

ALPHARETTA CITY TRAIL

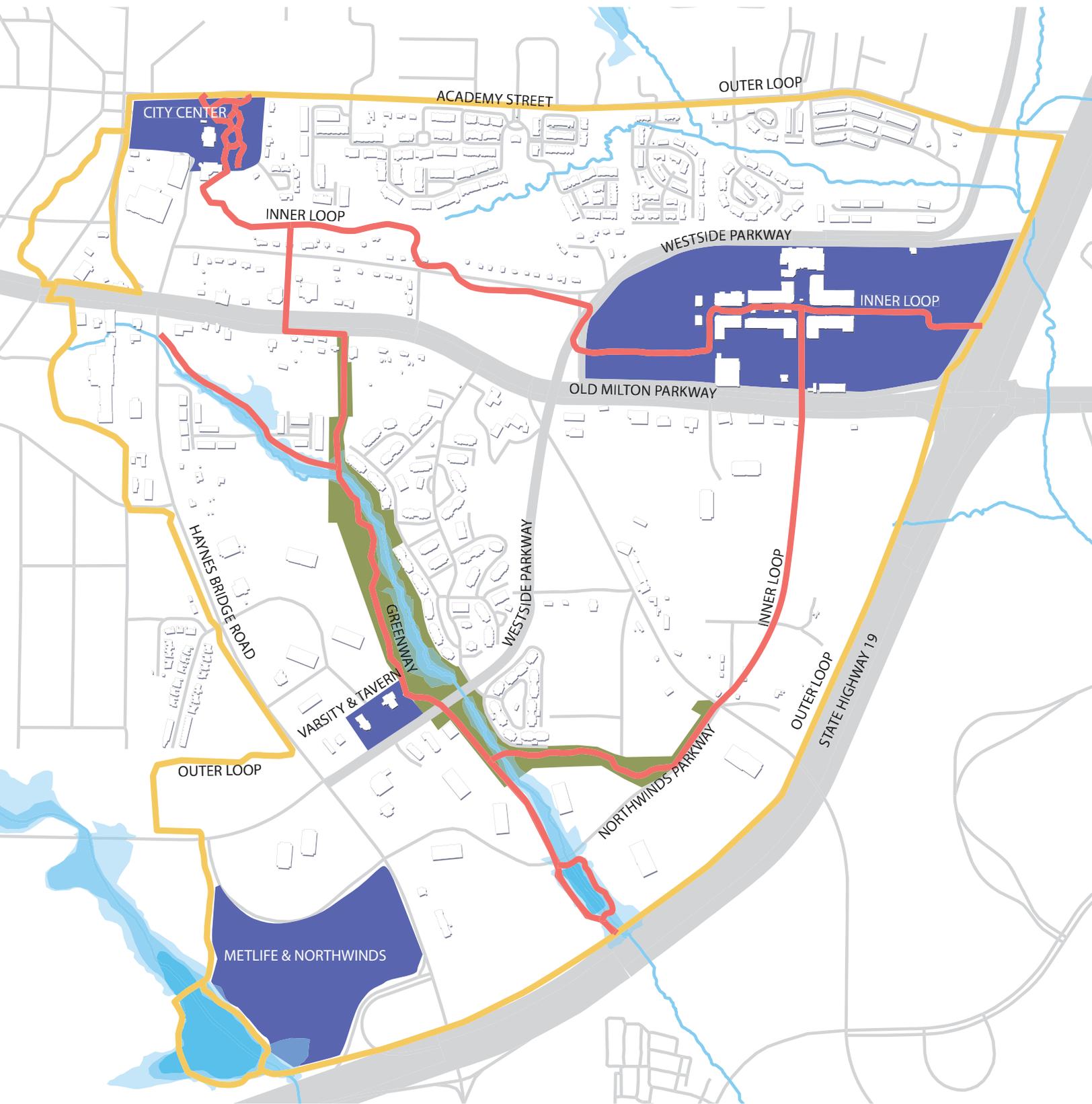
THE LOOP PRELIMINARY CONCEPTUAL MASTERPLAN

NOVEMBER 01, 2016



DIAGRAMMATIC OVERALL PRELIMINARY SITE PLAN

INNER & OUTER LOOP AND CONNECTIONS



INNER LOOP PRELIMINARY CONCEPT PLAN



THE LOOP TRAIL ELEMENTS

THE RESILIENT LANDSCAPE:

Native and adaptive landscape plantings grow in harmony with the surrounding environment. When these types of plantings are placed in locations where they will thrive, the result is an attractive low maintenance landscape.



PATH SURFACE TREATMENTS:

Faring treatments for trails can range from soft surface mulch, natural aggregate, wood boardwalk decking, concrete decking, decorative concrete, and pavers. Different segments of the corridor may lend better to certain surface treatments depending on their location and intended usage.



ENHANCED MICRO-ECOLOGIES:

Restoration of natural stream channels, creates functional environments that manage stormwater flows and seeps better. Enhanced micro-ecologies are better for the native flora and fauna, and also valuable spaces for people to use as passive recreation.



THE EXPERIENCE OF PASSAGE:

Research has shown that even a short 10 minute walk through a natural environment can reduce stress and boost cognitive performance. The corridor is a linear park in the heart of the city, providing visitors with an array of experiences.



THE POCKETS:

Pockets of open areas and carved out space along a trail provide quiet reflective spaces, or can create an exciting area to mingle with others. These spaces can be destinations for gatherings and events or provide relaxing breaks and respite along the trail.



CONVERGENCE OF LANDSCAPE EDGES:

The edge where the natural and constructed landscapes meet can be emphasized through design or blurred to blend natural and designed space.



INTERSPERSED PUBLIC ART:

Art comes in many shapes, colors, sizes, and materials. It can interact with the space, or be placed in the distance as a focal point.



BICYCLE SERVICE FACILITIES & PARKING:

Incorporation of bike service areas and parking will occur at key locations along the corridor. Allowing for individuals to maintain and repair their bicycle while enjoying the trail will promote its use.



GATEWAY:

The gateway will provide a sense of arrival to the trail system. It will also attract passerby's by offering a identity to the trail. Making the trail noticeable will encourage more use and opportunity to residents and visitors to the city.



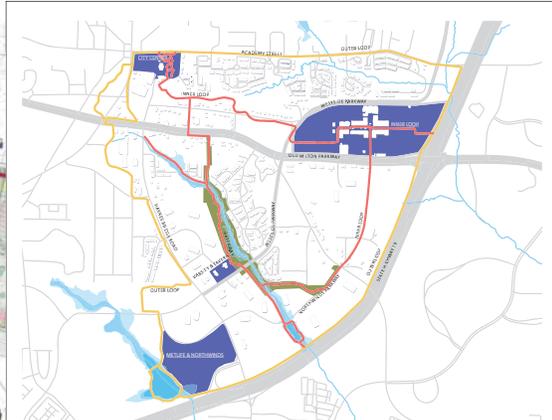
RAMPS AND RAILS:

Making the entire corridor universally accessible and bike friendly will encourage use and adventure throughout the linear park.



PLAZAS

The plaza spaces offer sitting, gathering, and social spaces for visitors to use along the primary roadways and intersections. The plazas serve as the keystone to urban developments and the naturalized trail landscape.



DIAGRAMMATIC OVERALL SITE PLAN
INNER & OUTER LOOP AND CONNECTIONS



INNER LOOP - PRELIMINARY SITE PLAN DEFINITION OF SPACE & EXPERIENCE

AREA 1
A promenade walkway leads visitors into the wooded areas of the trail from the street entry off Old Milton Parkway. It is lined with medium sized trees to provide shade and give a pedestrian scale to the space. The straight portion of the trail in this area creates a direct movement through the space due to close bordering developed properties. Once under the canopy of the woodlands, a plaza is provided for users to gather and relax before continuing down the trail. Plaza space will offer areas where the natural landscape can converge with the constructed landscape and create urban pockets within. Visitors will be able to use the spaces for reading, picnicking, exercise, opportunities to incorporate visual or engaging art works, or to simply take in sounds and views of nature.

AREA 2
An elevated walk moves through area 2 which offers visitors a unique experience. It will travel through multiple ecological zones from the overlooks down to the edge of the stream enhancing the visitor's experiential journey. There is an entry point for the community on the east side where residents can conveniently access the trail. The overlook on the east side of the boardwalk offers a view of the stream below. The stream will be enhanced by cleaning and thinning, additional native plant installations increasing stream bank stabilization, adding boulders and river rock in the stream bed, and constructing naturalized weir dams to control water flow. Access to the proposed upland meadow landscape is provided with a foot trail.

AREA 3
Pocket spaces are located along the trail in this area for sitting and gathering. The spaces are situated on a secondary path, detached from the main trail, which creates a stronger connection to the naturalized landscape. Additionally, the pocket spaces will be organically formed and tucked into the existing landscape. The natural landscape will merge with the built environment to eliminate hard edges in the space. The incorporation of art in the pocket spaces is opportunity to create a sense of independent character for each of the pocket park spaces making it unique to itself. A second elevated overlook is offered along the main trail with a foot trail located below which leads the visitor to the stream edge and transitions through different ecologies along the way.

AREA 4
Area 4 is devoted to the experience of the underground passage and the third elevated overlook. Moving toward the tunnel visitors will experience a sense of increasing enclosure until they are completely inside. The third overlook is located just south of the tunnel. This overlook is unique because of the upland meadow to the west and the ravine and stream bed to the east. There are connections in area 4 to Westside Parkway at the roadside for visitors to enter into the trail system.

AREA 5
Area 5 offers a naturalized pocket and three smaller plaza spaces. The plazas are situated in the landscape complementing the existing topography. While the two located on the southern side serve as overlooks, the single space on the northern trail edge is carved into the existing terrain. The three plaza spaces are located adjacent to corporate business facilities and are positioned between existing parking lots. The plazas will offer an escape for the corporate and business workers and will also create continuity in the linear park and trail system. Opportunities for the inclusion of artistic works in these areas will establish a sense of independent identity for each plaza. The pocket park is located south of Teasley Place serving as an entry for neighboring residents to enter the trail system and an additional gathering space along the linear park.

AREA 6
The southern entry to the linear park is highlighted with an urban gateway at the intersection of Keshull Bridge Road and Northwind Parkway. The gateway leads to the linear streetscape parallel to Northwind Parkway and offers opportunities to incorporate art, bicycle facilities, seating and native landscape beds. The streetscape will offer a subtle transition from the developed urban landscape to the natural environment.



TYPICAL SECTION



POCKET PARK SPACES & BOARDWALK BIRDS EYE PERSPECTIVE

PRELIMINARY COST ESTIMATE

Alpharetta City Loop Trail/Linear Park Conceptual Cost Estimate

10/21/2016

North of Westside (the AMLI stretch) : 3380 Lf / 0.64 mi

Space and Paths

		unit price			
Total Acreage	21				
Elevated Paths (LF)	800	\$ 1,200.00	\$	960,000.00	
On Grade Paths (LF)	2,480	\$ 15.00	\$	520,800.00	
Bridge (LF)	100	\$ 1,500.00	\$	150,000.00	
Lighting (units)	36	\$ 6,000.00	\$	216,000.00	
secondary lighting	36	\$ 1,500.00	\$	54,000.00	\$ 1,900,800.00 Tier 1
Plazas (SF)	8,500	\$ 35.00	\$	297,500.00	
Pockets (SF)	20,000	\$ 25.00	\$	500,000.00	
Ehnhanced/Restored Landscape (ac)	5	\$ 50,000.00	\$	250,000.00	\$ 1,047,500.00 Tier 2
					\$ 2,948,300.00 SubTotal

South of Westside to Kimball Bridge : 3125 LF / 0.59 mi

Space and Paths

Total Acreage	12				
Elevated Paths (SF)	225	\$ 1,200.00	\$	270,000.00	
On Grade Paths (SF)	2,800	\$ 15.00	\$	588,000.00	
Bridge (LF)	100	\$ 1,500.00	\$	150,000.00	
Lighting (units)	32	\$ 6,000.00	\$	192,000.00	
secondary lighting	32	\$ 1,500.00	\$	48,000.00	\$ 1,248,000.00 Tier 1
Plazas (SF)	22,000	\$ 35.00	\$	770,000.00	
Pockets (SF)	6,500	\$ 25.00	\$	162,500.00	
Enhanced/Restored Landscape (ac)	3	\$ 50,000.00	\$	150,000.00	\$ 1,082,500.00 Tier 2
					\$ 2,330,500.00 SubTotal

Intersections / Crossings

Old Milton Road (HAWK)	\$ 100,000.00	Tier 3
Westside Parkway Tunnel	\$ 1,000,000.00	
Northwinds Pkwy at Kimball Bridge Rd. Signal and Crosswalk Enhancement	\$ 35,000.00	
	\$ 1,135,000.00	Subtotal
	\$ 6,413,800.00	SubTotal
	\$ 641,380.00	10% Contingency
	\$ 641,380.00	Design/Engineering/Construct Ad
	\$ 7,696,560.00	Total
	\$ 6,257,365.85	cost per mile

Total Length of Project is approximately 1.23 miles

The cost estimate is not a guaranteed price. It is an estimate based on early Conceptual Design and assumptions made and inferred from the Conceptual Design assumptions. The designer / engineer cannot control nor guarantee materials and labor costs.

