

# Alpharetta

GEORGIA • USA



## MAYOR

Arthur Letchas

## COUNCIL

D.C. Aiken

David Belle Isle

Douglas J. DeRito

Cheryl Oakes

John Monson

Jim Payne

## CITY ADMINISTRATOR

Robert Regus

## CITY HALL

2 South Main Street

Alpharetta, Georgia 30004

678/297-6000

<http://www.alpharetta.ga.us>

## 24-HOUR INFORMATION

678/297-6015

June 28, 2010

Jared Lombard

Atlanta Regional Commission

40 Courtland Street NE

Atlanta, GA 30303

Dear Jared:

In accordance with the requirements of the Georgia Planning Act the City of Alpharetta is transmitting the annual updates to its Short-Term Work Program, Report of Accomplishments and the Capital Improvements Element. Authorization to transmit these documents was granted by a resolution of City Council following a public hearing held on June 21, 2010.

Should you have questions or concerns with respect to these documents, please do not hesitate to contact me via telephone (678.297.6070) or email ([dwheeler@alpharetta.ga.us](mailto:dwheeler@alpharetta.ga.us)).

Sincerely,

Diana Wheeler

Community Development Director



**A RESOLUTION OF THE CITY COUNCIL OF ALPHARETTA,  
GEORGIA FOR THE TRANSMITTAL OF THE SHORT TERM WORK  
PROGRAM AND THE CAPITAL IMPROVEMENTS ELEMENT TO THE  
ATLANTA REGIONAL COMMISSION**

**WHEREAS, the Georgia Planning Act encourages local governments to keep their comprehensive plans current in order for the plans to be used for policy guidance and as management tools for daily decisions; and**

**WHEREAS, the annual update of the short term work program and capital improvements element was prepared in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, and a Public Hearing was held on June 21, 2010 at 7:30 pm at the City Hall of Alpharetta, Georgia, and**

**WHEREAS, such updates are required to extend status to the City of Alpharetta as a Qualified Local Government,**

**NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Alpharetta hereby transmits the annual update of the short term work program and capital improvements element covering the five-year period of 2011-2015 to the Atlanta Regional Commission for their review and comment, as per the Georgia Planning Act of 1989.**

**SO RESOLVED** this 21st day of June, 2010.

CITY OF ALPHARETTA

By:

Arthur D. Letchas  
Arthur Letchas, Mayor

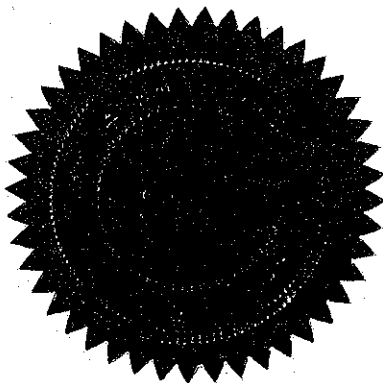
COUNCIL MEMBERS

Charles Oakes  
[Signature]  
Chris Allen  
[Signature]  
[Signature]

Attest:

City Clerk

Sue Rancaster



# CITY OF ALPHARETTA



## SHORT-TERM WORK PROGRAM 2010 UPDATE

COMMUNITY DEVELOPMENT DEPARTMENT  
287 SOUTH MAIN STREET  
ALPHARETTA, GA 30004  
TEL: 678.297.6070  
[WWW.ALPHARETTA.GA.US](http://WWW.ALPHARETTA.GA.US)

**CITY OF ALPHARETTA**  
**2010 Short-Term Work Program**

Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Continue application of the Cost of Government Services Land Use Model to forecast fiscal impacts of land use decisions within the City	2010, 2011, 2012	Community Development Department	N/A	N/A
Continue integration of the City's land use and transportation plans	2010, 2011, 2012	Community Development Department, Engineering / Public Works Department	N/A	N/A
Pursue annexation of the remaining unincorporated islands that currently exist within the main boundaries of the City of Alpharetta and between the boundaries of the City and surrounding jurisdictions, to which we currently provide services	Complete	Community Development Department, Finance Department, Engineering / Public Works Department	N/A	N/A

# CITY OF ALPHARETTA

## 2010 Short-Term Work Program

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Expand the Community Policing Program to continue meeting the City's level of service of 2.6 sworn officers per 1,000 residents	Complete	Police Department	\$200,000	Federal grants, City of Alpharetta
Continue expansion of the City's Greenway Program including the northernmost segment to Windward Parkway	2009, 2010, 2011, 2012	Recreation and Parks Department, Engineering / Public Works Department	\$5 million	Impact Fees, City of Alpharetta, GO Bond Funds
Develop the Encore Center for the Arts to include a 12,000 seat amphitheater, a 2,000 seat multi-use performance hall, and a 500 seat black box theater	2009, 2010, 2011, 2012, 2013	Community Development Department, Woodruff Arts Center (WAC)	\$70 million	City of Alpharetta, Fulton County, Woodruff Arts Center (WAC), Amphitheater revenues
Develop a veterans and public safety personnel memorial park at the corner of Westside Parkway and Old Milton Parkway on the grounds of Police Headquarters	Complete	Community Development Department, Engineering / Public Works Department	\$75,000	City of Alpharetta
Construct a greenway trail to enhance pedestrian connectivity between Wills Park and the Downtown core	20,102,011	Public Works Department, Community Development Department	\$2 million	GO Bond Funds, Impact Fees, TE Funds
Expand the Senior Activity Center	2010	Recreation and Parks Department, Engineering / Public Works Department	\$200,000	City of Alpharetta, CDBG Funds
Alpharetta Community Center Phase III	2010, 2011	Recreation and Parks Department, Engineering / Public Works Department	\$5,000,000	City of Alpharetta
Brooke Street Park design and construction	2010, 2011	Recreation and Parks Department, Engineering / Public Works Department	\$800,000	City of Alpharetta
Install synthetic turf at North Park	2010	Recreation and Parks Department, Engineering / Public Works Department	\$800,000	City of Alpharetta
Install synthetic turf at Wills Park	2010	Recreation and Parks Department, Engineering / Public Works Department	\$800,000	City of Alpharetta
Expand the City's internal fiber optic and wireless networks	2010, 2011, 2012	Department of Information Technology	\$700,000	City of Alpharetta
Construction and Implementation of Data Center / Network	2010	Department of information Technology	\$500,000	City of Alpharetta
Telephony Voice Over IP (VOIP)	2010, 2011	Department of Information Technology	\$300,000	City of Alpharetta

**CITY OF ALPHARETTA**  
**2010 Short-Term Work Program**

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Through regular public meetings, complete annual updates to the Downtown Development Plan to ensure consistency of the plan with community needs and goals	2010, 2011, 2012	Community Development Department	\$1,000	City of Alpharetta
Update the City's economic development action plan to ensure consistency with overall community objectives and needs	2,010	Community Development Department, Alpharetta Development Authority	\$100,000	City of Alpharetta and Development Authority
Coordinate a technology forum to encourage an environment of innovation, build linkages between technology companies with a presence in the community, and attract new technology firms	2010, 2011, 2012	Community Development Department, Greater North Fulton Chamber of Commerce, private sector	\$7,000 annually	Participants, private donations
Encourage continued investment in historic downtown through façade grants and other incentives.	Ongoing	Community Development Department	\$40,000 annually	City of Alpharetta

**CITY OF ALPHARETTA**  
**2010 Short-Term Work Program**

Transportation				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
<b>Intersection Improvements</b>				
Mayfield Road @ Canton Street	complete	Engineering / Public Works Department	\$ 500,000	GO Bond Funds, Impact Fees, City of Alpharetta, Grants
Hembree Road and Maxwell Road	complete	Engineering / Public Works Department	\$ 1,200,000	GO Bond Funds, Impact Fees, City of Alpharetta, Grants, North Fulton CID
Kimball Bridge Road @ Waters Road	2009, 2010, 2011	Engineering / Public Works Department	\$ 1,200,000	GO Bond Funds, Impact Fees, City of Alpharetta, GDOT
Webb Bridge Road @ Park Bridge/Shirley Bridge	2009, 2010, 2011	Engineering / Public Works Department	\$ 1,200,000	GO Bond Funds, Impact Fees, City of Alpharetta, GDOT
Old Milton Parkway @ North Point Pkwy.	2009, 2010, 2011, 2012	Engineering / Public Works Department / GDOT	\$ 2,000,000	GO Bond, GDOT
Kimball Bridge Road @ North Point Pkwy.	2009, 2010	Engineering / Public Works Department	\$ 1,200,000	City of Alpharetta, Impact Fees
Hwy. 9 @ Vaughn	2010, 2011	Engineering / Public Works Department	\$ 1,000,000	City of Alpharetta, Impact Fees, GO Bonds
<b>Roads and Right-of-Way</b>				
Kimball Bridge Road and Bridge over Big Creek	2010, 2011	Engineering / Public Works Department	\$ 500,000	GO Bonds, Impact Fees, City of Alpharetta, GDOT
Downtown connector road between Old Milton Parkway and Milton Avenue	2010, 2011, 2012	Engineering / Public Works Department	\$ 3,500,000	GO Bonds, Impact Fees, City of Alpharetta, Grants
Downtown alley project	complete	Engineering / Public Works Department	\$ 300,000	GO Bonds, Impact Fees, City of Alpharetta, Grants
<b>Sidewalks</b>				
Bethany Road	complete	Engineering / Public Works Department	\$ 108,000	GO Bonds
Devore Road	2011, 2012	Engineering / Public Works Department	\$ 219,000	GO Bonds, Impact Fees
Mid-Broadwell Road	2009, 2010, 2011, 2012	Engineering / Public Works Department	\$ 748,000	GO Bonds
<b>Other</b>				
Traffic Signal Interconnect	2010, 2011, 2012	Engineering / Public Works Department	\$ 500,000	GO Bonds, Impact Fees, City of Alpharetta, Grants
Traffic Control Center	Ongoing	Engineering / Public Works Department	\$ 500,000	GO Bonds, Impact Fees, City of Alpharetta, Grants

**CITY OF ALPHARETTA**  
**2010 Short-Term Work Program**

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Encourage development, through a public / private venture, for the incorporation of housing in the Downtown Area	2010, 2011, 2012	Community Development Department	N/A	N/A
Encourage the development of a wide variety of housing types to accomodate diverse ages and income levels.	2010, 2011, 2012, 2013, 2014	Community Development Department	N/A	N/A
Encourage development of housing opportunities for seniors that accomodates the needs of the aging population.	2010, 2011, 2012, 2013, 2014	Community Development Department	N/A	N/A
Encourage and promote higher density residential development along transportation corridors.	2010, 2011, 2012	Community Development Department	N/A	N/A



**CITY OF ALPHARETTA**  
**2010 Short-Term Work Program**

**Natural And Historic Resources**

<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Promote environmental awareness among the general public and the development community through educational programs	2010, 2011, 2012, 2013, 2014	Engineering / Public Works Department	\$8,000	City of Alpharetta
Study applicability of incentives such as the transfer of development rights or tax abatements to encourage preservation of greenspace	2010, 2011	Engineering / Public Works Department, Community Development Department	N/A	N/A
Park land acquisition	2010, 2011, 2012, 2013, 2014	Recreation and Parks Department	\$ 10,000,000	GO Bond Funds, Impact Fees, Grants

**CITY OF ALPHARETTA**  
**2010 Short-Term Work Program**

Other Considerations				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Install tornado alert sirens in newly annexed portions of the City	Complete	Public Safety	\$57,000	City of Alpharetta
To enhance public safety and improve traffic movement through the City, install red light cameras at "high incident" intersections	Complete	Police Department	\$300,000	City of Alpharetta, grant funds
Expand the City's Geographic Information System (GIS) capabilities and systems	2010, 2011, 2012, 2013	Technology Services	\$70,000	City of Alpharetta

**CITY OF ALPHARETTA**  
**2010 Short-Term Work Program**

General Planning				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Update and expand the computerized system for maintaining land development records, building permits, and engineering plans	2010, 2011, 2012	Department of Information Technology, Engineering / Public Works Department, Community Development Department	\$25,000	City of Alpharetta
Update and expand the City's GIS capabilities and systems	2010, 2011, 2012,	Department of Information Technology	\$500,000	City of Alpharetta, Grants
Revise the Capital Improvements Plan annually as part of the budget process	2010, 2011, 2012, 2013	Finance Department	N/A	N/A
Develop a records management system for city-wide document storage	2010, 2011, 2012	Department of Information Technology, Finance	\$350,000	City of Alpharetta, Grants

# CITY OF ALPHARETTA



## CAPITAL IMPROVEMENT ELEMENT 2010 UPDATE

COMMUNITY DEVELOPMENT DEPARTMENT  
287 SOUTH MAIN STREET  
ALPHARETTA, GA 30004  
TEL: 678.297.6070  
[WWW.ALPHARETTA.GA.US](http://WWW.ALPHARETTA.GA.US)

**City of Alpharetta**  
**Impact Fee Allocation Summary**

Notes		Parks & Recreation	Roads	Public Safety	Total
	FY 2004 Beginning Fund Balance	\$ 72,612.37	\$ 630,729.49	\$ 185,822.67	\$ 889,164.53
(1)	Revenue	65,098.12	301,606.43	58,485.57	425,190.12
(2)	Interest Earned	280.96	1,902.20	498.45	2,681.61
(3)	Administrative Expenses	1,952.94	9,048.19	1,754.57	12,755.70
(4)	Transfers to Debt Service	81,876.73	556,838.85	146,284.41	785,000.00
	<b>Ending Fund Balance</b>	<b>\$ 54,161.78</b>	<b>\$ 368,351.07</b>	<b>\$ 96,767.71</b>	<b>\$ 519,280.56</b>
	FY 2005 Beginning Fund Balance	\$ 54,161.78	\$ 368,351.07	\$ 96,767.71	\$ 519,280.56
(1)	Revenue	109,678.87	918,819.97	284,496.92	1,312,995.76
(2)	Interest Earned	1,493.97	11,736.96	3,476.53	16,707.45
(3)	Administrative Expenses	3,290.37	27,564.60	8,534.91	39,389.87
(4)	Transfers to Debt Service	35,818.92	281,022.92	83,158.16	400,000.00
	<b>Ending Fund Balance</b>	<b>\$ 126,225.33</b>	<b>\$ 990,320.48</b>	<b>\$ 293,048.09</b>	<b>\$ 1,409,593.89</b>
	FY 2006 Beginning Fund Balance	\$ 126,225.33	\$ 990,320.48	\$ 293,048.09	\$ 1,409,593.89
(1)	Revenue	142,027.26	400,207.95	182,611.06	724,846.27
(2)	Interest Earned	6,358.82	32,961.92	11,275.31	50,596.05
(3)	Administrative Expenses	4,180.05	11,778.64	5,374.48	21,333.17
(4)	Transfers to Debt Service	65,617.35	342,537.14	116,845.51	525,000.00
	<b>Ending Fund Balance</b>	<b>\$ 204,814.01</b>	<b>\$ 1,069,174.57</b>	<b>\$ 364,714.47</b>	<b>\$ 1,638,703.05</b>
	FY 2007 Beginning Fund Balance	\$ 204,814.01	\$ 1,069,174.57	\$ 364,714.47	\$ 1,638,703.05
(1)	Revenue	272,500.21	602,972.51	239,705.20	1,115,177.92
(2)	Interest Earned	18,178.91	63,685.11	23,019.82	104,883.84
(3)	Administrative Expenses	8,175.01	18,089.18	7,191.16	33,455.34
(4)	Transfers to Debt Service	169,033.43	595,824.34	215,142.23	980,000.00
	<b>Ending Fund Balance</b>	<b>\$ 318,284.69</b>	<b>\$ 1,121,918.67</b>	<b>\$ 405,106.11</b>	<b>\$ 1,845,309.47</b>
	FY 2008 Beginning Fund Balance	\$ 318,284.69	\$ 1,121,918.67	\$ 405,106.11	\$ 1,845,309.47
(1)	Revenue	48,978.44	149,000.43	255,938.31	453,917.18
(2)	Interest Earned	9,053.18	31,328.66	16,295.01	56,676.85
(5)	Administrative Expenses	1,588.67	4,833.00	8,301.65	14,723.32
(4)	Transfers to Debt Service	320,118.58	1,108,342.51	571,538.90	2,000,000.00
	<b>Ending Fund Balance</b>	<b>\$ 54,609.06</b>	<b>\$ 189,072.25</b>	<b>\$ 97,498.87</b>	<b>\$ 341,180.18</b>
	FY 2009 Beginning Fund Balance	\$ 54,609.06	\$ 189,072.25	\$ 97,498.87	\$ 341,180.18
(1)	Revenue	138,024.16	277,879.97	175,943.27	591,847.40
(2)	Interest Earned	2,940.55	7,128.03	4,174.10	14,242.68
(3)	Administrative Expenses	4,140.72	8,336.40	5,278.29	17,755.41
(4)	Transfers to Debt Service	45,102.92	109,732.41	64,164.67	219,000.00
	<b>Ending Fund Balance</b>	<b>\$ 146,330.12</b>	<b>\$ 356,011.44</b>	<b>\$ 208,173.29</b>	<b>\$ 710,514.85</b>
	FY 2010 Beginning Fund Balance	\$ 146,330.12	\$ 356,011.44	\$ 208,173.29	\$ 710,514.85
(1)	Revenue	21,156.31	48,965.51	26,604.01	96,725.83
(2)	Interest Earned	535.89	1,295.78	751.20	2,582.87
(5)	Administrative Expenses	479.97	1,110.88	603.57	2,194.42
(4)	Transfers to Debt Service	45,794.50	110,743.25	64,212.24	220,750.00
	<b>Ending Fund Balance (as of June 10, 2010)</b>	<b>\$ 121,747.85</b>	<b>\$ 294,418.60</b>	<b>\$ 170,712.69</b>	<b>\$ 586,879.13</b>

**Notes**

- (1) General Ledger contains specific accounts for each Impact Fee type.
- (2) Allocation of Investment Earnings is based on the relative % of total fund balance/current year impact fee revenues by type.
- (3) Represents 3% of the applicable current year impact fee revenue.
- (4) Allocation of the Debt Service Transfer is based on the relative % of total fund balance/current year impact fee revenues by type.
- (5) Represents 3% of the applicable current year impact fee revenue and adjusted for \$ variances.

# CITY OF ALPHARETTA



## REPORT OF ACCOMPLISHMENTS 2010 UPDATE

COMMUNITY DEVELOPMENT DEPARTMENT  
287 SOUTH MAIN STREET  
ALPHARETTA, GA 30004  
TEL: 678.297.6070  
[WWW.ALPHARETTA.GA.US](http://WWW.ALPHARETTA.GA.US)

**CITY OF ALPHARETTA**  
**2010 Report Of Accomplishments**

Economic Development		
Activity	Status	Explanation
Via public input, create and adopt a new Downtown Development Plan that meets the standards of the Atlanta Regional Commission's Livable Centers Initiative	Complete	N/A
Leverage City-owned property for a development project that will serve as a catalyst to attract private investment and advance completion of the Downtown Development Plan.	Ongoing	N/A
Continue to place emphasis on enforcement of appropriate signage, landscaping and buffering controls	Underway	N/A
Identify and create an image or theme for selected areas of the City	Underway	N/A
Conduct an LCI study for the North Point Activity Center	Complete	N/A
Conduct a supplemental transportation study for Downtown Alpharetta	Complete	N/A
Develop a city park downtown to attract surrounding development	2009, 2010, 2011	N/A
Identify long-range development options around the North Point Mall area	2009, 2010, 2011	N/A
Update Economic Development Plan through 2020	2010, 2011	

# CITY OF ALPHARETTA

## 2010 Report Of Accomplishments

Community Facilities		
Activity	Status	Explanation
Develop a Downtown Incentive Zoning Package to encourage development within the identified Downtown Plan Area that encourages mixed-use development with an emphasis on increasing residential options, and promotes a pedestrian oriented environment within the context of appropriate, historically sensitive architectural themes	Complete	N/A
Build a fire station at Windward Parkway and Highway 9	Discontinued	Growth and development in the area made construction of a fire station on Kimball Bridge Road a higher priority in order to maintain appropriate levels of service. Further, the establishment of the new City of Milton along Alpharetta's northern boundaries precludes substantial growth in service need in the area that such a station would have served.
Continue to improve training and responsiveness of the Fire Department	Underway	N/A
Become a "storm ready" city	Underway	N/A
Construct a new fire station on Kimball Bridge Road.	Completed	N/A
Continue to purchase acreage to maintain the City's 9.5 acres / 1,000 residents ratio	Ongoing	
To enhance ease of public access to government, consolidate most City offices to City-owned property in the Downtown core as part of the overall mixed-use development of the site.	Underway	N/A
Construct a greenway trail to enhance pedestrian linkage between Wills Park and the Downtown core.	Underway	N/A
Construct an environmental education park adjacent to the Big Creek Greenway.	Completed	N/A
Construct a new playground facility at Cogburn Road Park.	Completed	N/A
Install air conditioning and other improvements to the Wills Park Gym.	Completed	N/A
Construct a Police evidence storage facility and garage.	Completed	N/A
Design and implement stormwater improvements at North Park	2010, 2011	N/A
Remove median trees at Windward Pkwy. and North Point Pkwy. and replace with GDOT approved trees	Completed	N/A
Conduct energy audit of city owned buildings and implement required changes or improvements	2010, 2011	N/A
Expand the Community Policing Program to continue meeting the City's level of service of 2.6 sworn officers per 1,000 residents	Complete	N/A



**CITY OF ALPHARETTA**  
**2010 Report Of Accomplishments**

Land Use		
Activity	Status	Explanation
Develop a Downtown Incentive Zoning Package to encourage development within the identified Downtown Plan Area that encourages mixed use development and promotes a pedestrian oriented environment within the context of appropriate, historically sensitive architectural themes.	Complete	N/A
Continue policies that interrelate land use and capital improvements planning.	Underway	N/A
Create a phased annexation plan that ensures surrounding unincorporated areas will be developed and/or maintained in a manner consistent with City land use policy and supportive of the health, welfare, and quality of life of Alpharetta residents.	Completed	N/A
Through annexation, provide sufficient land area within the City to accommodate appropriate residential and non-residential development.	Completed	N/A
Implement the various development aspects identified in the Downtown Master Plan	Ongoing	

**CITY OF ALPHARETTA**  
**2010 Report Of Accomplishments**

**Natural And Historic Resources**

Activity	Status	Explanation
Continue the City's <i>Operation Greenspace Program</i>	Complete	N/A
Develop an Environmental Park that showcases native plant material and the natural environment	Complete	
Restore the historic farm silos in the Crabapple area as a feature element in a new public park	Complete	N/A
Conduct a formal survey to identify all specimen trees within the Downtown Development Area.	Complete	N/A
Identify any land uses that pose a threat to valuable natural resources	Underway	N/A
Conduct a tree surveys to identify all specimen trees within all City parks.	2010, 2011	N/A
Create a Green City program and update and enhance it as needed.	2008, 2009, 2010	N/A
Create a Green City section of the website	2009, 2010	N/A
Develop a traveling education program for Rock Mill Environmental Park	2009, 2010, 2011, 2012	N/A
Develop arboretum programs where appropriate throughout the City	Ongoing	