



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: 8/6/2004

ARC REVIEW CODE: P408061

TO: Potentially Affected Local Governments and Other Interested Parties

FROM: Charles Krautler, Director

NOTE: This is digital
signature. Original on file.

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments regarding related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: City of Alpharetta Short Term Work Program and Capital Improvements Element Update

Review Type: Local Comprehensive Plan

Description: Annual update of Short Term Work Program and Capital Improvements Element for the City of Alpharetta.

Submitting Local Government: City of Alpharetta

Action Under Consideration: Approval

Date Opened: 8/6/2004

Deadline for Comments: 8/20/2004

Earliest the Regional Review can be Completed: 10/5/2004

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING
ARC DATA RESEARCH
GEORGIA DEPARTMENT OF NATURAL RESOURCES
FULTON COUNTY SCHOOLS
DeKALB COUNTY

ARC TRANSPORTATION PLANNING
ARC AGING DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
CHEROKEE COUNTY
GWINNETT COUNTY

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
FULTON COUNTY
COBB COUNTY
CITY OF ROSWELL

Attached is information concerning this review.

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. If the ARC staff does not receive comments from you by 8/20/2004, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/qualitygrowth/reviews.html> .



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NOTICE OF LOCAL PLAN SUBMITTAL AND HEARING/COMMENT OPPORTUNITY

Submitting Local Government:	City of Alpharetta	Date Received:	8/6/2004
Local Contact:	Robert Regus, City Administrator, City of Alpharetta	Public Hearing Date and Time:	8/20/2004 8:30am
Phone:	678/297-6000	E-Mail:	
Fax:		Website:	http://www.alpharetta.ga.us
Street	Two Main Street	City State, Zip:	Alpharetta, Georgia 30004

Department of Community Affairs Review Required

Review Title:	City of Alpharetta Short Term Work Program and Capital Improvements Element Update
Description:	<p>Annual update of Short Term Work Program and Capital Improvements Element for the City of Alpharetta.</p> <p>Document can be viewed on the ARC website at:</p> <p>http://www.atlantaregional.com/qualitygrowth/compplanreviews.html</p> <p>Click on the Regional Review Notice for the City of Alpharetta.</p>

The submitted documents are available for review at the City and at ARC.

Reviewing Regional Development Center:

Atlanta Regional Commission
40 Courtland Street, NE Atlanta, GA. 30303
Phone 404.463.3302 FAX 404.463.3254

Contact Person:	Mike Alexander, Review Coordinator
E-Mail	malexander@atlantaregional.com

MAYOR

Arthur Letchas

COUNCIL

D.C. Aiken

Douglas J. DeRito

Debbie Gibson

R. J. Kurey

Jim Matoney

Jim Paine

CITY ADMINISTRATOR

Robert Regus

City Hall

Two South Main Street

Alpharetta, Georgia 30004

678 / 297-6000

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

24-Hour Information

678 / 297-6015

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF
ALPHARETTA 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 July 26, 2004 at 7:30 pm at City Hall,

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 2005-2009 to the Atlanta Regional Commission for their review and comment, as per the Georgia Planning Act of 1989

SO RESOLVED this 26th day of July, 2004.

City of Alpharetta

By:

Arthur Letchas, Mayor



Signatures Continue on Next Page

Council Members

[Handwritten signatures of Council Members]



Attest:

[Handwritten signature of Sue Rasmussen]

City Clerk

Alpharetta city: Short Term Work Program Update

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
To enhance ease of public access to government, consolidate most City offices to City-owned property in the Downtown Area as part of the overall mixed-use development of the site. See related item under Economic Development component.	2005, 2006, 2007, 2008, 2009	Community Development Department/Private Sector	\$6,500,000 for total development project	Public/Private Partnership
To streamline operations, reduce public expense, and eliminate duplication of services sell or turnover remaining City water utility operations to Fulton County	2005	Public Works Department	N/A	N/A
Completely privatize the solid waste collection program via franchise agreement	2005	Finance Department	N/A	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.	2005, 2006, 2007, 2008, 2009, 2010	Police Department	\$200,000	Federal Grants/City of Alpharetta
Construct a new fire station on Kimball Bridge Road.	2005, 2006	Fire Department	\$2,300,000	City of Alpharetta
Continue expansion of the City's Greenway Program	2005, 2006, 2007, 2008, 2009	Recreation and Parks Department	\$5,000,000	Impact Fees/City of Alpharetta
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.	2005, 2006, 2007, 2008, 2009, 2010	Community Development Department/501(c)(3) Organization	\$70,000,000	City of Alpharetta/Fulton County/Private Donations/Amphitheater Revenues
Enhance landscaping and facilities at Wills Park	2005, 2006	Recreation and Parks Department	\$2,000,000	City of Alpharetta
Develop an adaptive use playground for special needs consumers	2005	Recreation and Parks Department/501(c)(3) Organization	\$85,000	Grants/City of Alpharetta/Donations
Continue implementation of the Solid Waste Plan to further reduce the volume of the solid waste stream.	2005, 2006, 2007, 2008, 2009, 2010	Public Works Department/Community Development Department	N/A	N/A
Conduct a needs assessment of government service facilities	2005	Engineering/Public Works Department	N/A	N/A

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Develop an entrepreneurial assistance guide	2005	Community Development Department	\$2,000	City of Alpharetta
Through regular public meetings,	2005, 2006,	Community	\$1,000	City of

complete annual updates to the Downtown Plan/Livable Centers Initiative to ensure consistency of the plan with community needs and goals	2007, 2008, 2009, 2010	Development Department		Alpharetta
Leverage City-owned property in the Downtown Area to advance the adopted Downtown Plan/Livable Centers Initiative through development of a mixed-use complex that features expanded City offices, retail uses, and public greenspace/activity areas	2005, 2006, 2007, 2008, 2009	Community Development Department/Private Sector	\$6,500,000	Public/private partnership
On an annual basis, update the City's economic development action plan to ensure consistency with overall community objectives and needs.	2005, 2006, 2007, 2008, 2009, 2010	Community Development Department/Alpharetta Development Authority	N/A	N/A
Study potential need for development incentives to entice location of targeted corporate clientele.	2005	Community Development Department/Alpharetta Development Authority	N/A	N/A
Create and 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.	2005, 2006, 2007, 2008, 2009, 2010	Community Development Department/Chamber of Commerce/Private Sector	\$7,000 annually	Participants
Work with MARTA, the Clean Air Campaign and other partners to encourage the use of public transportation, carpools and alternative commute options to reduce traffic congestion.	2005, 2006, 2007, 2008, 2009, 2010	Community Development Department	N/A	N/A
Study the potential for establishing a Tax Allocation District (TAD) to encourage and support development within Downtown Alpharetta that is consistent with the Downtown Plan/LCI and the Downtown Overlay currently in development.	2005	Community Development	N/A	N/A

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Develop a Downtown Overlay Ordinance 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.	2005	Community Development Department	N/A	N/A

Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Conduct a cost of government services study to determine service costs by land use type; thereby determining a model or ratio of various land uses that should be maintained such that the City can continue to provide high levels of service without necessitating millage rate increases.	2005	Community Development Department	\$26,500	City of Alpharetta

Develop a Downtown Overlay Ordinance 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.	2005	Community Development Department	N/A	N/A
Continue integration of land use and transportation plans	2005, 2006, 2007, 2008, 2009	Community Development Department/Engineering - Public Works Department	N/A	N/A
Pursue annexation of unincorporated islands that currently exist within the main boundaries of the City of Alpharetta, to which we currently provide services	2005	Community Development Department	N/A - City currently providing services to these areas	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.	2005	Community Development Department	N/A	N/A

Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Construct and establish an environmental education center	2005, 2006	Public Works and Community Development Departments	\$900,000	Bond Proceeds
Continue the City's Operation Greenspace Program	2005	Community Development Department	N/A	Governor's Greenspace Funds, Community Development
Restoration of historic farm silos as a feature element in a new public park.	2005	Community Development Department	\$60,000	City of Alpharetta
Promote environmental awareness among the general public and the development community through educational programs.	2005, 2006, 2007, 2008, 2009, 2010	Environmental Education Coordinator	\$100,000	City of Alpharetta
Continue administration of the Gatekeeper Program to preserve the existing tree canopy	2005, 2006, 2007, 2008, 2009, 2010	City Arborist	N/A	N/A
Enhance the City of Alpharetta Environmental and Stormwater Ordinance to meet or exceed state standards.	2005	Public Works Department/Community Development Department	N/A	N/A
Conduct a tree survey within the Downtown Area to identify and help preserve healthy specimen trees and promote the overall tree canopy.	2005	Community Development Department/City Arborist	\$9,200	Grant, City of Alpharetta
Study applicability of using incentives such as the transfer of development rights or tax abatements to encourage preservation of green space.	2005	Engineering/Public Works Department	N/A	N/A
Develop a Downtown Overlay Ordinance to encourage development within the identified Downtown Plan Area that	2005	Community Development Department	N/A	N/A

encourages mixed use development and promotes a pedestrian oriented environment within the context of appropriate, historically sensitive architectural themes.

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Other Considerations

Activity	Years	Responsible Party	Cost Estimate	Funding Source
To enhance public safety and improve traffic movement through the City, install red light cameras at 'high incident' intersections.	2005, 2006, 2007, 2008, 2009	Police Department	\$300,000	City of Alpharetta

General Planning

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Construct Phase II, Section 3 of Westside Parkway	2005, 2006, 2007	Engineering/Public Works Department	\$2.7 million	City of Alpharetta/State
Continue development of the Joint Traffic Control Center with the City of Roswell	2005, 2006, 2007, 2008, 2009	Engineering/Public Works Department	\$5 million	City of Alpharetta/City of Roswell/Grants
Update and expand the computerized system for maintaining land development records and building permits.	2005	Community Development Department/Engineering - Public Works Department/Technology Services Department	\$25,000	City of Alpharetta
Revise the Capital Improvements Plan annually as part of the budget process	2005, 2006, 2007, 2008, 2009, 2010	Finance Department	N/A	N/A

Alpharetta city: Report of Accomplishments

Community Facilities		
Activity	Status	Explanation
Continue upgrading the water distribution system from 6-inch lines to 12-inch lines	Completed	
Study ways to apply new technologies to improve levels of service provided to the public	Completed	
Build a fire station at Windward Parkway and Highway 9	Postponed	Growth and development in the area have made construction of a fire station on Kimball Bridge Road a higher priority in order to maintain appropriate levels of service.
Continue to improve training and responsiveness of the Fire Department.	Underway	
Study ways to apply new technology to improve City services.	Underway	
Become a "storm ready" city.	Underway	
Enhance landscaping, tennis courts, facilities and parking at Wills Park.	Underway	
Build a maintenance facility and improve parking at the senior center at Alpharetta North Park.	Completed	
Construct picnic, maintenance facility and an indoor recreation facility at Webb Bridge.	Postponed	This project has been postponed while additional community input as to the parks offerings can be gathered and assessed.
Continue to purchase acreage to maintain the City's 9.5 acres/1,000 population ratio.	Underway	
Perform a study to determine application of water service to areas shown on annexation map.	Not Accomplished	The program has been abandoned as the City relinquishes all water/sewer infrastructure to Fulton County.
Develop a resources inventory of the City's Transportation Department.	Completed	
Develop a maintenance plan for city streets, including the identification of substandard roads.	Underway	

Economic Development		
Activity	Status	Explanation
Update the Short Term Work Program to reflect the Economic Development Action Plan objectives and initiatives	Completed	
Via public input, create and adopt a new Downtown Development Plan that meets the standards of the ARC's Livable Centers Initiative	Underway	
Prepare a downtown master plan to address issues such as parking, land use and pedestrian issues.	Completed	
Continue to place emphasis on enforcement of signage, landscaping and buffering controls.	Underway	
Identify and create an image or theme for selected areas of the City.	Underway	

Land Use		
Activity	Status	Explanation
Review industrially zoned land for possible	Completed	

conversion to commercial zoning to accommodate projected future employment in these sectors.		
Continue policies that interrelate land use and capital improvements planning.	Underway	
Through annexation, provide sufficient land area within the City to accommodate appropriate residential and non-residential development.	Underway	

Natural and Historic Resources		
Activity	Status	Explanation
Investigate measures for funding projects addressing stormwater and soil sedimentation problems affecting residential development	Completed	
Establish daily collection of household hazardous waste	Completed	
Identify any land uses that pose a threat to valuable natural resources	Underway	

General Planning		
Activity	Status	Explanation
Establish a complaint tracking and management software program	Not Accomplished	The pilot program for implementation of the software-based system resulted in a finding that the software-based system was not as effective as existing methodology.
Work with Fulton County to identify growth areas and future school sites.	Underway	
Implement the Comprehensive Plan to provide an aesthetically pleasing, pedestrian friendly and responsible environment.	Underway	
Develop a strategy for initiating rezoning of parcels that are inconsistent with the Comprehensive Plan.	Completed	
Update and expand the computerized system for maintaining land development records and building permits as data becomes available.	Underway	
Revise the Capital Improvements Plan annually as part of the budget process.	Underway	

	Fire	Parks & Rec	Road	Public Safety	
FY 2003 Revenue	\$ -	\$ 41,880.78	\$ 590,807.20	\$ 127,447.02	\$ 760,135.00
FY 2003 Interest Earn	\$ -	\$ 1,792.66	\$ 25,288.78	\$ 5,455.21	\$ 32,536.65
FY 2003 Admin Exp.	\$ -	\$ 1,256.42	\$ 17,724.22	\$ 3,823.41	\$ 22,804.05
FY 2003 Encumbered	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2003 Cap.	\$ -	\$ -	\$ -	\$ -	\$ -
Expense	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2003 Transfers DS	\$ -	\$ -	\$ 550,000.00	\$ 550,000.00	\$ 1,100,000.00
Ending FY 03 F.B.	(0.00)	72,612.37	630,729.49	185,822.67	889,164.53
FY 2004 Revenue	\$ -	\$ 65,098.12	\$ 301,606.43	\$ 58,485.57	\$ 425,190.12
FY 2004 Interest Earn	\$ -	\$ 576.19	\$ 2,669.56	\$ 517.66	\$ 3,763.42
FY 2004 Admin Exp.	\$ -	\$ 1,952.94	\$ 9,048.19	\$ 1,754.57	\$ 12,755.70
FY 2004 Encumbered	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2004 Cap.	\$ -	\$ -	\$ -	\$ -	\$ -
Expense	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2004 Transfers DS	\$ -	\$ 55,000.00	\$ 565,000.00	\$ 165,000.00	\$ 785,000.00
Ending FY 04 F.B.	(0.00)	81,333.74	360,957.29	78,071.33	520,362.36

The next 2 pages would be the same - just reflecting the FY04 transfer amount as \$785,000... The FY 05 budgeted amount for transfer is \$ 400,000... Let me know if you need any additional info.