.00
-	\$0.00
-	\$0.00
-	\$0.00

IV. REPORT IN BRIEF:

The award of this contract is for roof repair/replacement and wall restoration at multiple city facilities. The project will be managed by the Department of Public Works and includes the following summarized scopes-of-work:

Recreation and Parks Facilities

- Webb Bridge Park Structures Shingle Re-Roof**

Quote Total: \$40,791

Shingle Re-Roof (7,200 sq.ft.; 30-year warranty)

Soccer Restroom Building; Soccer Pavilion; Webb Zone Pavilion; Tennis Restroom Building; Storage Barn

- Community Center Wall Restoration**

Quote Total: \$41,492

Comprehensive Exterior Rehabilitation and Wall Restoration/Waterproofing (11,000 sq.ft.)

Add Alternate Quote Total: \$6,492

Cleaning, rehabilitation, and painting of all metal doors, metal vents, and other metal wall accessories

Economic Development Facilities

• **2970 Webb Bridge Road**

Quote Total: \$126,945

Roof replacement (8,000 sq.ft.; 30-year warranty)

Add Alternate Quote Total: \$8,793

Window Re-Sealing/EIFS Wall Repair and Waterproofing (1,000 sq.ft.)

A synopsis of the requested repairs/replacements as well as detailed scopes-of-work has been attached hereto.

While the age of the roofing sections vary by location, many have experienced leaking and moisture infiltration and need corrective measures. The goal is to address these moisture issues now while they are relatively minor and have not resulted in significant damage (e.g. large areas of wet insulation and interior damage) which increase repair costs dramatically.

This project is being awarded to Garland/DBS Inc. under the U.S. Communities program (cooperative purchasing alliance). US Communities is a nonprofit instrumentality of government that assists local and state government agencies in reducing the cost of purchased goods/services through pooling the purchasing power of public agencies nationwide. This is accomplished by competitively solicited contracts for quality products/services through lead public agencies (e.g. city, county, or state agencies that issue the underlying formal solicitations). Cobb County GA, as lead public agency, competitively solicited the Garland contract and made it available under the terms of the U.S. Communities program.

Benefits of the Garland contract under U.S. Communities include: (a) pricing competitiveness; (b) turnkey single source accountability (Garland is both the manufacturer and managing contractor for roof product installations) that ensures warranty integrity; and (c) speedy implementation using pre-qualified contractors. The city contracts directly with Garland as the contractor on the project. Garland is the supplier of roofing materials (pricing established through US Communities competitively solicited contract pricing) and manages roofing subcontractors (local pricing through sealed quotes).

Garland has solicited quotes from the following pre-qualified subcontractors.

	Big Top Construction	Ben Hill Roofing & Siding Co.	Ideal Building Solutions	MOPAC Plant & Building Services
Recreation and Parks Facilities:				
Base Scope	\$ 82,283	\$ 110,662	\$ 113,994	\$ 145,431
Add Alternate	6,492			
Subtotal	\$ 88,775			
		Ben Hill Roofing & Siding Co.	Pride Roofing	Eskola LLC
2970 Webb Bridge Road				NBC, Inc.
Base Scope	\$ 126,945	\$ 186,764	\$ 214,709	\$ 242,663
Add Alternate	8,793			
Subtotal	\$ 135,738			

Garland's low-quote subcontractor is Big Top Construction for the Recreation and Parks scope and Ben Hill Roofing & Siding Company for the 2970 Webb Bridge Road scope.

The City has used Garland for multiple roof repair/replacement projects including roof restoration, wall restoration, shingle, and metal edge roof section repairs at multiple Parks and Recreation facilities (Crabapple Government Center, Wills Park Pool Concession, Alpharetta Community Center, Equestrian Center, Wills Park Recreation Center and Arts/Crafts Center, etc.), roof replacements for Fire Stations 1, 3, and 4, and has found their work, products and responsiveness to be exceptional. Once a contract with Garland has been finalized and executed, completion of all three projects will take no longer than 45 days from Notice-to-Proceed. This timeframe includes the ordering and delivery of all materials.

V. ALTERNATIVES:

Repair roof leaks as they occur which will increase costs due to wet insulation and interior building damage.

VI. ATTACHMENTS:

Webb Bridge Park Facilities (Bid Tab and Project Manual), Community Center (Bid Tab and Project Manual), 2970 Webb Bridge Rd (Bid Tab and Project Manual), Master Agreement 14-5903 (Garland - US Communities



Garland/DBS, Inc.
 3800 East 91st Street
 Cleveland, OH 44105
 Phone: (800) 762-8225
 Fax: (216) 883-2055



ROOFING MATERIAL AND SERVICES PROPOSAL

City of Alpharetta

Webb Bridge Park

Date Submitted: 6/20/2017

Proposal #: 25-GA-170712

MICPA # 14-5903

Georgia General Contractor License #: GCCO003281

Please Note: The following estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Cobb County, GA and U.S. Communities. This estimate should be viewed as the maximum price an agency will be charged under the agreement. Garland/DBS, Inc. administered a competitive bid process for the project with the hopes of providing a lower market adjusted price whenever possible.

Scope of Work: BASE BID

1 See the attached specifications for Scope of Work.

BASE BID - Line Item Pricing

Item #	Item Description	Unit Price	Quantity	Unit	Extended Price
16.12	INSTALLATION OF SHAKE, TILE, OR SHINGLE ROOF SYSTEMS: REPLACING ARCHITECTURAL SHINGLE ROOF SYSTEM - New Dimensional Shingle Roof System with Base Sheet as an Underlayment, Install Self-Adhering Underlayment on All Eaves, Peaks & Valleys	\$ 5.31	7,200	SF	\$ 38,232
	Sub-Total Prior to Multipliers:				\$ 38,232
22.45	JOB SITE SPECIFIC MULTIPLIERS APPLIED TO EACH LINE ITEM ON ASSOCIATE JOB: MULTIPLIER - ROOF SIZE IS GREATER THAN 5,000 SF, BUT LESS THAN 10,000 SF Multiplier Applied when Roof Size is Less than 10,000 SF, but Greater than 5,000 SF Fixed Costs: Equipment, Mobilization, Demobilization, Disposal, & Set-Up Labor are Not Completely Absorbed Across Roof Area	30%		%	\$ 11,470
	TOTAL:				\$ 49,702

BASE BID:

Total Maximum Price of Line Items under the MICPA:	\$	49,702
Proposal Price Based Upon Market Experience:	\$	40,791

Competitive Bid Results (BASE BID):

Big Top Construction	\$	40,791
Ben Hill Roofing & Siding Co., Inc.	\$	44,551
Ideal Building Solutions	\$	50,544
MOPAC Plant & Building Services	\$	66,411

Scope of Work: ALTERNATE - BASEBALL CONCESSIONS

- 1 Remove and properly dispose of the old roof down to roof deck.
- 2 Replace deteriorated, wet or rotten wood decking with like kind. Include a unit cost for damaged deck replacement on your bid forms.
- 3 Ensure deck surface is completely dry and free of dust and dirt before installation of HPR Aquashield.
- 4 Install HPR aquashield in accordance with product data sheet guidelines.
- 5 Install 30-year architectural shingles in accordance with manufacturer's specifications.
- 6 Install new drip edge and rake edge metal 3" under shingle and 3" down façade.
- 7 Paint Roof Vents and Façade with Tuff Coat SandStone in two coats.

ALTERNATE - BASEBALL CONCESSIONS:

Proposal Price Based Upon Market Experience:	\$	12,993
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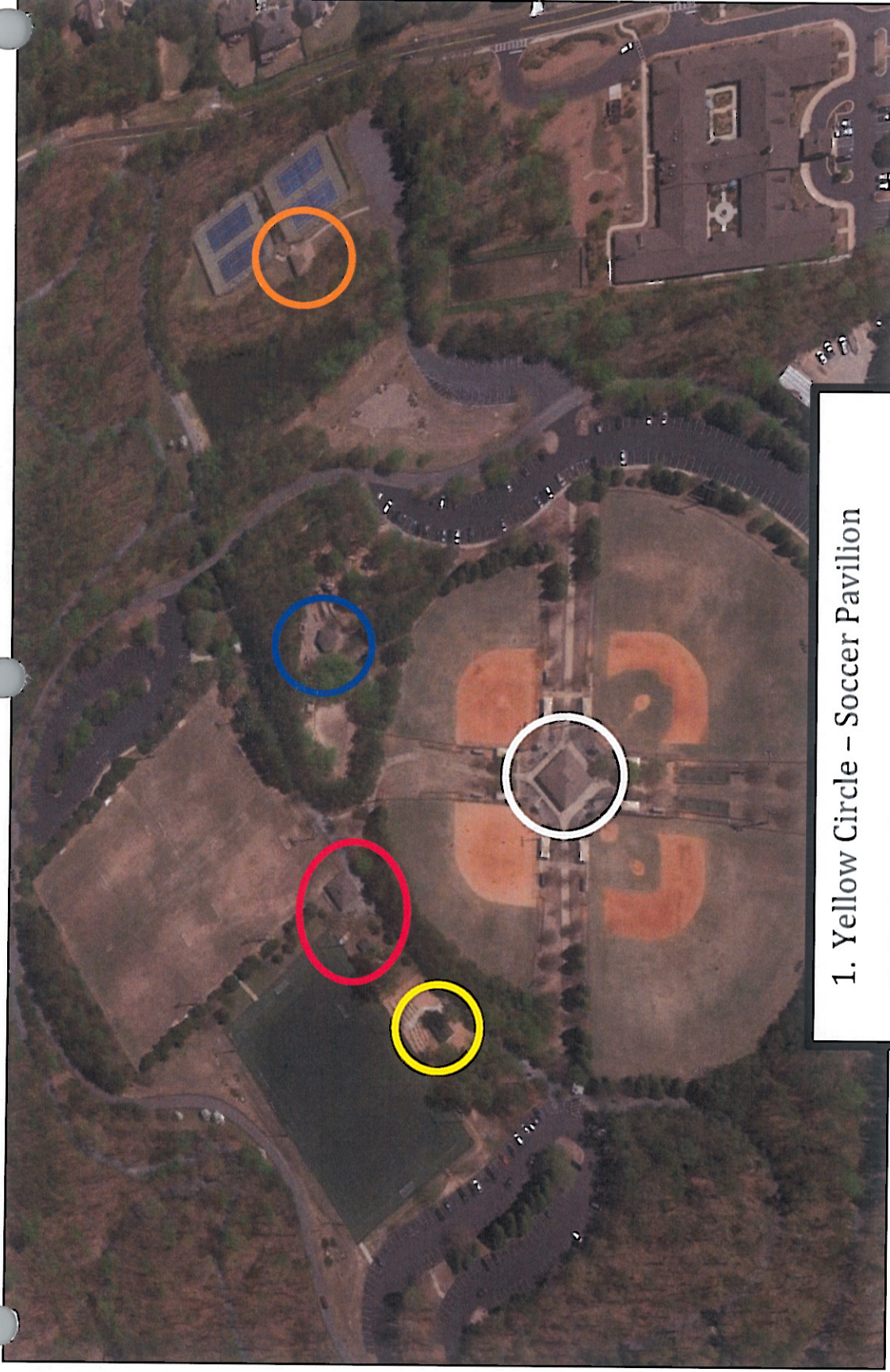
Potential issues that could arise during the construction phase of the project will be addressed via unit pricing for additional work beyond the scope of the specifications. This could range anywhere from wet insulation, to the replacement of deteriorated wood nailers. Proposal pricing valid through 12/31/2017.

If you have any questions regarding this proposal, please do not hesitate to call me at my number listed below.

Respectfully Submitted,

Matt Egan

Matt Egan
Garland/DBS, Inc.
(216) 430-3662



1.

1. Yellow Circle – Soccer Pavilion
2. Red Circle – Soccer Restrooms
3. Blue Circle – Webb Zone Pavilion
4. Orange Circle – Tennis Restrooms
- * 5. White Circle – Baseball Concessions

*** ALTERNATE: ADDED AT PRE-BID BY PARKS STAFF**

OFFICIAL PROJECT MANUAL:

2017 SUMMER PARKS AND REC PROJECT



Sub-Contractor Quote Due Date:

June 19, 2017 at 12:00 PM

TO: DBSBIDS@GARLANDIND.COM

PROJECT NOTE:

The City of Alpharetta is utilizing the US Communities Contract for this Turn-Key Project through Garland/DBS. This method provides the City a single point of contact for the contract, scheduling, project management, quality control, and overall liability. Garland/DBS, Inc. is administering a competitive bid process for this project with the hopes of providing a lower market adjusted price whenever possible.

SUBCONTRACTOR REQUIREMENTS

PLEASE KEEP COPY OF PROJECT MANUAL INCLUDING SPECIFICATION AND ANY ADDENDUMS WITH ROOFING CREW ON SITE AT ALL TIMES!!!

- All OSHA guidelines to be followed at all times – NO EXCEPTIONS.
- Photos of posts, doorframes, and other sensitive areas should be taken by sub- contractor at pre-construction meeting for proof of pre-existing conditions.
- Sub-Contractors are expected to maintain a neat, uniform appearance with company designation.
- The City will be made aware of any changes to the scope or change orders before any notice to proceed will be given by Garland.
- Care will be taken to protect all electrical lines.
- Leading Edge markers consisting of caution tape and flags will be used to identify hazard of roofing work to the public and staff.
- There will be no smoking from any one on the job site at any time.
- There will be no vulgar language from any one on the job site at any time.



NOTES FOR BIDDING THIS DBS PROJECT

- ✓ Bidders are reminded that the General Contractor (Design-Build Solutions/DBS) is purchasing the Garland roof system materials for this project. Bidders should adjust profit and overhead accordingly as they are not incurring the expense of the materials, but will still need to handle the materials and load the roof once the materials arrive to the site.
- ✓ Bidders are reminded that the freight for the DBS supplied materials will be paid for by DBS will not be an expense to the Bidder.
- ✓ Bidders are reminded that sales or use tax on DBS supplied materials will be paid for by the DBS and will not be an expense to the Bidder.
- ✓ Bidders are responsible for all materials not supplied by the DBS, as well as, the costs, freight, and sales or use taxes, if applicable.
- ✓ Bid Bonds are not required for this project. Performance and Payment Bonds will not be required if awarded the project. Performance and payment bonds will be provided by Garland/DBS, Inc.
- ✓ Bidders should use best efforts to identify potential latent or concealed site conditions and provide unit costs for them in the appropriate section of the bid documents as to establish pricing for what may be unforeseen site conditions upfront.

Webb Bridge Park

SOCCER PAVILION:



SHINGLE RE-ROOF

1. Remove and properly dispose of the old roof down to roof deck
2. Install new cedar fascia boards.
3. Replace deteriorated, wet or rotten wood decking with like kind. Include a unit cost for damaged deck replacement on your bid forms.
4. Ensure deck surface is completely dry and free of dust and dirt before installation of HPR Aquashield.
5. Install HPR aquashield in accordance with product data sheet guidelines
6. Install 30-year architectural shingles in accordance with manufacturer's specifications. Provide these shingle specifications to DBS with your bid.

Note: Park vehicle carts will be available to transport materials as needed.

Soccer Restrooms and Storage Barn:



SHINGLE RE-ROOF

1. Remove and properly dispose of the old roof down to roof deck
2. Replace deteriorated, wet or rotten wood decking with like kind. Include a unit cost for damaged deck replacement on your bid forms.
3. Ensure deck surface is completely dry and free of dust and dirt before installation of HPR Aquashield.
4. Install HPR aquashield in accordance with product data sheet guidelines
5. Install 30-year architectural shingles in accordance with manufacturer's specifications. Provide these shingle specifications to DBS with your bid.
6. Replace all pipe boots.

THE SMALL BARN NEARBY IS INCLUDED IN THIS SCOPE.

Webb Bridge Park

WEBB ZONE PAVILION:



NOTE: THIS AREA WILL BE SHUT OFF FROM PUBLIC DURING PROJECT.

SHINGLE RE-ROOF

1. Remove the old roof down to the deck and properly dispose.
2. Install new cedar fascia.
3. Replace deteriorated, wet or rotten wood decking with like kind. Include a unit cost for damaged deck replacement on your bid forms.
4. Ensure deck surface is completely dry and free of dust and dirt before installation of HPR Aquashield.
5. Install HPR aquashield in accordance with product data sheet guidelines
6. Install 30-year architectural shingles in accordance with manufacturer's specifications. Provide these shingle specifications to DBS with your bid.
7. Install new bronze drip edge and rake edge metal 3" under shingle and 3" down façade.

Webb Bridge Park

TENNIS RESTROOMS:



SHINGLE RE-ROOF

1. Remove and properly dispose of the old roof down to roof deck
2. Replace deteriorated, wet or rotten wood decking with like kind. Include a unit cost for damaged deck replacement on your bid forms.
3. Ensure deck surface is completely dry and free of dust and dirt before installation of HPR Aquashield.
4. Install HPR aquashield in accordance with product data sheet guidelines
5. Install 30-year architectural shingles in accordance with manufacturer's specifications. Provide these shingle specifications to DBS with your bid.
6. Replace all pipe boots.
7. Remove and dispose of existing gutters, drip edges and downspouts.
8. Install new k-style gutters of like size, drip edges, and 3" x 4" downspouts, 24ga kynar – bronze color.

ALTERNATE - BASEBALL CONCESSIONS :



SHINGLE RE-ROOF

1. Remove and properly dispose of the old roof down to roof deck
2. Replace deteriorated, wet or rotten wood decking with like kind. Include a unit cost for damaged deck replacement on your bid forms.
3. Ensure deck surface is completely dry and free of dust and dirt before installation of HPR Aquashield.
4. Install HPR aquashield in accordance with product data sheet guidelines
5. Install 30-year architectural shingles in accordance with manufacturer's specifications. Provide these shingle specifications to DBS with your bid.
6. Install new drip edge and rake edge metal 3" under shingle and 3" down façade.
7. Paint Roof Vents and Façade with Tuff Coat SandStone in two coats



Garland/DBS, Inc.
3800 East 91st Street
Cleveland, OH 44105
Phone: (800) 762-8225
Fax: (216) 883-2055



ROOFING MATERIAL AND SERVICES PROPOSAL

**City of Alpharetta
Community Center**

Date Submitted: 6/20/2017

Proposal #: 25-GA-170713

MICPA # 14-5903

Georgia General Contractor License #: GCCO003281

Please Note: The following estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Cobb County, GA and U.S. Communities. This estimate should be viewed as the maximum price an agency will be charged under the agreement. Garland/DBS, Inc. administered a competitive bid process for the project with the hopes of providing a lower market adjusted price whenever possible.

Scope of Work: BASE BID - EXTERIOR WALL REHABILITATION

PREPARATION

- 1 Pressure wash 3500 PSI or greater all masonry walls to be treated using Simple Green cleaner solution or Tri-Sodium Phosphate solution. Rinse thoroughly with clean water. If evidence of oil film remains as indicated by water "beading," etch surface with 10% solution muriatic acid. Agitate surface with stiff bristle broom; then rinse with clean water.
- 2 If necessary, Use Garland B-Clean Masonry Cleaner in accordance with product data sheet for removing any mold or mildew that is not removed by pressure washing with Simple Green Cleaner.
- 3 Care should be taken to ensure that all loose or delaminating previous paint is removed.

MASONRY JOINT SEALANT INSTALLATION

- 1 Cut out all existing joint sealants before installing any new materials. This includes all wall joints, counter flashings and crack repair materials.
- 2 Use masking tape where required to prevent contact of sealant with adjoining surfaces that will not receive a final coating.
- 3 As necessary, install cylindrical sealant backings, (closed-cell material with a surface skin), of size and density to control sealant depth and contribute to producing optimum sealant performance.
- 4 Install Greenlock Sealant XL so it directly contacts joint substrates and completely fill recesses in each joint configuration.
- 5 Provide concave joint profile and remove excess sealant from surfaces adjacent to joints.

- 6 All wall penetrations shall be resealed using Greenlock Sealant XL.
- 7 All cracks or opening found in wall greater than 1/8" inch shall be resealed using Greenlock Sealant XL. Crack shall be cleared of all loose debris, dirt and widened slightly at the surface to accommodate elastomeric hybrid sealant. Apply elastomeric hybrid sealant by knifing into crack or gunning over crack surface, followed by tooling to match adjacent surface profile, pressing the sealant into the crack cavity to fill completely.
- 8 Allow sufficient curing time for all sealants to dry-through before proceeding with elastomeric coating application – at least 1 hour not exceeding 3 hours prior to stripe coating with approved elastomeric coating.

MASONRY DAMP-PROOFING

- 1 Provide a suitable workstation to mix the coating materials.
- 2 Remove and Replace Downspouts as necessary to provide even application of coating materials.
- 3 Cover any weep holes prior to application of coating materials.
- 4 Shield all red brick and bronze metal trim from contact with Tuff Coat product.
- 5 Apply Base coat of Tuff Coat Elastomeric Masonry coating at 100 sq ft. per gallon.
- 6 Allow minimum 2-hour cure, then install Top coat of Tuff Coat Elastomeric Masonry at 100 sq ft. per gallon.

BASE BID - Line Item Pricing

Item #	Item Description	Unit Price	Quantity	Unit	Extended Price
23.02	Miscellaneous Line Items: Pressure Wash to Clean Vertical Surfaces	\$ 0.47	11,000	SF	\$ 5,170
	1 Component Polyurethane - 1/2" x 1/2" Joint Size	\$ 3.97	2,000	LF	\$ 7,940
19.13	WALL COATINGS FOR COATING WALL SYSTEMS: ELASTOMERIC COATING FOR CMU WALL SYSTEM - Base Coat of Coating @ 1 Gallon per Sq. / Top Coat @ 1 Gallon per Sq. Applied as Specified	\$ 3.64	11,000	SF	\$ 40,040
	TOTAL:				\$ 53,150

BASE BID - EXTERIOR WALL REHABILITATION:

Total Maximum Price of Line Items under the MICPA: \$ 53,150

Proposal Price Based Upon Market Experience: \$ 41,492

Competitive Bid Results (BASE BID):

Big Top Construction	\$ 41,492
Ideal Building Solutions	\$ 63,450
Ben Hill Roofing & Siding Co., Inc.	\$ 66,111
MOPAC Plant & Building Services	\$ 79,020

Scope of Work: ALTERNATE 1 - NON VISIBLE HALLWAY AREA

PREPARATION

- 1 Pressure wash 3500 PSI or greater all masonry walls to be treated using Simple Green cleaner solution or Tri-Sodium Phosphate solution. Rinse thoroughly with clean water. If evidence of oil film remains as indicated by water "beading," etch surface with 10% solution muriatic acid. Agitate surface with stiff bristle broom; then rinse with clean water.
- 2 If necessary, Use Garland B-Clean Masonry Cleaner in accordance with product data sheet for removing any mold or mildew that is not removed by pressure washing with Simple Green Cleaner.
- 3 Care should be taken to ensure that all loose or delaminating previous paint is removed.

MASONRY JOINT SEALANT INSTALLATION

- 1 Cut out all existing joint sealants before installing any new materials. This includes all wall joints, counter flashings and crack repair materials.
- 2 Use masking tape where required to prevent contact of sealant with adjoining surfaces that will not receive a final coating.
- 3 As necessary, install cylindrical sealant backings, (closed-cell material with a surface skin), of size and density to control sealant depth and contribute to producing optimum sealant performance.
- 4 Install Greenlock Sealant XL so it directly contacts joint substrates and completely fill recesses in each joint configuration.
- 5 Provide concave joint profile and remove excess sealant from surfaces adjacent to joints.
- 6 All wall penetrations shall be resealed using Greenlock Sealant XL.
- 7 All cracks or opening found in wall greater than 1/8" inch shall be resealed using Greenlock Sealant XL. Crack shall be cleared of all loose debris, dirt and widened slightly at the surface to accommodate elastomeric hybrid sealant. Apply elastomeric hybrid sealant by knifing into crack or gunning over crack surface, followed by tooling to match adjacent surface profile, pressing the sealant into the crack cavity to fill completely.
- 8 Allow sufficient curing time for all sealants to dry-through before proceeding with elastomeric coating application – at least 1 hour not exceeding 3 hours prior to stripe coating with approved elastomeric coating.

MASONRY DAMP-PROOFING

- 1 Provide a suitable workstation to mix the coating materials.
- 2 Remove and Replace Downspouts as necessary to provide even application of coating materials.
- 3 Cover any weep holes prior to application of coating materials.
- 4 Shield all red brick and bronze metal trim from contact with Tuff Coat product.
- 5 Apply Base coat of Tuff Coat Elastomeric Masonry coating at 100 sq ft. per gallon.
- 6 Allow minimum 2-hour cure, then install Top coat of Tuff Coat Elastomeric Masonry at 100 sq ft. per gallon.

BRICK DAMP-PROOFING

- 1 Apply Base coat of Seal-A-Pore coating at 100 sq ft. per gallon.
- 2 Allow minimum 2-hour cure, then install Top coat of Seal-A-Pore at 100 sq ft. per gallon.

ALTERNATE 1:

Proposal Price Based Upon Market Experience:	\$ 9,994
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Scope of Work: ALTERNATE 2

**ALL DOORS, VENTS & OTHER METAL WALL ACCESSORIES AS DIRECTED BY OWNER:
RUST-PRIMING AND PAINTING**

- 1 Scrape and wire brush as necessary to remove any loose, chipping, or delaminating paint.
- 2 Prime all metal surfaces using Rust-Go rust inhibitive primer at ¼ gallon per square.
- 3 Apply Base Coat of SHERWIN WILLIAMS EXTERIOR METAL PAINT – COLOR TBD.
- 4 Apply TOP COAT OF SHERWIN WILLIAMS EXTERIOR METAL PAINT – COLOR TBD.

ALTERNATE 2:

Proposal Price Based Upon Market Experience:	\$ 6,492
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Potential issues that could arise during the construction phase of the project will be addressed via unit pricing for additional work beyond the scope of the specifications. This could range anywhere from wet insulation, to the replacement of deteriorated wood nailers. Proposal pricing valid through 12/31/2017.

If you have any questions regarding this proposal, please do not hesitate to call me at my number listed below.

Respectfully Submitted,

Matt Egan

Matt Egan
Garland/DBS, Inc.
(216) 430-3662

OFFICIAL PROJECT MANUAL:

2017 SUMMER PARKS AND REC PROJECT
COMMUNITY CENTER



Sub-Contractor Quote Due Date:

June 19, 2017 at 12:00 PM

TO: DBSBIDS@GARLANDIND.COM

PROJECT NOTE:

The City of Alpharetta is utilizing the US Communities Contract for this Turn-Key Project through Garland/DBS. This method provides the City a single point of contact for the contract, scheduling, project management, quality control, and overall liability. Garland/DBS, Inc. is administering a competitive bid process for this project with the hopes of providing a lower market adjusted price whenever possible.

SUBCONTRACTOR REQUIREMENTS

PLEASE KEEP COPY OF PROJECT MANUAL INCLUDING SPECIFICATION AND ANY ADDENDUMS WITH ROOFING CREW ON SITE AT ALL TIMES!!!

- All OSHA guidelines to be followed at all times – NO EXCEPTIONS.
- Photos of posts, doorframes, and other sensitive areas should be taken by sub- contractor at pre-construction meeting for proof of pre-existing conditions.
- Sub-Contractors are expected to maintain a neat, uniform appearance with company designation.
- The City will be made aware of any changes to the scope or change orders before any notice to proceed will be given by Garland.
- Care will be taken to protect all electrical lines.
- Leading Edge markers consisting of caution tape and flags will be used to identify hazard of roofing work to the public and staff.
- There will be no smoking from any one on the job site at any time.
- There will be no vulgar language from any one on the job site at any time.

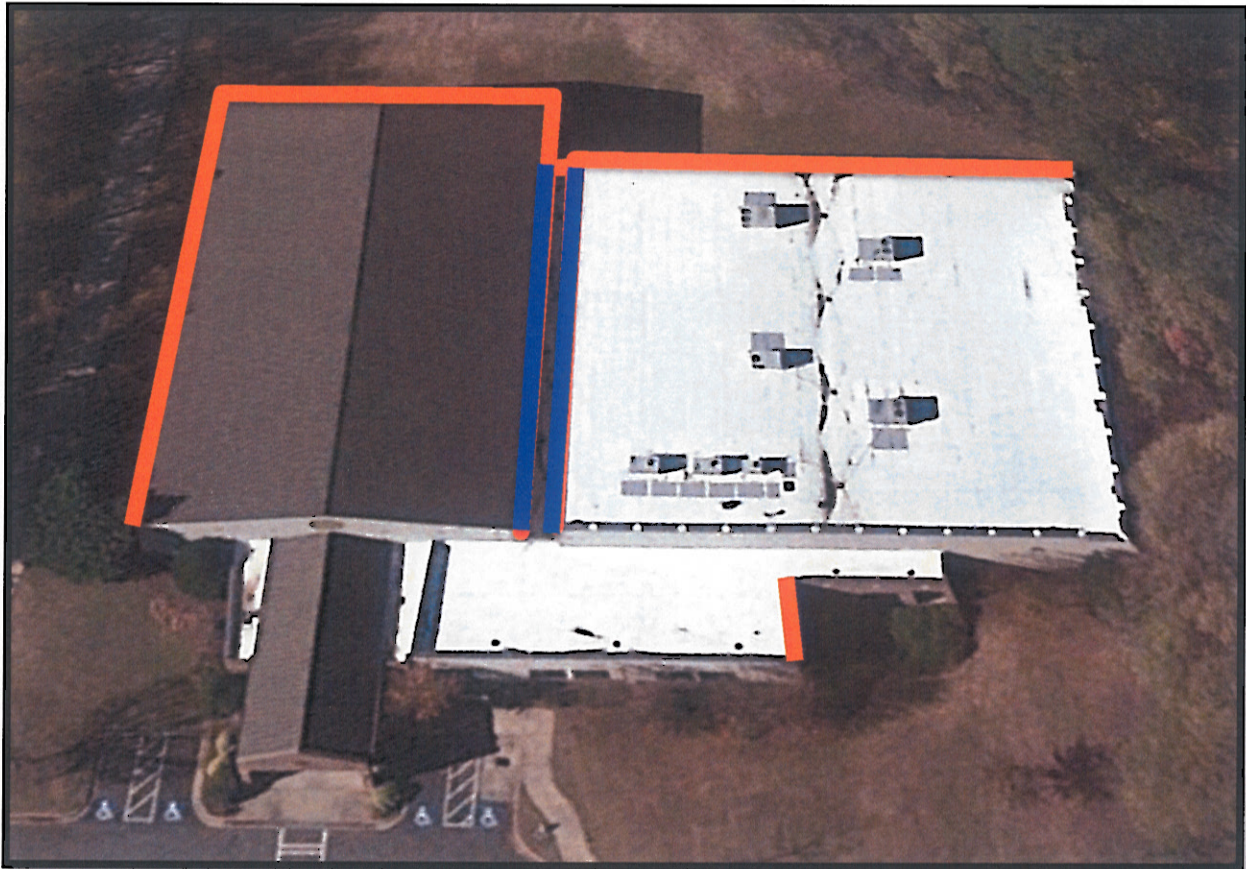


NOTES FOR BIDDING THIS DBS PROJECT

- ✓ Bidders are reminded that the General Contractor (Design-Build Solutions/DBS) is purchasing the Garland roof system materials for this project. Bidders should adjust profit and overhead accordingly as they are not incurring the expense of the materials, but will still need to handle the materials and load the roof once the materials arrive to the site.
- ✓ Bidders are reminded that the freight for the DBS supplied materials will be paid for by DBS will not be an expense to the Bidder.
- ✓ Bidders are reminded that sales or use tax on DBS supplied materials will be paid for by the DBS and will not be an expense to the Bidder.
- ✓ Bidders are responsible for all materials not supplied by the DBS, as well as, the costs, freight, and sales or use taxes, if applicable.
- ✓ Bid Bonds are not required for this project. Performance and Payment Bonds will not be required if awarded the project. Performance and payment bonds will be provided by Garland/DBS, Inc.
- ✓ Bidders should use best efforts to identify potential latent or concealed site conditions and provide unit costs for them in the appropriate section of the bid documents as to establish pricing for what may be unforeseen site conditions upfront.

**ALPHARETTA COMMUNITY CENTER
EXTERIOR WALL REHABILITATION
ELASTOMERIC ACRYLIC WALL COATING – TUFF COAT SYSTEM**

PROJECT NOTE: All wall surfaces facing the front parking lot were completed in 2014. This new project scope will apply to all previously untreated wall areas, except for the north facing, roadside wall.



- Orange lines show wall surfaces requiring treatment for **BASE BID**
- Blue Lines show wall surfaces requiring treatment for **Alt Option 1**
- Scope for **Alternate 2** is found at end of the spec section 1.2

THE BASE BID AND ALTERNATES WILL BE BROKEN OUT ON THE BID FORMS.

ALPHARETTA COMMUNITY CENTER EXTERIOR WALL REHABILITATION

PART 1 – GENERAL

1.1 SUMMARY

- A. This specification is for a one component, low solvent, emulsified poly-resin architectural wall coating. It damp proofs and beautifies all types of exterior and interior masonry surfaces such as concrete, brick work, stucco and exterior insulating finishing systems (EIFS).

SUBMITTALS

- A. Product Data: Submit manufacturer's standard submittal package including specification, installation instructions, and general information for each waterproofing material.

1.2 QUALIFICATIONS

- A. Applicators shall have a minimum of 5 years experience in the application of damp proofing materials of the type specified. Applicator shall be an authorized applicator from the specified damp proofing manufacturer.
- B. Pre-bid Job Walk: Prior to bid opening there is to be a mandatory pre-bid job walk. Anyone not attending the pre bid job walk will not be allowed to bid the project. All products considered an equal to the specified product or any changes in the scope of work or installation or specifications must be presented at the pre bid job walk. If a change in the specification is accepted, it will be considered as an alternate and will be presented as a bid amendment issued five (5) working days prior to the bid opening. No other changes to the specification or bid documents will be accepted.
- C. Pre-Installation Conference: Just prior to commencement of the elastomeric coating system, meet at the site with a representative of the coating manufacturer. The elastomeric coating contractor, the general contractor, the architect and other parties affected by this section. Review methods and procedures, substrate conditions, scheduling and safety.

1.3 DELIVERY, STORAGE AND HANDLING

- A. Store all coating materials in the original unopened containers between 50° - 80°F (10° - 26°C) until ready for use.
- B. Follow the special handling or storage requirements of the manufacturer for cold weather, hot weather, etc.
- C. Environmental requirements: Proceed with work of this section only when existing and forecasted weather conditions will permit the application to be performed in accordance with the manufacturer's recommendations

ALPHARETTA COMMUNITY CENTER EXTERIOR WALL REHABILITATION

1.4 WARRANTY

- A. The contractor shall guarantee that all work performed will be free from defects in materials and workmanship. The contractor is to provide a 2-year labor/workmanship warranty. Upon notice of defect in writing, the contractor within one year after completion of work shall, at his own expense, make all necessary repairs or replacements of the defective work in question.
- B. A 10-year, limited material warranty against manufacturing (product) defects is available with this system, provided it has been installed by a Garland Approved Applicator and is installed according to this specification

PART 2 – PRODUCTS

2.1 MANUFACTURERS

- A. The design is based upon masonry coating systems engineered and manufactured by The Garland Company or approved equals:

The Garland Company
3800 East 91st Street
Cleveland, Ohio 44105
Telephone: (800) 762-8225
Website: www.garlandco.com

2.2 MATERIALS

- A. Emulsified Acrylic Coating: Tuff-Coat for damp-proofing and beautifying all types of exterior and interior masonry surfaces such as concrete, brick work, stucco and exterior insulation finish systems (EFIS).

Tuff-Coat has the following physical properties:

Tensile Strength: 160 psi (ASTM D-2370)

Elongation: 585% (ASTM D-2370)

Water Vapor Permeability @ 10 mils: 20 Perms (ASTM D-1653)

Solids by Volume: 47.4%

- B. Joint Sealant / Repair Sealant: Green-Lock Sealant XL is a single component high performance 100% solids, interior or exterior polyether joint sealant, designed for difficult sealing applications. Green-Lock Sealant XL bonds tenaciously to concrete, metal (including Kynar coated metal), glass, PVC and EPDM membranes.
- C. Nontoxic Biodegradable Cleaner: B-Clean is a heavy-duty chemical formulation designed to clean a variety of masonry substrates including: concrete, brick, stone, aggregate, and block surfaces.
- D. Misc. Accessories: All items incorporated into this system shall be compatible with and approved by coating manufacturer.

NOTE: Allow additional material for rough or irregular surfaces and up to 10% for material loss during application and differences in substrate porosity.

ALPHARETTA COMMUNITY CENTER

EXTERIOR WALL REHABILITATION

PART 3 – EXECUTION

1.1 EXAMINATION

- A. Verify that substrate is ready to receive work; surface is clean, dry and free from projections and depressions, loose scale, sand, curing compounds, grease, oil, asphalt, loose coatings need removed and other foreign deposits.
- B. The work shall not be started when temperature is under 50°F (10°C) or when chance of precipitation is greater than 35%

1.2 INSTALLATION

PREPARATION

- 1. Pressure wash 3500 PSI or greater all masonry walls to be treated using Simple Green cleaner solution or Tri-Sodium Phosphate solution. Rinse thoroughly with clean water. If evidence of oil film remains as indicated by water "beading," etch surface with 10% solution muriatic acid. Agitate surface with stiff bristle broom; then rinse with clean water.
- 2. If necessary, Use Garland B-Clean Masonry Cleaner in accordance with product data sheet for removing any mold or mildew that is not removed by pressure washing with Simple Green Cleaner.
- 3. Care should be taken to ensure that all loose or delaminating previous paint is removed.

MASONRY JOINT SEALANT INSTALLATION

- 1. Cut out all existing joint sealants before installing any new materials. This includes all wall joints, counter flashings and crack repair materials.
- 2. Use masking tape where required to prevent contact of sealant with adjoining surfaces that will **not** receive a final coating.
- 3. As necessary, install cylindrical sealant backings, (closed-cell material with a surface skin), of size and density to control sealant depth and contribute to producing optimum sealant performance.
- 4. Install Greenlock Sealant XL so it directly contacts joint substrates and completely fill recesses in each joint configuration.
- 5. Provide concave joint profile and remove excess sealant from surfaces adjacent to joints.
- 6. All wall penetrations shall be resealed using Greenlock Sealant XL.
- 7. All cracks or opening found in wall greater than 1/8" inch shall be resealed using Greenlock Sealant XL. Crack shall be cleared of all loose debris, dirt and widened slightly at the surface to accommodate elastomeric hybrid sealant. Apply elastomeric hybrid sealant by knifing into crack or gunning over crack surface, followed by tooling to match adjacent surface profile, pressing the sealant into the crack cavity to fill completely.
- 8. Allow sufficient curing time for all sealants to dry-through before proceeding with elastomeric coating application – at least 1 hour not exceeding 3 hours prior to stripe coating with approved elastomeric coating.

ALPHARETTA COMMUNITY CENTER EXTERIOR WALL REHABILITATION

MASONRY DAMP-PROOFING

1. Provide a suitable workstation to mix the coating materials.
2. Remove and Replace Downspouts as necessary to provide even application of coating materials.
3. Cover any weep holes prior to application of coating materials.
4. Shield all red brick and bronze metal trim from contact with Tuff Coat product.
5. Apply Base coat of Tuff Coat Elastomeric Masonry coating at 100 sq ft. per gallon.
6. Allow minimum 2-hour cure, then install Top coat of Tuff Coat Elastomeric Masonry at 100 sq ft. per gallon.

BRICK DAMP-PROOFING

1. Apply Base coat of Seal-A-Pore coating at 100 sq ft. per gallon.
2. Allow minimum 2-hour cure, then install Top coat of Seal-A-Pore at 100 sq ft. per gallon.

ADD ALTERNATE 2

DOORS, VENTS & OTHER METAL WALL ACCESSORIES AS DIRECTED BY OWNER: RUST-PRIMING AND PAINTING

1. Scrape and wire brush as necessary to remove any loose, chipping, or delaminating paint.
2. Prime all metal surfaces using Rust-Go rust inhibitive primer at ¼ gallon per square.
3. Apply Base Coat of SHERWIN WILLIAMS EXTERIOR METAL PAINT – COLOR TBD
4. Apply TOP COAT OF SHERWIN WILLIAMS EXTERIOR METAL PAINT – COLOR TBD

1.3 FIELD QUALITY CONTROL

- A. The contractor for work under this section shall maintain a quality control program specifically to verify compliance with this specification. A daily log shall be kept to record actions in the field.
- B. Inspections: A minimum of two field inspections per week shall be required by the waterproofing materials manufacturer. Substrate, Application and Final inspections by an approved manufacturer's representative, will be required on all projects requiring a warranty.

TUFF-COAT™ SPRAY APPLICATION GUIDELINES



This guide covers proper application tips when spraying Tuff-Coat. Airless spray equipment is an effective method of application particularly on large areas and irregular or vertical surfaces. Gas-powered spray equipment also can be used (consult with equipment manufacturer for recommendations). Air-atomized application is not recommended.

Personnel using these products should familiarize themselves with procedures for personal safety, workplace precautions, and equipment operation. Refer to product data sheet, Safety Data Sheet and general instructions.

CLIMATIC CONDITIONS

1. Rain, fog, dew, frost and relative humidity above 90% will adversely affect adhesion and physical properties of Tuff-Coat. Do not apply if any of these conditions exist or will exist within five hours of application. The substrate must be dry at the time of application.
2. At temperatures below 50°F (10°C), store and maintain material temperature above 50°F to 80°F (10°C to 26.7°C) in the container. Protect from freezing. If frozen, discard.
3. At temperatures above 80°F (26.7°C), reduce the application rate on vertical or irregular surfaces to prevent sags or runs. Do not apply at temperatures above 100°F (37.8°C).

SPRAY EQUIPMENT

Airless spray equipment generates very high-fluid pressure. Spray equipment must be properly maintained and operated. Any misuse of spray equipment or accessories (such as over-pressurizing, modified parts, or worn or damaged parts) can result in serious bodily injury, fire, explosion, or property damage. Read and follow the equipment manufacturer's instructions and recommendations.

Airless spray pump must have minimum 3,000 psi output pressure rating and adequate delivery volume to support the spray tip orifice gallons per minute rating. High-pressure airless sprayers with a higher maximum pressure capability will allow spray application in cold weather, or using spray hose lengths greater than 200 feet (60.96 Meters).

Spray Pump Recommendations

1. Pump ratio 45:1
2. Hose 3/4" ID Hose first 100' (30.48 m) w/ swivel connections and 1/2" (1.27 cm) ID Hose for second 100' (30.48m)
3. Pressure 3,000 psi
4. Working pressure is 2,000 to 3,000 at the gun. Depending on equipment setup, you may be able to spray the coating as low as 1,800 psi. Based on tip size, raise pressure to remove fingers in spray pattern
5. High-pressure fittings
6. Input flow 100 psi
7. Tip = .033 to .045 for a 8" pattern at 12" distance (20.32 cm pattern 30.48 cm distance)
8. Recommended 12" extension w/ swivel tip
9. Tip and pump sizes will change depending on temperature and pattern concerns

SPRAYING TECHNIQUE

1. Hold the spray gun perpendicular to the surface at a distance of 18 to 24 inches (46 to 62 cm) from the roof. While triggering the spray gun, move it at a rate to produce the desired coating wet mil thickness without thin spots or "holidays." Spray technique should include a "half lap" technique where each spray pass is overlapped 50% for uniform coverage. Check applied film thickness using a wet mil gauge.
2. Using the 2,700-3,000 psi fluid pressure will provide a uniform spray pattern without fingering.
3. Allow a minimum of 24 hours cure time between coats for cure and solvent evaporation. Spray across roof, backroll as needed to ensure uniform coverage, then back spray across the same area to complete application

SPRAYING PRECAUTIONS

1. Rope off the area within 150 feet (46 meters) of spray area
2. Seal off ventilation intakes within the affected area
3. Use windbreaks, where necessary, to confine spray mist and avoid damage to nearby surfaces due to overspray or drift
4. Keep spectators and personnel away from spray area
5. If texture is added to Tuff-Coat, you cannot spray it

CLEAN UP

1. Clean airless spray equipment with water. Recirculate water through pump supply, airless spray pump and spray hose to remove residual coating. Then, flush with clean water.
2. Do not leave in airless spray system overnight. Under certain conditions, it is possible for these coatings to jell or harden inside the equipment.
3. For long-term storage, a final flush with mineral spirits is recommended.
4. For further details, consult with technical support or sales representative.
5. Properly dispose clean up water to a designated facility.

PROTECTION EQUIPMENT

1. Use supplied air breathing apparatus with full face mask or hood during any spray application unless monitoring demonstrates TDI exposure below OSHA permissible limits.
2. Fabric coveralls are recommended.
3. Impervious gloves are recommended.

STORAGE AND HANDLING

1. Storage
 - a. Keep containers closed, store in a dry cool place away from heat, sparks, open flame, and moisture.
 - b. For cold weather application, keep material stored above 65°F (18°C).
 - c. Open containers should be blanketed with dry nitrogen before resealing.
2. Mixing
 - a. Settling or separation may occur upon storage.
 - b. Mix material before using to assure uniform consistency. Use Jiffy mixer for open head drums.
 - c. Ground container and equipment to prevent accumulation of static charge.

For more information, visit us at: www.garlandco.com

The Garland Company, Inc.

3800 E. 91st Street
Cleveland, OH 44105
FAX: 216-641-0633
Phone: 216-641-7500
Toll Free: 1-800-321-9336

Garland Canada Inc.

209 Carrier Drive
Toronto, ON M9W 5Y8
FAX: 416-747-1980
Phone: 416-747-7995
Toll Free: 1-800-387-5991 (Canada Only)

The Garland Company UK, LTD

Unit 5, Glevum Works, Upton Street
Gloucester, UK GL1 4LA
FAX: 01452 330 657
Phone: 01452 330 646
Nat. Tel.: 0800 328 5560 (Only in UK)

Tuff-Coat is a registered trademark of The Garland Company, Inc.

© 2014 Garland Industries, Inc.



Garland/DBS, Inc.
3800 East 91st Street
Cleveland, OH 44105
Phone: (800) 762-8225
Fax: (216) 883-2055



ROOFING MATERIAL AND SERVICES PROPOSAL

ATC Facility

City of Alpharetta
Alpharetta, Ga, 30009

Date Submitted: 06/28/2017

Proposal #: 25-GA-170707

MICPA # 14-5903

Georgia General Contractor License #: GCCO003281

Purchase orders to be made out to: Garland/DBS, Inc.

Please Note: The following budget/estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Cobb County, GA and U.S. Communities. This budget/estimate should be viewed as the maximum price an agency will be charged under the agreement.

Scope of Work: See Full Specifications on following pages.

Proposal Price Based Upon Market Experience: Base Bid

RE-ROOF OF ENTIRE FACILITY (8000' sq ft including flashings)	\$ 126,945
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Ben Hill Roofing	\$ 126,945
Pride Roofing	\$ 186,764
Eskola LLC	\$ 214,709
NBC, Inc.	\$ 242,663

Proposal Price Based Upon Market Experience: Alternate 1

Replacement of all Metal Copings with 24ga Kynar Copings (540' x 24")	\$ 15,232
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Proposal Price Based Upon Market Experience: Alternate 2

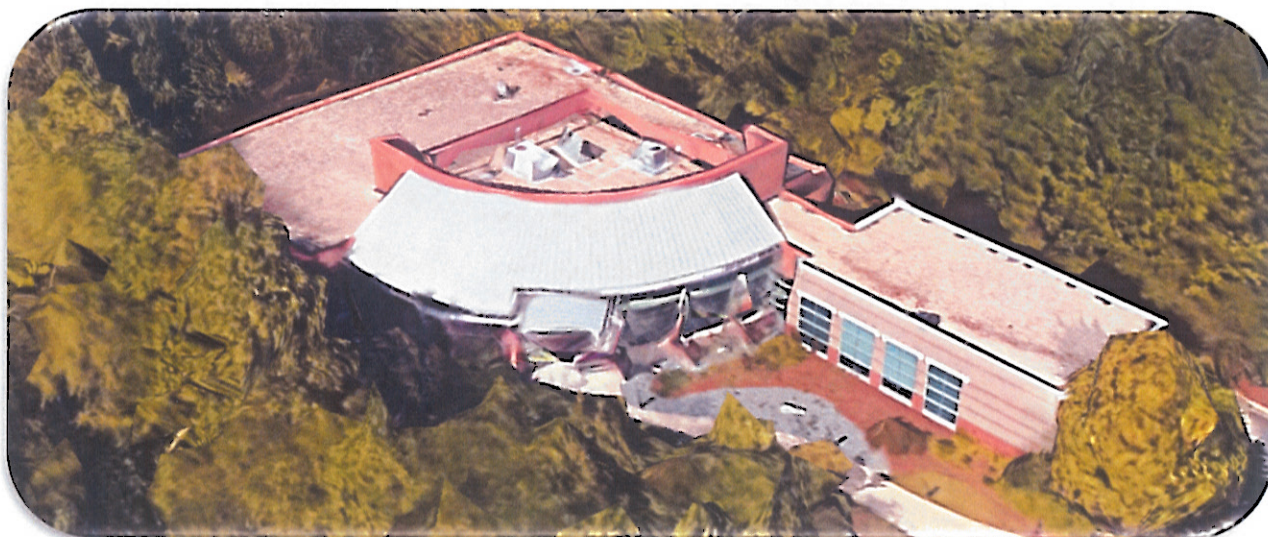
Window Re-Sealing / EIFS Wall Repair and EIFS Waterproofing (1000' sq ft)	\$ 8,793
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Proposal Price Based Upon Market Experience: Alternate 3

Metal Roof Repairs and 10-year Coating System (2000' sq ft)	\$ 18,874
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ATC FACILITY ROOF PROJECT

OFFICIAL PROJECT MANUAL



Sub-Contractor Quote Due Date:

June 26, 2017 at 12:00 PM

TO: DBSBIDS@GARLANDIND.COM

PROJECT NOTE:

The City of Alpharetta is utilizing the US Communities Contract for this Turn-Key Project through Garland/DBS. This method provides the City a single point of contact for the contract, scheduling, project management, quality control, and overall liability. Garland/DBS, Inc. is administering a competitive bid process for this project with the hopes of providing a lower market adjusted price whenever possible.

SUBCONTRACTOR REQUIREMENTS

PLEASE KEEP COPY OF PROJECT MANUAL INCLUDING SPECIFICATION AND ANY ADDENDUMS WITH ROOFING CREW ON SITE AT ALL TIMES!!!

- All OSHA guidelines to be followed at all times – NO EXCEPTIONS.
- Photos of posts, doorframes, and other sensitive areas should be taken by sub- contractor at pre-construction meeting for proof of pre-existing conditions.
- Sub-Contractors are expected to maintain a neat, uniform appearance with company designation.
- The City will be made aware of any changes to the scope or change orders before any notice to proceed will be given by Garland.
- Care will be taken to protect all electrical lines.
- Leading Edge markers consisting of caution tape and flags will be used to identify hazard of roofing work to the public and staff.
- There will be no smoking from any one on the job site at any time.
- There will be no vulgar language from any one on the job site at any time.



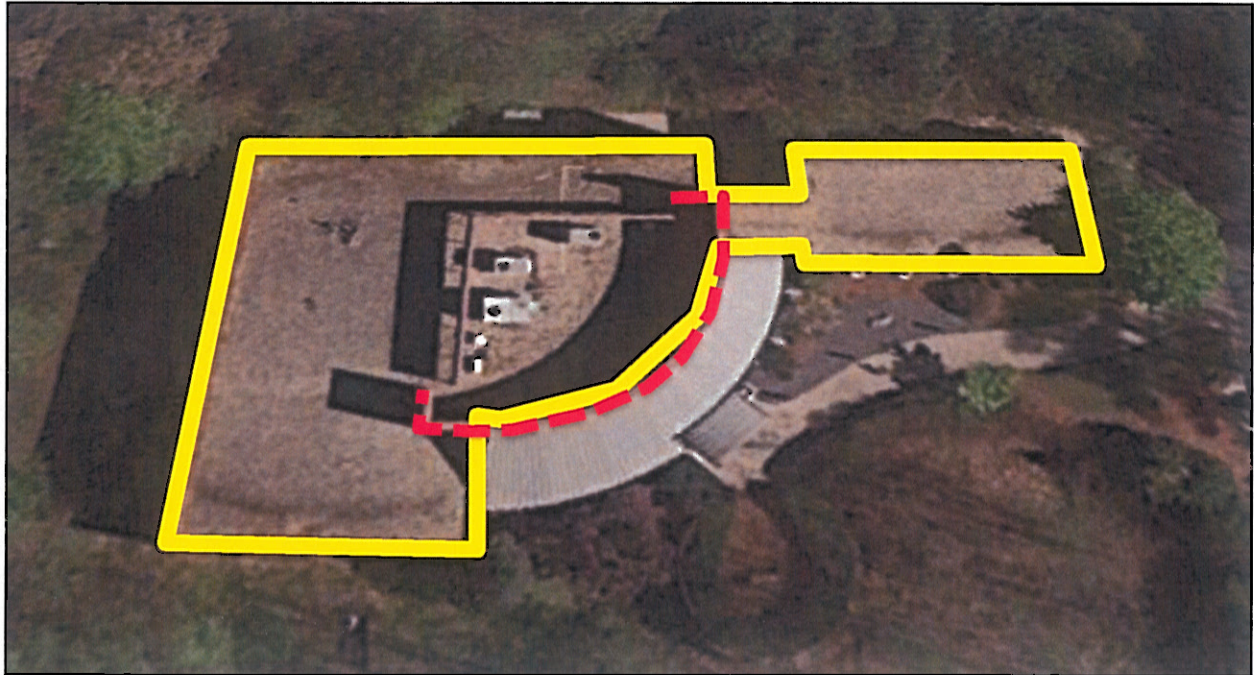
NOTES FOR BIDDING THIS DBS PROJECT

- ✓ Bidders are reminded that the General Contractor (Design-Build Solutions/DBS) is purchasing the Garland roof system materials for this project. Bidders should adjust profit and overhead accordingly as they are not incurring the expense of the materials, but will still need to handle the materials and load the roof once the materials arrive to the site.
- ✓ Bidders are reminded that the freight for the DBS supplied materials will be paid for by DBS will not be an expense to the Bidder.
- ✓ Bidders are reminded that sales or use tax on DBS supplied materials will be paid for by the DBS and will not be an expense to the Bidder.
- ✓ Bidders are responsible for all materials not supplied by the DBS, as well as, the costs, freight, and sales or use taxes, if applicable.
- ✓ Bid Bonds are not required for this project. Performance and Payment Bonds will not be required if awarded the project. Performance and payment bonds will be provided by Garland/DBS, Inc.
- ✓ Bidders should use best efforts to identify potential latent or concealed site conditions and provide unit costs for them in the appropriate section of the bid documents as to establish pricing for what may be unforeseen site conditions upfront.

CITY OF ALPHARETTA: ATC FACILITY PROJECT OVERVIEW

BASE BID: ROOF RE-COVER and COPING REPLACEMENT AT HIGH WALL

- Base Bid includes all roof areas outlined in YELLOW as well as the replacement of the metal copings at the top of the high EIFS wall – Red dotted line.



SEE END OF SPECIFICATION FOR THESE ALTERNATE OPTIONS:

- ALTERNATE 1: NEW METAL COPINGS AT ALL COPING LOCATIONS
- ALTERNATE 2: WINDOW RE-SEALING AND EIFS WALL SEALING
- ALTERNATE 3: METAL ROOF REPAIR AND RUST-GO SYSTEM

CITY OF ALPHARETTA: **ATC FACILITY ROOF RE-COVER SPECS**
MODIFIED BITUMINOUS MEMBRANE ROOFING

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Cold Applied 2-Ply Asphalt Roofing (StressPly)

1.2 REFERENCES

- A. National Roofing Contractors Association (NRCA): Roofing and Waterproofing Manual.

1.3 DESIGN / PERFORMANCE REQUIREMENTS

- A. Perform work in accordance with all federal, state and local codes.
 - 1. Underwriters Laboratory Class A Rating.
 - 2. Warnock Hersey Class A Rating.
- B. **Design Requirements: (see section 3.2)**
 - 1. **Uniform Wind Uplift Load Capacity**
 - a) **See Wind Uplift Calc to be sent out by Addendum**
 - 2. **Dead Load:**
 - a. Installation of new roofing materials shall not exceed the dead load capacity of the existing roof structure.

1.4 SUBMITTALS – GARLAND TO PROVIDE SUBMITTALS LISTED BELOW TO ALL PARTIES INCLUDING PRIME CONTRACTOR, SUB-CONTRACTOR & OWNER

- A. Garland / DBS to Provide Manufacturer's data sheets on each product to be used, including:
 - 1. Preparation instructions and recommendations.
 - 2. Storage and handling requirements and recommendations.
 - 3. Installation instructions.
- B. Recycled or Bio-Based Materials: Provide third party certification through UL Environment of roof System membranes containing recycled or bio based materials
- C. Manufacturer's Certificates: Provide to certify products meet or exceed specified requirements.
- D. Test Reports: Submit test reports, prepared by an independent testing agency, for all modified bituminous sheet roofing, indicating compliance with ASTM D5147. Testing must be performed at 77 deg. F. Tests at 0 deg. F will not be considered.
- E. Closeout Submittals: Provide manufacturer's maintenance instructions that include recommendations for periodic inspection and maintenance of all completed roofing work. Provide product warranty executed by the manufacturer. Assist Owner in preparation and submittal of roof installation acceptance certification as may be necessary in connection with fire and extended coverage insurance on roofing and associated work.

1.5 QUALITY ASSURANCE

- A. Perform Work in accordance with NRCA Roofing and Waterproofing Manual.
- B. Manufacturer Qualifications: Company specializing in manufacturing products specified with documented ISO 9001 certification and minimum of twelve years of documented experience and must not have been in Chapter 11 bankruptcy during the last five years.
- C. Installer Qualifications: Company specializing in performing Work of this section with

Please See Detail Package provided along with this Specification for all standard Garland Details.

CITY OF ALPHARETTA: **ATC FACILITY ROOF RE-COVER SPECS**
MODIFIED BITUMINOUS MEMBRANE ROOFING

minimum five years documented experience and a certified Pre-Approved Garland Contractor.

- D. Installer's Field Supervision: Maintain a full-time Supervisor/Foreman on job site during all phases of roofing work while roofing work is in progress.
- E. Source Limitations: Obtain all components of roof system from a single manufacturer. Secondary products that are required shall be recommended and approved in writing by the Garland Representative.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Deliver and store products in manufacturer's unopened packaging with labels intact until ready for installation.
- B. Store all roofing materials in a dry place, on pallets or raised platforms, out of direct exposure to the elements until time of application. Store materials at least 4 inches above ground level and covered with "breathable" tarpaulins.
- C. Stored in accordance with the instructions of the manufacturer prior to their application or installation. No wet or damaged materials will be used in the application.
- D. Keep materials away from open flame or welding sparks.
- E. Avoid stockpiling of materials on roofs without first obtaining acceptance from the Owner.
- F. Adhesive storage shall be between the range of above 40 degree F (4 degree C) and below 80 degree F (27 degree C). Area of storage shall be constructed for flammable storage.
- G. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install any roofing materials when forecasted precipitation is 35% chance or greater.

1.7 INSTALLER WARRANTY

- A. Installer is to guarantee all work against defects in materials and workmanship for a period indicated following final acceptance of the Work.
 - 1. Contractor Warranty Period:
 - a. 3 years from date of acceptance.

1.8 MANUFACTURER WARRANTY

- 1. Manufacturer Warranty Period:
 - a. 30 years from date of acceptance.

1.9 PROTECTION

- A. Provide traffic ways, erect barriers, fences, guards, rails, enclosures, chutes and the like to protect personnel, roofs and structures, vehicles and utilities.
- B. Protect exposed surfaces of finished walls with tarps to prevent damage.
- C. Plywood for traffic ways required for material movement over existing roofs shall be not less than 5/8 inch (16 mm) thick.
- D. In addition to the plywood listed above, an underlayment of minimum 1/2 inch (13 mm)

Please See Detail Package provided along with this Specification for all standard Garland Details.

CITY OF ALPHARETTA: **ATC FACILITY ROOF RE-COVER SPECS**
MODIFIED BITUMINOUS MEMBRANE ROOFING

recover board is required on new roofing.

- E. Special permission shall be obtained from the Manufacturer before any traffic shall be permitted over new roofing.

1.10 FIELD QUALITY CONTROL

- A. Inspection: Provide manufacturer's field observations at start-up and minimum two visits per every week of installation. Provide a final inspection upon completion of the Work.
 - 1. Warranty shall be issued upon manufacturer's acceptance of the installation.
 - 2. Field observations shall be performed by a Technical Representative employed full-time by the manufacturer and whose primary job description is to assist, inspect and approve membrane installations for the manufacturer.
 - 3. Provide observation reports from the Technical Representative indicating procedures followed, weather conditions and any discrepancies found during inspection.
 - 4. Provide a final report from the Technical Representative, certifying that the roofing system has been satisfactorily installed according to the project specifications, approved details and good general roofing practice.\

PART 2 EXECUTION

2.1 EXAMINATION

- A. Inspect and approve the deck condition, slopes and fastener backing if applicable, parapet walls, expansion joints, roof drains, stack vents, vent outlets, nailers and surfaces and elements.

2.2 PREPARATION IN ROOF RE-COVER AREAS OVER METAL DECK

- 1. Remove ballast and concrete walkways and dispose of as directed by City Staff.
- 2. Slice EPDM membrane every 10 ft. of roof field, as well as at base of all flashings, penetrations and perimeters to allow for complete relaxation of rubber membrane. Remove any blistering roofing membrane to create even surface for application of recovery board.
- 3. Contractor is responsible for installing any necessary tapered insulation crickets and sumps to accommodate positive drainage.
- 4. Fasten down a staggered 1/2" inch HD recovery board through existing roof into metal deck in accordance with fastening pattern provided by addendum.

2.3 FIELD INSTALLATION: COLD APPLIED ROOF SYSTEM

- A. MODIFIED PLIES: Cut base sheet (Stressbase 80) and Cap Sheet (Stressply Plus FR Mineral) into 18 foot lengths and allow plies to relax before installing. Install in inter-ply adhesive applied at the rate required by the manufacturer. Shingle sheets uniformly over the prepared substrate to achieve the number of plies specified. Shingle in proper direction to shed water on each large area of roofing.
 - 1. Lap ply sheet ends 8 inches. Stagger end laps 12 inches minimum.
 - 2. Solidly bond to the base layers with specified cold adhesive at the rate of 2 gallons per 100 square feet.
 - 3. Roll must push a puddle of adhesive in front of it with adhesive slightly visible at all side laps. Care should be taken to eliminate air entrapment under the membrane.
 - 4. Allow the base sheets to cure at least ten minutes before installing the cap sheet. HOWEVER, THE MODIFIED CAP MEMBRANE MUST BE INSTALLED WITHIN THREE DAYS OF THE BASE SHEET.

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MODIFIED BITUMINOUS MEMBRANE ROOFING

5. Install subsequent rolls of modified across the roof as above with a minimum of 4 inch side laps and 8 inch staggered end laps. Lay modified membrane in the same direction as the base sheet, but the laps shall not coincide with the laps of the base layers.
 6. Heat weld side and end laps of cap sheet, ensuring pencil thin bleed out.
 7. Extend membrane 2 inches beyond top edge of all cants in full application of the cold adhesive as shown on the Details.
- B. Fibrous Cant Strips: Provide non-combustible perlite or glass fiber cant strips at all wall/curb detail treatments where angle changes are greater than 45 degrees. Cant may be set in approved cold adhesives or mechanically attached with approved plates and fasteners.
- C. Wood Blocking, Nailers and Cant Strips: Provide wood blocking, nailers and cant strips as necessary.
1. Wood nailers should match the height of any insulation, providing a smooth and even transition between flashing and insulation areas.
 2. Nailer lengths should be spaced with a minimum 1/8 inch gap for expansion and contraction between each length or change of direction.
 3. Nailers and flashings should be fastened in accordance with Factory Mutual "Loss Prevention Data Sheet 1- 49, Perimeter Flashing" and be designed to be capable of resisting a minimum force of 200 lbs/lineal foot in any direction.

2.4 INSTRUCTIONS FOR TYPICAL FLASHINGS FOR ATC- **ALSO SEE CUSTOM DETAILS (3.5)**

A. Flashing Base Ply:

1. During Flashing Installation, do not permit conditions to exist that will allow moisture to enter behind, around or under the new roofing membranes.
2. Remove EXISTING EPDM Membrane flashings
3. Adhere Stressbase 80 to exposed substrate with Flashing Bond
4. Secure the tops of all flashings that are not run up and over curb through termination bar fastened at 6 inches (152 mm) O.C. and sealed at top with Tuff Stuff MS Sealant.

B. Flashing Cap Ply:

1. During Flashing Installation, do not permit conditions to exist that will allow moisture to enter behind, around or under the new roofing membranes.
2. Adhere Cap Ply to the underlying base flashing ply with Flashing Bond. Nail off at a minimum of 8 inches (203 mm) o.c. from the finished roof at all vertical surfaces.
3. Coordinate counter flashing, cap flashings, expansion joints and similar work with modified bitumen roofing work as specified.
4. All stripping shall be installed prior to cap sheet flashing installation.
5. Heat and scrape granules when welding or adhering at cut areas and seams to granular surfaces at all flashings.
6. Secure the top edge of the flashing sheet using a termination bar only when the wall surface above is waterproofed, or nailed 4 inches on center and covered with an acceptable counter flashing.
7. All vertical flashing seams shall heat welded to ensure pencil thin bleed out.
8. Install new 24ga color matching skirt metal under existing coping caps or counter flashings and fasten 12" inches on center. Skirt metal shall extend over new roofing plies no less than 2" inches and be fitted tightly to the flashing membranes.

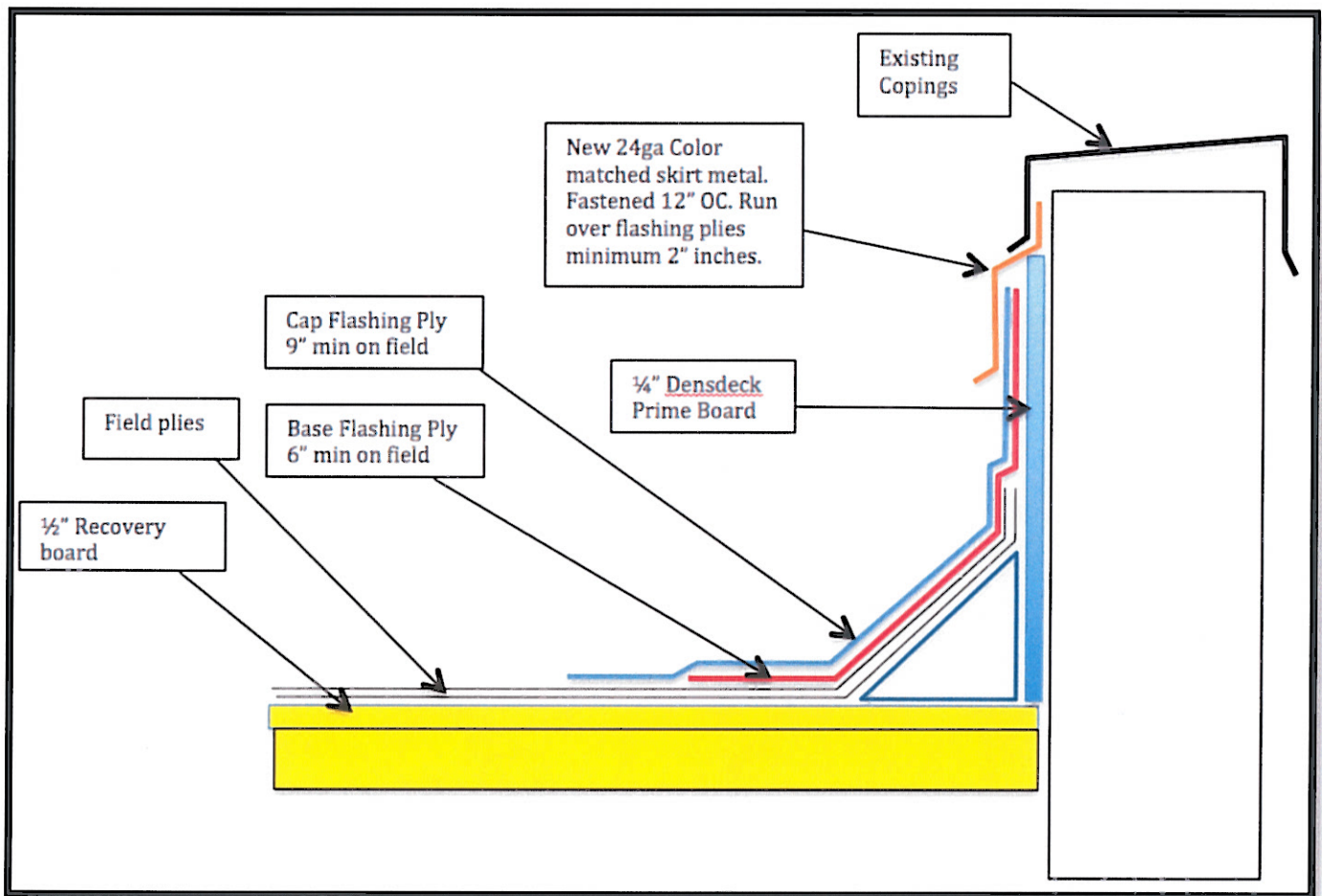
Please See Detail Package provided along with this Specification for all standard Garland Details.

CITY OF ALPHARETTA: **ATC FACILITY ROOF RE-COVER SPECS**
MODIFIED BITUMINOUS MEMBRANE ROOFING

2.5 CUSTOM FLASHING DETAILS:

A. PERIMETER WALLS WITH COPING CAPS

1. Cut and Remove EPDM membrane from parapet wall flashings.
2. Pin a $\frac{1}{4}$ " primed Densdeck board against the parapet wall, terminating just below the inner side of coping metal kick out.
3. Install base and cap flashing plies in Flashing Bond in accordance with standard Garland Details and terminate at top of Densdeck board. Heat Weld side and end laps of cap ply only.
4. Install 24ga, color matched skirt metal under existing coping metal fastened 12" inches on center. Skirt metal shall kick out to accommodate the Densdeck primed board and flashing membranes and then run down flashing plies minimum 2" inches.



Please See Detail Package provided along with this Specification for all standard Garland Details.

CITY OF ALPHARETTA: ATC FACILITY ROOF RE-COVER SPECS
MODIFIED BITUMINOUS MEMBRANE ROOFING

B. ROOF FLASHINGS AT EIFS and BRICK WALLS

**Note: The goal here is for the EIFS wall flashings and the Brick Wall flashings at an even height, to be terminated using the same surface mounted counter-flashing detail.*

EIFS

1. Cut EIFS 12" high from the finished roof surface.
2. Run Garland's typical two-ply flashing detail and use termination bar just below cut EIFS wall. Caulk top of term bar with Tuff Stuff MS
3. Set back side of Surface Mounted Counter Flashing on the EIFS above in a thick bead of Greenlock Structural Adhesive (not GreenLock XL), and fasten appropriately into wall studs.
4. Install bead of Tuff Stuff MS White at top of Surface Mounted Counter Flashing.
5. Counter Flashing metal shall extend over new new membrane flashings no less than 4" inches and be fitted tightly.

BRICK

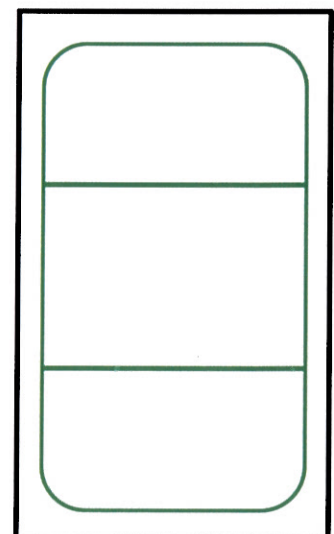
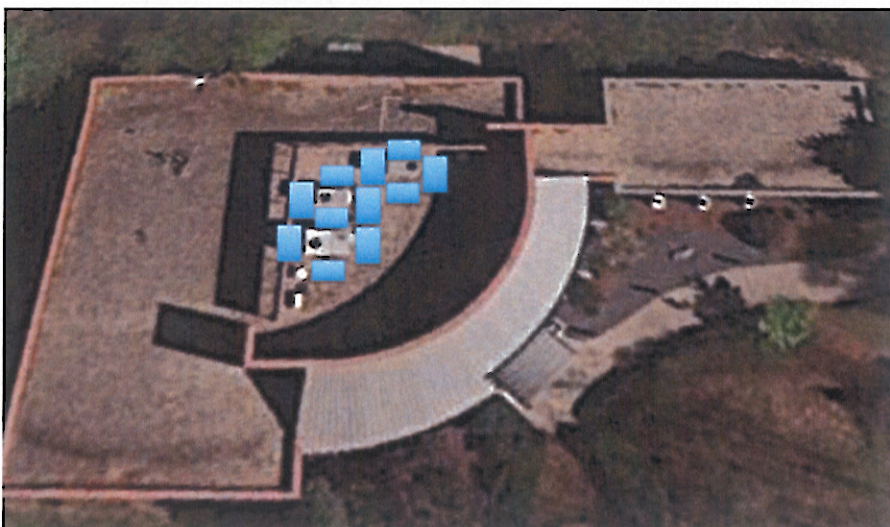
6. Remove EPDM membrane from Brick wall.
7. Install surface mounted counter flashing detail in accordance with Garland standard details in even transition line with EIFS counter flashings.

C. METAL COPING AT TOP OF HIGH EIFS WALL (No other coping replacements in Base Bid)

1. Remove and Replace the metal coping with copings field fabricated from Rmer SS 24ga Portland Stone Flat Stock.
2. New copings shall be cut into even lengths for a consistent look around the radius.
3. New copings shall have continuous cleat on both sides.
4. New copings to utilize a 6" concealed splice plate detail at all joints, adhered on both sides of plate with Greenlock Structural Adhesive.

D. INSTALLATION PIPE SUPPORTS & WALKPADS

1. Replace all existing pipe supports with new rubber pipe supports and clamps.
2. Install (11) 4' x 6' x ½" Traf-Gard Walk pads spaced minimum 6" apart as noted on diagram below. Set walk pads in beads of Greenlock Structural adhesive as shown on the right.



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MODIFIED BITUMINOUS MEMBRANE ROOFING

E. Surface Coatings: Silver-Shield Coating Application

1. Wait 30 days after completion of roof field and flashings to allow complete cure.
2. Sweep off all dirt and debris from the surface to be coated.
3. Repair any splits, or surface irregularities with Flashing Bond mastic and Gar-Mesh.
4. Mix Silver-Shield with Jiffy Mixer attached to a low speed drill. Mix until material is consistent.
5. Apply Silver-Shield at 2 gallons per 100 square feet to entire roof field and flashings. This material is designed for squeegee, roller or brush application.

END OF BASE BID

SEE FOLLOWING PAGES FOR ALTERNATE OPTIONS

CITY OF ALPHARETTA: **ATC FACILITY ROOF RE-COVER SPECS**
MODIFIED BITUMINOUS MEMBRANE ROOFING

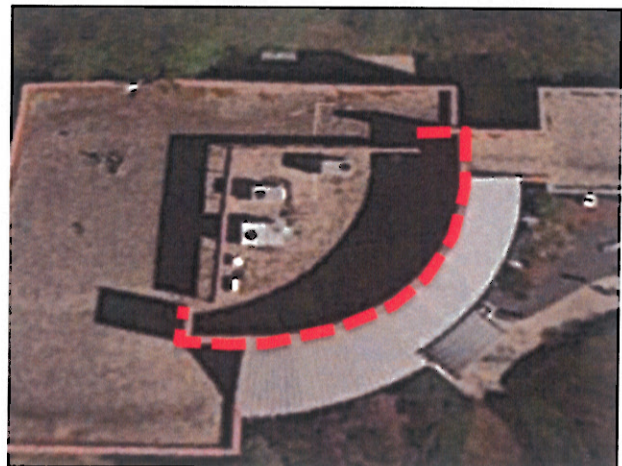
ADD ALTERNATE: OPTION 1: METAL COPINGS REPLACEMENT

(This alternate includes all roof perimeter copings and the screen wall copings around units)

1. Remove and Dispose of all Existing Copings.
2. Install New Metal Copings field fabricated from Garland Rmer SS 24ga Portland Stone flat stock in accordance with Garland standard detail titled:
"Coping Cap" (see provided setail package)

ADD ALTERNATE: OPTION 2: WINDOW RE-SEALING AND EIFS WALL SEALING

- **WINDOW JOINT SEALANT (Metal to EIFS and Glass to Metal)**
 1. Cut out all window joints (Metal to EIFS and Glass to Metal).
 2. Install Tuff Stuff MS BLACK so it directly contacts joint substrates and completely fills recesses in each joint configuration.
- **EIFS WALL SEALING (Only applies to inside of EIFS wall at red dotted line pictured below)**
 3. At EIFS (inner wall area), prepare walls with cleaning method in accordance with Tuff Coat Data Sheet.
 4. Cut out any existing joint sealants and previous crack repair materials before installing any new materials. Install Greenlock Sealant XL so it directly contacts joint substrates and completely fill recesses in each joint configuration and crack repair location. All wall penetrations shall be resealed using Greenlock Sealant XL.
 5. Cover any weep holes prior to coating wall.
 6. Apply base coat of Tuff Coat coating at 150 sq ft. per gallon in accordance with product data sheet. Wait two hours before application of top coat.
 7. Apply top coat of Tuff Coat coating at 150 sq ft. per gallon in accordance with product data sheet.



CITY OF ALPHARETTA: **ATC FACILITY** ROOF RE-COVER SPECS
MODIFIED BITUMINOUS MEMBRANE ROOFING

ADD ALTERNATE: OPTION 3: METAL ROOF REPAIR AND RUST-GO PAINT SYSTEM

***This work will likely need to be done on weekends when building is empty.**

1. Remove all existing joint materials and re-seal joint at top of metal to brick flashings with GreenLock Sealant XL.
2. Reseal all other roof, gutter, and downspout joints (above brick columns) that may potentially contribute to water intrusion in the same fashion. (Downspouts run inside of brick columns).
3. If joints, gaps, or openings require a larger surface area repair material, a combination of 4" width Unibond ST tape and White Knight Base Coat may be used.
4. Prepare entire metal roof surface, inside of gutters, and downspouts in accordance with Rust-Go Data Sheet instructions for preparation. Metal should be clean and dry.
5. Apply Rust-Go Primer per product Data Sheet in single coat at ¼ gal per square.
6. Apply Rust-Go VOC Top Coat GRAY in accordance with Data Sheet in a two coat application at ½ gallon per square, per coat. Allow 3 hours to cure, between coats.
7. Apply a single coating of Seal-A-Pore masonry coating to 2' ft high brick wall area located directly above metal roof at 1 gallon per square. Brick areas not directly above metal roof may be left alone.



END OF ALTERNATE OPTIONS

Please See Detail Package provided along with this Specification for all standard Garland Details.

MASTER AGREEMENT

(CONTRACT)

Reference No. 14905

Scanned Date: _____

PAGE 1 OF 1

DATE: _____

MASTER AGREEMENT**OWNER:** COBB COUNTY BOARD OF COMMISSIONERS

100 CHEROKEE STREET

MARIETTA, GA 30060

CONTRACTOR: GARLAND/DBS, INC.3800 EAST 91ST STREET, CLEVELAND

OHIO 44105

WORK: **ROOFING SUPPLIES AND SERVICES, WATERPROOFING AND RELATED PRODUCTS AND SERVICES:**
The undersigned parties understand and agree to comply with and be bound by the entire contents of Sealed Bid # 14-5903
: **ROOFING SUPPLIES AND SERVICES, WATERPROOFING AND RELATED PRODUCTS AND SERVICES**
PROJECT MANUAL (aka, the Contractor's Bid Proposal submitted March 27, 2014) which is incorporated here in by
reference. Contractor understands and agrees that the bonds and insurance required by the Project Manual are to be kept
current at all times through the length of each term and for 90 Days following completion of each term. Bonds and
insurance must be renewed and presented to the owner at the time of each renewal term if Owner chooses to renew. Bonds
and insurance shall be written by a firm acceptable to the Owner as specified in the Project Manual.

TERM: January 1, 2015 to December 31, 2017, with full renewal options per the Project Manual. Owner shall exercise renewal
options by issuance and delivery to Contractor of a written notice to renew this Agreement.

PROJECT: **ROOFING SUPPLIES AND SERVICES, WATERPROOFING AND RELATED PRODUCTS AND SERVICES** in
accordance with the Project Manual.

PRICE: Price as stated for all schedules included in the Project Manual.

BILLING: All original invoices shall be submitted directly to the Cobb County Finance Department. Invoices shall bill only for Work
completed during the period covered by the invoice and shall clearly identify such work in accordance with invoicing
guidelines in the Project Manual.

IN WITNESS WHEREOF, this Agreement has been executed by Owner and accepted by Contractor to be effective as of the date first above
written.



Cobb County Board of Commissioners

Cobb County... Expect the Best!

Garland /DBS, Inc.

100 Cherokee Street

East 91st Street

Marietta, GA 30060

Cleveland, Ohio 44195

Tim Lee, Chairman

DAVID SOKOL, PRESIDENT
Date: 08/28/2014Date: 9/22/2014

FEDERAL TAX ID NUMBER: 27-0288466

APPROVED AS TO FORM

COUNTY ATTORNEY'S OFFICE

APPROVED
PER MINUTES OF
COBB COUNTY
BOARD OF COMMISSIONERS
7/22/2014



STAFF REPORT

Submitting Department: Legal

Submitted By: Sam Thomas

Meeting Date: July 10, 2017

I. AGENDA ITEM TITLE: ORDINANCE AMENDMENT: CHAPTER 13, ARTICLE 1, SECTION 13-3 OF THE CODE OF ALPHARETTA GEORGIA PERTAINING TO DISORDERLY CONDUCT **(FIRST READING)**
AN ORDINANCE TO AMEND CHAPTER 13, ARTICLE 1, SECTION 13-3 OF THE CODE OF ALPHARETTA GEORGIA PERTAINING TO DISORDERLY CONDUCT; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

II. RECOMMENDATION:

Approve the first reading of an ordinance amending Chapter 13, Article 1, Section 13-3 of The Code Of Alpharetta Georgia Pertaining To Disorderly Conduct as presented by the City Attorney.

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: THERE ARE NO DIRECT FISCAL
IMPACTS RELATED TO THE ADOPTION OF THIS ORDINANCE
AMENDMENT.

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

The City Attorney will present for consideration an amendment to Chapter 13, Article 1, Section 13-3 of The Code Of Alpharetta Georgia Pertaining To Disorderly Conduct.

V. ALTERNATIVES:

VI. ATTACHMENTS:

Ordinance Amendment

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO AMEND CHAPTER 13, ARTICLE I, Section 13-3 (DISORDERLY CONDUCT) OF THE CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO DELETE, MODIFY AND ADD PROVISIONS PERTAINING TO DISORDERLY CONDUCT; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, the Mayor and Council of the City of Alpharetta are charged with the protection of the public health, safety, and welfare of the citizens of the City of Alpharetta; and

WHEREAS, the Mayor and Council have heretofore adopted Chapter 13 of The Code of the City of Alpharetta, Georgia (the "City Code") regarding offenses and miscellaneous provisions; and

WHEREAS, the Mayor and Council deem it appropriate to amend Section 13-3 of the City Code to modify provisions regarding disorderly conduct.

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

Section 1: Section 13-3 of The Code of the City of Alpharetta, Georgia is hereby amended by deleting same in its entirety and inserting in lieu thereof a new Section 13-3 to read as set forth in Exhibit "A" attached hereto as if fully set forth herein.

Section 2: It is the intention of the City Council and it is hereby ordained by the authority of the City Council that the provisions of this Ordinance shall become and be made a part of The Code of the City of Alpharetta, Georgia, and the codifier is authorized to make the specified deletions, insertions, additions, and to insert headings, article numbers and section numbers as and where appropriate.

Section 3: All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 4: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional, or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid or the application of

ORDINANCE NO. _____

this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 5: This Ordinance shall become effective immediately upon adoption.

SO ORDAINED this _____ day of _____, 2017.

CITY OF ALPHARETTA, GEORGIA

By: _____
David C. Belle Isle, Mayor

COUNCIL MEMBERS

(SEAL)
Attest:

City Clerk

First Reading _____
Second Reading _____

Adopted _____

EXHIBIT "A"

Sec. 13-3. - Disorderly conduct.

- (a) It shall be unlawful for any person to disturb or endanger the public peace or decency by any disorderly conduct.
- (b) The following acts, among others, are declared to be disorderly conduct:
 - (1) Act in a violent or tumultuous manner toward another whereby any person is placed in fear of the safety of such person's life, limb or health;
 - (2) Act in a violent or tumultuous manner toward another whereby the property of any person is placed in danger of being damaged or destroyed;
 - (3) Cause, provoke or engage in any fight, brawl or riotous conduct so as to endanger the life, limb, health or property of another;
 - (4) Assemble or congregate with another or others for the purpose of, or with the intent to engage in, gaming;
 - (5) Be in or about any place, alone or with others, with the purpose of or intent to engage in any fraudulent scheme, trick or device to obtain any money or valuable thing or to aid or abet any person doing so;
 - (6) Be in or about any place where gaming or the illegal sale or possession of alcoholic beverages or narcotics or dangerous drugs are practiced, allowed or tolerated, for the purpose of or intent to engage in gaming or the purchase, use, possession or consumption of such illegal drugs, narcotics or alcohol;
 - (7) Direct fighting words toward another, that is, words which by their very nature tend to incite an immediate breach of the peace;
 - (8) Interfere, by acts of physical obstruction, with another's pursuit of a lawful occupation;
 - (9) Congregate with another or others in or on any public way so as to halt the flow of vehicular or pedestrian traffic, and to fail to clear that public way after being ordered to do so by a city police officer or other lawful authority;
 - (10) Stand or remain in or about any street, sidewalk, overpass, or public way so as to impede the flow of vehicular or pedestrian traffic, and to fail to clear such street, sidewalk, overpass or public way after being ordered to do so by a police officer or other lawful authority; provided, however, no further order by a police officer or other lawful authority shall be required when such person has previously engaged in similar acts and been ordered on two (2) or more occasions by a police officer or other lawful authority to clear any other street, sidewalk, overpass or public way in the city;
 - (11) Disrupt by actions which tend to cause an immediate breach of the peace the undisturbed activities of any house of worship, hospital or home for the elderly; or
 - (12) Throw bottles, paper, cans, glass sticks, stones, missiles, or any other debris on public property.

Workforce Housing

Prepared for the City of Alpharetta
Prepared by TSW and Reuter Strategies

July 10, 2017

Project Goals

1. Review demographic and market conditions.
2. Research models for consideration.
3. Discuss possible strategies with City Council.
4. Amend City Code, as directed by City Council

Current Conditions

- High average income of \$95,098
- Current population: 64,000
Estimated 2% growth rate annually
- Ninety-four percent of workers commute into Alpharetta.
Only 6.4% of employees live and work in the city.
- Most new housing units in 2016 were single-family and owner occupied .
Of 2,127 housing units under construction, 559 (26%) are multi-family.

Workforce Housing Conditions

- Based on 80% of the metro Atlanta average median income (\$67,500, \$74,271 for Alpharetta) a family of four would require a \$1,350/month rent or \$225,000 price of home price.
- Approximately 30,000 of Alpharetta's 84,000 jobs (34%) pay less than \$40,000 annually. Many existing Alpharetta employees currently commuting to the city (most likely by driving) would consider living in the city if options that met their household budget were available.
- As of 2014, Alpharetta had 24,221 housing units (18,209 single-family and 6,012 multi-family). Owner occupied units are 64% of all housing units and renters make up 36%. The predominant type of rental housing is within apartment complexes with 10 or more units (56%).

Legal and Policy Questions

- As a municipal government in Georgia, Alpharetta has substantial “home-rule” authority to take actions and programs to guide residential development and new housing stock or choices.
- Most workers already commute from houses, apartments, etc. outside the city.
- Professionals or retirees with good incomes can choose to purchase a home in Alpharetta. They may be commuting to businesses or jobs in other north Fulton cities, adjoining counties or Atlanta.

Models for Consideration

- The Sandy Springs Comprehensive Plan process of small area plans targets specific locations for workforce housing. This level of small area planning is a good model.
- The Atlanta BeltLine Tax Allocation District (TAD) includes an Affordable Housing Trust Fund which was recently funded with \$14 million after bonds were issued in December 2016.
- On February 15, it was announced that the City would authorize \$40 million in Housing Opportunity Bonds, to include funding for multifamily rental, down payment assistance for single family, land acquisition, and owner-occupied rehab.

Models for Consideration

- Multi-family developments in Decatur receive a 20% density bonus if 75% of the additional units are marketed to those making 80% of the median income.
- This “Lifecycle Housing Density Bonus” is available for both for-sale condominiums and for-rent units.

Models for Consideration

- Decatur allows Accessory Dwelling Units (ADUs) and smaller homes designed as “Cottage Courts.”

These are already allowed in the Alpharetta Downtown Districts



Courtesy Ross Chapin

Models for Consideration

- In 2013, Austin, TX voters approved \$65 million in GO bonds for affordable housing. The funding has been spent on three dozen projects that are completed or in progress. Nearly 40 percent of the funds have been spent to create or retain housing for persons with low-wage jobs and persons with disabilities on fixed incomes. Twenty-five percent of the funding has gone to first-time homebuyers and homeowner repair programs.
- “S.M.A.R.T. Housing” is an incentive program designed to encourage mixed-income development by providing development fee waivers and an expedited review process for developers who set aside 10 percent of housing units as affordable.

Models for Consideration

- In 2016, Boulder, CO, contributed \$11 million toward the purchase of three apartment developments. National affordable housing developers joined to buy the properties for a combined \$63 million.
- In 2016, the city adopted a “Middle-Income Housing Strategy” which defines a comprehensive approach to create and preserve housing choice for middle income households and puts forth a goal to build or preserve 2,500 market-rate middle income units and 1,000 deed restricted permanently affordable units.

Models for Consideration

- Seattle voters have approved five housing levies since 1981. The most recent was approved by a 70% margin in August 2016 with a \$290 million levy by over a seven-year. SOH loans have underwritten 11,383 units in 294 buildings around Seattle.
- The Multifamily Tax Exemption (MFTE) is a voluntary low-income housing incentive to property owners that make 20 percent of the units in their buildings affordable at certain rates. The tax break is available for up to 12 years. Units created by MFTE are meant to serve renters earning 60-90 percent AML or buyers earning 100-120 percent AML. The program has created 3,133 units in 87 projects since Seattle adopted it in 1998.

Possible Workforce Housing Strategies

- Establish comprehensive workforce housing policies.

*Specific definitions for number, types, values and other aspects.
Clearly target locations.*

- Develop a focused community dialogue on the diverse housing needs of area workers.

Focus on the needs and residential development types appropriate to Alpharetta workers and existing residents.

Possible Workforce Housing Strategies

- Consider development fee waivers and an expedited review process.

Policy question: For what percent of workforce units?

- Consider zoning density bonuses.

Policy question: For what percent of workforce units?

Policy question: How much additional density?

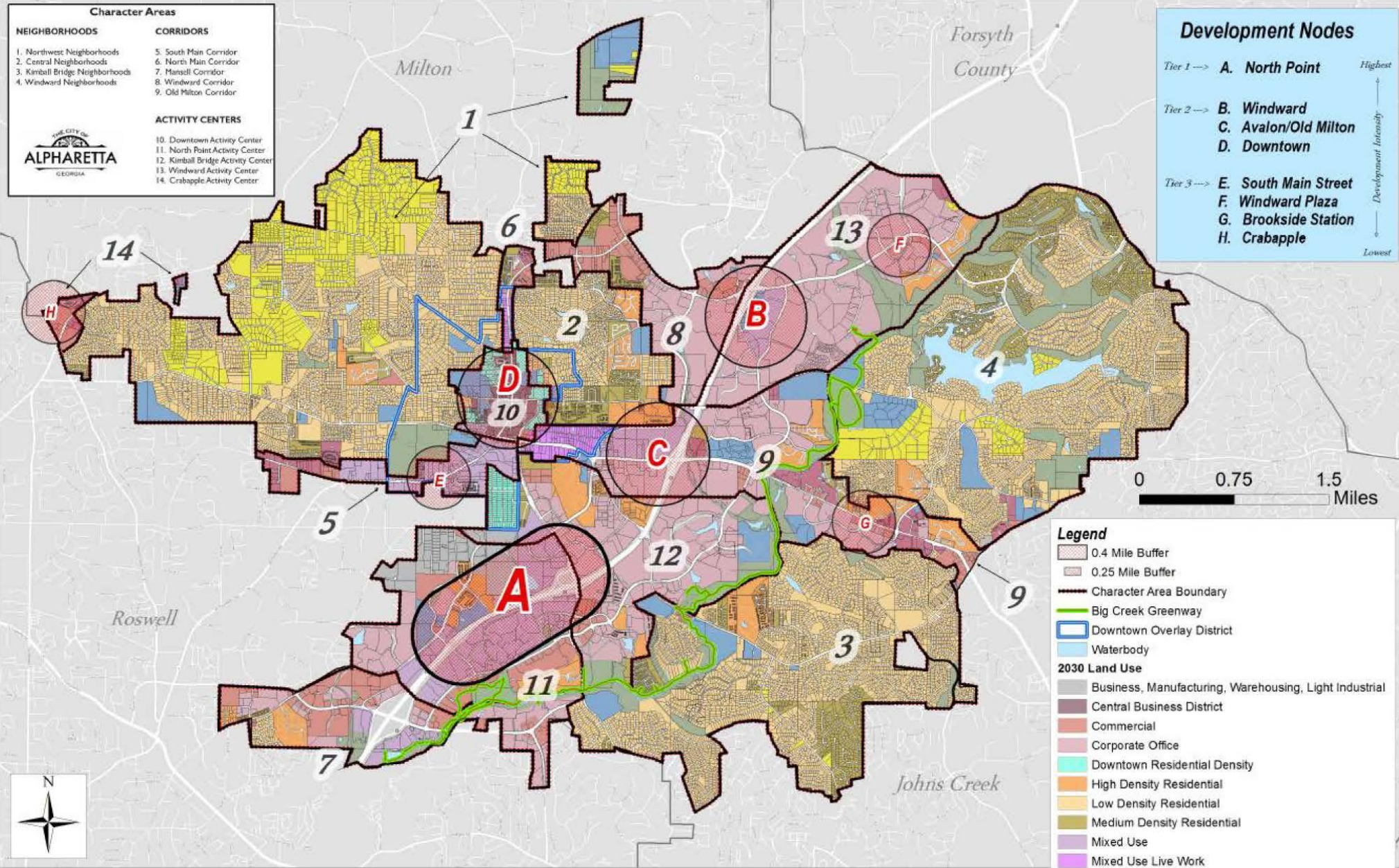
Character Areas

NEIGHBORHOODS	CORRIDORS
1. Northwest Neighborhoods	5. South Main Corridor
2. Central Neighborhoods	6. North Main Corridor
3. Kimball Bridge Neighborhoods	7. Mansell Corridor
4. Windward Neighborhoods	8. Windward Corridor
	9. Old Milton Corridor

ACTIVITY CENTERS

10. Downtown Activity Center
11. North Point Activity Center
12. Kimball Bridge Activity Center
13. Windward Activity Center
14. Crabapple Activity Center

THE CITY OF ALPHARETTA
GEORGIA



Location Map Provided by:
Community Development - GIS

Last Map Edit: 5/5/16

7/10/2017

City of Alpharetta Development Nodes, Character Areas & Future Land Use

Development Nodes

- Tier 1 → **A. North Point** Highest
- Tier 2 → **B. Windward**
C. Avalon/Old Milton
D. Downtown
- Tier 3 → **E. South Main Street**
F. Windward Plaza
G. Brookside Station
H. Crabapple Lowest
- Development Intensity ↑

Legend

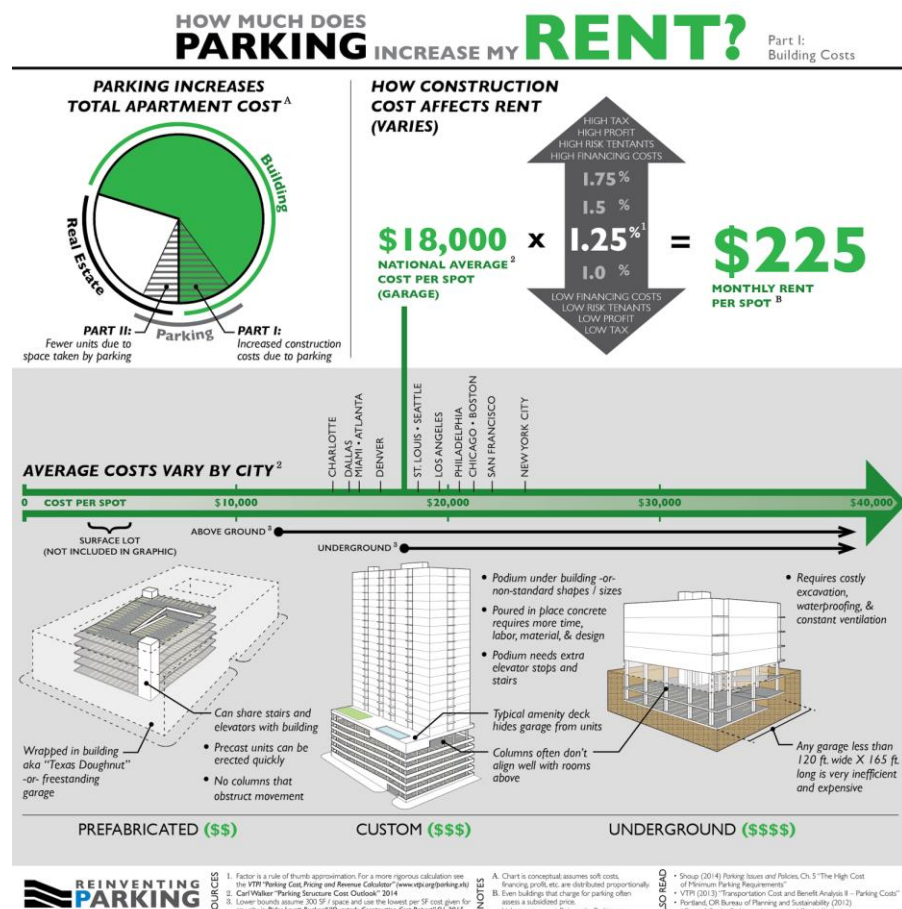
- 0.4 Mile Buffer
 - 0.25 Mile Buffer
 - Character Area Boundary
 - Big Creek Greenway
 - Downtown Overlay District
 - Waterbody
- 2030 Land Use**
- Business, Manufacturing, Warehousing, Light Industrial
 - Central Business District
 - Commercial
 - Corporate Office
 - Downtown Residential Density
 - High Density Residential
 - Low Density Residential
 - Medium Density Residential
 - Mixed Use
 - Mixed Use Live Work
 - Parks, Recreation, Open Space
 - Professional Business Office
 - Public, Institutional, Education
 - Residential Estate
 - Very Low Density Residential

Possible Workforce Housing Strategies

- Consider reduced parking requirements.

For single households who desire a lower household budget, possibly even without owning a car.

In the Atlanta region, deck spaces are \$18,000 - \$35,000, depending on efficiency and construction type.



Possible Workforce Housing Strategies

- Consider allowing
Accessory Dwelling Units

Accessory to single-family houses

Typically 400-800 sf

Subject to HOA bylaw restrictions



Summary

- Increasing professionals budget differently, desire less space, more free time and entertainment options. Alternative housing choices fit many of these professionals goals.
- Managing workforce housing goals should be closely aligned with understanding the overall area economy, commercial space and jobs within the city.

Discussion