

An aerial photograph of a commercial area, likely a shopping center or office park. The image shows several large, single-story commercial buildings with flat roofs. There are extensive parking lots with many parking spaces, some of which are occupied by cars. The area is surrounded by trees and greenery. The overall tone of the image is somewhat muted, with a blueish tint.

SANDY SPRINGS **NORTH END**

Advisory Committee Meeting #3
August 31, 2020

Agenda

- Site Analyses
- Market Study Results
- Outreach To Date
- Site Plans
- Next Steps

4 Redevelopment Sites



**North River Village
Shopping Center**
11.2 acres



**River Springs
Center**
9.8 acres



**Northridge
Shopping Center**
10.5 acres



**North Springs
Center**
8.8 acres

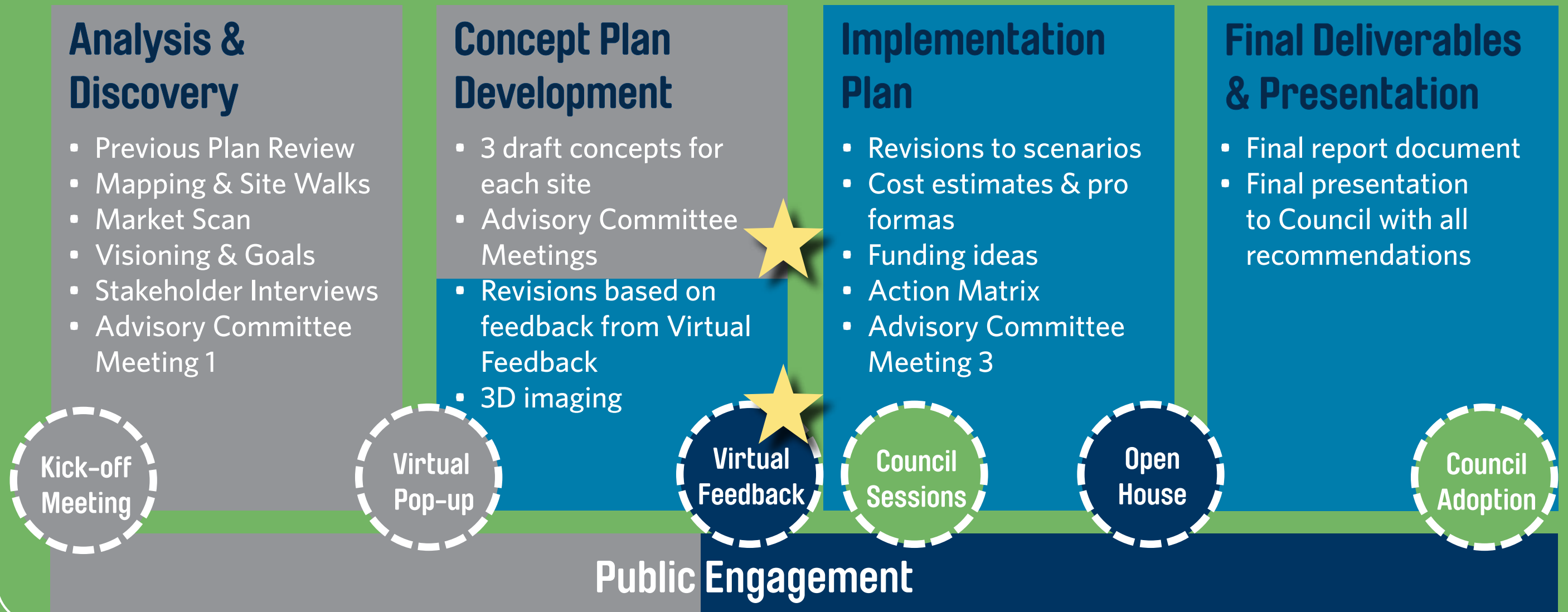
What this Plan IS

- Conceptual, but feasible, ideas
- Models for redeveloping underutilized commercial centers
- Understanding the community's preferences for future redevelopment

What this Plan ISN'T

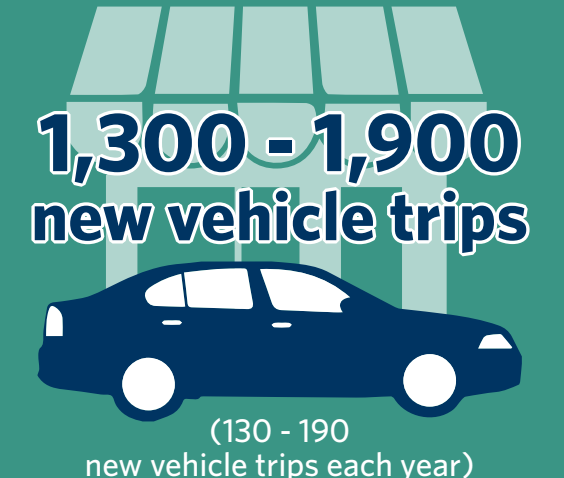
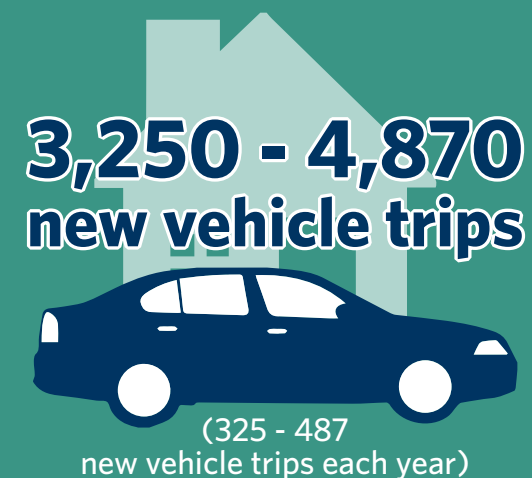
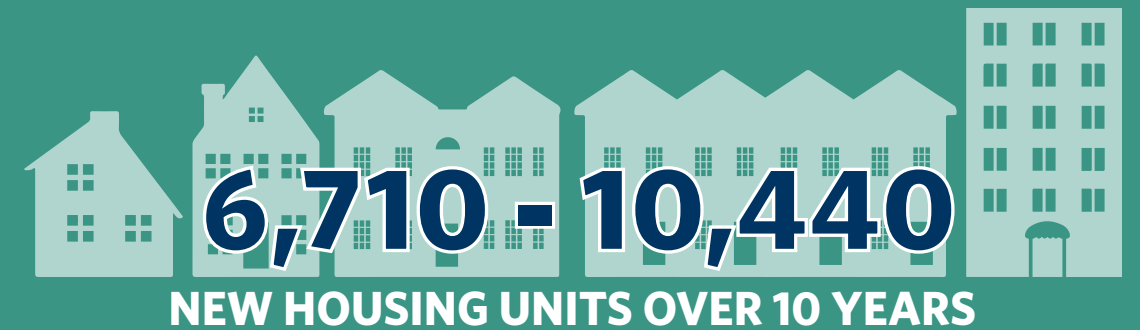
- A zoning exercise (we are not re-writing the code, merely making recommendations)
- A final design for all four sites

Where We Are in the Process



Market Study Results

- Demand for office and retail is limited without additional housing
- Annual demand for 311-484 owner-occupied housing units and 360-560 renter-occupied housing units.
- Adding new households in the North End would create additional retail space demand of 30,000 to 50,000 square feet each year.
- Most of the new commercial development will be the result of re-organization.



Overall Feedback Themes

- Need a mix of housing options that are attainable at many price points
- Desire for parks, plazas, green space, and connected parks and trails
- Desire for mixed-use with residential and retail
- New buildings should not be taller than 5-6 stories
- Participants noted the North Springs Center to have the most opportunity for creative redevelopment

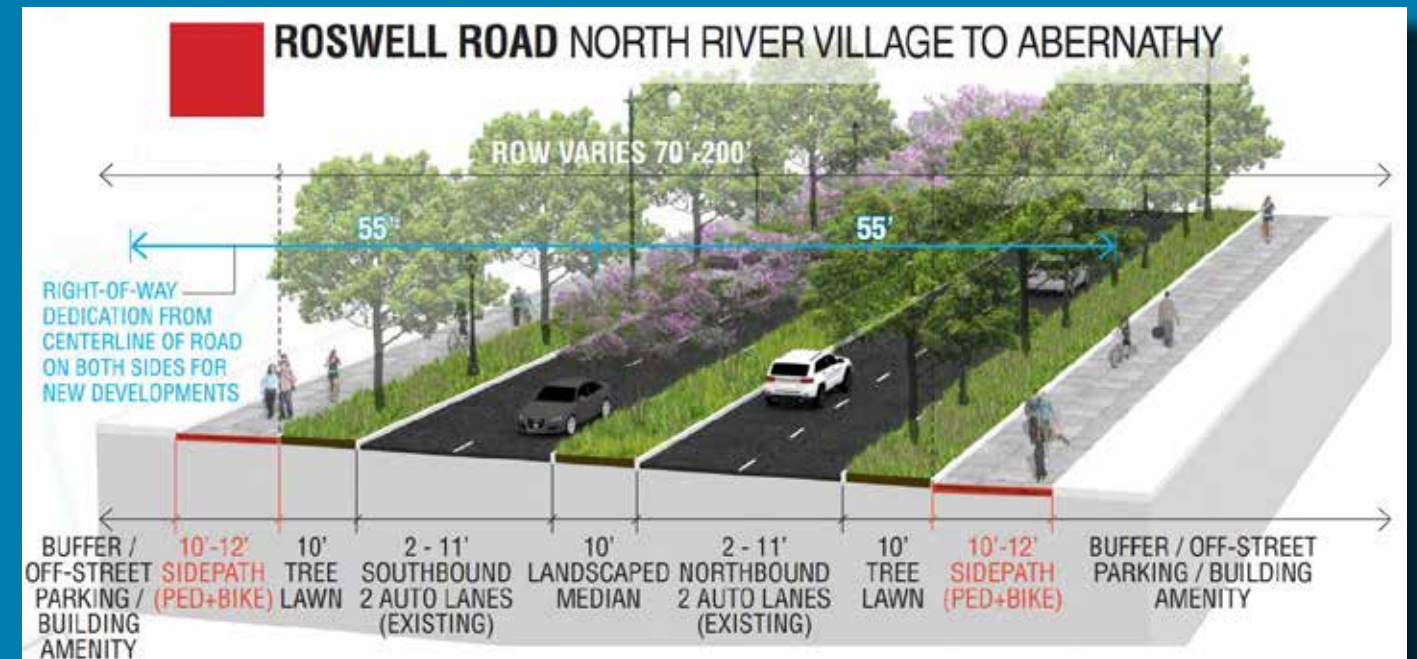
Site Plans

Each site has 3 potential site plans:

- **Option 1:** Site design based on **existing development code**
- **Option 2:** Site design based on existing development code with **minor changes** (height, density, permitted use, etc.) or re-zonings
- **Option 3:** Site design that **does not take development code into consideration**

Overall Assumptions

- **The key to success is changing North Roswell Road**
- Not much demand for retail; retail is changing even faster due to the pandemic
- High demand for a variety of housing types and price points
- Each site is designed differently based on surrounding context



*****Street Section from Next Ten Comprehensive Plan***

River Springs Center

River Springs Center

- Acreage: 9.8 acres
- Zoning: SX-3 Shopfront Mixed-Use
- 24 existing retail tenants
- 425 parking spaces
- Outparcels represent opportunity for site acquisition
- Adjacent to single-family residential neighborhood



River Springs Center | Existing Conditions

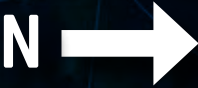
N → 9.8 acres

Assumptions

- Site is better suited for residential uses because it's separated from Roswell Road
- Minimal new commercial space in all concepts
- Adjacent parcels offer opportunities to connect into and enhance site plan
- All three access drives used as streets
- Phasing could occur by removing either end of building first



River Springs Center | Option 1: Vertical Mixed-Use (SX-3)



Legend

-  Commercial (ground floor) - 32,000 SF
-  Multi-unit - 337 units
-  Usable Green Space

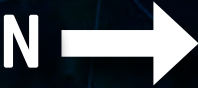
River Springs Center | Option 1: Vertical Mixed-Use (SX-3)

**Meets Current Code
(SX-3)**

Challenges of Current Code:

- Requirement that ground-floor commercial face all streets may lead to too much commercial space
- Existing street width and design requirements limit amount of developable land
- 3-story buildings make it financially difficult to support a parking deck

River Springs Center | Option 2: Missing Middle Housing



Legend

- Civic space - 1,500 SF
- Usable Green Space
- Townhomes (sizes vary) - 73 units
- 6-plex Multi-unit - 24 units
- Townhome over flat - 28 units
- Single-family homes - 24 units

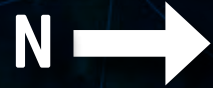
Total: 149 units

River Springs Center | Option 2: Missing Middle Housing

How to make this concept work:

- Potentially re-zone to RM-3 (Residential Multi-unit) designation
- Reduce lot sizes for multi-unit, townhomes, and single-family detached units
- Reduce street width and design requirements

River Springs Center | Option 3A: Neighborhood Center



Opportunity to
use Existing Ponds
for Enhanced
Stormwater Park

Path
Connection

Legend

- Retail - 12,000 SF
- Office - 8,700 SF
- Usable Green Space
- Multi-unit - 279 units
- Townhomes (sizes vary) - 28 units
- 6-plex Multi-unit - 12 units
- Live / Work - 10 units

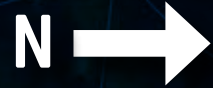
Total: 379 units

River Springs Center | Option 3A: Neighborhood Center

How to make this concept work:

- Potentially re-zone to RX-5 (Residential Mixed Use) designation or to SX-6 with some minor modifications
- Allow stand-alone multi-unit buildings
- May need to offer height bonuses for taller multi-unit buildings to make project financially feasible
- Reduce street width and design requirements
- Remove Steel and concrete construction requirements

River Springs Center | Option 3B: Neighborhood Center



Legend

- Retail - 12,000 SF
- Office & Retail - 8,700 SF
- Usable Green Space
- Townhomes (sizes vary) - 76 units
- 6-plex Multi-unit - 12 units
- Live / Work - 10 units
- Townhome over flats - 22 units
- Single-Family Homes - 11 units

Total: 158 units

River Springs Center | Option 3B: Neighborhood Center

How to make this concept work:

- Potentially re-zone to RX-3 (Residential Mixed Use) designation
- Reduce lot sizes for multi-unit, townhomes, and single-family detached units
- Reduce street width and design requirements

Poll Questions



Option 1



Option 2



Option 3A



Option 3B

Next Steps

- Advisory Committee to provide comments on site plans for River Springs (*will email after this meeting*)
- Planning team to make revisions to concept plans
- Online public input activities - to be released weekly

Advisory Committee Schedule

- **Monday, August 24th at 4:00 PM*** (*River Springs Center*)
- **Monday, August 31st at 4:00 PM*** (*North River Village Shopping Center*)
- **Tuesday, September 8th at 4:00 PM*** (*North Springs Center*)

****Times are tentative***

Public Input Schedule

- **Monday, August 24th - August 30th** (*North Ridge Center*)
- **Monday, August 31st - September 6th** (*River Springs Center*)
- **Monday, September 7th - September 13th** (*North River Village Shopping Center*)
- **Monday, September 14th - September 20th** (*North Springs Center*)

****Visit the project website to access the activities each week****

Discussion and Chatbox Q&A

- **Answer questions in the Chatbox from the Advisory Committee**
- **Zoom Poll Follow-up Questions to Discuss:**
 - Why did you choose your preferred concept plan option?
 - If you thought things were missing from the concepts, what are they?