

City of Roswell Public Safety Center Site Assessment

Council Presentation | 07.29.2024



Jacobs

Challenging today.
Reinventing tomorrow.

Background and Objectives

- The City of Roswell plans to develop a new, integrated public safety complex
 - Facility will include 911 Call Center, Fire and Police HQ, and Emergency Operations Center
 - Site must accommodate building of approx. 70k sf and associated parking

- 9 potential sites were identified by City officials

- Jacobs was asked to evaluate the sites for suitability based on criteria established through conversations with key stakeholders, including Police and Fire leadership

- This presentation summarizes our initial findings and recommends a shortlist of preferred sites for further evaluation
 - This process did not include any geotechnical, environmental, or radio signal assessments. It is a limited-purpose analysis for initial site screening only

Site Locations



Criteria Weighting Approach

Physical Characteristics

- The selected site should ideally be flat and rectilinear with limited vegetation or existing structures to be removed. It should be outside of flood plains with surrounding uses that are compatible with the proposed facility.

Traffic and Mobility

- The City is interested in the quality/ease of access in and out and onto main roads, compatibility with the surrounding road network, traffic flow, impact on neighboring streets, access to highways for commuting (mainly from the north), and to a lesser extent, pedestrian connectivity.

Utilities

- There should be sufficient power and other utilities available to the site. High ground and proximity to existing towers is important for radio communications. Access to the city's dedicated fiber network is also beneficial.

Operational Factors

- Access to citizens who do business with the relevant departments is important, as is police proximity to areas of high demand.

Evaluation Criteria

- **Physical**
 - Size and Geometry
 - Current Use
 - Zoning and Neighborhood
 - Vegetation
 - Topography
 - Flood Hazards
- **Traffic & Mobility**
 - Access
 - Location Context (*proximity to main roads and other City facilities*)
- **Utilities**
 - Power
 - Radio Comms
 - Telecom/911
 - Gas, Sewer, Water
- **Operations**
 - Citizen access
 - Service calls

Preliminary Scoring Summary

	Site Characteristics	Traffic and Mobility	Utilities	Operational Factors	TOTAL Raw Score	Raw Score Ranking
	Raw Score	Raw Score	Raw Score	Raw Score		
Site 2 - Roswell Summit	93%	80%	84%	100%	3.6	1
Site 5 - Hwy 9/Holcomb Bridge	93%	80%	100%	80%	3.5	2
Site 1 - La Quinta/Red Lobster	67%	100%	84%	100%	3.5	3
Site 6 - The Catherine	87%	100%	100%	60%	3.5	4
Site 3 - Motel 6/Atlanta Hotel	93%	60%	84%	100%	3.4	5
Site 9 - Movie Grill	93%	60%	92%	20%	2.7	6
Site 8 - Bowen & 92	87%	20%	60%	20%	1.9	7
Site 7 - Lake Site	20%	40%	52%	60%	1.7	8

Site 2

Key Observations

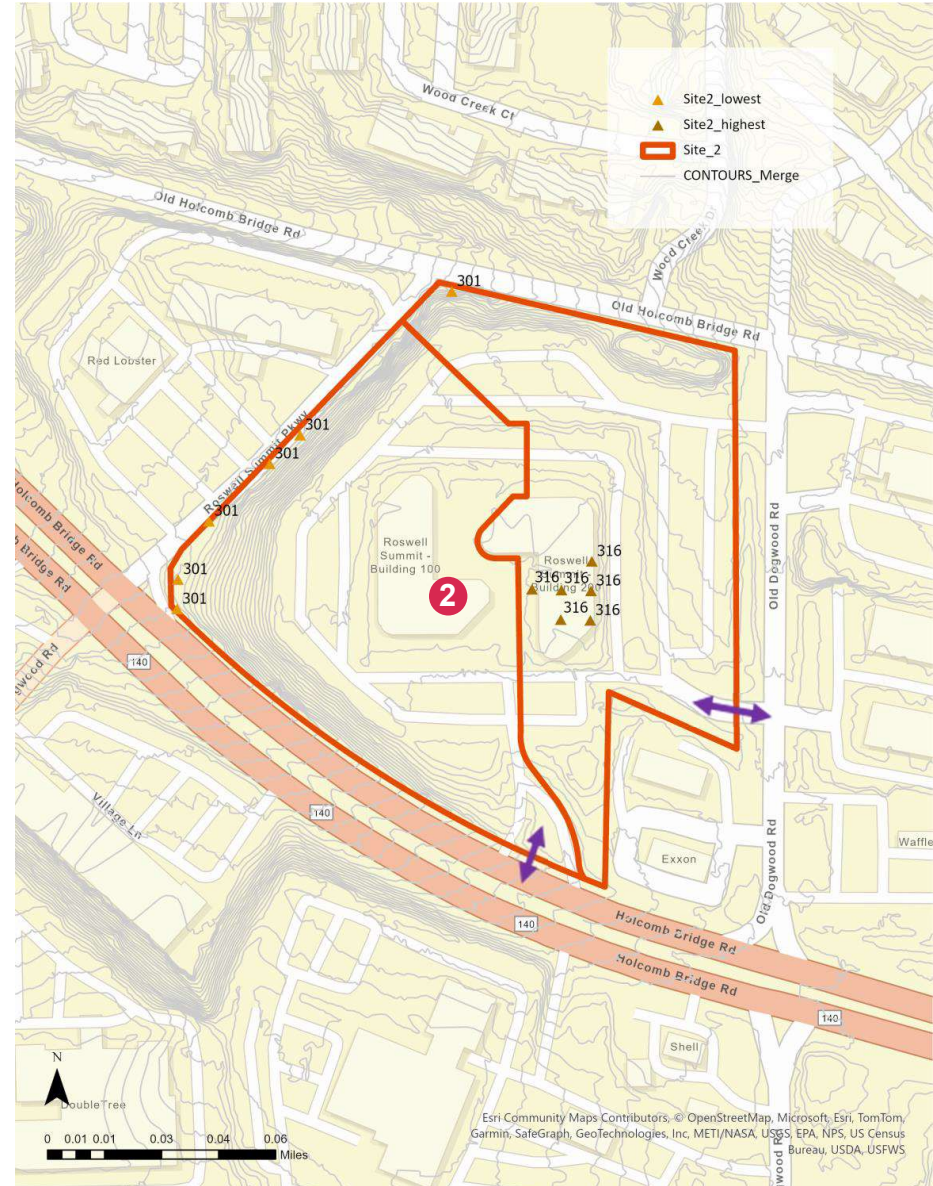
Existing site of Roswell Summit office complex that could be reused

Already developed with access to utilities, finished grading and direct access to Holcomb Bridge Rd. westbound

Central location in Roswell proximate to service calls and commuter routes

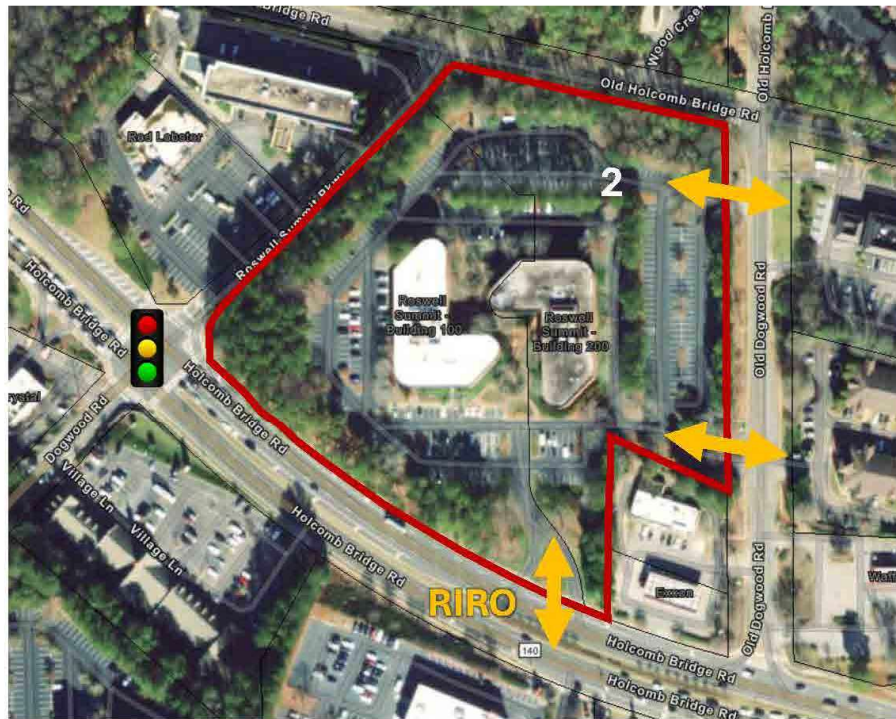
Parcel sits above main road, near highest elevation in the City

RIRO driveway complicates access to eastern part of the City.



Site 2

ROSWELL PUBLIC SAFETY SITE: TRAFFIC CHARACTER MATRIX



	PROS	CONS
Access	<ul style="list-style-type: none"> 3 existing access points with one along arterial Options for secondary access off arterial 	<ul style="list-style-type: none"> Driveway on SR 140 does not meet GDOT standards for signal spacing High congestion along SR 140 during peak hours Only right in right out along principal arterial
Location	<ul style="list-style-type: none"> Centrally located 5-minute service area covers 20 sq mi of city limits (3rd out of 9 sites) Along principal arterial Close to GA-400 Within 5 minutes of city hall 	<ul style="list-style-type: none"> Limited visibility from SR 140 due to tree cover Improvements most likely needed at Old Holcomb Bridge Rd and Old Dogwood Rd Less than a mile from an existing fire station
Context	<ul style="list-style-type: none"> Site conforms with commercial corridor zoning 	<ul style="list-style-type: none"> Increased traffic along local roads (Old Dogwood Rd, Dogwood Rd, and Old Holcomb Bridge Rd) Potential noise impacts to apartments north of site

Site	Location	Access Points along Arterials	Access Points aligned with Intersection	Distance from Principal Arterial	Major Access Volume (AADT)	Congestion	Area	5-minute Service Area
2	Roswell Summit 1080 Holcomb Bridge Rd	Yes	No	240 feet	68,900	High	Commercial	20 sq mi