

STATE OF GEORGIA  
COUNTY OF FULTON

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SANDY SPRINGS,  
GEORGIA, REGARDING THE RELOCATION AND FUNDING OF THE WINDSOR  
PARKWAY/ROSWELL ROAD INTERSECTION RELOCATION PROJECT**

**WHEREAS**, the Windsor Parkway/Roswell Road Intersection Improvement Project (“Project”) has been identified in the Roswell Corridor LCI (2008), the City of Sandy Springs (“City”) Transportation Master Plan (2008), and the City’s 2027 Comprehensive Plan (2007); and

**WHEREAS**, JLB Partners, LP (“JLB”) filed an application with the City (“JLB Application”) to rezone certain property on the west side of Roswell Road, approximately 135 feet north of the intersection of Windsor Parkway and Roswell Road from A-1 conditional to MIX to allow certain apartment units, retail/commercial space, and office space (“JLB Project”); and

**WHEREAS**, the JLB Application triggered reviews of the Project by the Georgia Regional Transportation Authority (“GRTA”) with potential impact on federal funding; and

**WHEREAS**, City staff engaged consultants to prepare evaluations and potential expenses related to properties to be impacted by the Project and interacted with property owners to seek input on alternative alignments for the Windsor Parkway/Roswell Road intersection; and

**WHEREAS**, three (3) alternative alignments for the Project were developed by City staff and designated as Option #1A, Option #1B, and Option #2, as presented on Exhibit “A” hereto; and

**WHEREAS**, following discussions with GRTA and the Georgia Department of Transportation, review of studies and reports from consultants, and input from property owners and neighborhood citizens, City staff recommends that City Council adopt Option #1B for the Windsor Parkway/Roswell Road intersection relocation based on safety enhancement, traffic operation improvements, and cost effectiveness to the City and taxpayers; and

**WHEREAS**, it is anticipated that funding requirements for Option #1B will be approximately \$3,700,000, the source of which will be, by priority and to the amounts necessary to fund the Project: (1) impact fees (CIE); (2) issuance of a bond or bonds by the City of Sandy Springs Development Authority, if applicable, conditioned upon the JLB Project as a funding source; (3) Capital Contingency Project Fund; (4) reallocation of funds for the T-0019 Roswell Streetscape project; and (5) reallocation of funds for the T-0034 Morgan Falls Road project.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council, as the governing authority of the City of Sandy Springs, Georgia, after public hearing and review of the alternatives for the Windsor Parkway/Roswell Road intersection relocation and the recommendation of City staff, and it is hereby resolved, that:

1. The approval and funding of this Project by the City is conditioned upon the approval of the JLB Application; and
2. City staff’s recommendation to proceed with the Windsor Parkway/Roswell Road intersection relocation alternative identified as Option #1B, as presented on Exhibit “A” hereto, is hereby adopted; and

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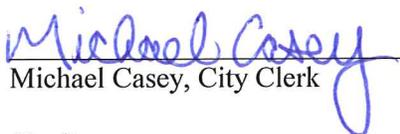
3. A proposed budget for the Project is hereby adopted as recommended by City staff in the approximate amount of \$3,700,000, the source of which will be, by priority and to the amounts necessary to fund the Project: (1) impact fees (CIE); (2) issuance of a bond or bonds by the City of Sandy Springs Development Authority, if applicable, conditioned upon the JLB Project as a funding source; (3) Capital Contingency Project Fund; (4) reallocation of funds for the T-0019 Roswell Streetscape project; and (5) reallocation of funds for the T-0034 Morgan Falls Road project.

RESOLVED this the 16<sup>th</sup> day of July, 2013.

Approved:

  
Eva Galambos, Mayor

Attest:

  
Michael Casey, City Clerk

(Seal)



# Windsor Parkway Intersection Relocation Option #1B (Auction site)

