



DRAFT Limited Scope Project Concept Report

Project Type:	Enhancement	P.I. Number:	N/A
GDOT District:	1	County:	Gwinnett
Federal Route Number:	N/A	State Route Number:	N/A
Project Number:	N/A		

The Peachtree Corners Crooked Creek Multi-Use Trail includes approximately 2.5 miles of shared-use path beginning at Spalding Drive and extends to the intersection of Holcomb Bridge Road / Peachtree Parkway adjacent to Crooked Creek.

Submitted for approval:

_____ Lauren Leary, CPL Architects, Engineers, Landscape Architect and Surveyor, (P.C)	_____ Date
_____ Greg Ramsey, City of Peachtree Corners	_____ Date
_____ State Program Delivery Administrator	_____ Date
_____ GDOT Project Manager	_____ Date

Recommendation for approval:

_____ State Environmental Administrator	_____ Date
_____ State Traffic Engineer	_____ Date
_____ District Engineer	_____ Date

- MPO Area: This project is consistent with the MPO adopted Regional Transportation Plan (RTP)/Long Range Transportation Plan (LRTP).
- Rural Area: This project is consistent with the goals outlined in the Statewide Transportation Plan (SWTP) and/or is included in the State Transportation Improvement Program (STIP).

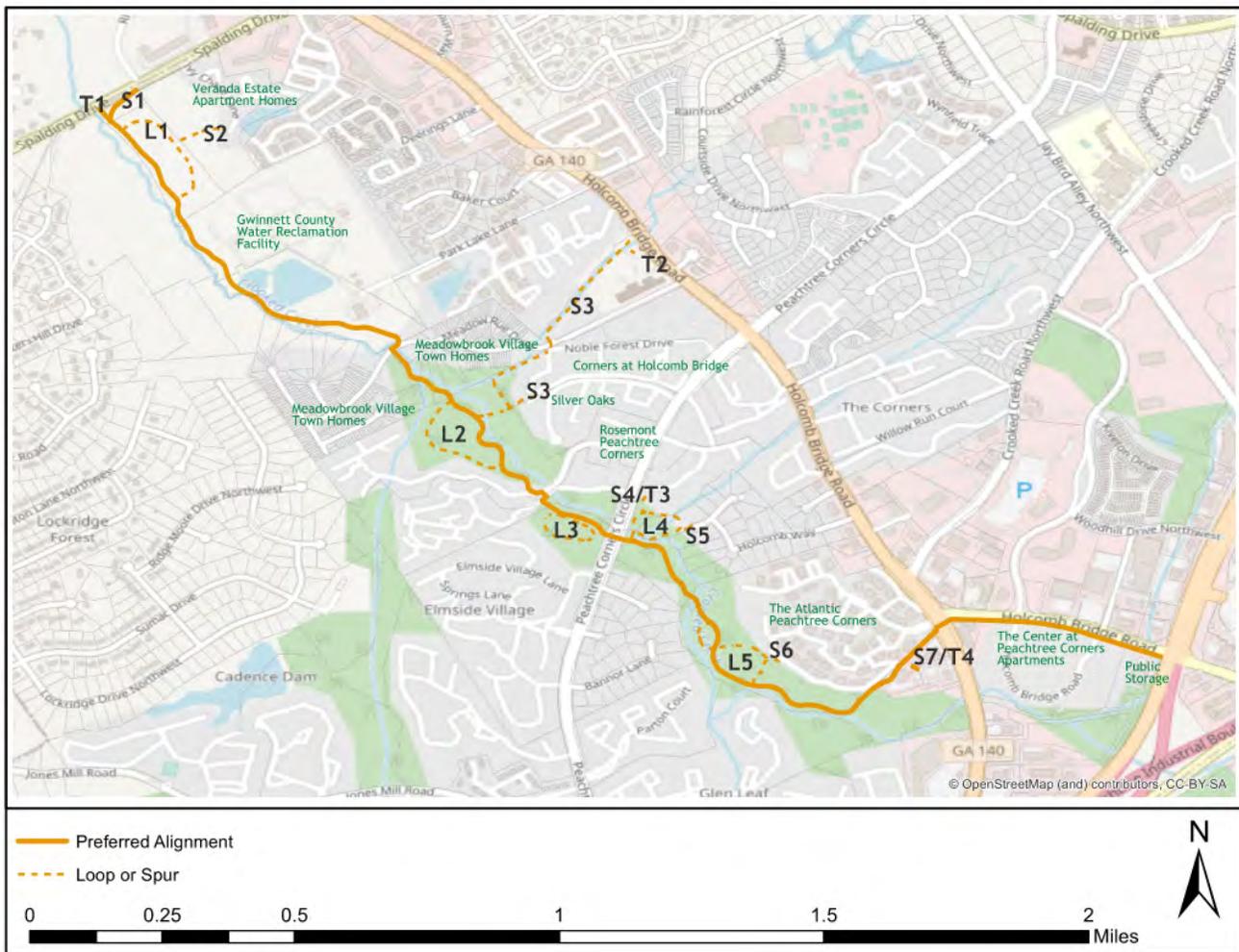
_____ State Transportation Planning Administrator	_____ Date
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Approval:

Concur: _____
GDOT Director of Engineering _____
Date

Approve: _____
GDOT Chief Engineer _____
Date

PROJECT LOCATION MAP



The summary table below lists the alignment, trailheads, loops, and spurs.

Alignment, Trailheads, Loops, and Spurs	Description
Trail Alignment	Spalding Drive - Meadow Rue Drive - Peachtree Corners Circle - Jimmy Carter Boulevard - Holcomb Bridge Road (With a Crossing at the Signalized Intersection) - Peachtree Parkway
T1	Trailhead close to Spalding Drive / Crooked Creek
Spur 1	Connection to Spalding Drive at Street Level
Loop 1, Spur 2	Wetland Loop with Connection to Veranda Estates Neighborhood
Loop 2	Floodplain Loop
Spur 3	Connections to (1) trailhead at Landmark Church and (2) Highland Corners and Silver Oaks Apartment
T2	Trailhead at the Landmark Church Parking Lot
Loop 4, Spur 4, T3, Spur 5	Boardwalk with Connection to (1) Apple Valley Condos and Potential Trailhead (T3) and (2) McEachern
Loop 5, Spur 6	Wetland/Floodplain Loop with Connection to The Atlantic Apartment Complex
Spur 7, T4	Connection to Trailhead (T4) at Mazzy's off of Jimmy Carter Boulevard from the Preferred Alignment

See the *Description of the proposed project* under **DESIGN AND STRUCTURAL** for additional information.

PLANNING & BACKGROUND DATA

Prepared By: CPL Date: 9/30/2020

Project Justification Statement:

This Project Justification Statement was prepared by Clark Patterson Engineers, Surveyors and Architects, P.C. on September 18, 2020.

The Peachtree Corners' Crooked Creek Multi-Use Trail Concept and Feasibility Study was ranked as one of the most popular and prioritized capital projects during the Holcomb Bridge Corridor Study and the City's Comprehensive Transportation Plan. It was also included in the 2015 Livable Center Initiative (LCI) Study Update, the Gwinnett County Greenways Plan, and the Technology Park Trail Plan. This project is also consistent with regional goals and objectives laid out in the Atlanta Regional Commission's 2040 Regional Transportation Plan (2019), Congestion Management Air Quality (CMAQ) initiatives, and the Walk-Bike-Thrive campaign which envisions the expansion of trails across the Atlanta Region. The Crooked Creek Multi-Use Trail Concept and Feasibility Study is supported by the Atlanta Regional Commission's Regional Transportation Planning Study Program.

Existing Conditions:

The multi-use trail is proposed along Crooked Creek and is currently undeveloped from Spalding Drive to the intersection of Jimmy Carter Boulevard and Holcomb Bridge Road with a proposed at grade crossing at Peachtree Corners Circle. Peachtree Corners Circle is a 4 lane divided highway with a 20' raised median at the proposed crossing location. From Jimmy Carter Boulevard, there is an existing 4-5' sidewalk on the south side of the roadway along a 5-lane section of Holcomb Bridge Road until the project terminates at Peachtree Parkway.

Other projects in the area:

- PI0012749 – Spalding Drive @ 4 Loc – Off-system safety improvements
- PI0016615 – SR 140 @ CR 1955/Spalding Drive
- PI0017195 – SR 141 CONN

MPO: MPO Atlanta Regional Commission (ARC)

TIP #: N/A

Congressional District(s): 7

Federal Oversight: PoDI Exempt State Funded Other

Projected Traffic: 24 HR T: N/A % Current Year (20ww): N/A

Open Year (20xx): N/A Design Year (20yy): N/A

Traffic Projections Performed by: N/A

Date approved by the GDOT Office of Planning: N/A

AASHTO Functional Classification (Mainline): Local Road and Street

AASHTO Context Classification (Mainline): Suburban

AASHTO Project Type (Mainline): New Construction

Is the project located on a NHS roadway? No Yes

Complete Streets - Bicycle, Pedestrian, and/or Transit Standards Warrants:

Warrants met: None Bicycle Pedestrian Transit

Bicycle Warrants (Standard) 2 and 4

Pedestrian Warrants (Standard) 1 and 4

Transit Warrant (Standard) 1 and 2

Pavement Evaluation and Recommendations

Initial Pavement Evaluation Summary Report Required? No Yes

Feasible Pavement Alternatives: HMA PCC HMA & PCC

PCC will be used for the proposed multi-use trail

Is the project located on a Special Roadway or Network? No Yes

Is the project located on or intersect an RTOP corridor? No Yes

This project crosses SR 140 Holcomb Bridge Rd @ Jimmy Carter Blvd

Is Federal Aviation Administration coordination anticipated? No Yes

This project is located 5.5 miles from DeKalb-Peachtree Airport

DESIGN AND STRUCTURAL

Description of the proposed project:

A parking area located off Spalding Drive will function as the northernmost trailhead (T1) of the Crooked Creek Multi-Use Trail. Visitors will be able to access T1 from Spalding Drive or via Spur 1 (S1) located at an existing signalized intersection with River Exchange Drive that connects into the City of Sandy Springs Crooked Creek Trail and trailhead parking. The trailhead T1 is the northern most entrance point for this section of the multi-use trail.

South of Spalding Drive, the multi-use trail traverses wetlands and is parallel to the Creek on the eastern side. Prior to reaching the Gwinnett County Crooked Creek Water Reclamation Facility (WRF), maps and signage will provide directions to Loop 1 (L1). In addition to providing connection to Veranda Estates through use of Spur 2 (S2), the loop can function as:

- Location with natural wetland views, shaded benches for sitting, and trash bins for waste disposal;
- A place to wait for members of one's group who may have forgotten an item in the car;
- Route featuring educational signage on topics such as bird watching, trail design, or city history.

Given the wetlands/floodplains in this area, it is most likely that this northern portion of the preferred segment as well as S1, L1, and S2 are concrete bridge sections. Such sections are commonly used in floodplain areas to minimize interference with natural water rise or sensitive habitats.

After passing the Water Reclamation Facility on the western side, the preferred route will continue to gently meander south, enhanced by changing views that support engagement with one's surroundings. The trail will cross Meadow Rue Drive at street level and also cross to the western side of the Creek.

South of the Meadow Rue community, the multi-use trail will open to additional floodplain areas currently hidden behind two multifamily communities (i.e., Corners at Holcomb Bridge, Silver Oaks, and Rosemont Peachtree Corners). The depth of these multifamily tracts allows for the construction of two additional loops (L2, L3) and another spur (S3) with limited impact on community privacy and residential character. Loops 2 and 3 may be narrower trail sections on bridge or boardwalk over wetlands. These areas provide opportunity for lengthening the trail and also allowing users to experience their natural surroundings. S3 will connect to a second trailhead (T2) at the Landmark Church parking lot located on Holcomb Bridge Road. Spur 3 provides access to the trail from the Church, multifamily complexes, and businesses along Holcomb Bridge Road. It also provides an alternative route for first responders to quickly reach interior sections of the Crooked Creek Trail. If so desired by property owners and residents, S3 could also provide direct access to The Corners at Holcomb Bridge Apartments and/or the Silver Oaks residential complex. After Loop 3 (L3), trail users will arrive at Peachtree Corners Circle. The preferred alignment has the trail crossing at-grade with a mid-block crossing, enhanced signage, and a larger pedestrian median for safety measures. Peachtree Corners Circle has sidewalks on both sides as well as numerous multifamily complexes in this section.

After crossing Peachtree Corners Circle, the multi-use trail enters an undeveloped tract approximately 5.3-acres in size. Trail users may access the preferred route at this point via a trailhead (T3) proposed in the vicinity of Apple Valley Condominiums. Loop 4 (L4) is a proposed alternative which crosses over Crooked Creek with a trail extension. Two spurs (S4, S5) stem from Loop 4 and can guide residents from Hawthorne Terrace and McEachern Way communities to the path.

After traversing the full length of the undeveloped tract, the preferred route will cross Crooked Creek and remain on its eastern banks. The preferred route will then traverse undeveloped floodplain areas hidden behind The Atlantic multifamily complex. At approximately 53-acres in size, this multifamily tract is the largest in the system, offering

sufficient land area to create Loop 5 (L5) – the final recommended loop in network. Depending on property owner and resident feedback, L5 can be designed to provide direct access to the rear of the apartment complex via use of Spur 6 (S6).

Upon reaching the southern property line belonging to The Atlantic, the preferred route will head north-west along the rear property line shared by three commercial tracts. Visitors seeking to exit the system at this point may do so using Spur 7 (S7). This spur will lead walkers and bicyclists to the parking lot at Mazzy’s Sports Bar & Grill, which will function as the southernmost trailhead of the system (T4). Those persons who bypass S7 will exit onto sidewalks located along the edge of Jimmy Carter Boulevard. These sidewalks can be followed north to the existing signalized intersection with Holcomb Bridge Road to gain access to the commercial tracts on the opposite side of the roadway.

After crossing, the preferred route will continue along the edge of Holcomb Bridge Road framed by The Centre at Peachtree Corners Apartments. The preferred route will end upon reaching the intersection of Holcomb Bridge Road / Peachtree Parkway.

Major Structures:

Structure	Existing	Proposed
Bridge ID # P1	N/A	Bridge is 50-ft long and 10-ft wide (Typical Section #3)
Bridge ID # P2	N/A	Bridge is 30-ft long and 10-ft wide (Typical Section #3)
Bridge ID # S3	N/A	Bridge is 30-ft long and 8-ft wide (Typical Section #3)
Bridge ID # L4	N/A	Bridge is 100-ft long and 8-ft wide (Typical Section #3)
Bridge ID # P3	N/A	Bridge is 130-ft long and 10-ft wide (Typical Section #3)
Bridge ID # L5	N/A	Bridge is 45-ft long and 8-ft wide (Typical Section #3)
Bridge ID # S6	N/A	Bridge is 30-ft long and 8-ft wide (Typical Section #3)
Bridge ID # P4	N/A	Bridge is 45-ft long and 10-ft wide (Typical Section #3)
Boardwalk – Spur 1	N/A	Boardwalk is 390-ft long and 8-ft wide (Typical Section #2)
Boardwalk – Spur 2	N/A	Boardwalk is 450-ft long and 8-ft wide (Typical Section #2)
Boardwalk – Loop 1	N/A	Boardwalk is 1225-ft long and 8-ft wide (Typical Section #2)
Boardwalk – Mainline 1	N/A	Boardwalk is 1105-ft long and 10-ft wide (Typical Section #2)
Boardwalk – Loop 2	N/A	Boardwalk is 1160-ft long and 8-ft wide (Typical Section #2)
Boardwalk – Loop 3	N/A	Boardwalk is 1100-ft long and 8-ft wide (Typical Section #2)
Boardwalk – Mainline 2	N/A	Boardwalk is 410-ft long and 10-ft wide (Typical Section #2)
Boardwalk – Loop 5	N/A	Boardwalk is 220-ft long and 8-ft wide (Typical Section #2)

Accelerated Bridge Construction (ABC) techniques anticipated: No Yes

Mainline Design Features:

Crooked Creek Multi-Use Trail		Functional Classification: <i>Local Road and Street</i>	
Feature	Existing	*Policy	Proposed
Typical Section:			
- Trail Width (-ft)	N/A	10'-14'	10'
- Shoulder Width (-ft)	N/A	2'-5'	2'
- Outside Shoulder Slope	N/A	6:1	6:1
Design Speed (mph)	N/A	18 MPH	18 MPH
Minimum Horizontal Curve Radius (-ft)	N/A	60'	60'
Maximum Superelevation Rate (%)	N/A	2%	2%
Maximum Grade (%) (New Locations)	N/A	5%	5%
Maximum Grade (%) (Holcomb Bridge Road)	Existing Grade	Roadway Grade	Existing Grade
Design Vehicle	N/A		Bicycle
Pavement Type	N/A		Concrete

**According to current GDOT Design Policy and AASHTO Guide for Development of Bicycle Facilities if applicable*

Design Exceptions/Design Variances to FHWA or GDOT Controlling Criteria anticipated: No

Design Variances to GDOT Standard Criteria anticipated: No

Lighting Required: No Yes

Lighting is not required, but pedestrian lighting along the multi-use trail is proposed.

Off-site Detours Anticipated: No Undetermined Yes

Transportation Management Plan [TMP] Required: No Yes

If Yes: Project classified as: Non-Significant

TMP Components Anticipated: TTC

INTERCHANGES AND INTERSECTIONS

Interchanges/Major Intersections: SR 140 Holcomb Bridge Rd at Jimmy Carter Blvd

Intersection Control Evaluation (ICE) Required: No Yes

Roundabout Concept Validation Required: No Yes Completed *Date*

UTILITY AND PROPERTY

Railroad Involvement: N/A

Utility Involvements: The list below are companies that have utilities in Gwinnett County, they should be vetted through utilities coordination and/or a SUE investigation to determine if they have facilities within the project limits.

- AT&T
- CenturyLink
- Charter Communications
- Colonial Pipeline
- Comcast
- Crown Castle
- Fiberlight, LLC
- Georgia Power Company
- Georgia Transmission Corporation
- Gwinnett County - DWR
- Jackson EMC
- MEAG Power
- North GA Network Cooperative, Incp
- Plantation Pipeline Company
- Southern Company Gas
- Unite Fiber Networks
- Verizon Wireline Network
- Walton EMC
- Williams Natural Gas
- Windstream Communications
- Zayo Group

SUE Required: No Yes

Public Interest Determination Policy and Procedure recommended: No Yes

Right-of-Way (ROW): Existing width: N/A. Proposed width: 30-60ft.

Required Right-of-Way anticipated: None Yes Undetermined

Easements anticipated: None Temporary Permanent * Utility Other

* Permanent easements include the right to place utilities.

Anticipated total number of impacted parcels:	27	
Displacements anticipated:	Businesses:	0
	Residences:	0
	Other:	0
Total Displacements:	0	

Location and Design approval: Not Required Required

Impacts to USACE property anticipated: No Yes Undetermined

ENVIRONMENTAL AND PERMITS

Anticipated Environmental Document: *NEPA ~ CE*

Level of Environmental Analysis:

- The environmental considerations noted below are based on preliminary desktop or screening level environmental analysis and are subject to revision after the completion of resource identification, delineation, and agency concurrence.
- The environmental considerations noted below are based on the completion of resource identification, delineation, and agency concurrence.

MS4 Permit Compliance – Is the project located in a MS4 area? No Yes

If yes, is the GDOT MS4 Permit anticipated to apply to all or part of this project? No Yes

Is Non-MS4 water quality mitigation anticipated? No Yes

Environmental Permits, Variances, Commitments, and Coordination anticipated: A Section 404 Regional Permit and Stream Buffer Variance are anticipated for the project.

Air Quality:

Is the project located in an Ozone Non-attainment area? No Yes

Because the project would not add additional lane capacity, it would have no impact on traffic volumes or vehicle mix and is therefore exempt from air quality analysis.

Is a Carbon Monoxide hotspot analysis required? No Yes

NEPA/GEPA Comments & Information: It is anticipated that environmental clearance for the project can be processed with a Categorical Exclusion (CE). A de minimis finding (no adverse effects) is anticipated for known cultural resources located along the project corridor. No adverse effects to federally protected species or designated critical habitat are anticipated. Because the project would not add capacity and is not considered a noise-generating project, no effects to air quality or existing noise levels are anticipated. In addition, the project is not anticipated to require a Section 4(f) evaluation. An Environmental Justice (EJ) analysis is anticipated due to the presence of minority and low-income populations present along the corridor.

Public Involvement: A Public Information Open House (PIOH) would be required for the project. Additional public outreach efforts, such as stakeholder meetings and discussions with multi-family complex owners and HOAs, are also anticipated.

COORDINATION, ACTIVITIES, RESPONSIBILITIES, AND COSTS

Constructability/Construction: No construction issues are anticipated at this time.

Project Meetings:

Stakeholder Outreach – Spring/Summer 2020

Project Kickoff Meeting:

Monthly Meetings

Stakeholder Summary Notes

Other coordination to date: N/A

Project Activity	Party Responsible for Performing Task(s)
Concept Development	Consultant firm
Design	Consultant firm
Right-of-Way Acquisition	City of Peachtree Corners
Utility Coordination (Preconstruction)	City of Peachtree Corners
Utility Relocation (Construction)	Utility Owners
Letting to Contract	City of Peachtree Corners
Construction Supervision	City of Peachtree Corners
Providing Material Pits	Contractor
Providing Detours	N/A
Environmental Studies, Documents, & Permits	Consultant firm
Environmental Mitigation	City of Peachtree Corners
Construction Inspection & Materials Testing	City of Peachtree Corners

Project Cost Estimate Summary and Funding Responsibilities:						
	PE Activities		ROW**	Reimbursable Utilities	CST*	Total Cost
	PE Funding	Section 404 Mitigation				
Date of Estimate:	9/15/2020	TBD	9/18/2020	TBD	9/17/2020	
Funded By:	City of Peachtree Corners					
Programmed Cost:	TBD		TBD	TBD	TBD	TBD
Estimated Cost:	\$1,390,000	TBD	\$7,998,040	TBD	\$12,789,000	\$20,787,040
Total Cost Difference:						TBD

*CST Cost includes: Construction, Engineering and Inspection, Contingencies and Liquid AC Cost Adjustment.

**Estimated ROW costs by design team.

ALTERNATIVES DISCUSSION

Alternative selection:

Preferred Alternative: A 10' concrete multi-use path from Spalding Drive to Peachtree Parkway including crossing Meadow Rue north of Crooked Creek, a mid-block crossing at Peachtree Corners Circle, connection at Holcomb Bridge Road and Jimmy Carter Boulevard and a sidewalk widening along Holcomb Bridge Road.			
Estimated Property Impacts:	27	Estimated Total Cost:	\$20,787,040
Estimated ROW Cost:	\$7,998,040	Estimated CST Time:	18 Months
Rationale: The preferred alternative follows Crooked Creek and allows for at-grade crossings at Meadow Rue Drive, Peachtree Corners Circle, and Holcomb Bridge Road. Environmental impacts will be minimized along a portion of the southern section due to the trail being located along the roadway rather than in a wetland/floodplain area.			

No-Build Alternative: The undeveloped areas would remain undeveloped.			
Estimated Property Impacts:	0	Estimated Total Cost:	\$0
Estimated ROW Cost:	\$0	Estimated CST Time:	0 Months
Rationale: The No-Build alternative does not address the goals established in the Peachtree Corners' Crooked Creek Multi-Use Trail Concept and Feasibility Study and other City, County, and Regional studies. Additionally, this alternative does not address accessibility needs for non-motorized transport in this section of the City.			

Alternative 1: A 10' concrete multi-use path from Spalding Drive to Peachtree Parkway including crossing Meadow Rue south of Crooked Creek, a mid-block crossing at Peachtree Corners Circle, connection at Holcomb Bridge Road and Jimmy Carter Boulevard and a sidewalk widening along Holcomb Bridge Road.			
Estimated Property Impacts:	26	Estimated Total Cost:	\$20,782,360
Estimated ROW Cost:	\$7,892,360	Estimated CST Time:	18 Months
Rationale: This alternative follows Crooked Creek and crosses Meadow Rue Drive in a different location than the preferred alternative. It allows for an at-grade crossing at Holcomb Bridge Road. Environmental impacts will be minimized along a portion of the southern section due to the trail being located along the roadway rather than in a wetland / floodplain area.			

Alternative 2: A 10' concrete multi-use path from Spalding Drive to Peachtree Parkway including crossing Meadow Rue north of Crooked Creek, a mid-block crossing at Peachtree Corners Circle, Jimmy Carter Boulevard crossing and a connection at Holcomb Bridge Road and Peachtree Parkway.			
Estimated Property Impacts:	29	Estimated Total Cost:	\$25,038,295
Estimated ROW Cost:	\$7,340,295	Estimated CST Time:	18 Months
Rationale: This alternative includes the southern alternative alignment with a below-grade crossing at Jimmy Carter Boulevard and an increased number of environmental impacts due to the trail being location in a wetland / floodplain section .			

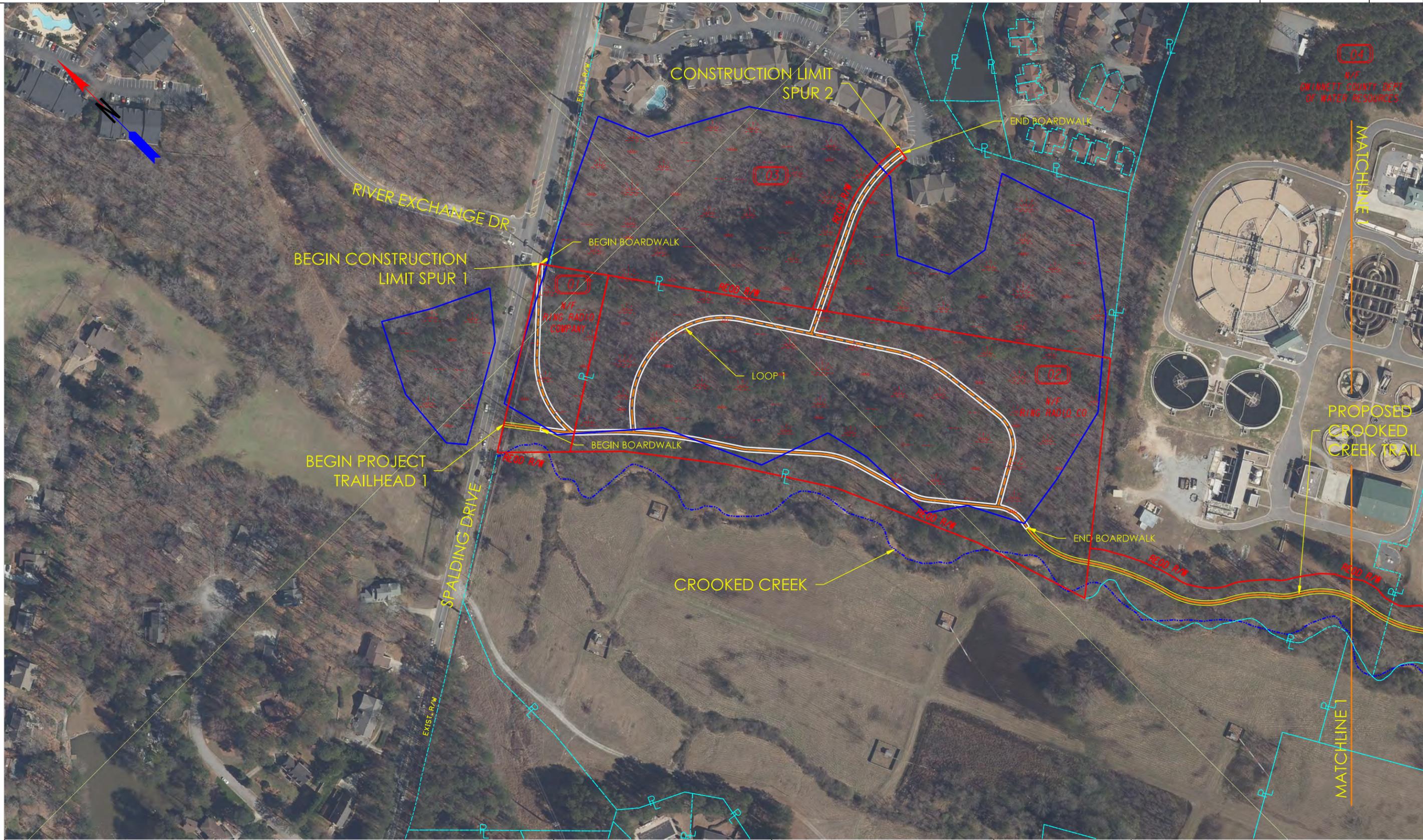
Alternative 3: A 10' concrete multi-use path from Spalding Drive to Peachtree Parkway including crossing Meadow Rue south of Crooked Creek, a mid-block crossing at Peachtree Corners Circle, Jimmy Carter Boulevard crossing and a connection at Holcomb Bridge Road and Peachtree Parkway.			
Estimated Property Impacts:	28	Estimated Total Cost:	\$24,952,615
Estimated ROW Cost:	\$7,234,315	Estimated CST Time:	18 Months
Rationale: This alternative includes the northern and southern alternative alignments. This alternative has a below-grade crossing at Jimmy Carter Boulevard and an increased number of environmental impacts due to the trail being location in a wetland / floodplain section.			

Comments: N/A

LIST OF ATTACHMENTS/SUPPORTING DATA

1. Concept Layout
2. Typical sections
3. Detailed Cost Estimates:
 - a. Construction including Engineering and Inspection and Contingencies
 - b. Revisions to Programmed Costs forms, & Liquid AC Cost Adjustment forms
 - c. Right-of-Way – Will need GDOT Pre-qualified Vendor to provide ROW estimate (designers estimate included for the purposes of this draft concept report)
 - d. Environmental Mitigation – Environmental consultant will need to provide this cost estimate, not included in this cost estimate.
 - e. Utilities – Utilities Coordination will be required to get these costs, not included in this draft concept report
4. Concept Utility Report
5. ICE Report – Likely needed for the intersection of Holcomb Bridge Rd and Jimmy Carter BLVD, not included in this draft concept report
6. MS4 Concept Report Summary
7. Meeting Minutes

Attachment 1: Concept Layout



04
N/F
WINNETT COUNTY DEPT
OF WATER RESOURCES

01
N/F
RING RADIO
COMPANY

02
N/F
RING RADIO CO

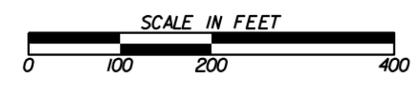
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PROPERTY AND EXISTING R/W LINE	
REQUIRED R/W LINE	
PREFERRED MAIN ALIGNMENT	
PROPOSED LOOPS, SPURS, & TRAILHEADS	
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	
EASEMENT FOR CONSTR OF DRIVES	



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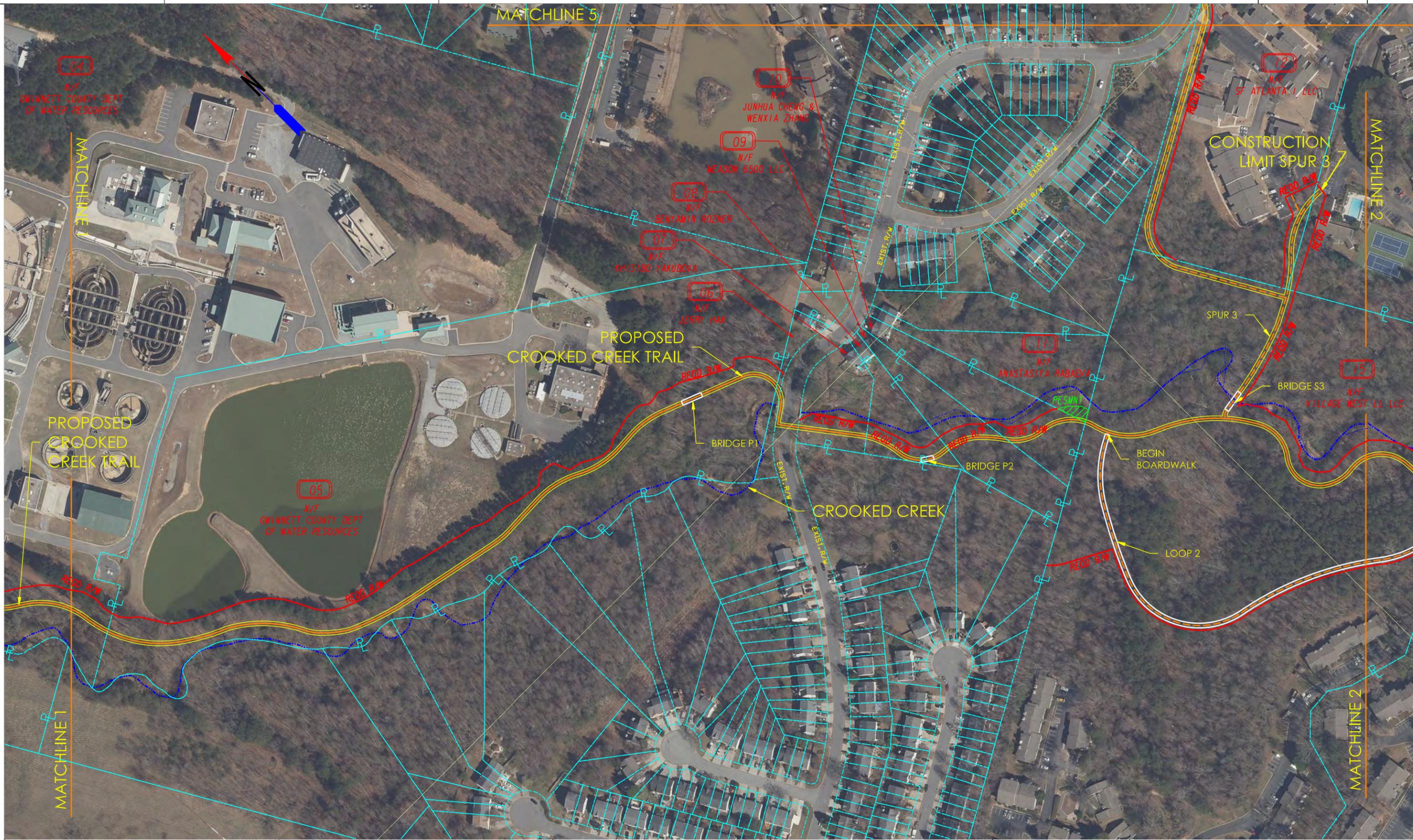
Clark Patterson Lee
ARCHITECTURE | ENGINEERING | PLANNING



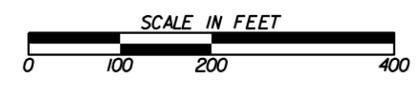
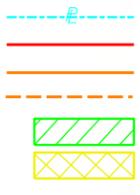
REVISION DATES	

DRAFT CONCEPT LAYOUT
CROOKED CREEK
MULTI-USE TRAIL

CHECKED:	DATE:	DRAWING No.
BACKCHECKED:	DATE:	SHEET 1 OF 6
CORRECTED:	DATE:	
VERIFIED:	DATE:	



PROPERTY AND EXISTING R/W LINE
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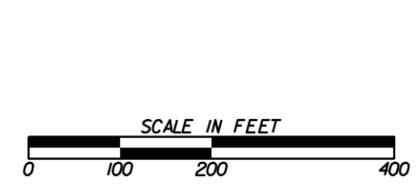
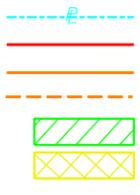


REVISION DATES	

DRAFT CONCEPT LAYOUT CROOKED CREEK MULTI-USE TRAIL			
CHECKED:	DATE:	DRAWING No.	
BACKCHECKED:	DATE:	SHEET 2 OF 6	
CORRECTED:	DATE:		
VERIFIED:	DATE:		



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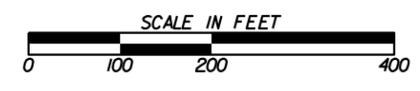
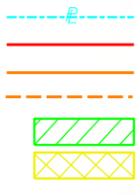


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DRAFT CONCEPT LAYOUT			
CROOKED CREEK			
MULTI-USE TRAIL			
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BACKCHECKED:		DATE:	
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VERIFIED:		DATE:	
DRAWING No.			SHEET 3 OF 6

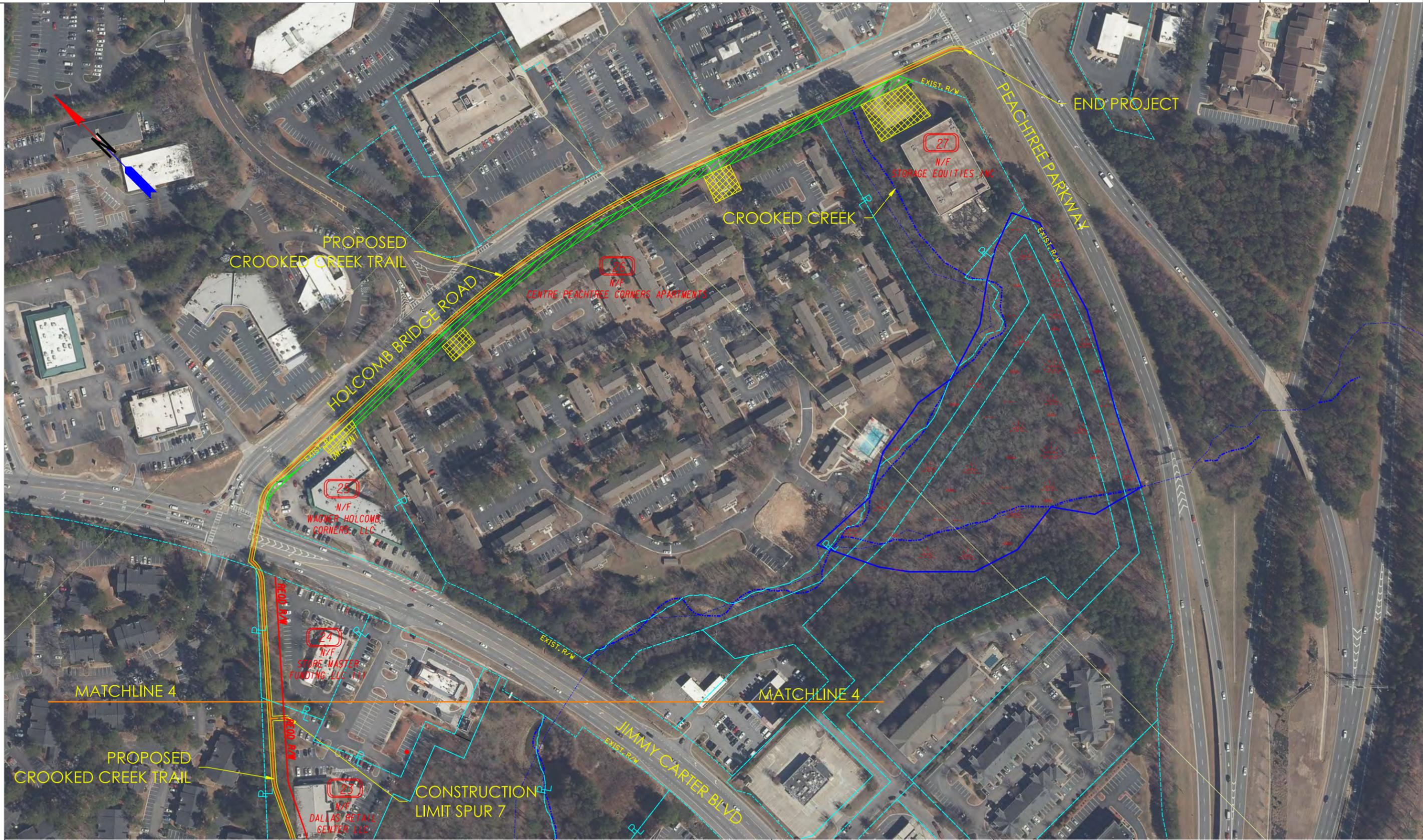


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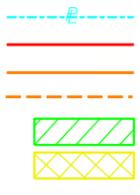


REVISION DATES	

DRAFT CONCEPT LAYOUT CROOKED CREEK MULTI-USE TRAIL			
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CORRECTED:	DATE:		
VERIFIED:	DATE:		

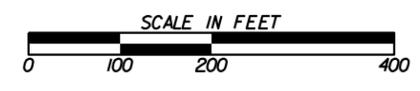


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Clark Patterson Lee
 ARCHITECTURE | ENGINEERING | PLANNING



REVISION DATES	

DRAFT CONCEPT LAYOUT
 CROOKED CREEK
 MULTI-USE TRAIL

CHECKED:	DATE:	DRAWING No.
BACKCHECKED:	DATE:	SHEET 5 OF 6
CORRECTED:	DATE:	
VERIFIED:	DATE:	

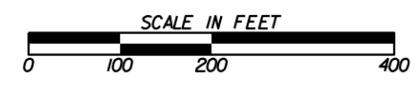


- PROPERTY AND EXISTING R/W LINE - - - - -
- REQUIRED R/W LINE ———
- PREFERRED MAIN ALIGNMENT ———
- PROPOSED LOOPS, SPURS, & TRAILHEADS ———
- EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES ▨▨▨▨▨
- EASEMENT FOR CONSTR OF DRIVES ▨▨▨▨▨



3011 SUTTON GATE DRIVE, SUITE 130
 SUWANEE, GEORGIA 30024
 TEL (800) 274-9000
 FAX (770) 831-9243
 www.clarkpatterson.com

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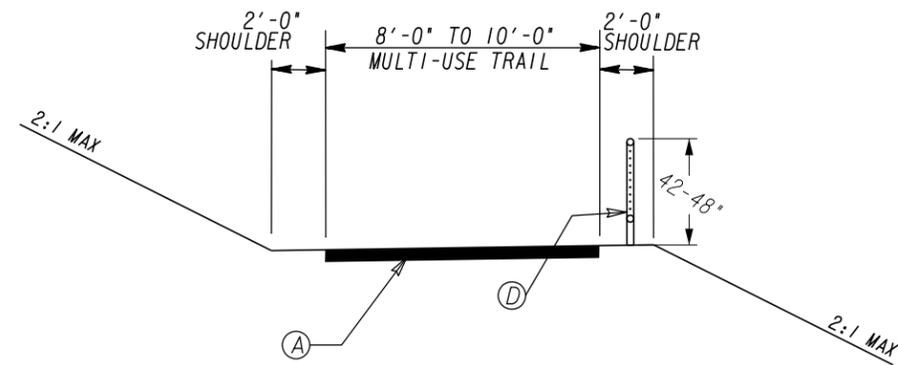


REVISION DATES	

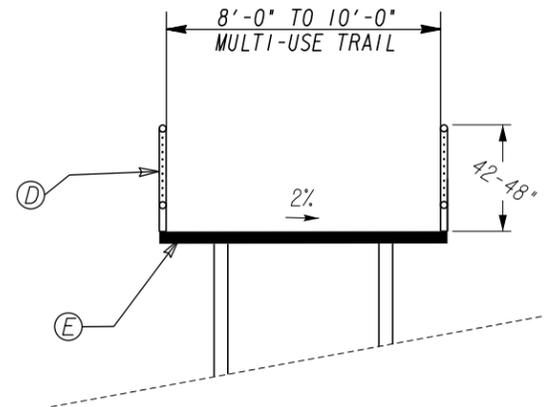
DRAFT CONCEPT LAYOUT
CROOKED CREEK
MULTI-USE TRAIL

CHECKED:	DATE:	DRAWING No. SHEET 6 OF 6
BACKCHECKED:	DATE:	
CORRECTED:	DATE:	
VERIFIED:	DATE:	

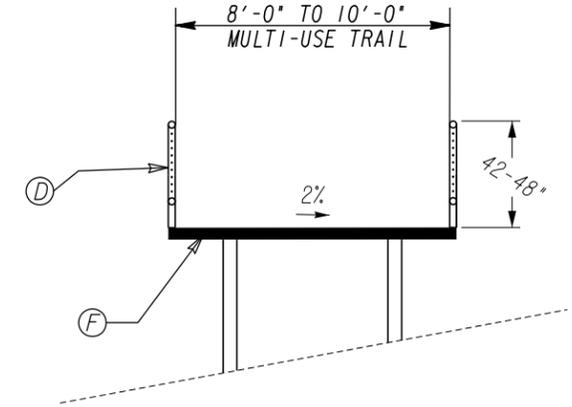
Attachment 2: Typical Sections



TYPICAL SECTION #1
OFFROAD MULTI-USE TRAIL SECTION



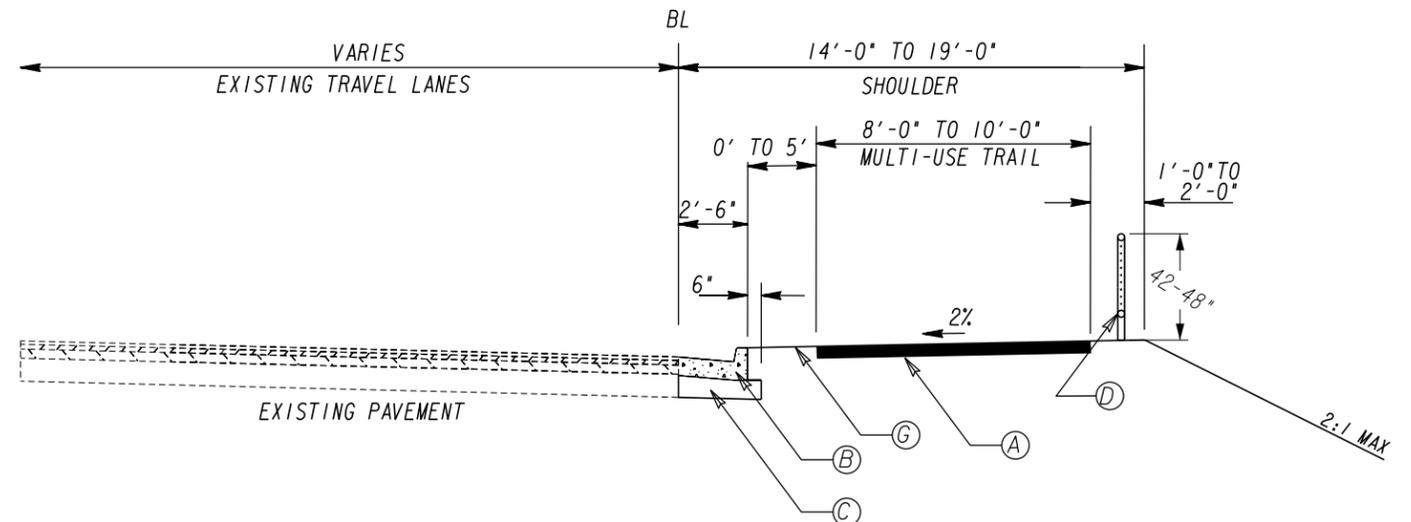
TYPICAL SECTION #2
BOARDWALK SECTION



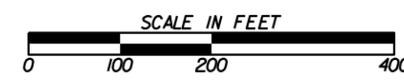
TYPICAL SECTION #3
BRIDGE SECTION

REQUIRED PAVEMENT FOR MULTI-USE TRAIL:

- (A) 6" CONCRETE SIDEWALK
- (B) 8"X30" CONC. CURB & GUTTER, GA. STD. 9032 B. TYPE 2
- (C) GRADED AGGREGATE BASE, 12"
- (D) GALVANIZED STEEL PIPE HANDRAIL
- (E) BOARDWALK DECK
- (F) BRIDGE DECK
- (G) SOD



TYPICAL SECTION #4
HOLCOMB BRIDGE ROAD
FROM JIMMY CARTER BLVD TO PEACHTREE PKWY



REVISION DATES	

DRAFT CONCEPT LAYOUT CROOKED CREEK MULTI-USE TRAIL			
CHECKED:		DATE:	
BACKCHECKED:		DATE:	
CORRECTED:		DATE:	
VERIFIED:		DATE:	
DRAWING No.			TYP5

Attachment 3: Detailed Cost Estimates

Interoffice Memo

FILE

PI NUMBER	TBD	PROJECT DESCRIPTION	Peachtree Corners Crooked Creek Multi-Use Trail Project
OFFICE	Office of Program Delivery		
DATE	Wednesday, September 30, 2020		

From: State Program delivery Administrator

To: Erik Rohde, P.E., State Project Review Engineer
via email Mailbox: CostEstimatesandUpdates@dot.ga.gov

Subject: REVISIONS TO PROGRAMMED COSTS

Project Manager:	TBD
Management Let Date:	TBD
Management Right of Way Date:	TBD

Cost Estimate Review Iteration

Date of Submittal #1	
Date of Submittal #2	
Date of Submittal #3	

Summary of Programmed Costs and Proposed Revised Costs:

Estimate Type	Cost Estimate Amounts (T-Pro Without Inflation)	Last Estimate Date	Revised Cost Estimate
CONSTRUCTION	TBD	N/A	\$16,114,140.00
RIGHT OF WAY	TBD	N/A	\$7,998,040.00
UTILITIES	TBD	N/A	

Explanation for Cost Change and Contingency Justification:

The cost estimate for the Peachtree Corners Greenway is the first construction cost estimate created using high level analysis for the purposes of generating a construction estimate in the concept project phase. A contingency of 20% is used, no utility estimate is provided and the ROW cost estimate is provided by the designer and will need to be replaced with an estimate provided by a GDOT Pre-qualified vendor.

Attachments:

None, an AASHTOWare printout with construction items, a ROW cost estimate and a utility cost estimate will need to be attached prior to submission to GDOT for concept approval.

Design Phase Leader Validation of Final QC/QA for Construction Cost Estimate Used In This Revision to Programmed Costs:

Consultant Company or GDOT Design Office:	Clark Patterson Lee
---	---------------------

Printed Name:	Olivia Lobban, P.E.
---------------	---------------------

Title:	Transportation Engineer
--------	-------------------------

Signature:	
------------	--

Date:	30-Sep-20
-------	-----------

FOR PROJECTS WITH A LOCAL SPONSOR

If the project has a local sponsor, the project manager should ensure that the local authority completes the following validation indicating that it has reviewed the construction cost estimate and whether it is in concurrence with the construction costs presented.

Please select the appropriate validation below upon review of the cost estimate:

I acknowledge that I have reviewed the project construction cost estimate and concur with the costs presented.

I acknowledge that I have reviewed the project construction cost estimate but do not concur with the costs presented.

Please provide an explanation for non-concurrence.	
--	--

Local Authority Name and Title:	Greg Ramsey, City of Peachtree Corners
---------------------------------	--

Local Authority Signature:	
----------------------------	--

Date:	
-------	--

Cost Estimate Worksheet:

CONSTRUCTION COST ESTIMATE (Required base estimate entered from CES and should not include E&I). →										A	\$ 12,789,000.00
ENGINEERING AND INSPECTION (The default E&I percentage is 5.0%, but may be adjusted per project scope.) →										D	\$ 639,450.00
Construction Cost		E&I Percentage		E&I Cost							
B		C		D = B x C							
\$ 12,789,000.00		5%		\$ 639,450.00							
CONTINGENCY (Refer to the Risk and Contingencies Table included in GDOT Policy 3A-9 Cost Estimating Purpose) →										I	\$ 2,685,690.00
Construction Cost		E&I Cost		Construction + E&I		Contingency Percentage		Contingency Cost			
E		F		G = E + F		H		I = G x H			
\$ 12,789,000.00		\$ 639,450.00		\$ 13,428,450.00		20%		\$ 2,685,690.00			
ASPHALT FUEL PRICE ADJUSTMENT (Leave blank if not applicable) →										Q	\$ -
Date											
Regular Unleaded											
Diesel											
Liquid AC											
Liquid AC											
<p>Current Asphalt Fuel Index Prices can be found at the link below: http://www.dot.ga.gov/PS/Materials/AsphaltFuelIndex</p>											
		Tons	Percentage of Asphaltic Concrete	Tons of Asphaltic Concrete	Total Monthly Tonnage of Asphalt Cement (TMT)	Monthly Asphalt Cement Price month project let (APL)	Max. Cap	Monthly Asphalt Cement Price month placed (APM)	Price Adjustment (PA)		
	Description	J	K	L = J x K	M = Sum of Columns L, T & W	N	O	P = (N x O) + N	Q = [(P - N) / N] x M x N		
	Leveling				0.00 TN	\$.00/ TON	60%				
	Patching										
	9.5 mm SP										
	12.5 OGFC										
	12.5 PEM										
	12.5 mm SP										
	19 mm SP										
	25 mm SP										
	Bituminous Tack Coat	Tack Coat	GL/TN	Tons							
	Description	R	S	T = R/S							
	Tack Coat		232.8234 GL/TN								
	Bituminous Tack Coat (Surface Treatment)	SY	GL/SY	TN	W = (U x V) / (232.8234 GL/TN)						
	Description	U	V								
	Single Surface Treatment		0.20 GI/SY								
	Double Surface Treatment		0.44 GI/SY								
	Triple Surface Treatment		0.71 GI/SY								
CONSTRUCTION TOTAL COST →										X = A+D+I+Q	\$ 16,114,140.00
RIGHT OF WAY COST →										Y	\$ 7,998,040.00
UTILITIES COST (Provided by Utility Office) →										Z = Sum of Reimbursable Costs	\$ -
Utility Owner		Reimbursable Cost			Utility Owner		Reimbursable Cost				
AT&T					Zayo Group						
CenturyLink											
Charter Communications											
Colonial Pipeline											
Comcast											
Crown Castle											
Fiberlight, LLC											
Georgia Power Company											
Georgia Transmission Corporation											
Gwinnett County - DWR											
Jackson EMC											
MEAG Power											
North GA Network Cooperative, Inc											
Plantation Pipeline Company											
Southern Company Gas											
United Fiber Networks											
Walton EMC											
Williams Natural Gas											
Windstream Communications											

Crooked Creek Trail Alignment - Section	Standard Typical Length (Ft)	Concrete Boardwalk (with Railings) Length (Ft)	Total Length (Ft)	Number of Parcels	Estimated Cost	Description
Northern Section - Phase 1 (Spalding Drive to PCC / No loops or spurs)	5941	805	6746	12	\$3,227,800	Spalding Drive to Peachtree Corners Circle (at-grade crossing)
SPUR 1	20	220	240	1	\$294,500	Alternate Connection to Spalding Drive
LOOP 1	0	1215	1215	1	\$1,594,200	Wetland Loop
SPUR 2	0	450	450	2	\$590,500	Connection from Wetlands Loop to Veranda Estates Neighborhood
LOOP 2	440	650	1090	1	\$964,900	Floodplain Loop south of Meadow Rue / Meadow Creek neighborhood
SPUR 3	2575	250	2825	3	\$1,108,300	Connection to T2 (trailhead) at the Landmark Church parking lot / access to Holcomb Bridge Rd.
LOOP 3	460	635	1095	1	\$950,300	Also connection to the Corners and Silver Oaks apartment complexes. Floodplain loop just north of Peachtree Corners Circle
Subtotal: Northern Section (Spalding to PCC with all loops and spurs)	3495	3420	6915	16	\$8,731,000	Northern Section - Preferred
Subtotal: Northern Section Alt (Spalding to PCC with Meadow Rue Drive Alt and all loops and spurs)	3566	6620	10186	16	\$8,750,101	Northern Section - Meadow Rue Drive Alt
Alt Peachtree Corners Circle - Tunnel Under Roadway in Box Culvert				1	\$1,400,000	Peachtree Corners Circle: Below Grade Crossing - Box Culvert. Not included in costs

Southern Section - Phase 2 - Peachtree Corners Circle to Split (No loops or spurs)	2484	460	2944	3	\$1,509,300	Peachtree Corners Circle To Preferred Alt /Alt 2 Split
SPUR 4	225	0	225	1	\$55,100	Connection to Apple Valley Condo Complex just south of Peachtree Corners Circle
LOOP 4	930	170	1100	3	\$449,400	Floodplain loop just south of Peachtree Corners Circle
SPUR 5	120	0	120	1	\$29,400	Short connection to the neighborhood at McEachen Way/Holcomb Way
LOOP 5	270	600	870	1	\$853,400	Floodplain Loop
SPUR 6	300	160	460	1	\$283,400	Connection into the Atlantic Peachtree Corners Apartment Complex
Subtotal: Southern Section (Peachtree Corners Circle to Split with loops and spurs)	4329	1390	5719	5	\$3,180,000	Southern Section (PCC to Split) - For All Alignments

Southern Section - Split to Holcomb Bridge Rd / Peachtree Parkway Along Preferred Alignment	3108	0	3108	5	\$867,700	Preferred Alignment From Alt split to Holcomb/Peachtree Parkway
SPUR 7	40	0	40	1	\$9,800	Connection to T4 trailhead at the Mazzy's parking lot
Subtotal: Southern Section Split to Holcomb Bridge Rd / Peachtree Parkway Along Preferred Alignment with loops and spurs	3148	0	3148	5	\$878,000	Southern Section (Split to Holcomb Bridge Rd / Peachtree Parkway) - For Preferred Alignment

Southern Section Alt: Split to Holcomb Bridge Rd / Peachtree Parkway (pink)	3188	600	3788	4	\$3,820,700	ALT 2 North Section-ALT SPLIT TO HOLCOMB/PEACHTREE PKWY
LOOP 6 A	0	730	730	2	\$1,082,900	Alternate floodplain loop south of The Center
SPUR 7A	260	30	290	2	\$103,100	Alternate connection to Mazzy's parking lot / T4A
SPUR 8A	530	310	840	3	\$661,600	Spur to the 7500 Jimmy Carter Blvd / large parcel slated for potential redevelopment
SPUR 9A	0	90	90	1	\$118,100	Connection to The Center at Peachtree Corners Apartment Complex
Southern Section - Split to Holcomb Bridge Rd / Peachtree Parkway Along Alt Alignment with loops and spurs	3978	1760	5738	8	\$5,787,000	Southern Section (Split to Holcomb Bridge Rd / Peachtree Parkway) - For Alt Alignment

Summary of the four full trail alignment alternatives:

Trail Alignment Description	Standard Typical Length (Ft)	Concrete Boardwalk (with Railings) Length (Ft)	Total Length (Ft)	Number of Parcels	Estimated Cost
Northern Preferred + Southern Preferred	10,972	4,810	15,782	26	\$12,789,000
Northern with Meadow Rue Drive Alternate + Southern Preferred	11,043	8,010	19,053	26	\$12,809,000
Northern Preferred + Southern Alternate	11,802	6,570	18,372	29	\$17,698,000
Northern with Meadow Rue Drive Alternate + Southern Alternate	11,873	9,770	21,643	29	\$17,718,000

Crooked Creek Shared-Use Path ROW cost estimates

Parcel	Alternate				Area (Ac)		Cost (\$)		Alternate ROW Costs (\$)			
	Prefered	1	2	3	Total	Impact	Total	Impact	Prefered	1	2	3
1	1	1	1	1	1.5000	1.5000	\$ 63,800.00	\$ 63,800.00	\$ 63,800.00	\$ 63,800.00	\$ 63,800.00	\$ 63,800.00
2	1	1	1	1	11.5000	11.5000	\$ 72,700.00	\$ 72,700.00	\$ 72,700.00	\$ 72,700.00	\$ 72,700.00	\$ 72,700.00
3	1	1	1	1	19.0000	0.2718	\$ 20,409,100.00	\$ 40,770.00	\$ 40,770.00	\$ 40,770.00	\$ 40,770.00	\$ 40,770.00
4	1	1	1	1	35.9400	1.6548	\$ 12,417,100.00	\$ 248,220.00	\$ 248,220.00	\$ 248,220.00	\$ 248,220.00	\$ 248,220.00
5	1	1	1	1	20.5900	4.8549	\$ 3,212,500.00	\$ 728,235.00	\$ 728,235.00	\$ 728,235.00	\$ 728,235.00	\$ 728,235.00
6	1	1	1	1	0.6000	0.1087	\$ 138,000.00	\$ 16,305.00	\$ 16,305.00	\$ 16,305.00	\$ 16,305.00	\$ 16,305.00
7	1		1		0.6100	0.2283	\$ 158,800.00	\$ 34,245.00	\$ 34,245.00		\$ 34,245.00	
8	1		1		0.8700	0.2193	\$ 149,700.00	\$ 32,895.00	\$ 32,895.00		\$ 32,895.00	
9	1		1		0.6700	0.6316	\$ 141,400.00	\$ 94,740.00	\$ 94,740.00		\$ 94,740.00	
10	1		1		1.0600	0.3889	\$ 138,000.00	\$ 50,630.38	\$ 50,630.38		\$ 50,630.38	
10B	1		1		1.5300	0.0283	\$ 156,800.00	\$ 2,900.29	\$ 2,900.29		\$ 2,900.29	
11		1		1	1.7200	0.3920	\$ 157,200.00	\$ 35,826.98		\$ 35,826.98		\$ 35,826.98
12		1		1	0.2900	0.0111	\$ 137,900.00	\$ 1,665.00		\$ 1,665.00		\$ 1,665.00
13		1		1	1.1400	0.3538	\$ 153,700.00	\$ 47,700.93		\$ 47,700.93		\$ 47,700.93
14		1		1	0.5000	0.1636	\$ 137,900.00	\$ 24,540.00		\$ 24,540.00		\$ 24,540.00
15	1	1	1	1	39.4300	9.7029	\$ 26,065,000.00	\$ 1,455,435.00	\$ 1,455,435.00	\$ 1,455,435.00	\$ 1,455,435.00	\$ 1,455,435.00
16	1	1	1	1	16.5000	0.6153	\$ 14,899,600.00	\$ 92,295.00	\$ 92,295.00	\$ 92,295.00	\$ 92,295.00	\$ 92,295.00
17	1	1	1	1	10.2200	1.6834	\$ 5,664,700.00	\$ 933,068.10	\$ 933,068.10	\$ 933,068.10	\$ 933,068.10	\$ 933,068.10
18	1	1	1	1	12.5400	0.1100	\$ 9,578,300.00	\$ 16,500.00	\$ 16,500.00	\$ 16,500.00	\$ 16,500.00	\$ 16,500.00
19	1	1	1	1	24.6300	0.1993	\$ 26,065,000.00	\$ 29,895.00	\$ 29,895.00	\$ 29,895.00	\$ 29,895.00	\$ 29,895.00
20	1	1	1	1	50.7200	3.3893	\$ 41,984,300.00	\$ 508,395.00	\$ 508,395.00	\$ 508,395.00	\$ 508,395.00	\$ 508,395.00
21	1	1	1	1	9.8700	1.2440	\$ 1,692,165.23	\$ 186,600.00	\$ 186,600.00	\$ 186,600.00	\$ 186,600.00	\$ 186,600.00
22	1	1	1	1	2.5600	1.7153	\$ 438,900.00	\$ 257,295.00	\$ 257,295.00	\$ 257,295.00	\$ 257,295.00	\$ 257,295.00
23	1	1	1	1	5.4800	2.7907	\$ 59,700.00	\$ 30,402.33	\$ 30,402.33	\$ 30,402.33	\$ 30,402.33	\$ 30,402.33
24	1	1	1	1	53.4000	9.6579	\$ 44,760,000.00	\$ 1,448,685.00	\$ 1,448,685.00	\$ 1,448,685.00	\$ 1,448,685.00	\$ 1,448,685.00
25P	1	1			2.5500	0.5863	\$ 1,428,000.00	\$ 328,328.00	\$ 328,328.00	\$ 328,328.00		
25A			1	1	2.5500	0.3306	\$ 1,428,000.00	\$ 49,590.00			\$ 49,590.00	\$ 49,590.00
26 P	1	1			7.2500	0.4697	\$ 252,600.00	\$ 16,363.95	\$ 16,363.95	\$ 16,363.95		
26 A			1	1	7.2500	3.7265	\$ 252,600.00	\$ 129,836.40			\$ 129,836.40	\$ 129,836.40
27			1	1	1.2000	0.5732	\$ 261,300.00	\$ 85,980.00			\$ 85,980.00	\$ 85,980.00
28			1	1	10.0600	0.5037	\$ 7,100,000.00	\$ 75,555.00			\$ 75,555.00	\$ 75,555.00
29 P	1	1			20.1300	0.5108	\$ 30,379,000.00	\$ 770,838.83	\$ 770,838.83	\$ 770,838.83		
29 A			1	1	20.1300	1.6464	\$ 30,379,000.00	\$ 246,960.00			\$ 246,960.00	\$ 246,960.00
30 P	1	1			3.3400	0.1108	\$ 5,847,200.00	\$ 193,972.98	\$ 193,972.98	\$ 193,972.98		
30 A			1	1	3.3400	0.3802	\$ 5,847,200.00	\$ 57,030.00			\$ 57,030.00	\$ 57,030.00
31			1	1	6.2800	1.6463	\$ 4,260,000.00	\$ 246,945.00			\$ 246,945.00	\$ 246,945.00
32			1	1	4.6900	0.6959	\$ 2,892,300.00	\$ 104,385.00			\$ 104,385.00	\$ 104,385.00
33	1	1			1.4200	0.2864	\$ 1,033,000.00	\$ 208,345.92	\$ 208,345.92	\$ 208,345.92		
34	1	1			1.5100	0.1078	\$ 1,907,500.00	\$ 136,177.81	\$ 136,177.81	\$ 136,177.81		
27	26	29	28				*Unknown Parcel Cost - Used Parcel 22 price/acre for the purposes of this ROW cost estimate	ROW Cost	\$ 7,998,038.59	\$ 7,892,360.83	\$ 7,340,292.50	\$ 7,234,614.74
								Const Cost	\$ 12,789,000.00	\$ 12,890,000.00	\$ 17,698,000.00	\$ 17,718,000.00
								Total Project Cost	\$ 20,787,038.59	\$ 20,782,360.83	\$ 25,038,292.50	\$ 24,952,614.74

Attachment 4: Concept Utility Report

Concept Utility Report

Project Number: N/A

District: 1

County: Gwinnett

Prepared by: CPL

P.I. # N/A

Date: September 30, 2020

Project Description: Peachtree Corners Crooked Creek Multi-Use Trail

The information provided herein has been gathered from Georgia811and/or field visits and serves as an estimate. Nothing contained in this report is to be used as a substitute for 1st Submission or SUE.

Are SUE services recommended? No

Level: A B C D

Public Interest Determination (PID):

Automatic Mandatory Consideration No Use Exempt

Is a separate utility funding phase recommended? No

Potential Project (Schedule/Budget) Impacts: TBD

Capital Improvement Projects (Utilities) Anticipated in the Area: N/A

Project Specific Recommendations for Avoidance/Mitigation: TBD

Right of Way Coordination: All right of way should be permanent right of way or include utilities in the easement area.

Environmental Coordination: N/A

Additional Remarks: N/A

Utilities have facilities within the project limits.

Utilities have been identified using Georgia811 and/or field visits.

Facility Owner	Facility Owner Contact Email Address	Existing Facilities/ Appurtenances	General Description of Location	Facilities to Avoid <i>approx. limits</i>	Facilities Retention Recommended <i>approx. limits</i>	Comments
AT&T	Greg Diggs gd7890@att.com	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.
CenturyLink	Michael Mayes michael.mayes @centurylink.com	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.
Charter Communications	Andy White andy.white @charter.com	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.
Colonial Pipeline	Kevin Raley kralley@colpipe.com	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.
Comcast	Jody Childers Jody_Childers @comcast.com	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.
Crown Castle	Venesia Horne venesia.horne @crowncastle.com	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.
Fiberlight, LLC	Barry Willis Barry.Willis @fiberlight.com	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.
Georgia Power Company	Brian Golson bgolson @southernco.com	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.
Georgia Transmission Corporation	Michael Bolden mbolden@gatrans.com	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.
Gwinnett County DWR	Derrick Kemp derrick.kemp @gwinnettcounty.com	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.
Jackson EMC	Mike Brown mbrown @jacksonemc.com	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.
MEAG Power	Brian Teal bteal@meagpower.org	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.
North GA Network Cooperative, Inc	Jason Byers jason.byers@ngn.coop	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.
Plantation Pipeline Company	Blair Northern blair_northen @kindermorgan.com	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.

Southern Company Gas	Ginny Mauldin-Kinney vmauldin@southernco.com	Click here to enter text.				
Unite Fiber Networks	Nick Present upngis@upnfiber.com	Click here to enter text.				
Verizon	Michael Walker Michael.Walker4@verizon.com	Click here to enter text.				
Walton EMC	Ron Marshall rmarshall@waltonemc.com	Click here to enter text.				
Williams Natural Gas	James Shannon james.w.shannon@williams.com	Click here to enter text.				
Windstream Communications	Chet Demmon Chet.demmon@windstream.com	Click here to enter text.				
Zayo Group	Rusty Perdieu rusty.perdieu@zayo.com	Click here to enter text.				

Note: To add additional rows, click the bottom right corner of the box above, then click the blue + that will appear. Please add additional rows prior to entering text.

Attachment 5: ICE Report

Not Included In this Draft Concept Report

Attachment 6: MS4 Concept Report Summary

MS4 Concept Report Summary

Attach the following checklist information to the Concept Report Template:

Is there a Project Level Exclusion that applies to this project: No Yes

If yes, please indicate which of the following exclusions apply:

- Roadways that are not owned or operated (maintained) by GDOT may not require post-construction BMPs. Coordinate with the appropriate local government or entity to determine stormwater management requirements.
 - The project location is not within a designated MS4 area.
 - Maintenance and safety improvement projects whereby the sites are not connected and disturbs less than one acre at each individual site. This includes projects such as repaving, shoulder building, fiber optic line installation, sign addition, and sound barrier installation.
 - Projects that have their environmental documents approved or right-of-way plans submitted for approval on or before June 30th, 2012.
 - Road projects that disturb less than 1 acre or for site development projects that add less than 5,000 ft² of impervious area.
-

Attachment 7: Meeting Minutes



Stakeholder Outreach Summary

Glenleaf Condominium Association

802 Glenleaf Drive

Peachtree Corners, GA 30092

Owns

Glenleaf Condominium Shared Spaces

Tax Parcels

R6282 C085

Contact

Jeff Gartin

Board Member

jeffgartin@gmail.com

770-451-8171

Meeting Dates

11/07/2019 – Phone Call

Others Present

Bill Byrd

Board Member

Feedback Received

- Property consists of 27 buildings, 248 condo units. Most units are owner occupied. Many retirees live in this community.
- Glenleaf has a pending permit application submitted to the City, which seeks to rebuild the tie-wall behind the #700 building.
- The property experienced some crime (mostly robberies) in the past, and individuals would hop the fence to get into the complex. Crime dropped after the recession.
- The complex sits higher than the creek, but there is a corner location where the property isn't too steep.
- Jeff believes a multiuse trail would be a beneficial community asset but is not sure residents would support direct access out of access/crime concerns.
- Glenleaf owns the retention pond between Glenleaf and The Conservancy apartment complex.





Stakeholder Outreach Summary

Crooked Creek Water Reclamation Facility

6557 Plant Drive
Peachtree Corners, GA 30092

Owner

Gwinnett County Dept. of Water Resources

Tax Parcel

R6313 027

Gwinnett County

Office: 770-822-8000

Web: www.gwinnettcountry.com/web/gwinnett/departments/water

Contact

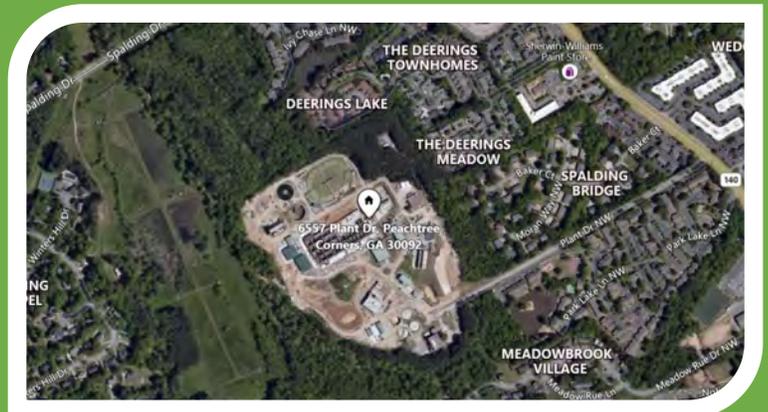
Brandon Brown
Wastewater Operations Superintendent
684 Winder Highway
Lawrenceville, GA 30045
Brandon.brown@gwinnettcountry.com
678-376-2098

Meeting Dates

11/14/2019 – In-Person Meeting

Feedback Received

- Crooked Creek Water Reclamation Facility sits on roughly 75 acres and is currently undergoing a large-scale technological upgrade expected to complete June 2021.
- There are 23 on-site employees.
- The property is surrounded by an eight (8) foot chain link fence. The entrance on Plant Drive has barbed wire.
- The only vehicular access is via Plant Drive.
- Currently stormwater is discharged from a few locations into Crooked Creek via riprap pads. This will be changed so there is only one outflow into the creek. The majority of discharge is pulled in the Chattahoochee River via 60" pipe.
- Mr. Brown thought employees may enjoy having access to a trail. There is a locked gate on the north-western side of the facility which may serve as possible location. He recommended the City consider viewing the plant as an information and recreational opportunity, as done at the Buford facility.





Stakeholder Outreach Summary

Gwinnett County Water Resources Department

684 Winder Highway
Lawrenceville, GA, 30045

Owns

Gwinnett County Crooked Creek Water Reclamation Facility

Gwinnett County

Office: 770-822-8000

Web: www.gwinnettcountry.com/web/gwinnett/departments/water

Contact

Kristopher Campbell, PE
Deputy Director of Engineering
684 Winder Highway
Lawrenceville, GA 30045
Kristopher.campbell@gwinnettcountry.com
678-376-6751

Meeting Dates

11/18/2019 – In-Person Meeting

Feedback Received

- The County stressed the importance of securing the facility. The fence on the western side of the facility should remain unbreachable and that the pipe out to the Creek should not be tampered with by the public. Security cameras are desirable.
- Year-round water quality monitoring occurs at the plant and monitoring locations would need to be accessible to staff at all times.
- Emergency access in the event an individual is hurt on the trail was discussed. Trail will need to be 12 to 14 feet wide to accommodate vehicles. Gwinnett County police would oversee issues on the trail.
- Access for construction vehicles through Ring Radio property is unlikely. For past projects, Gwinnett County had to temporarily close portion of Plant Drive to provide vehicles access to the site.
- Plant Drive provides users, including school buses, a popular safer alternative to access Holcomb Bridge Road. Expect opposition to any disruption to its use.





Stakeholder Outreach Summary

Friends of Crooked Creek Non-Profit Organization

Facebook Community Group

@CrookedCreekPeachtreeCorners

Purpose

Friends of Crooked Creek is a non-profit organization comprised of volunteers who support efforts to clean up and protect Crooked Creek in the Peachtree Corners.

Contact

Robert Howard
Friends of Crooked Creek Member
Robertbhoward47@gmail.com
678-468-6552

Meeting Dates

11/21/2019 – In-Person Meeting

Feedback Received

- Mr. Howard expressed enthusiasm for the Crooked Creek natural area and desire for it to be a community resource.
- The creek is seriously impacted by stream bank erosion and the presence of downed trees. Many apartments bordering the creek were constructed prior to adoption of current codes. Stream bank restoration efforts have been successful.
- Crooked Creek is a major wildlife corridor. Bobcats, deer, and bears have been spotted in its vicinity. The group does not want wildlife movement hindered along the creek.
- Downstream of Peachtree Corners Circle there are several smaller bridges behind the apartment complexes. One bridge/culvert was recently redone.
- There are many footpaths connecting the creek to the rear of apartment complexes. Believed to have been made by teens.
- Potential crossings at Peachtree Corners Circle and Jimmy Carter were discussed. Mr. Howard noted that are huge box culverts in these areas.



Friends of Crooked Creek,
Peachtree Corners

@CrookedCreekPeachtreeCorners - Community

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Stakeholder Outreach Summary

City of Peachtree Corners Green Committee

310 Technology Parkway
Peachtree Corners, GA 30092

Purpose

Citizen advisory committee formed to help Peachtree Corners achieve certification under the Green Communities Program administered by the Atlanta Regional Commission.

Contact

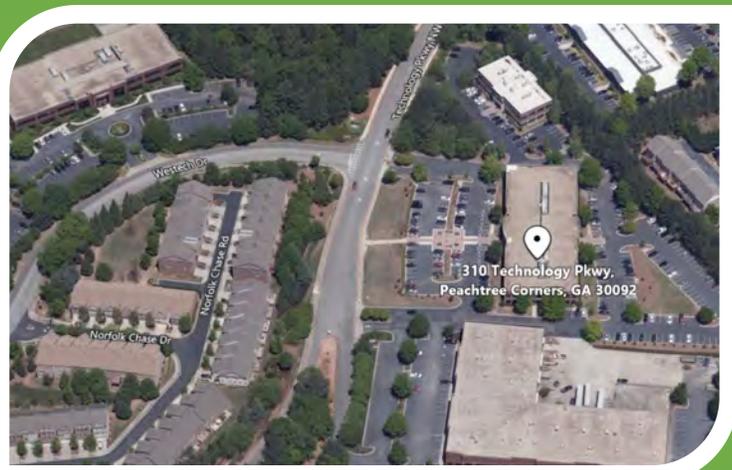
Dr. Lorraine Backer, PhD, MPH
Committee Member
678-691-1200 (City Hall)

Meeting Dates

12/10/2019 – *In-Person Meeting*

Feedback Received

- Lorrie shared the mission and history of the Peachtree Corners Citizen Green Committee. Formed to help the city earn “Tree City” designation – there are currently four active members on the committee.
- Team was advised to come prepared for well attended public hearings. Residents want facts, statistics, and information about project benefits.
- A pedestrian bridge is currently being built over Peachtree Parkway that will connect the Forum Shopping Center with Town Center. There has been much community opposition to this project due to the cost and public perception is that transportation dollars should be spent in other ways.
- Peachtree Corners holds a large festival each year in early June. Lorrie suggested it would be a good public outreach opportunity.





Stakeholder Outreach Summary

Gwinnett County Water Resources Department

684 Winder Highway
Lawrenceville, GA, 30045

Owns

Gwinnett County Crooked Creek Water Reclamation Facility

Gwinnett County

Office: 770-822-8000

Web: www.gwinnettcounty.com/web/gwinnett/departments/water

Contact

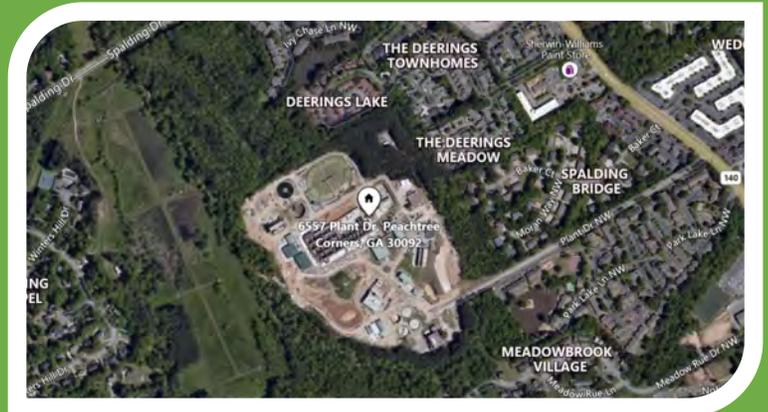
Hill Baughman
Deputy Director of Facility Operations
684 Winder Highway
Lawrenceville, GA 30045
Hill.baughman@gwinnettcounty.com
770-653-7016

Meeting Dates

12/11/2019 – In Person Meeting

Feedback Received

- Mr. Baughman asked about trailheads and parking locations. He recommended that parking lots not be sited in close proximity to the facility and suggested that trail parking could be located at the new park across Spalding Drive.
- A main concern with trail placement was the security of the facility. Mr. Baughman will discuss the project with the security team and share any additional concerns with the outreach team at a later date.
- The wooded area on the western side of the facility is susceptible to flooding. Trail may require elevated boardwalk with handrails in some areas.
- The reclamation facility may be expanded in the future due to significant growth in the area. Expansion would likely not be on the western side of the tract due to space limitations.
- Gwinnett County in process of ramping up security measures at all waste and wastewater treatment facilities, including at Crooked Creek facility.





Stakeholder Outreach Summary

The Centre at Peachtree Corners Apartments

3325 Holcomb Bridge Rd
Peachtree Corners, GA 30092

Owner

Centre at Peachtree Corners
Apartments, LLC

Tax Parcels

R6274 004

Leasing Office

Stephanie Phelps
cpc@provencere.com
Office: 770-448-9748
Web: centrepeachtreecorners.com

Contact

Anna H. Browning
Development Associate
Hathaway Companies
3300 Northeast Expressway, Building 6
Atlanta, GA 30341
abrowning@hathawaycompanies.com
Office: 770-448-7047

Meeting Dates

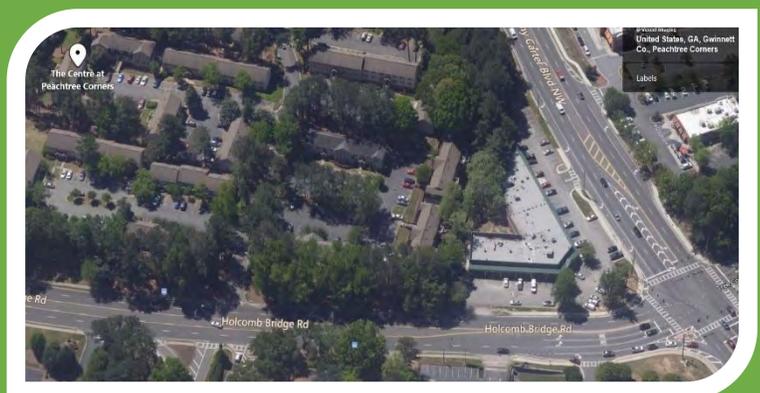
2/13/2020 – Phone Call

Others Present

John Spivey
Development and Acquisitions Director

Feedback Received

- Total 272 units. All rentals.
- The community is located north of Jimmy Carter Blvd.
- Crooked Creek runs behind the Centre.
- Owners granted GDOT an easement on the right side of their property for sidewalk improvements along Jimmy Carter Blvd. Expect sidewalk to be completed in 2020.
- Believes that residents would view a trail as a great amenity.
- Trails bring momentum for other investments in the area.
- Team wishes to preview survey before they agree to distribute it.





Stakeholder Outreach Summary

The Atlantic Peachtree Corners Apartments

3383 Holcomb Bridge Rd
Peachtree Corners, GA 30092

Owner

Domain Apartments Owner LLC

Tax Parcels

R6282 018

Leasing Office

Amanda Queen

Domain@apmanagement.net

Office: 770-449-1223

Web: atlanticpeachtreecorners.com

Contact

Leigh Henry (née Caffee)

Asset Manager

Atlantic Pacific

1349 W Peachtree St NW, Suite 1430

Atlanta, GA 30309

lacffee@apmanagement.net

Office: 404-698-4633

Meeting Dates

2/20/2020 – Phone Call

Feedback Received

- Property is looking for new buyer, circa April 2020.
- Total 420 units. Most 2- bedroom, some 1- bedroom. On average 94% leased out at any point in time.
- Residents likely to view a new trail in the area favorably.
- Some concern that direct access may impact safety.
- Rear of property is heavily wooded.
- Willing to assist in Survey Distribution.





Stakeholder Outreach Summary

Landmark Christian Church
3737 Holcomb Bridge Road
Peachtree Corners, GA 30092

Owner

Landmark Christian Church

Tax Parcels

R6312 030

Contact

Mike Greene

CFO

Landmark Church

3737 Holcomb Bridge Rd

Peachtree Corners, GA 30092

mike@landmarkchurch.org

Office: 770-449-5956

Web: landmarkchurch.org

Meeting Dates

2/25/2020 – *In-Person Meeting*

Others Present

Jeannette Kelly

Founding Pastor / CEO

Anne Kaplan

Associate Pastor

Kelvin Lewis

Associate Pastor

Feedback Received

- Strongly supports a trail in the area with direct access if possible, and wishes to remain engaged throughout the process.
- Observes greater need for access to properties in the opposite direction, towards Peachtree Industrial Blvd.
- 150 parishioners
- Future plans for the property include repaving their parking lot.
- Willing to assist with survey distribution and to let CPL walk property to obtain GIS coordinates.
- Open to exploring potential use of the church property as a trail head.





Stakeholder Outreach Summary

The Park at Peachtree Corners Apartments

3341 Peachtree Corners Circle
Peachtree Corners, GA 30092

Owner

The Conservatory LLC

Tax Parcels

R6282 080

Leasing Office

Office: 855-548-4821

Web: bhmanagement.com/communities/park-at-peachtreecorners-apartments/

Contact

Josh Mudd

Principal

Clark Ventures

3621 Vinings Slope SE, Suite 4400

Atlanta, GA 30339

josh@clark-ventures.com

Office: 404-731-8476

Meeting Dates

2/27/2020 – Phone Call

Others Present

Jordan Clark

Founder

Feedback Received

- Property built mid-1980's, skewing more towards studios than two bedrooms.
- Owner is supportive of trails, already working with city of Sandy Springs on their Marsh Creek trail system.
- Worn foot trails in the area suggest pre-existing support for new a trail and direct access.
- Property has a perimeter fence and controlled access at front gate. Non-residents are presently not invited to traverse the site.
- Community is bisected by a property line which may present challenges down the road.
- Team would like to review survey before agreeing to assist with distribution.





Stakeholder Outreach Summary

The Corners at Holcomb Bridge Apartments

3680 Peachtree Corners Circle

Peachtree Corners, GA 30092

Owner

SF Atlanta 1 LLC

SF Atlanta 2 LLC

Tax Parcels

R6305 007

R6404 001

Leasing Office

Office: 770-449-0660

Web: cornersatholcombbridge.com

Contact

Mia Pisano

Asset Manager

Audubon Properties

6525 The Corners Parkway, Suite 216

Peachtree Corners, GA 30092

mpisano@acmpts.com

Office: 678-894-3990

Meeting Dates

2/27/2020 – *In-Person Meeting*

Others Present

Chris Edwards

Managing Director

Max Kemether

Associate

Dominique Guillard

Executive Assistant (Schmier and Feurig)

Feedback Received

- The Highlands and Silver Oaks have been combined into a single entity called “The Corners at Holcomb Bridge”
- Audubon properties is the local co-owner of the property with SF Realty based out of Florida.
- Property built in the 1970’s. 360 total units. 290 of those are two or three bedrooms. The single bedroom units are concentrated on one portion of the property.
- The property is not gated at this time.
- Team is generally supportive of trails, but somewhat uneasy about direct access. Concerned about safety and misuse or abuse of amenities intended for residents.
- Willing to assist in survey distribution. Copies of pamphlets or other visuals are requested once available.





Stakeholder Outreach Summary

3500 The Vine Apartments
3500 Peachtree Corners Circle
Peachtree Corners, GA 30092

Owner

3500 Peachtree Corners LP

Tax Parcels

R6282 002

Leasing Office

Dawn Jackson

3500thevine@firstcommunities.com

Office: 770-441-0151

Web: 3500thevine.com

Contact

Joshua Gelb

Attorney

Silverpoint Management

1215 Tuxedo Terrace

Lakewood, NJ 08701

j.gelb@silverpointmgmt.com

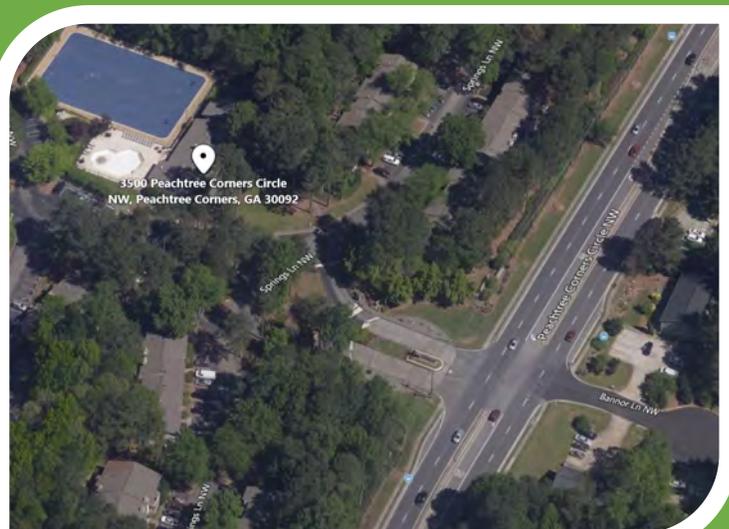
Office: 646-512-8004

Meeting Dates

5/26/2020 – Video Call

Feedback Received

- Total 508 units. All rentals. One of the larger apartment complexes in the area.
- Located on the western side of Crooked Creek.
- No expansion planned for the near term, but some improvement projects (including to portions of the recreational area).
- Multi-use trails viewed as a positive amenity and would be beneficial to the residents. Unsure about desire for a direct connection to the trail but would like residents to be able to use the trail.
- Expressed concern about construction noise/disturbance during trail installation and providing access to the general public.
- Will forward English and Spanish project webpages to the Vine community.





Stakeholder Outreach Summary

The Fields at Peachtree Corners Apartments

6520 Hillandale Drive
Peachtree Corners, GA 30092

Owner

LC Peachtree LLC

Tax Parcel(s)

R6275 006

Leasing Office

Office: 770-637-9520

Web: www.fieldsatpeachtreecorners.com

Contact

Sam Rochelin

Analyst

Liquid Capital

2 University Plaza, Ste 600

Hackensack, NJ 07601-6224

sr@liquidcapitalre.com

Office: 202-221-5510

Meeting Dates

6/02/2020 – Video Call

Feedback Received

- The property consists of 490 units, all rentals.
- Any future development projects would be interior construction / upgrades, no new buildings are planned at this time.
- Sam did not have any real opposition to direct access from the property to the trail at this time, so long as protected / controlled access for residents was provided and the safety question was discussed in more detail.
- Sam asked whether the project would require City use of its eminent domain authority – the outreach team explained that no final alignment has been determined so the City had not yet begun to discuss questions of eminent domain.
- Sam requested additional marketing materials, and images of the proposed alignment, once available.





Stakeholder Outreach Summary

Gwinnett County Transit

75 Langley Drive

Lawrenceville, GA 30046

Owner

17 bus stops throughout Peachtree
Corners Bus Route #35 is in the study area

Gwinnett County

Office: 770-822-5010

Web: www.gwinnettcounty.com/web/gwinnett/Departments/Transportation/GwinnettCountyTransit

Contact

Karen Winger
Transit Division Director
75 Langley Drive
Lawrenceville, GA 30046
Karen.winger@gwinnettcounty.com
770-822-7400

Meeting Dates

6/02/2020 – Conference Call

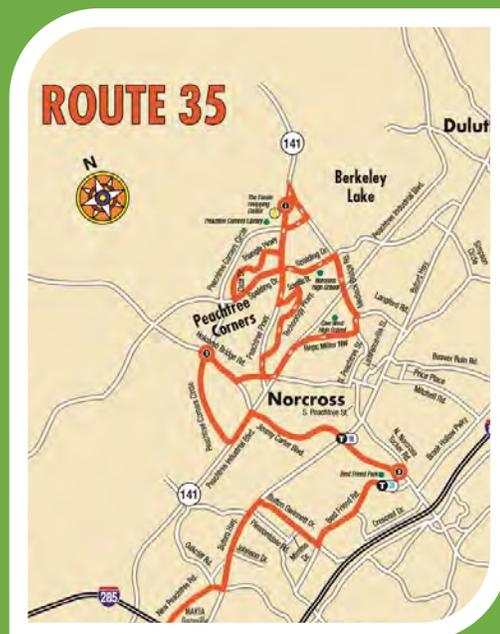
Others Present

Loammi Aviles
Transit Analyst

Kirk Gagnard
Transit Manager

Feedback Received

- Route #35 is one of the county's busiest routes, connecting riders with job centers in Doraville. The county will continue this route for the foreseeable future.
- The department offered to provide the City with KML files for alignments and to follow up to clarify which are existing and which are proposed as future routes.
- They are open to collaborating with the City to establish new or relocate existing bus stops to serve any proposed trail hubs for the Crooked Creek system and to assist the City with any wayfinding project needs.
- Gwinnett County Transit is interested in establishing long-term partnership with the City of Peachtree Corners to promote mobility and ridership throughout the area.





Stakeholder Outreach Summary

City of Sandy Springs Parks and Recreation

1 Galambos Way
Sandy Springs, GA 30328

Owner

Sandy Springs Crooked Creek Park
3000 River Exchange Drive
Sandy Springs, GA 30350

Tax Parcels

06 0313 LL0364

Sandy Springs

Office: 770-730-5600

Web: www.sandyspringsga.gov/government

Contact

Kristen Wescott
Transportation Manager
1 Galambos Way
Sandy Springs, GA, 30328
KWescott@SandySpringsga.gov
Office: 770-730-5600

Meeting Dates

6/3/2020 – Video Call

Others Present

Greg Ramsey
Public Works Director

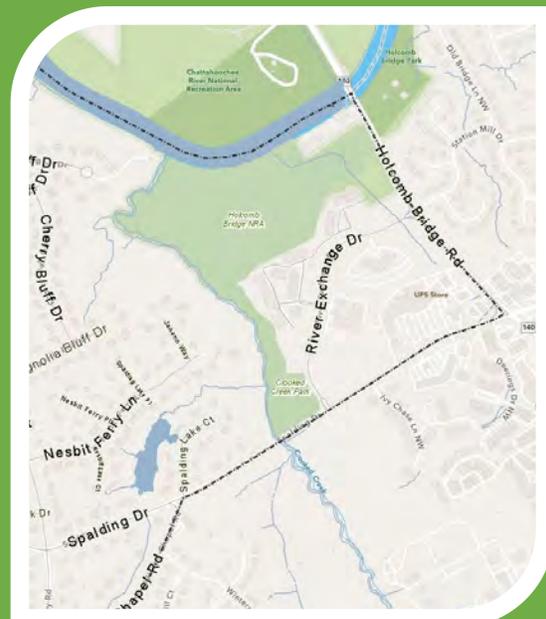
Catherine Mercier-Baggett,
Sustainability Manager

Caitlyn Shankle
Transportation Planner

Michael Perry
Parks and Recreation Director

Feedback Received

- Sandy Springs and Peachtree Corners agree that connecting both City trail systems may be mutually beneficial.
- Both parties are open to exploring alternative connection points for their trail systems beneath grade at Spalding Drive. It is agreed that mid-block, at grade crossings may be unsuitable given number of lanes, vehicular volumes, and speeds along the corridor.
- Sandy Springs shares that they are revisiting their original trail alignment along the Crooked Creek trail north of Spalding Drive. Flooding issues prevented original design from moving forward. New alignment to work around state stream buffers.
- Due to substantial impervious cover limitations, parking is expected to be minimal. It was advised that Peachtree Corners/CPL speak with Steve Ciaccio for more details.





Stakeholder Outreach Summary

Gwinnett County Community Services Department

75 Langley Drive

Lawrenceville, GA, 30046

Owner

Gwinnett Countywide Trails Master Plan
Gwinnett Comprehensive Transportation
Plan Gwinnett Unified 2040 Plan

Gwinnett County

Office: 770-822-8000

Web: www.gwinnettcounty.com/web/gwinnett/departments/communityservices

Contact

Tina Fleming
Community Services Director
75 Langley Drive
Lawrenceville, GA 30046
Tina.fleming@gwinnettcounty.com
Office: 770-822-8890

Meeting Dates

6/8/2020 – Video Call

Others Present

Mark Peterson
Parks & Recreation Director

Beth Tucker
Gwinnett Trails Program Manager

Edgardo Aponte, P.E.
Pre-Construction Division Director

Daniel Piotrowski, P.E.
Engineer V

Feedback Received

- CPL to send promotional materials to Beth Tucker for upload on county social media accounts. Visualization of 10 to 12-foot-wide concrete path appears to be in keeping with Gwinnett Trail System standards.
- Beth to forward CPL the county's signage package which includes wayfinding details/emblems that allow for trails to be identified as part of the greater Gwinnett Trails system.
- Community Services team was informed that the Water Treatment Reclamation Facility is open to the trail on their property if the public is kept out of facility areas.
- Brief discussion held on the possible connection to the Chattahoochee River area / Sandy Springs trail system.
- CPL was offered a copy of the Spalding Drive Widening Project plans and informed that the Radio Tower parcels have underground conduits and antennas. To protect these from damage, the County believes the owner is unlikely to allow City use or travel through his property.
- CPL was advised to contact Chattahoochee RiverLands, who completed 20-month study of the river corridor.





Stakeholder Outreach Summary

City of Sandy Springs Parks and Recreation

1 Galambos Way
Sandy Springs, GA, 30350

Owner

Sandy Springs Crooked Creek Park
3000 River Exchange Drive
Sandy Springs, GA 30350

Tax Parcels

06 0313 LL0364

Sandy Springs

Office: 770-730-5600
Web: www.sandyspringsga.gov/government

Contact

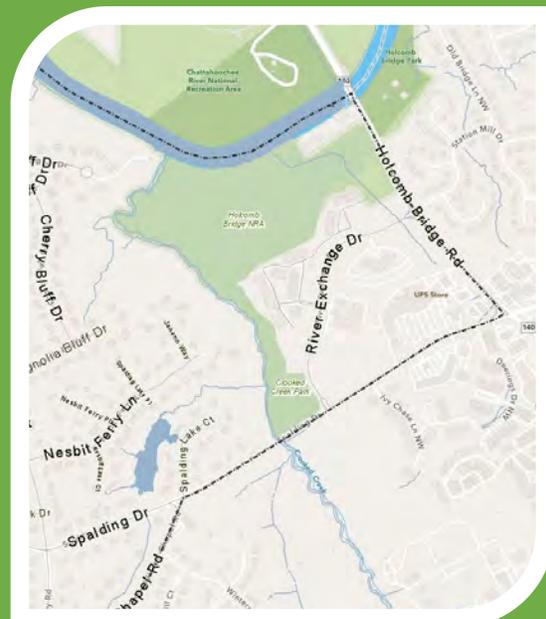
Steve Ciaccio
Parks and Recreation Deputy Director
1 Galambos Way
Sandy Springs, GA, 30328
sciaccio@sandyspringsga.gov
Office: 770-206-2030

Meeting Date

6/9/2020 – Video Call

Feedback Received

- CPL asked Steve for additional information on flooding issues mentioned by Sandy Springs Team on the first video call and for an update on the trail project.
- Steve shared that a 100-year rain event revealed swamping heavily affects a narrow but critical stretch of land between the creek and River Exchange Apartments. It also revealed a pipe that pushed water from River Exchange Drive into a pre-existing pond next to the proposed trail.
- Sandy Springs revised plans to changing field conditions. Final trail to be an 8-foot wide graded path (no concrete, no mulch). At time of call, construction of parking lot (max 8 spaces) was underway.
- Future expansion or ROW acquisition to add parking unlikely. Project to wrap up July 2020.
- Open to connecting, but where trails meet Peachtree Corners should match Sandy Springs specifications.
- Steve strongly advised getting an early start on examining how permitting requirements may impact project timeline and cost.





Stakeholder Outreach Summary

Chattahoochee RiverLands Joint Project Management Team

Owner

2019 Chattahoochee RiverLands Study

Study Area

Chattahoochee River Corridor, from Buford Dam at Lake Lanier to Chattahoochee Bend State Park in Coweta County.

Chattahoochee River Lands

Office: 404-873-7306

Web: chattahoocheeriverlands.com

Contact

Erin Thorensen, AICP

Senior Transportation Planner

Gresham Smith

600 West Peachtree Street NW

Atlanta, GA 30308

Erin.thorensen@greshamsmith.com

Office: 678-518-3900

Meeting Dates

6/19/2020 – Video Call

Others Present

Walt Ray, Trust for Public Land

Byron Rushing, Atlanta Regional Commission

Chris Barnes, SCAPE Studio

Nans Voron, SCAPE Studio

Feedback Received

- The RiverLands Study concluded a visioning process for approximately 125 miles of greenways. During development, the team identified a tributary connection which if realigned around Holcomb Bridge Road, could connect to the Peachtree Corners Crooked Creek Trail.
- The study shows proposed direct water access points, trail heads, and areas for ecological restoration. It offers no design guidelines or formal design specifications, but plentiful renderings hint at the vision.
- Re: Gerrard Boat Ramp. Based on GIS analysis, the spot ranked high for ecological restoration. Whatever ultimately goes there would be good to pair with ecological restoration projects.
- Walt confirmed the study was designed to be flexible, to allow for incremental multi jurisdictional implementation. He supports Peachtree Corners' trail and recommended use of a collaborative design palette for a consistent user experience, regionally.

