



City Green Master Plan & Design Project

Transportation Committee Meeting

Master Plan Implementation

July 29, 2015



Roswell City Green – Draft Master Plan



Draft Master Plan – Outdoor Rooms / Spaces

- North District Gateway
- Heart of Roswell Park
- Pedestrian Thruway / Underpass
- Heart of Roswell District Arrival Zone
- The Promenade
- Outdoor Event Garden
- Faces of War Memorial Garden
- Central Green
- WWII Memorial Garden
- The Grove
- South District Gateway
- Hill Street Reconfiguration



Master Plan Elements List



SPACE / ROOM	PHYSICAL ELEMENTS	PROGRAMMATIC ELEMENTS
NORTH DISTRICT GATEWAY	GATEWAY MONUMENTS	
	MONUMENT LANDSCAPE PLANTINGS	
	WAYFINDING SIGNAGE	
	SIDEWALK/STREETScape IMPROVEMENTS	
	SPECIAL PAVING IN INTERSECTION	
	MARTA BUS STOP	
HEART OF ROSWELL PARK	UPPER GARDEN TERRACE & LAWN PANEL	PERFORMANCE SPACE FOR SMALL GROUPS
	LOWER LEVEL PLAZA	CART/VENDOR SPACES
	LANDSCAPE PLANTINGS	OLD PIANO UNDER COVERED PERGOLA
	SHADE TREES	PLAY ELEMENTS:
	INFORMATION KIOSK	- CHESS TABLES
	GATEWAY PAVILION - OPEN AIR	- OUTDOOR PING PONG
	STREET LEVEL STREETScape	- SMALL PLAY SCULPTURES
	SEAT WALLS	MOVABLE CHAIRS
	LIGHTING	
POWER OUTLETS		
HEART OF ROSWELL DISTRICT ARRIVAL ZONE	INTERSECTION IMPROVEMENTS	
	SPECIAL PAVING IN INTERSECTION	
	LANDSCAPE PLANTINGS	
	LIGHTING	
PEDESTRIAN THRUWAY / UNDERPASS	PEDESTRIAN UNDERPASS	INTERPRETIVE GRAPHICS
	HIGH QUALITY INTERIOR FINISHES	ART INSTALLATION SPACE
	WAYFINDING / SIGNAGE	PUBLIC ART
	LIGHTING	PUSH-CART / VENDOR SPACE
	SECURITY CAMERA SYSTEM	TABLES AND CHAIRS
	PAVED ARRIVAL PLAZA	
	WELCOME SIGN / KIOSK	
	LANDSCAPE PLANTINGS	
	FOUNTAIN	
	FOOD VENDOR/CONCESSION STRUCTURE - TWO-LEVEL	
	RESTROOMS / STORAGE SPACE	
	POWER, WATER, SEWER	

Master Plan Elements List (cont.)

SPACE / ROOM	PHYSICAL ELEMENTS	PROGRAMMATIC ELEMENTS
OUTDOOR EVENT GARDEN	INFORMAL GARDEN AMPHITHEATER	POTENTIAL TO BE RESERVED FOR SPECIAL EVENTS
	SHADE TREES	HAMMOCKS, SWING SEATING
	LANDSCAPE PLANTINGS	POTENTIAL PLAY ELEMENTS MAY INCLUDE:
	POWER	- CLIMBABLE BOULDERS OR SCULPTURES
	ADA ACCESS PAVED PATH	- SAND PLAY AREA
	LIGHTING	- HILLSIDE SLIDE
		- OUTDOOR FUSSBALL
	- BEAN BAG TOSS / CORN HOLE	
THE PROMENADE	GRAND WALKWAY / PROMENADE (+/- 15')	PUBLIC ART
	LIGHTING	ART INSTALLATION SPACE
	SECURITY CAMERA SYSTEM	INTERPRETIVE SIGNAGE - BIOSWALES & WATER
	PERGOLAS	HARVEST/REUSE SYSTEM
	COVERED PAVILION	
	SHADE TREES	
	LANDSCAPE PLANTINGS	
	BENCHES / SWINGS	
	RAIN GARDENS / BIO-SWALE	
	SMITH PLANTATION ENTRANCE & CONNECTIONS	
RESERVE LOCATION FOR FUTURE SMITH PLANTATION VISITOR CENTER		
FACES OF WAR MEMORIAL GARDEN	RELOCATION OF MEMORIAL (INCLUDING PAVERS)	INTERPRETIVE GRAPHICS
	LIGHTING	VETERANS AUDIO HISTORY
	FLAG POLES	
	BENCHES / SEATING	
	ORNAMENTAL GARDEN / SPECIAL PLANTINGS	
	SHADE TREES	
	PATHWAYS	
WWII MEMORIAL GARDEN	RELOCATION OF MEMORIAL	INTERPRETIVE GRAPHICS
	ORNAMENTAL GARDEN / SPECIAL PLANTINGS	VETERANS AUDIO HISTORY
	LIGHTING	
	FLAG POLES	
	BENCHES / SEATING	
	SHADE TREES	

Master Plan Elements List (cont.)



SPACE / ROOM	PHYSICAL ELEMENTS	PROGRAMMATIC ELEMENTS
CENTRAL GREEN	CENTRAL LAWN PANEL / OPEN SPACE	MOVABLE CHAIRS
	TWO GATEWAY PAVILIONS (STAIRS/WALKWAY)	PUBLIC ART
	EVENT STAGE (TEMP.) WITH POWER	ART INSTALLATION SPACE
	TENT ANCHOR POINTS	PROGRAMMED EVENTS / ACTIVITIES
	REMOVABLE/PORTABLE SHADE STRUCTURE	BANNER POLES
	BENCHES	SOUND EQUIPMENT
	SHADE TREES	TEMP. MOVIE SCREEN ANCHORS
	FORMAL FOUNTAIN	
	LANDSCAPE PLANTINGS (BEHIND FOUNTAIN & ON WEST ENTRY PLAZA)	
	PERIMETER WALKWAYS	
	LIGHTING	
THE GROVE	SHADE TREES	MOVABLE TABLES & CHAIRS
	LANDSCAPE PLANTINGS	PROGRAMMED EVENTS / ACTIVITIES
	BENCHES	PUBLIC ART
	LIGHTING	ART INSTALLATION SPACE
	COVERED PAVILION WITH POWER	
	WALKWAYS	
	OPTION - A: OPEN AIR PAVILION(S)	
	PUBLIC RESTROOMS/STORAGE	
	OPTION - B: SMALL CONCESSION/RESTAURANT	
	SMALL COMMUNITY EVENTS SPACE	
	PUBLIC RESTROOMS/STORAGE	
SOUTH DISTRICT GATEWAY	GATEWAY MONUMENTS	
	MONUMENT LANDSCAPE PLANTINGS	
	WAYFINDING SIGNAGE	
	SIDEWALK/STREETScape IMPROVEMENTS	
	GATEWAY PLAZA	
	LIGHTING	
	MARTA BUS STOP	
HILL STREET RECONFIGURATION	REMOVE MEDIAN / PROVIDE ON-STREET PARKING	
	SIDEWALK/STREETScape IMPROVEMENTS	

Preliminary Project Schedule



Assumes Implementation as a Single Phase

	year	2015												2016												2017												2018	
	month	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2									
CITY GREEN																																							
DESIGN & DOCUMENT (10 Mos.)																																							
BID & AWARD (4 Mos.)																																							
CONSTRUCT (10 mos.)																																							
TRANSPORTATION ELEMENTS																																							
DESIGN & DOCUMENT (10 Mos.)																																							
BID & AWARD (4 Mos.)																																							
CONSTRUCT (14 mos.)																																							

- 5 Total Responses From AC As Of July 22
- 4 Support Building City Green All In 1 Phase
- 1 Questions Some Of The Master Plan Elements

Preliminary Rough Order of Magnitude Estimate:

Full City Green Master Plan:

City Green, "K" Intersection, Pedestrian Promenade with Underpass, & Heart of Roswell Park

\$13,500,000 - \$14,500,000 (Revised)

The Grove - Option B Estimate:

Small Restaurant/Community Event Space Building(s)
9,500 GSF, Core & Shell Only

\$2,000,000

Note:

Approximately ½ of the Full City Green Master Plan costs above are City Green related and ½ are Transportation/SR-9 related.

- City Green:
 - Preliminary Design Fee Estimated at \$445,000 (FY 16)
 - Additional and/or Expanded Components From Original DDA Concept Plan:
 - 2 Story Vendor/Restroom Facility at SR-9 Cross Walk/Underpass
 - Two Small Enclosed Buildings at Hill Street Corner
 - Temporary Lawn Shade System
 - Reuse Water Cistern

- Transportation Elements:
 - Preliminary Design Fee Estimate at \$750,000 (FY 16)
 - Includes Pedestrian Underpass Structure, “K” Intersection, SR-9 Streetscape & Hill Street Reconfiguration

- Heart of Roswell / Pedestrian Underpass Design & Plaza:
 - Preliminary Design Fee Estimate at \$185,000 (FY 16)
 - Heart of Roswell Park / Underpass Connection with Fountain/Plaza

- Construction Document Funds:
 - Currently Available in FY 16 Budget = \$383,629

- *Bonding Capacity / Options:*
 - 10 Year = \$ 13.9 to 16.9 Million
 - 20 Year = \$ 23.0 to 35.2 Million

- *Other Options Considered Include:*
 - Pay As You Go
 - Interfund Loan From Solid Waste Fund And General Fund
 - Short Term Borrowing To Fill Gap For Pay As You Go

Pros:

1. Spread costs over time
2. Allows for greater variety of funding options for transportation portion

Cons:

1. Increases total project costs (escalation & loss of efficiencies of scale)
2. Rework/reconstruction of some Phase I areas - adding cost
3. Construction disruption to the area over a longer period
4. Phase I less desirable/useable/active while Phase II under construction
5. Limits contractor flexibility in staging and sequencing construction; must work around existing phase – adding cost
6. Which phase should be built first? Both have risks.
 - The transportation portion provides connectivity but if it is first it defers the Green and associated benefits for some period and may jeopardize the Green permanently.
 - If the Green goes first it will lack strong connectivity to the HoR Park/Canton Street and it will be negatively impacted by the future Phase II construction disruption. In addition, a City Green without connectivity may not be successful.

To Phase or Not to Phase

Which Component is Phase One – City Green or Transportation?

A



Pros:

- Build the Green first; you build the anchor
- Create the destination
- Get the amenity in place first

Cons:

- Requires some re-work of Phase I / increased cost
- Green will be disrupted by Phase II construction
- Construction of Phase II may discourage initial users
- Pedestrian connectivity improvement is deferred

B



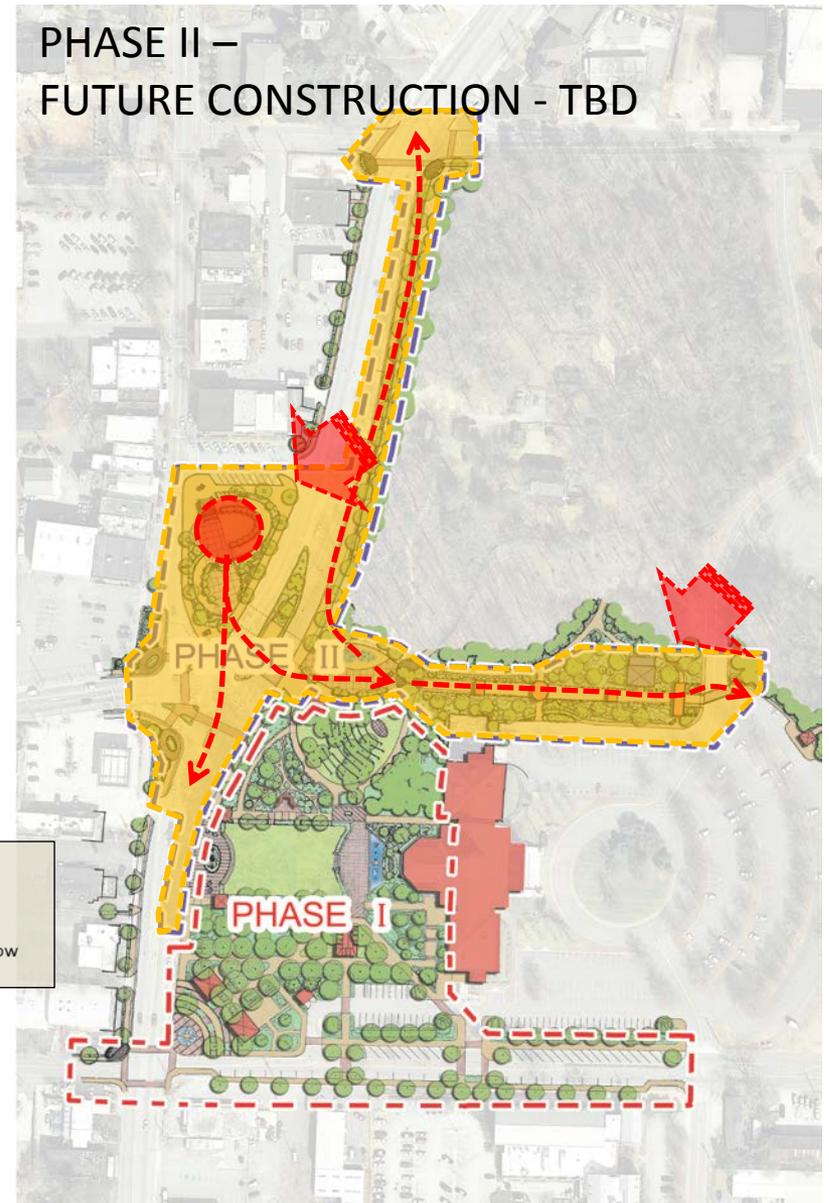
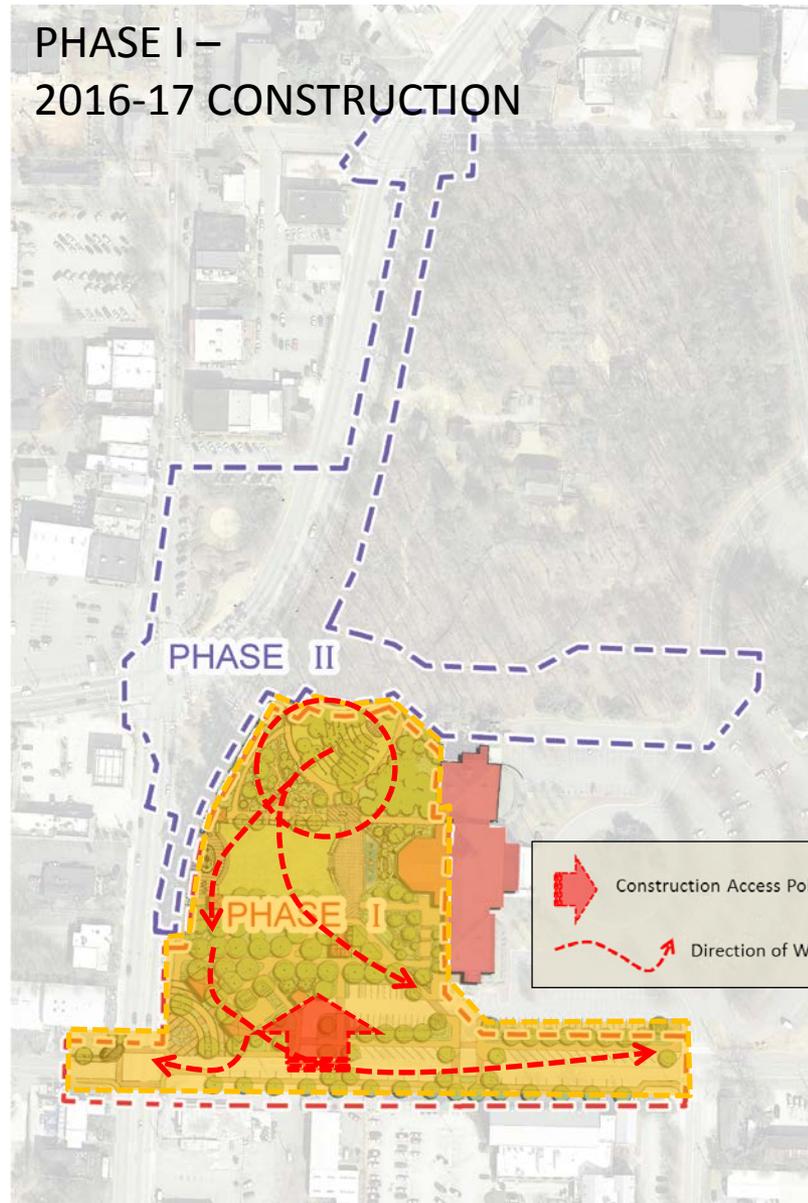
Pros:

- Provides pedestrian connection/ critical linkage first
- Provides access to City Hall parking

Cons:

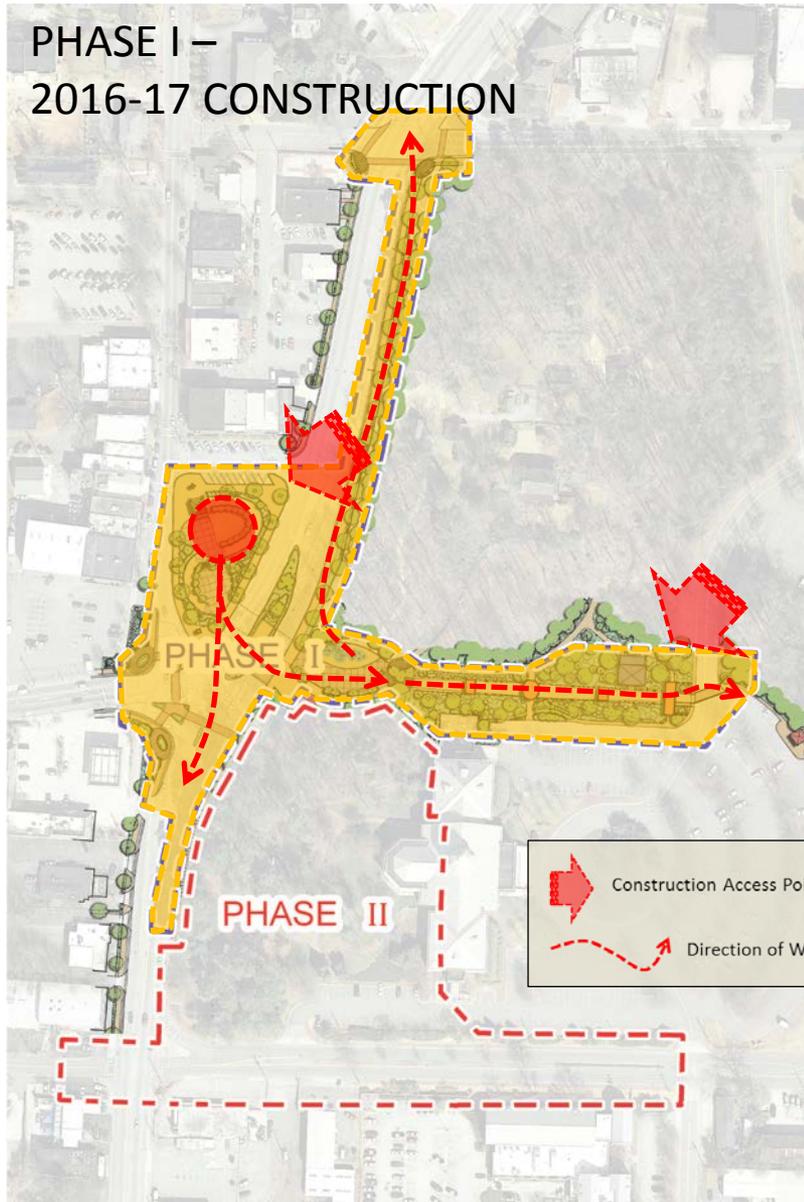
- Takes longer to construct
- Defers delivery of the City Green & therefore defers potential benefits
- Risks City Green being deferred for an extended period

Construction Sequencing – Two Phases A



Construction Sequencing – Two Phases B

PHASE I –
2016-17 CONSTRUCTION



PHASE II –
FUTURE CONSTRUCTION - TBD



Design Team Recommends One Phase

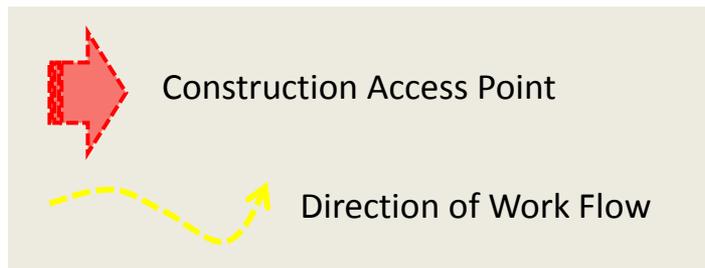
A Single Phase Enables:

- *Both City Green & Transportation Elements to be Constructed Simultaneously*
- *An Earlier Total Project Completion Date*
- *Shorter Disruption Period for the Site Area by Construction-Related Activities*
- *Efficiencies of Scale Which Equal Overall Cost Savings*
- *A Completed Project in 2017*



Construction Sequencing – Single Phase

- *Construction Of A Single Phase Project Would Begin With The K Intersection, Pedestrian Underpass And City Green Core Area*
- *Contractor Would Work His Way Out Of The Site From The Core Areas To The Project's Perimeters.*



- Approve Master Plan Design Elements
- One Phase Or More...
- Construction Funding
- Begin Design On...