

Work Session of the Sandy Springs City Council was held on April 19, 2022 at 6:00 PM, Mayor Rusty Paul presiding.

I. Staff Discussion Items

A. 2022-94 Veterans Memorial Park Overview and Pedestrian Bridge Concepts

Dave Wells, Deputy City Manager, presented the Veterans Memorial Park Overview and Pedestrian Bridge Concepts. Staff is seeking guidance from City Council on the final design for the following two items: (1) Gateway Fountain and (2) Pedestrian Bridge to cross Roswell Road at Johnson Ferry. In September of 2015, as part of the Sandy Springs City Center Site Master Plan, there was an approved design that included a park in the triangle-shaped lot between Mt. Vernon Highway and Johnson Ferry Road. The park was envisioned as a new, passive park for the City to offer a front row seat to the City Springs Performing Arts Center. The City's desire was and still is that the park be consistent with the overall planning and landscape architecture developed for City Springs. The park design included a fountain similar to the one located on the west side of Roswell Road. The idea behind the two paralleling fountains along Roswell Road was to give a gateway effect at the entrance of the City Springs area.

The park project was dependent on the TSPLOST Roadway project and in 2019, City Council authorized City management to move forward with a plan to develop the triangle property as a Veterans Memorial Park. To advance that direction, the City issued a purchase order to Barge Design Solutions to begin a preliminary concept plan for the park. As the landscape architect for City Springs, Barge had a strong relationship with the City with particular knowledge of the City Springs construction site and the surrounding area, including new construction projects, roadway projects and utilities. The project design consists of a two-acre park going from Roswell Road to the Fulton County Library and includes a veterans memorial courtyard, monumental artwork, a gateway fountain, walkways and landscape. The park will be accessed using either the added on-street parking along Mount Vernon Highway, City Springs site from the West or the Library from the East.

The architect's estimated cost for the park project is \$4,747,802. Separate from this project is the \$25.3M TSPLOST TS-191 project, of which \$729,217 is estimated for the park area.

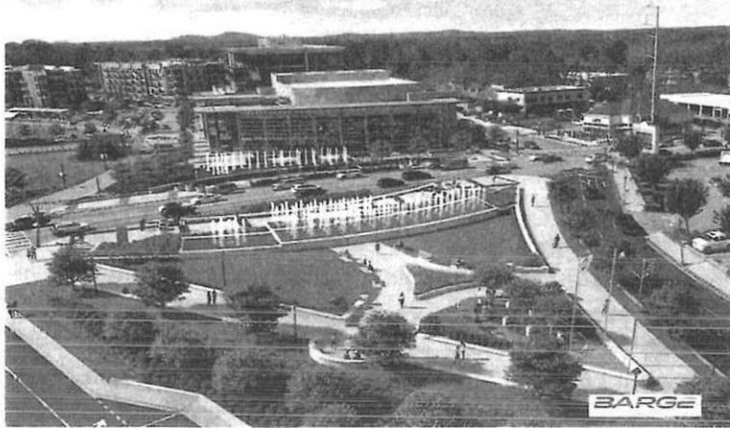
PROJECT BUDGETS		
VETERANS PARK	PARK AREA TSPLOST	TS-191 OVERALL PROJECT
\$4,747,802	\$729,217	\$25,300,000

Veterans Park Sandy Springs, Georgia Opinion of Probable Construction Costs - Schematic Design Date: 4/11/2022		BARGE DRAFT	
	TOTALS VETERANS PARK	TOTALS TSPLOST	
Utilities	\$ 36,800	\$	
Earthwork	\$ 122,700	\$ 47,000	
Demolition	\$ 10,720	\$	
Erosion Control	\$ 17,000	\$	
Electrical/Comm/Security	\$ 300,420	\$ 10,000	
Storm Drainage	\$ 76,553	\$	
Vehicular Paving	\$	\$ 3,500	
Hardscape	\$ 230,301	\$ 287,254	
Walls	\$ 341,040	\$ 79,200	
Water Features	\$ 1,326,847	\$	
Programmed Improvements	\$ 96,500	\$	
Site Furnishings	\$ 63,600	\$	
Landscape & Irrigation	\$ 301,100	\$ 24,300	
Wayfinding	\$ 15,000	\$	
General Requirements	\$ 118,294	\$ 21,076	
Construction Subtotal Cost	\$ 3,104,275	\$ 569,276	
Design Contingency	\$ 310,000	\$ 57,000	
General Conditions	\$ 410,000	\$ 75,000	
Total Estimated Construction Cost	\$ 3,824,275	\$ 641,276	
Additional Project Costs	\$ 768,356	\$	
Project Total Cost	\$ 4,592,631	\$ 641,276	

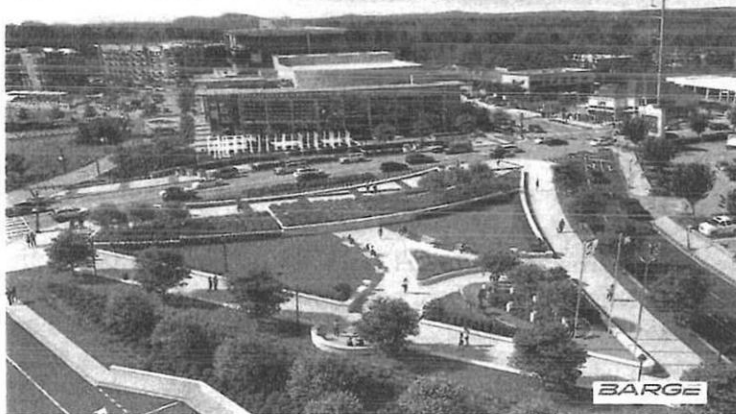
This "Opinion of Probable Construction Costs" is made on the basis of judgment as experienced and qualified professionals generally familiar with the development project. Total items and estimated quantities were determined from the design schematic, design drawings, Barge Design Solutions general and some not guaranteed that proposed, bids, or actual construction and will vary from this Opinion of Probable Construction Costs.

The current construction estimate from Barge Design Solutions is \$4,747,802. Within this budget is a line item for the gateway fountain of \$1,326,847.

Gateway Fountain, Concept 1 (with fountains):



Gateway Fountain, Concept 2 (without fountains):



Mayor Rusty Paul stated one of the purposes of the fountains was also to mitigate the traffic noise, serving as white noise as visitors talk in the park. Will a flowerbed accomplish the same sound-deafening impact?

John Fish, Barge Design Solutions, Inc., Vice President, stated that is correct. Similarly, when you step outside the Performing Arts Center, with the fountains running, the noise from the traffic is mitigated. There will be an increase in traffic sounds when sitting in the park without the fountain. The fountain may not need to be as big as depicted in the drawing to accomplish this. The other goal of the fountain was to create a symmetrical gateway element.

Deputy City Manager Wells continued, staff also needs guidance regarding the pedestrian bridge. Reeves, Young and Atkins provided high level estimates for an added pedestrian bridge to cross Roswell Road and Johnson Ferry Road at \$3.5M to \$5M, which is not part of the presented budget. An additional challenge is that the City would require permission from the Georgia Department of Transportation and the Georgia Power Company to construct the pedestrian bridge.

Pedestrian Bridge Concept 1



Pedestrian Bridge, Concept 2:



Councilmember John Paulson stated the fountain is needed to create balance, which was always the key. It is worth discussing if the City can accomplish the same outcome with a smaller fountain. As for the bridge, that is a lot of money. There should be discussions with the Georgia Department of Transportation and the Georgia Power Company to see what the obstacles are. Maybe the Georgia Department of Transportation would even like to build the bridge.

Councilmember Tibby DeJulio stated the mirror images of the fountains on both sides of Roswell Road will look dynamic. As for the bridge, if the Georgia Department of Transportation or the Georgia Power Company would like to build a bridge, then okay. It seems like a nice idea, but the City should not put money into it.

Councilmember Jody Reichel stated the flower beds are preferable to the fountains. There are many so bushes in front of the Performing Arts Center fountains that one cannot really see the fountain from Roswell Road. Also, there is no problem with the current traffic noise level in the area. The money would be better spent on building the pedestrian bridge, and hopefully, the Georgia Department of Transportation can help. This is for the safety of people and residents in Sandy Springs. And, the pedestrian bridge concept with just the elevator, and not the ramp walkway, is preferred because it is less real estate.

Councilmember Melissa Mular asked what is the cost difference between the flower beds and the fountains?

Deputy City Manager Wells replied the fountains is currently budgeted at \$1.3M.

Barge Design Vice President Fish replied it is hard to say, but there could be a possible savings of \$1M to not build the fountain. Though, there will be some cost to achieve the needed plantings.

Councilmember Mular stated the idea of fountains is nice, but the cost is too high, so currently leaning towards no fountains. Also, the \$3.5M to \$5M estimated for the bridge is a lot, and the money could spent elsewhere and the city would get more out of it. There are low incidents of pedestrian accidents along Roswell Road. While there is a safety concern, there is also concern about spending the money in other areas.

Councilmember Melody Kelley asked will the Roswell Road Access Management study review this intersection. If so, the Council should wait for the study to be completed before deciding whether or not to build the pedestrian bridge. In the meantime, can the City keep an eye on the pedestrian traffic and collect data that may justify the bridge.

Councilmember Andy Bauman stated while it is a nice idea, the cost of the fountain is in excess of 25% of the project. The City still wants to look for art in the park. Driving south on Roswell Road, passing City Hall, you cannot see the existing fountains. The flowers would look great, and if asked to choose one or the other, I would rather flower beds at this point. There are other components to the park and the rest of the budget to consider. This should be scaled back or eliminated. As for the bridge, it is a little early to know. There is more data needed. The visuals are nice, and there could be good opportunities with marquees on the side panel, but there is more information needed to make a decision.

Councilmember Paulson stated before the fountains are dismissed from the design, the City needs to do a little more homework, reviewing the possibility of paring back the cost while still conveying the image and the noise barriers. The current fountains are visible on Roswell Road.

Councilmember Bauman stated it is concerning that there are not many people at the current fountains. The fountains feel like a hidden feature. The space has not been activated, unlike the spaces by the swings and benches. My objection to the fountains in the park is the cost.

Mayor Paul directed Staff to collect more data regarding the modification of the fountain design, possibly reducing its size. Also, speak with the Georgia Department of Transportation and Georgia Power Company regarding the possibility of a pedestrian bridge.

II. City Council Discussion Items

Councilmember Andy Bauman left the meeting at 6:20 p.m.

There being no further business, the meeting adjourned at 6:20 p.m.

Approved: May 3, 2022


Russell K. Paul, Mayor


Raquel D. González, City Clerk