

BOARD OF DIRECTORS

METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY

PLANNING AND CAPITAL PROGRAMS COMMITTEE

THURSDAY, OCTOBER 28, 2021

MARTA HEADQUARTERS

MEETING MINUTES

Committee Chair Al Pond called the meeting to order at 9:30 A.M.

Board Members Present	Staff Members Present
Roberta Abdul-Salaam	Collie Greenwood
William Floyd	Elizabeth O'Neill
Roderick Frierson	Luz Borrero
Al Pond, Chair	Rhonda Allen
Reginald Snyder	Michael S. Kreher
Thomas Worthy	Ralph McKinney
	Raj Srinath
	Melissa Mullinax
	Peter Andrews

Also in attendance: Board General Counsel Justice Leah Ward Sears of Smith, Gambrell & Russell, LLP other staff members: Marsha Anderson Bomar, Jonathan Brathwaite, Robin Boyd, Adrian Carter, Debbie Frank, Jacqueline Holland, Herold Humphrey, Jonathan McKenley, Anthony Morrow, Kerin Lester, Gena Major, Paula Nash, Larry Prescott, Officer Softly, Miles Turpin, Richard Wallace, Nicholas Waters, George Wright, Kenya Hammond, Phyllis Bryant, Keri Lee, and Tyrene Huff.

<u>Approval of the September 30, 2021 Planning and Capital Programs Committee Meeting</u> Minutes

Committee Chair Pond called for a motion to approve the September 30, 2021 meeting minutes. Board Member Floyd made a motion to approve, seconded by Board Member Snyder. The minutes were approved unanimously by a vote of 5 to 0 with 5 members present.

Resolution Authorizing the Disposal of Permanent Easements to the Georgia Department of Transportation (GDOT) for Traffic Signal Upgrades at Linkwood Road @ M.L.K. Jr. Drive; Whitehall Street @ Ralph David Abernathy Boulevard SW; and I20 EB Ramp @ McDaniel Street, Fulton County, Atlanta GA [Presentation attached]

Director of Real Estate Robin Boyd presented the above resolution authorizing Easement Agreements with GDOT for three locations in Fulton County, Atlanta, GA.

Committee Chair Pond opened the floor for questions and comments. There were none.

Committee Chair Pond called for a motion to approve. A motion to approve the resolution was made by Board Member Floyd and seconded by Board Member Frierson. The resolution was approved unanimously by a vote of 5 to 0 with 5 members present.

Resolution to Authorize the Disposal of a Permanent Easement to Atlanta Gas Light for the Installation of a Shut-Off Valve in Lot 5 of the Chamblee Station – Robin Boyd, Director, Real Estate [Presentation Attached]

Director, Real Estate Robin Boyd presented the above resolution authorizing the execution of a Disposal Agreement with AGL to install a gas shut-off valve.

Committee Chair Pond opened the floor for questions and comments.

Board Member Frierson asked, "We cannot develop on the lot, but are you saying there
is TOD interest. Ms. Boyd replied, no, the interest is across the lot on the other side of
the trackway. Board Frierson asked, can MARTA use the lot for anything else other than
the shut-off valve. Ms. Boyd replied that the lot used was grandfathered for uses and
we cannot use it for other reasons.

Committee Chair Pond called for a motion to approve. A motion to approve the resolution was made by Board Member Frierson and seconded by Board Member Worthy. The resolution was approved unanimously by a vote of 5 to 0 with 5 members present.

Resolution Authorizing Contract Award for the Procurement of a Letter of Agreement for the Kensington Station Master Planning Services, LOA L49711 [Presentation attached] Director, Transit Oriented Development Debbie Frank presented the above resolution authorizing the General Manager/CEO or his delegate to enter into a Letter of Agreement with Perkins & Will for the Procurement of the Master Planning Services at Kensington Station.

Committee Chair Pond opened the floor for questions and comments.

- Board Member Frierson commented that he is looking forward to the development at Kensington and it will be a great benefit to the DeKalb County community. He asked Ms. Frank to explain the 4.8 acres of green space shown on the chart she displayed in her presentation. Ms. Frank explained the area is the site that DeKalb County is undertaking a mixed-use TOD project.
- Board Member Snyder asked, what is the timeline of the development plan. Ms. Frank replied 6 -8 months.

Committee Chair Pond called for a motion to approve. A motion to approve the resolution was made by Board Member Worthy and seconded by Board Member Frierson. The resolution was approved unanimously by a vote of 6 to 0 with 6 members present.

Resolution Authorizing the Award of a Contract for Construction Management at Risk (CMAR) with Pre-Construction Services for Five Points Station Transformation Project RFP P46354 [Presentation attached]

Project Manager II Keli Davis presented the above resolution authorizing the General Manager/CEO or his delegate to enter into a Contract for the Procurement of Construction Management at Risk (CMAR) With Pre-Construction Services for the Five Points Station Transformation Project, RFP P46354, with Skanska USA Building, Inc.

Committee Chair Pond opened the floor for questions and comments.

- Board Member Frierson asked what the benefits of using the CMAR delivery method for this project are. Ms. Davis replied that the CMAR method removes risks from the owner, reduces change orders, and provides a better way of managing costs.
- Board Member Floyd asked, is this the first time MARTA has used this method. Ms.
 Davis replied, no, our station rehabilitation program uses the CMAR delivery method.
 Board Member Floyd also commented that the CMAR method does not eliminate risks;
 instead, it reduces risks. He encouraged MARTA to stick to the timeline and keep the
 Board updated. He is in favor of this method and understand the multitude of the project.
 Ms. Davis agreed and thanked him for the corrections and encouragement.

Committee Chair Pond called for a motion to approve. A motion to approve the resolution was made by Board Member Floyd and seconded by Board Member Worthy. The resolution was approved unanimously by a vote of 6 to 0 with 6 members present.

<u>Briefing - Proposed December 2021 Service Modifications</u> [Presentation attached] Director, Regional Planning Richard Wallace briefed the committee on the proposed December 2021 service modifications for routes 12, 95, 194 and 196.

Committee Chair Pond opened the floor for questions and comments.

 Board Member Abdul-Salaam asked Mr. Wallace to go over the changes to route 196 again. Mr. Wallace replied that the Rt. 196 is being modified to operate along GA Hwy 85, and duplicated routes will be eliminated.

<u>Briefing - Public Hearing Results for the Proposed Service Modifications for December</u> <u>2021</u> [Presentation attached]

Senior Outreach Planner Jonathan McKenley briefed the committee on the results of the three public hearings External Affairs hosted (two in-person; one virtual) to alert MARTA customers of the proposed impacts and to seek feedback regarding the service modifications for December 2021.

Committee Chair Pond opened the floor for questions and comments.

- Board Member Snyder asked how we communicate to the public that the service modifications are approved and will go into effect on December 4th. Mr. McKenley replied that similar to how we communicate the public hearings, we push information through station canvassing, social media and seat drops. Board Member Snyder asked if it is possible to use the video equipment on the trains and buses. Mr. McKenley replied yes, we use that method also.
- Committee Chair Pond asked how we identify the numbers of the 240,000 text messages sent. Chief of Staff answered that MARTA buys the list from outside vendors.

Resolution Authorizing the Approval of the Proposed Service Modifications for December 2021 [Presentation attached]

Director Regional Planning Richard Wallace presented the above resolution authorizing the approval of service modification for December 2021.

Committee Chair Pond called for a motion to approve. A motion to approve the resolution was made by Board Member Floyd and seconded by Board Member Snyder. The resolution was approved unanimously by a vote of 6 to 0 with 6 members present.

Other Matters

Deputy General Manager Operations and Urban Planning, Collie Greenwood, briefly updated the committee on the Bus Network Redesign process.

Board Member Floyd asked who attends the technical workshops mentioned. Mr. Greenwood replied the workshops are attended by land use planners and design engineers.

Adjournment
The Committee meeting adjourned at 10:26 A.M.

Respectfully submitted,

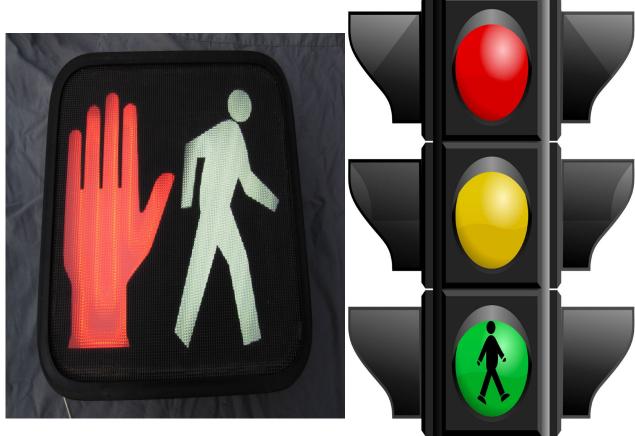
Syrene L. Huff

Tyrene L. Huff

Assistant Secretary to the Board

YouTube link: https://youtu.be/jvHQlQBSM01





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Resolution Authorizing the Disposal of Permanent Easements to the Georgia Department of Transportation (GDOT) for Traffic Signal Upgrades at Linkwood Road @ M.L.K. Jr. Drive; Whitehall Street @ Ralph David Abernathy Boulevard SW; and I20 EB Ramp @ McDaniel Street, Fulton County, Atlanta GA

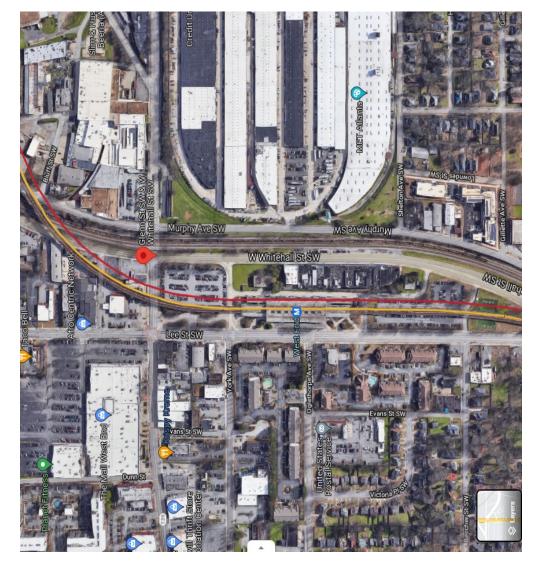
Planning & Capital Programs Committee

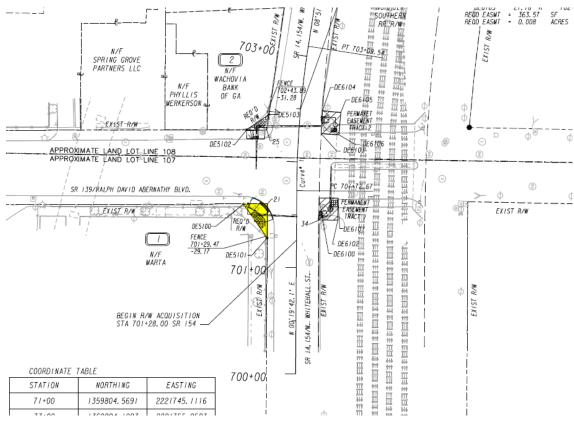
October 28, 2021

Robin Boyd
Director of Real Estate



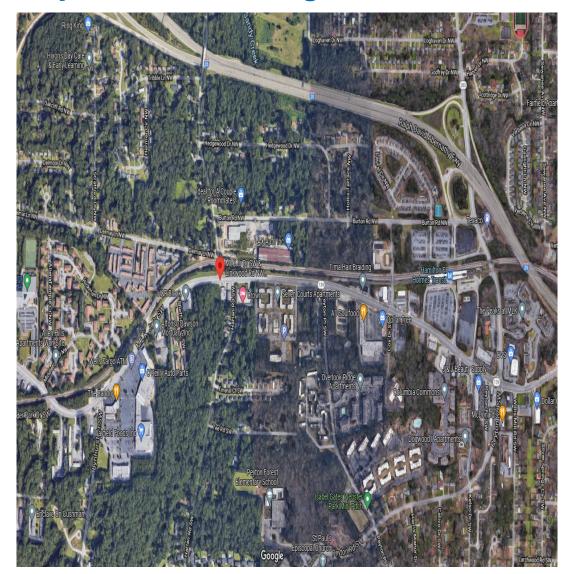
Proposed Easement Agreement - Whitehall St @ RD Abernathy

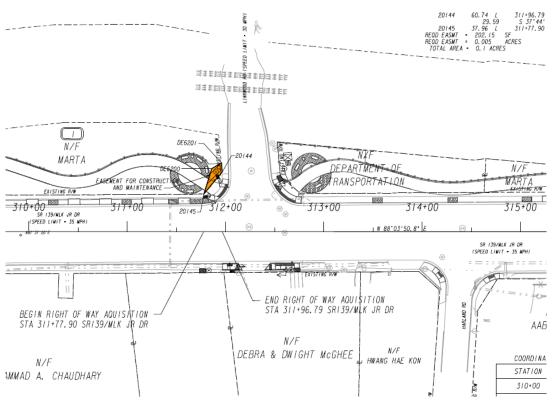






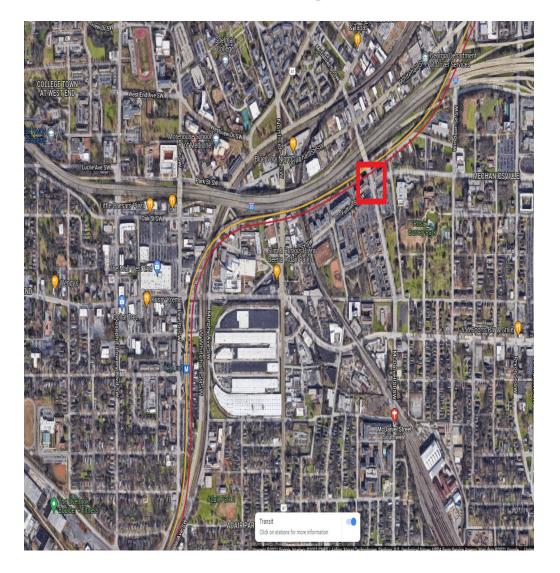
Proposed Easement Agreement – Linkwood Rd @ M.L.K. Jr Dr

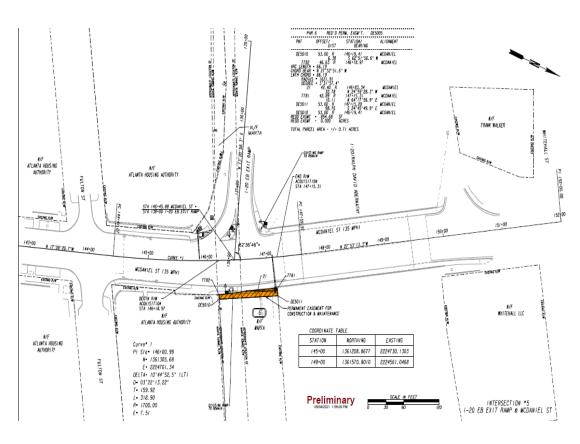






Proposed Easement Agreement – I20 EB Ramp @ McDaniel St







Transaction Overview

Purpose	affic Signal Upgrades at the following intersections:		
	 Linkwood Road @ M.L.K. Jr Drive in support of SR139 Intersection Improvement Project near MARTA's H.E. Holmes Rail Station in Atlanta, Ga., MARTA Acquisition Parcel W327, Disposal Parcel C2122B, Tax Id 14 02120003034, for a negotiated estimated value of \$2,200.00 		
	 Whitehall Street at Ralph David Abernathy Boulevard SW in support of SR154 Traffic Signal Upgrade Improvement Project near the West End Station, MARTA Acquisition Parcel S061, Disposal Parcel C4184B, Tax Id 14 0107LL002, for a negotiated estimated value of \$4,600.00 		
	 I20 EB Ramp @ McDaniel Street along MARTA's south line near the high-rail access road between Garnett and West End Stations in support of the I-20 EB Ramp Traffic Signal Improvement Project, MARTA Acquisition Parcel S030, Disposal Parcel C4185B, Tax Id 14-0085LL018, for a negotiated estimated value of \$17,900.00. 		
Property	MARTA Parcels C2122B, C4184B, C4185B		
Structure	Easement Agreements		
Appraisal	\$24,700.00		
Term	Permanent		
Acquisition History	C2122B and C4184B (September 1980); C4184B (May 1977); C4185B (January 1983)		
FTA Interest	C2122B & C4184B (GA-03-0008, 79%); C4185B (GA-03-0023, 77%)		



Request Approval of the Board

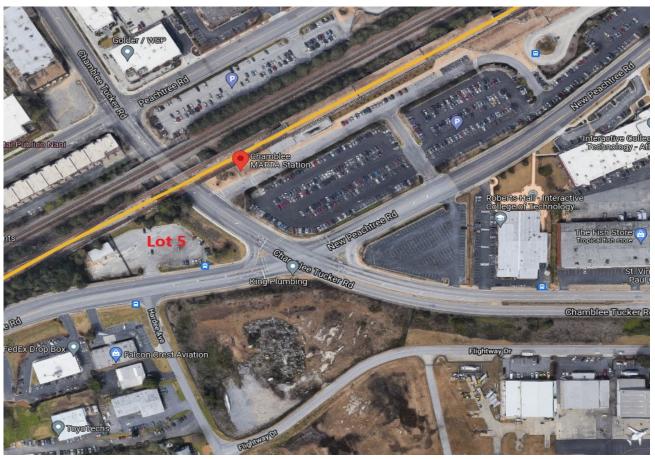
Resolution Authorizing the Disposal of Permanent Easements to the Georgia Department of Transportation (GDOT) for Traffic Signal Upgrades at Linkwood Road @ M.L.K. Jr. Drive; Whitehall Street @ Ralph David Abernathy Boulevard SW; and I20 EB Ramp @ McDaniel Street, Fulton County, Atlanta GA



Thank You







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RESOLUTION AUTHORIZING THE DISPOSAL OF A PERMANENT EASEMENT TO ATLANTA GAS LIGHT (AGL) FOR THE INSTALLATION OF A NATURAL GAS SHUT-OFF VALVE IN LOT 5 OF THE CHAMBLEE STATION, LOCATED AT THE INTERSECTION OF NEW PEACHTREE AND CHAMBLEE TUCKER ROADS, CHAMBLEE, DEKALB COUNTY, GEORGIA 30341

Planning & Capital Programs Committee

October 28, 2021

Robin Boyd
Director of Real Estate



Proposed Easement Agreement - 5140 New Peachtree Rd





Transaction Overview

Purpose	 Atlanta Gas Light approached MARTA to install a natural gas shut-off valve that will allow for routine testing and maintenance of their pipeline system. It was determined by AGL that MARTA's property in Lot 5 is the optimal location for the valve based on gas supply lines in the area. Lot 5 is located across Chamblee Tucker Road from the MARTA Chamblee Station on MARTA Acquisition Parcel N371, Disposal Parcel C3220G, Tax Id 18 299 03 010. The Lot's use is restricted by the No Fly Zone established by Peachtree Dekalb Airport to the south. If the AGL request is approved, the Parcel will be used 50% for MARTA's Sand Facility, 46% for parking licensed to Parkside Pierce, L.P. and 4% by AGL. In order to accommodate the shut-off valve, MARTA will have to take back five parking spaces that are currently licensed to Parkside Pierce, L.P., resulting in a reduction of license fees collected by MARTA of \$5,018.16 over the remaining two years of the Parkside agreement. Negotiated estimated value for the 4% use by AGL is \$207,600.
Property	MARTA Parcel C3220G
Structure	Easement Agreement
Appraisal	\$207,600.00
Term	Permanent
Acquisition History	C3220G was acquired in December 1987 for \$299,745.21
FTA Interest	N/A



Request Approval of the Board

RESOLUTION AUTHORIZING THE DISPOSAL OF A PERMANENT EASEMENT TO ATLANTA GAS LIGHT (AGL) FOR THE INSTALLATION OF A NATURAL GAS SHUT-OFF VALVE IN LOT 5 OF THE CHAMBLEE STATION, LOCATED AT THE INTERSECTION OF NEW PEACHTREE AND CHAMBLEE TUCKER ROADS, CHAMBLEE, DEKALB COUNTY, GEORGIA 30341



Thank You







Resolution Authorizing a Contract Award for the Procurement of a Letter of Agreement for Master Planning Services at Kensington Station, LOA L49711

Planning and Capital Programs Committee

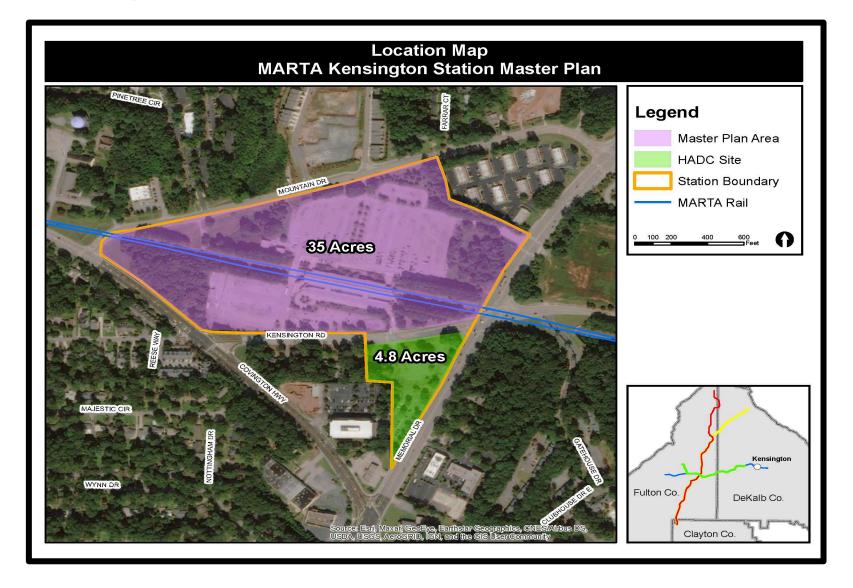
October 28, 2021

Debbie Frank

Director of Transit Oriented Development



Kensington Station





Why TOD Master Planning at Kensington?

- Received Unsolicited TOD Proposal in 2019
- Received Board Approval to Issue TOD RFP in 2019
- MARTA led Rezoning in Advance of TOD RFP
- Recommendation from DeKalb County for Master Plan Prior to Rezoning
- Opportunity to Engage the Community in Creative Visioning Process
- MARTA to proceed with Rezoning and TOD RFP after Master Planning Process is Complete



Design Goals for Kensington TOD





Relative Density



Mix of Uses





Create Public Spaces











Social Infrastructure



Guidance from Prior LCIs

2003 and 2012 Livable Centers Initiative Plans

Key Goals and Recommendation of the LCI Plans:

- **Increase density** around premium transit that can reduce vehicle trips and promote alternative transportation options.
- Position Kensington Station as a mixed-use economic development Regional Activity Center.
- Future development should address the **social needs** in the corridor by providing market rate and workforce housing, specialized housing for seniors and other services.
- Recommended that supportive zoning will need to be in place to realize vision.



Kensington Master Planning Team

Perkins&Will



Recent Atlanta and DeKalb County Experience

- 760 Ralph McGill Master Plan Atlanta
- Centennial Yards Atlanta
- DeKalb County Master Active Living Plan DeKalb County
- I-20 East TOD Study DeKalb County
- Memorial Drive Corridor Revitalization Study DeKalb County
- Turner Field Stadium Neighborhoods LCI Plan Atlanta











Scope of Work + Timeline

Master Planning Process Jan-Aug 2022

Phase I Public Involvement

Phase II Concept Plan

Phase III Implementation Plan

Phase IV Prepare Deliverables

• Rezoning August 2022

• Issue RFP for TOD October 2022



Resolution Authorizing a Contract Award for the Procurement of a Letter of Agreement for Master Planning Services at Kensington Station, LOA L49711



Thank You

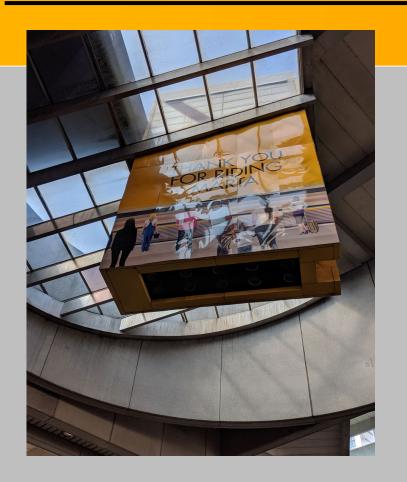


Resolution Authorizing the Award of Contract for CMAR (Construction Management at Risk) with Pre-Construction Services

P46354



General Background

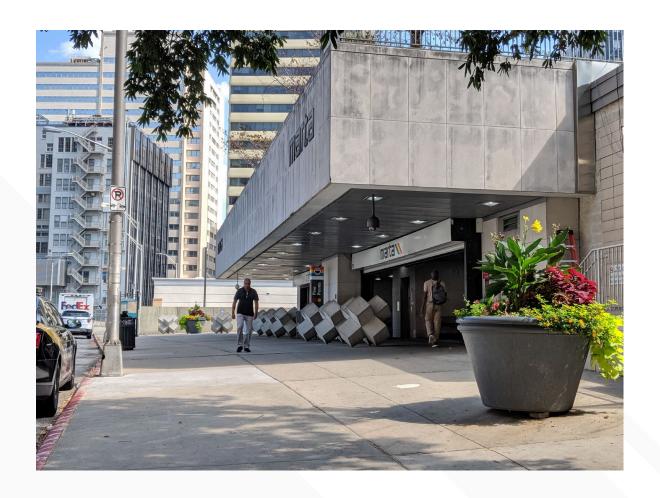


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- January 2019, the Board approved a prioritized sequencing of More MARTA projects, including Five Points Transformation
- Studies conducted collaboratively with COA, CAP and other stakeholders
- July 2021, the Board approved the A&E contract with Skidmore Owings Merrill (SOM)

> WHY CHOOSE CMAR?

- Allows for a partnership during design for constructability reviews and market cost estimating
- Provides flexibility in bid packages to meet DBE goals
- Allows for early construction start to manage construction duration; fast tracking
- Minimizes cost, schedule, and scope risk to MARTA when the Component / Guaranteed Maximum Price (CGMP / GMP) is signed



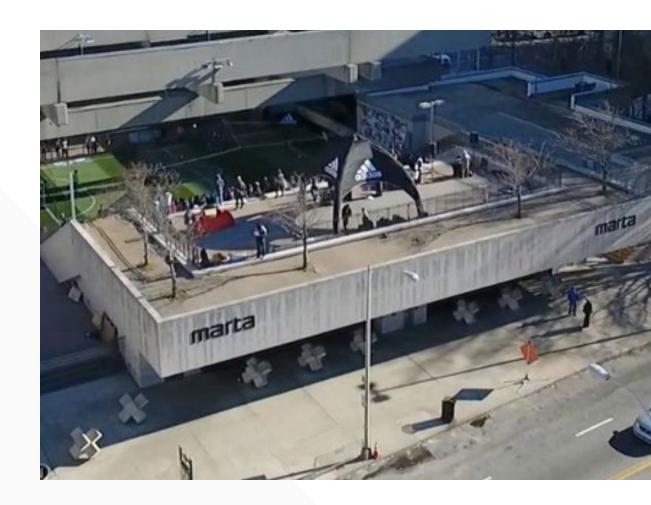


Key Scope Items

- Deconstruction of the Canopy
- Closure of the "drum"
- Potential Broad St. connection
- Preparing the way for TOD

All work to be done while bus, rail and pedestrian activities continue.

Project to be completed prior to the 2026 World Cup games





Schedule

Major Milestones

- Selection of A/E Completed in July 2021
- Selection of CMAR With your approval, complete in November 2021
- Design and Pre-construction services Fall 2022
- Construction Complete December 2025

	Start	Finish			F
			FQ4	FQ1	FC
nation	15-Jul-19 A	10-Apr-26			
	15-Jul-19 A	27-Sep-19 A			
	01-Oct-19 A	01-Jul-21 A		01-	ul-2
	26-Mar-20 A	22-Sep-21 A	ımma	ty	22
CMAR Phase	26-Mar-20 A	19-Nov-21	Summ	ary	
	23-Sep-21 A	30-Sep-22	Sep-21	Α	Fina
	22-Nov-21	30-Sep-22	22-	Nov-21	Pre
	06-Apr-22	30-Dec-25			06-/
	02-Jan-26	10-Apr-26			

More MARTA | Five Points Stat

Project ID: 40001.170708



Results of the Competitive Process

- 5 Proposals Received
- All Deemed Responsive
- SEC members independently reviewed and scored all proposals
- 3 Selected for interviews
- SEC independently rescored and ranked the teams

DBE Goal 26%





Skanska USA Building, Inc.



Leadership Team

Clint Boyd, Managing Director – 26 years experience

Clay Whitman, Safety Specialists – 23 years experience

Greg Korab, Deconstruction Specialist – 40 years experience

Dennis Fitzgerald, Cost Control Specialist, 39 years experience

Kevin Breece, Structural Specialist, 42 years experience

Delan Johnson, Diversity Director, 17 years experience



DBE Commitment 26%

- Bid packages tailored to enhance local and DBE participation
- Diverse subcontractor/vendor identification
- Targeted outreach (MARTA, GDOT, COA, DeKalb, Fulton databases)
- Community partnerships (see below)
- Proactive procurement and reduced barrier packages
- DBE Subcontractor/Vendor Technical Assistance
- · Compliance and Reporting









Member/Corporate Advisory Board



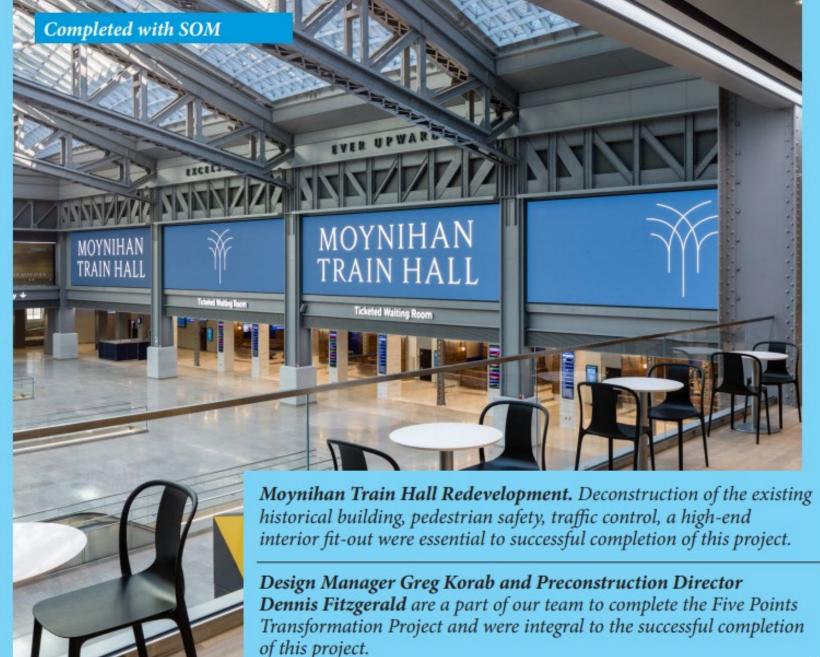
Member/Corporate Advisory Board



National Corporate Member

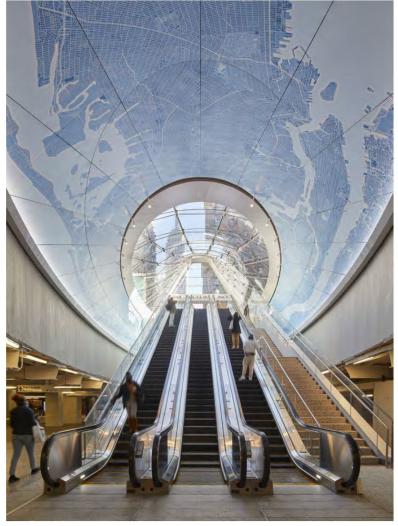


Similar Project Experience - Penn Station, New York City



Station Enhancements



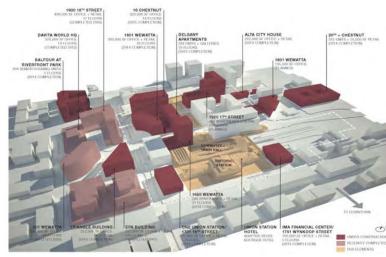




Early Planning for Future Transit-Oriented Development









Summary of Request

- SEC recommends Skansa be awarded the contract for Five Points Transformation CMAR and Pre-Construction Services
- The contract will be for a term through 2026.
- Funding request is for \$7,500,000







Resolution Authorizing the Award of Contract for CMAR (Construction Management at Risk) with Pre-Construction Services P46354

December 2021
Proposed
Service
Modifications



Service Modifications Overview

 December service modifications will affect the following bus routes: 12, 95, 194, and 196.

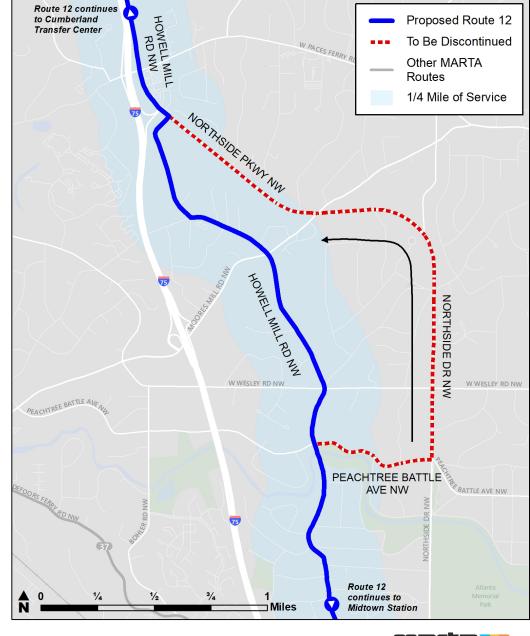
Key Objectives:

- Operational Improvements
- Improved Access
- Elimination of Duplicative Routing

SERVICE MODIFICATIONS SUMMARY DECEMBER 2021

Route #	Route Name	Modification	Purpose
12	Howell Mill Road/Cumberland	Modify Route Structure	Operational Improvement
95	Metropolitan Parkway	Modify Route Structure	Operational Improvement; Improved Access
194	Lynhurst Drive/Princeton Lakes	Discontinue Duplicative Routing	Operational Improvement
196	Upper Riverdale	Discontinue Duplicative Routing	Operational Improvement

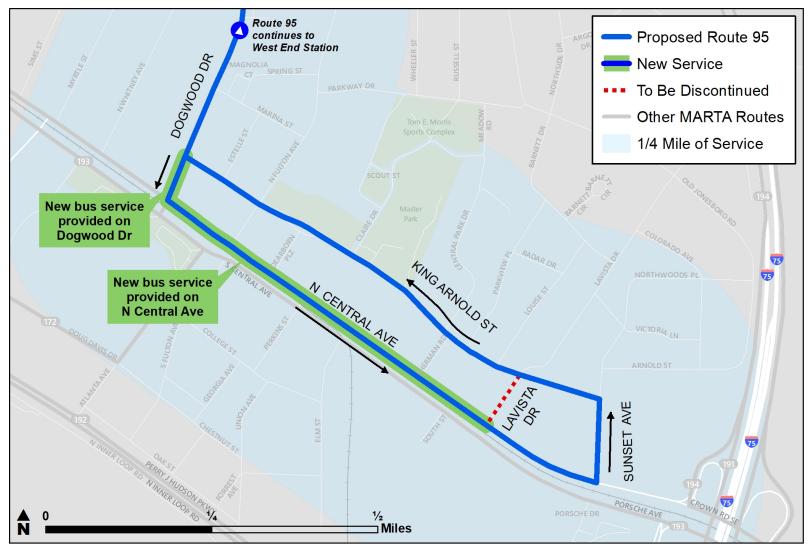
- Route 12 HOWELL MILL ROAD/CUMBERLAND
 - ✓ Operational Improvement



Route 12



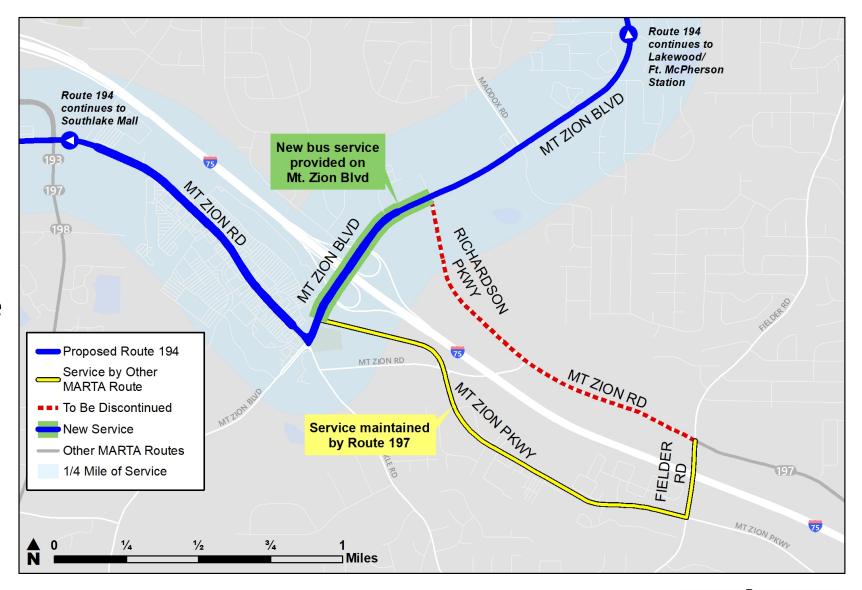
- Route 95 METROPOLITAN PARKWAY
 - ✓ Operational Improvements
 - ✓ Improved Access



Route 95



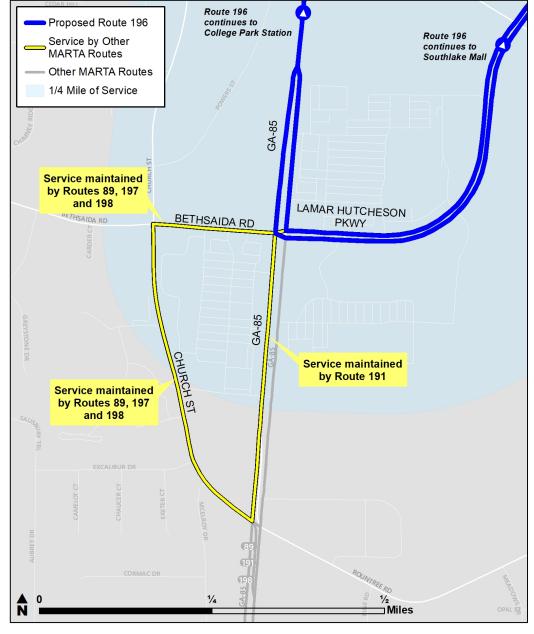
- Route 194 CONLEY ROAD
 / MT. ZION
 - ✓ Operational Improvements
 - ✓ Discontinue Duplicative Routing



Route 194



- Route 196 UPPER RIVERDALE
 - ✓ Operational Improvements
 - ✓ Discontinue Duplicative Routing



Route 196



Proposed Change for December 2021

Next Steps

October 28, 2021

Brief
Committee
on Service
Changes
and
Hearings
Results

November 11, 2020

Board
Adoption

Service
Start
(December 4, 2021)



Results of Public Hearings on Proposed Service Modifications for December 2021

Planning & Capital Programs Committee



December 2021 Service Modification:

Public Engagement Overview





MARTA's External Affairs worked collaboratively with the Planning Department to share information about four proposed service modifications.



External Affairs hosted three public hearings (two in-person; one virtual) on September 14, September 15, and September 16 to alert MARTA customers of the proposed impacts and to seek feedback regarding the service modifications.



Customers, area residents, and stakeholders were engaged in various ways to ensure the public was adequately notified of the proposed service modifications.

Proposed Route Modifications

Proposed service modifications included four bus service routes: Route 12, Route 95, Route 194, and Route 196. These routes are located within the City of Atlanta and Clayton County.

ROUTE 12 Howell Mill Road/Cumberland

ROUTE 95 Metropolitan Parkway

ROUTE 194 Conley Road/Mt. Zion

ROUTE 196 Upper Riverdale/Southlake



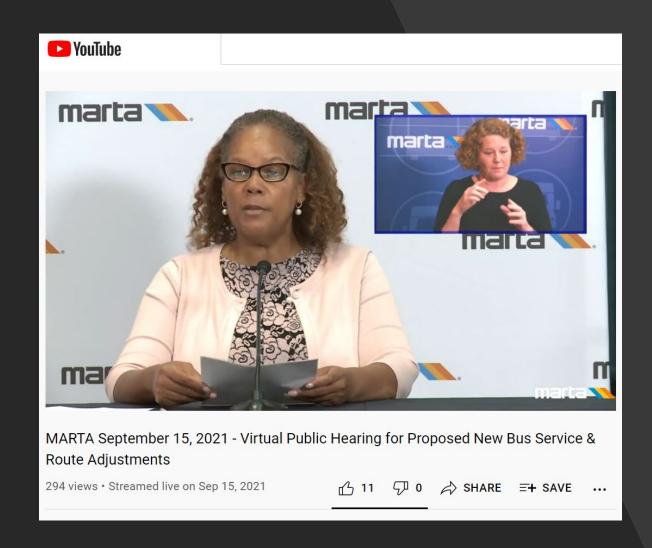
In-Person Meetings: 9/14/21 and 9/16/21

- MARTA hosted two in-person meetings.
- One in-person meeting was hosted in Clayton County (Flint River Community Center) and the other in-person meeting was hosted in the City of Atlanta (MARTA HQ).
- In-person meetings included an hour-long proposed route review.
- All locations were located in close proximity to a MARTA bus or rail line and were ADA accessible.



Virtual Public Hearing: 9/15/2021

- Due to COVID-19 concerns, one of the three public hearings was held virtually on September 15, 2021.
- An hour was dedicated to the proposed route review.
- In addition to Zoom, the virtual public hearing was streamed live on Facebook and YouTube and participants could leave questions and comments on all platforms.
- Customers could also participate via phone.





Public Engagement & Outreach

- Public hearing signs were placed along impacted routes.
- MARTA shared public hearing information via email to jurisdictional partners and stakeholders. Regional partners were asked to share information via social and listservs.
- A series of social media posts were shared across MARTA's social media platforms and prominently placed on the itsmarta.com website.
- A press release was issued by MARTA Communications.



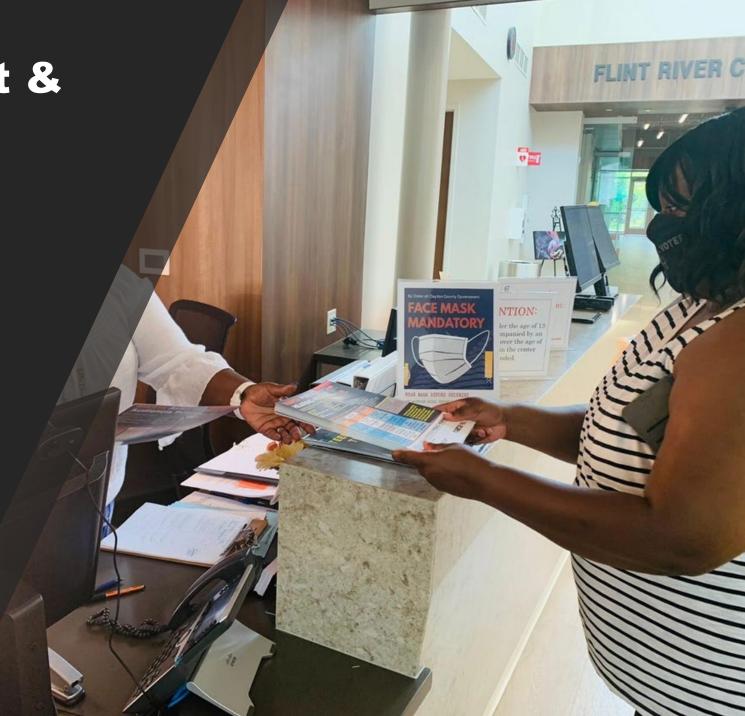


Public Engagement & Outreach

 Outreach and engagement activities also included canvassing, sign placement, literature drops, and direct customer engagement tactics.

 800 flyers were distributed to customers and literature was provided to key businesses along the impacted routes.

• 94 high-visibility signs were placed in high-traffic areas, key bus stops, and locations in close proximity to meeting locations.



Public Engagement & Outreach: Title VI

- Following Title VI requirements, publicfacing collateral was also printed in Spanish and shared with area organizations and cultural groups for sharing.
- Additionally, the multilayered approach provided impacted customers, area residents, and stakeholders with various touchpoints of engagement.
- Information for public meetings is always made available in an alternative form by request.





Additional Digital Outreach



The service modification **YouTub**e video garnered **637** views (info video); **240** views (virtual meeting)



Social Media Impacts:

Facebook: 8 comments, 28 likes, 8 shares



Twitter: 5 likes, 6 retweets



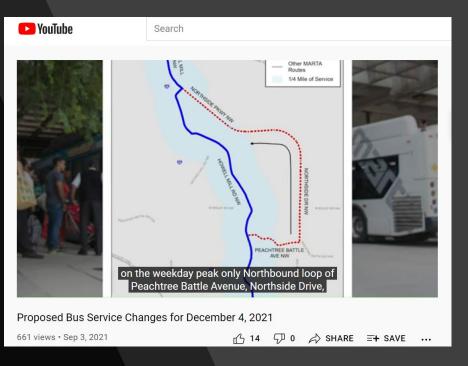
30,238 total impressions across 6 **Nextdoor** posts



Text Message Campaign: **240,077** text messages sent to individuals in the impacted areas. **6,719** clicks to information link.

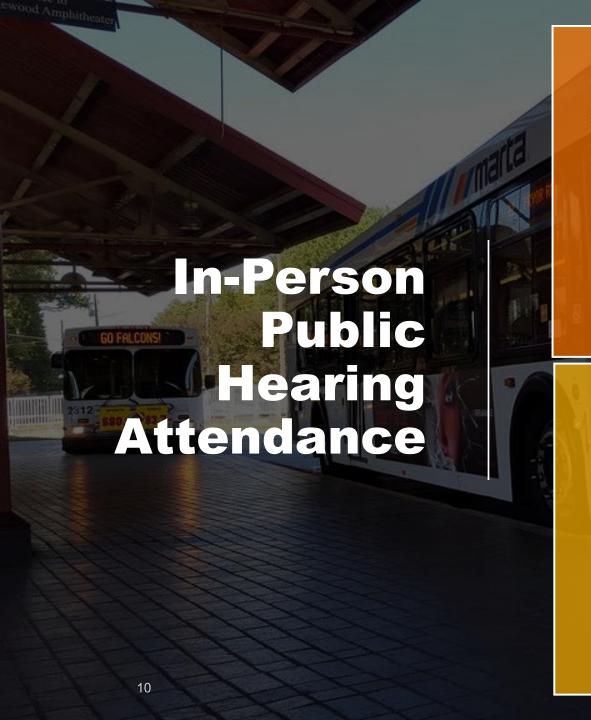


Email Distribution: 1,061 targeted stakeholders









In-Person Public Hearing: 9/14/21

Number of Attendees: 11

Questions/Comments: 2

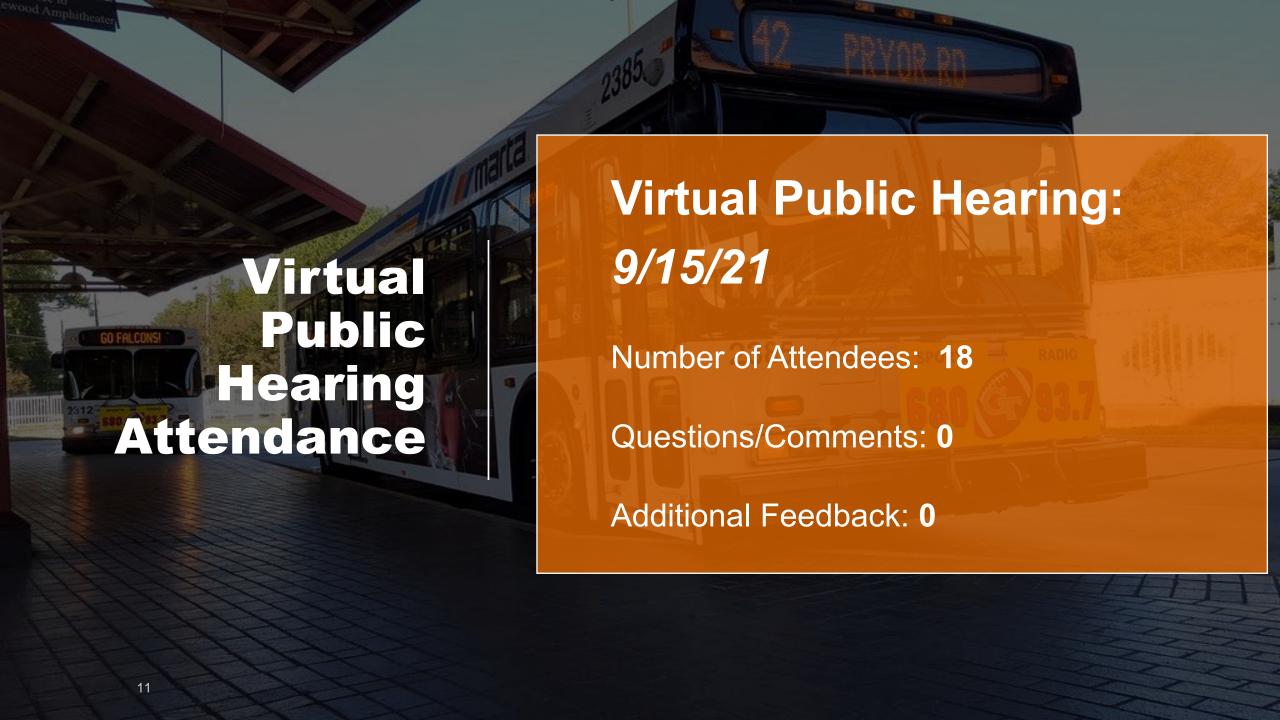
Additional Feedback: None

In-Person Public Hearing: 9/16/21

Number of Attendees: 0

Questions/Comments: 0

Additional Feedback: None





Questions?





Thank You