

**North End Revitalization Advisory Committee Meeting** was held at Sandy Springs City Hall, 1 Galambos Way, Sandy Springs, Georgia, 30328, on February 10, 2020, at 4PM

**Members Attending:** Nicholas Ardit, Tamara Carrera, Ken Dishman, Emile Escalera, Jane Green, Nakisha Harris, Brie Harrison, Derek Lawrie, Darius Moore, Ronda Smith, Steve Soteres

**Absent:** Sarah Cannon, Sean O'Keefe

**Staff and City Representatives Present:** Andrea Worthy, Caroline Davis, Kristin Smith, Sharon Kraun, Dan Coffey

**Invited Guests:** TSW Design (Tom Walsh, Julia Brodsky), Jonathan Gelber (Bleakly Advisory Group)

## **I. Welcome and Introductions**

**Director of Economic Development Andrea Worthy** welcomed the Committee and introduced the City Staff. Each Committee member gave a self-introduction.

## **II. Overview of current North End projects**

**Director of Economic Development Andrea Worthy** gave an overview of the two major projects that the Committee will be working on:

- **River Access:** Heath and Lineback Engineers is conducting feasibility study for trails and access along the Chattahoochee River. They will identify possible locations and methods to create access to the Chattahoochee River. The final plan is expected to include a comprehensive review of existing conditions, including land use and zoning, as well as obtaining preliminary approval from regulatory agencies, which govern properties in the river corridor. The project is currently in technical analysis and mapping phase, with public meetings expected to occur in mid-June and October. Estimated project completion in 4Q 2020.
- **Conceptual Design Services:** TSW will develop conceptual plans on four (4) focus properties: Loehmann's Plaza (8610 Roswell Road), Northridge Shopping Center (8331-8371 Roswell Road), North River Shopping Center (8765-8897 Roswell Road), Big Lots Center (7300 Roswell Road). There will be three conceptual master plans for each of the (4) focus properties (totaling 12 plans). Economic analysis based on market conditions included for each plan. TSW is planning extensive public involvement and input throughout the process. They have also been directed to consider how to add additional households within the district. The project is currently kicking off, and TSW has met with property owners and businesses in the area. Staff and TSW are currently discussing dates and options for public engagement, with the first public meeting scheduled for March 5<sup>th</sup> at 6PM at City Springs. Future Advisory Committee meetings dates are to be determined by TSW and Staff.

**Director Worthy** also outlined the expectations and roles of the Committee members in overseeing this process:

- Attend public meetings
- Assist City with public outreach
- Listen to the community's input and ensure that the community input is taken into account throughout the plan development process
- Provide feedback on consultant's draft recommendations

## **III. North End Conceptual Design – Committee Interview**

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TSW Design team members lead the Advisory Committee members in a discussion about their preferences and concern thresholds for what would be acceptable for development in the north end, including types of development and densities. Captured comments are attached.

**IV. Adjournment**

# Sandy Springs North End Design | Advisory Committee Meeting #1

February 10th, 2020 @ 4:00 PM AM City of Sandy Springs City Hall

## Threshold of Pain Activity Results

- **Housing**
  - Mixed-use: commercial and apartments and townhomes
    - Avalon-ish
    - All sites could have mixed-use development
  - Mix of housing types
    - Multi-family attached (duplexes, quadplexes, other missing middle types)
    - Multi-family in multiple story buildings
    - High-end single-family homes on the northern sites
  - We need workforce housing for our businesses to thrive
    - Stepped percentage thresholds within the developments (percentages of units)
    - Need to know the current numbers of workhouse units to estimate a percentage
  
- **Building Heights**
  - North River and Loehmann's shopping center could have higher buildings
    - Already have 9-10 stories nearby
    - Not much higher than 9-10 stories
    - Landscaping makes a difference
    - Need to make it worthwhile and financially feasible to redevelop
  - Building height may be contentious with residents - there may need to be adjustments to the current transitional height plane requirements
  - Building height could be different for North River: 10 to 15 stories may be acceptable here
  - Huntcliff residents may not want tall buildings
  
- **Parking**
  - Hide the parking - better to have restaurants and activity on the street
  - Podium / deck parking with mixed-use development
    - City Springs / City Hall is a good example
  - Business owners don't have the guarantee that nearby residents will sustain the business
  - Would like less parking, but may not be feasible because of the above statement
  - Shared parking could work?
  
- **North End Task Force Plan Recommendations**
  - Large mixed-use project (northern end of the study area by North River center and apartments) may not be achievable, but we need to create a sense of place that attracts others to the North End
  - Greenline concept is supported
  - Roswell Road Boulevard Street Section is supported
    - Too many curb cuts and suicide lane make walking dangerous
  - Community Center
    - Need a park
    - No need for a community center because residents may not use it (?)
    - YMCA would be used - the closest one is over capacity

- A community center should be more central to the North End, maybe at the North Ridge center, but whichever site could support it would be acceptable

- **Land Uses that are Non-Starters**

- Storage units
- Dollar stores and low-end retail
- We have too much random, isolated retail
- Big box retail (may be convenient, but it will kill the small businesses)
- North River Shopping Center couldn't handle too high of density with current traffic conditions (need to slow Roswell Road)

- **Desired Land Uses**

- More sports related uses (like Top Golf?)
- Something for families to enjoy
- Somewhere for dogs to play
- Anything outside, or indoor tennis (active uses)
- Promote the National Recreation Area and make it walkable and accessible - many don't know it exists
  - River access - we may not even have to pay for this if it's on the National Recreation Area land
- Whole Foods type market and a farmers' market
- Artist markets
- River concert series
- Food Trucks

- **Open Spaces**

- Plazas
- Flexible spaces that can be used for a variety of events and activities, like farmers' markets, festivals, food trucks, passive recreation
- Don't need major parks