
MEMORANDUM

To: Mayor and City Council

From: Warren Hutmacher, City Manager

Date: August 27, 2012

Subject: **Approval of Dunwoody Village Parkway Real Property Agreement**

ITEM DESCRIPTION

Approval of Dunwoody Village Parkway Real Property Agreement

BACKGROUND

Preliminary design has been completed for the Dunwoody Village Parkway streetscape project. Pending design approval by the Georgia Department of Transportation (GDOT), the next phase of the project will be right of way acquisition and completion of the construction documents. No permanent right of way will be required for this project. Construction easements will be required on 17 parcels in order to construct the sidewalks and driveway tie-ins. These easements generally consist of small strips of land adjacent to the existing right of way that will allow construction equipment access and/or tie-in of new slopes and driveways into the adjacent topography.

Execution of the attached intergovernmental agreement between the City of Dunwoody and GDOT is necessary in order to fulfill federal funding requirements. The agreement acknowledges that the City will obtain the easements for this project in accordance with federal regulations.

At its August 13, 2012, the City Council discussed the cost and scope of the overall project and asked staff to provide additional information on other alternatives that were considered. The four alternatives considered and associated costs are attached to this memorandum.

Council also requested a visual depiction of the completed streetscape and possible resultant redevelopment. An artist's depiction is attached for your information.

Lastly, the question was raised to staff if the overall price tag for this project was reasonable. While it is solely the job of the Council to decide what investments to make with taxpayer funds, we can confirm that the price tag is comparable to other similar streetscape projects and reasonable for the scope of the project and expected benefits. Some examples are included with this memo. Additional photos of streetscape projects are attached.

FUNDING

Easement acquisition has been budgeted in the overall project funding.

RECOMMENDED ACTION

Staff recommends approval of this agreement.

Proposed (and a few completed) ARC Streetscape Projects:

City of Decatur – \$2,100,000 - Completed: North Decatur Road conversion from a 4-lane to a 3-lane section between Clifton Road and Lullwater Road with bicycle lanes and roundabout at Oxford Road and North Decatur Road.

City of Doraville – \$2,860,000 - Proposed: New Peachtree Road (GM site area) conversion from a 5-lane to a 3-lane section, between Shallowford Road and Stewart Road with two-way cycle track or curb separated bikeway, ADA improvements, new traffic signalization, and landscaping adjacent to the Doraville MARTA Station.

City of Atlanta – \$3,680,000 - Proposed: Peachtree Road (Buckhead) conversion from a 6-lane to 4-lane section, from Shadowlawn Ave. to Maple Drive with a median, wider sidewalks, bicycle lanes, buffer area, lighting, and turn lanes.

City of East Point – \$4,800,000 - Proposed: US 29/East Point Street conversion from a 3-lane to 2-lane section, from Ware Ave. to Washington Road with bicycle lanes, parallel parking, wide 7'/12' sidewalks, street lighting, and intersection improvements.

DeKalb County – \$1,700,000 - Completed: Tucker Main Street Project seeking to convert a 4-lane roadway into a 2-lane section from Lawrenceville Highway to Lavista Road with 10' wide sidewalks, on-street diagonal parking, extended curb islands, and street lighting.

City of Atlanta – \$5,000,000 - Proposed: Ponce de Leon Ave. conversion from a 6-lane to 4-lane section with a two-way left-turn lane from Monroe Drive to Freedom Parkway including bicycle lanes, sidewalks, traffic signal upgrades, crosswalks, and a multi-use trail.

City of Decatur – \$2,196,000 - Completed: North McDonough Road conversion from College Avenue to West Trinity Place with a two-way bicycle track, sidewalks, parallel parking, and landscaping.

City of Covington – \$2,011,000 - Proposed: Pace Street conversion from a 4-lane to 3-lane section from Floyd/Clark Streets to US 278 with bicycle lanes, pedestrian refuge islands, median, sidewalks, pedestrian signals, bus shelters, and traffic signalization.

Average Cost: \$3,043,375

West Broad Street Realignment

Sugar Hill, GA



The City of Sugar Hill is answering the citizens' call for a downtown strip and this project includes infrastructure and aesthetic improvements to West Broad Street and Alton Tucker Boulevard. The City is providing regional stormwater detention ponds to spur development as well as changing development criteria to allow mixed use multi-level buildings to be constructed immediately adjacent to the new wide sidewalks. A traffic-calming roundabout with extensive landscaping is planned. On street parking is provided where available and overhead utilities are being buried and others are being upgraded. Decorative brickwork, street trees, benches, and lighting are also included in the project. Project included the design for realignment of approximately 4,000 linear feet of road including intersection improvements of the realigned West Broad Street and a proposed roundabout adjacent to the new city hall and town green center.

The new town green was designed to serve as the regional detention and will include a retention pond/water feature surrounded by walking trails and an outdoor amphitheater.

Total Project Costs: \$3,500,000

Client: City of Sugar Hill

*Completion Date:
December 2009*

CITY OF DORAVILLE STREETSCAPES

Doraville, Georgia

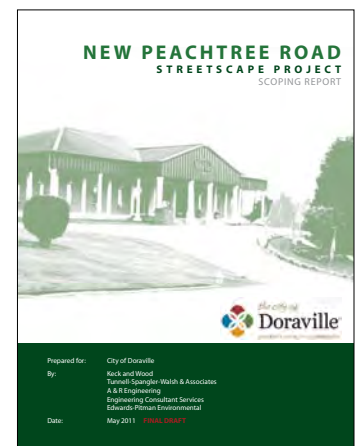


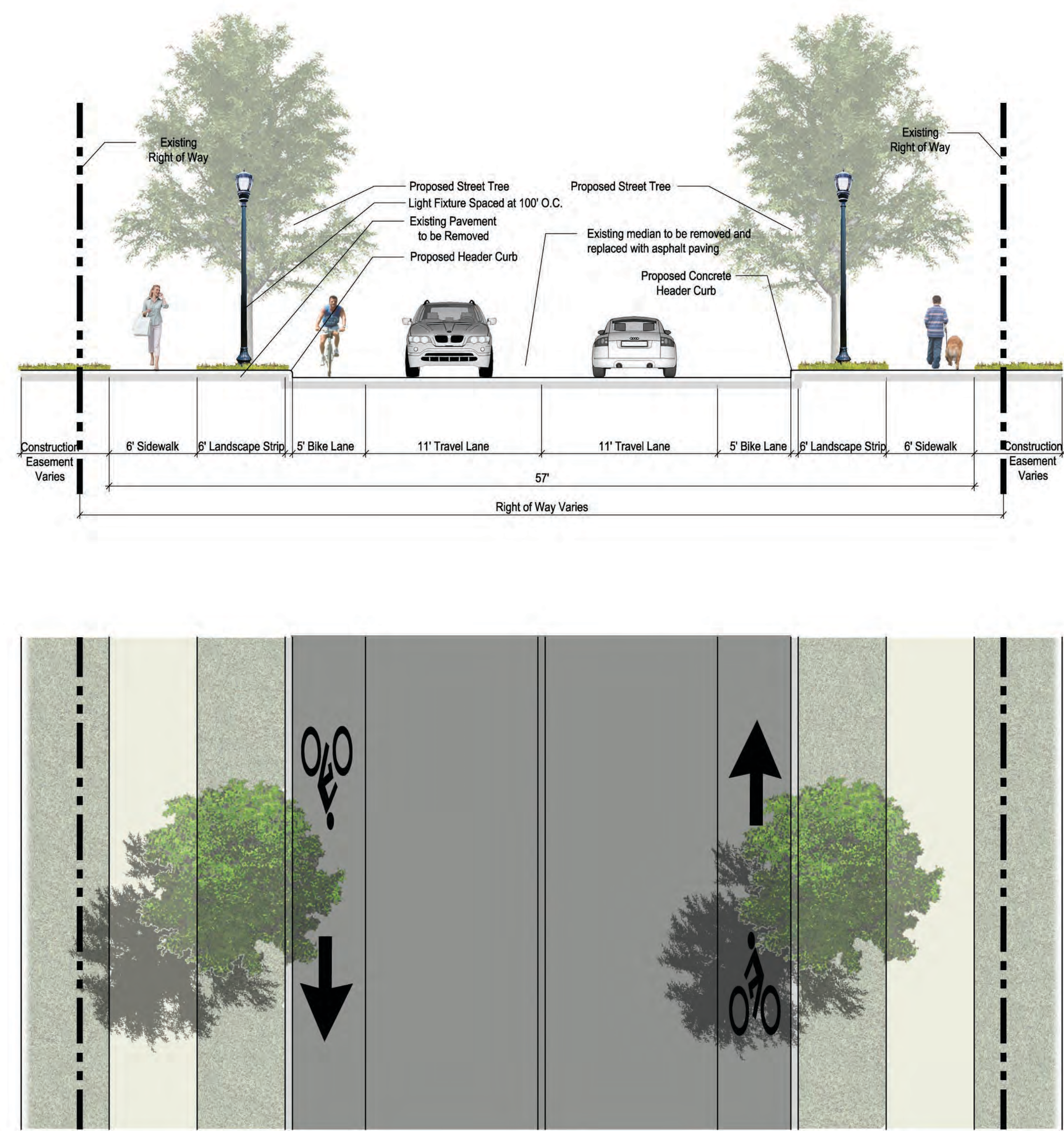
TUNNELL-SPANGLER-WALSH & ASSOCIATES



Prior to this project, New Peachtree Road was a five lane vehicular thoroughfare running through downtown Doraville. Its primary function, move vehicles as quickly as possible through the central business district with little consideration for pedestrian circulation or safety, represents a dated approach to street design. Over the past few decades, the City of Doraville witnessed the negative economic impacts associated with a high volume vehicular street through their central business district. Following the example of other communities within their region and the recommendations of their 2010 Livable Center Initiative (LCI) planning study (led by TSW), the City of Doraville decided to re-purpose New Peachtree Road and capture its full potential to support a healthy central business district.

Given its location in relationship to the City, its adjacency to the Doraville MARTA Station and its potential access to the 165 acre mixed-use urban redevelopment project planned on the former General Motors Assembly Plant, the street is extremely valuable to Doraville's future. In 2010, the City hired TSW and Keck & Wood to develop and engineer a new vision for the street that will ultimately be constructed through the use of LCI transportation funds. First and foremost, the vision includes a significant reduction in the number of vehicular travel lanes. The new roadway will consist of two travel lanes in each direction with a shared center turn lane leaving approximately 25 feet of freed right-of-way. The additional space will be occupied with a dedicated off-street bicycle path and a separate pedestrian sidewalk. Along with new signage, pavement striping, signals and lighting, these facilities will ensure a high level of pedestrian and bicycle mobility and safety.





Key Project Features

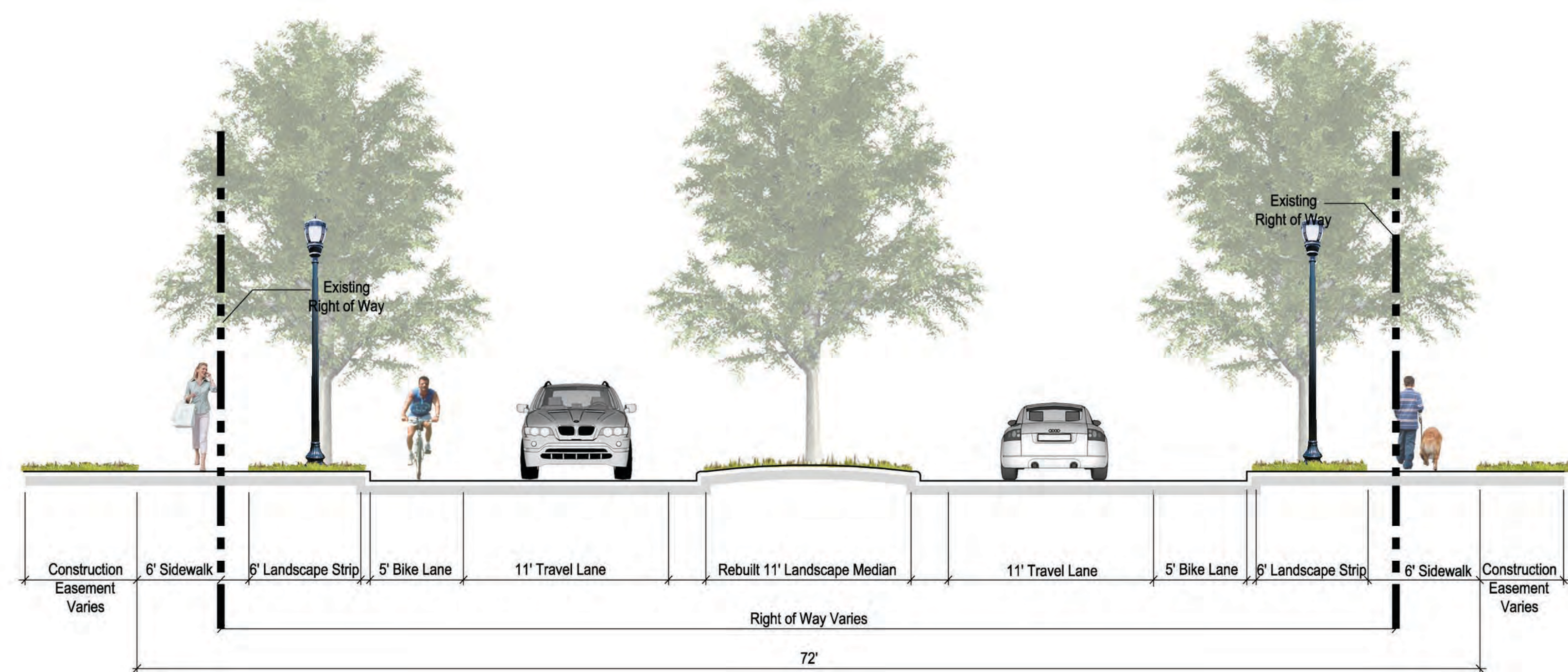
- Narrows roadway to 2 lanes
- 5-foot dedicated bicycle lanes
- 6-foot landscape strip
- 6-foot sidewalk

Sidewalk to Sidewalk Width +/- 57 feet

Estimated Costs

| | |
|------------------------|-------------|
| Construction | \$1,870,000 |
| Contingency | \$ 281,000 |
| Easements/Right of Way | \$ 200,000 |
| Total | \$2,351,000 |

Dunwoody Village Parkway Proposed
August 2012



Key Project Features

- Keeps median
- 5-foot dedicated bicycle lanes
- 6-foot landscape strip
- 6-foot sidewalk

Sidewalk to Sidewalk Width +/- 72 feet

Estimated Costs

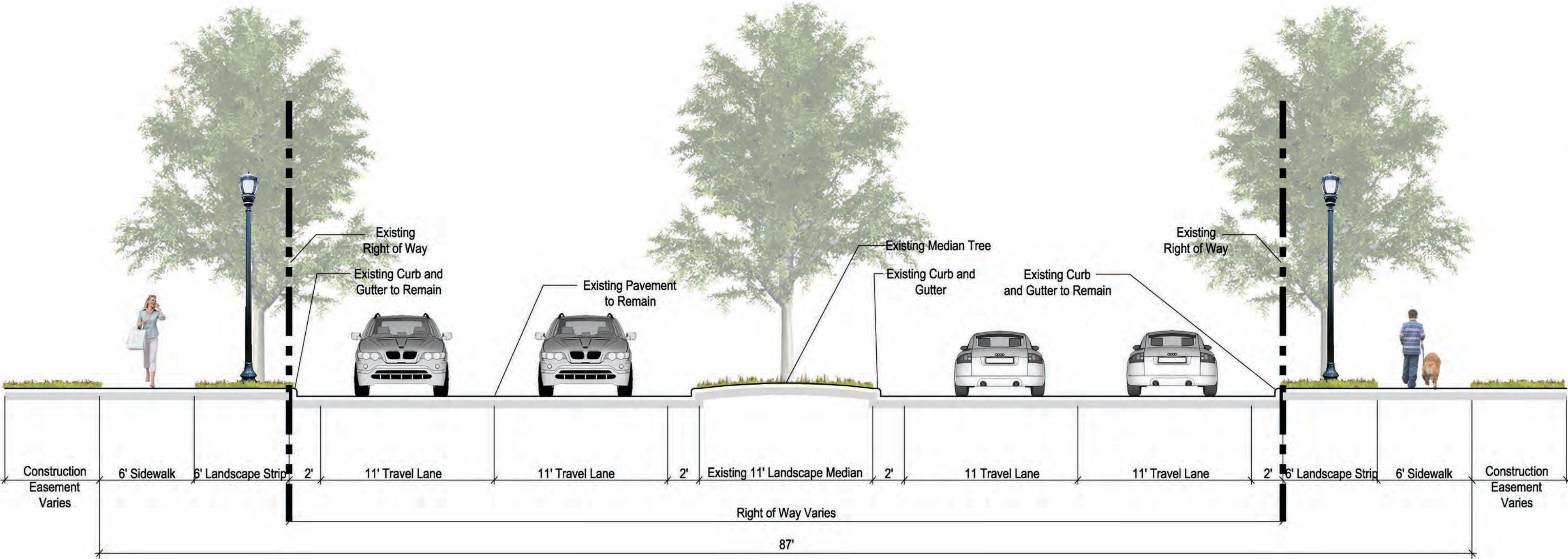
| | |
|------------------------|--------------------|
| Construction | \$1,585,000 |
| Contingency | \$ 317,000 |
| Easements/Right of Way | \$ 541,000 |
| Total | \$2,443,000 |

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Dunwoody Village Parkway Alternate 1

August 2012



Key Project Features

- Keeps median and 4 lanes
- No dedicated bicycle facilities
- 6-foot landscape strip
- 6-foot sidewalk

**Sidewalk to Sidewalk Width
+/-87 feet**



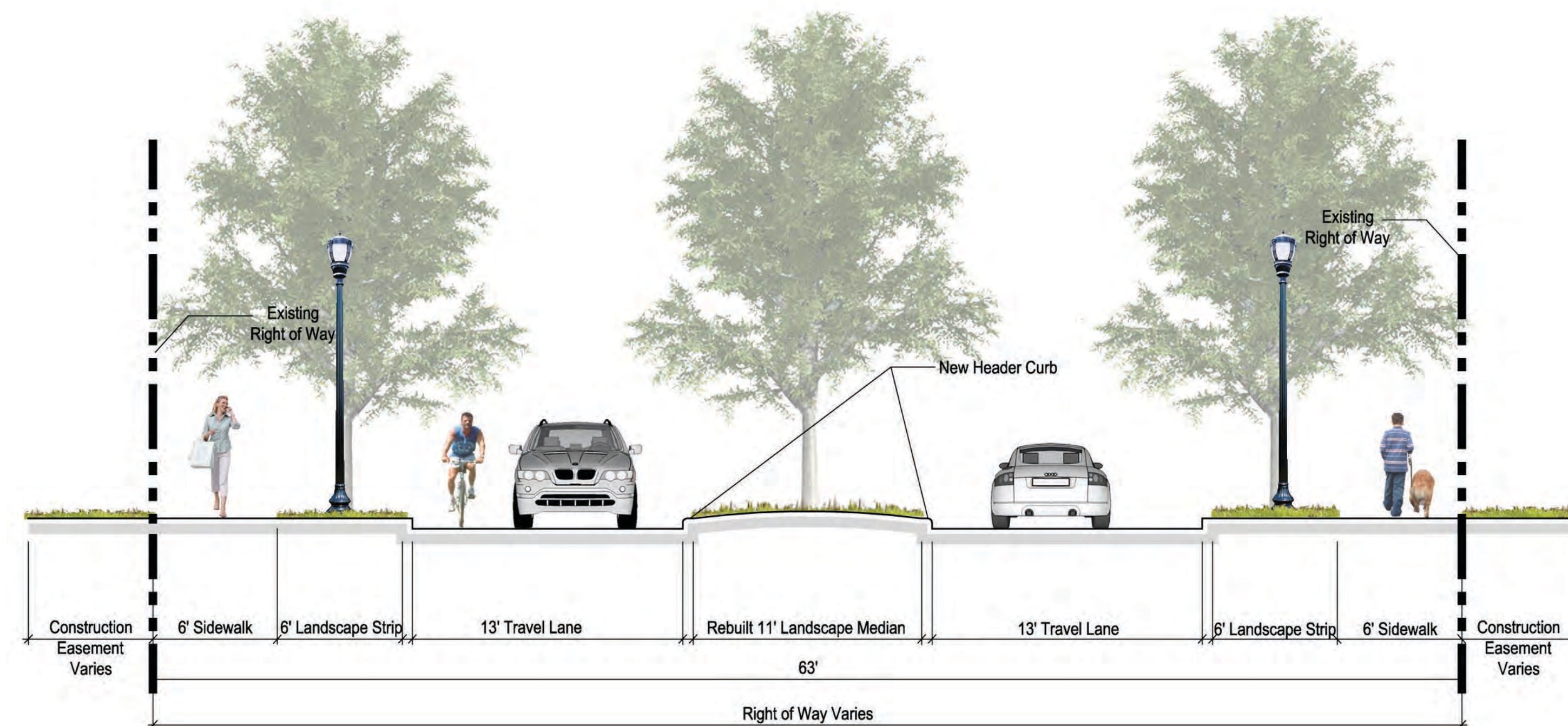
Estimated Costs

| | |
|---------------|-------------|
| Construction | \$1,054,000 |
| Contingency | \$ 211,000 |
| Easements/ROW | \$1,345,000 |
| Total | \$2,610,000 |

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Dunwoody Village Parkway Alternate 2

August 2012



Key Project Features

- Keeps median
- No dedicated bicycle facilities
- 6-foot landscape strip
- 6-foot sidewalk

Sidewalk to Sidewalk Width +/- 63 feet

Estimated Costs

| | |
|------------------------|--------------------|
| Construction | \$1,578,000 |
| Contingency | \$ 316,000 |
| Easements/Right of Way | \$ 453,000 |
| Total | \$2,347,000 |

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Dunwoody Village Parkway Alternate 3

August 2012



REAL PROPERTY AGREEMENT

STATE OF GEORGIA

CITY/COUNTY OF DUNWOODY

THIS AGREEMENT, made and entered into on this the _____ day of _____, by and between the **GEORGIA DEPARTMENT OF TRANSPORTATION**, and **DUNWOODY CITY/COUNTY, GEORGIA**, a political subdivision of the State of Georgia.

WITNESSETH:

WHEREAS, the Department is authorized to receive federal funding for Transportation Enhancement Activities for Georgia pursuant to provisions of 23 U.S.C. Section 139(b)(8); and,

WHEREAS, DUNWOODY City/County, Georgia, has represented to the Department that it has the authority to receive and expend federal funds for the purpose of the project, is qualified to provide its services necessary for the implementation of the project, and the Department has relied upon such representation;

NOW, THEREFORE, it being duly considered and in recognition of the value and benefits accruing to the Local Government from said proposed Transportation Enhancement Project funding does promise and covenant as herein made; it agrees that:

ARTICLE I

Project: CSTEE-0009-00(028)
P. I. Number: 0009028

Description of Real Estate: Acquisition of temporary construction easement from 17 parcels along Dunwoody Village Parkway

ARTICLE II



DUNWOODY City/County, Georgia, acknowledges that federal funds are being used to purchase the property designated in Article I, and, if this property ever changes ownership, the local government will reimburse the Georgia Department of Transportation the Fair Market Value of the property based on the Project's actual share ratio.



DUNWOODY City/County, Georgia, acknowledges that federal funds are NOT being used to purchase the property designated in Article I, but if acquisition is needed, it will be acquired in accordance with Public Law 91-646, the Uniform Relocation Assistance and Real Properties Policies Act of 1970, as amended, and the rules and regulations of the FHWA including, but not limited to, Title 23, United States Code; 23 CFR 710, et. seq., and 49 CFR Part 24, and the rules and regulations of the Department. This work shall be coordinated with the Georgia Department of Transportation Office of Right of Way.

ARTICLE III

It is further agreed that this agreement will be referenced in the warranty deed for the above referenced property.

IN WITNESS WHEREOF, the said parties have hereunto set their hands and affixed their seals, on this day and year first above written.

DUNWOODY CITY/COUNTY, GEORGIA (SEAL)

BY: _____

MAYOR, _____ CITY COUNCIL

(AFFIX CITY/COUNTY
SEAL HERE)

ATTEST: _____
ITS CLERK

(AFFIX NOTARY SEAL HERE) _____

GEORGIA DEPARTMENT OF TRANSPORTATION (SEAL)

BY: _____

ITS: _____

(AFFIX NOTARY SEAL HERE)