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MEMORANDUM

To: Mayor and City Council
From: Warren Hutmacher, City Manager
Date: September 9, 2013
Subject: **Project Renaissance Update**

ITEM DESCRIPTION

Project Renaissance continues to pick up momentum as Georgetown Park structures are taking shape and the First Closing with John Wieland Homes and Neighborhoods looms.

BACKGROUND

In March 2012, the City unveiled the Project Renaissance redevelopment initiative. This effort implements the community-developed Georgetown / North Shallowford Master Plan and promotes a catalytic redevelopment opportunity for the Georgetown area. Project Renaissance activates 35 acres off of North Shallowford Road - a 16 acre property purchased in 2011 and a 19 acre property the City is purchasing in a multi-year transaction.

After issuing an Invitation for Proposals, the City Council unanimously approved a partnership with John Wieland Homes and Neighborhoods that aligns with the use scenarios and ideas presented in the Georgetown Master Plan. The first phase of the revitalization begins with the 16 acre property.

On the 16 acre property, John Wieland Homes and Neighborhoods is preparing to build 68 upscale, single-family homes. The City is developing two community park areas and a multi-use trail while reserving approximately 3 acres on the North Shallowford side of the site for a future neighborhood commercial node.

The park elements and design were finalized through a series of community meetings in late 2012. After preparing construction documents, the City issued an invitation to bid and awarded the construction contract to Georgia Development Partners in March 2013. A Land Disturbance Permit for park construction was issued the first week in April and a Groundbreaking Ceremony was held on April 17, 2013. Park construction remains on schedule and a Grand Opening is anticipated in November.

As for the development of the homes, the Sketch Plat / Land Disturbance Permit was issued in June 2013 and John Wieland Homes and Neighborhoods immediately began working on site preparation and the below ground infrastructure. Before the signing off of the Final Plat all the water, sewer, and electrical work as well as grading and building pad preparation must be completed. The City and County will both have to verify the site conditions match the planned conditions before the Final Plat may be issued and vertical construction can begin.

UPDATE

The closing attorney for the Urban Redevelopment Agency of the City of Dunwoody, who owns the 16 acre parcel, and the closing attorney for John Wieland Homes and



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Neighborhoods continue to prepare for the First Closing which will take place in September 2013. The URA is prepared to sell 9 lots for \$450,000 at the First Closing based on the adopted Development Agreement with John Wieland Homes and Neighborhoods. Subsequent closing will transfer additional lots.

CONTRACT AMENDMENTS

In June 2012, by Resolution 2012-06-20, the City entered a Development Agreement with John Wieland Homes and Neighborhoods (d/b/a JW Acquisitions) to formalize the obligations of each party in the redevelopment of the 35 acres targeted in Project Renaissance. In July 2012, the Council adopted a revised version of the Development Agreement by Resolution 2012-07-28 as it was realized the agreement adopted in June had not been the final version of the Development Agreement.

Within the final adopted Development Agreement, Section 6, subsection (b) Operating Memoranda acknowledges the need for both parties to cooperate in regards to refinements to the agreement. As such, City staff has worked cooperatively with John Wieland Homes and Neighborhoods as both necessary and appropriate for this redevelopment initiative.

By way of example, Section 15, subsections (c), (d), and (e) discuss the City's obligations regarding the construction of the two park areas and multi-use trail on the 16 acre property. The aforementioned subsections contemplate a staggered construction schedule for the 1.4 acre park area, the 1.9 acre park area, and the multi-use trail. However, when the City completed construction documents and hired our contractor for the construction of the park areas and trail we found it to be more cost effective to complete the park area and trail construction concurrently rather than in a staggered fashion. City staff apprised John Wieland Homes and Neighborhoods of our intention to complete the construction of the three areas concurrently instead of consecutively and John Wieland Homes and Neighborhoods agreed.

Section 3, subsection (b) discusses conditions precedent to the First Closing. The Development Agreement contemplated that First Closing (transferring of lots from the Urban Redevelopment Agency to John Wieland Homes and Neighborhoods) would occur following the approval of the Final Plat or on December 30, 2012 provided that the Sketch Plat had been approved by that date. Neither the Sketch Plat nor the Final Plat were approved prior to December 30, 2012. Both parties remain committed to the partnership. As mentioned previously, the Sketch Plat was approved in June and since then John Wieland Homes and Neighborhoods and City Staff have been working to prepare for the First Closing.

As mentioned at the August Council Meetings, legal counsel has been working on amendments to the Development Agreement to reflect these changes and ensure the agreement continues to be as accurate as possible. Once these changes have been finalized an amendment to the Development Agreement will be introduced to the Council for consideration.

Project Renaissance - **Dunwoody Green**

In March 2012, the City unveiled the Project Renaissance redevelopment initiative. This effort implements the community-developed Georgetown / North Shallowford Master Plan and promotes a catalytic redevelopment opportunity for the Georgetown area. Project Renaissance activates 35 acres off of North Shallowford Road - a 16 acre property purchased in 2011 and a 19 acre property the City is purchasing in a multi-year transaction.

After issuing an Invitation for Proposals, the City Council unanimously approved a partnership with John Wieland Homes and Neighborhoods that aligns with the use scenarios and ideas presented in the Georgetown Master Plan. The first phase of the revitalization begins with the 16 acre property.

On the 16 acre property, John Wieland Homes and Neighborhoods will build 68 upscale, single-family homes ranging from 2100 sq ft to more than 3000 sq ft. The City will develop two community park areas and a multi-use trail while reserving approximately 3 acres on the North Shallowford side of the site for a future neighborhood commercial node.

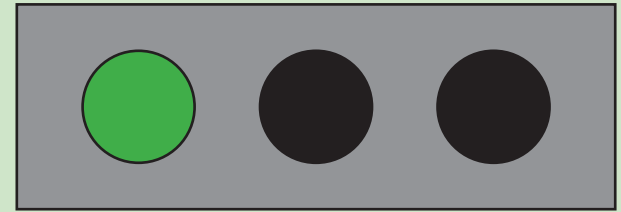
Project Update (Effective 09/03/13)

The Sketch Plat / Land Disturbance Permit was issued in June 2013 and John Wieland Homes and Neighborhoods immediately began working on site preparation and the below ground infrastructure. Before the signing off of the Final Plat all the water, sewer, and electrical work as well as grading and building pad preparation will need to be completed. The City and County will both have to verify the site conditions match the planned conditions before the Final Plat may be issued and vertical construction can begin.

Meanwhile, the closing attorney for the Urban Redevelopment Agency of the City of Dunwoody, who owns the 16 acre parcel, and the closing attorney for John Wieland Homes and Neighborhoods continue to prepare for the First Closing which will take place in September 2013. The URA is prepared to sell up to 9 lots at the First Closing based on the adopted Development Agreement with John Wieland Homes and Neighborhoods. Subsequent closing will transfer additional lots.



Status:
On Schedule



First Closing:
up to 9 lots

16 Acre Property Total:
68 lots - Site Plan Specific

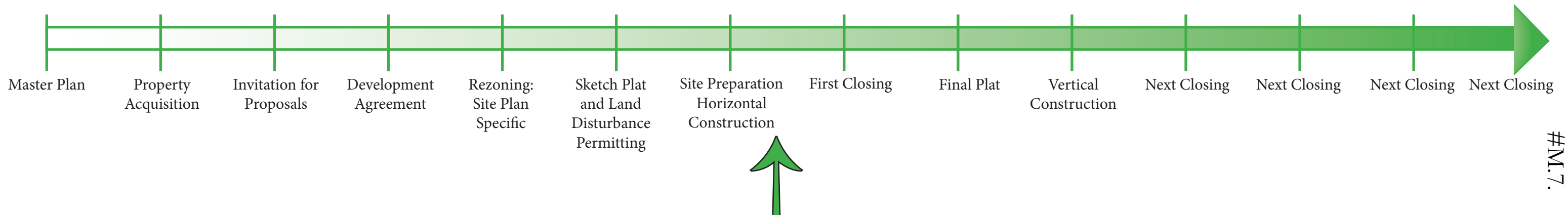
Next Steps: First Closing and Final Plat

- Utility work and site prep accepted by City and County
- First Closing in September 2013



Project Phase (Effective 09/03/13)

The project is in the midst of site preparation and horizontal construction in preparation for the Final Plat stage. Simultaneously, legal counsel for both parties are preparing for the First Closing.



Project Renaissance - Georgetown Park

In March 2012, the City unveiled the Project Renaissance redevelopment initiative. This effort implements the community-developed Georgetown / North Shallowford Master Plan and promotes a catalytic redevelopment opportunity for the Georgetown area. Project Renaissance activates 35 acres off of North Shallowford Road - a 16 acre property purchased in 2011 and a 19 acre property the City is purchasing in a multi-year transaction.

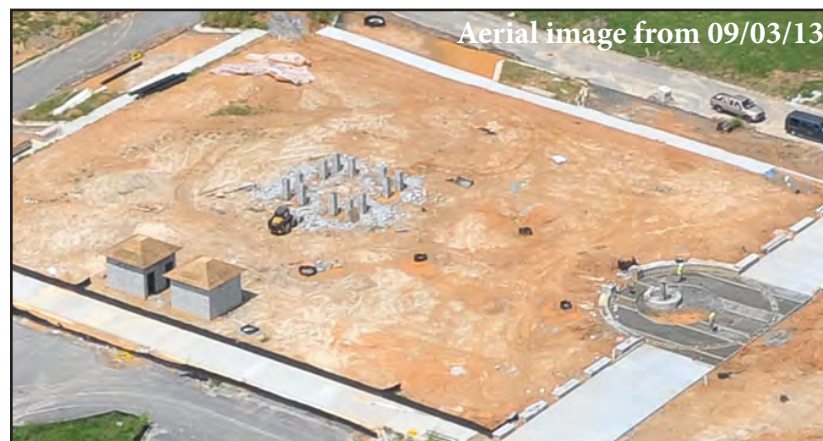
The city entered into a partnership with John Wieland Homes and Neighborhoods for the development of the 16 acre property and the 19 acre property. Beginning with the 16 acre property, the City is building a multi-use trail/linear park across the entire site as well as Georgetown Park, featuring a central square area and a signature playground area.

The park elements and design were finalized through a series of community meetings in late 2012. After preparing construction documents, the City issued an invitation to bid and awarded the construction contract to Georgia Development Partners in March 2013. A Land Disturbance Permit for park construction was issued the first week in April and a Groundbreaking Ceremony was held on April 17, 2013.

Project Update (Effective 09/03/13)

Park construction remains on schedule.

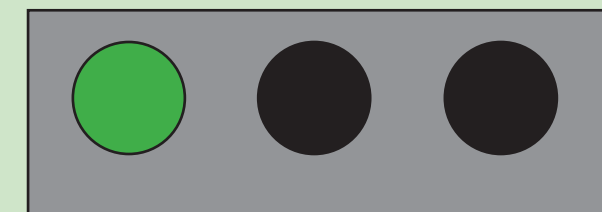
The structural walls for bathroom facilities and pavilion area have been installed and the fountain is taking shape.



The concrete multi-use trail adjacent to the central park square is poured and it will eventually connect to both the 19 acre property and eventually Brook Run Park.



Status:
On Schedule



16 Acre Property:
2 park areas + multi-use trail

Next Step: Park Structures
• Playground Installation



Project Phase (Effective 09/03/13)

The project is past the midpoint of the vertical construction phase with walls and structural elements for the bathroom structures, fountain area, and pavilion areas taking shape. Roof decking and drainage under the playground area are underway this week. Preliminary grading for landscaping will continue through the next several weeks.

