

PEACHTREE CREEK GREENWAY

The Peachtree Creek Greenway is the City of Brookhaven's section of the larger proposed 12.3-mile North Fork Peachtree Creek Trail that is envisioned to link to the wider Atlanta trail system.

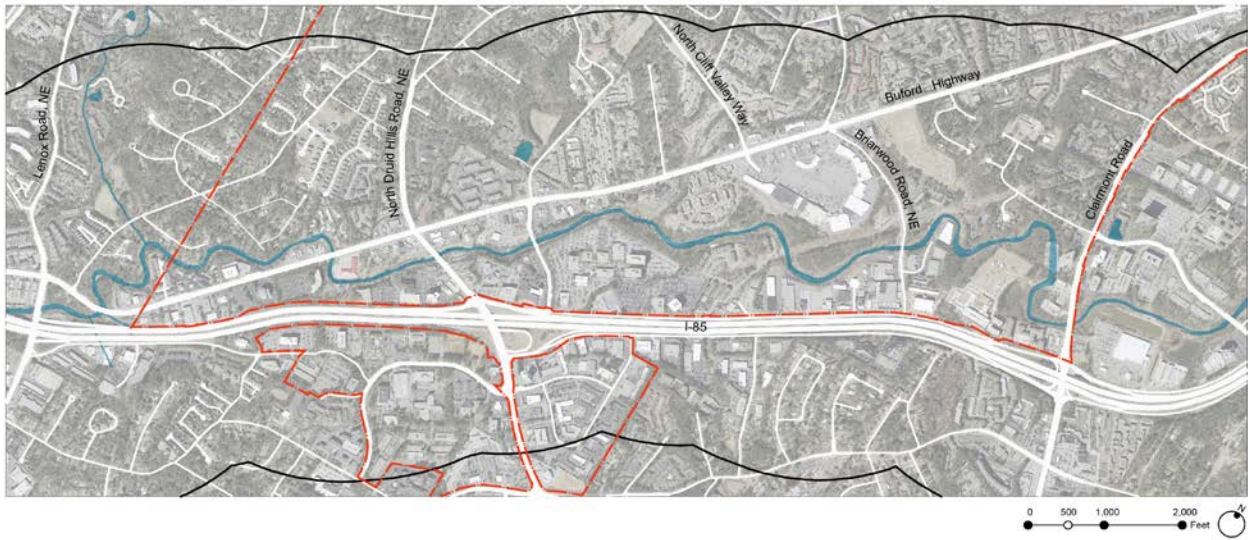
www.brookhavenga.gov/city-departments/public-works/peachtree-creek-greenway

Master Plan Approval:
August 23, 2016



Project Objectives: The Peachtree Creek Greenway is to be...

"Active and passive, featuring a paved trail for bicycling, walking, running with separate soft trails; easily accessible to all; a means for land conservation and improving environmental quality; connected to other regional trails; and safe and secure with lighting, call boxes and cameras."



The Peachtree Creek Greenway (PCG) project includes six segments from the City of Atlanta corporate limits to the City of Chamblee corporate limits. The project will require access to 67 parcels, belonging to 62 different owners.

It is envisioned that the PCG will follow the actual creek closely and use existing utility easements as opposed to fee simple land acquisition or eminent domain. Where utility easements are not an option, the City will attempt to gain conservation easements. If actual land acquisition is required, permanent conservation covenants will be included in the purchase contract.

The project planning cost structure is delineated into a base cost and total cost using the following definitions from the master plan document.

“Base Cost”: base trail, limited lighting, call boxes, cameras, trash cans, pet waste stations, bike fix-it stations, bike racks, workout stations, community gardens, bike / pedestrian counters, bollards, design & testing, 20% contingency, utility contingency, signage and markings, landscaping, and drainage.

“Total Cost”: base cost plus complete trail system with spur paths, nature trails and additional greenspace, complete lighting, trail heads, restrooms, additional landscaping, and associated design and contingency.

For implementation, segments 3, 4, and 5 will be in the first phase and start with the base cost items only. As additional resources are identified and secured, additional segments and total cost elements will be implemented.

The PCG within the Brookhaven city limits totals approximately 2.8 miles, with segments 3,4 and 5 comprising approximately 1.8 miles.

Financing for the PCG project is envisioned to include multiple funding sources including grants and donations. Actual grants and donations sources will be reflected in the following tables once secured. The primary funding source for the PCG project are a special revenue bond supported by an increase in the Hotel / Motel tax rate from 5% to 8%, and general obligation bonds. Actual receipt of bond proceeds will be contingent on general assembly approval to increase the hotel / motel tax rate and Brookhaven voter approval of a general obligation bond issue.

At the time of this project description, bonds are assumed at a 30-year term, level debt service, 1.5 times coverage for revenue bonds, 3.9% interest rate, 90% base year Hotel / Motel tax collections, zero percent revenue growth assumption and a debt service reserve fund.

Uses & Sources

Uses	2016	2017	2018	2019	2020	2021	Total
Master Plan	\$ 153,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 153,800
Segments 3, 4, & 5 A&E	-	291,160	-	-	-	-	291,160
Easement Acquisition	-	500,000	208,840	-	-	-	708,840
Segment 1 – Base Trail	-	-	-	-	-	1,380,000	1,380,000
Segment 2 – Base Trail	-	-	-	-	-	1,436,000	1,436,000
Segment 3 – Base Trail	-	-	2,035,000	-	-	-	2,035,000
Segment 4 – Base Trail	-	-	1,161,000	-	-	-	1,161,000
Segment 5 – Base Trail	-	-	3,805,000	-	-	-	3,805,000
Segment 6 – Base Trail	-	-	-	-	-	8,364,000	8,364,000
Segments 1, 2, & 6 A&E	-	-	-	-	350,000	-	350,000
Segment 1 – Full Buildout	-	-	-	-	-	2,359,000	2,359,000
Segment 2 – Full Buildout	-	-	-	-	-	740,000	740,000
Segment 3 – Full Buildout	-	-	-	2,077,000	-	-	2,077,000
Segment 4 – Full Buildout	-	-	-	4,903,000	-	-	4,903,000
Segment 5 – Full Buildout	-	-	-	1,571,000	-	-	1,571,000
Segment 6 – Full Buildout	-	-	-	-	-	4,753,000	4,753,000
Total	\$ 153,800	\$ 791,160	\$ 7,209,840	\$ 8,551,000	\$ 350,000	\$ 19,032,000	\$ 36,087,800
Accumulative	\$ 153,800	\$ 944,960	\$ 8,154,800	\$ 16,705,800	\$ 17,055,800	\$ 36,087,800	

Contact: Patty Hansen (404) 637-0722 or Patty.Hansen@BrookhavenGA.gov

Sources	2016	2017	2018	2019	2020	2021	Total
HOST	\$ 153,800	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 1,153,800
Hotel / Motel Tax Revenue - Cash	-	-	220,000	220,000	220,000	220,000	880,000
Hotel / Motel Revenue Bond Proceeds	-	-	7,500,000	-	-	-	7,500,000
HOST / SPLOST	-	-	-	2,000,000	2,000,000	2,554,000	6,554,000
General Obligation Bond Proceeds	-	-	-	10,000,000	-	10,000,000	20,000,000
Grants ¹¹	-	-	-	-	-	-	TBD
Foundations	-	-	-	-	-	-	TBD
Total	\$ 153,800	\$ 1,000,000	\$ 7,720,000	\$ 12,220,000	\$ 2,220,000	\$ 12,774,000	\$ 36,087,800
Accumulative	\$ 153,800	\$ 1,153,800	\$ 8,873,800	\$ 21,093,800	\$ 23,313,800	\$ 36,087,800	

Funding sources may include, but are not limited to:

Federal Highway Administration Grants
 Recreational Trails Grant Program (GDNR)
 Transportation Alternative Program (GDOT)
 Transportation Enhancement (GDOT)
 Safe Routes to School (GDOT)

HUD Community Development Block Grant (CDBG)
 U.S. EDA Public Works /Economic Development Assistance Grant Program
 FEMA Pre-disaster Mitigation Assistance (GEFA)
 National Parks Service Land & Water Conservation Fund Grant (GDNR)
 EPA Section 319 (h) (GEPD)
 EPA Environmental Education Grants (GEPD)
 EPA Urban Waters Grant (NFWF)
 National Endowment for the Arts, Our Town Grant
 Georgia Council for the Arts
 Partnership with the PATH Foundation, the Trust for Public Land,
 and American Academy of Dermatology
 Private Foundation Funding

Annual operating costs are depended on segment completion and the level of implementation (base v. total). It is estimated that at full buildout, the annual operating cost will total approximately \$250,000 and would be funded from the Brookhaven general fund, a potential Community Improvement District, advertising and / or corporate sponsorships.