



# SANDY SPRINGS **NORTH END**

**Advisory Committee Meeting #5**  
**September 14, 2020 @ 4:00 PM**



# 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**

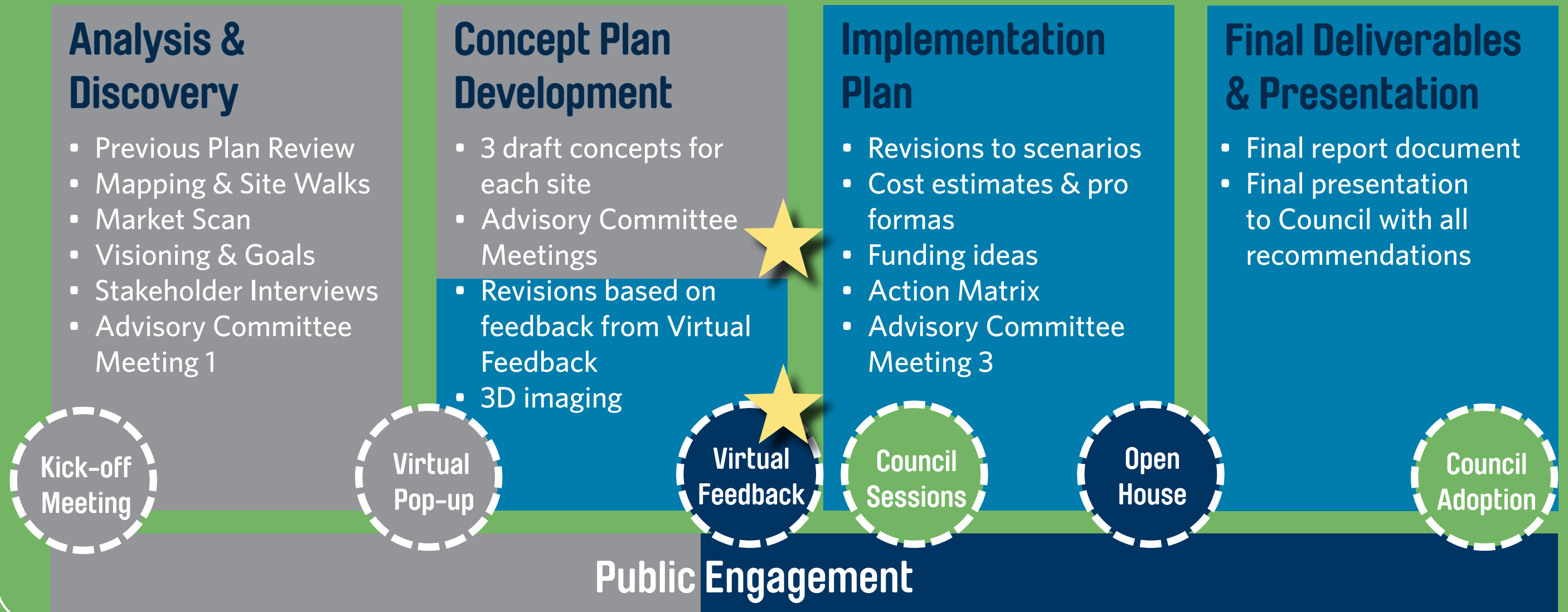
# What this Plan IS

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

# What this Plan ISN'T

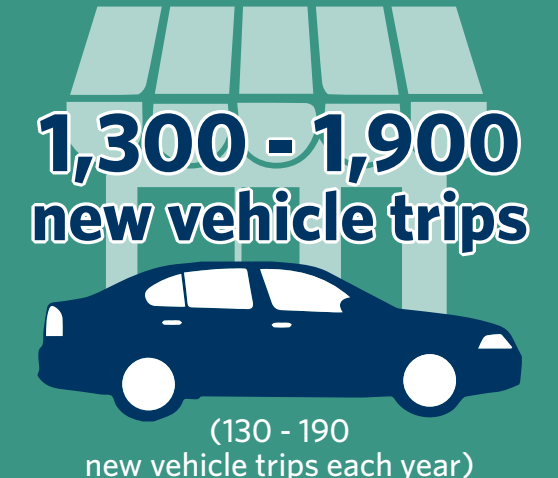
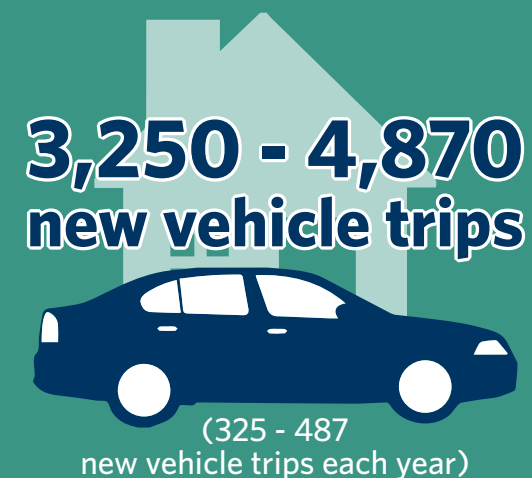
- A zoning exercise (we are not re-writing the code, merely making recommendations)
- A final design for all four sites

# 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

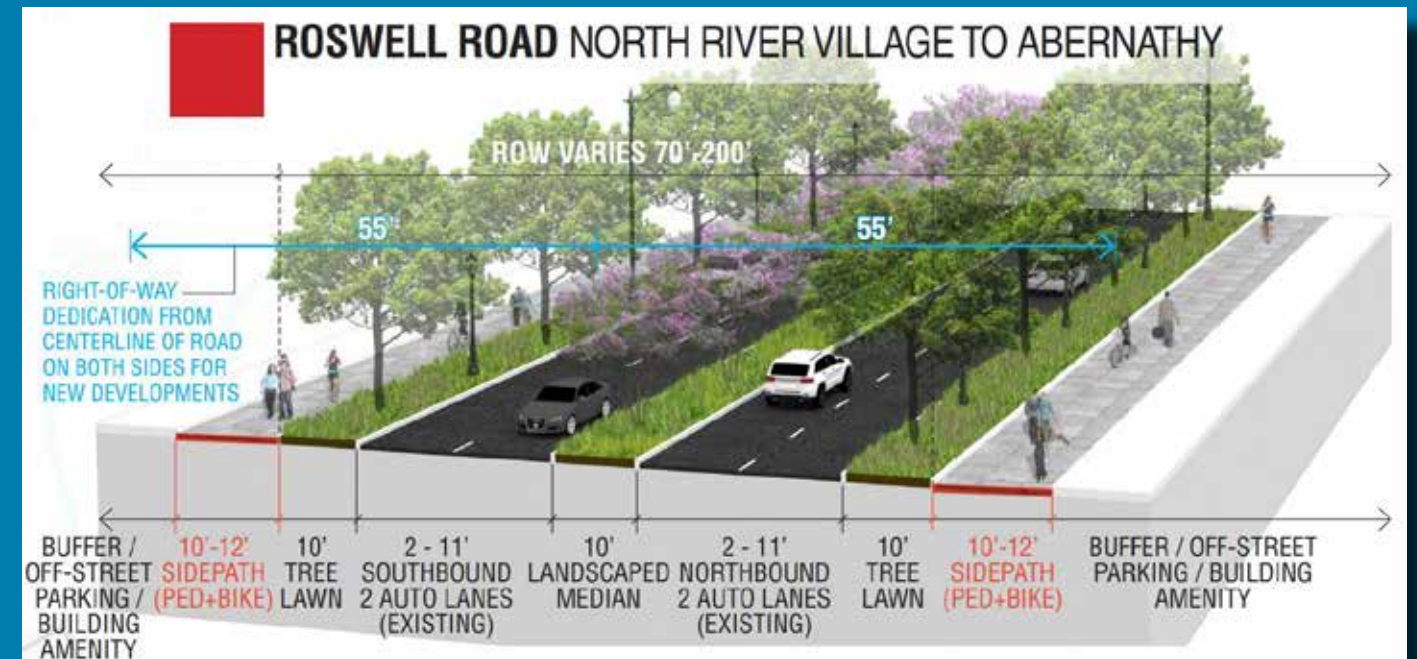
Each site has 3 potential site plans:

- **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***

# North Springs Center

# North Springs Center

- Acreage: 8.8 acres
- Zoning: CX-3 Commercial Mixed Use
- 1 existing retail tenant (gym)
- 335 parking spaces
- Nearby U-Haul / emissions testing facility and gas station are opportunities for site acquisition
- Adjacent to single-family neighborhood





# North Springs Center | Existing Conditions

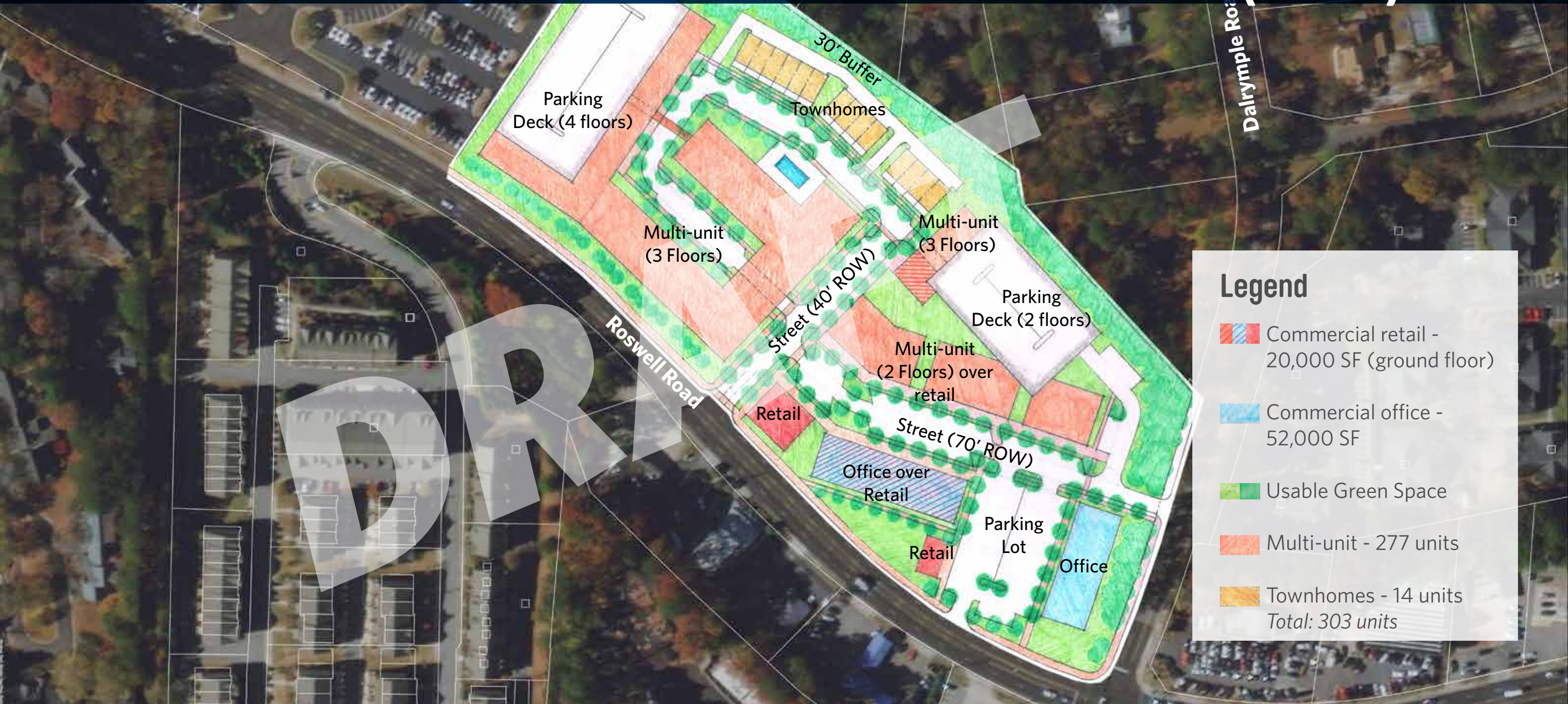
N → 8.8 acres

## Assumptions





- No phasing needed because site is almost completely vacant
- Site is better suited for residential uses because of proximity to Protected Neighborhood district
- Minimal new commercial space in all concepts
- U-Haul / Emissions and gas station properties are used in the site plans
- Some access drives are used as streets



# North Springs Center | Option 1: Horizontal Mixed Use (CX-3)



## Legend

-  Commercial retail - 20,000 SF (ground floor)
  -  Commercial office - 52,000 SF
  -  Usable Green Space
  -  Multi-unit - 277 units
  -  Townhomes - 14 units
- Total: 303 units



# North Springs Center | Option 1: Horizontal Mixed Use (CX-3)

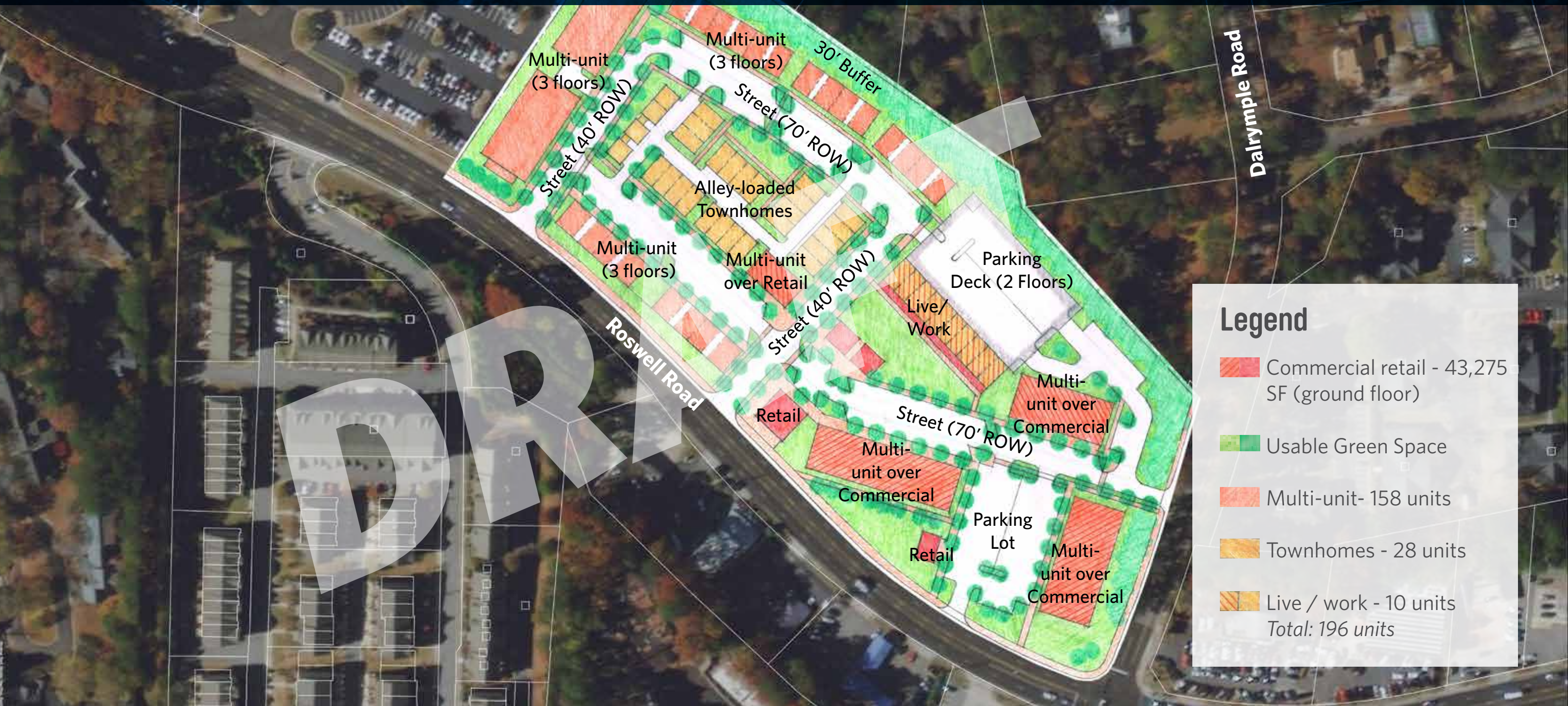
**Meets Current Code  
(CX-3)**

## **Challenges of Current Code:**

- 3-story buildings make it financially difficult to support parking decks
- 85% lot coverage requirements are difficult to meet



# North Springs Center | Option 2: Missing Middle Housing



## Legend

- Commercial retail - 43,275 SF (ground floor)
- Usable Green Space
- Multi-unit- 158 units
- Townhomes - 28 units
- Live / work - 10 units
- Total: 196 units



# North Springs Center | Option 2: Missing Middle Housing

## How to make this concept work:

- Potentially re-zone to RX-3
- Allow live / work or townhomes over commercial
- Reduce minimum lot size for townhomes (single-family attached)
- Reduce minimum lot size for multi-unit
- Reduce street width and design requirements
- Reduce lot coverage requirements



# North Springs Center | Option 3: Neighborhood Center



## Legend

- Commercial retail - 37,600 SF (ground floor)
- Commercial office - 35,500 SF
- Usable Green Space
- Multi-unit - 113 units
- Townhomes - 29 units
- Townhomes over flats - 40 units
- Single-family homes - 4 units
- Total: 186 units



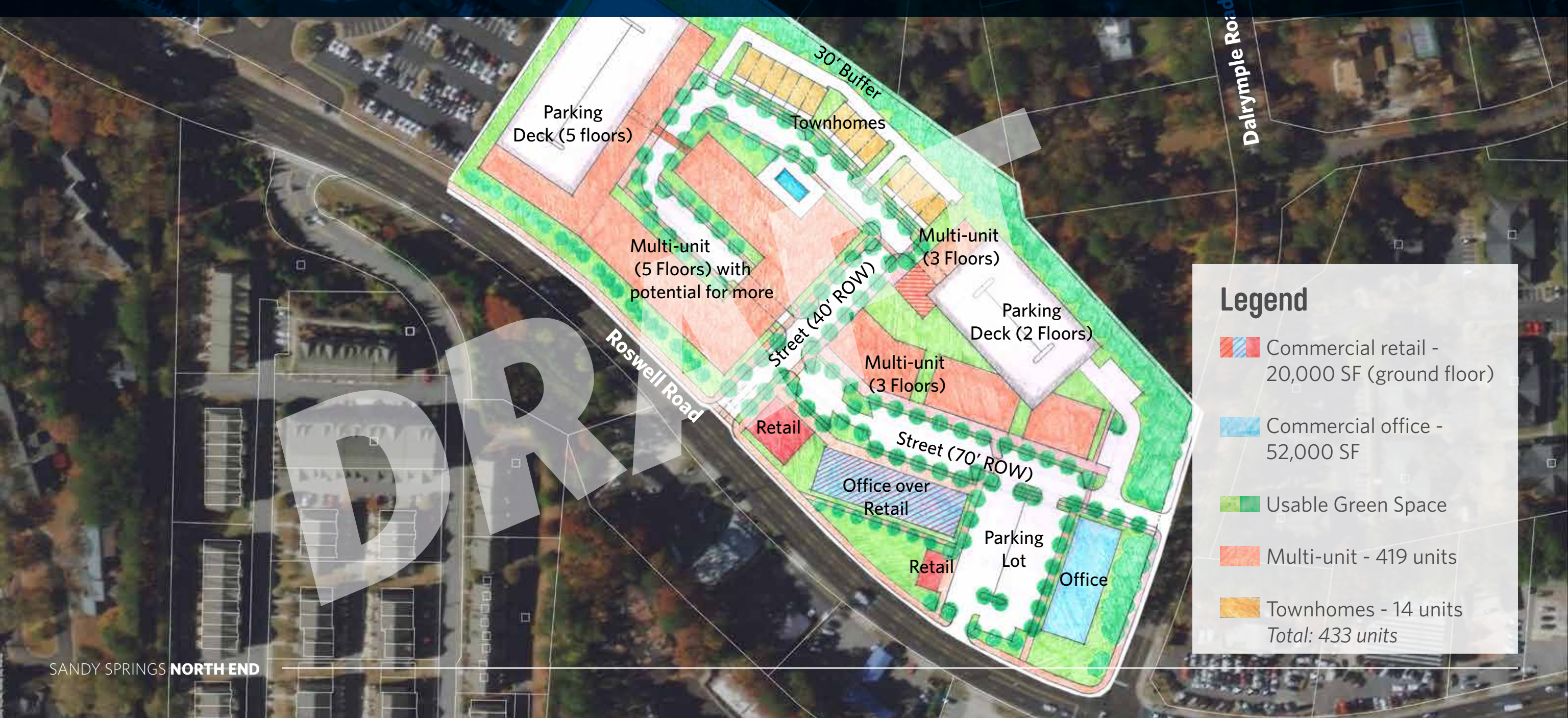
# North Springs Center | Option 3: Neighborhood Center

## How to make this concept work:

- Potentially rezone to RX-3
- Allow live / work units and / or townhomes over flats
- Reduce lot size requirements for single-family detached and townhomes (single-family attached)
- Reduce street width and design requirements
- Reduce lot coverage requirements



# North Springs Center | Option 4: Mixed Use (Taller Buildings)



## Legend

-  Commercial retail - 20,000 SF (ground floor)
-  Commercial office - 52,000 SF
-  Usable Green Space
-  Multi-unit - 419 units
-  Townhomes - 14 units
- Total: 433 units**



# North Springs Center | Option 4: Mixed Use (Taller Buildings)

## How to make this plan work:

- Potentially rezone to RX-5
- Allow live/work units and / or townhomes over flats
- Reduce lot size requirements for townhomes (single-family attached)
- Increase building height limits
- Remove steel and concrete construction requirements
- Reduce street width and design requirements
- Reduce lot coverage requirements



# Poll Questions



**Option 1**



**Option 2**



**Option 3**

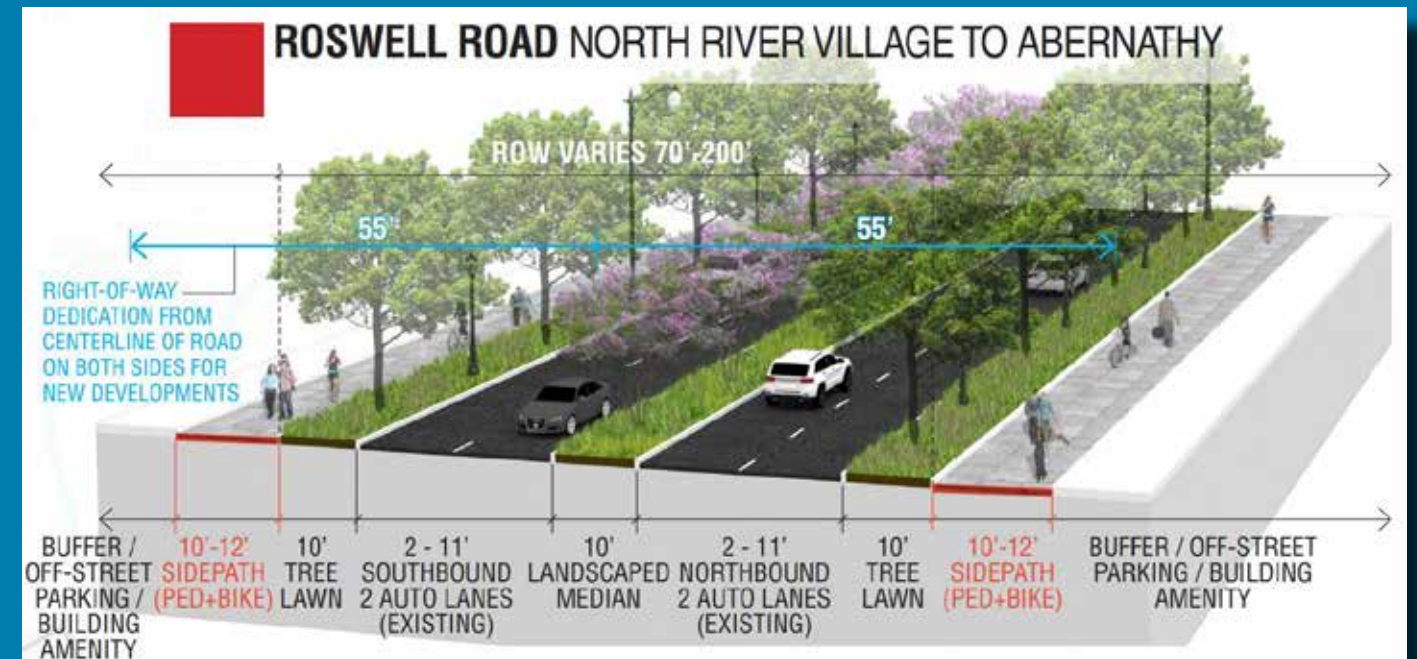


**Option 4 (Taller Buildings)**



# Overall Assumptions

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

# Next Steps

- Advisory Committee to provide comments on site plans for North River Village (*will email after this meeting*)
- Online public input activities (almost finished!)
- Consultant team revises based on public input and releases next version (late Fall)



# Public Input Schedule

- ~~▪ Monday, August 24th - August 30th (Northridge Center)~~
- ~~▪ Monday, August 31st - September 6th (River Springs Center)~~
- ~~▪ Tuesday, September 8th - 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?