



2 PARK PLAZA
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Capital Improvement Element and Annual Report

May 2019

MAYOR
JIM GILVIN

MAYOR PRO TEM
DONALD F. MITCHELL

COUNCIL MEMBERS
JASON BINDER
BEN BURNETT
JOHN HIPES
DAN MERKEL
KAREN RICHARD

CITY ADMINISTRATOR
ROBERT J. REGUS

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF ALPHARETTA, GEORGIA
FOR TRANSMITTAL OF
THE CAPITAL IMPROVEMENTS ELEMENT OF THE
COMPREHENSIVE PLAN**

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 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 May 6, 2019 at 6:30 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 approves transmittal of the annual update of the capital improvements element and transmitting these documents to the Atlanta Regional Commission, per the Georgia Planning Act of 1989.

SO RESOLVED this 6th day of May, 2019



Attest:


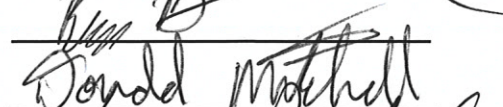
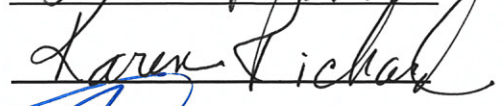
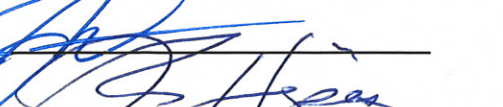


City Clerk

CITY OF Alpharetta

By: 

Jim Gilvin, Mayor

COUNCIL MEMBERS



CITY OF ALPHARETTA, GA

ANNUAL IMPACT FEE FINANCIAL REPORT

FISCAL YEAR 2018

	Impact Fee Fund				General Fund	
	Roads	Public Safety	Recreation and Parks	Total Impact Fee Fund	Administrative Costs	Total
Impact Fee Fund Balance on July 1, 2017	\$ 1,554,060.18	\$ 518,249.44	\$ 2,023,146.43	\$ 4,095,456.05	\$ -	\$ 4,095,456.05
Fiscal Year 2018 Activity						
Sources:						
Impact Fees Collected	\$ 262,083.95	\$ 69,099.51	\$ 1,047,233.20	\$ 1,378,416.66	\$ 44,062.24	\$ 1,422,478.90
Impact Fee Refunds	(7,013.20)	-	(24,814.61)	(31,827.81)	(954.83)	(32,782.64)
Accrued Interest	11,982.60	3,890.25	20,172.01	36,044.86	-	36,044.86
Total Sources	\$ 267,053.35	\$ 72,989.76	\$ 1,042,590.60	\$ 1,382,633.71	\$ 43,107.41	\$ 1,425,741.12
(Uses):						
Project Expenditures/Debt Service	\$ -	\$ (520,464.39)	\$ (2,213,437.97)	\$ (2,733,902.36)	\$ -	\$ (2,733,902.36)
Administrative Costs	-	-	-	-	(43,107.41)	(43,107.41)
Total Uses	\$ -	\$ (520,464.39)	\$ (2,213,437.97)	\$ (2,733,902.36)	\$ (43,107.41)	\$ (2,777,009.77)
Impact Fee Fund Balance on June 30, 2018	\$ 1,821,113.53	\$ 70,774.81	\$ 852,299.06	\$ 2,744,187.40	\$ -	\$ 2,744,187.40
Impact Fees Encumbered at June 30, 2018	\$ 150,000.00	\$ -	\$ 7,891.67	\$ 157,891.67		\$ 157,891.67



CITY OF ALPHARETTA, GA
CAPITAL IMPROVEMENT ELEMENT (FY's 2018-2022)
Service Area for each Public Facility: Citywide

Public Facility	Project Description	Project Start Date (Fiscal Year)	Project End Date (Fiscal Year)	Local Cost of Project	Maximum % of Funding from Impact Fees	Maximum Funding from Impact Fees	Impact Fees Expended in FY 2018	Impact Fees Expended in Previous Years	Total Impact Fees Expended to Date	Impact Fees Encumbered as of the end of FY 2018	Current Funding Sources	Status/ Comment	Responsible Department
Roads													
	Impact Fee Ordinance Update	2014	2016	\$ 35,000	100.00%	\$ 35,000	\$ -	\$ 34,999.98	\$ 34,999.98	\$ -	Impact Fees	Completed	Community Development
	Rucker Rd Corridor Improvements	2017	2020	16,734,571	24.10%	4,033,032	-	-	-	150,000.00	GO Bond; Impact Fees; General Revenues	Construction Phase	Public Works
	Kimball Bridge Rd Congestion Mitigation (North Point Pkwy to Waters Rd)	2017	2023	9,209,084	24.10%	2,219,389	-	-	-	-	GO Bond	Construction Phase	Public Works
	Windward Pkwy Corridor Improvements (S.R. 9 to Westside Pkwy)	2017	2023	2,000,000	24.10%	482,000	-	-	-	-	GO Bond	Design Phase	Public Works
	Northwinds Traffic Signal (temporary)	2017	2018	56,079	75.90%	42,564	-	42,564.32	42,564.32	-	Impact Fees; General Revenue	Completed	Public Works
	Kimball Bridge Rd Bicycle/Pedestrian/Operational Improvements	2017	2022	4,906,529	24.10%	1,182,473	-	-	-	-	TSPLOST	Conceptual Design Phase	Public Works
	Bethany Rd at Mid-Broadwell Rd Intersection Improvements	2017	2021	1,241,614	24.10%	299,229	-	-	-	-	TSPLOST	Construction Phase	Public Works
	Bethany Rd at Mayfield Rd Intersection Improvements	2017	2021	2,171,658	24.10%	523,370	-	-	-	-	TSPLOST; GO Bond	Construction Phase	Public Works
	Morris Rd Operational Improvements	2017	2021	3,480,759	24.10%	838,863	-	-	-	-	TSPLOST	Construction Phase	Public Works
	Old Milton Parkway Capacity Improvements	2017	2023	6,000,000	24.10%	1,446,000	-	-	-	-	TSPLOST	Conceptual Design Phase	Public Works
	Windward Parkway Business District/Union Hill Rd Capacity Improvements	2017	2023	19,225,594	24.10%	4,633,368	-	-	-	-	TSPLOST	Design Phase	Public Works
	Academy St/Webb Bridge Rd Operational and Pedestrian Improvements	2018	2023	15,396,029	24.10%	3,710,443	-	-	-	-	TSPLOST; General Revenue	Design Phase	Public Works
	Haynes Bridge Rd Capacity Improvements	2019	2023	5,000,000	24.10%	1,205,000	-	-	-	-	TSPLOST	IGA Phase (City of Johns Creek)	Public Works
	McGinnis Ferry Rd Capacity Improvements	2020	2023	4,000,000	24.10%	964,000	-	-	-	-	TSPLOST; GO Bond; General Revenue		Public Works
	Adaptive Traffic Signal/ITS	2019	2021	1,322,153	24.10%	318,639	-	-	-	-	TSPLOST; General Revenue		Public Works
	Milton Ave Improvements	2021	2024	2,050,000	24.10%	494,050	-	-	-	-	TBD		Public Works
	Alpharetta Downtown Streets	2025	2027	1,500,000	24.10%	361,500	-	-	-	-	TBD		Public Works
	Major Intersection Improvements	2021	2029	2,300,000	24.10%	554,300	-	-	-	-	TBD		Public Works
	Webb Bridge Rd Bridge over GA 400 (replacement)	2021	2024	4,293,644	24.10%	1,034,768	-	-	-	-	TBD		Public Works
	Kimball Bridge Rd Bridge over GA 400 (replacement)	2021	2024	3,000,000	24.10%	723,000	-	-	-	-	TBD		Public Works
	Davis Dr Extension to Westside Parkway	2021	2024	500,000	75.90%	379,500	-	-	-	-	TBD		Public Works
	Connector Rd (North Point Pkwy to Edison Dr)	2021	2024	1,200,000	75.90%	910,800	-	-	-	-	TBD		Public Works
	Pedestrian/Safety Improvements at Marietta St. & SR9	2021	2024	200,000	24.10%	48,200	-	-	-	-	TBD		Public Works
	Hembree Road Turn Lanes	2022	2024	765,000	24.10%	184,365	-	-	-	-	TBD		Public Works
	Marjean Way Extension	2021	2024	3,500,000	75.90%	2,656,500	-	-	-	-	TBD		Public Works
	Wills Road Widenings (Milton Avenue to Old Milton Pkwy)	2019	2023	1,260,000	24.10%	303,660	-	-	-	-	TBD	Conceptual Design Phase	Public Works
	Waters Rd Traffic Calming	2021	2024	3,400,000	24.10%	819,400	-	-	-	-	TBD		Public Works
	Kimball Bridge Rd Improvements (Waters Rd to Buice Rd)	2021	2024	2,400,000	24.10%	578,400	-	-	-	-	TBD		Public Works
	Streetlighting Conversions/New Installations	2021	2029	547,200	24.10%	131,875	-	-	-	-	TBD		Public Works
	Douglas Rd Traffic Calming (no roundabout)	2021	2024	500,000	24.10%	120,500	-	-	-	-	TBD		Public Works
	Douglas Rd Traffic Calming (roundabout)	2021	2024	1,750,000	24.10%	421,750	-	-	-	-	TBD		Public Works
	Park Plaza Signalization Upgrade	2019	2021	300,000	24.10%	72,300	-	-	-	-	Impact Fees; General Revenue	Construction Phase	Public Works
	Roundabout Studies	2021	2023	125,000	24.10%	30,125	-	-	-	-	TBD		Public Works
	Hopewell Rd at Vaughan Drive Roundabout	2021	2024	1,750,000	24.10%	421,750	-	-	-	-	TBD		Public Works



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	Haynes Bridge Rd Streetlighting (Old Milton Pkwy to Academy)	2022	2023	300,000	24.10%	72,300	-	-	-	-	TBD		Public Works
				<u>\$ 122,419,914</u>		<u>\$ 32,252,413</u>	<u>\$ -</u>	<u>\$ 77,564.30</u>	<u>\$ 77,564.30</u>	<u>\$ 150,000.00</u>			
Public Safety													
	Impact Fee Ordinance Update	2014	2016	\$ 15,625	100.00%	\$ 15,625	\$ -	\$ 15,625.01	\$ 15,625.01	\$ -	Impact Fees	Completed	Community Development
	Public Safety Headquarters Expansion	2017	2019	4,616,132	100.00%	4,616,132	520,464.39	158,285.61	678,750.00	-	General Revenues; Impact Fees; DEA; E-911 Fees	Complete (minor punchlist items remain)	Public Safety/ Public Works
	Public Safety Headquarters Parking Expansion	2021	2022	100,000	100.00%	100,000	-	-	-	-	TBD		Public Safety/ Public Works
	Hazardous Materials Truck & Trailer	2020	2021	250,000	62.30%	155,750	-	-	-	-	TBD		Public Safety
	Aerial Ladder Truck for Fire Station 81	2022	2023	1,500,000	62.30%	934,500	-	-	-	-	TBD		Public Safety
	New and Expanded Municipal Court Facility	2021	2024	4,050,000	TBD	TBD	-	-	-	-	TBD		Public Safety
				<u>\$ 10,531,757</u>		<u>\$ 5,822,007</u>	<u>\$ 520,464.39</u>	<u>\$173,910.62</u>	<u>\$ 694,375.01</u>	<u>\$ -</u>			
Recreation and Parks													
	Impact Fee Ordinance Update	2014	2016	\$ 11,875	100.00%	\$ 11,875	\$ -	\$ 11,875.01	\$ 11,875.01	\$ -	Impact Fees	Completed	Community Development
	Sidewalk Improvements	2017	2029	1,761,967	24.00%	422,872	-	-	-	-	GO Bond; General Revenues; TBD	Design Phase	Public Works
	Waters Rd Sidewalk Improvements	2021	2022	1,020,000	24.00%	244,800	-	-	-	-	TBD		Public Works
	City Center Walking Trail	2017	2019	300,000	100.00%	300,000	-	-	-	-	Impact Fees	Complete (FY 2019)	Public Works
	Eastside Community Center/YMCA Partnership	2017	2022	2,500,000	30.96%	774,000	-	-	-	-	GO Bond		Parks
	Alpharetta Arts Center Development	2017	2019	3,387,246	54.17%	1,834,871	1,113,437.97	172,957.36	1,286,395.33	7,891.67	GO Bond; Impact Fees; General Revenues; Hotel/Motel Taxes;	Complete (minor punchlist items remain)	Parks/Public Works
	Wills Park Pool Renovation/Expansion	2017	2019	6,140,453	36.12%	2,217,932	1,100,000.00	-	1,100,000.00	-	GO Bond; Impact Fees; General Revenues	Completed	Parks/Public Works
	Parkland Acquisition	2017	2019	4,000,000	100.00%	4,000,000	-	-	-	-	GO Bond	Land Acquisition/Demolition Phase	Parks
	Cultural Arts/Parkland Acquisition	2017	2022	1,600,000	100.00%	1,600,000	-	-	-	-	GO Bond; Impact Fees		Parks
	Greenway Extension to Forsyth County	2017	2021	6,500,000	25.63%	1,665,950	-	-	-	-	GO Bond	Design Phase	Parks/Public Works
	AlphaLoop City Trail	2017	2022	9,572,370	100.00%	9,572,370	-	-	-	-	General Revenues; Developer Contributions; Grants; Impact Fees; GO Bond	Design Phase	Community Development/ Public Works
	North Park (Fields 1-4) Concession Building Renovation	2021	2023	300,000	86.16%	258,480	-	-	-	-	TBD		Parks
	Park Master Plans for newly acquired Park Lands	2018	2020	296,451	100.00%	296,451	-	-	-	-	General Revenue; Impact Fees; TBD		Parks
	Neighborhood Park Renovation/Development	2021	2027	3,850,000	43.34%	1,668,590	-	-	-	-	TBD		Parks
	Wills Park Equestrian Center Improvements	2021	2024	2,100,000	68.93%	1,447,530	-	-	-	-	TBD		Parks
	Pocket Park Development	2021	2024	425,000	36.12%	153,510	-	-	-	-	TBD		Parks
	Georgia 400 Bicycle Expressway and Greenway	2022	2025	16,000,000	25.63%	4,100,800	-	-	-	-	TBD		Public Works
	Spruell Circle Sidewalks Improvements	2018	2020	308,584	24.00%	74,060	-	-	-	-	GO Bond	Construction Phase	Public Works



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	Providence/Charlotte Dr Sidewalks Improvements	2018	2020	946,479	24.00%	227,155	-	-	-	-	GO Bond	Construction Phase	Public Works
	Providence Rd Sidewalk Improvements	2021	2022	600,000	24.00%	144,000	-	-	-	-	TBD		Public Works
	Morrison Pkwy Sidewalk Improvements	2019	2021	648,307	24.00%	155,594	-	-	-	-	GO Bond	Construction Phase	Public Works
	Alpharetta Arts Center Parking Expansion	2021	2022	950,000	54.17%	514,615	-	-	-	-	TBD		Parks/Public Works
	Design and Construction of new Park Spaces	2018	2023	1,000,000	43.34% to 48.15%	433,693	-	-	-	-	Impact Fees; General Revenue		Parks/Public Works
	Activity Centers Interior Improvements	2022	2029	1,400,000	54.17%	758,380	-	-	-	-	TBD		Parks
	Historic Preservation Initiative	2021	2022	250,000	36.12%	90,300	-	-	-	-	TBD		Parks
	North Park Master Plan/Development	2021	2025	1,600,000	9.06% to 91.91%	TBD	-	-	-	-	TBD		Parks
	Webb Bridge Park Master Plan/Development	2022	2026	1,600,000	9.06% to 91.91%	TBD	-	-	-	-	TBD		Parks
	Wills Park Master Plan/Development	2021	2029	8,615,000	9.06% to 91.91%	TBD	-	-	-	-	TBD		Parks
				<u>\$ 77,683,732</u>	<u>\$ 32,967,827</u>		<u>\$ 2,213,437.97</u>	<u>\$ 184,832.37</u>	<u>\$ 2,398,270.34</u>	<u>\$ 7,891.67</u>			
Total							<u>\$ 2,733,902.36</u>	<u>\$ 436,307.29</u>	<u>\$ 3,170,209.65</u>	<u>\$ 157,891.67</u>			