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COUNCIL MEETING AGENDA

Mike Mason, Mayor

Phil Sadd – Post 1, Council Member
Eric Christ – Post 2, Council Member
Alex Wright – Post 3, Council Member

Jeanne Aulbach – Post 4, Council Member
Lorri Christopher – Post 5, Council Member
Weare Gratwick – Post 6, Council Member

October 18, 2016

COUNCIL AGENDA

7:00 PM

PEACHTREE CORNERS CITY HALL

147 TECHNOLOGY PARKWAY, PEACHTREE CORNERS, GA 30092

A) CALL TO ORDER

B) ROLL CALL

C) PLEDGE OF ALLEGIANCE

D) MAYOR'S OPENING REMARKS

E) CONSIDERATION OF MINUTES – September 20, 2016

F) CONSIDERATION OF MEETING AGENDA

G) PUBLIC COMMENTS

H) PRESENTATIONS AND REPORTS

1. **Diana Wheeler** Staff Activity Report
2. **Greg Ramsey** Staff Activity Report

I) CONSENT AGENDA

1. **APH 2016-08-039** Approval of Alcoholic Beverage License Application for Giant Meteor, LLC dba The Double Eagle at 5005 Peachtree Parkway, Suite 810, Peachtree Corners, GA 30092. Applicant Adam Conner is applying for Consumption on Premise Beer, Wine & Distilled Spirits License.
2. **APH 2016-10-040** Approval of Alcoholic Beverage License Application for Optimum Horizons, LLC dba Kool Runnings Restaurant, 5450 Peachtree Parkway, Suite 8-D, Peachtree Corners, GA 30092. Applicant Marcia Noellie Reid is applying for Consumption on Premise Beer, Wine & Distilled Spirits License.

J) OLD BUSINESS

- 1. O2016-09-78
Diana Wheeler** Second Read and Consideration of an Ordinance to amend the City of Peachtree Corners Zoning Map pursuant to RZ2016-004 Medlock Bridge Townhomes, request to rezone property from R-100, Single Family Residence and C-2, Commercial, to R-TH and approve associated variances in order to develop a 34-lot townhouse subdivision on 4.36 acres located at 3534 and 3544 Medlock Bridge Road in Land Lot 286, 6th District, Gwinnett County, Georgia.
- 2. O2016-09-79
Brandon Branham** Second Read and Consideration of an Ordinance to amend Chapter 90 (“Solid Waste”) of the Code of the City of Peachtree Corners, Georgia, in order to provide for the time limit of carts at the street side.
- 3. O2016-09-80
Diana Wheeler** Second Read and Consideration of an Ordinance to prohibit hunting and celebratory gun fire within the City of Peachtree Corners.

K) NEW BUSINESS

- 1. Action Item
Greg Ramsey** Consideration of a construction contract with E.R. Snell, Inc. for the intersection improvements at Holcomb Bridge Road and Jimmy Carter Blvd. (Joint SPLOST project)
- 2. Action Item
Diana Wheeler** Consideration of awarding a contract for the development of an Arts and Cultural Master Plan.
- 3. Action Item
Diana Wheeler** Consideration of an agreement with GDOT to implement a grant awarded by the ARC to perform studies related to the Multi-Use Trail System pursuant to R2015-03-39.
- 4. Action Item
Mayor Mason** Consideration of appointment of Brian L. Johnson as City Manager under the terms and conditions set forth in the proposed contract prepared by the City Attorney, effective October 18, 2016.

L) WORK SESSION

- 1. Bob Ballagh** Update on Veterans Monument

M) EXECUTIVE SESSION

N) ADJOURNMENT

Meeting Minutes

September 20, 2016



CITY OF PEACHTREE CORNERS
COUNCIL MEETING MINUTES
SEPTEMBER 20, 2016 @ 7:00PM

The Mayor and Council of the City of Peachtree Corners held a Council Meeting at City Hall, 147 Technology Parkway, Suite 200, Peachtree Corners, GA, 30092. An audible copy of the meeting is available from the City Clerk's office. The following were in attendance:

Mayor	Mike Mason
Council Member	Phil Sadd – Post 1
Council Member	Eric Christ – Post 2
Council Member	Alex Wright – Post 3
Council Member	Jeanne Aulbach – Post 4
Council Member	Lorri Christopher – Post 5
Council Member	Weare Gratwick – Post 6
City Manager	Julian Jackson
City Clerk	Kym Chereck
Com. Dev. Director	Diana Wheeler
City Attorney	Bill Riley
City Attorney	Joe Leonard
Public Works Director	Greg Ramsey
Finance Director	Brandon Branham

PLEDGE OF ALLEGIANCE: Mayor Mason led the Pledge of Allegiance.

MAYOR'S OPENING REMARKS: Mayor Mason reminded everyone of the recycling/shredding event taking place on Saturday, September 24, 2016 at City Hall from 9:00 AM to 12:00 noon. Mayor Mason informed the public that this year's Christmas Parade will take place on Saturday, November 26, 2016, and will be presented by the Peachtree Corners Festival Committee. Mayor Mason recognized Brandon Branham, Finance Director, and Mike Sargent, Building Inspector, for their hard work on helping open the Prototype Prime Business Incubator.

2016-09-20

Council Meeting Minutes

Page 1 of 8

MINUTES:

MOTION TO APPROVE THE MINUTES FROM THE AUGUST 16, 2016 COUNCIL MEETING.

By: Council Member Christopher

Seconded by: Council Member Gratwick

Vote: (7-0) (Christopher, Gratwick, Mason, Sadd, Christ, Wright, Aulbach)

PUBLIC COMMENT: There was public comment from Lisa Grogin concerning the Ordinance (O2016-09-80) to prohibit hunting and celebratory gun fire within the City of Peachtree Corners. Ms. Grogin stated that her daughter practices target archery in her backyard and would like the Council to consider wording the Ordinance in a way that would permit her to continue with that sport.

PRESENTATIONS AND REPORTS:

Staff Activity Report – Community Development

Diana Wheeler, Community Development Director, provided her report on staff activities that occurred during the period of September 6, 2016 – September 16, 2016. These activities included, among other items, meetings to coordinate civil plans for the Town Center/Town Green, meeting with Partnership Gwinnett to coordinate the Twin Lakes presentation, meeting with the green committee to review the City’s Tree Ordinance, and reviewing consultant proposals for the Arts Council.

Staff Activity Report – Public Works

Greg Ramsey, Public Works Director, provided his report on staff activities that occurred in the period ending with September 9, 2016. These activities included, among other items, meetings concerning the Twin Lakes Project, multiple meetings concerning Jones Mill Road, meetings concerning the Comprehensive Transportation Plan, and a meeting concerning the Dunwoody Hydrology Project on Winters Chapel Road.

Customer Service Survey – Carl Vinson Institute

Dr. John Barner from the Carl Vinson Institute presented the customer service survey he performed. The survey was performed on business license customer satisfaction and building permit customer satisfaction. Dr. Barner stated that the response rate was higher than what he usually receives and that the responses were very positive. If you would like a copy of Dr. Barner’s report

please contact the City Clerk's office.

**Discussion on Glass Recycling and Operational Enhancements –
Bob Wolk**

Mr. Bob Wolk of WastePro informed the Mayor and Council that WastePro has made a few service improvements based on concerns they received from the citizens and the City staff. WastePro has implemented a pre-trip inspection by senior management, increased their mechanic staff, shifted more experienced drivers to the Peachtree Corners routes and, added a route. Mr. Wolk stated that there would need to be a change in the recycling of glass and requested that the City become involved in the decision of how to recycle it. The Mayor recommended that Mr. Wolk talk to Diana Wheeler, Community Development Director, to get the Green Committee involved with the decision on recycling glass.

CONSENT AGENDA:

APH 2016-08-038

Consideration of Approval of Alcoholic Beverage License Application for Platinum Creative Arts, LLC dba Masters Mixers Paint and Party Studio at 5260 Peachtree Industrial Blvd, Peachtree Corners, GA 30071. Applicants Keisha Darden and Andre Brown are applying for Consumption on Premise Beer, Wine & Distilled Spirits License.

MOTION TO APPROVE APH 2016-08-038.

By: Council Member Aulbach

Seconded: Council Member Wright

Vote: (7-0) (Aulbach, Wright, Mason, Sadd, Christ, Christopher, Gratwick)

OLD BUSINESS: There was no old business.

NEW BUSINESS:

ACTION ITEM

Consideration of a contract with an On Call Consultant for the SR 141 Corridor, Atlanta Regional Commission Study.

Greg Ramsey, Public Works Director, informed the Mayor and Council that the City of Peachtree Corners received a grant from the Atlanta Regional Commission in the Spring of 2016 for \$200,000 for a State Route 141 Corridor Study. There

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is a match requirement of \$50,000, so the total project budget is \$250,000. This project will be coordinated with efforts on the same corridor by the City of Johns Creek. Four firms on the City's FY17 On Call Consulting list were contacted for a request on qualifications and fee and schedule for their professional services for this project; three responses were received. Following a review by Staff, the highest scoring firm was Wolverton & Associates. Staff recommended authorization for the Mayor and City Attorney to enter into a Consultant Services Agreement with Wolverton & Associates for \$232,800.

MOTION TO APPROVE WOLVERTON & ASSOCIATES FOR THE SR 141 CORRIDOR ATLANTA REGIONAL COMMISSION STUDY AT THE COST OF \$232,800.00.

By: Council Member Sadd

Seconded: Council Member Aulbach

Vote: (7-0) (Sadd, Aulbach, Mason, Christ, Wright, Christopher, Gratwick)

ACTION ITEM

Consideration of a change order to extend sidewalk survey & design on Technology Parkway North to Spalding Drive.

Greg Ramsey, Public Works Director, requested a change order to the original Keck & Wood contract in the amount of \$14,155.00 in order to extend the length of the sidewalks for the entire length of Technology Parkway, all the way to Spalding Drive.

MOTION TO APPROVE A CHANGE ORDER TO THE ORIGINAL KECK AND WOOD CONTRACT IN THE AMOUNT OF \$14,155.00 TO EXTEND THE SIDEWALKS FOR THE ENTIRE LENGTH OF TECHNOLOGY PARKWAY, ALL THE WAY TO SPALDING DRIVE.

By: Council Member Christopher

Seconded: Council Member Aulbach

Vote: (7-0) (Christopher, Aulbach, Mason, Sadd, Christ, Wright, Gratwick)

ACTION ITEM

Consideration of an invoice for construction on Spalding Terrace.

Brandon Branham, Finance Director, informed the Mayor and Council of a construction invoice for a turn lane on Spalding Terrace. The total cost will be \$10,583.41.

MOTION TO APPROVE AN INVOICE FOR CONSTRUCTION OF A TURN LANE ON SPALDING TERRACE FOR THE AMOUNT OF \$10,583.41.

By: Council Member Sadd

Seconded: Council Member Gratwick

Vote: (7-0) (Sadd, Gratwick, Mason, Christ, Wright, Aulbach, Christopher)

ACTION ITEM

Consideration of awarding a contract for design development and construction drawings of Phase II, Multi-Use Trail (west side of Peachtree Corners Circle between Holcomb Bridge Road and Jones Mill Spur).

Diana Wheeler, Community Development Director, informed the Mayor and Council that an RFP for the design and development of the Peachtree Corners Circle segment of the trail construction was issued on July 5, 2016. When the cost proposals for the work came back too high, Staff amended the RFP to reduce its scope and reissue it. Three qualified proposals were then received from three experienced firms that have all done work with the City in the past. All of the proposals involve public engagement, production of preliminary design through construction documents, construction cost estimating, and construction administration. Staff recommended the lowest bidder, Pond, with a proposed cost of \$247,710.

MOTION TO AWARD THE MULTI-USE TRAIL PHASE 2 CONTRACT TO POND IN AN AMOUNT NOT TO EXCEED \$247,710.

By: Council Member Gratwick

Seconded: Council Member Christopher

Vote: (7-0) (Gratwick, Christopher, Mason, Sadd, Christ, Wright, Aulbach)

R2016-09-65

Consideration of a Resolution to amend R2015-02-06 in order to modify the jurisdictional boundary of the Downtown Development Authority to include the Holcomb Bridge Road Corridor Area.

MOTION TO APPROVE R2016-09-65.

By: Council Member Wright

Seconded: Council Member Aulbach

Vote: (7-0) (Wright, Aulbach, Mason, Sadd, Christ, Christopher, Gratwick)

O2016-09-80

First Read and Consideration of an Ordinance to prohibit hunting and celebratory gun fire within the City of Peachtree Corners. (Second Read and Public Hearing October 18, 2016)

O2016-09-78

First Read and Consideration of an Ordinance to amend the City of Peachtree Corners Zoning Map pursuant to RZ2016-004 Medlock Bridge Townhomes, request to rezone property from R-100, Single Family Residence and C-2, Commercial, to R-TH and approve associated variances in order to develop a 34-lot townhouse subdivision on 4.36 acres located at 3534 and 3544 Medlock Bridge Road in Land Lot 286, 6th District, Gwinnett County, Georgia. (Second Read and Public Hearing October 18, 2016)

O2016-09-79

First Read and Consideration of an Ordinance to amend Chapter 90 (“Solid Waste”) of the Code of the City of Peachtree Corners, Georgia, in order to provide for the time limit of carts at the street side. (Second Read and Public Hearing October 18, 2016)

WORK SESSION:

Discussion on 15.03 Construction Bid Tabulation

Mr. Wayne Price of BSWC (Barge, Waggoner, Sumner and Cannon) informed the Mayor and Council that there would need to be an addition to the construction cost of RFP 15-03, the interchange upgrade at Holcomb Bridge Road and Jimmy Carter Boulevard. The cost addition to the RFP would be \$189,000.00. After discussion it was determined that Mr. Price would come before the Council at the next meeting with additional information and photographs depicting the request.

Discussion concerning Utility Permitting & Administration

Greg Ramsey, Public Works Director, informed the Mayor and Council that he would like to draft an Ordinance giving structure and recourse for utility permitting and administration. After discussion it was determined that Mr. Ramsey present the Ordinance at next month’s work session.

Discussion concerning bicycle lanes

Greg Ramsey, Public Works Director and Eric Christ, Council Member Post 2, informed the Mayor and Council that they would like to be proactive with bicycle lanes. Mr. Christ explained that the most frugal time to add bicycle lanes is when repaving. After discussion it was determined that the City would request to the County that for County Roads, bike lanes be added at time of repaving.

Continued discussion concerning prohibiting bow hunting and celebratory gun fire

Diana Wheeler, Community Development Director, informed the Mayor and Council of the concern with bow hunting in residential areas where homes are located close together. After researching how other communities addressed this issue, staff found that most prohibit hunting on government owned property. An overview of staff's findings was presented to the Mayor and Council. For information concerning this matter please contact Diana Wheeler.

Multi-Use Trail timeline

Diana Wheeler, Community Development Director, presented the Mayor and Council a timeline for the Multi-Use Trail. The timeline starts in 2016 and ends in 2024. Please contact the City Clerk for a copy of the Multi-Use Trail timeline.

Town Green Update

Diana Wheeler, Community Development Director, presented to the Mayor and Council an update to the Town Green. A site plan of the Town Green was presented in the Council packets and presented to the public. A copy if the site plan can be obtained from the City Clerk. The site plan depicted, among other items, a screen wall, a green wall, an interactive water feature, and a climbing play structure.

EXECUTIVE SESSION:

MOTION TO GO INTO EXECUTIVE SESSION FOR TWO REAL ESTATE MATTERS AND ONE PERSONNEL MATTER.

By: Council Member Sadd

Seconded: Council Member Christopher

Vote: (7-0) (Sadd, Christopher, Mason, Christ, Wright, Aulbach, Gratwick)

MOTION TO COME OUT OF EXECUTIVE SESSION.

By: Council Member Christopher

Seconded: Council Member Aulbach

Vote: (7-0) (Christopher, Aulbach, Mason, Sadd, Christ, Wright, Gratwick)

ADJOURNMENT:

MOTION TO ADJOURN AT 10:56 PM.

By: Council Member Aulbach

Seconded by: Council Member Sadd

Vote: (7-0) (Aulbach, Sadd, Mason, Christ, Wright, Christopher, Gratwick)

Approved,

Attest:

Mike Mason, Mayor

Kymberly Chereck, City Clerk
(Seal)

Staff Report
Diana Wheeler



Memo

TO: Mayor and Council

FROM: Diana Wheeler, Community Development Director

DATE: October 18, 2016

SUBJECT: Staff Activity Report

The following is a summary of Staff activity during the period of 9/26/16 – 10/14/16.

- A. Meetings with:
 1. Arts Council to interview consultants
 2. GDOT to review application for grant funded trail study
 3. Forum representatives to review Forum side of trail
 4. Animal Shelter representatives looking for suitable property
- B. Reviewed plans for a commercial wholesale nursery at Buford Hwy. and Jones Mill Rd.
- C. Received a public hearing application to expand the Aztec Stone yard at 5039 Buford Hwy.
- D. Received 4 responses to the Innovation Hub Master Plan RFP. Assessment process to begin next week.
- E. The following permit applications were received:

NAME	ADDRESS	TYPE
FISCHER CONTRACTORS LLC	4300 GILLELAND LN	TEMP CONSTRUCTION TRL
KAVO INVESTMENTS, LLC	4941 S OLD PEACHTREE RD	TEMPORARY SIGN
KAVO INVESTMENTS, LLC	4941 S OLD PEACHTREE RD	TEMPORARY SIGN
SUPERIOR PLUMBING SERVICES, INC	5035 BROADGREEN DR	PLUMBING
SUPERIOR ROOFING CO OF GA INC	3438 GRIST MILL CT	RE-ROOF
INJURY AND WELLNESS SPECIALITS OF GA	3800 HOLCOMB BRIDGE RD STE D	TEMPORARY SIGN
ALLEGIAN ROOFING LLC	5230 SPALDING BRIDGE CT	RE-ROOF
UNICA CONSTRUCTION INC	6971 PEACHTREE IND BLVD	INTERIOR FINSH
LEE'S SIGNS	5025 WINTERS CHAPEL RD STE I	PERMANENT SIGN
PROFESSIONAL CLEANERS	3330 PEACHTREE CORNERS CIR STE A	TEMPORARY SIGN
KINZEY CONSTRUCTION	3065 NORTHWOODS CIR STE B	INTERIOR DEMO
ANCHOR HTG/ A/C CO., INC	6238 MEADOW RUN CT	HVAC
ALICIA CISNEROS	3953 SUNFLOWER WAY	RE-ROOF
EL HABANERO MEXICAN RESTAURANT	6470 SPALDING DRIVE STE B	TEMPORARY SIGN
ANSCO & ASSOCIATES	5025 WINTERS CHAPEL RD	CO-LOCATE
BACKYARD ESCAPE LLC	4230 MARY WALK	DECK
AIR FORCE HEATING & CONDITIONER	5715 LOB CT	HVAC
EGN LLC	6025 PEACHTREE PKWY STE 9	TEMPORARY SIGN
CURTIS AND KRISTIN RAMSEY	5737 SHAWN TERRACE	INTERIOR REMODEL
MERIT CONSTRUCTION	3100 MEDLOCK BRIDGE RD STE 250	INTERIOR FINISH
J& I CORDON SERVICES	3655 WESTCHASE VILLAGE LN 1-3656A	ELECTRICAL
MAJESTIC CONTRACTING SERVICE	3700 HOLCOMB BRIDGE RD 5	PLUMBING
ALTAIR SIGN & LIGHT	5270 PEACHTREE PKWY STE 110	PERMANENT SIGN
BENJAMIN SPARANO	3624 PARKMONT CT	DECK
PEACHTREE RESIDENTIAL PROPERTIES	5555 SPALDING DR	
CYNTHIA AND BOYDEN RICE	4060 PEACHTREE CORNERS CIR	ADDITION

NAME	ADDRESS	TYPE	
PP16-1052	BYNUM & SONS PLUMBING	3920 ROYAL PENNON CT	PLUMBING
PP16-1053	BYNUM & SONS PLUMBING	3877 FOXWOOD RD	PLUMBING
PP16-1054	THD @ HOME SERVICES	5723 CREEKSIDE DR	REPLACEMENT
PP16-1055	DANIEL'S PLUMBING	3655 WESTCHASE VILLAGE LN 1-3656A	PLUMBING
PP16-1056	COMMERCIAL SIGNS, INC	6345 SPALDING DR	PERMANENT SIGN
PP16-1057	COMMERCIAL SIGNS, INC	6345 SPALDING DR	PERMANENT SIGN
PP16-1058	TEBARCO MECHANICAL CORPORATION	6640 BAY CIR	PLUMBING
PP16-1059	DANIEL'S PLUMBING	3655 WESTCHASE VILLAGE LN 1-3850G	PLUMBING
PP16-1060	DANIEL'S PLUMBING	3655 WESTCHASE VILLAGE LN 1-3651I	PLUMBING
PP16-1061	DANIEL'S PLUMBING	3655 WESTCHASE VILLAGE LN 2-3858B	PLUMBING
PP16-1062	DEAN CONSTRUCTION COMPANY	5358 BROADWOOD AVE	ADDITION
PP16-1063	DENTAL FACILITY/CPACS	6185 BUFORD HWY BLDG A	RENOVATION
PP16-1064	J & I CORDON SERVICES	3655 WESTCHASE VILLAGE LN 1-3850G	ELECTRICAL
PP16-1065	J & I CORDON SERVICES	3655 WESTCHASE VILLAGE LN 1-3655I	LEASING OFFICE/RENOVATION
PP16-1066	J & I CORDON SERVICES	3655 WESTCHASE VILLAGE LN 2-3858B	ELECTRICAL
PP16-1067	J & I CORDON SERVICES	3655 WESTCHASE VILLAGE LN 1-3635E	ELECTRICAL
PP16-1068	HUGH KWOK	4415 SPRINGFIELD DR	ADD
PP16-1069	LIMA CONSTRUCTION & REMODELING INC	3039 AMWILER RD STE 130	RENOVATION
PP16-1070	CHRISTOPHER JOHN HAYES	4643 RIVER CT	DEMO
PP16-1071	DEHART & HILL ELECTRIC, INC	3655 WESTCHASE VILLAGE LN 2-3741B	ELECTRICAL
PP16-1072	DEHART & HILL ELECTRIC, INC	3655 WESTCHASE VILLAGE LN 1-3843J	ELECTRICAL
PP16-1073	SHUMATE MECHANICAL	5051 PEACHTREE CORNES CIR	HVAC
PP16-1074	S&S CONTRACTORS, INC	660 ENGINEERING DR	INTERIOR FINISH
PP16-1075	CLEVELAND ELECTRIC COMPANY	335 RESEARCH CT	ELECTRICAL

Code Enforcement Summary – September 2016

New Cases	132	
NOV's issued	51	
Citations issued	3	
Signs Removed from ROW	35	(approximate)
Citizen Complaints	51	
Field Generated Cases:	81	

Cases by Type:

Residential: 61 Commercial: 71

Violations by Type

Property Maintenance	<u>7</u>	Parking Illegally	<u>14</u>
Trash	<u>6</u>	Open Storage	<u>1</u>
RV/ Non-motor vehicle	<u>0</u>	Illicit Discharge	<u>1</u>
High Grass/Weeds	<u>13</u>	Other (Code Enforcement)	<u>76</u>
Illegal Signs	<u>4</u>	Trees	<u>1</u>
No Business License	<u>1</u>	Swimming Pool	<u>1</u>
No Building Permit	<u>3</u>	Graffiti	<u>1</u>
Other	<u>1</u>		

Year-To-Date as of 9/30/2016

2016 Cases	<u>1290</u>
2016 NOV's issued	<u>732</u>
2016 Citations issued	<u>54</u>
2016 Signs Removed from ROW	<u>469</u>
2016 cases closed with court action:	<u>17</u>

Staff Report
Greg Ramsey



MEMO

TO: Mayor & Council
CC: Julian Jackson, City Manager
FROM: Greg Ramsey, P.E., Public Works Director
DATE: October 18, 2016
SUBJECT: Public Works Activity Report

The following is a summary of the Public Works Activities in the monthly period ending 9-09-16:

- A. Field Services Operations 09-09-16 thru 10-07-16
 - 1. # of Work Orders Initiated = 136
 - 2. # of Fix It App submittals for PW =9
 - 3. # of Field Generated Work Orders = 127
 - 4. # of Work Orders Completed = 125
 - 5. # of Work Orders Referred to Other Departments = 7
 - 6. Please see below for summaries of Work Orders & Fix-It App submittals

- B. Capital Improvement Project updates
 - 1. 15.14 Comprehensive Transportation Plan – next Stakeholder Meeting, 11/10/16, final Open House, 11/17/16, project recommendations Work Session 12/20/16
 - 2. 15.06 Peachtree Parkway widening at Peachtree Industrial Blvd, construction scheduled for completion 6/30/17.
 - 3. 15.11 Roundabout on Peachtree Corners Circle – preliminary plans submitted last week, working on Right of Way requirements & Georgia Power is working on lighting plans
 - 4. E. Jones Bridge & Winters Chapel Road Pedestrian Crossings – preparing final construction documents, waiting on final approval from Gwinnett
 - 5. 16.01 Street Resurfacing – completed
 - 6. SR 141 Corridor Study – project kickoff held with Johns Creek 10/12/16

- C. Attended the following meetings:
 - 1. GDOT project planning, 10-18-16
 - 2. PW website updates, 10-14-16
 - 3. Pavement repairs, Jones Bridge Circle, 10-13-16
 - 4. Striping product meeting, 10-12-16
 - 5. 141 Corridor Project, Johns Creek, 10-12-16
 - 6. Trail Project Meeting, 10-11-16
 - 7. Redevelopment Summit, 10-6-16
 - 8. SPLOST projects, 10-5-16
 - 9. Town Hall, Avocet, 10-4-16
 - 10. SPLOST meeting with Norcross, 9-29-16
 - 11. Peachtree Retail CO inspection, 9-23-16

Work Orders Initiated:

Order Number	Scheduled	Description	Address	Status Type	Completion
16-002461	9/9/2016	Replace Sign In R.O.W.	5259 Cottney Croft Way	Completed	9/29/2016
16-002473	9/9/2016	Remove Trash In R.O.W.	Holcomb Bridge Rd	Completed	9/9/2016
16-002474	9/9/2016	Cleaned Median R.O.W.	S.R 141 / Jay Bird Alley	Completed	9/9/2016
16-002475	9/9/2016	Remove Trash In R.O.W.	Peachtree Industrial Blvd	Completed	9/9/2016
16-002476	9/9/2016	High Grass / Weeds	Woodhill Dr	Completed	9/9/2016
16-002477	9/9/2016	Remove Trash In R.O.W.	S.R 141	Completed	9/9/2016
16-002478	9/9/2016	Remove Trash In R.O.W.	Peachtree Industrial Blvd	Completed	9/9/2016
16-002479	9/9/2016	Remove Trash In R.O.W.	Apartment Rd	Completed	9/9/2016
16-002480	9/9/2016	High Grass / Weeds	Peachtree Industrial Blvd	Completed	9/9/2016
16-002481	9/9/2016	High Grass / Weeds	Peachtree Industrial Blvd	Completed	9/9/2016
16-002482	9/9/2016	R.O.W. Landscape Maintenance	S.R 141	Completed	9/9/2016
16-002483	9/9/2016	High Grass / Weeds	S.R 141	Completed	9/9/2016
16-002484	9/9/2016	High Grass / Weeds	Spalding Dr / Medlock Bridge Rd	Completed	9/9/2016
16-002485	9/9/2016	High Grass / Weeds	Jaybird Alley Rd	Completed	9/9/2016
16-002486	9/9/2016	High Grass / Weeds	Lou Ivy Rd	Completed	9/9/2016
16-002487	9/9/2016	High Grass / Weeds	Peachtree Industrial Blvd	Completed	9/9/2016

Order Number	Scheduled	Description	Address	Status Type	Completion
16-002488	9/9/2016	High Grass / Weeds	Peachtree Industrial Blvd	Completed	9/9/2016
16-002489	9/9/2016	High Grass / Weeds	Jaybird Alley Rd	Completed	9/9/2016
16-002490	9/9/2016	High Grass / Weeds	Spalding Dr	Completed	9/9/2016
16-002491	9/9/2016	High Grass / Weeds	Winters Chapel Rd	Completed	9/9/2016
16-002492	9/9/2016	High Grass / Weeds	141 Technology Pkwy	Completed	9/9/2016
16-002501	9/9/2016	Remove Tree Limbs In R.O.W.	6624 Crooked Creek Rd	Completed	9/9/2016
16-002502	9/9/2016	Remove Trash In R.O.W.	3420 Woodhill Dr	Completed	9/9/2016
16-002468	9/12/2016	Deceased Animal In R.O.W.	5401 West Jones Bridge Rd	Completed	9/12/2016
16-002493	9/12/2016	High Grass / Weeds	Peachtree Industrial Blvd	Completed	9/12/2016
16-002494	9/12/2016	High Grass / Weeds	Peachtree Industrial Blvd	Completed	9/12/2016
16-002495	9/12/2016	High Grass / Weeds	Spalding Dr	Completed	9/12/2016
16-002496	9/12/2016	High Grass / Weeds	Spalding Dr / Crooked Creek Dr	Completed	9/12/2016
16-002497	9/12/2016	High Grass / Weeds	147 Technology Pkwy	Completed	9/12/2016
16-002498	9/12/2016	High Grass / Weeds	Holcomb Bridge Rd	Completed	9/12/2016
16-002499	9/12/2016	High Grass / Weeds	Jay Bird Alley Rd/ Crooked Creek Rd	Completed	9/12/2016
16-002500	9/12/2016	Tree Limbs In R.O.W.	Crooked Creek Rd / Cedar Creek Rd	Completed	9/9/2016
16-002503	9/12/2016	Repair Curb	5291 Edgerton Dr	Completed	9/12/2016

Order Number	Scheduled	Description	Address	Status Type	Completion
16-002504	9/12/2016	Remove Trash In R.O.W.	3200 Peachtree Industrial Blvd	Completed	9/12/2016
16-002517	9/12/2016	Deceased Animal In R.O.W	West Jones Bridge Rd	Completed	9/12/2016
16-002518	9/12/2016	Remove Trash In R.O.W.	Apartment Rd / Peachtree Corners Circle	Completed	9/12/2016
16-002519	9/12/2016	Remove Trash In R.O.W	Holcomb Bridge Rd	Completed	9/12/2016
16-002520	9/12/2016	Remove Trash In R.O.W.	Holcomb Bridge Rd	Completed	9/12/2016
16-002521	9/12/2016	Remove Trash In R.O.W.	Peachtree Industrial Blvd	Completed	9/12/2016
16-002522	9/12/2016	Remove Trash In R.O.W.	Jay Bird Alley Rd / Crooked Creek Rd	Completed	9/12/2016
16-002505	9/13/2016	Remove Debris In R.O.W.	Peachtree Industrial Blvd	Completed	9/15/2016
16-002514	9/14/2016	R.O.W. Landscape Maintenance	147 Technology Pkwy	Completed	9/14/2016
16-002523	9/14/2016	Remove Trash In R.O.W.	Apple Tree Way	Completed	9/14/2016
16-002524	9/14/2016	Remove Trash In R.O.W.	Peachtree Corners Circle / Industrial Ct	Completed	9/14/2016
16-002525	9/14/2016	Remove Trash In R.O.W.	Peachtree Industrial Blvd / Jones Mill R	Completed	9/14/2016
16-002472	9/15/2016	Sidewalk Repair In R.O.W	5510 Spalding Dr	Pending	
16-002506	9/15/2016	Cleaned Curb And Gutter	Peachtree Industrial Blvd	Completed	9/15/2016
16-002507	9/16/2016	Remove Illegal Sign In R.O.W.	W.R 141 / Woodhill Dr	Completed	9/16/2016
16-002508	9/16/2016	Installed Rumble Strips In R.O.W.	Meadow Rue Dr	Completed	9/16/2016
16-002509	9/16/2016	Remove Illegal Sign In R.O.W.	S.R 141 / Peachtree Industrial Blvd	Completed	9/16/2016

Order Number	Scheduled	Description	Address	Status Type	Completion
16-002510	9/16/2016	Remove Trash In R.O.W.	6961 Peachtree Industrial Blvd	Completed	9/16/2016
16-002512	9/16/2016	Removed Illegal Sign In R.O.W.	S.R 141 / Holcomb Bridge Rd	Completed	9/16/2016
16-002513	9/16/2016	Trash In R.O.W.	6761 Peachtree Industrial Blvd	Completed	9/16/2016
16-002515	9/16/2016	Trim Limbs In R.O.W.	147 Technology Pkwy	Completed	9/16/2016
16-002516	9/16/2016	Returned Missing Wallet	Winters Chapel Rd / Pib	Completed	9/16/2016
16-002536	9/16/2016	High Grass / Weeds	Holcomb Bridge Rd	Completed	9/16/2016
16-002537	9/16/2016	High Grass / Weeds	Holcomb Bridge Rd	Completed	9/16/2016
16-002538	9/16/2016	High Grass / Weeds	Holcomb Bridge Rd	Completed	9/19/2016
16-002511	9/19/2016	Remove Trash In R.O.W.	Peachtree Industrial Blvd	Completed	9/16/2016
16-002539	9/19/2016	R.O.W. Landscape Maintenance	Spalding Dr / Crooked Creek Rd	Completed	9/19/2016
16-002540	9/19/2016	R.O.W.	East Jones Bridge Rd	Completed	9/19/2016
16-002566	9/19/2016	Eliminated Leaves In R.O.W.	147 Technology Pkwy	Completed	9/19/2016
16-002526	9/20/2016	Remove Trash In R.O.W.	Peachtree Industrial Blvd	Completed	9/20/2016
16-002527	9/20/2016	Remove Trash In R.O.W.	Peachtree Industrial Blvd	Completed	9/20/2016
16-002541	9/20/2016	R.O.W. Landscape Maintenance	Peachtree Industrial Blvd	Completed	9/20/2016
16-002598	9/20/2016	Damaged Sidewalk	6460 Spalding Dr	Pending	
16-002528	9/21/2016	Remove Trash In R.O.W.	Peachtree Corners Circle / Apartment Rd	Completed	9/21/2016

Order Number	Scheduled	Description	Address	Status Type	Completion
16-002529	9/21/2016	Remove Trash In R.O.W.	Holcomb Bridge Rd	Completed	9/21/2016
16-002530	9/21/2016	Remove Trash In R.O.W.	Peachtree Industrial Blvd South	Completed	9/21/2016
16-002531	9/21/2016	Trim Around Guardrails	Peachtree Industrial Blvd	Completed	9/21/2016
16-002542	9/21/2016	Trash In R.O.W.	Peachtree Industrial Blvd	Completed	9/21/2016
16-002563	9/21/2016	Installed Rumble Strips In R.O.W.	Meadow Rue Lane	Completed	9/23/2016
16-002532	9/22/2016	High Grass / Weeds	S.R 141	Completed	9/22/2016
16-002533	9/22/2016	Trash In R.O.W.	S.R 141	Completed	9/22/2016
16-002543	9/22/2016	R.O.W Landscape Maintenance	S.R 141	Completed	9/22/2016
16-002544	9/22/2016	R.O.W. Landscape Maintenance	S.R 141	Completed	9/22/2016
16-002545	9/22/2016	R.O.W. Landscape Maintenance	Bush Rd	Completed	9/22/2016
16-002546	9/22/2016	R.O.W. Landscape Maintenance	Jones Mill Rd	Completed	9/22/2016
16-002552	9/22/2016	R.O.W. Landscape Maintenance	Peachtree Industrial Blvd	Completed	9/26/2016
16-002534	9/23/2016	Trash In R.O.W	Peachtree Corners Circle / Apartment Rd	Completed	9/23/2016
16-002535	9/23/2016	Trash In R.O.W.	S.R 141	Completed	9/23/2016
16-002548	9/23/2016	R.O.W. Landscape Maintenance	Lou Ivy Rd	Completed	9/23/2016
16-002549	9/23/2016	R.O.W. Landscape Maintenance	Peachtree Industrial Blvd	Completed	9/23/2016
16-002550	9/23/2016	R.O.W. Landscape Maintenance	Jay Bird Alley Rd	Completed	9/23/2016
16-002551	9/23/2016	R.O.W. Landscape Maintenance	Park Industrial Rd	Completed	9/22/2016

Order Number	Scheduled	Description	Address	Status Type	Completion
16-002564	9/23/2016	Installed Signs In R.O.W.	Courtside Dr	Completed	9/23/2016
16-002565	9/23/2016	Trash In R.O.W.	S.R 141	Completed	9/23/2016
16-002567	9/23/2016	Trash In R.O.W.	Woodhill Dr	Completed	9/23/2016
16-002568	9/23/2016	Trash In R.O.W	3420 Woodhill Dr	Completed	9/23/2016
16-002569	9/23/2016	Replace Storm Drain Cover	Peachtree Industrial Blvd	Completed	9/23/2016
16-002570	9/23/2016	Illegal Signs In R.O.W.	Woodhill Dr / S. R141	Completed	9/23/2016
16-002553	9/26/2016	Landscape Maintenance	147 Technology Pkwy	Completed	9/26/2016
16-002571	9/26/2016	Trash In R.O.W	157 Technology Pkwy	Completed	9/26/2016
16-002594	9/26/2016	Exposed Pipes	4411 E. Jones Bridge Rd	Pending	
16-002602	9/26/2016	Clean Curb And Gutter	5885 Crooked Creek Rd	In Progress	
16-002572	9/28/2016	Illegal Signs In R.O.W	S.R 141 / East Jones Bridge Rd	Completed	9/28/2016
16-002575	9/28/2016	Repair Road In R.O.W.	Park Industrial Dr	Completed	9/28/2016
16-002574	9/29/2016	Repair Sidewalk	Ancroft Circle	Pending	
16-002576	9/29/2016	Illegal Signs In R.O.W	S.R 141 / Spalding Dr	Completed	9/29/2016
16-002595	9/29/2016	Sinkhole	6308 Rosecommon Dr	Pending	
16-002577	9/30/2016	Repair Damaged Sign	105 Technology Pkwy	Completed	9/30/2016
16-002578	9/30/2016	Trash In R.O.W.	S.R 141	Completed	9/30/2016
16-002579	9/30/2016	Clean Gutter	180 Technology Pkwy	Completed	9/30/2016

Order Number	Scheduled	Description	Address	Status Type	Completion
16-002554	10/3/2016	Trash In R.O.W.	Peachtree Corners Circle / Apartment Rd	Completed	10/3/2016
16-002555	10/3/2016	Trash In R.O.W.	Holcomb Bridge Rd	Completed	10/3/2016
16-002556	10/3/2016	Trash In R.O.W.	Jimmy Carter Blvd	Completed	10/3/2016
16-002557	10/3/2016	High Grass / Weeds	Jimmy Carter Blvd	Completed	10/3/2016
16-002558	10/3/2016	Trash In R.O.W.	Spalding Dr	Completed	10/3/2016
16-002559	10/3/2016	Trash In R.O.W.	S.R 141	Completed	10/3/2016
16-002560	10/3/2016	Trash In R.O.W.	Peachtree Industrial Blvd	Completed	10/4/2016
16-002596	10/3/2016	Sewer Lid Cover	3965 Ancroft Circle	Pending	
16-002561	10/4/2016	Trash In R.O.W.	Peachtree Industrial Blvd	Completed	10/4/2016
16-002562	10/4/2016	Trash In R.O.W.	Peachtree Corners Circle	Completed	10/4/2016
16-002580	10/4/2016	High Grass / Weeds	Medlock Bridge Rd / Bush Rd	Completed	10/4/2016
16-002581	10/4/2016	Cut Brush And Raised Canopy	S.R 141 / Scientific Blvd	Completed	10/4/2016
16-002588	10/4/2016	R.O.W. Landscape Maintenance	Holcomb Bridge Rd	Completed	10/4/2016
16-002599	10/4/2016	Traffic Signal Out	Medlock Bridge Rd	Pending	
16-002605	10/4/2016	Trash In R.O.W.	3250 Peachtree Corners Circle	Completed	10/4/2016
16-002582	10/5/2016	Replace Damage Sign	Technology Pkwy / Spalding Dr	Completed	9/5/2016
16-002583	10/5/2016	R.O.W Landscape Maintenance	Governors Lake Dr / Jones Mill Rd	Completed	10/5/2016
16-002584	10/5/2016	Remove Tree In R.O.W.	Governors Lake Dr	Completed	10/5/2016

Order Number	Scheduled	Description	Address	Status Type	Completion
16-002585	10/5/2016	High Grass / Weeds	Medlock Bridge Rd	Completed	10/5/2016
16-002586	10/5/2016	Inspect Sewer Cleanout	3138 Corner Oak Dr	Completed	10/5/2016
16-002603	10/5/2016	Sidewalk Repair	3508 Dunlin Shore Ct	Pending	
16-002547	10/6/2016	Remove Deceased Animal	3765 Medlock Bridge Rd	Completed	10/6/2016
16-002587	10/6/2016	Blew Leaves In R.O.W.	147 Technology Pkwy	Completed	10/6/2016
16-002589	10/6/2016	R.O.W Landscape Maintenance	Broadgreen Dr	Completed	10/6/2016
16-002590	10/6/2016	Repaired Landscape In R.O.W.	5338 Garnaby Dr	Completed	10/6/2016
16-002591	10/6/2016	R.O.W. Landscape Maintenance	South Peachtree St	Completed	10/6/2016
16-002592	10/6/2016	R.O.W. Landscape Maintenance	Thamesgate Rd	Completed	10/6/2016
16-002593	10/6/2016	R.O.W Landscape Maintenance	East Jones Bridge Rd	Completed	10/6/2016
16-002606	10/6/2016	Sidewalk Repair	5060 Riverlake Dr	In Progress	
16-002607	10/6/2016	Deceased Animal In R.O.W.	3765 Medlock Bridge Rd	Completed	10/6/2016
16-002608	10/6/2016	Deceased Animal In R.O.W.	3765 Medlock Bridge Rd	Completed	10/6/2016
16-002600	10/7/2016	Tree Limb In R.O.W.	4091 Gunnin Rd	Pending	

Work Orders Referred To Other Departments:

Date Created	Request Type	Address	Status Type	Referred To Other Departments
9/26/2016	Pipe exposure under Pedestrian Bridge #16-002594	4411 E. Jones Bridge Rd	In-Process	Department Water Service Request #16-008994- Gwinnett DOT#16-008994
9/29/2016	Sinkhole #16-002595	6308-6338 Rosecommon Dr NW	In-Process	Department Water Service Request #16-009126
10/03/2016	Sewer Lid Cover Damaged #16-002596	3965 Ancroft Circle	In-Process	Department Water Resources Service Request 16-009242
9/15/2016	Sidewalk Broken / Cracking #16-002472	5510 Spalding Dr	In- Process	Gwinnett DOT #277478
9/20/2016	Damaged Sidewalk #16-002598	6460 Spalding Dr	In-Process	Gwinnett DOT #922681
10/4/2016	Street Light Out #16-002599	Medlock Bridge Rd	In-Process	GA Power #2394188
10/7/2016	Tree Limb R.O.W #169-002600	4091 Gunnin Rd	In Process	GA Power #2398785

Consent Agenda



Mike Mason, Mayor

Phil Sadd - Post 1, Council Member
Alex Wright - Post 3, Council Member
Lorri Christopher - Post 5, Council Member

Eric Christ - Post 2, Council Member
Jeanne Aulbach - Post 4, Council Member
Weare Gratwick - Post 6, Council Member

To: Mayor and City Council
Cc: Julian Jackson, City Manager
From: Diana Wheeler, Community Development Director
Date: October 18th, 2016, City Council Meeting

Agenda Item: APH 2016-10-039- Approval of Alcoholic Beverage License Application for Giant Meteor, LLC dba The Double Eagle at 5005 Peachtree Parkway, Suite 810, Peachtree Corners, GA 30092. Applicant Adam Conner is applying for Consumption on Premise Beer, Wine & Distilled Spirits License.

Staff Recommendation:

Approve the application for Consumption on Premise Beer, Wine & Distilled Spirits Beverage License for Giant Meteor, LLC dba The Double Eagle at 5005 Peachtree Parkway, Suite 810, Peachtree Corners, GA 30092.

Background:

Applicant submitted a completed application on September 9th, 2016. Required advertising for the application was published in the Gwinnett Daily Post on October 7th, and October 14th, applicant has passed the background investigation and meets all requirements.

Discussion:

New Business
Staff has reviewed this application and recommends approval.

Alternatives:

None



Mike Mason, Mayor

Phil Sadd - Post 1, Council Member
Alex Wright - Post 3, Council Member
Lorri Christopher - Post 5, Council Member

Eric Christ - Post 2, Council Member
Jeanne Aulbach - Post 4, Council Member
Weare Gratwick - Post 6, Council Member

To: Mayor and City Council
Cc: Julian Jackson, City Manager
From: Diana Wheeler, Community Development Director
Date: October 18th, 2016, City Council Meeting

Agenda Item: APH 2016-10-040- Approval of Alcoholic Beverage License Application for Optimum Horizons, LLC dba Kool Runnings Restaurant, 5450 Peachtree Parkway, Suite 8-D, Peachtree Corners, GA 30092. Applicant Marcia Noellie Reid is applying for Consumption on Premise Beer, Wine & Distilled Spirits License.

Staff Recommendation:

Approve the application for Consumption on Premise Beer, Wine & Distilled Spirits Beverage License for Optimum Horizons, LLC dba Kool Runnings Restaurant, 5450 Peachtree Parkway, Suite 8-D, Peachtree Corners, GA 30092.

Background:

Applicant submitted a completed application on October 3rd, 2016. Required advertising for the application was published in the Gwinnett Daily Post on October 7th, and October 14th, applicant has passed the background investigation and meets all requirements.

Discussion:

New Business
Staff has reviewed this application and recommends approval.

Alternatives:

None

02016-09-78

AN ORDINANCE TO AMEND THE CITY OF PEACHTREE CORNERS ZONING MAP PURSUANT TO RZ2016-004, MEDLOCK BRIDGE TOWNHOMES, REQUEST TO REZONE PROPERTY FROM R-100, SINGLE FAMILY RESIDENCE AND C-2, COMMERCIAL TO R-TH AND APPROVE ASSOCIATED CARIANCES IN ORDER TO DEVELOP A 34-LOT TOWNHOUSE SUBDIVISION ON 4.36 ACRES LOCATED AT 3534 AND 3544 MEDLOCK BRIDGE ROAD IN LAND LOT 286, 6TH DISTRICT, PEACHTREE CORNERS, GEORGIA

WHEREAS: Notice to the public regarding said modification to conditions of zoning has been duly published in The Gwinnett Daily Post, the Official News Organ of Peachtree Corners; and

WHEREAS: Public Hearings were held by the Mayor and City Council of Peachtree Corners on September 20, 2016 and October 18, 2016;

NOW THEREFORE, The Mayor and City Council of the City of Peachtree Corners while in Regular Session on October 18, 2016 hereby ordain and approve the Zoning Case RZ2016-004 Medlock Bridge Townhomes, for the above referenced property with the following enumerated conditions:

1. The site shall be limited to 34 single-family townhomes with a minimum heated floor area of 2,100 square feet.
2. The property shall be developed in general conformance with the concept plan prepared by Patterson Engineering Company dated June 28, 2016, and submitted with this application with revisions to meet these conditions. Final site plan shall be submitted with the Land Disturbance Permit application and shall meet the requirements of all city codes and ordinances except as noted herein.
3. That the side yard setback is reduced to 25-feet on the north (side) property line, 25-feet on the easternmost portion of the south (side) property line, and to 20-feet on the westernmost portion of the south (side) property line.
4. Building elevations shall be submitted to the Community Development Director for review and approval.
5. The green space in the center of the development shall be used and maintained as landscaped, common, open space with at least one amenity feature provided such as a shade structure with seating or a fire pit. An amenity area plan, that includes a landscape plan, is required to be submitted and shall be subject to the review and approval of the Community Development Director.
6. Development shall include no more than one (1) full-access driveway on Medlock Bridge Road.
7. Exterior to the site, sidewalks shall be provided along Medlock Bridge Rd. contiguous to the front of the property. Internal to the site, sidewalks shall only be provided along the perimeter of both landscape medians.
8. A 50-foot wide landscaped strip shall be provided along the Medlock Bridge Road frontage.

9. Interior street names shall relate to Peachtree Corners history or culture and shall be approved by Staff.
10. Interior streets shall be private and maintained by the Homeowners Association.
11. The existing trees in the buffers shall be preserved by the developer and enhanced with additional trees where buffers are sparse (northern property line adjacent to Lockmed Dr.) (Future homeowners may modify the landscaping in the buffer within their own property.)
12. The existing specimen pine tree along Medlock Bridge Rd. shall be preserved and incorporated into the plan.
13. Every effort shall be made to preserve existing specimen trees whose locations coincide with the planned green space.

Effective this 18th day of October, 2016.

So Signed and Witnessed

Approved :

this _____ day of _____, 2016

Attest:

Kymerly Chereck, City Clerk

Mike Mason, Mayor

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

REZONING ANALYSIS

PLANNING COMMISSION DATE: September 13, 2016
CITY COUNCIL DATE: October 19, 2016

CASE NUMBER: **RZ2016-004**
CURRENT ZONING: R-100 and C-2
LOCATION: 3534 and 3544 Medlock Bridge Road
MAP NUMBERS: 6th District, Land Lot 286
ACREAGE: 4.36 ACRES
PROPOSED DEVELOPMENT: REZONE TO R-TH (Single Family Residence
Townhouse District) for a 34-lot townhome
development.
FUTURE DEVELOPMENT MAP: Suburban Neighborhood

APPLICANT CONTACT: THE MILLER GROUP, LLC
2494 JETT FERRY ROAD, SUITE 201
DUNWOODY, GA 30338
770.451.4455

OWNER: SARAH H. WATERS (3544 MEDLOCK BRIDGE)
ZHENG LE (3534 MEDLOCK BRIDGE)

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DATA:

The applicant is requesting to rezone two parcels that total 4.36-acres for the development of a 34-lot townhome development at a density of 7.8 units/acre. The first parcel, located at 3534 Medlock Bridge Road, is .84 acres in size and is currently zoned R-100 (Single Family Residence District). The second parcel, 3544 Medlock Bridge Road, is 3.52 acres and is zoned both R-100 (Single Family Residence District) and C-2 (General Business District). While both properties were previously developed as single-family residential lots, 3544 Medlock Bridge Road is currently used by CC Waters Wrecker Services.

The proposed project includes varied townhome unit widths at 24-feet, 27-feet, and 30-feet, all of which are frontloaded. The applicant has stated that each unit will have approximately 2,100-square feet of heated space, a two-car garage, and a 20-foot pad at each garage for guest parking. Concurrent variances have been requested to reduce the side setback from 40-feet to 25-feet on the north (side) property line, to 25-feet on the easternmost portion of the south (side) property line, and to 20-feet on the westernmost portion of the south (side) property line. A 20-foot buffer is included along the rear and side property lines.

The site plan submitted by the applicant indicates a single access point on Medlock Bridge Road which would require a new curb cut to be located in the right-turn deceleration lane for the Northpointe Townhome Community. A 20-foot wide internal drive for one-way traffic circulation is also proposed. Open space is provided in a common green space located in the middle of the one-way loop through the main portion of the proposed development.

Properties located immediately to the north are zoned RM-10 (Multi-family Residence District) and are located within the Northpointe Townhome Community. The properties to the west and south are a part of the Regency at Belhaven subdivision and are zoned R-ZT (Single Family Residence District). Across Medlock Bridge Road to the west are several R-100 (Single Family Residence District) properties.

ZONING HISTORY:

3534 Medlock Bridge Road and the residential portion of 3544 Medlock Bridge Road were zoned R-100 (Single Family Residence District) in 1970. The C-2 portion of 3544 Medlock Bridge Road was zoned in 1976.

ZONING STANDARDS:

Zoning Code Section 1702 identifies specific criteria that should be evaluated when considering a zoning decision. These criteria are enumerated as 'A' through 'F', below. Following each item is the applicant's response followed by Staff's comment.

A. Will this proposed rezoning, special use permit, or change in conditions permit a use that is suitable in view of the use and development of adjacent and nearby property?

Applicant's Response: The proposed zoning is a suitable use considering the adjacent and nearby properties. Traveling south along Medlock Bridge Road away from the subject parcel, the next two properties are zoned RZT (Regency at Belhaven) and RM10 (Liberty Hampshire Place). Traveling north the next two properties are zoned RM10 (Northpointe Communities) and RZT (Belhaven). Properties across Medlock Bridge Road are zoned R60 and R100.

Staff Comments: The surrounding area is currently zoned and developed as single-family detached and attached neighborhoods, therefore the proposal of a 34-lot townhome development is unlikely to have any adverse effect on the use and development of adjacent and nearby property. A 20-foot buffer is proposed to provide protection to the communities to the north, east, and south.

B. Will this proposed rezoning, special use permit, or change in conditions adversely affect the existing use or usability of adjacent or nearby property?

Applicant's Response: The proposed zoning is similar to the adjacent parcel RM10. That property has already been developed as townhomes. The property to the south has already been developed as RZT single family residences.

Staff Comment: The proposed use of attached single-family townhomes would not negatively affect the existing use or usability of adjacent or nearby property as it is located in a predominately residential area of the City of Peachtree Corners. One property is currently used for a wrecker service company which has adverse effects on the surrounding residential neighborhoods, so the redevelopment of this lot into strict residential use will be an improvement for the area.

C. Does the property to be affected by a proposed rezoning, special use permit, or change in conditions have reasonable economic use as currently zoned?

Applicant's Response: The parcel is currently zoned R-100. There are no 3+ acre R-100 parcels located along Medlock Bridge Road.

Staff Comment: The site has a reasonable economic use as currently zoned.

D. Will the proposed rezoning, special use permit, or change in conditions result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

Applicant's Response: The proposed project will consist of 34 units. A single curb cut on to Medlock Bridge Road. Sanitary sewer service is available in both the Belhaven subdivision to the east and the Northpointe community to the north. Water service is available on Medlock Bridge road.

Staff Comment: A trip generation estimate was not provided by the applicant, however, the addition of 34-units should not cause excessive or burdensome use of existing streets or transportation facilities. The developer may need to restudy the location of the proposed access point into the neighborhood, as the current proposal could have a negative impact on the Northpointe Community to the north. An extension of the current right-turn declaration lane may be required.

Likewise, the construction of 34 townhomes is unlikely to place a significant new burden on water, drainage, or emergency facilities.

An analysis from the Gwinnett County Board of Education is needed to determine the impact to the school system. However, based on similar past development proposals, it can be estimated that 34 townhomes would generate 6 additional elementary school students, 2 middle school students, and 4 high school students.

E. Is the proposed rezoning, special use permit, or change in conditions in conformity with the policy and intent of the land use plan?

Applicant's Response: The proposed residential use is in conformance with the current Land Use Plan.

Staff Comment: See "Comprehensive Plan" section analysis on the following page.

F. Are there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning, special use permit, or change in conditions?

Applicant's Response: The property is currently being used for a wrecker service. It contains a number of junk cars. The use is inappropriate for the surrounding residential uses.

Staff Comment: Agree. The use of 3544 Medlock Bridge Road as a wrecker service location is incompatible with the surrounding area and the intent of the Suburban Neighborhood character area. It also undermines residential property values and maintenance.

COMPREHENSIVE PLAN:

The Peachtree Corners Comprehensive Plan lists the subject property in the Suburban Neighborhood Character Area. This area is intended to “foster stable, established housing options for Peachtree Corners families” and provide “housing options attractive to professionals and their families at low scales of development that maintain the natural feel of the area.” Appropriate uses include single family detached residential, open space, and institutional uses such as churches and schools. Design criteria includes new development being compatible with existing character, density and lot size; buffers between existing and new developments; and open space and tree preservation. While townhomes are not listed as an appropriate use, an existing townhome community is located to the north of the subject property and has not caused conflict within the character area. The proposed development meets all three design criteria, as well as the intent of the Suburban Neighborhood Character Area.

DEPARTMENT ANALYSIS:

The proposed 4.36-acre development is located on the east side of Medlock Bridge Road, between the Regency at Belhaven subdivision and the Northpointe Communities townhome development. One parcel is used as a single-family residence, while the other property is used by a commercial wrecking company. The Peachtree Corners Comprehensive Plan shows the property located in the Suburban Neighborhood Character Area.

The proposed 34 townhouses are not likely to place an excessive burden on existing streets, transportation systems, or utilities, and would not adversely affect surrounding residential properties as a 20-foot buffer is provided along the north, east, and south property lines. The Zoning Ordinance states in Section 606 that “all property zoned for R-TH, RMD, R-ZT and all RM uses shall have a buffer along any rear and side property lines abutting a lower density residential use,” however, the table does not list a buffer requirement for when R-TH abuts RM-10 or R-ZT. Staff feels that a 20-foot buffer is sufficient given the abutting zoning districts.

While the development is unlikely to have a negative impact on existing streets, the County will likely require that a deceleration lane be built for the subdivision. In addition, the developer

may need to make some adjustments to the proposed plan to accommodate the right-turn deceleration lane for Northpointe Communities.

The applicant has requested a concurrent variance to reduce the 40-foot side yard setback to 25-feet on the north (side) property line, and 20 and 25-feet on the south (side) property line. The submitted site plan does not clearly differentiate between all of the buffer and setback lines so a revised plan will need to be submitted to the Community Development Director to ensure compliance with the requirements of the Zoning Ordinance as no structure shall be located less than five feet from any buffer. Staff supports the request for the concurrent variance as the layout of the proposed neighborhood, with the townhomes fronting on a common green space and a buffer along the rear and side property lines, meets the intent of the Comprehensive Plan and would not cause substantial detriment to the public good if granted.

Staff recommends approval with conditions of the proposed project as it meets the intent of the Comprehensive Plan, is suitable in view of the use and development of adjacent and nearby property, and if approved, would not adversely affect the existing use of said properties.

RECOMMENDATION:

After review of the applicant's proposal and other relevant information, it is recommended that RZ2016-002 be approved with the following conditions:

1. The site shall be limited to 34 single-family townhomes with a minimum heated floor area of 2,100 square feet and a minimum unit width of 24-feet.
2. The property shall be developed in general conformance with the site plan prepared by Patterson Engineering Company dated June 28, 2016, and submitted with this application with revisions to meet these conditions and the requirements of all city codes and ordinances except as noted herein.
3. That the side yard setback is reduced to 25-feet on the north (side) property line, 25-feet on the easternmost portion of the south (side) property line, and to 20-feet on the westernmost portion of the south (side) property line.
4. Building elevations shall be submitted to the Community Development Director for review and approval.
5. The green space in the center of the development shall be used and maintained as landscaped, common, open space with at least one amenity feature provided such as a shade structure with seating or a fire pit. An amenity area plan, that includes a landscape plan, is required to be submitted and shall be subject to the review and approval of the Community Development Director.

6. Development shall include no more than one (1) full-access driveway on Medlock Bridge Road.
7. Sidewalks shall be provided adjacent to both side of interior streets.
8. A 50-foot wide landscaped strip shall be provided along the Medlock Bridge Road frontage.
9. Interior street names shall relate to Peachtree Corners history or culture and shall be approved by Staff.
10. Interior streets shall be private and maintained by the Homeowners Association.
11. The existing trees in the buffers shall be preserved by the developer and enhanced with additional trees where buffers are sparse (northern property line adjacent to Lockmed Dr.) (Future homeowners may modify the landscaping in the buffer within their own property.)
12. The existing specimen pine tree along Medlock Bridge Rd. shall be preserved and incorporated into the plan.
13. Every effort shall be made to preserve existing specimen trees whose locations coincide with the planned green space.

REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF PEACHTREE CORNERS, GEORGIA

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>The Miller Group, LLC</u>	NAME: <u>Sarah H. Waters</u>
ADDRESS: <u>2494 Jett Ferry Road, Suite 201</u>	ADDRESS: <u>3544 Medlock Bridge Road</u>
CITY: <u>Dunwoody</u>	CITY: <u>Peachtree Corners</u>
STATE: Georgia _____ ZIP: <u>30338</u>	STATE: Georgia _____ ZIP: <u>30092</u>
PHONE: <u>770-451-4455</u>	PHONE: _____
E-MAIL: <u>robmiller @tmgleasing.com</u>	E-MAIL: _____
CONTACT PERSON: Robert Miller / Charles Patterson_PHONE: <u>770-451-4455 770-451-7676</u>	
CONTACT'S E-MAIL: <u>robmiller @tmgleasing.com cp@pattersoncompany.net</u>	

APPLICANT IS THE:

- OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): R-100 C-2 REQUESTED ZONING DISTRICT: R-TH

LAND DISTRICT(S): 6th LAND LOT(S): 286 ACREAGE: 3.52

ADDRESS OF PROPERTY: 3544 Medlock Bridge Road

PROPOSED DEVELOPMENT: Townhomes

Staff Use Only This Section

Case Number: _____ Hearing Date: P/C _____ C/C _____ Received Date: _____

Fees Paid: _____ By: _____

Related Cases & Applicable Conditions:

Description: _____

REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF PEACHTREE CORNERS, GEORGIA

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>The Miller Group, LLC</u>	NAME: <u>Zheng Le</u>
ADDRESS: <u>2494 Jett Ferry Road, Suite 201</u>	ADDRESS: <u>3534 Medlock Bridge Road</u>
CITY: <u>Dunwoody</u>	CITY: <u>Peachtree Corners</u>
STATE: Georgia _____ ZIP: <u>30338</u>	STATE: Georgia _____ ZIP: <u>30092</u>
PHONE: <u>770-451-4455</u>	PHONE: _____
E-MAIL: <u>robmiller @tmgleasing.com</u>	E-MAIL: _____
CONTACT PERSON: Robert Miller / Charles Patterson_PHONE: <u>770-451-4455 770-451-7676</u>	
CONTACT'S E-MAIL: <u>robmiller @tmgleasing.com cp@pattersoncompany.net</u>	

APPLICANT IS THE:

- OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): R-100 REQUESTED ZONING DISTRICT: R-TH

LAND DISTRICT(S): 6th LAND LOT(S): 286 ACREAGE: 0.84

ADDRESS OF PROPERTY: 3534 Medlock Bridge Road

PROPOSED DEVELOPMENT: Townhomes

Staff Use Only This Section

Case Number: _____ Hearing Date: P/C _____ C/C _____ Received Date: _____

Fees Paid: _____ By: _____

Related Cases & Applicable Conditions:

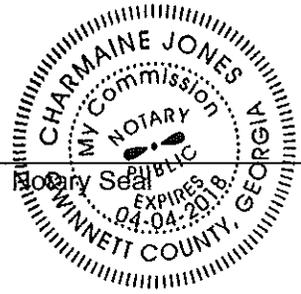
Description: _____

APPLICANT'S CERTIFICATION

The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the city council.

[Signature] _____ Date 07/28/2016
Signature of Applicant
ROBERT MILLER, MANAGER
Type or Print Name and Title

[Signature] _____ Date 7-28-16
Signature of Notary Public



PROPERTY OWNER'S CERTIFICATION

The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the city council. As the property owner, I authorize the above noted applicant to act on my behalf with regard to this application.

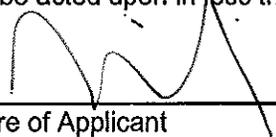
Sara D Waters by Richard Waters POA _____ Date 7-26-16
Signature of Property Owner
Sara D. Waters by Richard Waters, POA
Type or Print Name and Title

[Signature] _____ Date 7/26/16
Signature of Notary Public



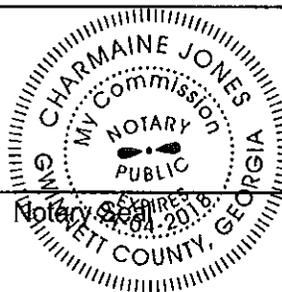
APPLICANT'S CERTIFICATION

The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the city council.


Signature of Applicant _____ Date 07/28/2016

ROBERT MILLER MANAGER
Type or Print Name and Title _____


Signature of Notary Public _____ Date 7-28-16

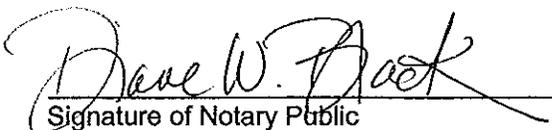


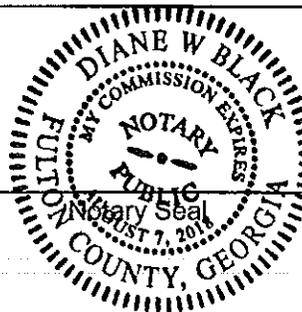
PROPERTY OWNER'S CERTIFICATION

The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the city council. As the property owner, I authorize the above noted applicant to act on my behalf with regard to this application.

Le Zheng Ning Fang NING FANG 7-26-16
Signature of Property Owner _____ Date

Le Zheng NING FANG
Type or Print Name and Title _____


Signature of Notary Public _____ Date 7/26/16



Recorded Feb 28, 1977

SURVEY DATA. PLAT A.W. HOLTZCLAW ESTATE BY M.L. DUNNADO APRIL 1962

Original Survey C8C

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA
DATE 2/28/77 PAGE 235
TOM LAWLER, CLERK
PLAT BOOK 11120180 2P

A.W. HOLTZCLAW ESTATE

CLIFFORD C. WATERS & SARA D. WATERS
AREA: 3.32858 ACRES



111.80' to SOUTH LINE
111.80' to SOUTH LINE

I CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF EXISTING CONDITIONS AND MEETS THE MINIMUM STANDARDS AS REQUIRED BY LAW

[Signature]
REG. NO. 989



PROPERTY OF

CLIFFORD C. WATERS & SARA D. WATERS
PART OF A.W. HOLTZCLAW ESTATE

LAND LOT 289 2 6TH DISTRICT
GWINNETT COUNTY, GEORGIA

DATE FEBRUARY 1977 W.M.S. F. 37207 & ASSOC.
SCALE 1" = 40' 1244 CLAYBENT AVENUE
JOB NO. T40215 DEPT. OF GEORGIA 30709
E.C.S. 110038 633-6254

Legal Description
3544 Medlock Bridge Road
Property of Clifford C. Waters & Sarah D. Waters

All that tract of land lying and being in Land Lot 286 of the 6th District, Gwinnett County, Georgia, containing 3.523 Acres and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at a point formed by the Northeastern Right of Way of Medlock Bridge Road (a 100 foot Right of Way), aka State Route 141 and the South line of the A.W. Holtzclaw estate); thence running a distance of 518.0 feet along the northeasterly Right of Way of Medlock Bridge Road to an iron pin found and the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING THUS ESTABLISHED; continue along the Northeasterly Right of Way of Medlock Bridge Road (a 100 foot Right of Way) running North 18° 00' 00" East a distance of 250.00 feet to an iron pin found; thence departing said Right of Way of Medlock Bridge Road (a 100 foot Right of Way) running North 72° 00' 00" East, a distance of 580.00 feet to an iron pin found; thence running South 18° 00' 00 " East, a distance of 250.00 feet to an iron pin found; thence running South 66° 44" 00" West, a distance of 320.74 feet to an iron pin found; thence running North 16° 55' 30" West, a distance of 34.87 feet to an iron pin found; thence running South 71° 04' 00" West, a distance of 261.34 feet to an iron pin found; located on the northeasterly Right of Way of Medlock Bridge Road (a 100' Right of Way) and the **TRUE POINT OF BEGINNING**.

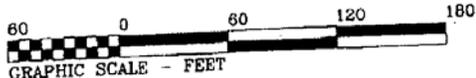
Said parcel contains 153,461 S.F. or 3.523 Acres and is based on a survey prepared by Virgil Frank Gaddy. dated February 14, 1974.

47846
00849

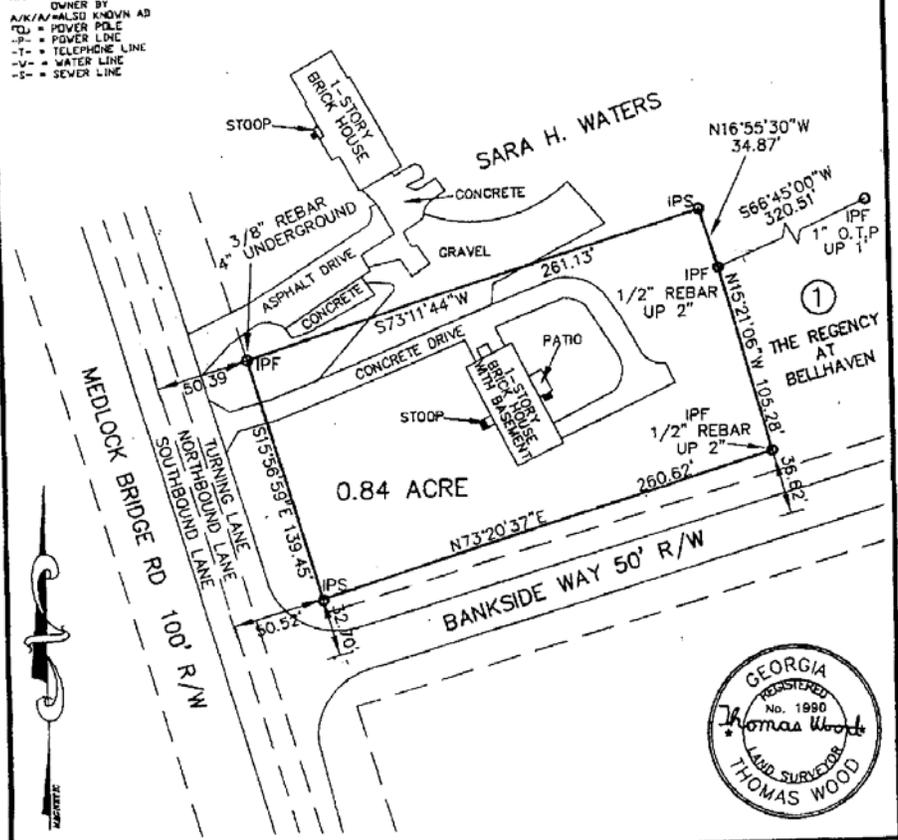
Exhibit "C"

BK47846PG0849

- *****LEGEND*****
- IPF = IRON PIN FOUND
 - IPS = SIGN PIN SET
 - R/W = RIGHT OF WAY
 - BL = BUILDING LINE
 - PL = PROPERTY LINE
 - UL = UTILITY ESMT.
 - UC = CREEK
 - CL = CENTER LINE
 - CM = CONCRETE MONUMENT
 - LL = LAND LDT
 - LLL = LAND LDT LINE
 - GMD = GEORGIA MILITIA DISTRICT
 - N/F = NOW OR FORMERLY
 - OWNER BY
 - A/K/A = ALSO KNOWN AS
 - PO = POWER POLE
 - PL = POWER LINE
 - TL = TELEPHONE LINE
 - WL = WATER LINE
 - SL = SEWER LINE



THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED WITH TOTAL STATION, HAS AN ANGULAR ERROR OF 9 SECONDS PER ANGULAR POINT, A CLOSURE OF 1 IN 109,183 FEET, AND WAS ADJUSTED BY COMPASS RULE. THIS PLAT HAS A CLOSURE OF 1 IN 263,276 FEET.



SURVEY FOR: ESTATE OF MILDRED WILLEEN HOLTZCLAW, SARA H. WATERS, EXECUTRIX
 LL 286, 6TH DISTRICT, GWINNETT COUNTY
 DATE: JULY 5, 2006
 THOMAS WOOD & ASSOCIATES 50 MAIN ST. BUFORD GA. 30518: PHONE 770-945-3804

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 286 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, CONTAINING 0.84 ACRES, MORE OR LESS, AS SHOWN ON "SURVEY FOR THE ESTATE OF MILDRED WILLEN HOLTZCLAW, SARA H. WATERS, EXECUTRIX," DATED JULY 5, 2006 AND PREPARED BY THOMAS WOOD & ASSOCIATES, REGISTERED LAND SURVEYOR (A COPY OF WHICH IS ATTACHED HERETO AS EXHIBIT "C" AND IS INCORPORATED HEREIN BY REFERENCE), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, FIND AN IRON PIN SET AT A POINT FORMED BY THE INTERSECTION OF A LINE FROM THE CENTER LINE OF MEDLOCK BRIDGE ROAD (A 100 FOOT RIGHT-OF-WAY) THENCE PROCEEDING NORTH 50.52 FEET EAST AND THE CENTER LINE OF BANKSIDE WAY (A 50 FOOT RIGHT-OF-WAY) AND PROCEEDING NORTH 32.70 FEET WEST TO THE IRON PIN SET AND THE TRUE POINT OF BEGINNING; THENCE NORTH 73 DEGREES 20 MINUTES 37 SECONDS EAST A DISTANCE OF 260.62 FEET TO IRON PIN FOUND (½ INCH REBAR); THENCE NORTH 15 DEGREES 21 MINUTES 06 SECONDS WEST A DISTANCE OF 105.28 FEET TO AN IRON PIN FOUND (½ INCH REBAR); THENCE NORTH 16 DEGREES 55 MINUTES 30 SECONDS WEST A DISTANCE OF 34.87 FEET TO AN IRON PIN SET; THENCE SOUTH 73 DEGREES 11 MINUTES 44 SECONDS WEST A DISTANCE OF 261.13 FEET TO AN IRON PIN FOUND; THENCE SOUTH 15 DEGREES 56 MINUTES 59 SECONDS EAST A DISTANCE OF 139.45 FEET TO AN IRON PIN SET AND THE TRUE POINT OF BEGINNING.

Patterson Engineering Company

civil engineering • land development

July 20, 2016

City of Peachtree Corners
Planning and Zoning
147 Technology Parkway, Suite 200
Peachtree Corners, GA 30092

Re: Letter of Intent – Rezoning

To Whom It May Concern,

Please accept this letter as notification that the Miller Group, LLC plans to make application to rezone parcels located at 3544 (Parcel R6286 023B) and 3534 (Parcel R6286 023) Medlock Bridge Road. The current zoning for the parcel at 3544 Medlock Bridge Road is both R-100 and C-2. The current zoning for the parcel located at 3534 Medlock Bridge Road is R-100.

The proposed zoning for both parcels is R-TH. Our site plan for the project includes 34 units, each consisting of approximately 2100 sf of heated space. The plan contemplates a 2 car garage for each unit with a 20' pad at each garage for guest parking. Drive aisles will be 20' in width for one way traffic circulation.

Side yard set backs are reduced to 25' along the northern property line with a 20' buffer adjacent to the existing RM-10 Northpointe townhome project. Along the southern property lines, side yard setback is reduced to 25' along with a 20' buffer adjacent to the existing RZT Regency at Belhaven.

If you have any questions, please feel free to contact me.

Sincerely,

Patterson Engineering Company



Charles M. Patterson, P.E.

APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Pursuant to section 1702 of the 2012 zoning resolution, the city council finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- A. Will this proposed rezoning, special use permit, or change in conditions permit a use that is suitable in view of the use and development of adjacent and nearby property? **The proposed zoning is a suitable use considering the adjacent and nearby properties. Traveling south along Medlock Bridge Road away from the subject parcel, the next two properties are zoned RZT (Regency at Belhaven) and RM10 (Liberty Hampshire Place). Traveling North the next two properties are zoned RM10 (Northpointe Communities) and RZT (Belhaven). Properties across Medlock Bridge Road are zoned R60 and R100**
- B. Will this proposed rezoning, special use permit, or change in conditions will adversely affect the existing use or usability of adjacent or nearby property?
- C. **The proposed zoning is similar to the adjacent parcel RM10. That property has already been developed as townhomes. The property to the south has already been developed as RZT single family residences**
- D. Does the property to be affected by a proposed rezoning, special use permit, or change in conditions have reasonable economic use as currently zoned? **The parcel is currently zoned R-100. There are no 3+ acre R100 parcels located along Medlock Bridge Road**
- E. Will the proposed rezoning, special use permit, or change in conditions will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools? **The proposed project will consist of 34 units. A single curb cut on to Medlock Bridge Road. Sanitary sewer service is available in both the Belhaven subdivision to the east and the Northpointe community to the north. Water service is available on Medlock Bridge Road.**
- F. Will the proposed rezoning, special use permit, or change in conditions is in conformity with the policy and intent of the land use plan? **The proposed residential use is in conformance with the current Land Use Plan**
- G. Are there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning, special use permit, or change in conditions?
- H. **The property is currently being used for a wrecker service. It contains a number of junk cars. The use is inappropriate for the surrounding residential uses.**

DISCLOSURE REPORT FORM
CONFLICT OF INTEREST CERTIFICATION/CAMPAIGN CONTRIBUTIONS

WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT FOR THE REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT FOR THE REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL?

CHECK ONE: YES NO
 (If yes, please complete the "Campaign Contributions" section below)

ROBERT MILLER

 Print Name

1. CAMPAIGN CONTRIBUTIONS

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

2. THE UNDERSIGNED ACKNOWLEDGES THAT THIS DISCLOSURE IS MADE IN ACCORDANCE WITH THE OFFICIAL CODE OF GEORGIA, SECTION 36-67A-1 ET. SEQ. CONFLICT OF INTEREST IN ZONING ACTIONS, AND THAT THE INFORMATION SET FORTH HEREIN IS TRUE TO THE UNDERSIGNED'S BEST KNOWLEDGE, INFORMATION AND BELIEF.

[Handwritten Signature]

 Signature of Applicant

07/28/2016

 Date

ROBERT MILLER

 Type or Print Name and Title

Signature of Applicant's
 Attorney or Representative

Date

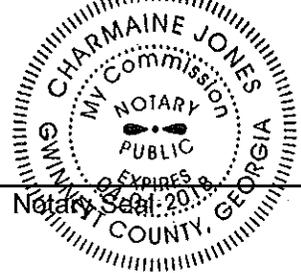
Type or Print Name and Title

[Handwritten Signature]

 Signature of Notary

7-28-16

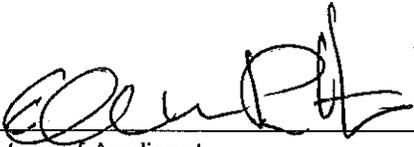
 Date



VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

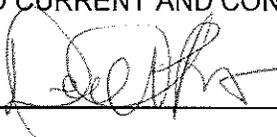
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF PEACHTREE CORNERS PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL A PUBLIC HEARING APPLICATION BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.

PARCEL I.D. NUMBER: (Map Reference Number)	<u>R 6</u>	<u>2806</u>	<u>023</u>
	District	Land Lot	Parcel
	<u>R 6</u>	<u>2806</u>	<u>023 B</u>
Signature of Applicant			Date
<u>CHARLES W. PATTERSON</u>			
Type or Print Name and Title			

Tax Commissioners Use Only

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

<u>Deidre Pitts</u>		<u>Tax Service Associate II</u>
NAME		TITLE
<u>7/28/16</u>		
DATE		

RESIDENTIAL DEVELOPMENT

NON-RESIDENTIAL DEVELOPMENT

No. of Lots/Dwelling Units 43

No. of Buildings/Lots: _____

Dwelling Unit Size (Sq. Ft.): _____

Total Bldg. Sq. Ft.: _____

Gross Density: _____

FEE SCHEDULE

1. Rezoning, Change-in-Conditions and Special Use Permit Fees – Residential Zoning Districts

(note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

- A. For the following single-family residential zoning districts: RA-200, R-140, R-LL, R-100, R-75, RL, MHS.

0 - 5 Acres = \$ 500
> 5 - 10 Acres = \$ 1,000
> 10 - 20 Acres = \$ 1,500
> 20 - 100 Acres = \$ 2,000
> 100 - Acres = \$ 2,500 plus \$40 for each additional acre over 100
Maximum Fee: \$10,000

- B. For the following single and multifamily residential zoning districts: R-TH, RMD, RM-6, RM-8, RM-10, RM-13, R-SR, MH, R-60, R-ZT, R-75 MODIFIED or CSO, and R-100 MODIFIED or CSO.

0 - 5 Acres = \$ 850
> 5 - 10 Acres = \$1,600
> 10 - 20 Acres = \$2,100
> 20 - 100 Acres = \$2,600
> 100 - Acres = \$3,200 plus \$40 for each additional acre over 100

2. Rezoning, Change-in-Conditions and Special Use Permit Fees - Non-Residential Zoning Districts

(note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

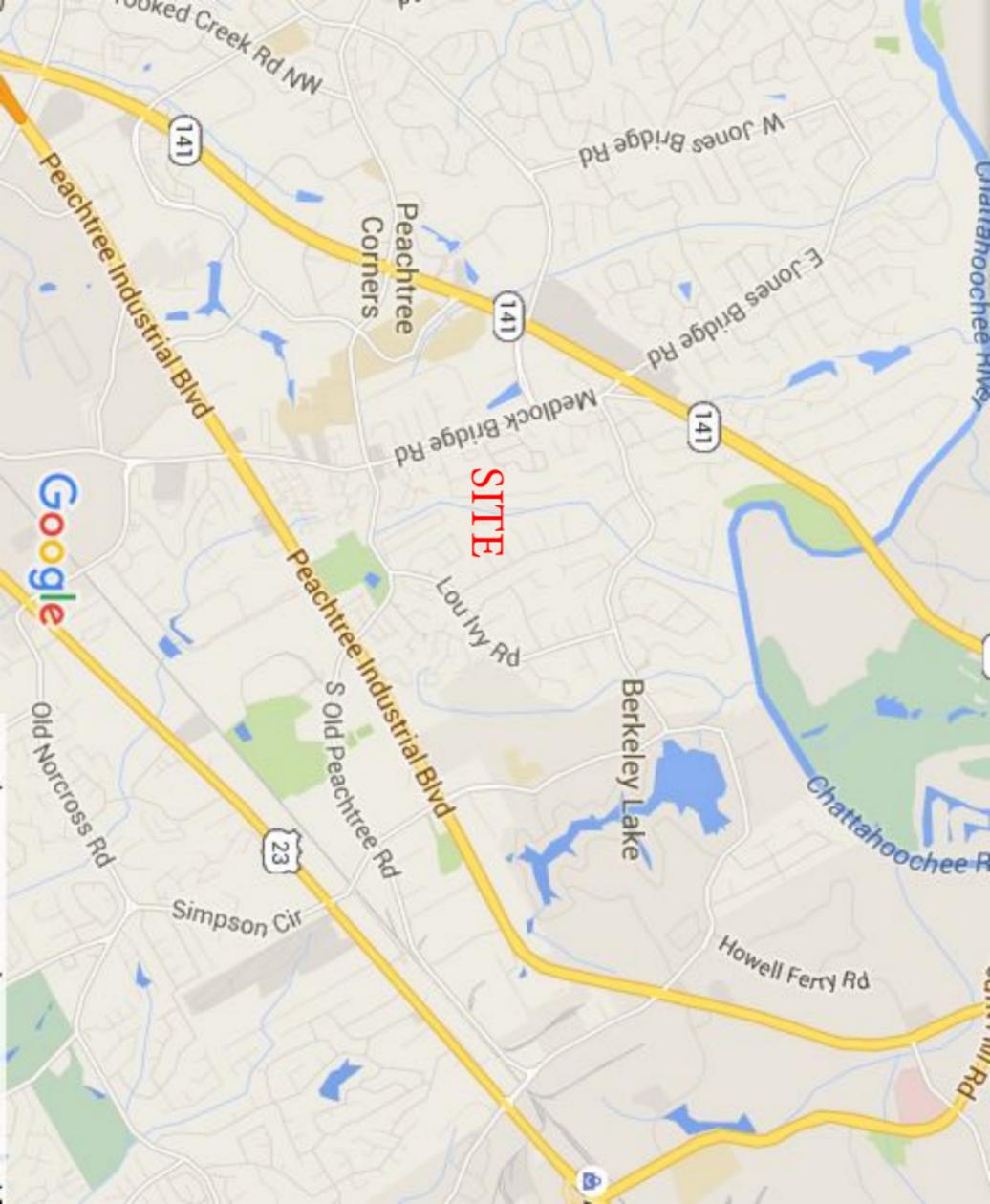
For the following office, commercial and industrial zoning districts: C-1, C-2, C-3, O-1, OBP, M-1, M-2, HS, NS.

0 - 5 Acres = \$ 850
> 5 - 10 Acres = \$1,600
> 10 - 20 Acres = \$2,100
> 20 - 100 Acres = \$2,600
> 100 - Acres = \$3,200 plus \$50 for each additional acre over 100

3. Mixed-Use (MUD and MUO) or High Rise Residential (HRR)

Application Fee – \$1,200 plus \$75 per acre (maximum fee - \$10,000)

4. Chattahoochee Corridor Review (involving a public hearing) - \$150.
5. Buffer Reduction (Greater than 50%) Application Fee - \$500.
6. Zoning Certification Letter - \$100 (per non-contiguous parcel).



SITE

141

141

141

23

Google



Gwinnett County GIS
75 Langley Dr.
Lawrenceville, GA 30046

Details of " Land Parcels "

Attribute	Value
Parcel ID (PIN)	6286 023
Lot	

Assessor Information (sdewh1)

Assessor Information	
PIN	6286 023
Address	3534 MEDLOCK BRIDGE RD
City, ZIP code	PEACHTREE CORNERS

Owner / Property Information

Property Information	
PIN	R6286 023
Owner Name 1	ZHENG LE
Owner Name 2	FANG NING
Owner Address	3534 MEDLOCK BRIDGE RD
Owner Address 2	
Owner City	NORCROSS
Owner Country	
Tax District Tag	20
Assessment Neighborhood	6313
Property Class Description	Residential SFR
Legal acres	0.7600
Dwelling Value (appraised)	95100
Land Value (appraised)	40000
Total Value (appraised)	135100
Dwelling Value (assessed)	38040
Land Value (assessed)	16000
Total Value (assessed)	54040
Address	3534 MEDLOCK BRIDGE RD
City	PEACHTREE CORNERS
Zip Code	30092

Sales Information

Sales Information	
1 - Sale Date	01/31/2008
Sale Amount	0
Deed Book Page	48612 844
2 - Sale Date	01/31/2008
Sale Amount	225000
Deed Book Page	48612 812
3 - Sale Date	04/16/2007
Sale Amount	0
Deed Book Page	47846 847

Building Information

Building Information	
----------------------	--

Use description	Single family
Improvement type	DWELLING
Building type	Ranch
Year built	1965
Stories	1.0
Attic	None
Main Floor(s) finished area	1400
Attic finished area	0
Basement finished area	0
Total Basement area	1400



Gwinnett County GIS
 75 Langley Dr.
 Lawrenceville, GA 30046

Details of " Land Parcels "

Attribute	Value
Parcel ID (PIN)	6286 023B
Lot	

Assessor Information (sdewh1)

Assessor Information	
PIN	6286 023B
Address	3544 MEDLOCK BRIDGE RD
City, ZIP code	PEACHTREE CORNERS

Owner / Property Information

Property Information	
PIN	R6286 023B
Owner Name 1	WATERS SARA H
Owner Name 2	
Owner Address	3544 MEDLOCK BRIDGE RD
Owner Address 2	
Owner City	NORCROSS
Owner Country	
Tax District Tag	20
Assessment Neighborhood	8115
Property Class Description	Residential SFR
Legal acres	3.3300
Dwelling Value (appraised)	112000
Land Value (appraised)	120600
Total Value (appraised)	232600
Dwelling Value (assessed)	44800
Land Value (assessed)	48240
Total Value (assessed)	93040
Address	3544 MEDLOCK BRIDGE RD
City	PEACHTREE CORNERS
Zip Code	30092

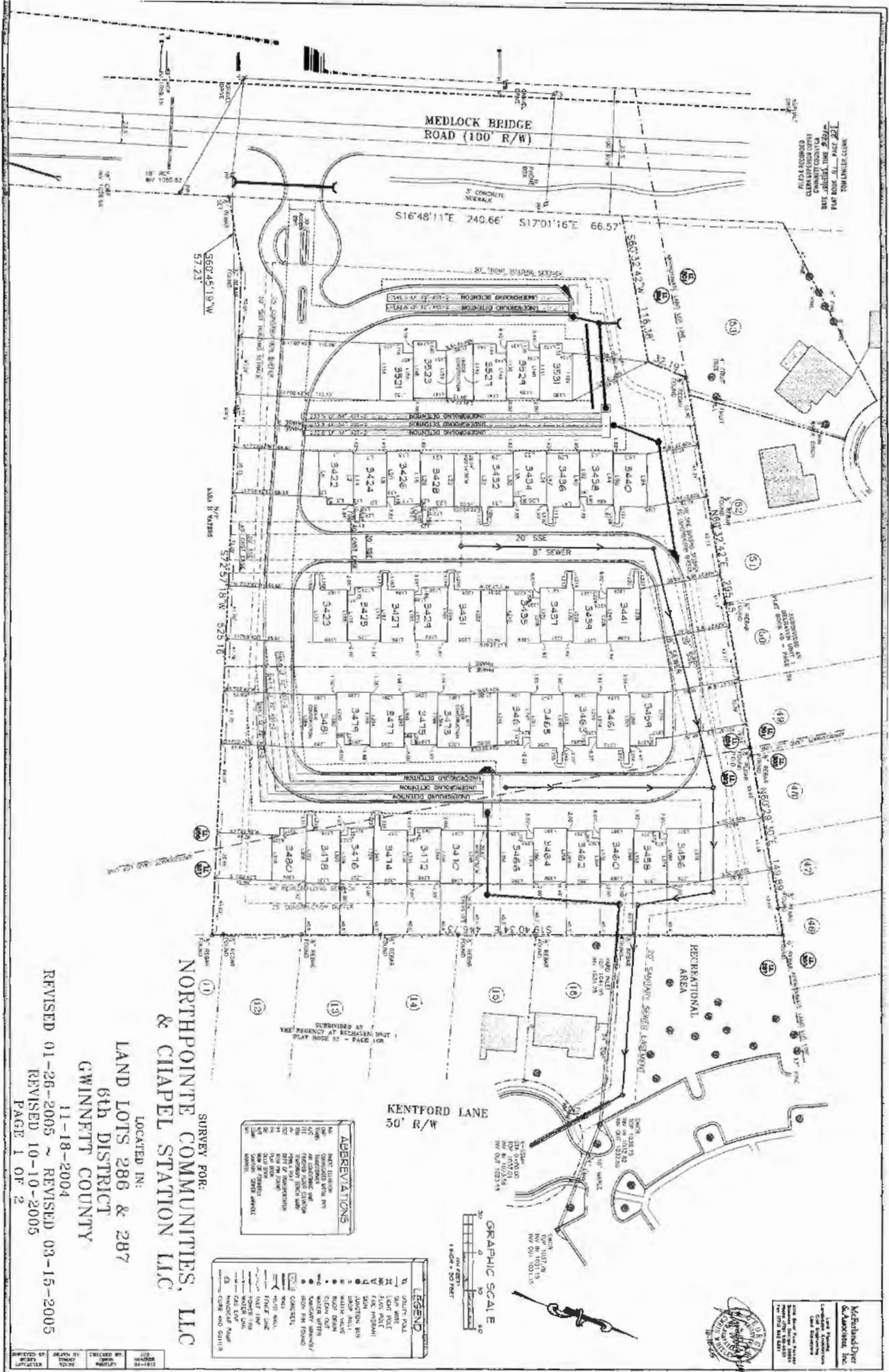
Sales Information

Sales Information	
1 - Sale Date	
Sale Amount	
Deed Book Page	
2 - Sale Date	
Sale Amount	
Deed Book Page	
3 - Sale Date	
Sale Amount	
Deed Book Page	

Building Information

Building Information	
-----------------------------	--

Use description	Single family
Improvement type	DWELLING
Building type	Conventional
Year built	1949
Stories	1.0
Attic	None
Main Floor(s) finished area	1712
Attic finished area	0
Basement finished area	0
Total Basement area	0



THIS PLAN IS THE PROPERTY OF THE ENGINEER AND ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND ARCHITECT.

MEDLOCK BRIDGE ROAD (100' R/W)

S16°48'11"E 240.66' S17°01'16"E 66.57'

S56°45'19"W 57.23'

30' TRAMP W/BACK SECTION

20' S&S

KENTFORD LANE 50' R/W

RECREATIONAL AREA

SUBMITTED AS THE PRELIMINARY AT RECREATION UNIT 1 PLAT BOOK 22 - PAGE 108

ABBREVIATIONS

1" = 10'	1" = 20'	1" = 30'	1" = 40'	1" = 50'
1" = 60'	1" = 70'	1" = 80'	1" = 90'	1" = 100'
1" = 110'	1" = 120'	1" = 130'	1" = 140'	1" = 150'
1" = 160'	1" = 170'	1" = 180'	1" = 190'	1" = 200'
1" = 210'	1" = 220'	1" = 230'	1" = 240'	1" = 250'
1" = 260'	1" = 270'	1" = 280'	1" = 290'	1" = 300'
1" = 310'	1" = 320'	1" = 330'	1" = 340'	1" = 350'
1" = 360'	1" = 370'	1" = 380'	1" = 390'	1" = 400'
1" = 410'	1" = 420'	1" = 430'	1" = 440'	1" = 450'
1" = 460'	1" = 470'	1" = 480'	1" = 490'	1" = 500'

LEGEND

1" = 10'	1" = 20'	1" = 30'	1" = 40'	1" = 50'
1" = 60'	1" = 70'	1" = 80'	1" = 90'	1" = 100'
1" = 110'	1" = 120'	1" = 130'	1" = 140'	1" = 150'
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1" = 410'	1" = 420'	1" = 430'	1" = 440'	1" = 450'
1" = 460'	1" = 470'	1" = 480'	1" = 490'	1" = 500'

GRAPHIC SCALE
1" = 50' HORIZONTAL
1" = 20' VERTICAL



Michael Dyer & Associates, Inc.
Professional Engineer and Architect
State of North Carolina
Professional Seal No. 12345
1234 Main Street
Raleigh, NC 27601
Phone: (919) 123-4567
Fax: (919) 123-4568
www.michaeldyer.com

SURVEY FOR:
NORTHPOINTE COMMUNITIES, LLC
& **CHAPEL STATION LLC**

LOCATED IN:
LAND LOTS 286 & 287
6th DISTRICT
GWINNETT COUNTY

11-18-2004
REVISED 01-26-2005 ~ REVISED 03-15-2005
REVISED 10-10-2005
PAGE 1 OF 2





PUBLIC HEARING NOTICE
The following information is being provided to the public for their information and comment.
The project is located at 1234 Main Street, N. Raleigh, NC 27601.
The project is a proposed development of 100,000 sq. ft. of office space.
The project is scheduled for a public hearing on 10/15/2024 at 7:00 PM.
The hearing will be held at the City Council Chamber, 100 S. Salisbury Street, Raleigh, NC 27601.
For more information, please contact the Planning Department at 919-977-1234.

02016-09-79

AN ORDINANCE TO AMEND CHAPTER 90 SECTION 09 (“SOLID WASTE”) OF THE CODE OF THE CITY OF PEACHTREE CORNERS, GEORGIA, IN ORDER TO PROVIDE FOR THE TIME LIMIT OF CARTS AT THE STREET SIDE.

WHEREAS, the Mayor and Council of the City of Peachtree Corners are charged with the protection of the public health, safety, and welfare of the citizens of Peachtree Corners; and

WHEREAS, pursuant to Section 1.12(b) of the City Charter, the City is charged with exercising the power of solid waste management services; and

WHEREAS, the Mayor and Council desire to amend the current solid waste ordinance;

NOW THEREFORE, the Council of the City of Peachtree Corners hereby ordains, as follows:

Section 1:

That Section 90-09, Chapter 90 (Solid Waste) of the Code of Ordinance, City of Peachtree Corners, are hereby amended to read as follows:

Sec. 90-09. Time limit at street-side and storage of cart.

The cart shall be placed at street-side no earlier than 3:00 p.m. on the day before the scheduled collection day and the cart shall be removed from street-side no later than 9:00 a.m. on the day after collection. The cart shall then be stored or placed only in the rear yard or inside enclosed structures where they are not visible from the street. Townhome or Condo units with a common wall or walls bordering the adjacent unit, which are unable to store refuse bins and carts in rear yard or enclosed structure due to lack of exterior access, must store refuse bins and carts as close to the Townhome or Condo unit as possible. Violations of this section shall be reported to the department of community development. Upon receiving a complaint, the department shall investigate such complaint. Any party failing to remove the cart from street-side within the specified time after receiving the notice shall be in violation of this code section.

Section 2

All ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.

Section 3

It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall become and be made part of the Code Ordinances, City of Peachtree Corners, Georgia and the sections of this Ordinance may be amended to accomplish such intention.

Effective this _____ day of September ____, 2016.

Approved by:

Mike Mason, Mayor

Kym Chereck, City Clerk

SEAL

02016-09-80

AN AMMENDMENT TO THE CODE OF ORDINANCES, CITY OF PEACHTREE CORNERS, GEORGIA ARTICLE II, CHAPTER 42, NUISANCES, TO PROHIBIT THE DISCHARGE OF WEAPONS IN RESIDENTIAL AREAS EXCEPT AS AUTHORIZED; TO REPEAL CONFLICTING ORDINANCES; AND TO PROVIDE AN EFFECTIVE DATE;

WHEREAS, the Mayor and Council of the City of Peachtree Corners, Georgia is authorized under Article IX, Section II, Paragraph III of the Constitution of the State of Georgia to adopt reasonable ordinance to protect and improve the public health, safety, welfare, and aesthetics of the citizens of the City of Peachtree Corners, Georgia; and

WHEREAS, regulating the use of weapons in residential areas serves a public purpose and protects the public interest; and

WHEREAS, the Mayor and Council have determined that the lack of regulations concerning the use of weapons in residential areas is detrimental to the public welfare;

NOW THEREFORE, the Council of the City of Peachtree Corners hereby ordains, as follows:

Section 1: (Words underlined are added)

Chapter 42 –NUISANCES

Article 1. – In General

Sec. 42-2.1 – Discharge of Weapons. It shall be unlawful to discharge any firearm, bow, crossbow, or any missile within the residential areas of the City of Peachtree Corners for the purpose of hunting or celebratory gun fire. This section shall not apply to bb guns and shall not be construed to prohibit any officer of the law from discharging a firearm in the performance of his/her duty, nor any citizen from discharging a weapon when lawfully defending person or property.

Section 2

All ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.

Effective this 18th day of October, 2016.

Approved by:

Mike Mason, Mayor

Kym Chereck, City Clerk

SEAL

Action Item

Construction Contract
with E.R. Snell, Inc.

Greg Ramsey



MEMO

TO: Mayor & Council
CC: Julian Jackson, City Manager
FROM: Greg Ramsey, P.E., Public Works Director
DATE: October 18, 2016
SUBJECT: PTC 15.03 Construction Contract & Budget Amendment

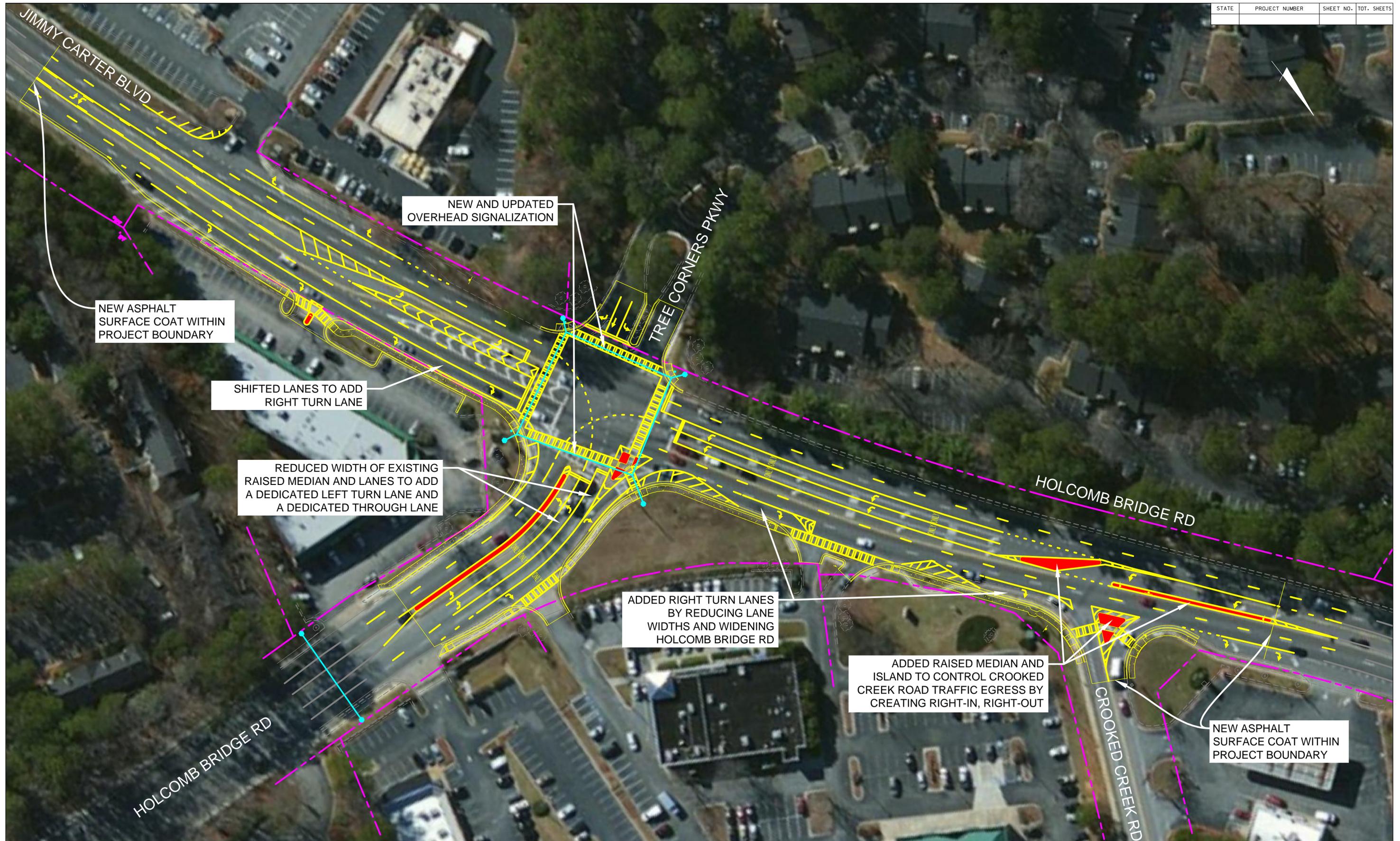
Capital Improvement Project 15.03 is an intersection improvement at Holcomb Bridge Road and Jimmy Carter Boulevard. This is a Joint SPLOST project with Gwinnett County. The original budget for the project was \$900,000, including a \$405,000 contribution from Gwinnett. As discussed by our consultant on 9/20/16, the construction bids submitted following the Invitation to Bid exceeded their estimates.

The lowest construction bid was received by E.R. Snell, Inc. for \$988,653. The project budget also includes encumbrances of \$80,252 for survey, design & engineering and \$20,000 for Easements & R/W Acquisition. That brings the total project costs to \$1,088,905, which is \$188,905 over the original budget. The chart below breaks down those costs for clarity:

Construction Costs:

Base Const Bid	\$942,923.00	Total Project Costs:	\$1,088,905.00
Bid Alt 1	\$4,200.00	<u>-Original Total Budget:</u>	<u>\$900,000.00</u>
Bid Alt 2	\$1,530.00	Total Budget Amendment:	\$188,905.00
Bid Alt 4	\$40,000.00		
Design/Engineering	\$80,252.00		
<u>Easement/ROW</u>	<u>\$20,000.00</u>		
Total Project Costs:	\$1,088,905.00		

Staff recommends approval of an authorization for the Mayor & City Attorney to enter into a Construction Contract with ER Snell, Inc. for a not to exceed amount of \$988,653.00.



REVISIONS									
NO.	DRAWN	CHECK	DATE	DESCRIPTION	NO.	DRAWN	CHECK	DATE	DESCRIPTION

BWSC **BARGE WAGGONER SUMNER & CANNON, INC.**
5445 Triangle Parkway, Suite 240, Peachtree Corners, Georgia 30092
 Phone: (770) 515-9411

CITY OF PEACHTREE CORNERS DEPARTMENT OF PUBLIC WORKS					
DESIGNED	INITIALS	DATE	DRAWN	INITIALS	DATE
CHECKED			CHECKED		

STATE ROUTE 140/JIMMY CARTER BOULEVARD AT HOLCOMB BRIDGE ROAD
OVERALL SITE PLAN

DRAWING NUMBER
Exhibit - 1

Invitation to Bid PTC 15.03 Intersection Improvements Holcomb Bridge Road at Jimmy Carter Boulevard
Friday, August 05, 2016

Bid Item No	GDOT Item No	Item Description	Unit	Qty	ER Snell		Tople Construction		Matriarch Construction	
					Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	150-1000	TRAFFIC CONTROL, PROJECT # 15-03	Lump Sum	1	\$66,100.00	\$66,100.00	\$85,000.00	\$85,000.00	\$35,044.27	\$35,044.27
2	210-0100	GRADING COMPLETE PROJECT # 15-03	Lump Sum	1	\$275,800.00	\$275,800.00	\$315,000.00	\$315,000.00	\$290,244.80	\$290,244.80
3	310-1101	GR AGGR BASE CRS, INCL MATL	TN	580	\$29.25	\$16,965.00	\$55.00	\$31,900.00	\$32.00	\$18,560.00
4	318-3000	AGGR SURF CRS	TN	200	\$29.25	\$5,850.00	\$25.00	\$5,000.00	\$32.00	\$6,400.00
5	402-1802	RECYCLED ASPH CONC PATCHING, INCL BITUM MATL & H LIME	TN	45	\$390.00	\$17,550.00	\$112.00	\$5,040.00	\$143.37	\$6,451.65
6	402-1812	RECYCLED ASPH CONC LEVELING, INCL BITUM MATL & H LIME	TN	90	\$119.00	\$10,710.00	\$112.00	\$10,080.00	\$92.11	\$8,289.90
7	402-3121	RECYCLED ASPH CONC 25 mm SUPERPAVE, GP 1 OR 2, INCL BITUM MATL	TN	42	\$182.00	\$7,644.00	\$103.00	\$4,326.00	\$83.05	\$3,488.10
8	402-3103	RECYCLED ASPH CONC 9.5 mm SUPERPAVE, GP 2 ONLY, INCL BITUM MATL & H LIME	TN	927	\$76.75	\$71,147.25	\$112.00	\$103,824.00	\$88.42	\$81,965.34
9	402-3190	RECYCLED ASPH CONC 19 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL	TN	21	\$314.00	\$6,594.00	\$103.00	\$2,163.00	\$83.05	\$1,744.05
10	413-1000	BITUM TACK COAT (0.035 GAL/SY)	GL	473	\$2.10	\$993.30	\$6.00	\$2,838.00	\$4.77	\$2,256.21
11	432-5010	MILL ASPH CONC PVMT, VARIABLE DEPTH	SY	2525	\$6.05	\$15,276.25	\$7.20	\$18,180.00	\$4.15	\$10,478.75
12	441-0104	CONC SIDEWALK, 4 IN	SY	684	\$51.25	\$35,055.00	\$51.75	\$35,397.00	\$35.00	\$23,940.00
13	441-0754	CONC MEDIAN, 7 1/2 IN	SY	253	\$94.00	\$23,782.00	\$85.50	\$21,631.50	\$44.00	\$11,132.00
14	441-5004	CONC HEADER CURB, 10 IN, TP4	LF	34	\$31.25	\$1,062.50	\$30.00	\$1,020.00	\$15.00	\$510.00
15	441-6216	CONC CURB & GUTTER, 8 IN X 24 IN, TP 2	LF	221	\$21.50	\$4,751.50	\$24.00	\$5,304.00	\$15.00	\$3,315.00
16	441-6222	CONC CURB & GUTTER, 8 IN X 30 IN, TP 2	LF	1806	\$18.25	\$32,959.50	\$25.00	\$45,150.00	\$15.00	\$27,090.00
17	500-9999	CLASS B CONC, BASE OR WIDENING	CY	41	\$231.00	\$9,471.00	\$250.00	\$10,250.00	\$177.00	\$7,257.00
DRAINAGE										
18	550-1180	STORM DRAIN PIPE, 18 IN, H 1-10	LF	26	\$171.00	\$4,446.00	\$75.00	\$1,950.00	\$38.74	\$1,007.24
19	550-1240	STORM DRAIN PIPE, 24 IN, H 1-10	LF	10	\$376.00	\$3,760.00	\$100.00	\$1,000.00	\$46.27	\$462.70
20	611-3000	RECONSTR CATCH BASIN, GROUP 1	EA	1	\$3,320.00	\$3,320.00	\$2,850.00	\$2,850.00	\$2,277.00	\$2,277.00
21	611-3010	RECONSTRUCT DROP INLET, GROUP 1	EA	1	\$3,740.00	\$3,740.00	\$3,200.00	\$3,200.00	\$2,293.00	\$2,293.00
22	611-3030	RECONSTRUCT STORM SEWER MANHOLE	EA	1	\$2,800.00	\$2,800.00	\$3,500.00	\$3,500.00	\$1,148.00	\$1,148.00
23	668-1100	CATCH BASIN, GP 1	EA	1	\$3,320.00	\$3,320.00	\$4,000.00	\$4,000.00	\$2,277.00	\$2,277.00
24	668-4300	STORM SEWER MANHOLE, TP 1	EA	2	\$2,790.00	\$5,580.00	\$3,000.00	\$6,000.00	\$968.00	\$1,936.00
TRAFFIC SIGNAL										
25	639-5004	PRESTRESSED CONC STRAIN POLE, TP IV	EA	3	\$7,780.00	\$23,340.00	\$7,885.00	\$23,655.00	\$13,000.00	\$39,000.00
26	639-5014	PRESTRESSED CONC STRAIN POLE, TP IV, INCL LUMINAIRE ARM	EA	1	\$9,230.00	\$9,230.00	\$9,345.00	\$9,345.00	\$16,000.00	\$16,000.00
27	647-1000	TRAFFIC SIGNAL INSTALLATION NO. 1	Lump Sum	1	\$89,900.00	\$89,900.00	\$92,000.00	\$92,000.00	\$165,000.00	\$165,000.00
28	935-1512	OUTSIDE PLANT FIBER OPTIC CABLE DROP, SINGLE MODE, 12 FIBER	LF	270	\$2.15	\$580.50	\$2.25	\$607.50	\$3.00	\$810.00
29	935-3502	FIBER OPTIC CLOSURE, FDC (WALL MOUNTED), 12 FIBER	EA	1	\$967.00	\$967.00	\$1,000.00	\$1,000.00	\$1,250.00	\$1,250.00
30	935-4010	FIBER OPTIC SPLICE, FUSION	EA	4	\$51.75	\$207.00	\$54.00	\$216.00	\$60.00	\$240.00
31	936-1000	CCTV SYSTEM	EA	1	\$7,630.00	\$7,630.00	\$7,725.00	\$7,725.00	\$10,000.00	\$10,000.00
32	937-6000	MICRTOWAVE DETECTION ASSEMBLY	EA	8	\$8,350.00	\$66,800.00	\$8,455.00	\$67,640.00	\$11,000.00	\$88,000.00
33	939-2300	FIELD SWITCH, TYPE A	EA	1	\$2,890.00	\$2,890.00	\$2,925.00	\$2,925.00	\$2,500.00	\$2,500.00
34	939-2230	GBIC, TYPE D LX	EA	2	\$371.00	\$742.00	\$376.00	\$752.00	\$250.00	\$500.00
SIGNING & MARKING										
35	636-1033	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING TP 9	SF	165	\$47.25	\$7,796.25	\$62.00	\$10,230.00	\$22.40	\$3,696.00
36	636-1036	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING TP 11	SF	16	\$21.25	\$340.00	\$22.00	\$352.00	\$18.75	\$300.00
37	636-2070	GALV STEEL POSTS, TP 7	LF	143	\$8.90	\$1,272.70	\$10.00	\$1,430.00	\$11.05	\$1,580.15
38	639-5003	PRESTRESSED CONC. STRAIN POLE, TP III	EA	2	\$8,380.00	\$16,760.00	\$8,290.00	\$16,580.00	\$8,273.22	\$16,546.44
39	653-0110	THERMOPLASTIC PVMT MARKING ARROW, TP 1	EA	2	\$83.75	\$167.50	\$92.00	\$184.00	\$100.00	\$200.00
40	653-0120	THERMOPLASTIC PVMT MARKING, ARROW, TP 2	EA	26	\$83.75	\$2,177.50	\$102.00	\$2,652.00	\$100.00	\$2,600.00
41	653-0210	THERMOPLASTIC PVMT MARKING WORD, TP 1	EA	6	\$167.00	\$1,002.00	\$182.00	\$1,092.00	\$100.00	\$600.00
42	653-1501	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, WHITE	LF	2195	\$0.56	\$1,229.20	\$1.00	\$2,195.00	\$1.00	\$2,195.00
43	653-1502	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, YELLOW	LF	2730	\$0.56	\$1,528.80	\$1.00	\$2,730.00	\$1.00	\$2,730.00
44	653-1704	THERMOPLASTIC SOLID TRAF STRIPE, 24 IN, WHITE	LF	167	\$8.35	\$1,394.45	\$5.25	\$876.75	\$10.00	\$1,670.00
45	653-2804	THERMOPLASTIC SOLID TRAF STRIPE, 8 IN, WHITE	LF	2693	\$2.80	\$7,540.40	\$2.65	\$7,136.45	\$3.00	\$8,079.00
46	653-3501	THERMOPLASTIC SKIP TRAF STRIPE, 5 IN, WHITE	GLF	3387	\$0.45	\$1,524.15	\$0.85	\$2,878.95	\$1.00	\$3,387.00
47	653-3502	THERMOPLASTIC SKIP TRAF STRIPE, 5 IN, YELLOW	GLF	636	\$0.45	\$286.20	\$0.85	\$540.60	\$1.00	\$636.00
48	653-6004	THERMOPLASTIC TRAF STRIPING, WHITE	SY	490	\$5.60	\$2,744.00	\$5.25	\$2,572.50	\$10.00	\$4,900.00
49	653-6006	THERMOPLASTIC TRAF STRIPING, YELLOW	SY	179	\$5.60	\$1,002.40	\$5.25	\$939.75	\$10.00	\$1,790.00
50	654-1001	RAISED PAVEMENT MARKERS, TP 1	EA	38	\$5.60	\$212.80	\$5.50	\$209.00	\$15.00	\$570.00
51	654-1003	RAISED PAVEMENT MARKERS, TP 3	EA	175	\$5.60	\$980.00	\$5.50	\$962.50	\$15.00	\$2,625.00
EROSION CONTROL										
52	161-1000	EROSION CONTROL PROJECT # 15-03	Lump Sum	1	\$64,000.00	\$64,000.00	\$15,000.00	\$15,000.00	\$19,128.00	\$19,128.00
TOTALS =						\$942,922.15		\$999,030.50		\$946,100.60

Action Item

Arts and Cultural
Master Plan contract

Diana Wheeler



Memo

TO: Mayor and Council

FROM: Diana Wheeler, Community Development Director

DATE: October 18, 2016

SUBJECT: Arts and Culture Master Plan

The Arts Council reviewed five proposals in response to the City's request for a consultant's help in preparing an Arts and Culture Master Plan for the City. The Arts Council short-listed and interviewed three firms: Lord Cultural Resources, a New York firm; Designing Local, an Ohio firm; and The Sizemore Group, an Atlanta firm. All three groups made impressive presentations and convincingly demonstrated their experience and skill.

After considering the teams' qualifications, approach, experience, and proposed fee, the Arts Council recommends that The Sizemore Group be awarded the Arts and Cultural Master Plan project. This consultant is also the low bidder with a project fee of \$58,500.

Recommendation

Award the Arts and Cultural Master Plan project to The Sizemore Group for an amount not to exceed \$58,500 and authorize the Mayor to sign the contract documents.



PEACHTREE CORNERS

Arts and Culture Master Plan Proposal

DESIGNING LOCAL

PRIDE | LEGACY | PROSPERITY

Peachtree Corners, Georgia

Arts and Culture Master Plan

Contents

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**YOUR PLACE. REVEALED.
Invest in locally-inspired art
and design for a powerful
local economy.**



CITY OF PEACHTREE CORNERS REQUEST FOR PROPOSAL

Issue Date:	RFP Number: 2016-001	RFP Title: Peachtree Corners' Arts and Culture Master Plan
RFP Due Date and Time: Monday, July 25, 2016 11 AM, Local Time		City Contact: Jennifer Howard jhoward@peachtreecornersga.gov

INSTRUCTIONS TO RESPONDENTS

Return Proposal to: City of Peachtree Corners City Hall 147 Technology Parkway Suite 200 Peachtree Corners, GA 30092	Mark Face of Envelope/Package: Respondent's Name and Address RFP 2016-001 Arts and Culture Master Plan RFP Due Date & Time: July 25, 2016 11 AM
	Special Instructions:

RESPONDENTS MUST COMPLETE THE FOLLOWING

Respondent Name/Address: Designing Local, Ltd. 87 N 20th Street Columbus, Ohio 43203	Authorized Respondent Signatory: (Please print name and sign in ink)
Respondent Phone Number(s): 706-346-5696	Respondent FAX Number: N/A
Respondent Federal I.D. Number: 46-5172793	Respondent E-mail Address and website address (if available): amanda@designinglocal.com www.designinglocal.com
Primary Contact Person Name: Amanda Golden, Managing Principal	Primary Contact Person E-mail Address: amanda@designinglocal.com

RESPONDENTS MUST RETURN THIS COVER SHEET WITH RFP RESPONSE



TEAM INFORMATION



PRIDE | LEGACY | PROSPERITY

Designing Local is a woman-owned business dedicated to helping communities tell their story in a unique and authentic way. Born from the belief that homogeneity has plagued communities for far too long, our team believes in helping the communities in which they are working, and desires to help those communities recognize that prosperity does not equate to copying what others are doing, but is found in generating pride in who they already are and who they are going to become.

We believe authenticity is powerful. That's why we're passionate about helping our clients extract locally-unique attributes and desires, as offered by The Locals, that can be translated into locally-inspired projects of every kind. The result: better community relations, increased pride and ownership by stakeholders, and extraordinary, revered places that people and businesses naturally choose to be a part of. We seek to help communities grow their pride, realize their ability to influence the future, and create a prosperous community for all.

Our process is straightforward and simple. Through public engagement we help to extract the essence of the place in which we are working. We take that essence, as stated by the Locals, and create something for Peachtree Corners by Peachtree Corners: a Arts and Culture Master Plan.

Designing Local

87 N 20th St
Columbus, OH 43203
706-346-5696
amanda@designinglocal.com
www.designinglocal.com

Years in business: 2.5 years

Principals in Firm:

Amanda Golden,
Managing Principal

Josh Lapp, Principal

Kyle Ezell, Founding Principal

Primary Contact:

Amanda Golden
amanda@designinglocal.com



Amanda Golden, Creative Placemaker

MANAGING PRINCIPAL | DESIGNING LOCAL | PROJECT MANAGER

Amanda is a Certified Creative Placemaker and an Executive Board Member of the Central Ohio Chapter of the American Planning Association. She has extensive knowledge and practice in tapping and extracting the beloved local stories and values people care about in every community. She also has an insatiable curiosity for helping citizens visually define their local culture utilizing her urban planning, research, and public participation background. As a writer, graphic designer, and a plan publisher, Amanda's joy is putting her skills to work for places that want to stand out from the rest.

Amanda holds a Bachelor's degree in City & Regional Planning from the Ohio State University and a Master of City & Regional Planning degree from The Ohio State University. Amanda is also a certified Creative Placemaker through the National Consortium for Creative Placemaking.

Appointments

- Central Ohio APA, Assistant Director
- Young Ohio Preservationists, Communications Committee Member
- Columbus Design Weeks Core Team Member

Related Projects

- Emeryville Arts and Culture Master Plan, Emeryville, California, Principal, Project Manager
- San Luis Obispo Arts and Culture Master Plan, San Luis Obispo, California, Principal, Project Manager
- Duluth Arts and Culture Master Plan, Duluth, Georgia, Principal, Project Manager
- The Essence of Athens Plan, Athens, Ohio, Principal
- cbus:FOTO project, Columbus, Ohio Design Weeks Core Team Member
- Mansfield, Ohio Historic Preservation Plan, Principal, Engagement Lead
- Roscoe Village, Ohio Heritage Tourism Plan, Ohio Humanities Council Grant Recipient
- State Historic Tax Credits, Columbus, Ohio
- Pop-Up Container Exhibit, Columbus, Ohio Design Weeks Columbus, Curator
- The Monroe Foundation, Philanthropy planner for CEO of Thirty-One Gifts
- Columbus Parklet Project, Columbus, Ohio, Core Team Member
- Upper Arlington Connectivity Plan, Upper Arlington, Ohio, Project Manager
- Cary, North Carolina Comprehensive Plan, Assistant Planner
- City-wide Vision Plan, Valparaiso, Indiana, Planner
- One City, One Vision, Anniston, Alabama, Planner
- Regional Vision and Comprehensive Plan, Morgantown, West Virginia, Planner
- Columbus 2012 Vision and Implementation, Columbus, Ohio, Planner
- Creative Community Neighborhood Plan, East Franklinton, Ohio, Planner
- Neighborhood Plan, PACT, Near East Side Community, Columbus, Ohio, Planner
- Economic Development Strategic Plan, Independence, Ohio, Planner
- Columbus 200: The Story of Us, Columbus, Ohio, Project Manager



Joshua Lapp

PRINCIPAL | DESIGNING LOCAL | ENGAGEMENT STRATEGIST

As a city planner who has extensive professional experience in real estate development, Josh knows what it takes to get something built. From a prominent role on leading a transit advocacy organization to working in neighborhoods as an urban planner, his strongest skillset is in public involvement and community action. He wants to take your community's collective passion and uniqueness and translate that into your brand and your physical form. Josh believes that the branding and built environment of a place should communicate the essence of its people.

Josh holds a Bachelor's degree in City & Regional Planning from the Ohio State University.

Appointments

- Commissioner, Italian Village Architecture Review Commission
- Transit Columbus multimodal advocacy group, Vice-Chair of Board

Recent Related Projects

- The Essence of Athens Plan, Athens, Ohio, Principal
- Duluth Arts and Culture Master Plan, Duluth, Georgia, Principal
- San Luis Obispo Arts and Culture Master Plan, Principal
- Mansfield Ohio Historic Preservation Plan, Engagement Lead
- Roscoe Village, Ohio Heritage Tourism Plan, Ohio Humanities Council Grant Recipient
- State Historic Tax Credits, Columbus, Ohio
- Retune the King-Lincoln District tactical economic development initiative, Columbus, Ohio, Project Manager
- Good Ideas Columbus, Columbus, Ohio, Organizer
- Columbus Open Streets Initiative, Columbus, Ohio, Co-organizer
- American Addition redevelopment initiative, Columbus, Ohio, Project Manager
- Retune the KLD, economic development initiative, Columbus, Ohio, creator
- Design Your Transit, Columbus, Ohio, Organizer
- North of Broad redevelopment initiative, Columbus, Ohio, Project Manager
- Cross the C creative crosswalk initiative, Columbus, Ohio, Project Manager
- Design Your Transit engagement forum, Columbus, Ohio, Organizer
- Fairfield Growing Agricultural Economic Development Plan, Fairfield, Ohio, Organizer
- Restore Columbus and Franklin County, Columbus, Ohio, Project Manager
- Transit Columbus Multimodal Voter Guide, Organizer and Team Leader



J. Kyle Ezell, AICP

FOUNDING PRINCIPAL | DESIGNING LOCAL | LEAD STRATEGIST

Kyle is an Associate Professor of Practice and Distinguished Faculty at The Ohio State University's Knowlton School of Architecture, City and Regional Planning Program. He has 21 years experience as a practicing city planner, and has been a professor at OSU, teaching various planning courses including public art planning, since 2005 - but he believes that's boring stuff. He'd rather you know that for as long as he can remember, he has studied how communities implement ideas that shape their physical identities and has spent all of his working life to help make good local design a reality. His goal for the next 20 years is to help as many places as possible extract their essence through original local planning and design.

Kyle holds a Bachelor's of Science in Business Administration from The University of Tennessee and a Master of Science in Geography from South Dakota State University.

Books

Ezell, Kyle, 2014. *Designing Local*

Ezell, Kyle, 2006. *Retire Downtown: The Lifestyle Destination for Active Retirees and Empty Nesters*. Andrews McMeel Publishing

Ezell, Kyle, 2004. *Get Urban! The Complete Guide to City Living* Capital Books.

On Designing Local

"Kyle Ezell has written an important and timely manifesto that challenges planners, designers, and place-makers of every stripe to stop confusing imitation with innovation. There are 90,000 municipalities in the US and every one of them has its own story to tell. As *Designing Local* makes abundantly clear, local integrity is more than an aesthetic preference. Authentic design is a powerful driver of economic development." - Richard Florida, University of Toronto, NYU, Atlantic Cities, author of *The Rise of the Creative Class*.

Related Projects

- The Essence of Athens Plan, Principal, Project Manager
- Duluth Arts and Culture Master Plan, Duluth, Georgia, Principal
- Dublin (Ohio) Community Plan, Senior Planner
- Eco Tourism Master Plan for Benque Viejo del Carmen, Belize, Faculty
- Experience US: Enhancing Columbus' Identity Through Tourism Infrastructure, Faculty
- Columbus 2050: A Regional Blueprint for Change, Public Participation Manager
- The Franklinton Smart Revitalization Plan, Faculty
- Chattanooga, Tennessee Downtown Strategic Plan, Project Manager
- Dublin (Ohio) Community Plan, Senior Planner
- Downtown Maryville, Tennessee Plan, Project Manager
- Walden Tennessee Design Charrette, Project Manager

Awards and Honors

- The Ohio State University's College of Engineering's Distinguished Faculty Charles MacQuigg Award for Outstanding Teaching, 2014
- The Ohio State University's College of Engineering's Distinguished Faculty Award for Outstanding Teaching
- Ohio Planning Conference State Planning Award for Excellence
- Comprehensive Planning for The Dublin Community Plan
- American Planning Association National Award for Plan Implementation: Tennessee Riverpark
- Faculty Award for University Community Members Who Have Made a Positive Influence on Ohio State Students, presented by Residence on 10th Hall, 2014
- Award for Outstanding Commitment to Student Education, The Ohio State University Council and Panhellenic Association, 2012

Shoshanah B. D. Goldberg- Miller, Ph.D.

CULTURAL STRATEGIST | CULTURAL STRATEGIST

Shoshanah B. D. Goldberg-Miller, PhD is Assistant Professor specializing in arts administration and policy in the Department of Arts Administration, Education and Policy at The Ohio State University. Dr. Goldberg-Miller's research focuses on: arts & cultural entrepreneurship; creative economic development; national and global cultural policy; leadership in the philanthropic and nonprofit sectors; management and administration of nonprofit organizations; fund development in nonprofit organizations; and media management. Her forthcoming book, *Planning for a City of Culture: Toronto and New York*, now under review by University of Toronto Press, explores how the two cities used arts and culture to build their brand, enhance public good, and create economic prosperity in the decade of the 2000's. The book is based upon Dr. Goldberg- Miller's doctoral

dissertation, *The Role of Arts and Culture in Modern Cities: Making Art Work in Toronto and New York*, which was supported by a generous grant from The Rockefeller Foundation.

Over the past decade, Goldberg-Miller has taught graduate and undergraduate-level courses in cultural policy, creative economic development, media management, arts administration, fundraising, grant writing, and management for urban planners at The New School, Hunter College, and Columbia University. Dr. Goldberg-Miller is a fundraising, arts management and marketing professional with more than twenty years of experience in nonprofit administration, major gifts and corporate sponsorship. She has been on the executive team at many prominent nonprofit organizations, including The Paley Center for Media, American Cancer Society, Greenwich House Pottery,

March of Dimes, American Museum of Natural History, and Museum of Holography. Dr. Goldberg-Miller is a featured speaker at academic conferences, seminars and workshops for organizations including the Association for Collegiate Schools of Planning, the Society for American City and Regional Planning History, Fundraising Day in New York, the National Arts Leadership Institute, and the AIGA Design Conference. As a management consultant, she has served clients such as Parsons School of Design, Aspen Institute, Socrates Sculpture Park, Smack Mellon Gallery, MoMA, New York State Psychological Association, National Geographic, Sesame Workshop, and Polaroid, as well as numerous individuals and community-based organizations. Goldberg-Miller holds a BFA in ceramics (University of Michigan) an MBA in arts management (SUNY Binghamton) and PhD in public and urban policy (The New School).

Professional Publications and Reviews

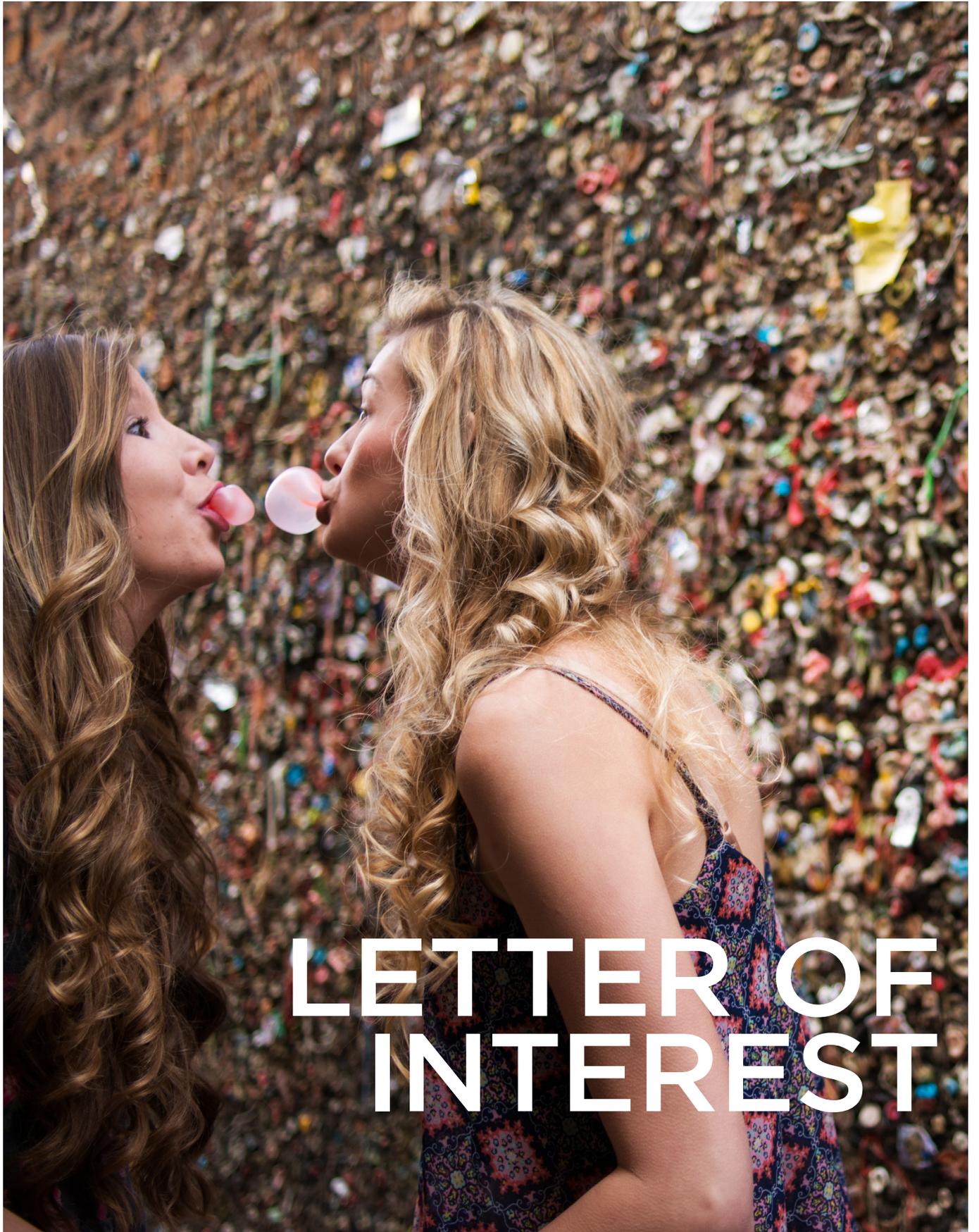
- Goldberg-Miller, S.B.D. (March 2015). Book Review: *Culture and Planning*. *Journal of Planning Education and Research*. 35(1), 100-102.
- Goldberg-Miller, S.B.D. (Winter 2015). *Creative Toronto: Harnessing the Economic Development Power of Arts & Culture*, *Artivate*. 4(1), 25-48.
- Wyszomirski, M. J. & Goldberg-Miller, S. B. D. (2015). *Adapting the Promethean Fire of Business Entrepreneurship for the Arts*. In *Teaching and Learning Cultural Entrepreneurship*, *Ars Nova*, Utrecht. (Forthcoming)
- Goldberg-Miller, S.B.D. (2015). *Planning for a City of Culture: Toronto and New York*, University of Toronto Press (Under Review)
- Goldberg-Miller, S.B.D. (November 2014). *We (re) built this city on arts & culture: Creative economic development policy in New York and Toronto*, *International Journal of Cultural and Creative Industries* (Under Review)
- *Journal of Arts Management, Law and Society*, Peer Reviewer
- *Cambridge Journal of Regions, Economy and Society*, Peer Reviewer

Areas of Expertise

- Arts Entrepreneurship; Cultural Entrepreneurship
- Creative Economic Development
- Cultural Policy
- Fund Development in Nonprofit Organizations
- Leadership in the Philanthropic and Nonprofit Sectors
- Management and Administration of Nonprofit Organizations
- Media Management

Organizational Chart





LETTER OF INTEREST

Amanda Golden
Managing Principal
Designing Local, Ltd.
87 N 20th Street
Columbus, OH 43203
706.346.5696
Federal Tax ID: 46-5172793

www.designinglocal.com

July 25, 2016

Jennifer Howard
Volunteer Coordinator
City of Peachtree Corners
147 Technology Parkway, Suite 200
Peachtree Corners, GA 30092

Re: Arts and Culture Master Plan Proposal

Dear Ms. Howard,

Thank you for the opportunity to submit this proposal to the The City of Peachtree Corners for your Arts and Culture Master Plan effort. Based on our research and understanding of Peachtree Corners, it is clear that economic development, business retention and expansion, and good planning are important to you. Our approach to achieving these goals is helping communities invest in the enhancement of their unique arts and cultural assets. We are looking forward to the possibility of working with the City of Peachtree Corners to solidify continued investment in itself through the creation of a Arts and Culture Master Plan.

Our fresh perspective in delivering master plans that are tailor-made for our clients is a niche service that separates us from other consultant teams; through the creation of the Arts and Culture Master Plan, Peachtree Corners will stand out even more from other communities in the Atlanta region, the state of Georgia, and the nation.

Peachtree Corners' history, local stories, and aspirations are different in many ways from Atlanta, Marietta, and other nearby (and faraway) places. Your plan will continue to showcase Peachtree Corners' creative flair while setting standards for local art that celebrates the soul of your community.

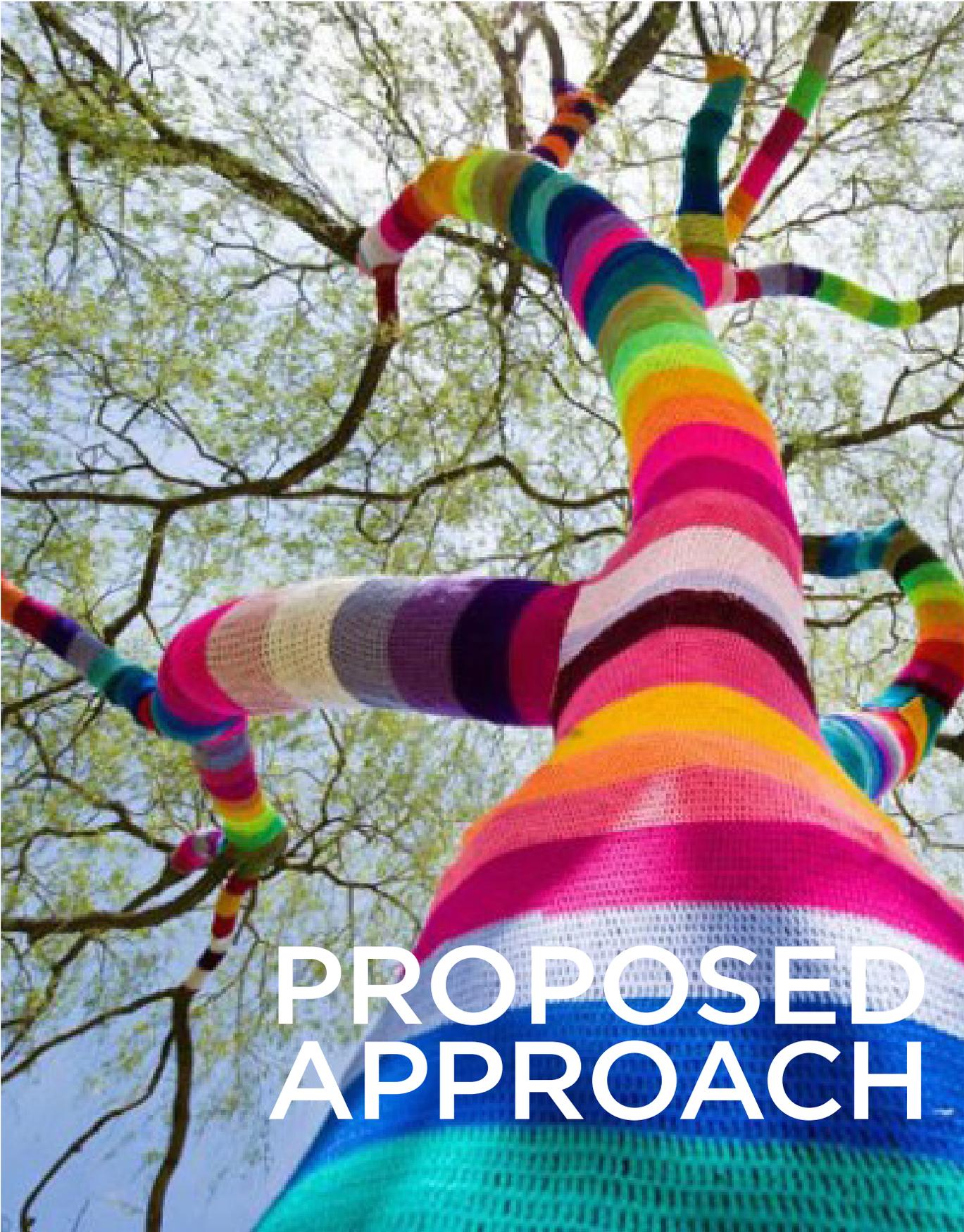
Our team has a combined 40+ years of experience in arts and culture planning, placemaking, urban design, as well as place-based master plans. We believe that our range of age groups provides a good blend of wisdom and fresh eyes that will enrich your arts and culture strategy for your city . Our team enjoys working in communities that offer a mix of creative culture and the promise of interesting, remarkable new initiatives on the horizon. The city of Peachtree Corners is just this sort of place.

On behalf of our team, we look forward to working with you, your City, and the Peachtree Corners Arts Commission.

Sincerely,



Amanda Golden
Managing Principal | Designing Local



PROPOSED APPROACH

PROJECT UNDERSTANDING

There is much to learn about Peachtree Corners and the potential to maximize the special opportunity presented by a Arts and Culture Master Plan. However, the team's initial understanding is summarized below.

This is about collaboration. Our team understands that the process will involve many contributors. Our team thrives in a collaborative environment and has worked in many situations to support staff at the level needed to create a Arts and Culture Master Plan.

This is about investing in the future. Through the Arts and Culture Master Plan initiative, the city of Peachtree Corners is making an impressive commitment to determine its destiny. The team is inspired and enthused about contributing to the community realizing its potential and securing its reputation as a premier location to live, work and raise a family.

This is about integrating robust public engagement and Placemaking. The city of Peachtree Corners desires a plan that is informed by the values and aspirations of its residents and other stakeholders. This direction should be derived from an inclusive process that utilizes multiple engagement techniques. These forms of engagement will be innovative and not limited to standard public meetings. The intuition gained from the community will be integrated with strong technical research and planning that provides a clear implementation path for decision makers. This is at the core of team's philosophy of successful place-based planning.

This is about making a great place. Competition for talent and investment is fierce. The quality of attachment to place is an essential driver in this competition. In addition, it is fundamental to local pride and emotional attachment; both of which have strong correlations to economic prosperity. The team's approach is focused on clearly framing the choices before communities about the character of its identity. This approach has been applied in many places including, but not limited to nationally prominent communities like San Luis Obispo, California, Chattanooga, Tennessee, and Columbus, Ohio.

APPROACH

This chapter describes the proposed approach for completing the Arts and Culture Master Plan based on our own best practices.

Communicate clearly. True understanding and acceptance are always more favorable than superficial buy-in or forced resignation. That's why we believe in integrating insight into even the most complex community and planning issues. We help stakeholders make informed decisions about potential solutions while promoting productive dialogue and open communication among internal and external audiences. Using visual communications and visualization tools, we help to clearly express art and culture options in a way that empowers participants and encourages community-wide support.

Invite genuine participation. When it comes to a community's future, most agree that citizens should have their say. The problem, though, is getting a broad and fair enough representation—and then deciding what to do with all the ideas. Gathering viewpoints is one thing; engaging real participation is another. That's why our practice employs a proven community engagement process unlike any other. We attract participation from a cross-section of citizens and stakeholders, including those typically not involved in planning efforts.

Create an enduring place. The way people think and feel about where they work and live depends on this: community character. It's what sets a place apart. It's what incites loyalty and deepens devotion. It's what attracts business and growth. It's what draws people to call a place "home." Every community has it; but not every community knows how to manifest it. That's where we come in.

Cultivate understanding. A plan devoid of listening, learning and logic is nothing more than a generic plan. For real impact, a Arts and Culture Master Plan needs to include a strategic implementation effort—one that informs and inspires.

Manage the effort. Every project brings its share of complexity. Whether engaging diverse stakeholders, dealing with big or inflexible budgets, coordinating the efforts of multiple committees, or all of these at once, we're known for skillfully facilitating, managing and bringing together personalities, ideas and possibilities into a single, usable plan.

PROJECT SCOPE

This section outlines the team's proposed approach. It is fully expected that refined additions will be discussed with staff and, ultimately, become the final scope of services for assisting with the creation of the Arts and Culture Master Plan. Please note the phases in the RFP are included within the proposed scope but are organized based on our own best practices in Arts and Culture Master Planning.

Please note that references to "staff" mean Peachtree Corners staff and the "team" means Designing Local team members.

Task 1: DISCOVERY (ASSESSMENT AND ANALYSIS)

The following sub tasks will be undertaken to give the team—and project—a solid foundation.

1.1 Research and document an inventory of existing art and cultural assets. The team will work with staff to determine what current cultural destinations and attributes are revered and valued. The team will be familiar with the following:

- The Comprehensive Plan
- The Livable Centers Initiative study
- The Multi-Use Trail study
- The Holcomb Bridge Road study,
- The Town Center Plan
- Peachtree Corners Public Art Collection
- Geographic Distribution of cultural attributes
- Peachtree Corners demographics
- Peachtree Corners history
- Locations for Future Projects in Peachtree Corners
- National assessment of conditions and trends in Placemaking and Arts and Culture Planning.

1.2 Discover the city of Peachtree Corners. The Team will meet with the staff for an intense orientation. This is anticipated to be a full day session and include a tour of the community, highlighting existing art, cultural, and historic destinations throughout the community. A staff person will be expected to lead this tour.

1.3 Design a work plan and detailed schedule of the overall timeline for the update to the Arts and Culture Master Plan. This will address the work of the staff and consultants and timing of any meetings. This will be refined and monitored by both the staff and the team project manager.

1.4 Design a project website. The team will create a project webpage that will integrate with the city's existing website that will allow the public to be engaged throughout the Arts and Culture Master Planning process. The website will include an about section, calendar of events, images from public engagement events, an Online workshop and any other relevant information to the planning process.

ASSUMPTIONS OF STAFF

- This approach will be converted to a detailed scope of work finalized in collaboration with the staff that will address coordination among the staff, Peachtree Corners Arts Council, City Council and others.
- The team is prepared to have work sessions and project updates at minimum, every two weeks with staff via telephone or skype.
- The staff will assist in obtaining the referenced documents and data.

SAMPLE STAKEHOLDER LIST

- National, Regional and Local artists
- Arts Council Members
- City Staff (Public Works, Planning and Zoning, Engineering)
- City Council members
- Peachtree Corners Mayor
- Historic Preservationists
- Peachtree Corners Art Leaders
- Gwinnett County Art Leaders
- Local developers
- Local business owners
- Chamber of Commerce
- Convention and Tourism Board
- Gallery owners
- Gwinnett County Schools within Peachtree Corners
- Peachtree Corner Business Incubator

TASK 1 DELIVERABLES

- Work plan and overall timeline of the project
- Project web content
- Stakeholder List

Task 2: COMMUNITY INPUT GATHERING (PUBLIC ENGAGEMENT)

The following sub tasks will be undertaken by the team to establish a relationship with the community and to develop a public engagement strategy that best suits the residents of Peachtree Corners.

2.1 Determine existing attitudes and perceptions, opportunities and challenges to creating the Arts and Culture Master Plan for the City of Peachtree Corners. Upon completion of Task 1, the team will meet with stakeholders to listen and learn about the city of Peachtree Corners. Stakeholder meetings may take place in a one on one or group sessions. During this series of meetings, the team will determine an internal vision for the City and discuss the plan for fulfilling the vision.

2.2 Determine optimal method and process for community engagement sessions. The team will work with the City and the Arts Council to design and facilitate a series of workshops. These events will be highly interactive and inclusive and yield essential insight to craft a narrative about Peachtree Corners and the values of the community.

a: Design. The team will work with the staff to design the specific details for each workshop, including specific engagement activities, background research and products. Selecting a mix of engagement tools ensures diversity of input as well as personal preference for participation.

b: Promote. The team will assist with promoting the workshops, including developing the design of all marketing material. The team will utilize the Arts Community and the city to promote the workshops within their networks as well as through the city channels.

c: Facilitate. The team will lead and facilitate an informative and engaging program. This includes the creation of an identical Online workshop experience in which participants can choose to participate virtually. This method will allow for a higher level of involvement, one that is not limited to in-person meetings and engages the commuter.

d: Consult. Staff will play an active role in the workshops and the team anticipates consulting them at key parts of the program.

TASK 2 DELIVERABLES

- Public Workshops
- Public Engagement Summary Report

Task 3: SYNTHESIZE IDEAS AND DEFINE STRATEGY

The following sub tasks will be undertaken to finalize the development of the Arts and Culture Master Plan.

3.1 Articulation of a common vision for the city of Peachtree Corners. Based on the public workshops and stakeholder

SAMPLING OF CREATIVE PUBLIC ENGAGEMENT TOOL OPTIONS

- Pop-up Public Engagement meetings throughout the city
- Data collection through the use of hashtags on Instagram and Twitter
- Cocktails for Creativity, Brews for Blues, and Wine and Chat evenings are low key evenings with a loose agenda for arts and culture discussion.
- Creativity over Coffee is a more intimate way to discuss community topics, this captures those who prefer the local coffee shop to the local bar.
- Workshops at the Elementary, Middle and High School during regularly scheduled art classes and after school art programs
- 2-3 day Charrettes that include a SWOT Analysis of the community's arts facilities
- Artist-led workshops that create a community piece
- Surveys distributed through mail, Online and through social media.

ASSUMPTIONS OF STAFF

- Staff is expected to help the team solidify locations for public meetings and to help facilitate details with local partners and stakeholder groups.
- Staff will assist in marketing the workshops to the public through city channels and other local opportunities.

Peachtree Corners Arts and Culture Master Plan Proposal

meetings, the team will extract the story Peachtree Corners wants to tell to the outside world. This narrative, the “essence framework”, will become the foundation on which the Arts and Culture Master Plan is built. The plan will contain goals and action steps for arts and culture that are achievable within 3-5 years as well as long-term initiatives. The Arts and Culture Master Plan will cover the following topics (in no particular order):

- A Vision for arts and culture that captures Peachtree Corner’s desired sense of place and incorporates Cultural objectives
- A market analysis that: analyzes the market, identifies strengths and weaknesses, and estimates future demand for arts and culture related activities including facilities.
- Public Art policies, procedures and organizational structure to successfully execute and maintain Public Art policy. Policies include: percent for art, temporary art, integration of aesthetic elements and architecture design.
- Co-created Roles and responsibilities for governing projects, art/artist selection, donation, maintenance, conservation and accessioning.
- Funding and sustainability of Public Art in Peachtree Corners through leveraging city funds, partnerships and foundation support
- Recommendations for program development and expansion with varying economic levels
- Recommendations for Private development review and public art funding based on National and international trends in art and cultural planning
- Project selection criteria
- Staffing recommendations and budget requirements
- Public Art project types based on geographic priorities and community values
- Site identification criteria and recommendations for gateways, parks, new and existing development, aesthetic architecture integration, functional signage, bike racks, utility boxes, bus shelters, benches, etc. for both permanent and temporary installation.
- Community selected locations for public art in public locations
- Budget estimates for any recommended projects
- Recommendations for maintenance and conservation planning as well as for existing inventory and archive procedures
- Placemaking strategies that relate to recommended projects and programming
- Arts and Culture Action Plan that includes short, mid, and long -term goals and implementation schedule and work plan
- Evaluation of alignment of goals with any Peachtree Corners existing plans
- Additional and creative marketing collateral to educate the community and strengthen the support for the recommendations of the Arts and Culture Master Plan

Why an Essence Framework?

The Essence Framework will lay the foundation for the vision of Arts and Culture in Peachtree Corners. By understanding what characteristics make up the basis of your identity we can shape the plan to fit your unique needs. The Framework helps to ensure that your art is special to you and that your plan will stand the test of time.



Above: Athens, OH skins it's only parking garage in the passion flower pieces, a local craft made by local artisans.



Above: Athens, OH makes stairs safer by lighting them and offering locally designed signs for easy navigation.

- Best practices in Arts and Culture Planning including case studies of successful programs and projects

3.2 Develop a strategy to gain community consensus for the Plan. The team will work to determine the tools and information needed to create the basis for community wide consensus building.

TASK 3 DELIVERABLES

- **Draft Arts and Culture Master Plan**

Task 4: INITIAL RECOMMENDATIONS

The following sub tasks will be undertaken to finalize the development of the Arts and Culture Master Plan.

4.1 Present outline and graphic elements of the plan. The team will present the structure and components of the Arts and Culture Master Plan, including design concepts and format to staff. Staff will play an integral role in selecting graphic elements of the final plan. A list of proposed education and PR materials for public consumption will be included.

4.2 Present draft master plan to the Peachtree Corners Arts Fund and the City Staff and Elected Officials. The team will provide the Peachtree Corners Arts Council, the staff and elected officials with recommendations and will solicit final comments to gauge the level of support and feedback for any plan changes.

4.3 Creation of the final Arts and Culture Master Plan. The team will finalize the plan based on feedback from the Peachtree Corners Arts Council as well as from the staff and elected officials.

4.4 Outreach Materials. The team will develop education and PR materials that will communicate process and outcomes of the Arts and Culture Master Plan for consumption.

TASK 4 DELIVERABLES

- **Presentation of initial recommendations to Peachtree Corners Arts Fund and Elected Officials**

Note* All deliverables from all phases will be compatible with Peachtree Corners' software and all materials will become property of the city.

Task 5: FINAL REVIEW AND RECOMMENDATION

5.1 Presentation to City Council and Peachtree Corners residents. The team will present the final Arts and Culture Master Plan to the City Council, Peachtree Corners Arts Council, City Staff, and the public at large.

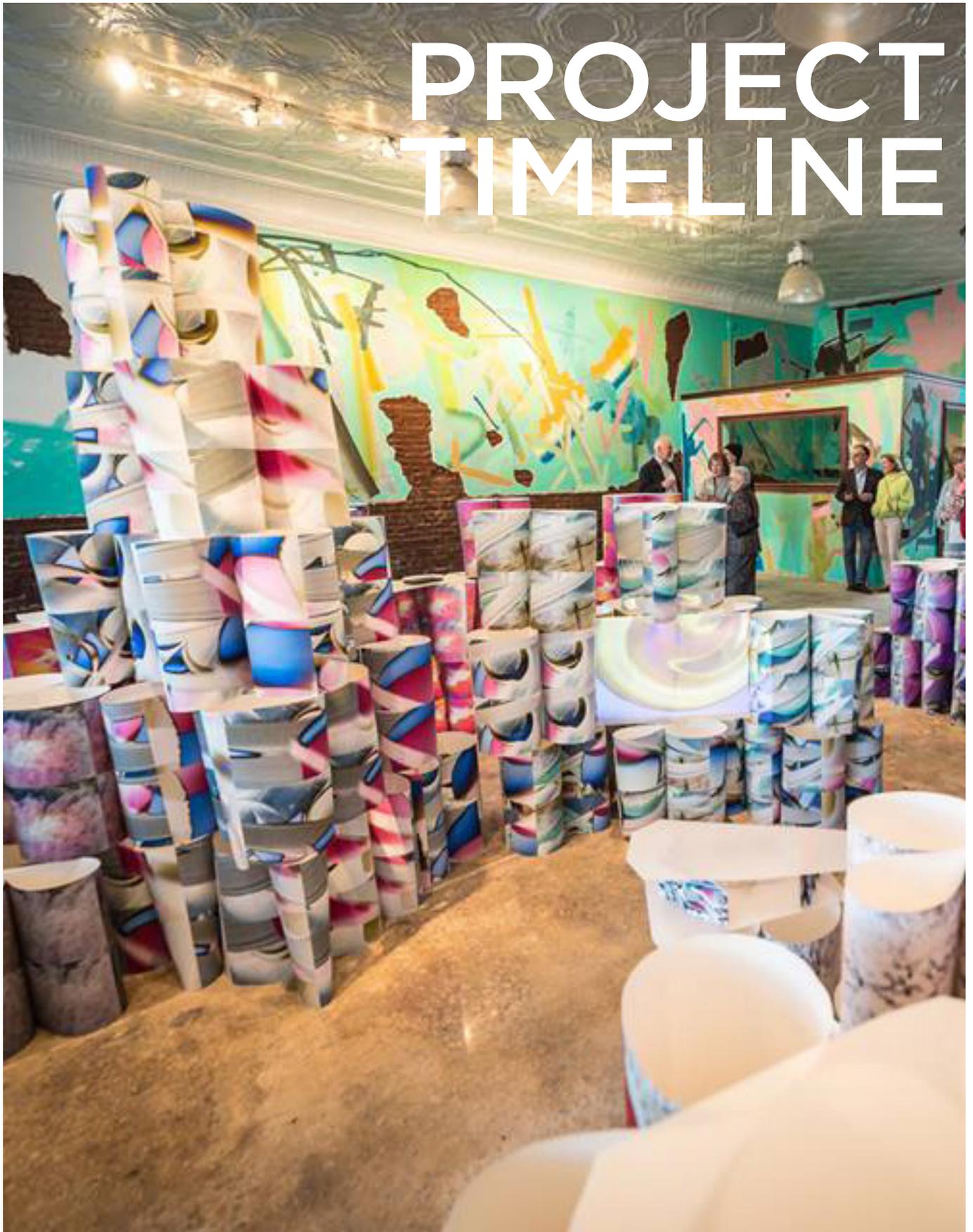
TASK 5 DELIVERABLES

- **Final Arts and Culture Master Plan Presentation to Peachtree Corners Arts Council, City Staff, and Elected Officials**
- **Final Arts and Culture Master Plan Presentation to the public**

ASSUMPTIONS OF STAFF

- Staff is expected to help the team refine recommendations as needed to ensure local support.
- Staff will coordinate the location and meeting times of the Arts Council and presentation to relevant stakeholders.

PROJECT TIMELINE



PEACHTREE CORNERS ARTS AND CULTURE PLAN SCHEDULE	2016				2017	
	SEP	OCT	NOV	DEC	JAN	FEB
1.1 RESEARCH AND DOCUMENT						
1.2 DISCOVER THE CITY						
1.3 WORK PLAN						
1.4 PROJECT WEBSITE						
2.1 STAKEHOLDER INTERVIEWS						
2.2 COMMUNITY ENGAGEMENT						
3.1 COMMON VISION						
3.2 STRATEGY FOR CONSENSUS						
4.1 PRESENT GRAPHICS OF DRAFT PLAN						
4.2 PRESENT DRAFT PLAN						
4.3 CREAT FINAL ARTS AND CULTURE PLAN						
4.4 OUTREACH MATERIALS						
5.1 PRESENT TO COUNCIL AND PUBLIC						

TASK 1 DELIVERABLES

- Work plan and overall timeline of the project
 - Project website
 - Stakeholder List
- *Includes one visit to Peachtree Corners

TASK 2 DELIVERABLES

- Public Workshops
 - Public Engagement Summary Report
- **Includes up one visit to Peachtree Corners

TASK 3 DELIVERABLES

- Draft Arts and Culture Master Plan

**Note: all dates corresponding to tasks are general in nature and should be reviewed and finalized with Peachtree Corners Staff in contract negotiations.*

Designing Local Current Workload:

Arts and Cultural Commitments:

- Emeryville Public Art Master Plan: To be adopted September 2016
- San Luis Obispo Public Art Master Plan: To be adopted October 2016
- University District Community Character Enhancement Plan: To be adopted January 2017
- Plain City Character Plan: To be completed May 2017

TASK 4 DELIVERABLES

- Presentation of initial recommendations to Peachtree Corners Arts Council
- ****Includes one visit to Peachtree Corners

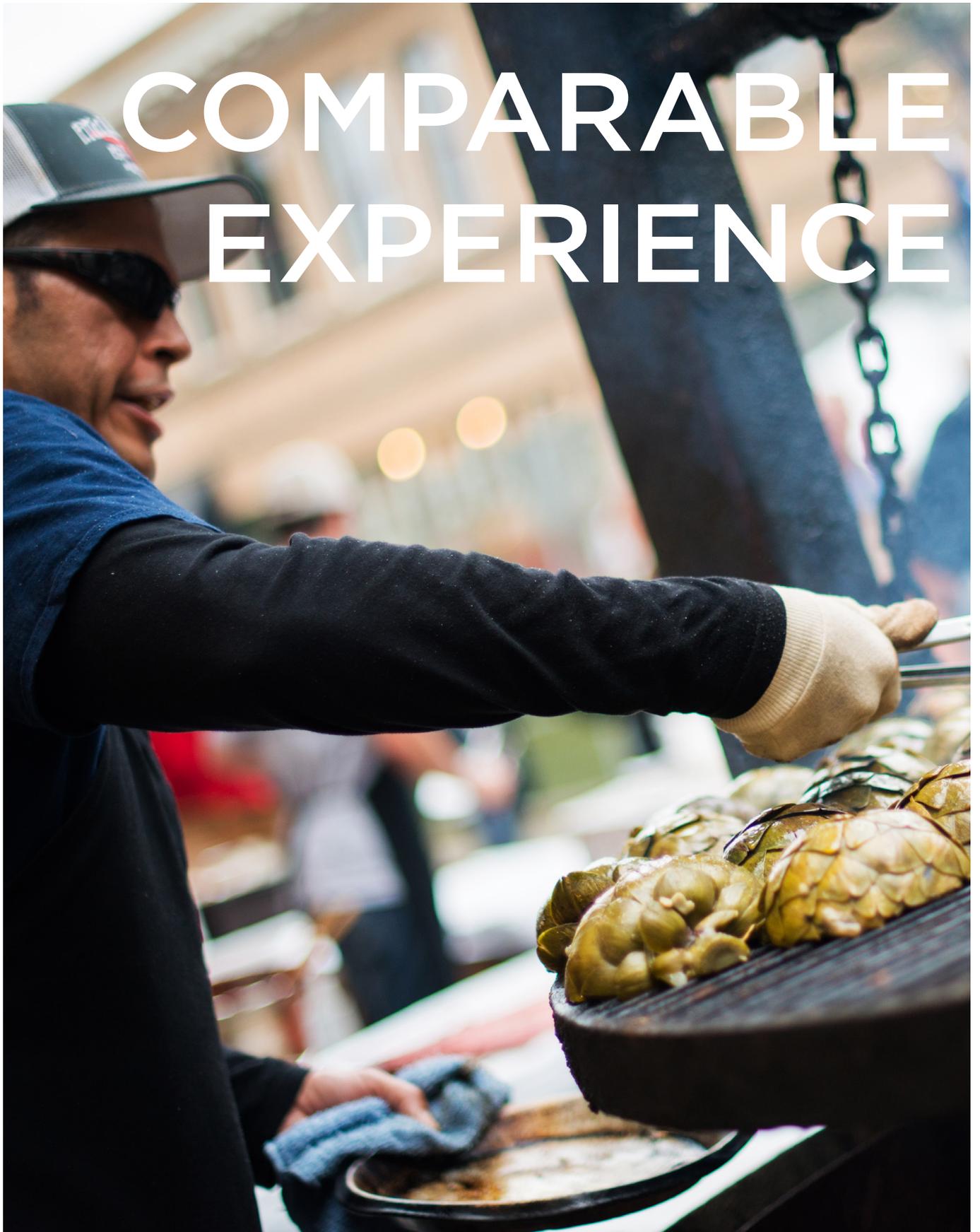
TASK 5 DELIVERABLES

- Final Arts and Culture Master Plan Presentation to Peachtree Corners Arts Council, City Staff, and Elected Officials
 - Final Arts and Culture Master Plan Presentation to the public
- *****Includes one visit to Peachtree Corners

Historic Preservation Commitments:

- Budd Dairy Federal Historic Tax Credit Certification: Ongoing
- Warehouse Federal Historic Tax Credit Certification: Ongoing
- White Haines and Madison's Federal Historic Tax Credit Certification: Ongoing

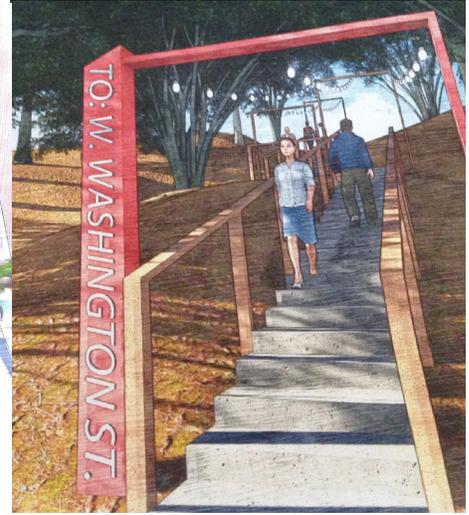
COMPARABLE EXPERIENCE



OUR CURRENT AND COMPLETED RELATED PROJECTS

A sampling of projects can be found on the following pages. It is clear, the team has an array of experiences in various communities. While the team has not worked in Peachtree Corners, we have worked in Duluth, and our Managing Principal is from Georgia. Many of the communities we've worked in pride themselves on strong Arts leadership and vision.

- University District Arts and Culture Master Plan | Columbus, Ohio | To be formally adopted January 2017
- Emeryville, California Public Art Master Plan | To be formally adopted September 2016
- San Luis Obispo, California Public Art Master Plan | To be formally adopted July 19, 2016
- Barret Symposium: Planning Creative Cities | Coordinator of Programming | Columbus, Ohio | May 12, 2016
- Central Ohio APA "Why I Plan" Interactive exhibit | 2016
- Cross the C creative crosswalk initiative | Columbus, Ohio | 2016
- Duluth Arts and Culture Master Plan, Duluth Defined: Art is Duluth, Duluth is Art. | Duluth, Georgia | 2015
- Mansfield, Ohio Historic Preservation Plan | 2015
- Roscoe Village, Ohio Heritage Tourism and Cultural Entrepreneurship Plan | 2015
- Thirty-One Gifts Pop-up Participatory Installation | Columbus, Ohio | 2015
- State and Federal Historic Tax Credit Certifications | Ohio | 2014- present
- Pop-Up Container Exhibit | Columbus, Ohio | 2014
- The Essence of Athens Plan, A strategic Design Plan for Economic Enhancement and Community Competitiveness | 2014 | Awards: *American Society of Landscape Architects Merit Award on October 10, 2014, the 2015 Vernon Deines Award for an Outstanding Small Town Special Project Plan by the American Planning Association's Small Town and Rural Division, and the Donald E. Hunter Award for Excellence in Economic development Planning for the American Planning Association and the 2015 Focused Planning Project for the Ohio APA.*
- cbus:FOTO project, Columbus, Ohio Design Weeks | Columbus, Ohio | 2014
- Open Streets Initiative and Parklet Pilot Project | Columbus, Ohio | 2014
- Eco Tourism Master Plan for Benque Viejo del Carmen, Belize | 2014
- Upper Arlington Connectivity Plan, |Upper Arlington, Ohio | 2013
- Neighborhood Plan: Near East Side Community | Columbus, Ohio | 2013
- Design Your Transit | Columbus, Ohio | 2013
- Experience US: Enhancing Columbus' Identity Through Tourism Infrastructure | Columbus, Ohio | 2012
- Columbus 2050: A Regional Blueprint for Change | Columbus, Ohio | 2012
- Creative Community Neighborhood Plan | East Franklinton, Ohio | 2012
- Columbus 200: The Story of Us | Columbus, Ohio | 2012
- Cultural Mapping | Offinso North District, Ghana | 2012
- Good ideas Columbus | Columbus, Ohio 2012
- Retune the King-Lincoln District tactical economic development initiative | Columbus, Ohio | 2012
- Business Development, Marketing & Public Relations Consultant to: Sens Productions, Aspen Institute Global Initiative on Culture and Society, NY State Psychological Association, Publicolor, Museum of Chinese in America, Metropolitan NY Library Council, Polaroid, National Geographic, Children's Television Workshop, Henry Luce Foundation, Socrates Sculpture Park and Knoedler Gallery.
- Grant solicitation from: Xerox Foundation, Tom Hanks, National Endowment for the Arts, Pope Foundation, NY State Council on the Arts, and NYC Department of Cultural Affairs.
- The Franklinton Smart Revitalization Plan | Columbus, Ohio | 2010



The Essence of Athens

CITY OF ATHENS, OHIO

WHY

Athens, Ohio is a forward-thinking town that doesn't shy away from new ideas. Its a unique place, tucked in valley in the Appalachian foothills, but it knows it could be even more special.

Community leaders were keen to build upon their assets to help continue attracting new residents, tourists, and businesses as well as students to Ohio University. This is why they came together to discuss how to make Athens a 100% original community and an uncopiable city.

HOW

The community was asked a simple question: "What is

the Essence of Athens?" The collective answer helped the Designing Athens Committee understand and define the specific elements involved in making Athens an original city. Nearly 500 photos were contributed by the community. These photos represented what makes Athens truly special. Several essays were also submitted.

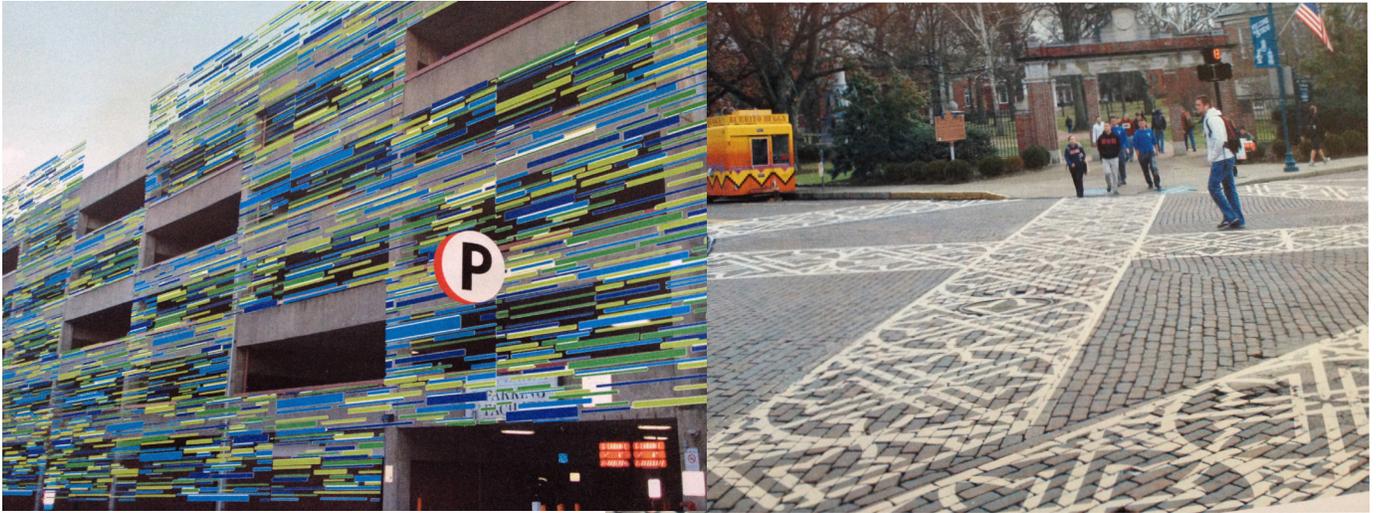
Based on the community's input, the committee agreed on a framework that should represent Athens in any new civic infrastructure projects and suggestions for commercial and residential development. The Committee met multiple times to match this new Essence of Athens

framework for ideas to create Athens specific civic infrastructure (roads, sidewalk, lights and poles, parking garage, pavers, staircases, community spaces, signs, benches, and anything that can be used and seen). The meetings were passionate. Their ideas were amazing.

*Note** The Essence of Athens was the recipient of an American Society of Landscape Architects Merit Award on October 10, 2014, the 2015 Vernon Deines Award for an Outstanding Small Town Special Project Plan by the American Planning Association's Small Town and Rural Division, and the Donald E. Hunter Award for Excellence in Economic development Planning for the American Planning Association and the 2015 Focused Planning Project for the Ohio APA.*

View the full plan here: <http://www.designinglocal.com/portfolio-of-work/portfolio/client-athens-design-plan/>





“Athenians love living in Athens and we all think this is a very unique and special place. We also want to grow and develop in ways that incorporate that uniqueness into our everyday lives.”

-Paul Logue, Athens City Planner

ESSENCE FRAMEWORK

- Hills—defining our landscape, our neighborhoods, ascending and descending, overlapping, layered, uneven, at times lush, at times colorful, at times gray—great seasonal transformation.
- River—meandering, graceful, flowing, cutting, rising and falling, ever seeking to break its bounds, providing habitat, both barrier and corridor, part of the city’s origin story.
- Brick and Stone—also part of Athens origin, the built environment fashioned from the earth, attempting to impose an organized grid, to prop up the hills, providing pathways, containers and canvasses, ever warping with the movement of nature, reflecting the patina of time and culture.
- Nature—lush, diverse in size, color and form, ever attempting to reclaim and repopulate, defying the grid, seasonally variable, edible/nourishing/delicious.
- Youthful—playful, whimsical, hopeful, enthusiastic, boisterous, testing boundaries, ever seeking a purpose or mate (they don’t call it Court St. for nothing).
- Innovative—original, intellectually curious, creative ingenuity, forward-looking, neither stuck in the past nor ignoring its lessons, reuse/repurpose of materials, environmental respect.
- Musical—reflecting its Appalachian origins infused with the ongoing immigration of outside influences, variety of forms—big band, garage, orchestra, street musicians, bars and coffee shops, festivals, etc.
- Little Big—we’re a little town that doesn’t feel like a little town, dynamic energy in a small space, not so much ambitious as passionate.





Duluth Public Art Master Plan

CITY OF DULUTH, GEORGIA

WHY

Duluth, Georgia, a community in the Atlanta region, took a journey to identify itself to the state and to the world as an arts destination. A pioneer in the public art field, Duluth became the first city in the region to complete a Public Art Master Planning Process.

With an understanding of the competition with other suburbs in the area for residents and businesses, Duluth forged a new course in defining its character and translating that character into public art throughout the city.

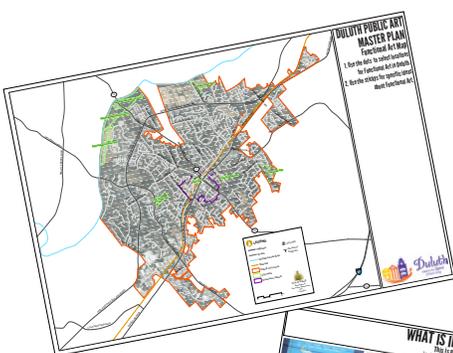
HOW

With an eye toward inclusive public outreach, the City of Duluth sought extensive public engagement. This included a series of stakeholder meetings, two rounds of public workshops and a custom built Online engagement tool to allow residents to participate in the workshops Online. In-person and virtual attendees of the workshops viewed the same video and were able to engage with the same workshop content, worksheets for in-person attendees, and Online worksheets for virtual workshop attendees.

series of hashtags. These images were used as a way to encourage participation in the process as well as for data collection.

This method allowed many residents who have long commutes to participate in their free time, as well as those who were unable to participate for other scheduling conflicts, experience the same material. The result was a collaborative, engaging Arts and Culture Master Plan that gives a blueprint and action plan for public art in Duluth. The Duluth Arts and Culture Master Plan was adopted on April 13, 2015 and has begun implementation.

Residents were also asked to submit photos using a

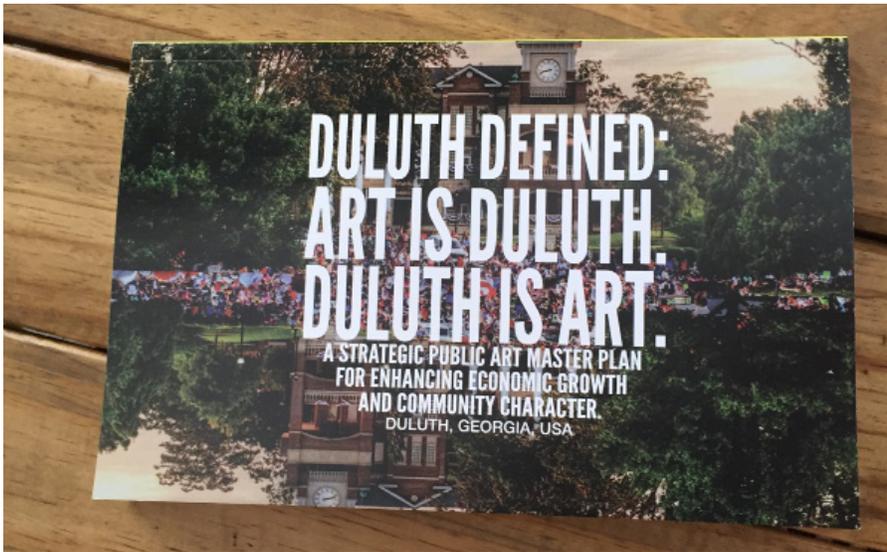


Above and right: Participants were asked to select locations for six different types of public art as well as vote for which type of art they would like to see.



Right: The workshop tab on the project site contained the video and workshop materials from the first round of workshops. This tool allowed participants to attend the workshops virtually. The project website has custom plug-ins for an instagram feed corresponding with a series of hash tags as well as built in surveys. See more at: www.duluthgapublicart.com





PALETTES FOR INSPIRATION
SOUTHERN GROWN
NORMAN ROCKWELL MEETS MODERN FAMILY
SOUL OF DULUTH
SMALL AND SOPHISTICATED
OUR COLORS
OUR LEGACY





San Luis Obispo Public Art Master Plan

CITY OF SAN LUIS OBISPO, CALIFORNIA

WHY

San Luis Obispo's vision for public art stems from a long legacy of public art champions and from over twenty-five years of investment in the arts at a citywide level. In 1990, the city of San Luis Obispo established and funded a public art program. This funding included a percent (1%) of the estimated construction cost of eligible projects in the Capital Improvement Plan to be set aside for public art.

Just ten years later, the city passed an ordinance securing funding for public art in private development. This ordinance guaranteed a parallel investment in the arts as developers and property owners improved their private property or constructed new developments. Developers and property owners now elect to purchase a piece of art and donate it to the city or pay a public art in-lieu fee totaling 0.5% of the total construction costs. As a result of increased developments, this ordinance ensured investment in the expansion of the city's public art collection.

As the program continued to grow, the collection expanded to include sixty-nine pieces of public art- including mosaics,

oil and watercolor paintings, utility box art, stained glass, sculptures, benches, bridge railings and much more.

With an exceptional first twenty five years in action, the San Luis Obispo Public Art Program has secured San Luis' reputation as a community who uses its public art to promote community excellence, creativity, and cohesiveness. In an effort to build upon their strong legacy of public art and to look forward to the next twenty five years, the city decided to seek the input of the community to find out what is next for the public art program in San Luis Obispo.

HOW

To kick off the planning process, stakeholders were asked a series of questions about how public art relates to their sense of place, to the overall identity of San Luis, economic growth, business development, education, downtown development and community engagement.

San Luis Obispo residents were then invited to participate in a week-long series of events. Participants were asked to

consider where new pieces of public art should go and what types of art they would like to see in their community. They also discussed attributes that make San Luis Obispo stand out among other Central Coast communities, California communities, and the rest of the United States.

In addition to the three public meetings, engagement opportunities also took place at an Elementary after-school program, during a Middle School lunch break, and during regularly scheduled San Luis Obispo High School art classes. An Online survey was also conducted to capture the ideas of those who were unable to attend any of the scheduled workshops.

Recommendations from the Arts and Culture Master Plan include an increase in Art in Public Places funding, developing a full time Public Art Manager position in the Parks and Recreation Department, and the development of a maintenance and conservation plan, among others.

The Arts and Culture Master Plan is scheduled to be adopted by City Council in early October.

To learn more about the Arts and Culture Master Planning process in San Luis Obispo, visit: www.discoverslopublicart.com



Mansfield, Ohio Historic Preservation Plan

MANSFIELD, OHIO

WHY

Mansfield has a long history of historic preservation activities, including both public and private sector involvement. There have been some notable successes, including the preservation of the Ohio State Reformatory, the designation of both local and National Register historic districts and individual landmarks, the work of Downtown Mansfield, Inc., and the ongoing work of the Historic Preservation Commission of Mansfield. There have been significant challenges, as well. The loss of historic fabric, especially in the area of manufacturing and industrial facilities and the loss of population that has had an impact on historic housing stock.

Given this scenario and the fact that the original historic preservation plan was nearly 30 years old, it was an ideal time to evaluate past successes, identify current and future challenges, and develop a plan that addresses these issues. The current project to update the plan will broaden the focus of what might be potentially eligible for the National Register, local listing and for long-term preservation.

The updated plan will include existing incentives, as well as other strategies that have been proven successful in a number of communities. These include land banks, revolving loan funds and grants.

HOW

The Mansfield Historic Preservation Plan update began in January of 2015, and will commence in September of 2015. Through strategic public involvement, including a pop-up meeting in an abandoned Eagles building and a social media campaign called “This Place Matters”, the plan will be created through generating the excitement of the community. The City of Mansfield believes in the community’s ability to come together around preservation and protect what is most important to them.



Far Left: Images from the “This Place Matters Campaign”. Participants were asked to take photos of themselves holding the sign in front of places they cared about. To date, there are over 100 submissions.

Middle: Flier that was distributed throughout the City of Mansfield to local businesses to promote the Pop-Up meeting. Over 75 citizens showed up to participate in the meeting.

Right: Participants in Pop-Up for Preservation





cbus:FOTO

DESIGN WEEKS, COLUMBUS, OHIO

WHY

Columbus is a city without mountains, an ocean, a beach or even notable weather with which it can attract new talent and tourists or retain and excite current citizens. What Columbus does have, and can improve upon, is the economic impact and inspirational qualities of the creative culture and built environment.

The cbus:FOTO project asked the citizens of Columbus to look at their city through a different lens and to challenge the way they see their city.

HOW

The project consisted of three phases: collective identification of Columbus' overlooked spaces, examinations of transformational potential for those spaces, and an exhibition of the outcomes.

In the first stage of the project, the public was asked to submit photos of their favorite (or infamous) leftover or wasted spaces in the city of Columbus. These submissions happened via Instagram, and were collected using #CBUSfoto hashtag. Participants were also given the opportunity to upload images to the project website. Utilizing this same web interface, submitted photos were posted in an online gallery for public browsing.

In the second stage of the project, the community's ideas were solicited about how to fill these spaces. This involvement was carried out in several ways. An online pin-up board was used so participants could post statements, drawings and inspirational photos, as a responses to images collected

in the previous stage.

The Columbus art and design community was engaged directly in order to generate additional solutions. Workshops were also held at the local design center to bring together artists, designers and community members to discuss and visually represent transformational ideas.

The final stage was an exhibition celebrating explorations at a local business. The intent of the exhibition was to showcase the original submitted photos, ideas received for those spaces on the online pin-up board, and the proposals for transforming these spaces generated through the workshops. The exhibit was then displayed at The Center for Architecture and Design for an additional month.



FEE PROPOSAL



The following outlines a proposed budget for the approach to the Arts and Culture Master Plan described in the Approach section of the proposal. The proposal includes all travel costs. Designing Local will not exceed the fee that is proposed.

The proposed budget, like the approach, should be refined with the input from staff.

Peachtree Corners Arts and Culture Master Plan Proposed Budget						
	Amanda Golden	Kyle Ezell	Joshua Lapp	Shoshanah Goldberg-Miller	Associated Cost	Total Cost by Task
HOURLY RATE:	\$125/hr	\$125/hr	\$75/hr	\$200/hr		
TASK	HOURS OVER DURATION OF PROJECT					
TASK 1: Discovery (total cost)						\$ 8,836.00
1.1 Research and document	6	6	12	3	\$ 2,586.00	
1.2 Discover the city of Peachtree Corners	24		12		\$ 4,200.00	
1.3 Work plan and schedule	2				\$ 250.00	
1.4 Design project website			24		\$ 1,800.00	
TASK 2: Community Input Gathering (total cost)						\$ 21,085.00
2.1 Determine existing attitudes	30	10	20	5	\$ 7,500.00	
2.2 Determine optimal method for engagement						
a. Design engagement process	10	10	10	5	\$ 3,310.00	
b. Promote engagement process			12		\$ 900.00	
c. Facilitate engagement process	45		45		\$ 9,000.00	
d. Consult Staff			5		\$ 375.00	
TASK 3: Synthesize Ideas and Define Strategy (total cost)						\$ 11,246.00
3.1 Articulation of common vision	42	16	32	12	\$ 10,946.00	
3.2 Develop strategy to gain consensus			3		\$ 300.00	
TASK 4: Initial Recommendations (total cost)						\$ 15,857.00
4.1 Present outline and graphic elements of the plan	10				\$ 1,250.00	
4.2 Present draft master plan	10	2	2		\$ 1,462.00	
4.3 Creation of final Public Art Master Plan	45	20	35	15	\$ 12,245.00	
4.4 Outreach materials			9		\$ 900.00	
TASK 5: Final Review and Recommendation (total cost)						\$ 2,000.00
5.1 Presentation to City Council and residents	16				\$ 2,000.00	
TOTAL PERSONNEL CATEGORY HOURS	178	64	221	40		
TOTAL COST						\$ 59,024.00

REFERENCES

DESIGNING LOCAL

Paul Logue, AICP
City Planner
Athens, Ohio
28 Curran Dr.
Athens, Ohio 45701

740.592.3306
plogue@ci.athens.
oh.us

Nancy Recchie
CEO
Benjamin D. Rickey &
Co.
393 Library Park South
Columbus, Ohio 43215

614.221.0358
nrecchie@columbus.
rr.com

Nick Colonna, AICP
Community
Development Director
City of Duluth, Georgia
3167 Main Street
Duluth, GA 30096

770.476.1790
ncolonna@duluthga.net

Melissa Mudgett
Recreation Department
and Public Art Manager
City of San Luis Obispo
1341 Nipomo Street
San Luis Obispo, CA
93401

805. 781. 7296
mmudgett@slocity.org

CITY OF PEACHTREE CORNERS

ARTS & CULTURE MASTER PLAN

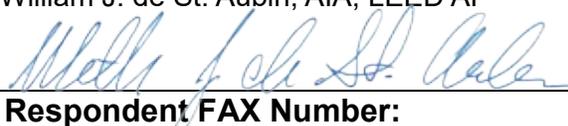




CITY OF PEACHTREE CORNERS REQUEST FOR PROPOSAL

Issue Date: June 24, 2016	RFP Number: 2016-001	RFP Title: Peachtree Corners' Arts and Culture Master Plan
RFP Due Date and Time: Monday, July 25, 2016 11 AM, Local Time		City Contact: Jennifer Howard jhoward@peachtreecornersga.gov

INSTRUCTIONS TO RESPONDENTS	
Return Proposal to: City of Peachtree Corners City Hall 147 Technology Parkway Suite 200 Peachtree Corners, GA 30092	Mark Face of Envelope/Package: Respondent's Name and Address RFP 2016-001 Arts and Culture Master Plan RFP Due Date & Time: July 25, 2016 11 AM
	Special Instructions:

RESPONDENTS MUST COMPLETE THE FOLLOWING	
Respondent Name/Address: Sizemore Group 1700 Commerce Drive, NW Atlanta, GA 30318	Authorized Respondent Signatory: (Please print name and sign in ink) William J. de St. Aubin, AIA, LEED AP 
Respondent Phone Number(s): 404.605.0690 (office)	Respondent FAX Number: 404.605.0890 (fax)
Respondent Federal I.D. Number: 58.236.1927	Respondent E-mail Address and website address (if available): www.sizemoregroup.com
Primary Contact Person Name: William J. de St. Aubin, AIA, LEED AP	Primary Contact Person E-mail Address: bill@sizemoregroup.com

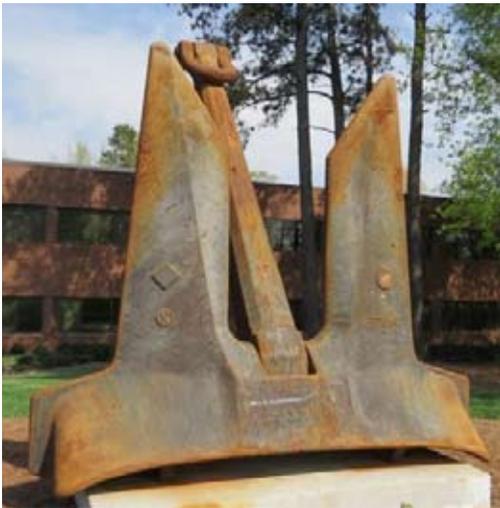
RESPONDENTS MUST RETURN THIS COVER SHEET WITH RFP RESPONSE



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1

TEAM INFORMATION

Firm Name	Sizemore Group
Address	1700 Commerce Drive, NW, Atlanta, GA 30318
Telephone Number	404.605.0690 Office 404.605.0890 Fax
E-mail Addresses	bill@sizemoregroup.com deannam@sizemoregroup.com
Website	www.sizemoregroup.com
Years in Business	42 Years
Names of Principals	William J. de St. Aubin, AIA, LEED AP, CEO; Michael M. Sizemore, FAIA, Founding Principal; Lily del C. Berrios, AIA, LEED BD+C, President; Deanna Murphy, AICP, Principal, Angel Kauffmann, IIDA, Principal, Anneta Griffin, Principal
Firm Description	Sizemore Group plans, designs and builds Architecture which creates a sense of place, culture, and history... places with spirit. The firm's Planners and Architects seek to inspire as well as motivate. Sizemore Group's Principals are recognized firm leaders in the industry who speak to national forums, lead community groups and educate peers. Our designs represent the shared vision of our clients. These are founded on the goals we set at the beginning of the project and carry throughout design. Yes, we plan and design great buildings; We also create a sense of community which brings about the best in all of us, imparting a sense of shared ownership for generations to come. Sizemore Group creates architecture with a higher purpose.
Primary Contact	William J. de St. Aubin, AIA, LEED AP, CEO
FIRM NAME (SUB-CONSULTANT)	Noell Consulting Group
Address	130 Krog Street, NE, Atlanta, GA 30307
Telephone Number	404.724.0172
E-mail Addresses	dlaube@noellconsulting.com
Website	www.noellconsulting.com
Years in Business	20 Years
Names of Principals	Todd Noell, President & David Laube, Principal
Firm Description	Noell Consulting Group is a real estate advisory services firm based in Atlanta, geared toward providing private and public sector clients with advice that is Marketunistic—market-based, yet opportunistic—in perspective. The research, analysis, and advice provided by Noell Consulting Group allows its clients to make decisions that are well-grounded in reality while taking advantage of opportunities that exist in the market, including those that may not be readily apparent today. In doing so, Noell Consulting Group provides insights into not only where the market is today, but where the market it is heading in the coming years.
Primary Contact	David Laube, Principal

Organizational Chart



SIZEMORE GROUP
William J. de St. Aubin, AIA,
LEED AP, CEO
Principal-In-Charge



SIZEMORE GROUP
Deanna Murphy, AICP,
*Project Manager /
Public Engagement Expert*

SIZEMORE GROUP
Michael M. Sizemore, FAIA
*Founding Principal /
Arts Master Planner*



NOELL CONSULTING GROUP
David Laube, Principal
Market Analysis

NOELL CONSULTING GROUP
Todd Noell, President
Market Analysis



Team Resumes

William J. de St. Aubin, AIA, LEED AP, CEO, **Principal-in-Charge**



Experience:

35 Years

Education:

Bachelor of Architecture
Georgia Institute of
Technology/1983

Master of Architecture
Georgia Institute of
Technology/1985

Memberships:

American Institute of
Architects, LEED AP

Publications/Speeches:

National Congress for New
Urbanism Conference

Rebuilding the American
Dream through
Public/Private Partnerships

American Institute of
Architects, National
Conference on Sustainable
Design Speaker

ULI Regional Keynote Speaker
on Healthy Communities

Bill de St. Aubin brings many years of experience leading successful designs involving complex sustainable environments. His process is to collaborate in an open manner with multi-disciplined teams to assure aspiring sustainable projects and studies are completed within constraints of the market. He directs each project or town plan to realize the highest aspirations of the community. The results are sustainable environments which provide a sense of heritage, civic pride and stronger sense of community. Often these projects and studies are catalysts for the redevelopment of an entire urban/suburban district. A partial list of his experience follows.

- Fox Theater Renovation
- Southwest Performing Arts Center
- Cumberland CID TOD Framework (**AWARD WINNER**)
- Perimeter Center CID's 10 year LCI Update
- Smyrna Concord Road Corridor Plan
- Fort McPherson / Oakland City LCI
- City of Kennesaw Town Center LCI (**AWARD WINNER**)
- DeKalb County Medline LCI (**AWARD WINNER**)
- DeKalb County Stonecrest Redevelopment Plan LCI (**AWARD WINNER**)
- Alpharetta 10-Year Master Plan
- City of East Point LCI
- City of Fairburn LCI
- City of Forsyth LCI
- City of Morrow Southlake Mall Mixed Use LCI
- City of Riverdale LCI
- City of Sandy Springs LCI
- City of Stockbridge LCI Streetscape Implementation
- City of Woodstock Highway 92 Corridor LCI
- City of College Park Activity Center LCI
- Crabapple Master Plan
- DeKalb County Town Center LCI
- Duluth Town Center
- Forsyth County McPharland/Stoney Point LCI
- Johns Creek Town Center
- Sandy Springs Revitalization, Inc. LCI Activity Center
- Town Center Area CID LCI
- Tucker-Northlake CID LCI

Michael M. Sizemore, FAIA, **Principal-in-Charge/ Master Planner**



Experience:

40 Years

Education:

Bachelor of Architecture,
Georgia Institute of
Technology/1966

Master of Architecture, Urban
Design Carnegie-Mellon
University College of Fine Arts
/1968

Mellon Fellowship

GA Tech AIA Book Award

Georgia Engineering Society
Award

Memberships:

College of Fellows, American
Institute of Architects (AIA)

Atlanta Chamber of
Commerce Board of Advisors

The Georgia Conservancy
Board of Directors

Mr. Sizemore has the rare gift and training to pull together many seemingly disparate ideas from diverse people and then expressing these ideas in a coherent, fresh, harmonious design which draws people together, excites them, and provides them with a common focus. The excitement of the designed 'vision' attracts additional resources and support to the project, as did the Centennial Olympic Park.

Mr. Sizemore is an accomplished sculptor exhibited at the Southern Vermont Art Center and the Atlanta History Center and in local events.

- ARC Metro Atlanta Arts and Culture Committee. Business, Arts, Government and Foundation members to research the arts in Metro Atlanta and develop methods to promote them.
- Arts Leaders of Metro Atlanta 2014 Class.
- Voting member of the Artist Selection Committee of Fulton County. Recently selected the artist for \$101,000 Commission for a major civic building.
- Shakespeare Tavern Performing Arts Building Renovation and Addition
- Athens-Clarke County Classic Center
- City of Smyrna Town Center, Smyrna, GA. (AWARD WINNER)
- City of Riverdale LCI and Town Center, Riverdale, GA. (AWARD WINNER)
- Duluth New Town Center, Duluth, GA. (AWARD WINNER)
- 1996 Centennial Olympic Games Programming & Planning, Atlanta, GA

Deanna Murphy, AICP, Principal, **Project Manager / Community Engagement**



Deanna Murphy is an urban designer, planner, and architectural designer who works to enhance our cities through community-oriented place-making and sustainable design. She has dual Master's Degrees in Architecture and City Planning. She is a certified member of the AICP and an expert in Tactical Urbanism, short term inexpensive modifications in the physical environment to immediately illustrate the effect of those changes. She has spoken on this topic at conferences of the American Planning Association. Relevant experience includes:

Education:

Master of Architecture & Master of City and Regional Planning, Georgia Institute of Technology, 2010

Bachelor of Science in Architecture, University of Michigan, 2004

Professional Certification American Institute of City Planners (AICP)

Memberships:

Beltline Tax Allocation District (TAD) Advisory Committee

Atlanta Streets Alive Planning Committee

Select Speeches:

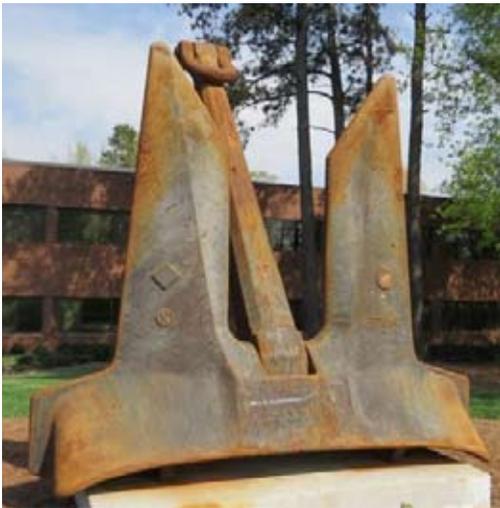
American Planning Association, Meeting Fatigue! Alternative Public Involvement Strategies

Georgia Planning Association, Connecting our Centers

Georgia Downtown Conference, Tactical Urbanism: Putting Ideas Into Action

Georgia Planning Association, Place-making in the Age of Austerity: How to create great places on a shoe-string budget (Tactical Urbanism)

- Arts Leaders of Metro Atlanta 2016 Class
- Smyrna Concord Road Corridor Plan
- Fort McPherson / Oakland City LCI
- City of Kennesaw Town Center LCI (AWARD WINNER)
- DeKalb County Medline LCI (AWARD WINNER)
- DeKalb County Stonecrest Redevelopment Plan LCI (AWARD WINNER)
- City of Woodstock Highway 92 Corridor LCI
- Johns Creek Town Center
- Town Center Area CID LCI
- Tucker-Northlake CID LCI



2

LETTER OF INTEREST

July 25, 2016

City of Peachtree Corners

City Hall
147 Technology Parkway
Suite 200
Peachtree Corners, GA 30092

RE: RFP Number: 2016-001 – Arts & Culture Master Plan

Dear Members of the Selection Committee:

Sizemore Group is honored to submit our qualifications to the City of Peachtree Corners to provide Arts & Culture Master Planning Services. Sizemore Group is a local, nationally recognized programming, planning and architectural firm with a track record of enabling communities to progress from many ideas, to one idea: a vision with a follow up plan. We have successfully delivered these to communities and our clients thrive.

We bring to our team the most qualified experts including, Noell Consulting Group, to focus on your market and implementation issues. Simply put, in a time of limited resources with expectations of high quality, we must make every initiative enable other initiatives to leverage the same expenditure; hit three birds with one stone.

Process – We will use a process called “Visual Programming” which we have refined over 30 years on projects ranging from multiple city halls and town centers to all 29 competition venues of the 1996 Olympics. It creates excitement, consensus and clear direction for buildings, green spaces, and public spaces that are feasible and highly successful. These include award-winning community centers, city halls, festive amphitheaters and active parks where the community creates and celebrates their heritage. We also believe that our approach will add much more value as we are able to address the broader, overall impact of this program on the City as a whole.

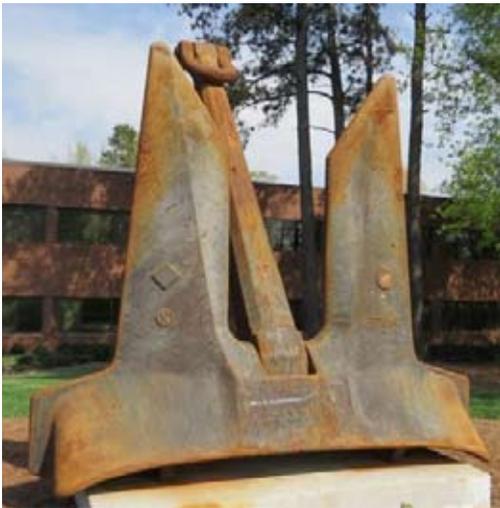
Results-Oriented Cultural Place-making – We are known for our ability to enable our clients to achieve consensus around a vision that is exciting enough to create support and practical enough to happen. We have done this with Town Centers and Cultural Centers for the City of Smyrna including the Village Green, Duluth Town Green and Amphitheater, Riverdale Amphitheater and Parks, Stockbridge Town Green, West Valley City in Utah, the Indian School of Business, Master Planning Centennial Olympic Park with the Metro Atlanta Chamber of Commerce, Duluth Parks Master Plan, and the Asian Games in Thailand, as well as many university projects.

Sizemore Group has helped shape the cultural and arts landscape of communities throughout the region and looks forward to the opportunity to work with you to create your own arts and culture vision for the City of Peachtree Corners.

For the Team,
Sizemore Group



William J. de St. Aubin, AIA, LEED AP, CEO
Principal-In-Charge



3

PROPOSED APPROACH

The City of Peachtree Corners aspires to define itself as a place where the arts thrive and creative industries are cultivated. As Peachtree Corners has flourished into a quality place to live and work, the time is right to grow arts and culture. The arts can add greatly to increasing a community's quality of life and well-being and has proven to be a powerful tool for economic development.

We are excellent professionals and while architecture has been traditionally called “the mother of arts”, an arts master plan requires understanding of the arts beyond architecture and planning. Our team members bring added experience in the arts, as hands-on artists, arts organizations board members, programmers and participants. Following is our approach to develop a unified and implementable Arts and Culture Master Plan:

Master Planning Approach

1. Facilitate Public Participation & Gather Community Input

GOALS – Mobilization and Goal Setting – The intent of this phase is to gain a general understanding of the cultural landscape of the City of Peachtree Corners to inform the vision, mission, and goals for the Arts and Culture Master Plan. Our team will request data to begin the analysis establishing lines of communication as well as identifying key stakeholders. We will organize the work plan and teams, and conduct a Kick-off meeting. Specific activities include:

Mobilization – Our Mobilization approach is distinct in its thoroughness and inclusiveness. This has proven to be a valuable asset in situations where there is a need to bring together a broad range of both internal and external stakeholders.

In this step, we will **first conduct an Organizational Meeting** with the Arts Council and City staff to finalize the work plan and identify the key stakeholders and General Public and the process / tools used to engage these teams.

- **Key Stakeholders** – includes representatives from key stakeholder groups including the Arts Council, neighborhood associations, business alliances, coalitions, and initiatives that would be instrumental in establishing the needs of the community.

Prepare Project Schedule

Issue Request for Information

Conduct Meeting with Arts Council

One-on-one Interviews with Key Stakeholders

Public Meeting 1: Conduct Kick Off and Vision Work

Session – Include the participation of the Arts Council, City, Key Stakeholders, and General Public.

- **The General Public** will be engaged during two community input meetings - once during the goal setting session and again to provide input on the draft plan. We will employ multiple techniques ranging from the traditional methods of workshops and meetings to nontraditional ideas such as social media, online meetings, and setting up at festivals and community events. Creative and interactive exercises will be incorporated into all meetings.
- **Public Engagement Tools & Techniques** – Effective outreach educates citizens on how they can be involved in developing plan outcomes and encourages participation. All project communications should explain the importance of the plan and make the overall planning process clearer. Some public engagement tools and techniques that may be used include:
 1. **On-line Survey** – Online surveys provide an opportunity to reach a wide range of citizens for input and visioning. To reach senior populations, who may not have easy access to computers, we may also
 2. **PR and Marketing** – We will work closely with the Arts Council and City to distribute project materials, PR and marketing. This may include press releases, advertisements, flyers, postcards, and other community announcements.
 3. **Festivals and Community Events** - To reach as many community members as possible, we have found success in attending existing community events and festivals to promote the project and gather community input, in an exciting and informal environment. We'd like to incorporate our community outreach by linking up with an upcoming festival or event, such as the Peachtree Corners Festival
 4. **Social Media** – A Facebook page or Google Sites web page may be established to serve as the hub of information and outreach.
 5. **Tactical Urbanism** – A tactical urbanism event stimulates proposed physical changes using temporary means such as marking off an arts walk with spray chalk and sculptures, or installing tables and chairs to stimulate outdoor dining. This activity may be incorporated into, or take the place of, a public meeting to showcase how particular plan recommendations might be implemented.

2. Market Analysis

Noell Consulting Group will lead the market analysis, bringing national expertise on innovative cultural and arts centers. Analysis will include an examination of existing facilities, their performance, and gaps in the market demand not being met. A statistical demand model may be developed, built based on job growth as well as hotel room night demand/tourism with a structured capture analysis for the amount of events new facilities could capture. Additionally, Noell will identify resources the city may leverage, review relevant planning documents, and estimate future demand for specific types of art and culture.

3. Develop a Plan

Sizemore Group will lead the plan development with guidance from the Noell consulting, and working closely with the Arts Council, City and Community to create a unified arts and culture vision for Peachtree Corners.

PLAN – Develop a 20-year arts and culture master plan that combines successful planning principals, community input and the results of the market analysis.

Master Plan Session (1) – An interactive workshop with the Arts Council and Key Stakeholders. We will review options as developed by the Consultant Team and identify common themes. The following areas are explored during this session:

- Missions beyond aesthetics, including education, city identity, economic development
- Arts and culture activities and programming
- Place-making opportunities
- Potential funding, staffing and budgeting issues
- Possible locations, suitable for recommended projects
- Accessibility to arts and culture locations
- Health and wellness principles

Public Meeting 2: Master Plan Draft Preview Session – We will host an interactive workshop to present the draft master plan. Community members will be encouraged to help refine and strengthen concepts, via hands-on design sessions.

Master Plan Development – Consultant team will refine and develop the selected master plan.

4. Recommend Strategies for Implementing the Plan

Sizemore Group and Noell Consulting will work together to develop a realistic implementation plan. This will include:

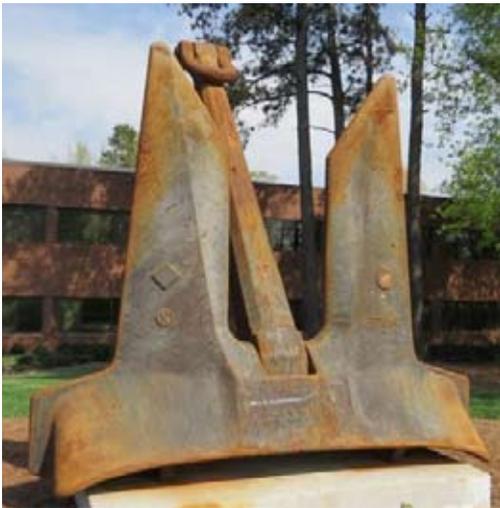
Action steps: short-range and long-range activities and next steps.

Work Plan: Identifying projects and organizational strategies

Funding Mechanisms: Creative approaches to project funding.

Rationale for strategies and methods: Documentation of recommendations and rationale

Case studies of successful strategies: Success stories from around the world will be documented and referenced

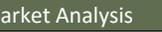


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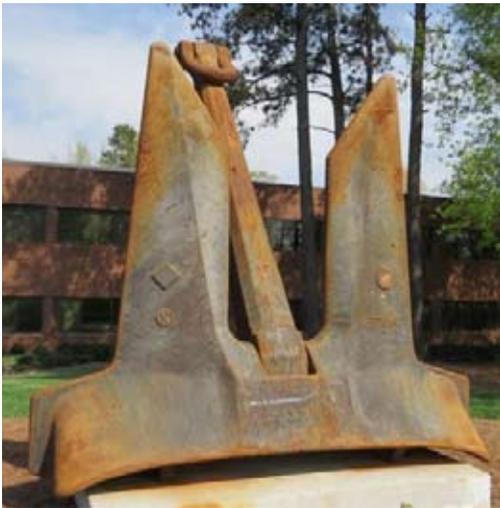
PROPOSED PROJECT TIMELINE

Include a timeline from anticipated start date of 9/1/16 to project completion. Identify current workload and time commitments to other projects.

Peachtree Corners Arts & Culture Master Plan Proposed Timeline

<i>Months</i>	1	2	3	4	5
1. Facilitate Public Participation	★  ★				
2. Market Analysis					
3. Develop a Plan					
4. Implementation Strategies					

Our team members are committed to completing this project on time and within budget. We will make necessary changes to ensure all team members are available for each task of this project.



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COMPARABLE EXPERIENCE

City of Riverdale Town Center

The image of the City of Riverdale is to be progressive with a new original architectural character by Sizemore Group. The Civic Center which includes a new City Hall, Community Center and the Amphitheater constitutes about 15 acres. The large recreation space doubles as a performance space for 1,000 people. A large divisible meeting space spills out onto an elevated terrace. The Community Center and City Hall are the edges of an amphitheater with an interactive fountain. **AWARD:** Riverdale Town Center has received the following awards:

- AIA Georgia Merit Design Award, 2013
- Brick in Architecture Awards, Brick Industry Association, Silver, 2013



City of Duluth Town Center

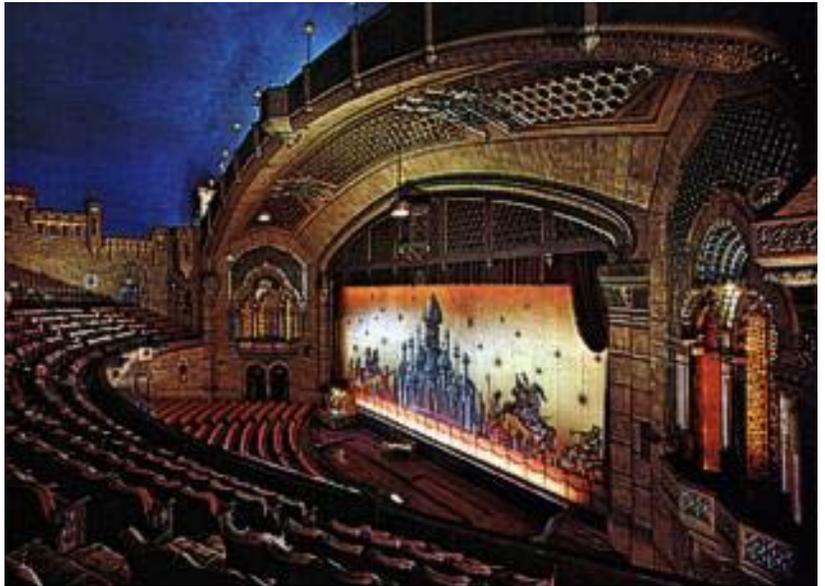
Nestled in Gwinnett County in Northeast Georgia, Duluth was experiencing the economic benefits due to its close proximity to the thriving metropolis of Atlanta. However, with its downtown virtually extinct, Duluth was in dire need of an identity. Sizemore Group was hired to Master Plan and Design a new Town Center that included a new Amphitheater, City Hall and Law Enforcement Facility. The Pavilion was designed for community events, concerts and theater productions. Two community rooms flank the stage and provide conditional space for a wide variety of events. The upstairs is rented for private events to help generate revenue. In addition, the stage is sized to accommodate a 50-member orchestra. The Amphitheater seats 1,500 persons, while the Town Green supports up to a crowd of 15,000. **AWARD:** Received the Great Community Place Award from the 8th Urban Parks Conference, New York City, 2003.

PUBLIC ENGAGEMENT STRATEGY: A Community Design Charrette where City Council Members grilled hot dogs and hamburgers and provided drinks, creating a community festival where citizens could freely give input.



Fox Theater

The Fox Theater needed a renovation in keeping with the historic preservation status and unique decor. The Theater received museum status, which is the highest level of preservation status awarded in the country. Areas involved in the renovation included the Mezzanine and Concession Areas, and the existing exit stairs at the Egyptian Ballroom level to meet fire code requirements.



Shakespeare Tavern

The project consisted of re-designing two nineteenth century structures to support a Shakespearean stage and audience configuration. Sizemore Group then redesigned the existing facade on Peachtree Street to create a new identity for the New American Shakespeare Tavern. The design and detailing evoke an Elizabethan streetscape, complete with a “mini-version” of the Globe Theatre in London, despite the fact that modern materials were used to meet the requirements of the current building and fire code.

This repertory company is the only American company to have ever been invited and performed in the Globe Theater in London.



Medline – Public Engagement

The Medline LCI study area totals 520 acres in unincorporated DeKalb County, and is characterized by major regional corridors flanked by commercial and vacant properties. This study seeks to develop a model Wellness District, which enhances the long term economic viability of the area, building on the medical and ethnic/cultural markets, while creating healthy, well-connected spaces from underutilized land, streets, and streams.

AWARD: Outstanding Health Planning, Georgia Planning Association, 2015.

PUBLIC ENGAGEMENT STRATEGIES included a half day design workshop at a local Indian restaurant, the Cultural Center Tactical Urbanism Demonstrations to show public greenspace - recreation and perform ace sizes, and a bike ride to show new bike connectivity recommendations.



Stonecrest Mall – Public Engagement

The Stonecrest LCI included the study of a 2,500 acre area, which is adjacent to I-20 and includes the Mall at Stonecrest. The study goal was to provide a vibrant, high density mixed use regional center near the expressway with less dense mixed use nodes to the south that respect the rural and historic character of the area.

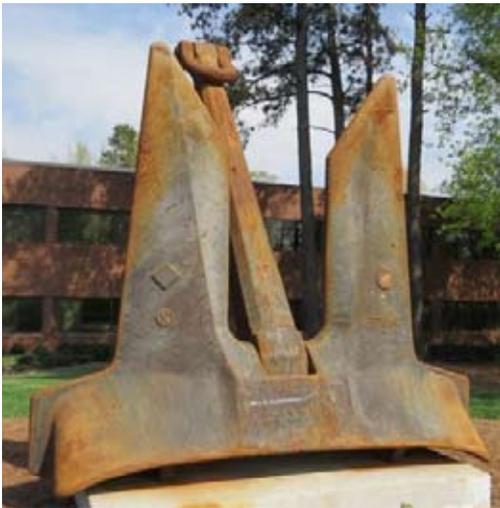
AWARD: Outstanding Planning Process, Georgia Planning Association 2014

PUBLIC ENGAGEMENT STRATEGIES included a design charrette in the middle of Stonecrest Mall, the heart of the community, and tours of before / after renderings of recommendations at key locations.



Historic Oakland Cemetery Event Space Market Analysis

NCG worked with the Oakland Foundation to examine market potential for converting a historic greenhouse into a unique event space for cultural events and celebrations. Analysis included an examination of existing facilities in Atlanta, their performance, and gaps in the market demand not being met. A statistical demand model was built based on job growth as well as hotel room night demand/ tourism with a structured capture analysis for the amount of events the new facility could capture.



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FEE PROPOSAL

	COST
1. Facilitate Public Participation	\$13,500
2. Market Analysis	\$15,000
3. Develop a Plan	\$20,000
4. Implementation Strategies	\$10,000
Total	\$58,500

Action Item

Agreement with GDOT
to implement Grant for
Multi-Use Trail System

Diana Wheeler



Memo

TO: Mayor and Council

FROM: Diana Wheeler, Community Development Director

DATE: October 18, 2016

SUBJECT: Consideration of an agreement with GDOT to implement a grant awarded by the ARC to perform studies related to the Multi-Use Trail System

In March, 2015, Council adopted Resolution 2015-03-39 (attached) which authorized an application to the ARC for federal grant monies to help with the design and construction of the Multi-Use Trail. The City's grant application was subsequently approved and ARC awarded Peachtree Corners \$120,000 (\$150,000 total when combined with the City's 20% [\$30,000] match). The money will be used to conduct a 'limited scope study' (environmental impact assessment, historical resources, etc.) that is required in order to apply for and obtain federal funds to use for trail design and construction. The next step in the study process is the approval of the Project Framework Agreement (PFA) with GDOT which will authorize the expenditures of the \$120,000 in federal funds along with \$30,000 in City funds.

Although it didn't suit the City's timeline to wait on this grant in order to get started with the trail project, there are still many parts of the trail system that will need to be designed and constructed. As soon as the studies authorized by this grant are completed, the trail project will become eligible for federal design and construction funding. It is Staff's intent to apply for this money in the first available funding cycle after the studies are completed.

Staff is coordinating with one of our GDOT Certified On-Call Consultants to obtain a schedule for the critical path items, including concept development, environmental assessments, design and GDOT's approval.

Recommendation

Approve the Project Framework Agreement with GDOT and authorize the Mayor to sign the documents.

**RESOLUTION OF THE CITY OF PEACHTREE CORNERS, GEORGIA IN SUPPORT OF
AN APPLICATION TO THE ATLANTA REGIONAL COMMISSION REQUESTING
GRANT FUNDING TO DEVELOP THE TOWN CENTER PEDESTRIAN AND BICYCLE
PATH PLAN PROJECT**

WHEREAS, the City of Peachtree Corners has adopted a Comprehensive Plan and a Livable Centers Initiative Plan recommending the development of a detailed Town Center Pedestrian and Bicycle Path plan; and

WHEREAS, the City of Peachtree Corners, Georgia wishes to commence the design of the Town Center Pedestrian and Bicycle Path; and

WHEREAS, the construction of the Town Center Pedestrian and Bicycle Path system is a vital element in the implementation of the Town Center Livable Centers Initiative Study and the City's Comprehensive Plan;

NOW THEREFORE BE IT RESOLVED by the Mayor and City Council of the City of Peachtree Corners, Georgia, that the City Council supports the City of Peachtree Corners' application to the Atlanta Regional Commission for a grant through the Livable Center Initiative program to implement the Town Center Pedestrian and Bicycle Path Plan. And, further be it resolved that the City of Peachtree Corners will provide the required 20% match for this project should grant funds be awarded.

RESOLVED this 17th day of March, 2015.

APPROVED:

Mike Mason
Mike Mason, Mayor

ATTESTED BY CITY CLERK:

Kym Chereck
Kym Chereck



