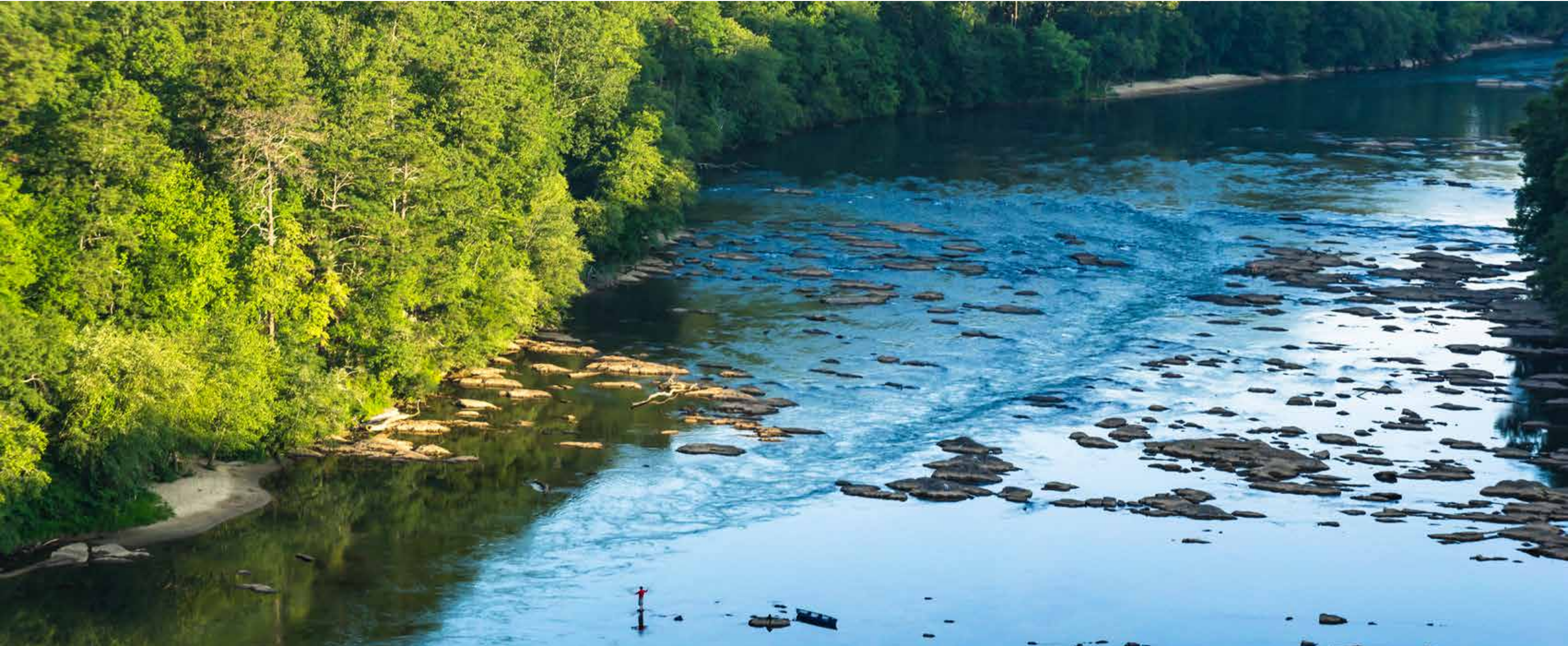




Sandy Springs Riverfront Vision Plan



Acknowledgments

This project was a collaborative effort, spearheaded by the City of Sandy Springs with the assistance of a Technical Advisory Committee and the Heath & Lineback Engineers Consultant Team.

City of Sandy Springs

Rusty Paul, *Mayor*

John Paulson, *District 1 Council Member*

Steve Soteres, *District 2 Council Member*

Chris Burnett, *District 3 Council Member*

Jody Reichel, *District 4 Council Member*

Tibby DeJulio, *District 5 Council Member*

Andy Bauman, *District 6 Council Member*

Departments

City Management

Community Development

Economic Development

Information Technology/GIS

Public Works

Recreation & Parks

Technical Advisory Committee

Erick Melville, *National Park Service*

Byron Rushing, *Atlanta Regional Commission*

Jim Santo, *Atlanta Regional Commission*

Jason Ulseth, *Chattahoochee Riverkeeper*

Several Members of the Sandy Springs Conservancy

Consultant Team

Heath & Lineback Engineers, *Lead Consultant*

Perez Planning + Design, Inc.

Biohabitats

Toole Design

Trust for Public Land

“To continue to rate among the most desirable places to live,
we cannot rest on our laurels.”

Eva Galambos, founding Mayor of Sandy Springs

Table of Contents

	<i>Page</i>
Exploring Our Riverfront - Introduction	5
Step 1 - Existing Conditions + Technical Analysis	8
Step 2 - Preliminary Vision	18
Step 3 - Conceptual Vision	36
<i>3a - Morgan Falls Regional Riverfront Park</i>	38
<i>3b - Roswell Road Riverfront</i>	50
<i>3c - Crooked Creek Conservation Park</i>	61
<i>Next Steps + Order of Magnitude Planning Level Costs</i>	67
Appendix	68

Executive Summary

During the fall of 2019, the City of Sandy Springs commissioned a study to increase public access to the Chattahoochee River within the City's limits. This study was informed by various studies including the City of Sandy Springs Comprehensive Plan and Next Ten Initiative, North End Redevelopment, Trails Master Plan, Recreation and Parks Master Plan, and the Chattahoochee RiverLands Study.

The project team analyzed the existing conditions of the riverfront, determined the feasibility of developing land for new public access, and then produced preliminary visions for three sites that emerged as the most feasible for development. The public meetings planned for early 2020 to share the initial visions were disrupted by the Covid-19 pandemic. In response, the team created a website that allowed for public feedback, and hosted the first virtual public meeting to share the project's progress with the public. Based on the public input received the team then created more detailed conceptual visions for the three sites, which were shared with the public during a second virtual public meeting.

Site 1: Morgan Falls Regional Riverfront Park

This vision combines the varied contiguous spaces in the area— Morgan Falls Overlook Park, Morgan Falls Dog Park, the Georgia Power Hydro Plant, Steel Canyon Golf Course, Sandy Springs Recycling Center, and Morgan Falls Athletic Complex – into an interconnected 200-acre Regional Park. A wide variety of new amenities are proposed, including improved access to the river, a nature-based playground, hiking trails, an observation tower, multi-purpose open meadows, multi-purpose trails, and a driving range with an entertainment component. The design relocates the dog park from the riverfront to a larger and more accessible space near the park's entrance and it improves the natural conditions throughout the site - and particularly along the riverbank - with new plantings and green infrastructure elements.



Site 2: Roswell Road Riverfront

This vision creates a network of new nature trails, docks, low-impact river drop-in areas, and river overlooks anchored by a mixed-use commercial/recreational development within limited parcels that are able to be developed based on Metropolitan River Protection Act (MRPA) guidelines.

Three alternatives for the mixed-use commercial/recreational establishment located adjacent to Roswell Road are explored. These include a small single-story building, a multi-story building, and a floating barge with restaurant/commercial space. All options include a new driveway connection for vehicular access and parking, as well as an improved streetscape and new parking areas along Roswell Road.



Site 3: Crooked Creek

This vision takes four adjacent sites - Crooked Creek Park (Sandy Springs), a portion of the Chattahoochee River National Recreation Area (NPS), Garrard Landing (Fulton County), and Holcomb Bridge Park (Gwinnett County) - and connects them through a network of trails to create an integrated 50-acre conservation and educational park. Much of the site's development potential within Sandy Springs is limited due to the presence of floodplain and ownership and management by the National Park Service, which focuses development on its property.

This vision expands on the existing trail and parking lot recently completed by the City of Sandy Springs along Crooked Creek and proposes to create two river overlook boardwalks within the NPS area.

An additional park access point with parking is proposed along Holcomb Bridge Road - Holcomb Bridge Landing, which would be connected to Garrard Landing via a new multi-use bridge across the Chattahoochee adjacent to Holcomb Bridge Road, and a connection to Holcomb Bridge Park via a floating trail under Holcomb Bridge Road.



Looking Ahead

Moving forward the City should determine the priority elements for development and determine funding for the feasibility analyses, conceptual design and implementation of these projects, considering each site on a specific basis. For the Morgan Falls area, the next step is coordinating with landowners and managers, including Fulton County, the National Park Service, and Georgia Power, to perform a detailed feasibility study and conceptual design based on the proposed vision. For the Roswell Road area, coordinating with the private property owners to develop a detailed feasibility analysis and conceptual design for the proposed development, and ultimately a proforma analysis of the operations and management of the site. For the Crooked Creek area, coordinating with the landowners and managers, including the National Park Service, DeKalb County, and Gwinnett County, to develop a detailed feasibility analysis and conceptual design.

EXPLORING OUR RIVERFRONT

This project is a planning study by the City of Sandy Springs to explore the potential for improving access, connectivity, and activation along the City's riverfront.

WHY THIS PLAN?

In just 15 years since the city was established, Sandy Springs has become a leader in creating exciting, enriching, and vital parks and greenspaces.

Amenities like Abernathy Greenway, Morgan Falls Overlook Park, and City Green are popular recreational places, cherished by residents of all ages and backgrounds.

The City's partnership with the National Park Service has helped increase access to the 22 miles of Chattahoochee riverfront that forms Sandy Springs' winding boundary.

But as Sandy Springs experiences continued growth, city leaders recognize that being on the forefront of change is critical, and that there is enormous opportunity flowing through our landscape.

The Chattahoochee River is the city's greatest natural resource, and despite improvements to its use, it is still an underutilized element of our urban fabric.

This plan hopes to change that, reexamining what the river represents to residents, and considering how the relationship between nature and people can evolve and thrive.

We believe the benefits can be expansive, including recreation, economic development, resilience—and ultimately—**placemaking**.



PROCESS + TIMELINE

The project process was informed by the project purpose, which was two-fold:

Project Purpose

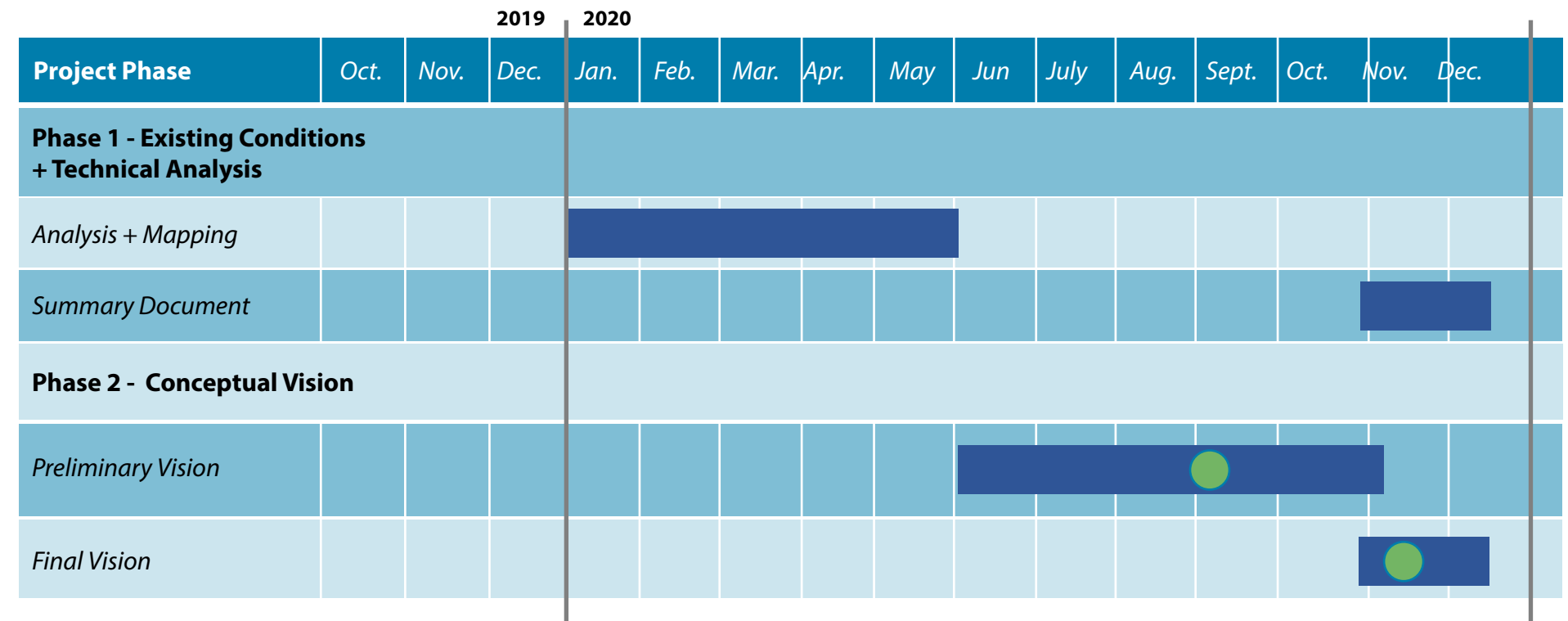
- 1 Develop a Conceptual Plan for how the City can **gain access to the river** and **develop public spaces along the river**.
- 2 Look for opportunities within the constraints of the topography and regulatory environment and **present opportunities for other associated development** whether it be **recreational** or **commercial** as long as it is related to the primary goal of river access and trails.

Based on this purpose, the project was structured in two phases: first, research and analysis, and second, a collaborative design process.

Phase 1 - Existing Conditions and Technical Analysis began in late 2019. This phase involved gathering information to understand the existing, planned, and technical conditions of the riverfront and performing an analysis to determine areas most suitable for development.

Phase 2 - Conceptual Vision was slated to start in early 2020 and to incorporate a robust public engagement strategy including multiple public meetings. However, the arrival of Covid-19 delayed the project and removed the possibility for in-person public meetings. Despite these challenges, the City committed to moving forward with the project while ensuring that public input remained a foundational component of the planning process. The team created a website that allowed for extensive public feedback and held two virtual open houses to share updates and allow for input.

Project Scope + Schedule



- Task
- Virtual Open House

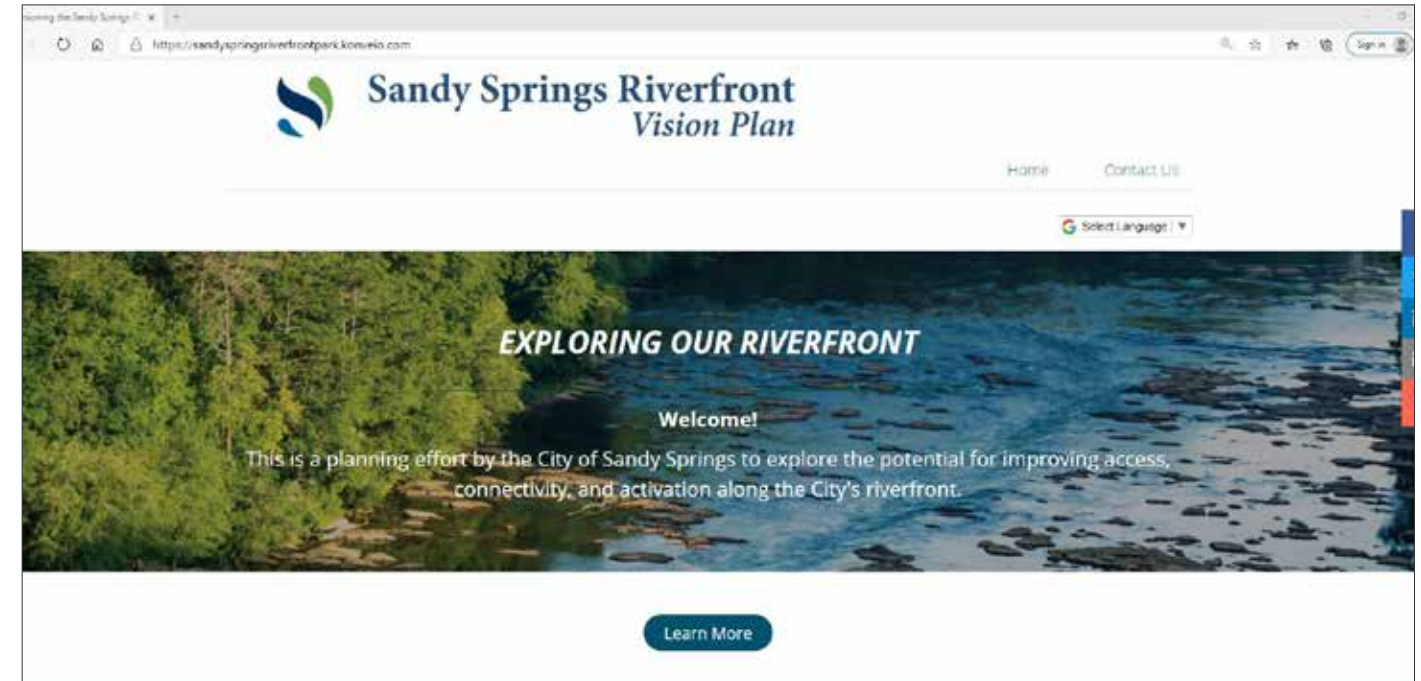
PUBLIC ENGAGEMENT

The public engagement website was designed to present the team’s ideas, and provide opportunities for public feedback, similar to what would have occurred in public meetings. The site was built using the Konveio website platform, which allowed for anonymous comments about any element of the plan, as well as forms that asked respondents specific questions.

Public input was collected during two periods. The first virtual open house and comment period focused on collecting input regarding how the feasibility analysis was performed, as well as Preliminary Visions for three sites. The second public engagement period kicked off with another virtual open house and focused on collecting input regarding the Conceptual Visions for the three sites. The public was allowed to review and comment on the findings and visions for two weeks following their release.

During the project process, the Technical Advisory Committee provided valuable feedback. The Committee was comprised of community leaders and experts on technical aspects of riverfront development, who helped the team create more context-sensitive visions.

Project Website



Public Engagement By the Numbers

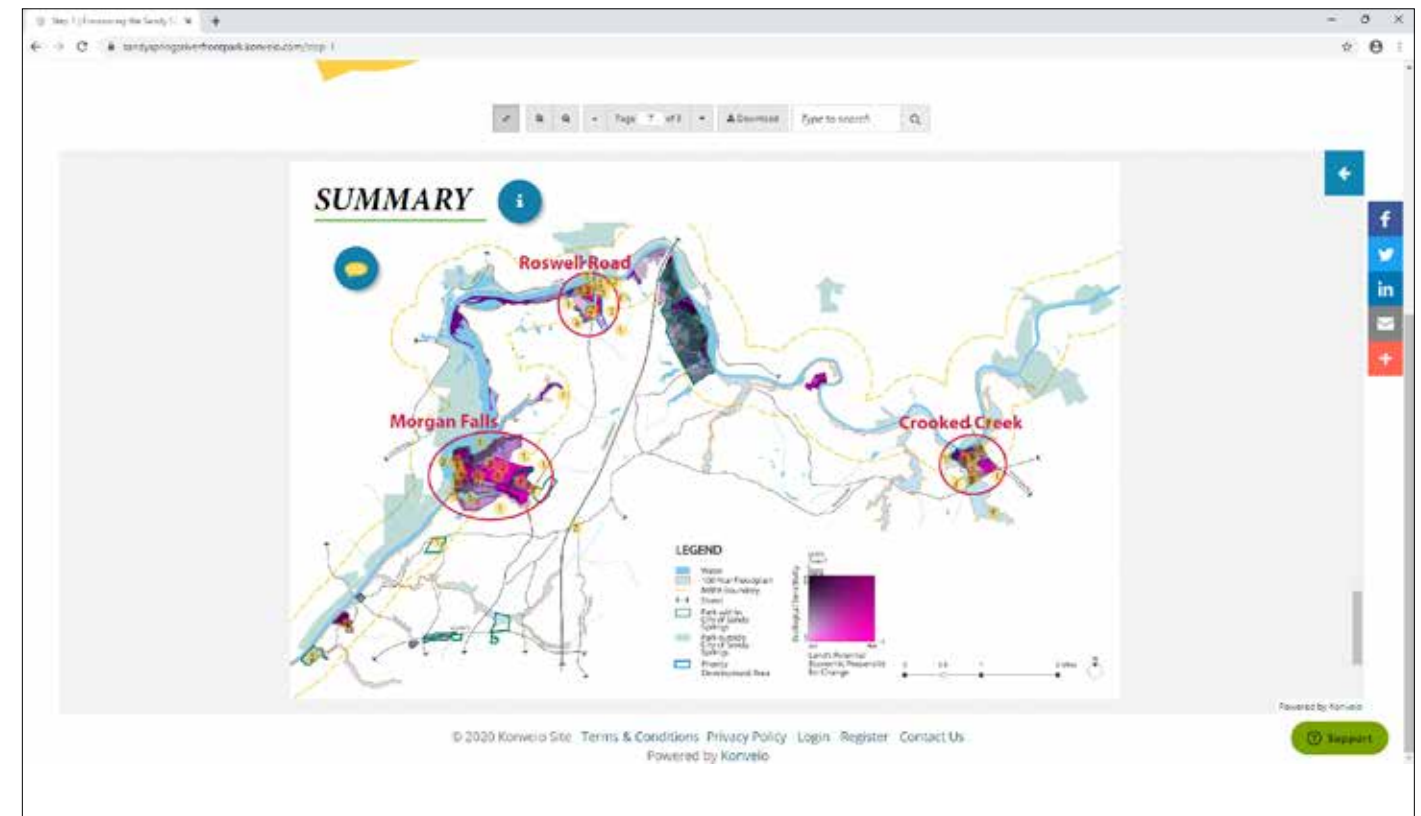
291
Voluntary Sign-Ins

1,859
Unique Website Users

356
Unique Comments

5,785
Unique Page Views

Public Comments





STEP 1

Existing Conditions + Technical Analysis

STEP 1 PROCESS

Step 1 involved collecting data on the Existing Conditions of the riverfront, and a Technical Analysis to identify potential areas that may be suitable—either currently, or over time—for potential riverfront greenspaces and activation. This was achieved by developing a Land Suitability Framework.

The Land Suitability Framework was organized around four frames as illustrated in the diagram to the right. Each frame was composed of multiple elements that were collected, mapped and analyzed using Geographic Information System (GIS) software.

An overview of each frame is provided in the following pages. Additional details can be found in the Appendix.



1. REGULATORY FRAME

The Regulatory Frame considered the legal frameworks controlling the riverfront and adjacent land. Illustrated on the right, these included the following:

- Metropolitan River Protection Act (MRPA) Boundary and Historically Disturbed Areas/Linear Corridors

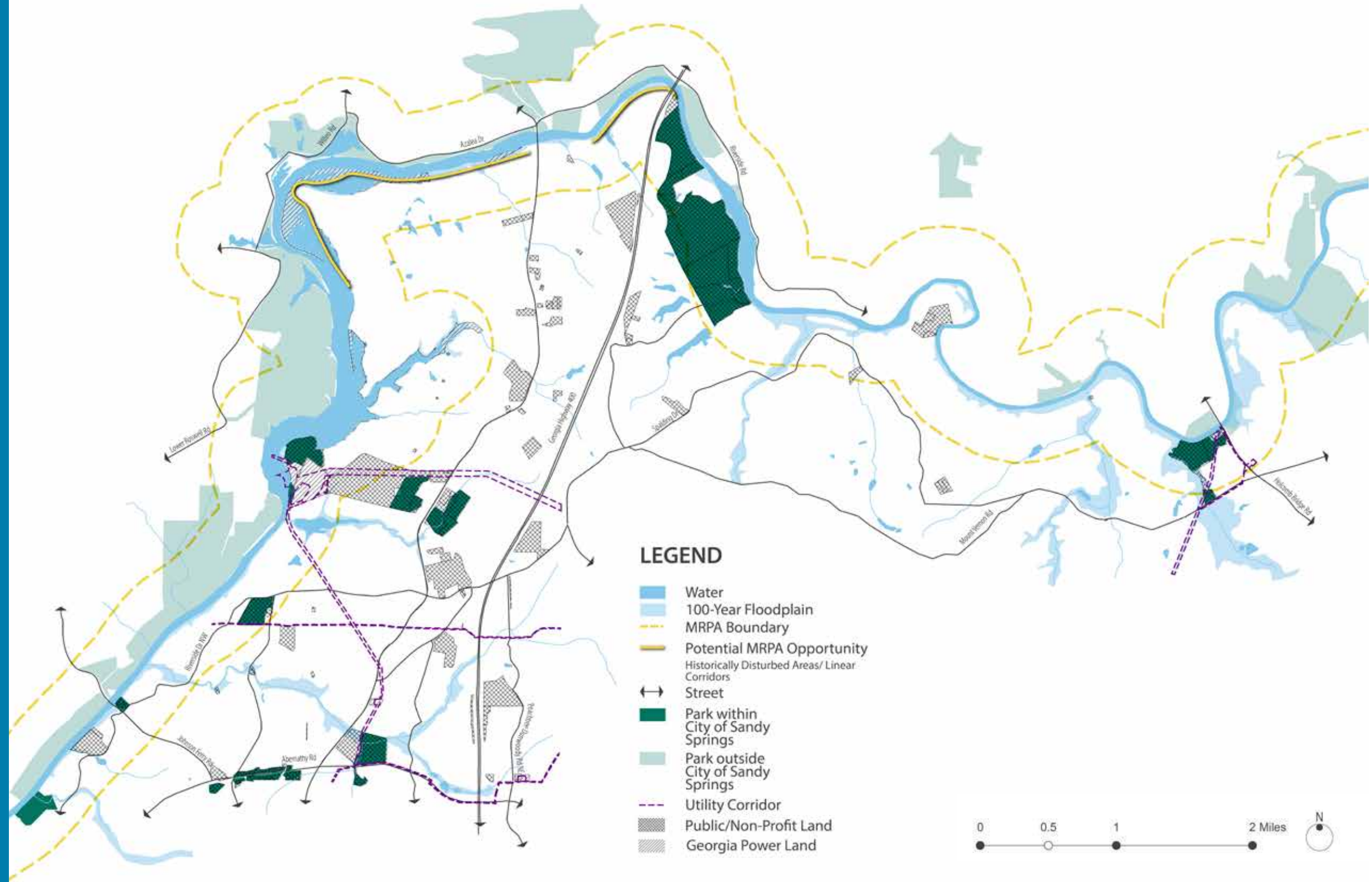
The Metropolitan River Protection Act was adopted by the State of Georgia in 1973 to protect the river and surrounding resources by limiting the amount of development allowed within the corridor and establishing buffers. The Act also informs possible lands for protection and sites for public access, based on various factors, including historically disturbed areas prior to the Act's establishment.

- Publicly-Owned Lands

Land owned by public agencies such as the City of Sandy Springs, National Park Service (NPS), Fulton County, etc.

- Utility Corridors

Linear corridors protected for gas, electric, water, and sewer lines utilities.



The **Potential MRPA Opportunities** shown on the Regulatory Frame map are based on apparent historical land disturbances noted in historic aerial photographs, as seen below. Because these areas were disturbed prior to the passing of the Act, the yellow line suggests areas where new land development may be less harmful to native ecological systems, and provide more flexibility for development within the strict MRPA requirements.

1938 Aerial Photograph



1972 Aerial Photograph



2. ENVIRONMENTAL FRAME

The Environmental Frame, illustrated on the right, considered two primary elements to develop a land suitability gradient map that identified lands that should be protected and lands that could be activated.

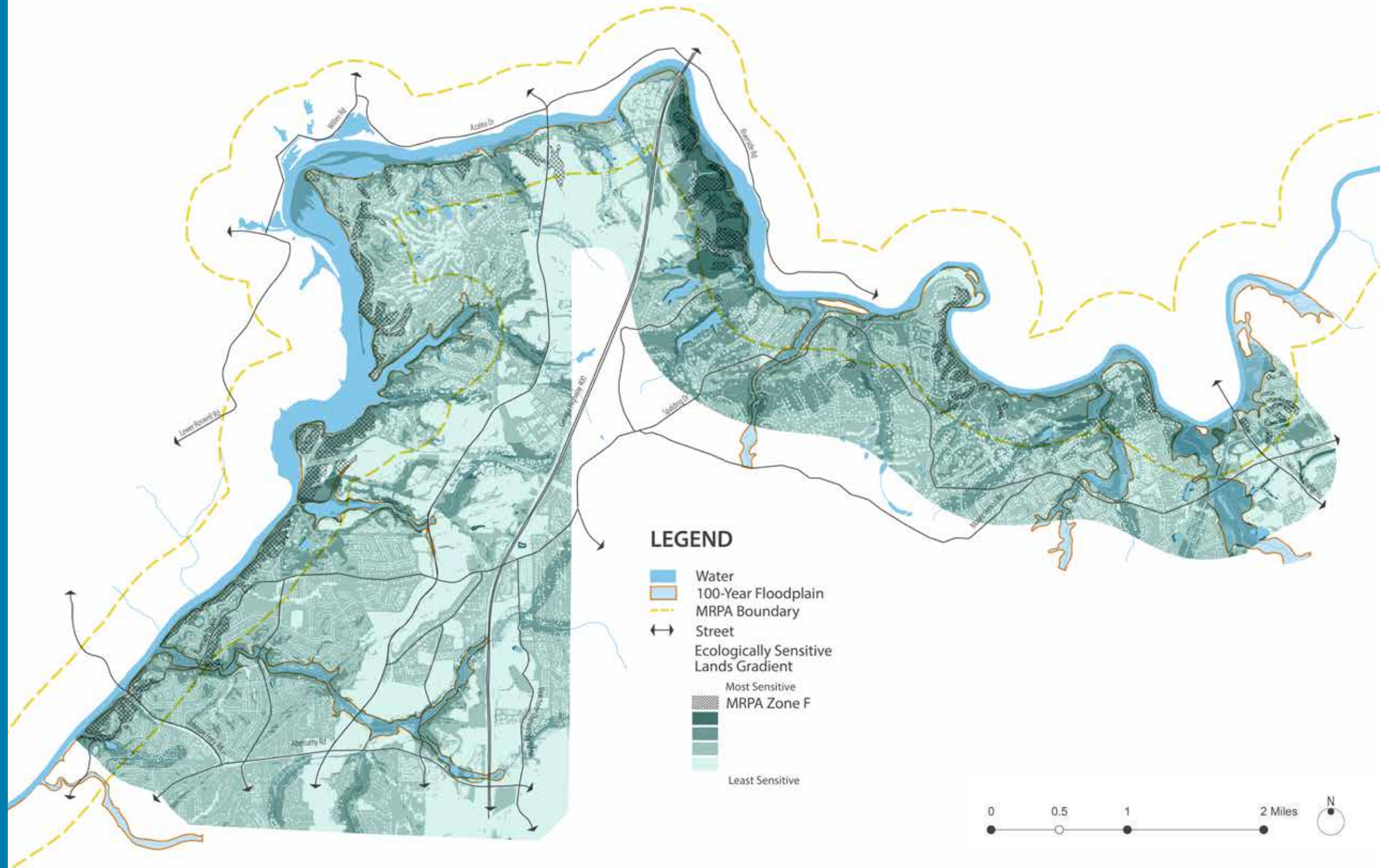
- Ecologically Sensitive Lands Gradient

Analysis that considers species uniqueness and rarity, habitat connectivity, forest path size, aquatic and riparian habitat, ecosystem services, topography, and soils and geology to identify lands that range from most ecologically sensitive to least ecologically sensitive.

- MRPA Suitability

Lands identified by Metropolitan River Protection Act (MRPA) as most ecologically sensitive.

Additional information on the Environmental Frame can be found in the Appendix.



3. ECONOMIC FRAME

The Economic Frame considered existing areas of development and land use patterns, as well as market forces likely to encourage change. Illustrated on the right, these included the following:

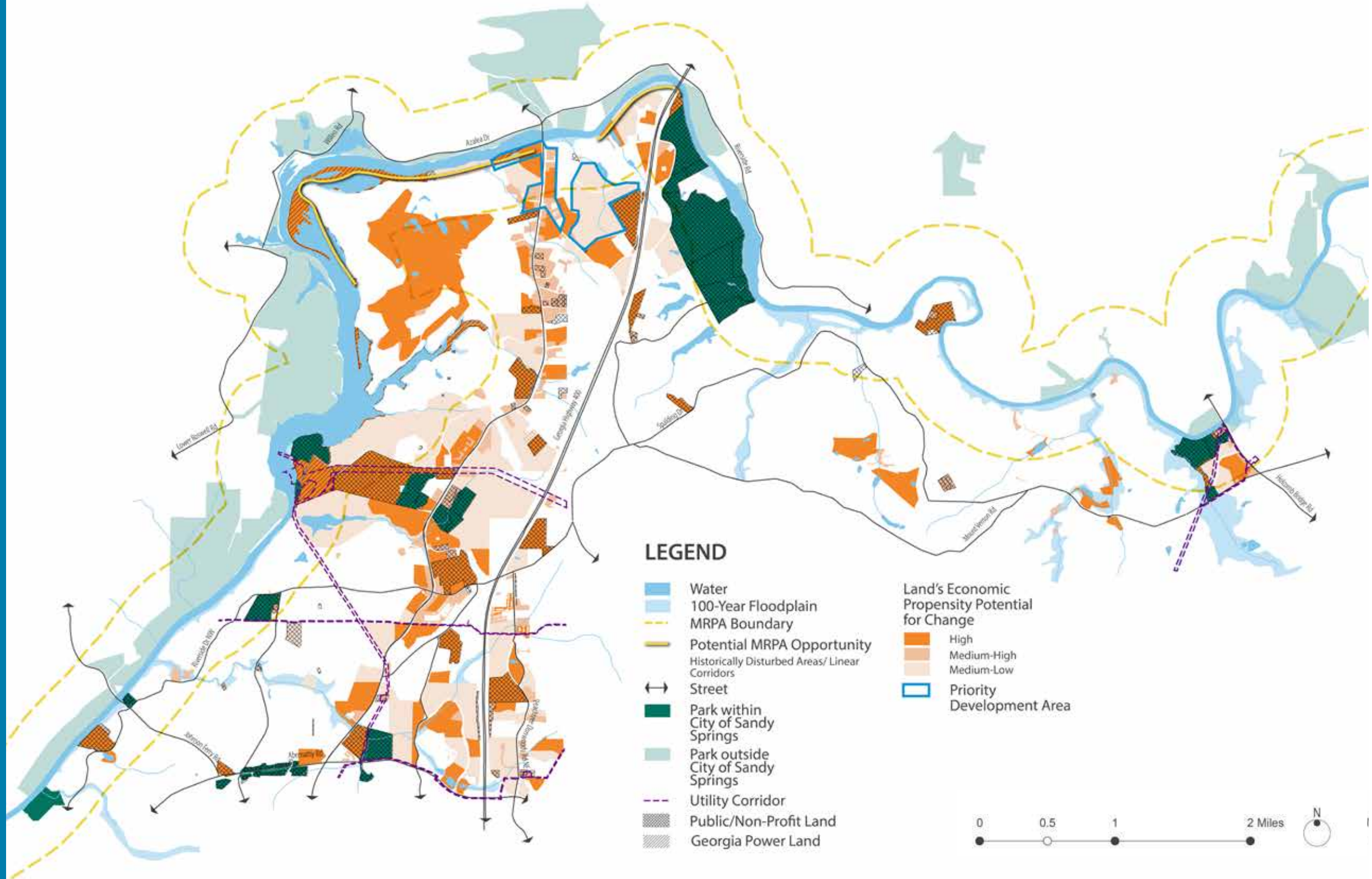
- Development + Activity Nodes

Land identified by the Adopted City of Sandy Springs Comprehensive Plan, "The Next Ten" (2017) as Priority Development Areas.

- Lands with a High Propensity of Change

Lands that due to their value structure and size, are considered likely to see (re) development.

Additional information on the Economic Frame can be found in the Appendix.



4. CULTURAL FRAME

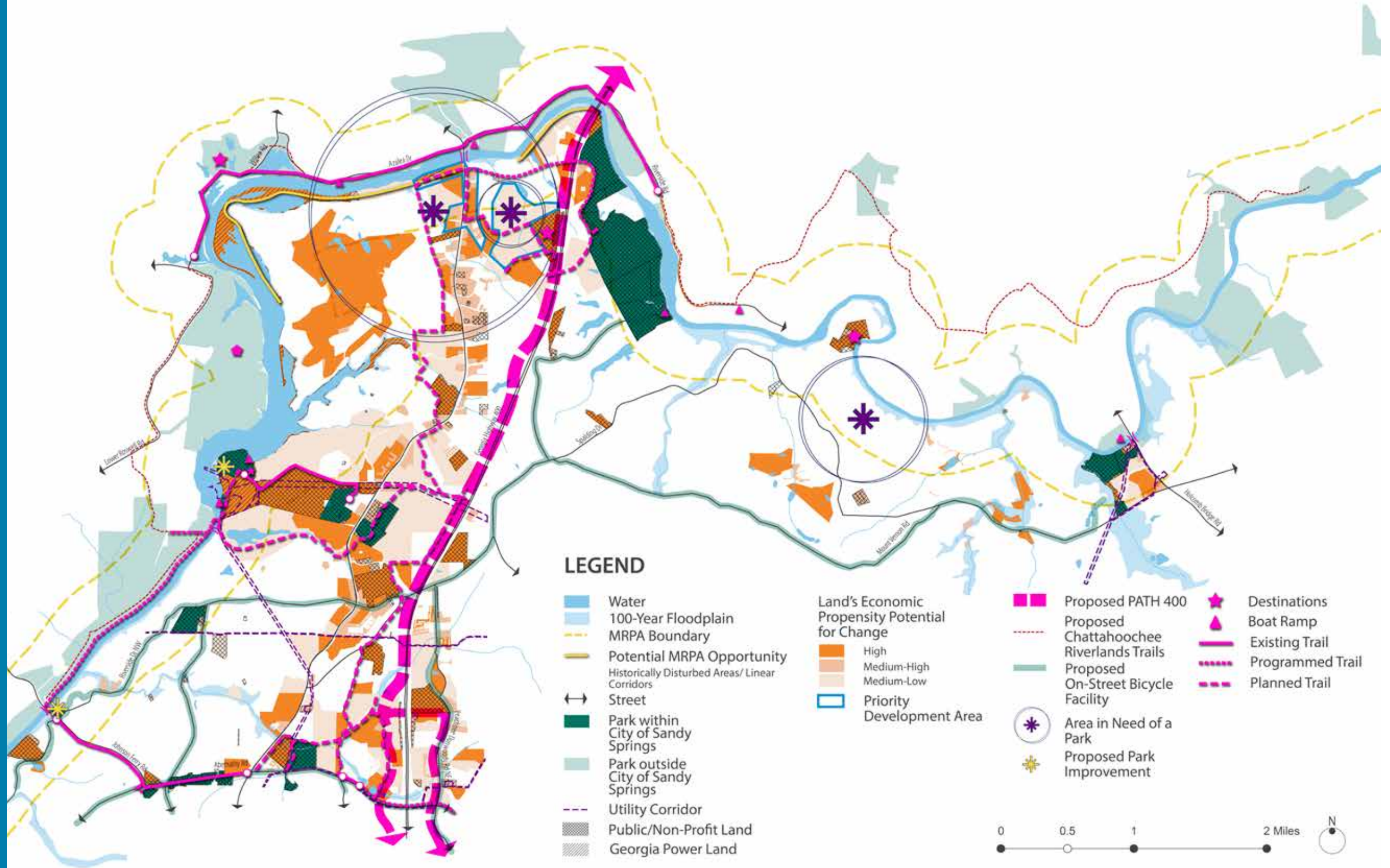
The Cultural Frame considered the current and planned future usage and social importance of riverfront areas. Illustrated on the right, these included the following:

- Leisure + Cultural

Considered the existing and proposed leisure and cultural amenities identified in previous studies including the adopted City of Sandy Springs Comprehensive Plan "The Next Ten" (2017) and Adopted Recreation and Parks System Comprehensive Plan (2019).

- Connectivity + Access

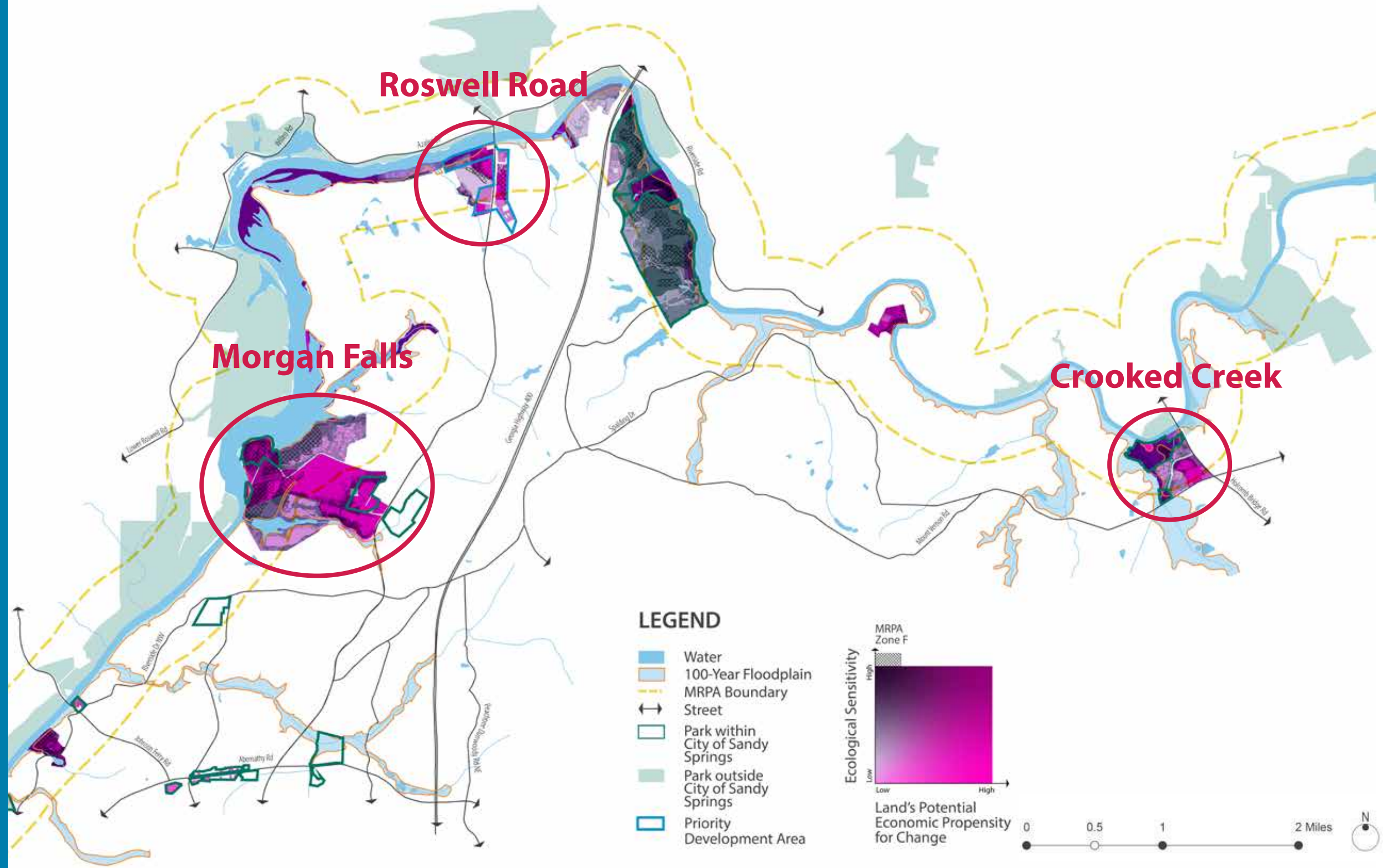
Considered the existing and proposed trails, bicycle, and pedestrian facilities, including the Sandy Springs Trail Master Plan (2019), as well as existing and planned trails in surrounding municipalities.



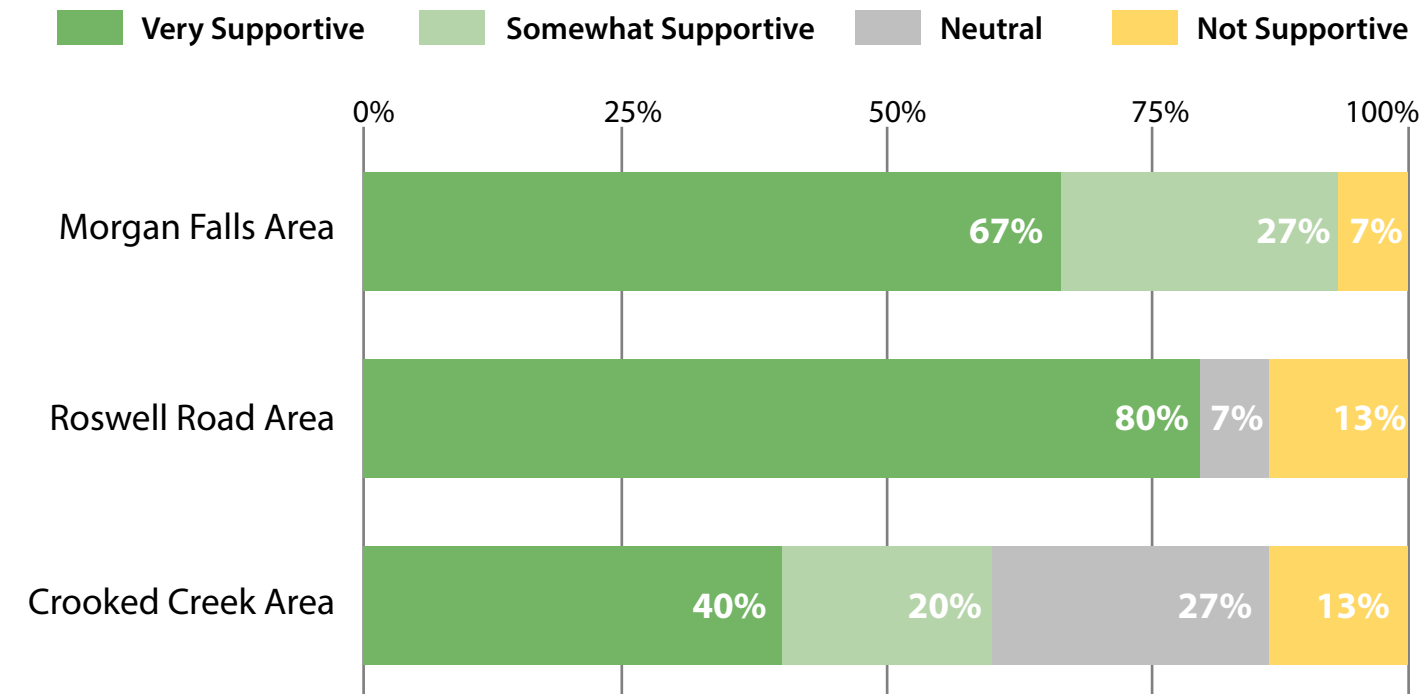
SUMMARY

Based on the four land suitability frames previously illustrated along with discussions with the Technical Advisory Committee, community stakeholders, and City staff, **three sites** were identified as having the highest potential to Access, Activate, and Connect to the Riverfront. These sites were selected based on the following, in certain instances, overlapping factors:

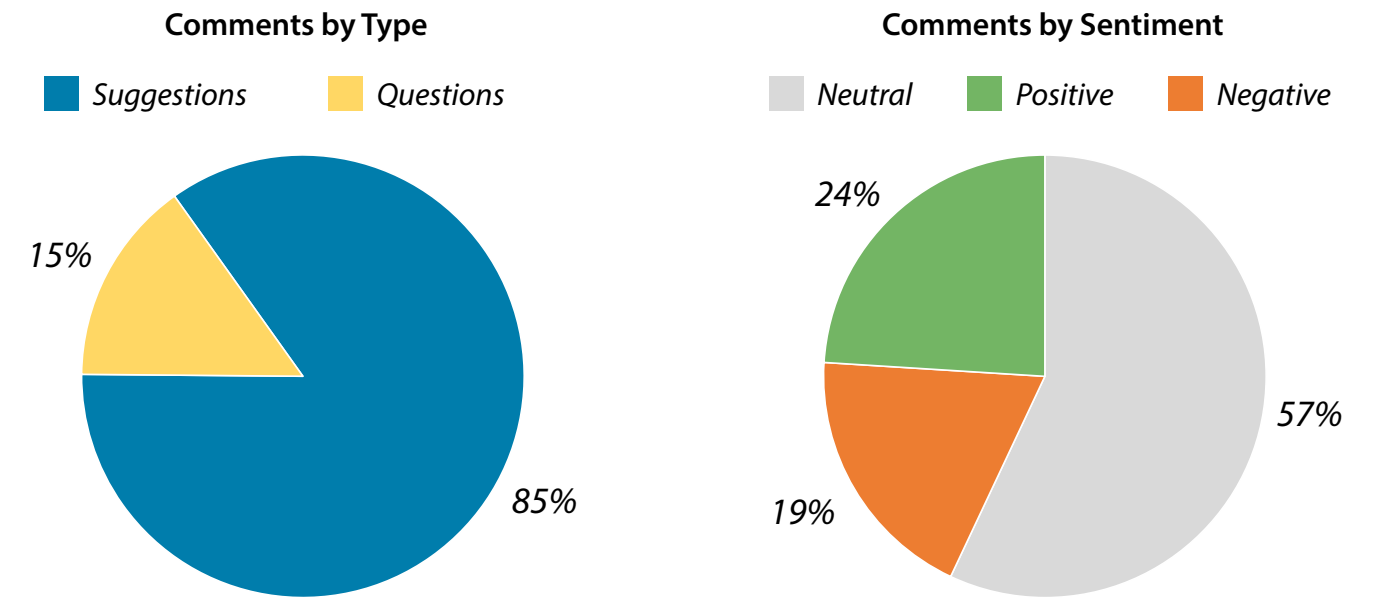
- Location on the riverfront and total riverfront area
- Presence of potential MRPA Opportunity - Historically Disturbed Areas/Linear Corridors
- Presence of Lands in Public/ Non-Profit Ownership
- Presence of Utility Corridor
- Presence of Land with High Ecological Sensitivity that should be protected
- Presence of Land with High Potential Economic Propensity of Change and Low Ecological Sensitivity that has the potential to be activated
- Area identified as Priority Development Area
- Area with existing and/or previously planned amenities (e.g. trails, destinations, boat ramp)



During the first phase of public engagement, the public was asked to express their overall support for development of each of the three selected sites. The results of that poll are illustrated below:



These results suggest an overall positive attitude towards the development of these sites. There were also 98 comments that respondents shared on this first phase, many with ideas for improvements at specific locations. The comments were primarily suggestions, and their overall sentiments were largely neutral, with a slight skew toward positive, as seen below. All comments are available in the Appendix.



Page intentionally left blank



STEP 2
Preliminary Vision

STEP 2 PROCESS

Informed by the findings from Step 1, including Existing Conditions + Technical Analysis, along with discussions with the Technical Advisory Committee, Stakeholders, and City staff, Guiding Principles were developed to inform the Preliminary Visions for each of the three identified sites.

Informed by these Guiding Principles, the team, in collaboration with the Technical Advisory Committee, Stakeholders, and City staff collaborated to develop preliminary visions for each of the three sites. In addition to the area context and existing conditions, precedent images were included depicting parks and amenities in other locations that provided inspiration for the Sandy Springs designs.

These preliminary visions and precedent images were shared with residents to understand their preliminary perception. The following pages illustrate these preliminary visions along with the public's perception.

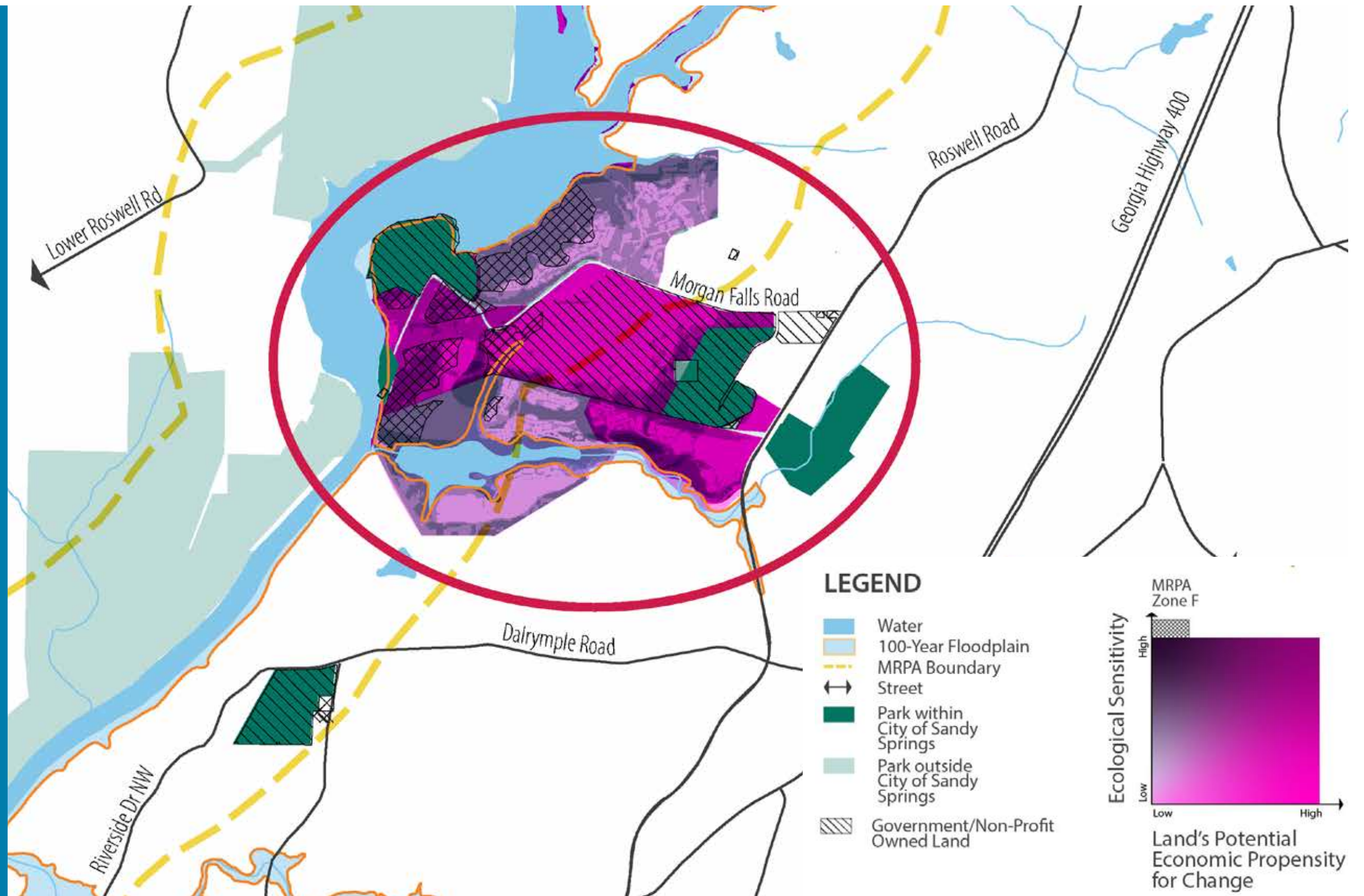
Riverfront Guiding Principles

1. Increase and improve **access to the River**
2. Connect riverfront parks and greenspaces with **multimodal trails**, including **across the river**
3. Protect and enhance the City's **quality tree canopy** and **water resources**
4. Use riverfront redevelopment for **targeted economic opportunities**
5. Ensure any development along the riverfront sets a new standard for **environmental sustainability and resiliency**
6. **Align** with Metropolitan River Protection Act (**MRPA**)

Morgan Falls Riverfront Park Area

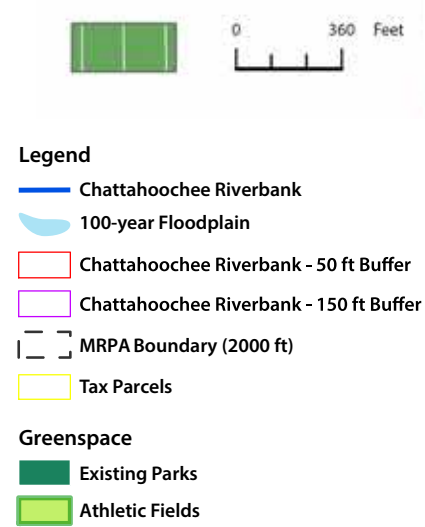
The Morgan Falls Riverfront Park Area map zooms in on the site to show how the land's potential economic propensity for change overlays with other elements that make the site a candidate for further park development.

The existing parks and government-owned land along the river, as well as along Roswell Road, suggest the possibility for a larger, more cohesive park.



Morgan Falls Riverfront Park Area Existing Conditions

The Existing Conditions map depicts the site with an aerial photograph, and highlights existing recreational features, as well as property lines and other relevant boundaries. The pink outline indicates the study area under consideration for activation.



Morgan Falls Riverfront Park Concept

The Morgan Falls Riverfront Park Concept attempts to connect to existing amenities and trails, while expanding the recreation opportunities offered. Creating a unified park would result in a total park area of approximately 200 acres, similar in size to Atlanta's Piedmont Park.

Redevelopment of the Steel Canyon Golf Club could involve decreasing the size of the course, rearranging it to provide more public space, or complete removal to include multi-purpose open spaces and event spaces.



Morgan Falls Riverfront Park Precedents | MEADOW



Piedmont Park | Atlanta, GA



High Park | Toronto, ON

Morgan Falls Riverfront Park Precedents | WATERFRONT



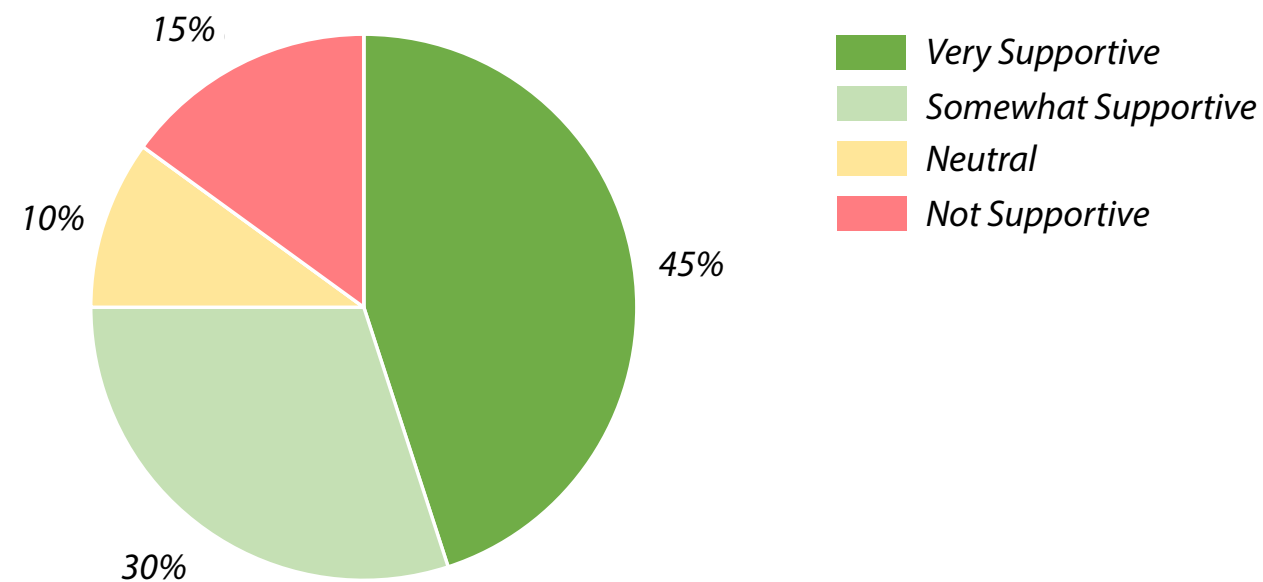
Charleston Riverfront Park | Charleston, SC



Public Feedback on the Preliminary Vision for Morgan Falls Area



Overall, there was mostly positive feedback for the preliminary vision:



There was some negative feedback, summarized by the points below:

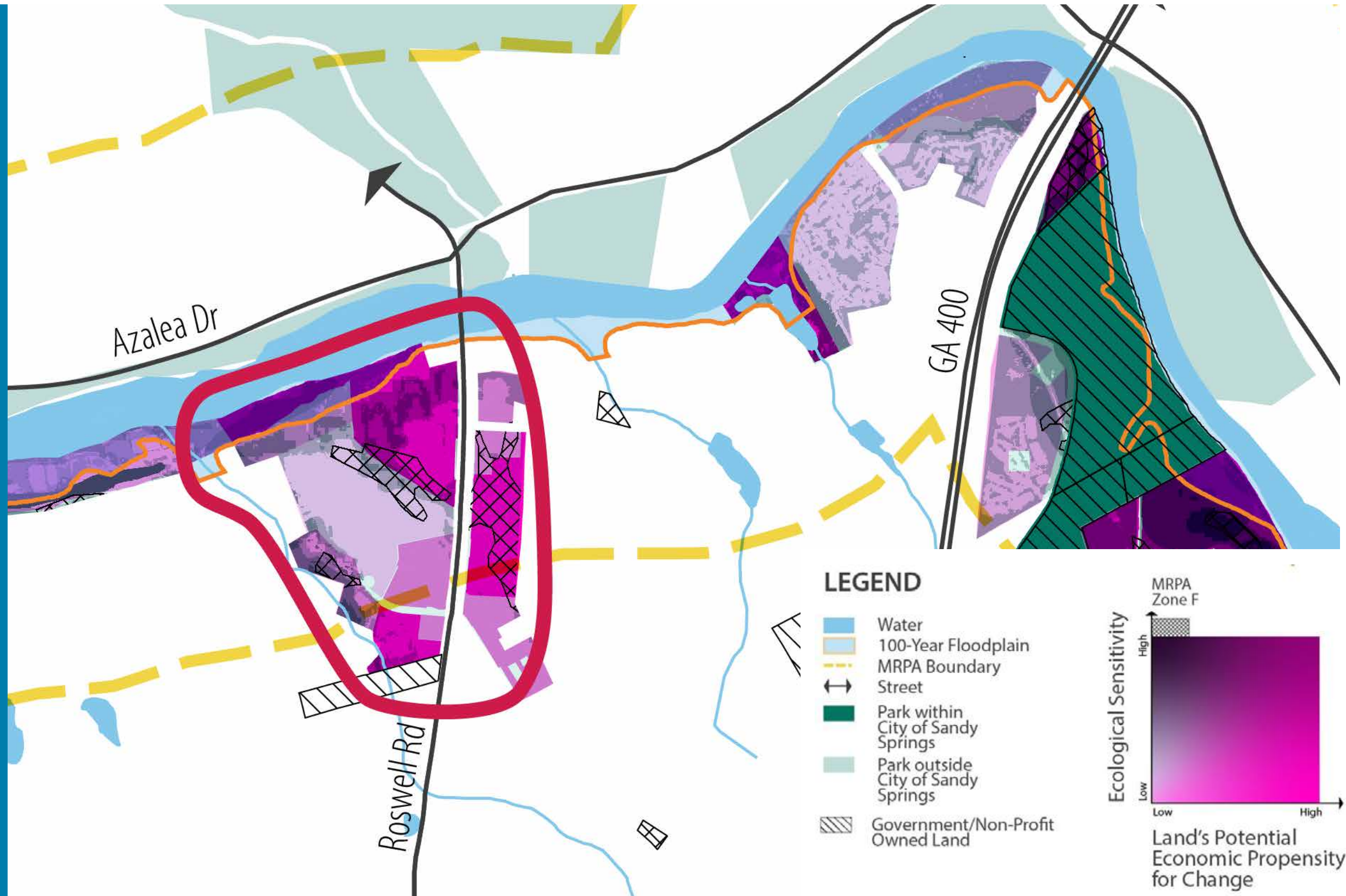
- No need for more amenities in the site, leave golf course in its existing location.
- Concern about impacts to private property.
- Wrong location for proposed improvements due to concerns over contaminated runoff affecting water quality and presence of utility lines.
- No parking and over development of the space due to potential impacts to natural environment and water quality.

Numerous comments expressed an interest to see a balance of amenities such as:

- Large lawn
- Dog park relocation away from the river
- Frisbee golf
- 9-hole golf course
- Seating and picnic facilities
- Trails, permeable surface
- More parking, permeable surface
- Protection of natural areas and water quality

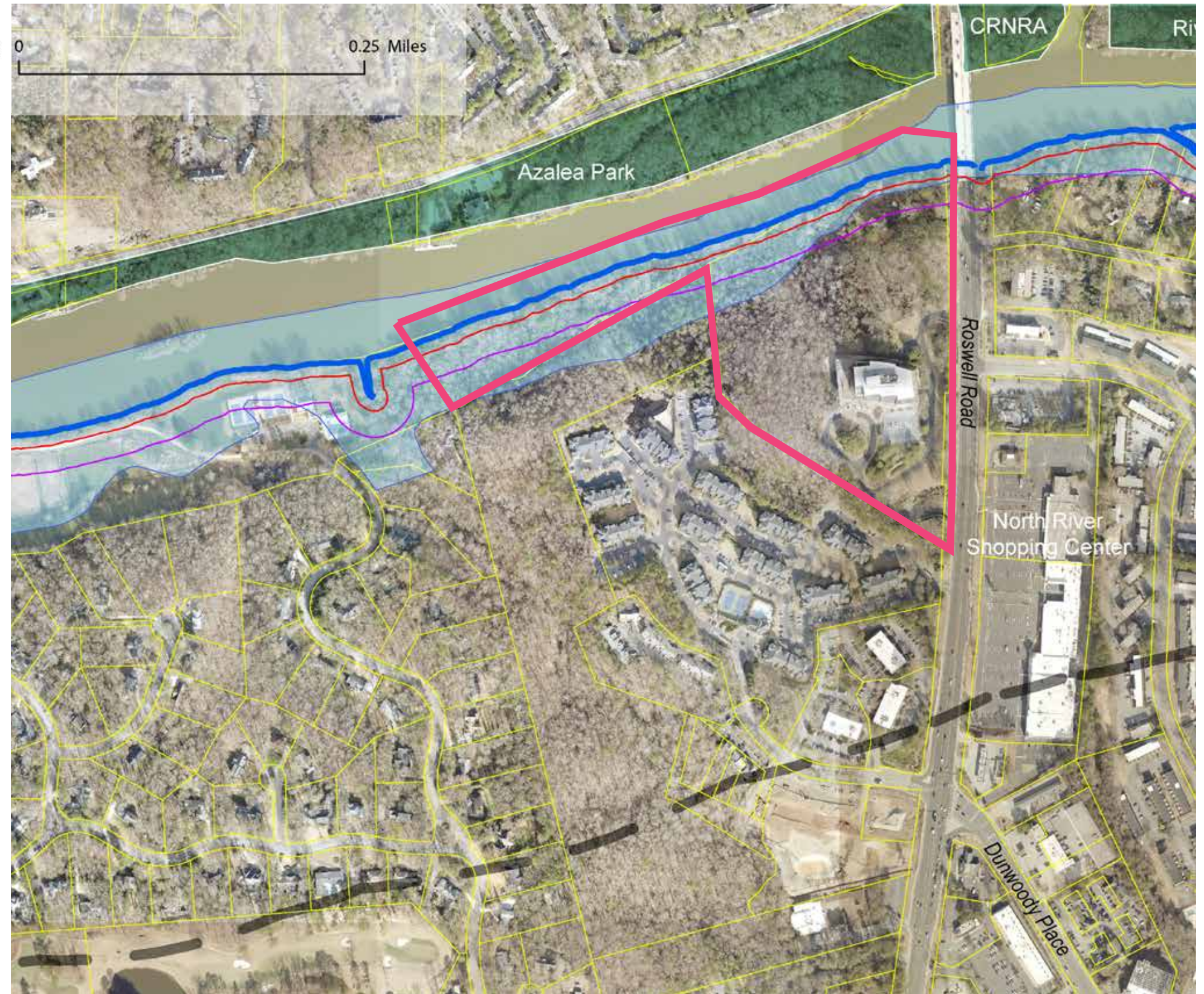
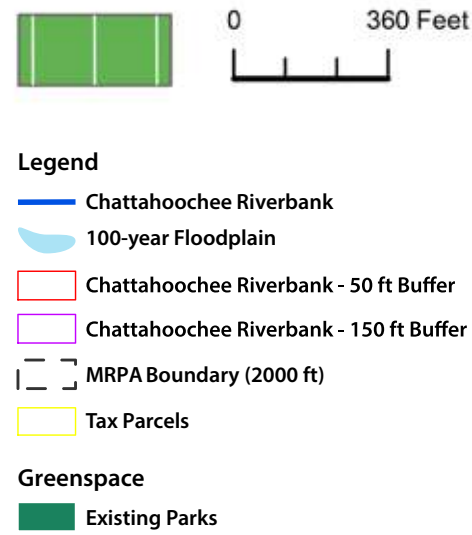
Roswell Road Riverfront Park Area

The Roswell Road Riverfront Park Area map zooms in on the site to show how the land's potential economic propensity for change overlays with other elements that make the site a candidate for further park development.



Roswell Road Riverfront Park Area Existing Conditions

The Existing Conditions map depicts the site with an aerial photograph, and highlights existing recreational features (currently all located on the City of Roswell side of the river), as well as property lines and other relevant boundaries. The red outline indicates the study area under consideration for activation.



Roswell Road Riverfront Park Concept

The Roswell Road Riverfront Park Concept attempts to make use of available land behind the existing office building, providing connections to proposed trails, and expanding use of the riverbank, including access points. Park development along the river may require an MRPA amendment. The total area proposed for developments is roughly 18 acres.

The separated multi-use trail bridge that connects to the Chattahoochee River National Recreation Area (CRNRA), Riverside, and Azalea Parks on the Roswell side of the river and that is currently under design, is also illustrated as an important element to increasing connectivity to the site.



Roswell Road Riverfront Park Precedents



Environmentally Sensitive Hillside Development



Governors Island | New York, NY

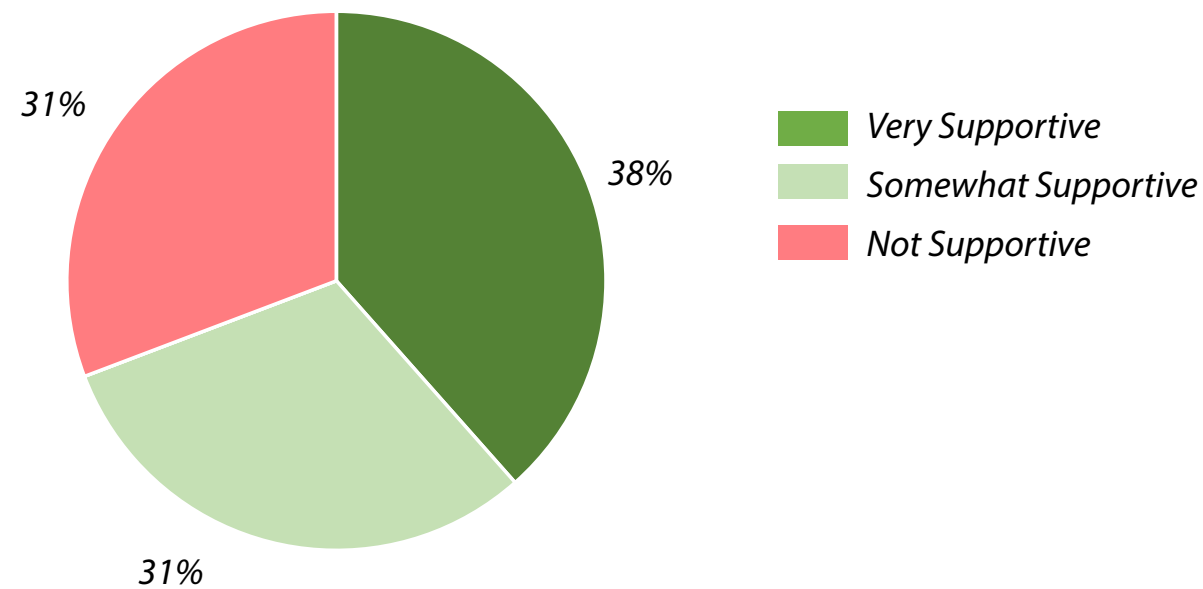


Renaissance Park | Chattanooga, TN

Public Feedback on the Preliminary Vision for Roswell Road Area



Overall, there was mostly positive feedback on the preliminary vision:



Numerous comments expressed an interest to see a balance of amenities such as:

- Unique riverfront restaurant and shopping district within a natural setting
- More parking, permeable surface
- More bicycle and pedestrian facilities that connect to the surrounding areas
- Bicycle and pedestrian bridge over the river (also proposed in previous plans)
- More trails, permeable surface



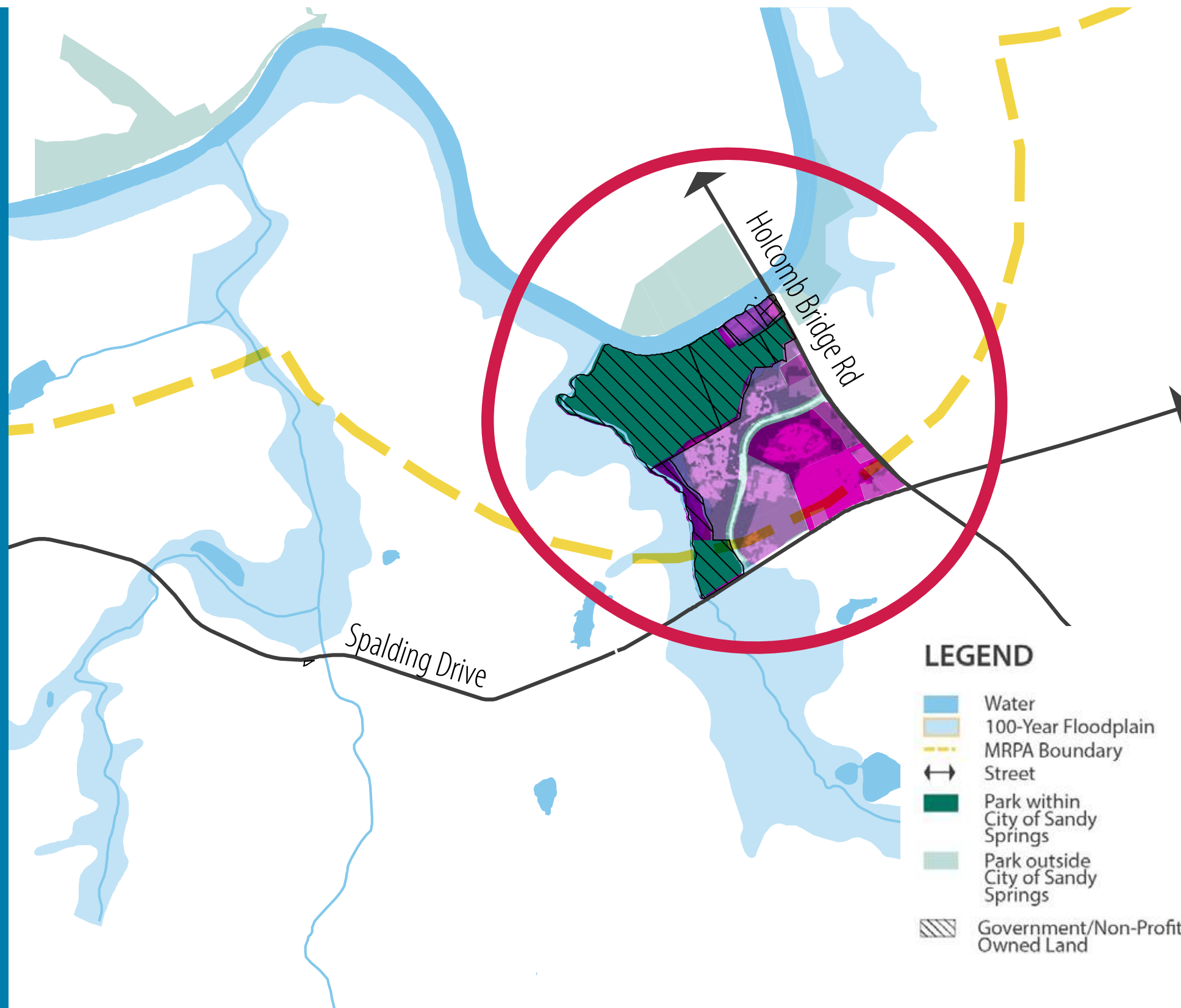
There was some negative feedback, summarized by the points below:

- No commercial development, keep area natural.
- No parking and development of the space due to potential impacts to natural environment and water quality.
- Existing roads are not safe for multi-modal users.
- Fluctuating water levels would wash out trails.

Crooked Creek Conservation Park Area

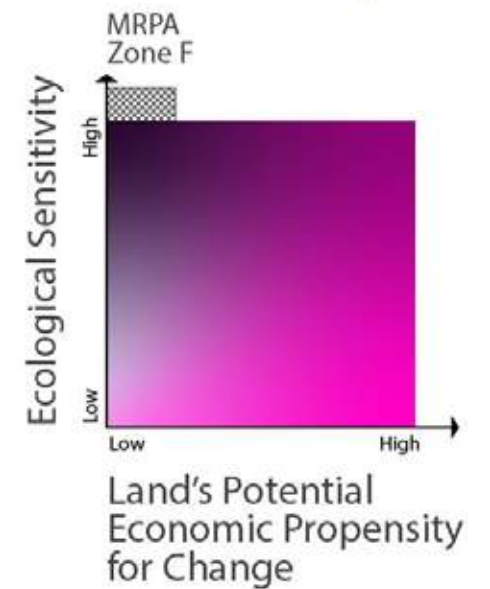
The Crooked Creek Conservation Park Area map zooms in on the site to show how the land's potential economic propensity for change overlays with other elements that make the site a candidate for further park development.

The existing National Park Service land, nearby parks on Holcomb Bridge Road (Garrard Landing and Holcomb Bridge Park) and the small park recently completed by the City of Sandy Springs along Spalding Drive, suggest the possibility for a more cohesive network of parks and river access in this area.



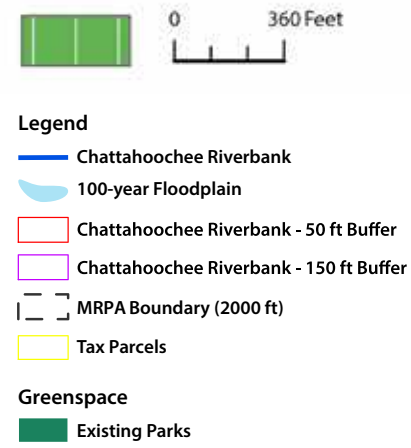
LEGEND

- Water
- 100-Year Floodplain
- MRPA Boundary
- Street
- Park within City of Sandy Springs
- Park outside City of Sandy Springs
- Government/Non-Profit Owned Land



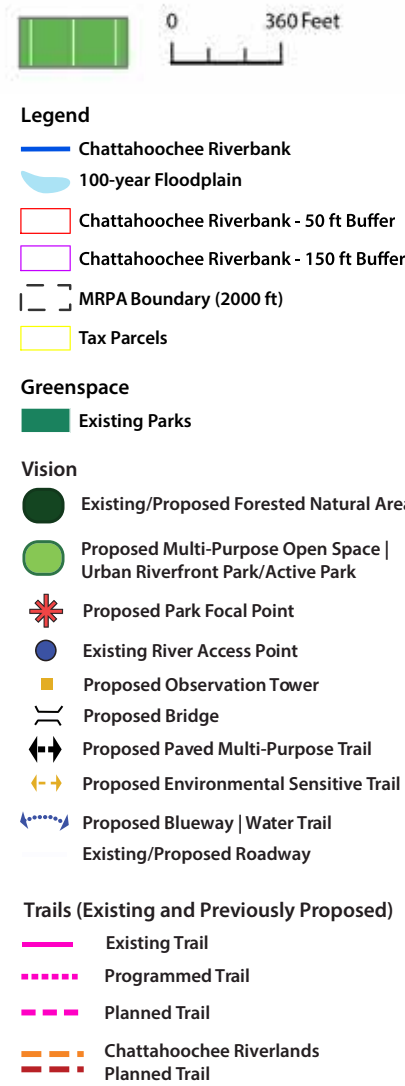
Crooked Creek Conservation Park Area Existing Conditions

The Existing Conditions map depicts the site with an aerial photograph, and highlights existing recreational features (notably the nearby parks in other cities), as well as property lines and other relevant boundaries. The red outline indicates the study area under consideration for activation.



Crooked Creek Conservation Park Concept

The Crooked Creek Conservation Park Concept attempts to provide an additional access point, with parking and seating, on Holcomb Bridge Road to the new trails under construction within the CRNRA and Crooked Creek Park. Also, to provide safe multi-use connections to the nearby greenspaces in other jurisdictions, including Garrard Landing and Holcomb Bridge Park. The area proposed for new park space is approximately 1.5 acres.



Crooked Creek Conservation Park Precedents



Renaissance Park | Chattanooga, TN



South Peachtree Creek Trail | Atlanta, GA

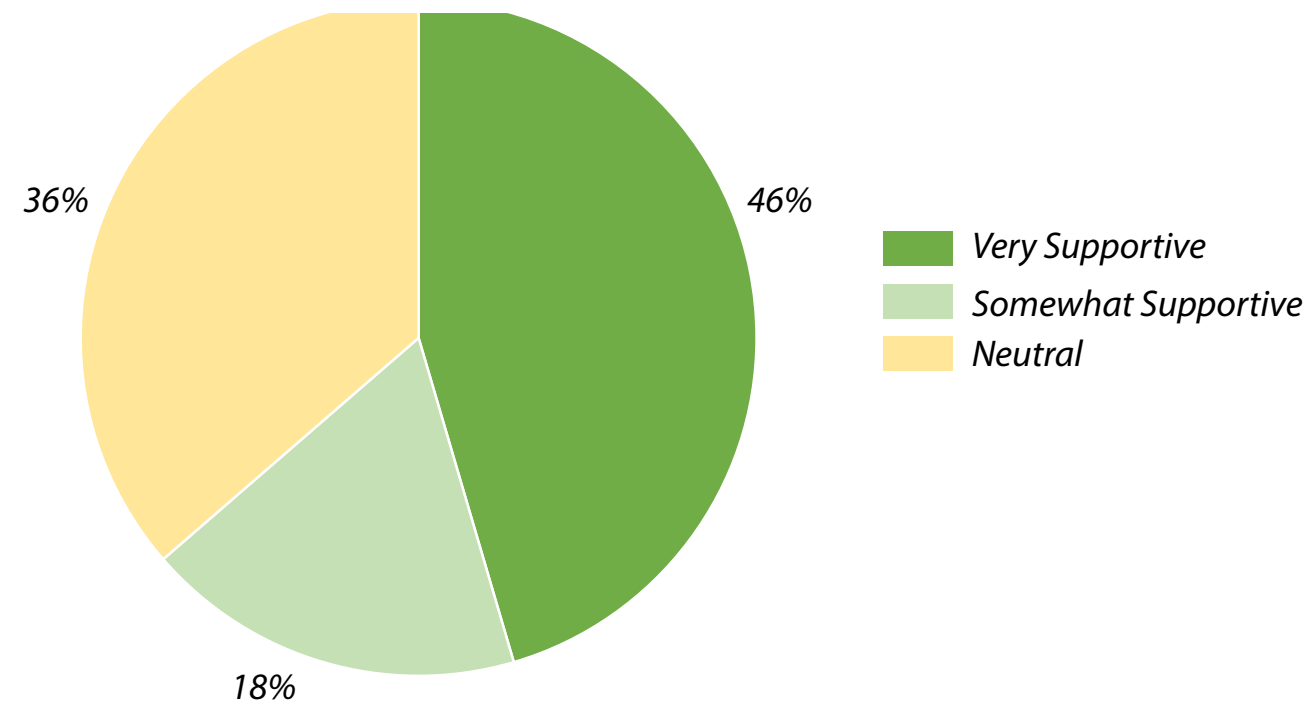


Sandy Springs Riverfront Vision Plan

Public Feedback on the Preliminary Vision for Crooked Creek Area



Overall, there was mostly positive feedback on the preliminary vision:



Numerous comments expressed an interest in a balance of amenities such as:

- Boardwalk trails and views of the river
- Preservation of natural environment and trees
- Low-impact facilities
- Small scale amenities - interpretive signage, dog bag stations, exercise equipment, seating
- Wetland restoration and green infrastructure
- More parking, permeable surface



There was minimal negative feedback, summarized by the point below:

- Limited or no parking due to potential impacts to natural environment and water quality.

Page intentionally left blank



STEP 3
Conceptual Visions

STEP 3 PROCESS

Following the public feedback period after the first Virtual Public Meeting, the team analyzed all the public input. Informed by these findings, along with discussions with the Technical Advisory Committee, stakeholders, and City staff, the team produced more detailed and refined design plans for each of the three sites. In some cases, multiple design proposals were created for specific sub-areas, to address various opportunities suggested throughout the prior planning processes and to provide for more robust and comprehensive feedback.

Once these final visions were complete they were shared with the public during the second Virtual Public Meeting, held on October 26. The public again had a two-week input period following the meeting to review and provide comments on the conceptual visions.

The following pages illustrate these final visions along with the public's comments.



Morgan Falls Riverfront Regional Park Conceptual Vision

STEP 3a

Morgan Falls Riverfront Regional Park Conceptual Vision

The Morgan Falls Riverfront Regional Park Conceptual Vision tests the idea of taking various contiguous spaces – Morgan Falls Overlook Park, Morgan Falls Dog Park, the Georgia Power Morgan Falls Hydro Plant, Steel Canyon Golf Course, Sandy Springs Recycling Center, and Morgan Falls Athletic Complex – and re-imagining them as an interconnected 200-acre Regional Park with a variety of amenities and facilities for families and users of all ages to enjoy. The following pages explain this vision in more detail.



Morgan Falls Riverfront Regional Park Conceptual Vision



Morgan Falls Overlook Area



The Vision for the Morgan Falls Overlook Area tests the idea of expanding nature trails in the wooded hill just west of the existing park, where appropriate.

A tall observation tower would be added at the top of the hill to allow visitors to enjoy panoramic views of the surrounding area.

The panoramic views would be electronically transmitted to a kiosk in the existing park for viewers unable to hike. The existing park would remain in its existing conditions.

Program

- 1 Observation Tower
- 2 Expanded Nature Trails (Where Appropriate)
- 3 Existing Park
- 4 Proposed Riverside Nature Trail (2019 Master Plan)



Morgan Falls Overlook Area Imagery



1 Conceptual Observation Tower



2 Expanded Nature Trails

Morgan Falls Riverfront Area



The Vision for the Morgan Falls Riverfront Area tests the idea of redesigning the park to enhance the park's natural environment and the user experience.

The boating area is redesigned to enhance the boating experience. The dog park is relocated to allow the park road and parking areas to be pulled away from the river while maintaining the same number of parking spaces and adding a natural play area.

The riverbank is restored and access to the water provided in an ecologically sensitive way. The river overlook is expanded and a pier added for additional access to the river. Public art and interpretive signs would be included throughout the park.

Due to the amount of land in this area that is currently developed or paved (much of it previously developed as part of Georgia Power's operations of Morgan Falls Dam) the MRPA requirements allow for a relatively high amount of cleared or paved land to remain. Additionally, the proposed methods of permeable surfaces and ecological restoration could ultimately reduce the area of impervious surface.



Program

- 1 Boat Parking Area - Permeable (10 spaces total in the park)
- 2 Bridge (Typ.)
- 3 Existing Boat Ramp
- 4 Existing Trees (Typ.)
- 5 Expanded Overlook with Pavilion
- 6 Georgia Power Easement Steps/Pedestrian Connection - Permeable Surface*
- 7 Georgia Power Hydro Plant Education Center*
- 8 Green Infrastructure for Stormwater Management/Quality
- 9 Land Art Mound + Other Public Art Throughout the Park
- 10 Multi-Purpose Open Space
- 11 Natural Play Area with Hillside Slides and Earth Mounds
- 12 Parking and Park Road - Permeable Surface (25 spaces total in the park)
- 13 Park Pedestrian Network - Permeable Surface
- 14 Riverbank Plantings/Restoration and Ecologically Sensitive Access
- 15 Pavilions (Typ.)
- 16 PATH Trail
- 17 Pier
- 18 Proposed Small Trees (Typ.)
- 19 Overlook Pavilions (Typ.)
- 20 Native Grass Understory Plantings (Typ.)

*Note: Feasibility analysis would be required with the Georgia Power Company and associated State and Federal Agencies.

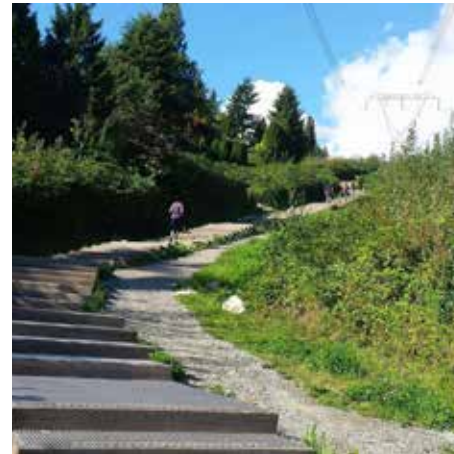
Morgan Falls Riverfront Area Imagery



5 Expanded Overlook with Pavilions



6 Georgia Power Easement Steps/Pedestrian Connection - Permeable



8 Green Infrastructure for Stormwater Management/Water Quality



9 Land Art Mound + Other Public Art Throughout the Park



10 Multi-Purpose Open Space



11 Natural Play Area with Hillside Slides and Earth Mounds



14 Park Riverfront Edge Restoration and Ecologically Sensitive Access

Morgan Falls Meadow + Activity Area | 1



The Vision for the Morgan Falls Meadow + Activity Area tests the idea of transforming the existing Steel Canyon Golf Club 18-hole course into an interconnected system of multi-purpose open spaces and grass meadows linked with permeable roads and parking, multi-purpose trails, and soft surface nature trails. Plazas/stage areas are proposed for major events. Since trees would not be able to be planted in many areas due to the landfill cap and power lines, picnic pavilions for shade and gathering are proposed throughout the park.

The existing driving range would be enhanced to include opportunities for socialization and entertainment and the building expanded to include a community/recreation center.



Program

- 1 Community/Recreation Center
- 2 Driving Range with Entertainment Component
- 3 Existing Trees (Typ.)
- 4 Expanded Nature Trails
- 5 Georgia Power Easement Steps/ Multi-Purpose Trail Connection - Permeable Surface*
- 6 Maintenance Building
- 7 Multi-Purpose Open Space/Event Space (Typ.)
- 8 Multi-Purpose Open Space (Typ.)
- 9 Multi-Purpose Plaza/Stage (Typ.)
- 10 Multi-Purpose Trails (Typ.)
- 11 Native Grasses/Understory Plantings/Meadow (Typ.)
- 12 Parking Lot - Permeable Surface
- 13 Pavilions (Typ.)
- 14 Pond
- 15 Roadway with Parking - Permeable Surface

*Note: Feasibility analysis would be required with the Georgia Power Company and associated State and Federal Agencies.

Morgan Falls Meadow + Activity Area Imagery



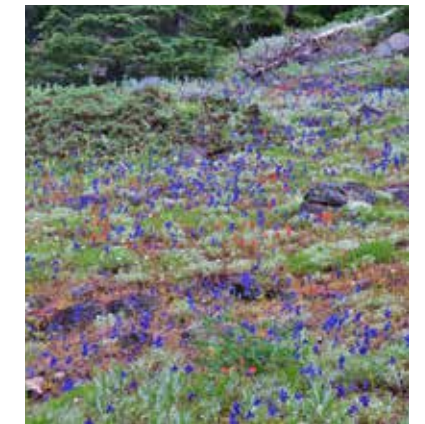
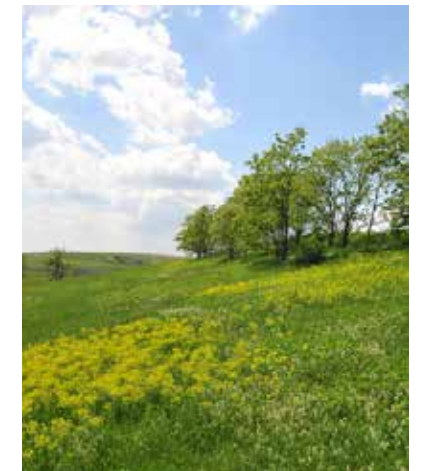
2 Driving Range with Entertainment Component



8 Multi-Purpose Open Space/Event Space



9 Multi-Purpose Trails



10 Native Grasses/Understory Plantings/Meadow

Morgan Falls Meadow + Activity Area | 2



The Vision for this portion of the Morgan Falls Meadow + Activity Area continues to test the ideas discussed in the previous section.

It also proposes to add dog parks along Morgan Falls Road, an expanded Sandy Springs Recycling Center that includes an educational center, and a network of nature trails that connects to the Morgan Falls Athletic Area.

Public art and interpretive signs would be included throughout the park.



Program

- 1 Dog Parks
- 2 Morgan Falls Athletic Area
- 3 Multi-Purpose Open Space/Event Space
- 4 Multi-Purpose Plaza/Stage
- 5 Nature Trails
- 6 Parallel On-Street Parking
- 7 Pedestrian Connection to Athletic Area
- 8 Recycling Center with Educational Center

Morgan Falls Meadow + Activity Area Imagery



1 Dog Parks



5 Nature Trails



8 Recycling Center with Educational Center



7 Pedestrian Connection to Athletic Area

Public Feedback on the Conceptual Vision for Morgan Falls Area



Overall, there was mostly positive feedback for the conceptual vision.

Of the 36 comments received, many expressed support for the proposed designs:

- Support for more flexible open space.
- Support for more parking to expand access to the facilities.
- Support for increased and improved trails, including around the golf course area.
- Support and desire generally for more kayak access points, along with signage to keep non-boaters from encroaching on the launch area.
- General support for the proposed observation tower.
- General agreement that the dog park needs improvement and shouldn't have a prime waterfront location.

Unique Suggestion

- A desire for a slalom whitewater course using the height differential between the lake and the river below, similar to the U.S. National Whitewater Center in Charlotte, NC.



There was minimal negative feedback, summarized by the points below:

- Several participants did not want the golf course to be changed at all, and if it is altered, there was opposition to the proposed driving range.
- Perception that the observation tower might cause visual clutter and reverse the previous work by Sandy Springs to remove billboards.
- Some comments expressed a desire to minimize dogs in the park and/or to remove dog park altogether.



Roswell Road Riverfront Conceptual Vision

STEP 3b

Roswell Road Riverfront Conceptual Vision

The Vision for the Roswell Road Riverfront tests the idea of creating a network of nature trails, docks, natural river drop-in areas, and river overlooks anchored by a mixed-use commercial/recreational development within parcels that are able to be developed based on MRPA guidelines.

Three alternatives for the mixed-use commercial/recreational establishment located adjacent to Roswell Road are explored in this vision and detailed in subsequent pages.



Roswell Road Riverfront Conceptual Vision



Roswell Road Riverfront Conceptual Vision | Imagery



1 Nature Multi-Purpose Trail Along Existing Utility Easement



2 Nature Trail within Existing Tree Canopy



3 Natural River Drop-In Area and Dock



Roswell Road Riverfront Redevelopment Area | Alt. 1



Alternative 1 of the Roswell Road Riverfront Redevelopment Area tests the idea of creating a one to two-story building with a 3,000 square foot building footprint, 8-parking spaces, and a drop-off/staging area.

In order to provide additional parking and enhance access to the redevelopment area, a median is proposed along the west side of Roswell Road to allow for the development of an access lane with 14 parallel on-street parking spaces. A controlled intersection with crosswalks is also proposed at the intersection of Roswell Road and Roberts Drive.

A multi-purpose trail is proposed under the Roswell Road bridge to connect the site to the proposed pedestrian bridge over the Chattahoochee River.



Program

- 1 1-2 Story Mixed-Used Commercial/Recreation Building
- 2 Controlled Intersection
- 3 Drop-off/Staging Area
- 4 Landscaped Median
- 5 Multi-Purpose Trail
- 6 Multi-Purpose Trail Underpass
- 7 Nature Trail Along Existing Utility Easement (Typ.)
- 8 Nature Trail within Existing Tree Canopy (Typ.)
- 9 Parallel On-Street Parking on Frontage Road
- 10 Parking Lot - Permeable Surface
- 11 Pedestrian Bridge
- 12 Urban River Overlook Next to Roswell Road Bridge

Riverfront Redevelopment Area | Alt. 1 Imagery



1 1-2 Story Mixed-Used Commercial/Recreation Building



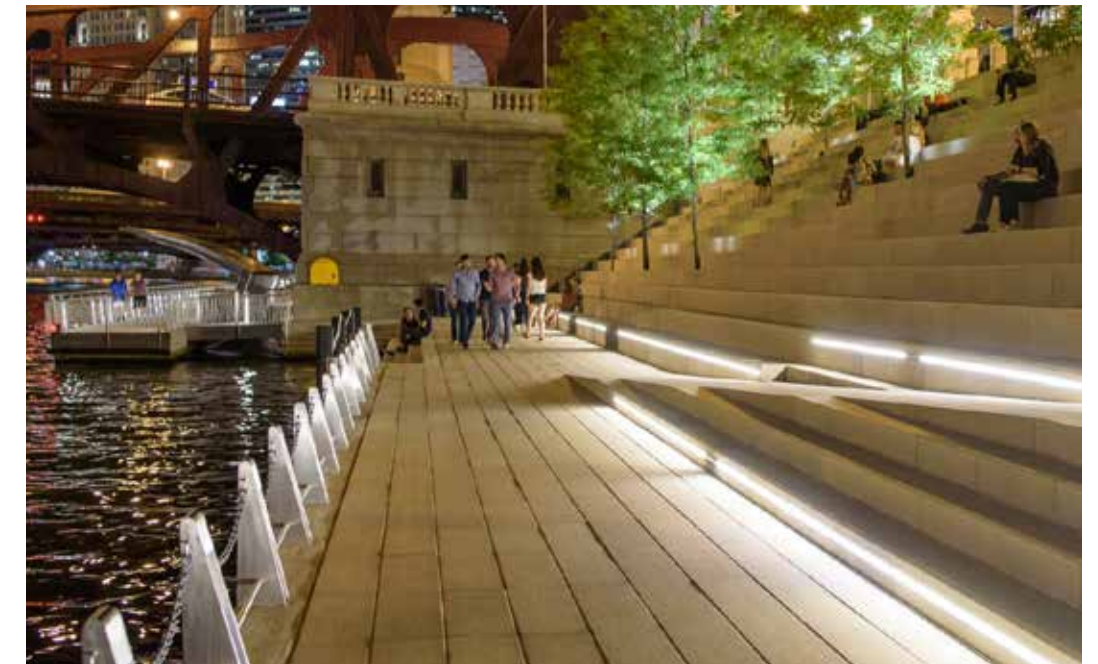
6 Trail Underpass beneath Bridge



8 Nature Trail within Existing Tree Canopy



11 Parallel On-Street Parking with Frontage Road



12 Urban River Overlook Next to Roswell Road Bridge

Roswell Road Riverfront Redevelopment Area | Alt. 2



Alternative 2 of the Roswell Road Riverfront Redevelopment Area includes many of the elements proposed in Alternative 1, but tests the idea of docking a river boat or barge along the banks of the Chattahoochee River and converting it into a recreational/commercial establishment in lieu of a building on land.

A vehicle drop-off and turnaround area is added to the eight parking spaces and staging area.



Program

- 1 Drop-off / Staging Area
- 2 Controlled Intersection
- 3 Landscaped Median
- 4 Multi-Purpose Trail
- 5 Multi-Purpose Trail Underpass
- 6 Nature Trail Along Existing Utility Easement (Typ.)
- 7 Nature Trail within Existing Tree Canopy (Typ.)
- 8 Parallel On-Street Parking on Frontage Road
- 9 Parking Lot - Permeable Surface
- 10 Pedestrian Bridge
- 11 Recreation/Commercial Riverboat/Barge*
- 12 Dock
- 13 Urban River Overlook Next to Roswell Road Bridge
- 14 Vehicle Drop-Off and Turnaround

*Note: Feasibility analysis would be required with the National Park Service and related State and Federal Agencies.

Riverfront Redevelopment Area | Alt. 2 Imagery



11 Recreation/Commercial Riverboat/Barge

Roswell Road Riverfront Redevelopment Area | Alt. 3



Alternative 3 of the Roswell Road Riverfront Redevelopment Area includes many of the elements proposed in Alternatives 1 and 2.

It tests the idea of creating two, three to five-story, connected, and tiered buildings with a combined 10,500 square-foot building foot print (2,500 sq.ft + 8,000 sq.ft.). The ground floor of the building would be used for delivery and support services.

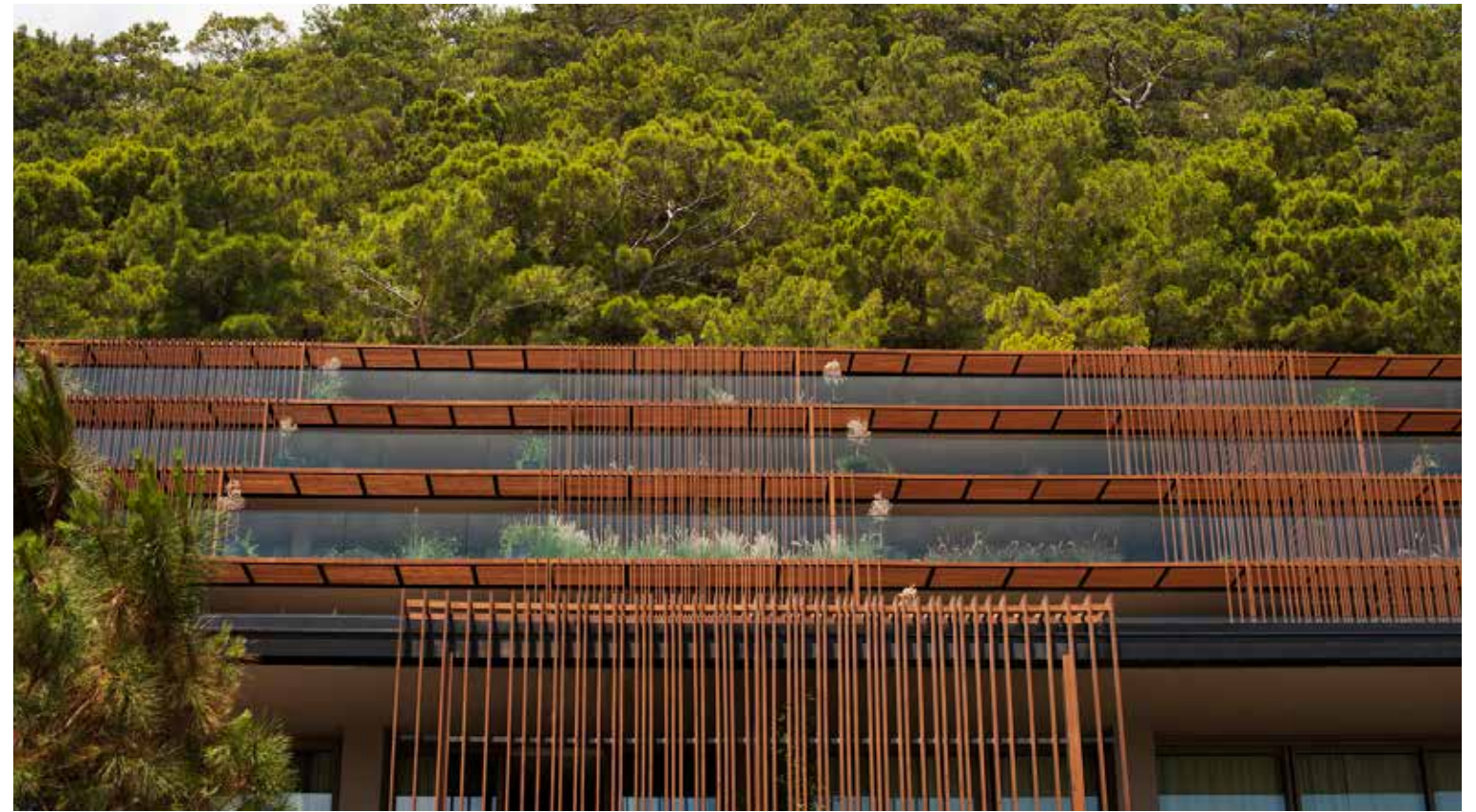
A vehicular roadway with sidewalk, turnaround, and drop-off is proposed on the south side of the larger building to connect the new building to existing parking located within the River Ridge commercial development.



Program

- 1 3-5 Story Tiered Mixed-Used Commercial/ Recreation Building with Overlook Decks
- 2 Building Access Road and Turnaround
- 3 Controlled Intersection
- 4 Landscaped Median
- 5 Multi-Purpose Trail
- 6 Multi-Purpose Trail Underpass
- 7 Multi-Purpose Nature Trail Along Existing Utility Easement (Typ.)
- 8 Nature Trail within Existing Tree Canopy (Typ.)
- 9 Parallel On-Street Parking on Frontage Road
- 10 Parking
- 11 Pedestrian Bridge
- 12 Urban River Overlook Next to Roswell Road Bridge
- 13 Sidewalk

Riverfront Redevelopment Area | Alt. 3 Imagery



1 3-5 Story Tiered Mixed-Used Commercial/Recreation Building with Overlook Decks

Public Feedback on the Conceptual Vision for Roswell Road Area



Overall, there was mostly positive feedback for the conceptual vision.

Of the 39 comments received, many expressed support for the proposed designs.

- **Support for better connections to nearby trails.**
- **Support for improvements to the intersection of Roswell Road and Roberts Drive, considered a “long overdue improvement.”**
- **Support for improved access to the river for kayakers and boaters.**
- **Support for a restaurant in the area, and agreement that this is the most appropriate location.**
- **Support for more parking, particularly as facilities are added.**



However, there was some negative feedback, summarized by the points below:

- **There were concerns that the Urban River Overlook would be unpleasant due to road noise.**
- **There were concerns about impacts from flooding.**
- **Some reviewers questioned the need for any commercial development.**



Crooked Creek Conservation Park Conceptual Vision

STEP 3c

Crooked Creek Conservation Park Conceptual Vision

The Crooked Creek Conservation Park Vision tests the idea of taking four adjacent sites - Crooked Creek Park, Chattahoochee River National Recreation Area, Garrard Landing, and Holcomb Bridge Park - and connecting them through a network of trails to create an integrated 50-acre conservation and educational park. The site's development potential is limited due to the presence of floodplain in the majority of the site and ownership and management by the National Park Service, which focuses development on its property.

This vision expands on the existing trail and parking lot recently completed by the City of Sandy Spring along Crooked Creek and proposes to create two river overlook boardwalks.

An additional park access point is proposed along Holcomb Bridge Road - Holcomb Bridge Landing.



Crooked Creek Conservation Park Conceptual Vision

Program Areas

- A** Holcomb Bridge Landing
- 1** Chattahoochee River National Recreation Area (CRNRA)
- 2** Crooked Creek Park (Under Construction)
- 3** DeKalb County Water Intake Facility
- 4** Garrard Landing
- 5** Holcomb Bridge Park
- 6** Nature Trails (Under Construction) (Typ.)
- 7** River Boardwalk Overlook (Typ.)



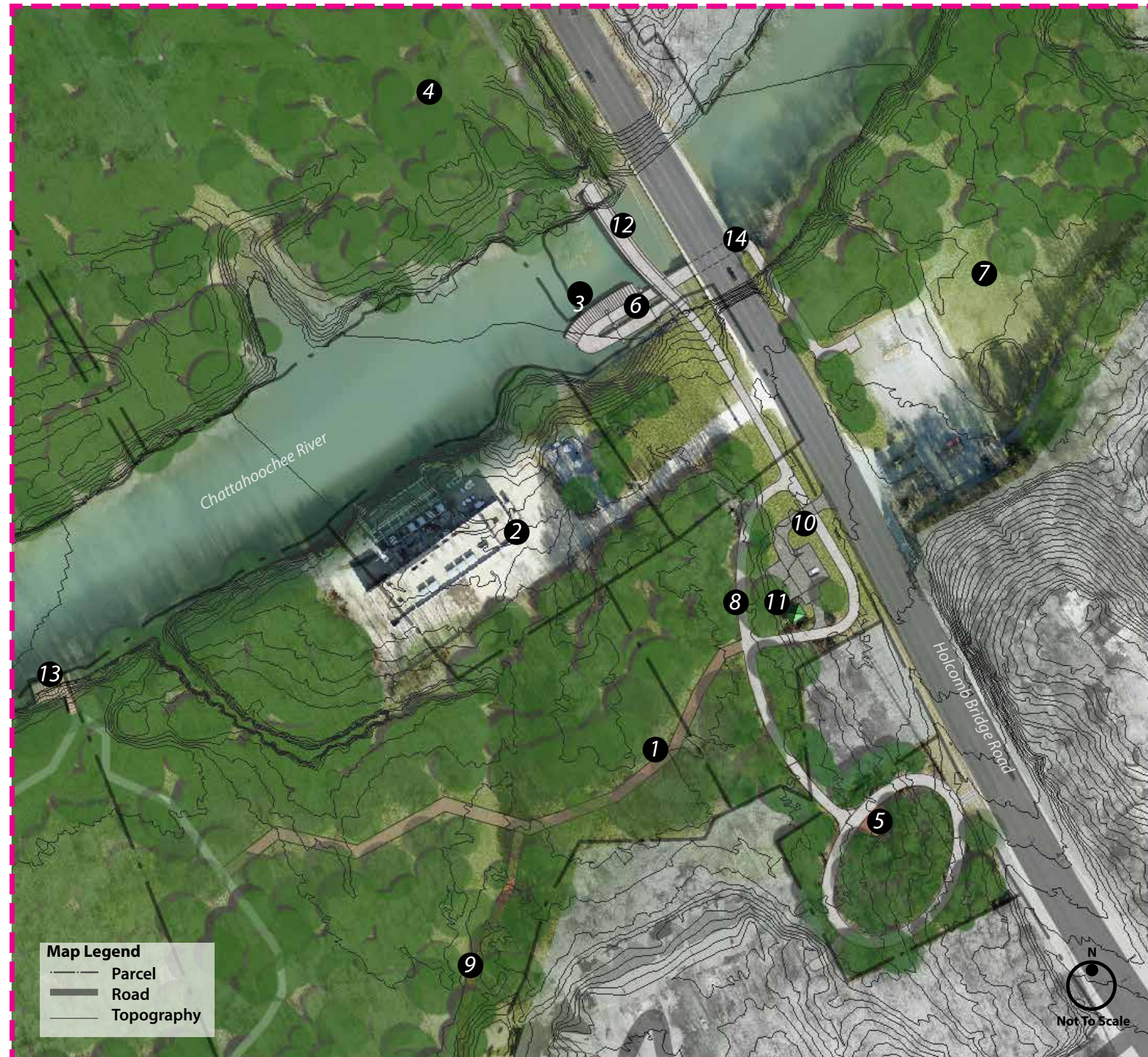
Holcomb Bridge Landing Conceptual Vision



The Vision for the Holcomb Bridge Landing tests the idea of developing a small park access point with trails and exercise stations within parcels that are able to be developed based on MRPA guidelines.

The conceptual vision includes a small parking area along Holcomb Bridge Road with permeable multi-purpose trails, nature trails, exercise stations, a floating multi-purpose trail, and a pedestrian bridge to connect to adjacent sites.

Public art and interpretive signs would be included throughout the park.



Program

- 1 Boardwalk Trail
- 2 DeKalb County Water Intake
- 3 Dock
- 4 Garrard Landing
- 5 Exercise Stations
- 6 Floating Multi-Purpose Trail*
- 7 Holcomb Bridge Park
- 8 Multi-Purpose Trail
- 9 Soft Surface Nature Trail
- 10 Parking Lot - Permeable (8 Spaces)
- 11 Pavilion / Kiosk
- 12 Pedestrian Bridge
- 13 River Boardwalk Overlook (Typ.) Trail Underpass
- 14 Trail Underpass

*Note: Feasibility analysis would be required with the National Park Service and related State and Federal Agencies.

Holcomb Bridge Landing Conceptual Vision Imagery



1 Boardwalk Trail



5 Exercise Stations



6 Floating Multi-Purpose Trail



9 Nature Trail



13 River Boardwalk Overlook



14 Trail Underpass



Resource-Based Public Art



Public Feedback on the Conceptual Vision for Crooked Creek Area



Overall, there was mostly positive feedback for the conceptual vision.

Of the seven comments received, there was support for the proposed designs.

- Support for mix of trail types and improving connectivity to nearby recreational areas.
- Support for natural resource-based art, particularly wood.

Unique Suggestions

- “There are portions of the concrete balustrades from an original bridge over the Chattahoochee. Please be sensitive if these are indeed there. They could be and probably should be saved if possible.”



However, there was some negative feedback, summarized by the points below:

- There were concerns that exercise stations may not be as popular as some other amenity.
- There were concerns about damage to River Boardwalk Overlook from flooding.

Next Steps + Order of Magnitude | Planning Level Costs

Moving forward the City should determine the priority elements for development and determine funding for the feasibility analyses, conceptual design and implementation of these projects, considering each site on a specific basis.

For the Morgan Falls area, the next step is coordinating with landowners and managers, including Fulton County, the National Park Service, and Georgia Power, to perform a detailed feasibility study and conceptual design based on the proposed vision. Order of magnitude, planning level costs for the development of these sites are suggested as follows:

- Morgan Falls Overlook Area
 - 28,000 sf of Observation Tower and Nature Trails \$ 7,025,000
- Morgan Falls Riverfront Area
 - 4.5 Acres of Park Space \$ 5,500,000
- Morgan Falls Meadow + Activity Area
 - 75 Acres of Park Space \$22,500,000
 - 26,000 sf of Building \$ 6,500,000

Total Morgans Falls Overlook Riverfront Area + Regional Park Costs \$41,525,000*

For the Roswell Road area, the next step is coordinating with the private property owners to develop a detailed feasibility analysis and conceptual design for the proposed development, and ultimately a proforma analysis of the operations and management of the site. Order of magnitude planning level costs for the development of these sites are suggested as follows:

- Roswell Road Riverfront and Road Improvements
 - 9.5 Acres of Park Space and Roswell Road Improvements \$ 2,500,000
 - Redevelopment Scenario 1 - 3,000 sf of Building \$ 750,000
 - Redevelopment Scenario 2 - 150' Barge \$ 4,500,000
 - Redevelopment Scenario 3 - 31,500 sf of Building \$ 7,875,000

Total Roswell Road Riverfront Cost Range \$3,250,000 - \$10,375,000*

For the Crooked Creek area, the next step is coordinating with the landowners and managers, including the National Park Service, DeKalb County, and Gwinnett County to develop a detailed feasibility analysis and conceptual design. An order of magnitude, planning level cost for the development of the site is suggested as follows:

- Morgan Falls Overlook Area
 - 9 Acres of Park Space \$ 1,900,000
 - 750 ft of Trail Structure \$ 3,750,000

Total Crooked Creek Conservation Park Costs \$ 5,650,000*

***Note:** Order of magnitude, planning level costs are based on per acreage, square footage, and/or linear foot development costs informed by the consultant team's experience and research. Detailed feasibility analyses and conceptual designs would have to be completed to develop refined costs.



Appendix

Ecological Sensitivity Methodology

This spatial analysis summarizes the ecological underpinnings of the Sandy Springs Riverfront Vision Plan. It builds on the previous analysis that serves as the foundation of the Metropolitan River Protection Act (MRPA). In developing the MRPA standards, the Atlanta Regional Commission's 1972 Chattahoochee Corridor Study developed a classification system for zones along the Chattahoochee River based on natural factors including soil erodibility, vegetation, hydrology, and slope. Based on these factors, land vulnerability maps were developed to be used as recommendations for future planning and regulation along the corridor. Our modern analysis incorporates several of these variables, such as soil erodibility and slope. It also adds additional ecological variables, incorporates modern data sets, and uses high-resolution remote sensing technology to refine our understanding of factors such as habitat value.

To inform development of the Riverfront Vision, a planning scale ecological sensitivity identifies areas of greatest sensitivity to the development of trails and open space amenities. The ecological analysis is organized into nine categories, based on geospatial data available for the study area and demonstrated correlation with biodiversity richness, ecological sensitivity, and ecosystem service provision in the scientific literature. The nine categories are: Uniqueness, Rarity, Aquatic and Riparian Habitat, Soil Erodibility, Slope, Vertical Habitat Diversity, Forest Patch Size, Habitat Connectivity, and Water Infiltration. Data on presence of mature forest, invasive species, and meadow habitats are not available to include in the analysis.

Criteria for each category are assigned a relative numerical score ranging from (1) Least Sensitive to (5) Most Sensitive. Each criterion is also assigned a relative weight based on how sensitive that factor is to open space development. Scoring thresholds are established from references in the scientific literature. For instance, forest that is more than 300' from any edge is used to define interior forest based on documented suitability for eastern forest interior dwelling bird species. Interior forest is also very sensitive to impacts from trails and recreational amenities, therefore it is assigned a high relative weight for ecological sensitivity. Also, larger forest patches have a very strong statistical correlation with likely species richness. Increased diversity in those patches suggests a greater need for protection. An index of the combined weighted criteria is presented with the summary scoring of (1) Least Sensitive to (5) Most Sensitive.

Ecological Sensitivity Data Used

- **Uniqueness:**
Interior forest (source: derived from NLCD 2016, Sandy Springs 2017 tree canopy, additional landcover derived from 2017 NAIP 4-band aerial imagery, and Sandy Springs planimetric data)
- **Rarity:**
Observations of Georgia State Wildlife Action Plan (GA SWAP) High Conservation Priority species (sources: GA Department of Natural Resources, ebird, iNaturalist, and Biodiversity Information Serving our Nation)
- **Aquatic and Riparian Habitat:**
Wetlands, hydric soils, ponds, lakes, streams, 100-yr floodplains, riparian forest (sources: NWI, SSURGO soils database, NHD, FEMA, NLCD 2016, Sandy Springs 2017 tree canopy, and additional landcover derived from 2017 NAIP 4-band aerial imagery)
- **Soil Erodibility:**
K Factor (source: SSURGO soils database)
- **Slope:**
Topographical steepness (source: National Elevation Dataset 1m)
- **Vertical Habitat Diversity:**
Relative degree of vertical structural diversity in vegetation (sources: Sandy Springs 2017 tree canopy, additional landcover derived from 2017 NAIP 4-band aerial imagery, TIGER, and Sandy Springs planimetric data)
- **Forest Patch Size:**
Size of contiguous forest patches (sources: Sandy Springs 2017 tree canopy, additional landcover derived from 2017 NAIP 4-band aerial imagery, TIGER, and Sandy Springs planimetric data)
- **Habitat Connectivity:**
Habitat corridors and animal movement pinchpoints connecting interior forest (sources: Biohabitats habitat connectivity modeling derived from Sandy Springs 2017 tree canopy, additional landcover derived from 2017 NAIP 4-band aerial imagery, NLCD 2016, NWI, NHD, SSURGO, FEMA, TIGER, and Sandy Springs planimetric data)
- **Water Infiltration:**
Level of modeled rainwater infiltration (sources: SSURGO, NLCD 2016, NRCS runoff curve data, and Sandy Springs planimetric data)

MRPA Vulnerability Calculations

In addition to the Ecological Sensitivity Analysis, regulatory factors such as the Metropolitan River Protection Act (MRPA), floodplain restrictions, and stream and wetland buffers guide the Riverfront Vision Plan. Within 2000-feet of the Chattahoochee River, MRPA applies mapping of vulnerability categories ranging from Least Sensitive (A) to Most Sensitive (F) with associated maximum percentages for impervious surface and land disturbance. MRPA also implements additional standards within 50-feet and 150-feet of the Chattahoochee River, and within the 100-year and 500-year floodplain. Areas that were disturbed prior to the passing of the law, or require regular maintenance, such as sewer, gas, and other utility corridors, generally have less strict requirements for impervious surface and land disturbance.

Within the three detailed study areas for conceptual visions, MRPA regulations were calculated in more detail. MRPA vulnerability mapping, recent landcover and planimetric data, and available documentation on site-specific plan reviews that modified the original vulnerability mapping were reviewed. This information was used to conduct planning scale calculations to identify areas where MRPA would allow additional impervious surfaces for open space amenities or other development. As noted above, many of these areas were utility corridors and other regularly disturbed areas. Additionally, meetings with a principal environmental planner of the Atlanta Regional Commission helped clarify interpretation of MRPA regulations for the conceptual vision and identified areas where conditions may need to be reviewed in more detail with future planning and design.

Propensity of Change Calculations

A “Land’s Economic Propensity of Change” calculation was performed for every parcel within the study area. First, all Single Family Residential parcels were excluded, based on the City’s future land use desire to avoid change to single family neighborhoods. The remaining parcels were coded into one of three categories (High, Medium-High, Medium-Low) based on three metrics:

1. the percentage value of the land versus the building value¹ (greater or less than 50%),
2. the existing land use category (either Multifamily Residential or Commercial), and
3. the parcel size (greater or less than 4 acres).

The resulting categories imply that larger parcels where there is little building value relative to land value are the most susceptible to change.

Formula for Propensity of Change			
Propensity of Change	Percent Value of Land vs. Building/Imp.	Land Use	Parcel Size
High	>50%	Multifamily Residential or Commercial	>4 acres
Medium-High	>50%	Multifamily Residential or Commercial	<4 acres
Medium-Low	<50%	Multifamily Residential or Commercial	<4 acres

¹ Data from Fulton County Tax Assessor

Comments from Stakeholders

The Stakeholder Advisory Committee was composed of individuals from four organizations with a direct role in planning and/or managing land within the study area: the National Park Service, Sandy Springs Conservancy, Atlanta Regional Commission, and Chattahoochee Riverkeeper. They were consulted throughout this planning process and provided critical input and guidance, particularly in instances when this planning effort considered possibilities beyond the currently regulated land and waterway uses. The comments below consist of final analysis and feedback for this plan, and the requirements to proceed toward implementation.

National Park Service - Chattahoochee River National Recreation Area

Regulatory Compliance:

- National Environmental Policy Act (NEPA) Compliance: Projects taking place on NPS lands and waters will need to undergo assessment through the NEPA process in order to analyze potential environmental consequences and mitigate them where possible.
- National Historic Preservation Act (NHPA) Section 106 Compliance: In addition to NEPA compliance, these projects will also need to comply with Section 106 of the NHPA to identify and consider effects to historic properties and on-site cultural resources. This process involves consultation with the State Historic Preservation Office (SHPO) and Tribal Historic Preservation Offices (THPO) and may require additional surveys.
- Endangered Species Act (ESA) Compliance: Projects on NPS lands and waters are required to ensure the conservation of all federally listed endangered, threatened, or candidate species. In addition, the NPS follows the provisions of the Migratory Bird Act and protects state listed species.
- Clean Water Act (CWA) Wetlands Regulations (§401 and §404): If either project will impact sensitive wetland ecosystems, streams, or the Chattahoochee River, the project will need to undergo Wetlands compliance according to Sections 401 and 404 of the Clean Water Act, which might ultimately require a Section 404 permit from the Army Corps of Engineers prior to construction.
- Metropolitan River Protection Act (MRPA) Compliance: The Park ensures that all developments on NPS lands comply with the Metropolitan River Protection Act (MRPA). The Atlanta Regional Commission (ARC) manages the MRPA certificate process and has published their Rules and Regulations outlining the review process.

NPS Reviews and Approvals:

- NPS Investment Review Board: Facility projects on NPS lands and waters with costs exceeding \$500,000 are subject to two reviews by the agency's Investment Review Board (IRB). The first is a conceptual review before the preferred design alternative is finalized, and the second is a schematic review prior to construction. The IRB will pay special attention to Total Cost of Facility Ownership (TCFO) with an expectation that the City would help provide resources for ongoing Operations and Maintenance (O&M) needs.

(possible) Solicitor Review: United States Government Solicitors generally opine that capital improvements on federal lands and waters are subsequently owned by the federal government. If the City is interested in maintaining ownership of facilities on NPS lands and waters after construction, we should engage Department of the Interior (DOI) Solicitors and the City's counsel to discuss legal pathways for facility ownership.

Agreements and Permits:

- Partnership Construction Agreement: If the City of Sandy Springs intends to manage the design and/or construction of any facility project on NPS lands and waters that exceeds \$500K in total costs, NPS policy requires a Partner Design and Construction Agreement to authorize the City to manage that work. This agreement would also serve as a donation instrument to indicate that all capital improvements on NPS lands and waters are subsequently owned by NPS.
- (possible) Fundraising Agreements: If the City intends to raise funds for these projects (including grant writing), NPS policy requires a philanthropic/fundraising agreement for fundraising exceeding \$25,000.
- Commercial Services Agreements: Given that the barge at the Roswell Road Riverfront Park would include commercial activities taking place on the River itself, NPS commercial services policy would apply. For commercial activities taking place on NPS lands and waters, NPS policy requires a commercial services instrument/contract depending on the level of revenue generated by the operation.

General Park Concerns:

- Conflicts with the General Management Plan (GMP): The two projects might be incompatible with the Park's 2009 General Management Plan (GMP). The GMP outlines desired conditions and appropriate types of activities or facilities for the Park's six categories of management zones. The construction of a barge at the Roswell Road Riverfront Park as well as a floating trail at Crooked Creek would both take place within the Park's River Zone. The GMP emphasizes low intensities of development within the River Zone and does not list restaurant dining or trails on the river as appropriate types of activities or developments. An amendment to the GMP may be required in order to consider the proposed projects as compatible activities and developments within the River Zone.

Online Public Comments

The following pages depict all the public comments that were received on the Konveio website during the Virtual Public Meetings and the two-week comment period following each meeting. On the left, the slides contain blue icons with a number that corresponds to the comment shown on the right.



#001

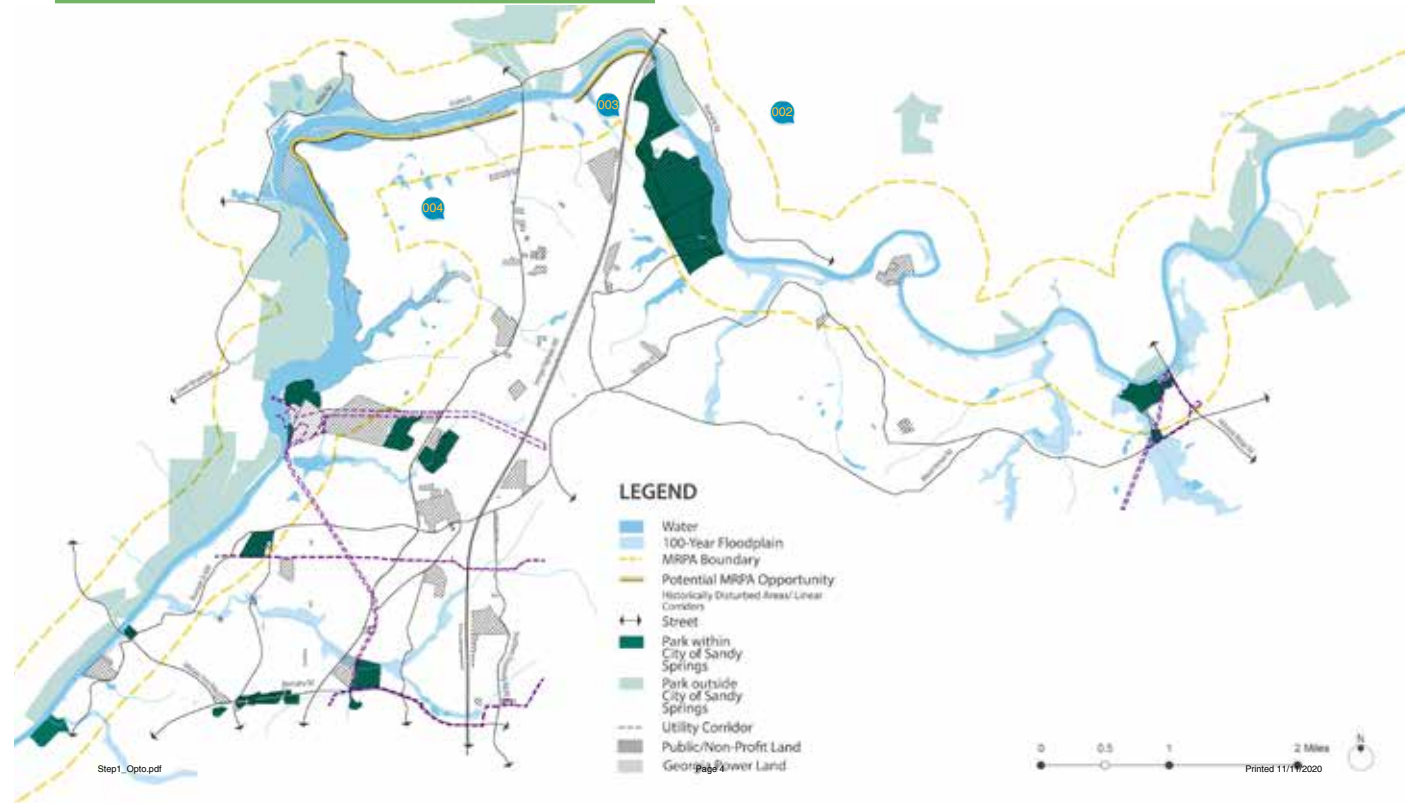
Posted by **Viviana** on **08/17/2020** at **2:28pm** [Comment ID: 17] - [Link](#)

Type: *Suggestion*

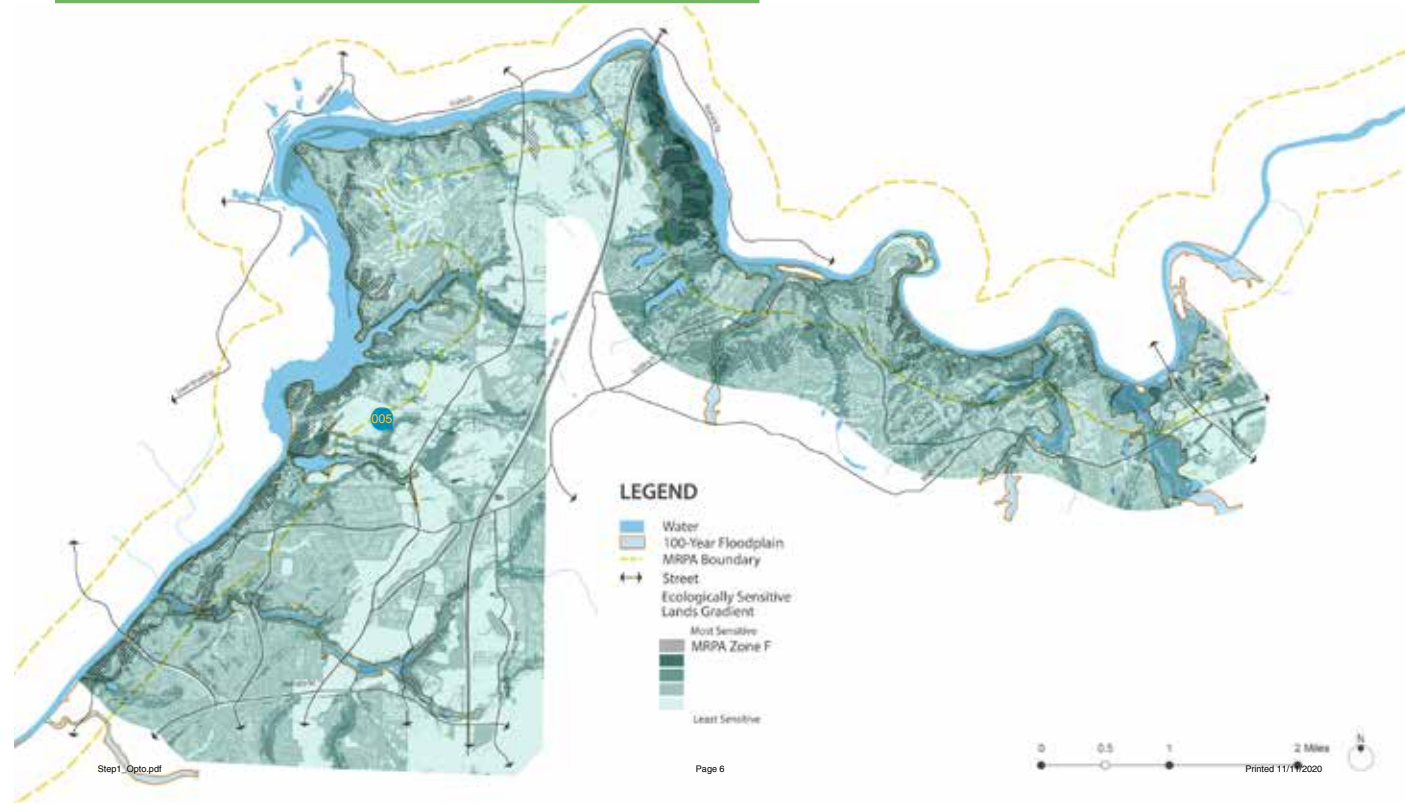
Agree: 0, Disagree: 0

I oppose any alterations to the current landscape. This is gentrification at its worst. Including three african american kids in a photograph does not fool me or anyone. You are only looking at your pockets and nothing else. Leave the river alone! You are a bunch of piranhas!

1. REGULATORY FRAME



2. ENVIRONMENTAL FRAME



#002

Posted by **Anonymous** on 08/23/2020 at 11:18pm [Comment ID: 242] - [Link](#)
 Agree: 0, Disagree: -1
 As noted, the aerial photos were taken in 1938 & 1972. This area is now developed with private homes and the Huntcliff Club & Stables, all of which would be negatively impacted. I don't live on the river but would be extremely upset if I could no longer access the river from my back yard; and what are your plans with the Club & Stables? The neighborhood spent a tremendous amount to redevelop it. I don't think the residents will be very happy if it's taken for public use.

#003

Posted by **Steve Soteres** on 08/21/2020 at 1:50pm [Comment ID: 139] - [Link](#)
 Agree: 1, Disagree: -1
 Love the idea of walking paths along the river.

Reply by **Ronda Smith** on 08/21/2020 at 5:05pm [Comment ID: 154] - [Link](#)
 Type: Question
 Agree: 2, Disagree: 0
 How can we leverage amenities in place? Can we get connectivity from new places to the existing Roswell River Walk? The pedestrian bridge MUST happen and soon!

Reply by **Elizabeth Bond** on 08/23/2020 at 8:46pm [Comment ID: 225] - [Link](#)
 Type: Suggestion
 Agree: 1, Disagree: -1
 Would want to ensure walking paths did not encroach upon the existing homes in Huntcliff subdivision - especially those with riverfront property

Reply by **Anonymous** on 09/09/2020 at 1:04pm [Comment ID: 277] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: -1
 There are a lot of walking paths along the river that already exist, including Island Ford (part of the Chattahoochee River National Recreation Area) right here in Sandy Springs. You can also walk along Morgan Falls, Gold Branch, Riverside -all in the immediate area.

#004

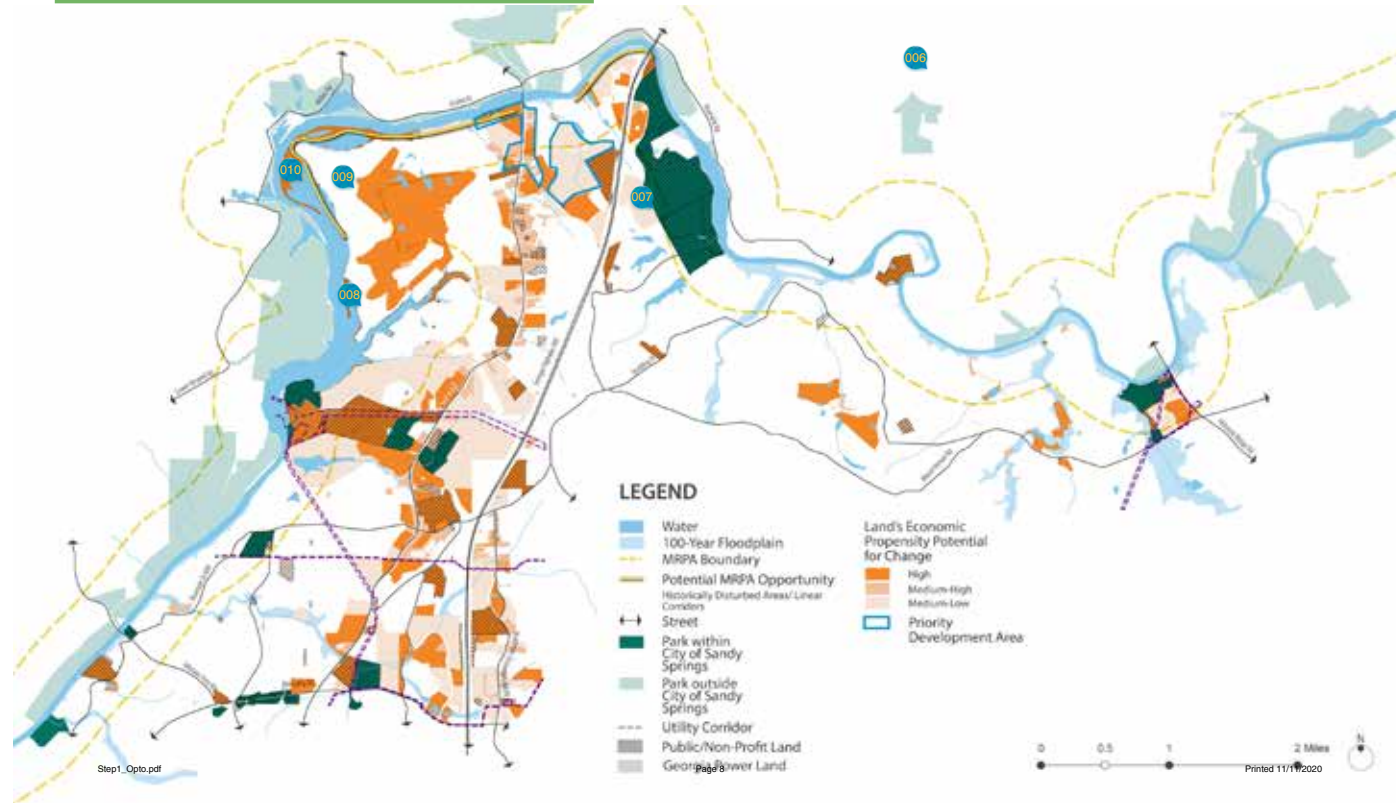
Posted by **Lawrence Frank** on 08/23/2020 at 10:31am [Comment ID: 204] - [Link](#)
 Type: Suggestion
 Agree: 1, Disagree: 0
 Discuss how this vision could connect to the ARC's Chattahoochee RiverLands vision and also the Sandy Springs Master Trail Plan. It would be good to have better connectivity by bike and walking to the river and then along the river

#005

Posted by **Lawrence Frank** on 08/23/2020 at 10:35am [Comment ID: 205] - [Link](#)
 Type: Suggestion
 Agree: 1, Disagree: 0
 The 100-year floodplain boundary may not be the only areas that could potentially flood. It may be good to have past flooded areas marked on the map as this could be a guide to the placement of open space that could be recreation most of the time but would serve as a flood retention area also.

Reply by **Nancy** on 08/23/2020 at 4:58pm [Comment ID: 219] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 Cultural Frame 4 shows the Master Trail Plan, PATH 400 plan and the Riverlands as pink dotted lines of varying sizes.

3. ECONOMIC FRAME



#006

Posted by **Renee Hoelting** on 08/21/2020 at 1:37pm [Comment ID: 138] - [Link](#)
 Type: Question
 Agree: 1, Disagree: 0
 Where is the map of existing structures and what they are . Can someone do an overlay. This is useless in this format..

#007

Posted by **Melody D Kelley** on 08/23/2020 at 10:09am [Comment ID: 202] - [Link](#)
 Type: Question
 Agree: 0, Disagree: -1
 I'm concerned about the displacement of residents (renters in particular). Does the city plan to implement any policies to ensure affected tenants are treated fairly?

#008

Posted by **Anonymous** on 09/09/2020 at 1:12pm [Comment ID: 279] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 You have this marked as high economic value for propensity of change.. when in fact it's environmentally sensitive, home to local wildlife including deer, egrets, great blue heron, large, primarily nocturnal, semiaquatic animals known as a Castor (we're not allowed to use their common name on this form apparently), otters, hawks and more. It mostly floods with high waters, is densely wooded - and should stay that way. It also provides a visual and sound barrier between the river and homes - which is a barrier appreciated from both sides.

#009

Posted by **Rachel** on 08/22/2020 at 9:31am [Comment ID: 177] - [Link](#)
 Type: Suggestion
 Agree: 2, Disagree: 0
 So much of this space is private property but I don't see that identified on the map to know where the borders are

Reply by **Joyce Goolsby** on 08/22/2020 at 5:04pm [Comment ID: 193] - [Link](#)
 Agree: 3, Disagree: 0
 Yes, Rachel, you are absolutely correct. This area is a very large subdivision with mostly single-family private residences, much of which are riverfront, purchased with love of the environment and privacy in mind. The residential roads are absent from this map which shows this is a subdivision. Most homeowners would not expect public recreation trails to be built in their backyard without their approval, but that is what is being proposed to the city.

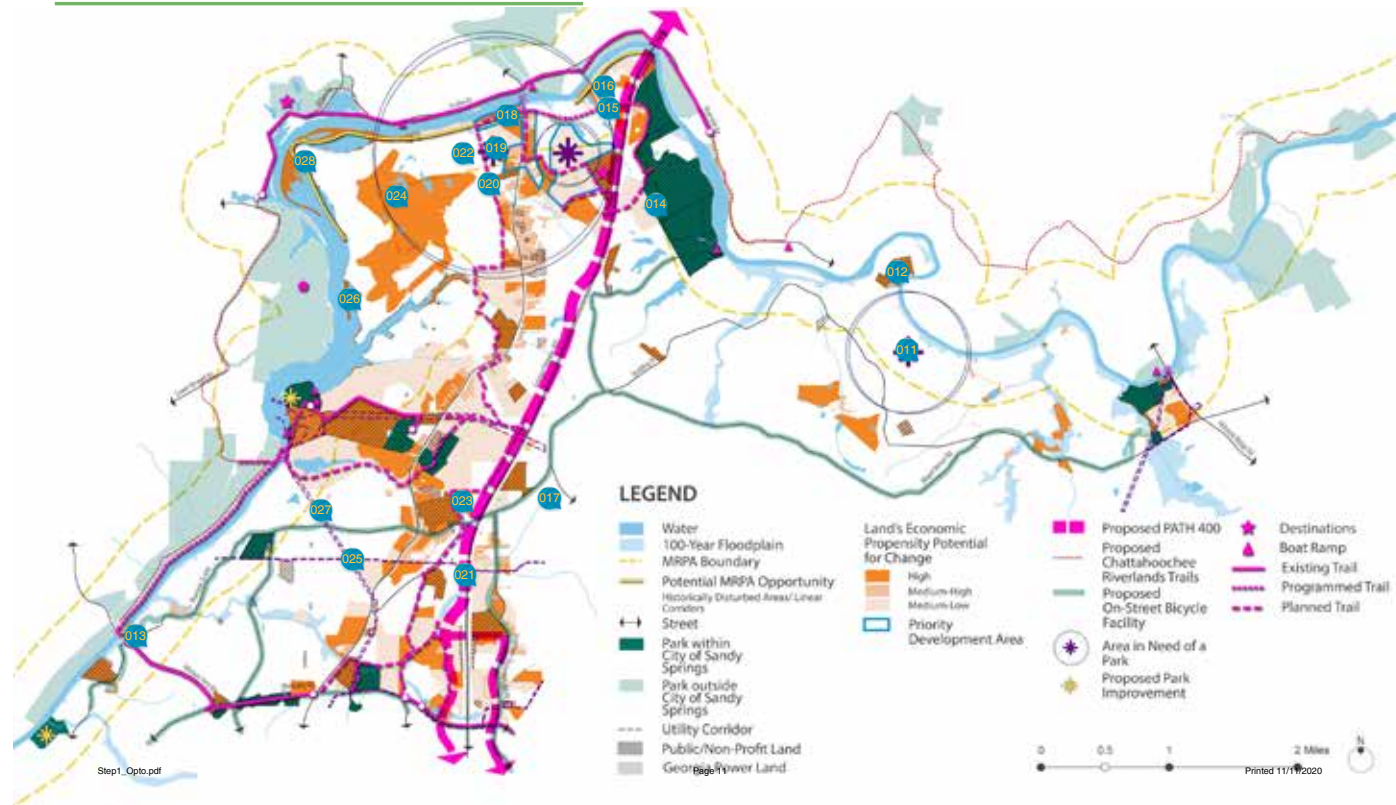
#010

Posted by **Joyce Goolsby** on 08/20/2020 at 2:13pm [Comment ID: 73] - [Link](#)
 Type: Question
 Agree: 0, Disagree: 0
 What are all the orange gridded areas defined as? I do not see it in the Legend. Please explain. Thanks!

Reply by **Anonymous** on 09/09/2020 at 1:08pm [Comment ID: 278] - [Link](#)
 Type: Suggestion

Agree: 0, Disagree: 0
 This is high impact environmentally sensitive land and should not be marked as high economic propensity for change!
 These lands are crucial for water flow, wild life, vegetation and keeping the river looking natural, which is why it's a gem in the area.

4. CULTURAL FRAME



#011
 Posted by **Leah** on **08/25/2020** at **8:41am** [Comment ID: 252] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 This area really does need a public park.

#012
 Posted by **John LaBanca** on **08/18/2020** at **4:27pm** [Comment ID: 45] - [Link](#)
 Type: Question
 Agree: 0, Disagree: 0
 What does "Destinations" mean in the legend? There is a high school on this plot of land.

#013
 Posted by **Nancy** on **08/23/2020** at **4:53pm** [Comment ID: 218] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 A gazebo was placed here previously but the invasive plants were impossible to maintain. They would have to be removed. The site could make a nice trail loop and vista but with parking across the river. The Master Trail Plan calls for bridge improvement to separate bikers/ pedestrians. This should be prioritized!

#014
 Posted by **Melody D Kelley** on **08/23/2020** at **10:07am** [Comment ID: 201] - [Link](#)
 Type: Question
 Agree: 0, Disagree: -1
 I'm concerned about the displacement of residents (renters in particular). Does the city plan to implement any policies to ensure affected tenants are treated fairly?

#015
 Posted by **Cheryl Barlow** on **08/31/2020** at **7:46pm** [Comment ID: 257] - [Link](#)
 Type: Suggestion
 Agree: 1, Disagree: 0
 I think it makes sense for Sandy Springs to piggyback on what Roswell has already done. Roswell has a nice system of walkable trails along the river that basically go nowhere. In addition to identifying areas that are in need of parks, what about identifying retail areas that could provide a destination or an access point for people to the River in Sandy Springs. Look at the popularity of Ponce City Market along the Beltline where people love walking or biking and then can stop for a coffee, for lunch, for ice cream etc. I would love to see Sandy Springs add more river access opportunities along with retail space to compliment what is already there via Roswell. Give people a place to stop or start their river access outing.

#016
 Posted by **Chris** on **08/22/2020** at **8:49am** [Comment ID: 160] - [Link](#)
 Type: Suggestion
 Agree: 6, Disagree: 0
 I think it makes more sense to add river access in places where there is already development, like near the Roswell road crossing, instead of disturbing a serene natural area.

#017

Posted by **Mark Iovino** on **08/20/2020** at **5:29pm** [Comment ID: 97] - [Link](#)
 Type: Suggestion
 Agree: 2, Disagree: 0
 Dunwoody Road which connects Spalding Dr to Chamblee Dunwoody Rd should be included in the on-road bike facility plan. Although a short road, it connects Sandy Springs to Dunwoody Village area.

#018
 Posted by **Rachel** on **08/22/2020** at **9:35am** [Comment ID: 178] - [Link](#)
 Type: Suggestion
 Agree: 1, Disagree: 0
 I would love to see a restaurant on the water. That has been missing in our area. I would caution against building up too much near the riverfront though because of the ecological impact. What we love about this area is the wooded space and biodiversity. A trail system within the existing natural area is appealing.

#019
 Posted by **Jack Misiura** on **08/20/2020** at **9:50pm** [Comment ID: 103] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: -1
 Under-utilized river frontage in this area could provide a great opportunity for recreational and even some commercial amenities.

Reply by **Kevin Linehan** on **08/22/2020** at **7:49am** [Comment ID: 157] - [Link](#)
 Type: Suggestion
 Agree: 1, Disagree: -1
 Agreed!! With a connecting pedestrian bridge to the Roswell side trails and boat access - this would be a great spot for some Riverside meeting areas (ie, local coffee shop, dining area, park-side cafe...) that both preserves the area and provides access to the river from the Sandy Springs side.

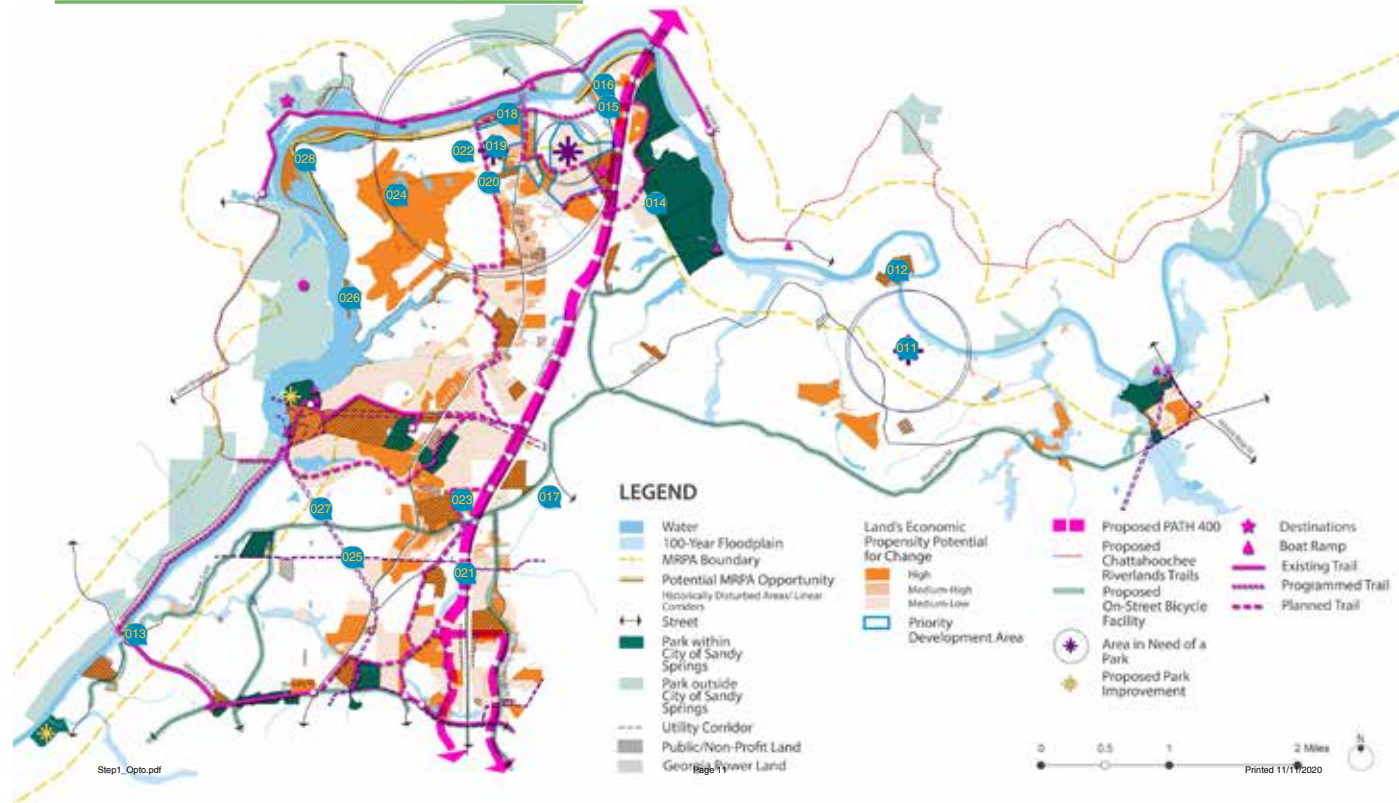
#020
 Posted by **Elizabeth Bond** on **08/23/2020** at **8:52pm** [Comment ID: 226] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 It would be extremely helpful to have roads on these maps to see how close the proposed paths are to private property - especially properties that back up to Huntcliff private residences behind the shopping center on Roswell RD.

Reply by **Patrick D Jones** on **08/25/2020** at **2:12pm** [Comment ID: 256] - [Link](#)
 Type: Question
 Agree: 0, Disagree: 0
 This path goes through Huntcliff on the map.

#021
 Posted by **Lawrence Frank** on **08/23/2020** at **10:42am** [Comment ID: 206] - [Link](#)
 Type: Question
 Agree: 0, Disagree: 0
 Is PATH 400 planning a trail along 400? I was told that they were not doing this north of 285 although I would like to see it happen.

#022

4. CULTURAL FRAME



Posted by **Elizabeth Bond** on 08/23/2020 at 8:53pm [Comment ID: 227] - [Link](#)
 Type: Question
 Agree: 0, Disagree: -1
 How will the city be able to ensure privacy for the Huntcliff Club property (pool/tennis courts/boat dock) currently owned by the Huntcliff HOA?

#023

Posted by **Lawrence Frank** on 08/23/2020 at 10:45am [Comment ID: 208] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 The current Spalding woods club area (about 12 acres of forest) should remain forested and as a recreational space that could connect to Big Trees

#024

Posted by **Lawrence Frank** on 08/23/2020 at 10:43am [Comment ID: 207] - [Link](#)
 Type: Question
 Agree: 1, Disagree: -1
 How is the Economic propensity for change determined? It looks like this area is a private country club so not sure how this would be a high chance of change.

#025

Posted by **Mark Iovino** on 08/20/2020 at 5:33pm [Comment ID: 98] - [Link](#)
 Type: Question
 Agree: 3, Disagree: 0
 Has there been any consideration or effort to utilize the existing utility corridors for trails to connect additional neighborhoods to the river and proposed trails?

#026

Posted by **Anonymous** on 09/09/2020 at 1:16pm [Comment ID: 280] - [Link](#)
 Type: Suggestion
 Agree: 2, Disagree: 0
 This has always been a wildlife habitat - this area is being used more and more by egrets, heron and other animals - increasingly as the number of concession permits has increased - increasing boats and other water crafts on the river - pushing these animals from their homes by Gold Branch.

#027

Posted by **Nancy** on 08/23/2020 at 4:49pm [Comment ID: 217] - [Link](#)
 Type: Suggestion
 Agree: 1, Disagree: 0
 Power easements were not included in the trail plan but looking at this map seem so obvious a safe bike route to get from Riverside/ Johnson Ferry to Morgan Falls park area and hopefully across a pedestrian/bike bridge to Cobb river trails.

#028

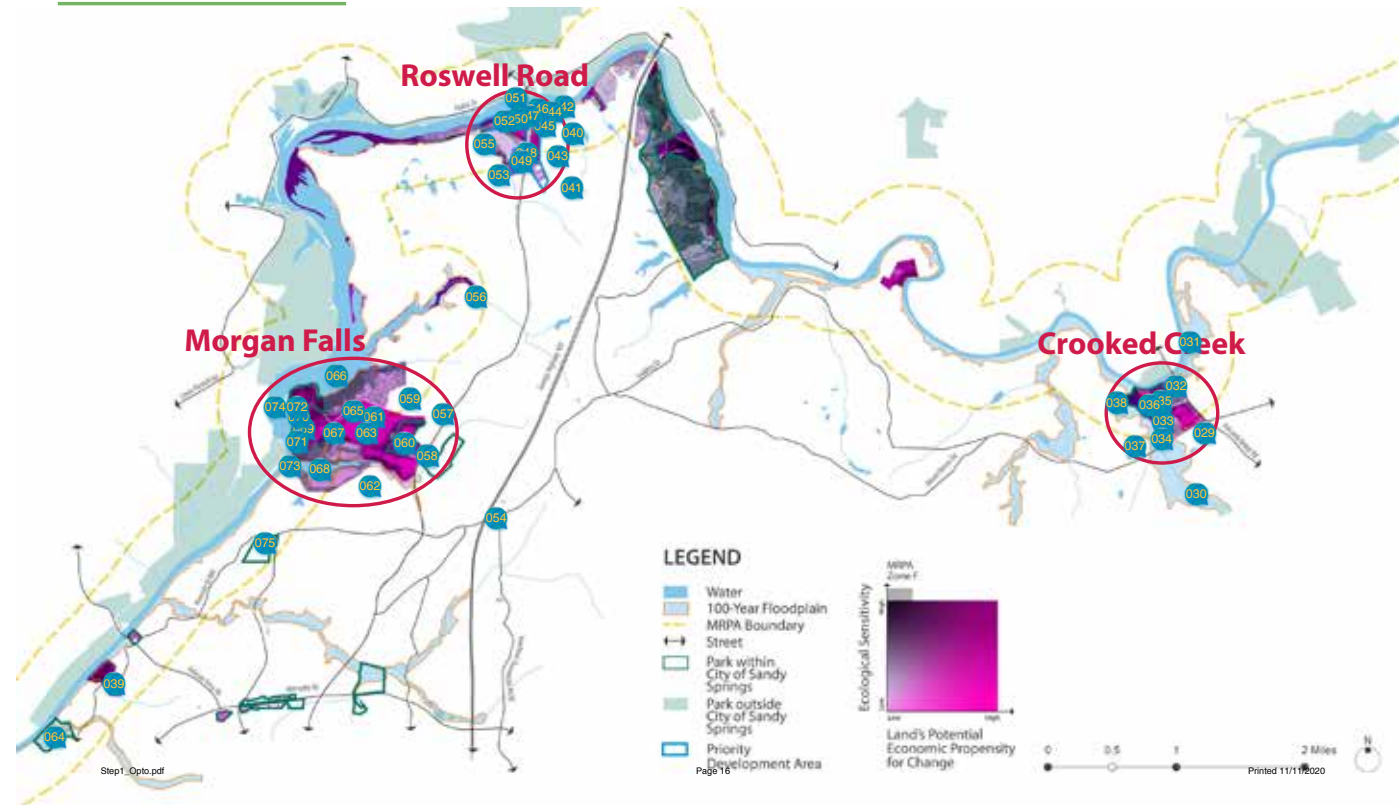
Posted by **Chris** on 08/22/2020 at 8:47am [Comment ID: 159] - [Link](#)
 Type: Suggestion
 Agree: 2, Disagree: 0

Step1_Opto.pdf Page 14 Printed 11/11/2020

I'm concerned about impact to environment if development occurs in this area. This is a diverse natural habitat with birds, beavers, otters, deer, etc. The natural habitat is what attracts people to the area and over development will ruin that.

Step1_Opto.pdf Page 15 Printed 11/11/2020

SUMMARY



#029

Posted by **Evan** on **08/24/2020** at **8:13am** [Comment ID: 246] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 Look to see if there are any opportunities to add access to the river.

#030

Posted by **Carol** on **08/21/2020** at **11:44am** [Comment ID: 123] - [Link](#)
 Agree: 0, Disagree: 0
 Need pervious parking areas tucked in under the trees

#031

Posted by **Anita & Bob Mitchell** on **08/22/2020** at **9:27pm** [Comment ID: 199] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 The Crooked Creek site should provide stationary/fixe exercise equipment of various types (preferably at or near the parking area) to allow older children and adults of all ages the opportunity to improve their health and physical fitness. This type of equipment is installed in cities and towns throughout the US and worldwide, and everywhere we travel, it always seems to be in use.

#032

Posted by **Carol** on **08/21/2020** at **11:41am** [Comment ID: 119] - [Link](#)
 Type: Suggestion
 Agree: 1, Disagree: 0
 Provide view points and opportunities to sit and enjoy the river landscape throughout the area.

#033

Posted by **Carol** on **08/21/2020** at **11:43am** [Comment ID: 121] - [Link](#)
 Type: Suggestion
 Agree: 2, Disagree: 0
 woodland trails can have picnic tables to allow young families to escape the hustle and bustle of city life.

#034

Posted by **Anita & Bob Mitchell** on **08/22/2020** at **9:52pm** [Comment ID: 200] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 The Crooked Creek site should provide stationary/fixe exercise equipment of various types (preferably at or near the parking area) to allow older children and adults of all ages the opportunity to improve their health and physical fitness. This type of equipment is installed in cities and towns throughout the US and worldwide, and everywhere we travel, it always seems to be in use.

#035

Posted by **Carol** on **08/21/2020** at **11:42am** [Comment ID: 120] - [Link](#)
 Type: Suggestion

Step1_Oplo.pdf

Page 17

Printed 11/11/2020

Agree: 0, Disagree: 0
 Determine if there might be a "fishing" platform opportunity within the park area or on the CNRA land.

#036

Posted by **Carol** on **08/21/2020** at **11:40am** [Comment ID: 117] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 Develop a circle multiuse trail utilizing board walks in sensitive areas to provide a multi-generational opportunity to enjoy the out of doors and the river

#037

Posted by **Evan** on **08/24/2020** at **8:13am** [Comment ID: 247] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 Make sure that it has bicycle/pedestrian access from all directions.

#038

Posted by **Leah** on **08/25/2020** at **8:43am** [Comment ID: 253] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 Hoping to see hiking/walking trails, and some dog friendly amenities like baggie stations, but would love a dog park.

#039

Posted by **Anonymous** on **08/17/2020** at **4:59pm** [Comment ID: 23] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 beautiful view of river - for picnic and low impact activity

#040

Posted by **Evan** on **08/24/2020** at **8:12am** [Comment ID: 245] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 Would suggest maximizing connectivity to the trail plan.

#041

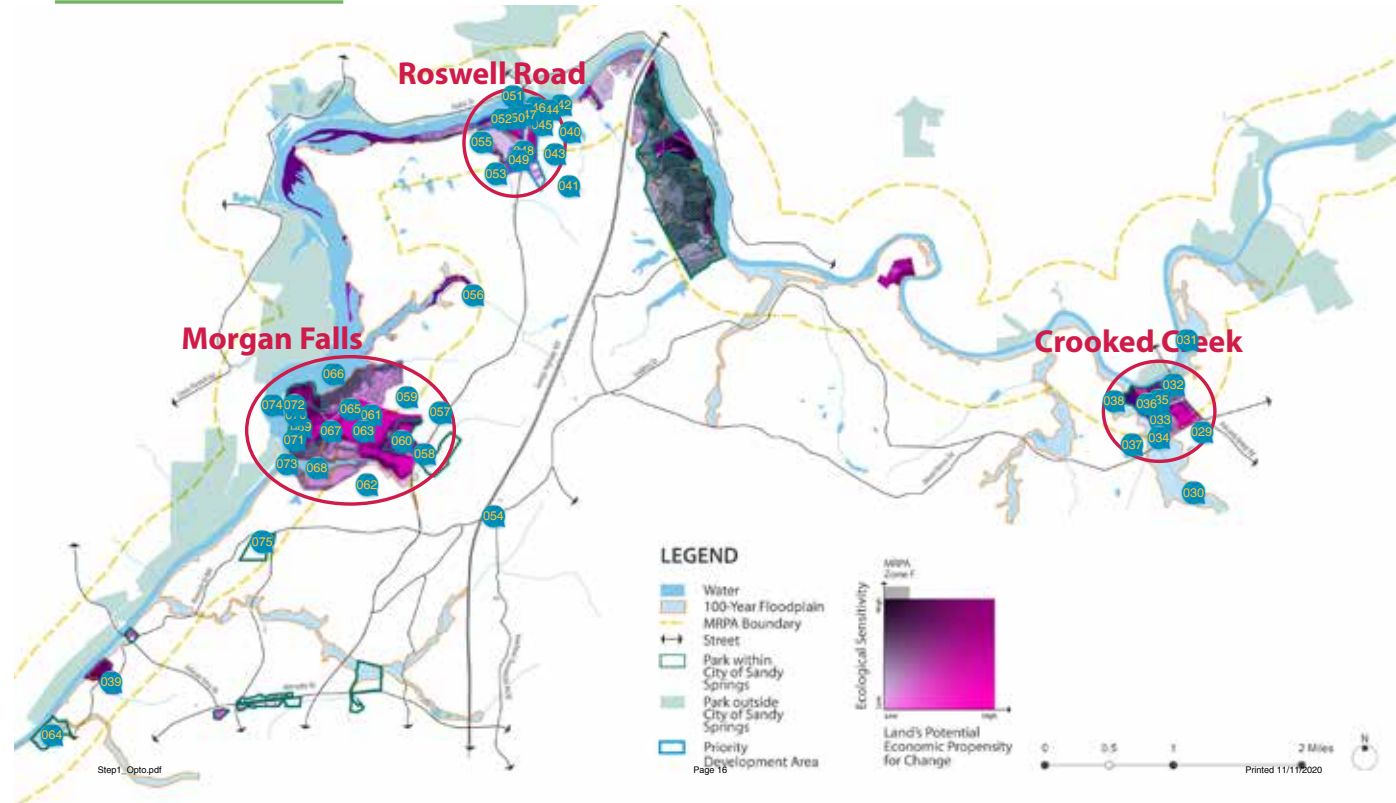
Posted by **Allan B Sharman** on **09/01/2020** at **9:57pm** [Comment ID: 258] - [Link](#)
 Agree: 0, Disagree: 0
 Roswell Road should be the obvious choice if the city is serious about connectivity and access. Why? Morgan Falls is accessible primarily by car - surrounded by a golf course, a few townhomes a recycling center and a relatively small apartment complex within a 2 mile radius. Crooked Creek - single family homes. Roswell Road, on the other hand, is located within half a mile of Roberts Drive which would access consisting of approximately 50+ single family homes, >750 apartments and > 100 townhomes and the logical choice for connecting to the National Recreation area off Island Ford granting additional access to several hundred acres of park and river frontage. As I said, this is the logical choice. However, I don't believe this is the choice the city will make. A multi-use path and trail was originally planned in the T-SPL0ST that many of us voted for and were assured that solutions for the heavy foot traffic and bicycle traffic along Roberts Drive would soon be rectified. Then came

Step1_Oplo.pdf

Page 18

Printed 11/11/2020

SUMMARY



excuses that the stretch of Roberts Drive under consideration was too expensive, the T-SPLIST was accurately planned, and a myriad of other excuses on why accessibility and connectivity in a way that is safe for bicyclist and pedestrians was tabled for some other future analysis or project to take on. In short, while these studies keep happening and solicitation for public input is requested - the choice is clear. We just seem to keep 'talking about it'.

#042

Posted by **Carol** on **08/21/2020** at **11:32am** [Comment ID: 111] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Work on acquiring riverfront property to provide public access to the river.

Reply by **Joyce Goolsby** on **08/22/2020** at **6:34pm** [Comment ID: 196] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Just across Roswell Rd. on Roberts Drive, there is public access to the 10.5 acre Island Ford Park with multiple miles of trails along the river.

#043

Posted by **Adam** on **08/22/2020** at **3:32pm** [Comment ID: 190] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Buy up the riverfront land as it becomes available. Then create greenspace.

Reply by **Joyce Goolsby** on **08/22/2020** at **6:17pm** [Comment ID: 194] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Adam,

I agree with your suggestion to buy land as it becomes available, which I think means voluntarily being sold by the owner. I would also see the owner of a property agreeing or disagreeing to add this public trail development onto their currently privately owned property (whether it be residential or business). It would potentially benefit a commercial or business owner on riverfront property to open certain business(es) where people would be passing by on a public trail. It might not benefit a residential property owner to have this trail put in their private backyard without their approval which is what is being proposed for future trails.

#044

Posted by **Carol** on **08/21/2020** at **11:27am** [Comment ID: 107] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Complete the pedestrian and Bicycle trail construction across the River ASAP

#045

Posted by **Carol** on **08/21/2020** at **11:28am** [Comment ID: 108] - [Link](#)

Type: Suggestion

Agree: 4, Disagree: 0

assure a safe way to ride a bike or run from here to Island Ford part of the CNRA

#046

Posted by **Carol** on **08/21/2020** at **11:26am** [Comment ID: 106] - [Link](#)

Agree: 0, Disagree: 0

this should be a gathering point where pedestrians and bicyclists have space to rest, pause in their excursions between Sandy Springs and the trail network North along the Rivera and access the wonderful trails and views at Island Ford.

#047

Posted by **Anonymous** on **08/17/2020** at **5:07pm** [Comment ID: 29] - [Link](#)

Agree: 1, Disagree: 0

complete planned bicycle/pedestrian bridge across the river to connect with City of Roswell trails and develop a good space for lunch/gathering on SS side of river.

Reply by **Dan MacIntyre** on **08/18/2020** at **12:11pm** [Comment ID: 36] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Also create a launch area for paddle craft.

#048

Posted by **Laurie gilbert** on **08/17/2020** at **9:50pm** [Comment ID: 32] - [Link](#)

Agree: 1, Disagree: 0

Love the idea of connecting sandy springs parks to Roswell. Building a pedestrian bridge over river here makes the most sense. Also love developing some fun river activities including restaurants along our side would make the river more dynamic.

#049

Posted by **Carol** on **08/21/2020** at **11:30am** [Comment ID: 110] - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

Look a entire area to develop a casual dining opportunity focused on out of doors amenities

Reply by **Elizabeth Bond** on **08/23/2020** at **8:57pm** [Comment ID: 228] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

There is a huge mostly empty shopping center along Roswell Rd. near the river that could be easily utilized for restaurants

#050

Posted by **Carol** on **08/21/2020** at **11:29am** [Comment ID: 109] - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

Work to achieve a multi use access to the River North perhaps behind the office complexes and apartments for residents and employees

Reply by **Joyce Goolsby** on **08/22/2020** at **6:24pm** [Comment ID: 195] - [Link](#)

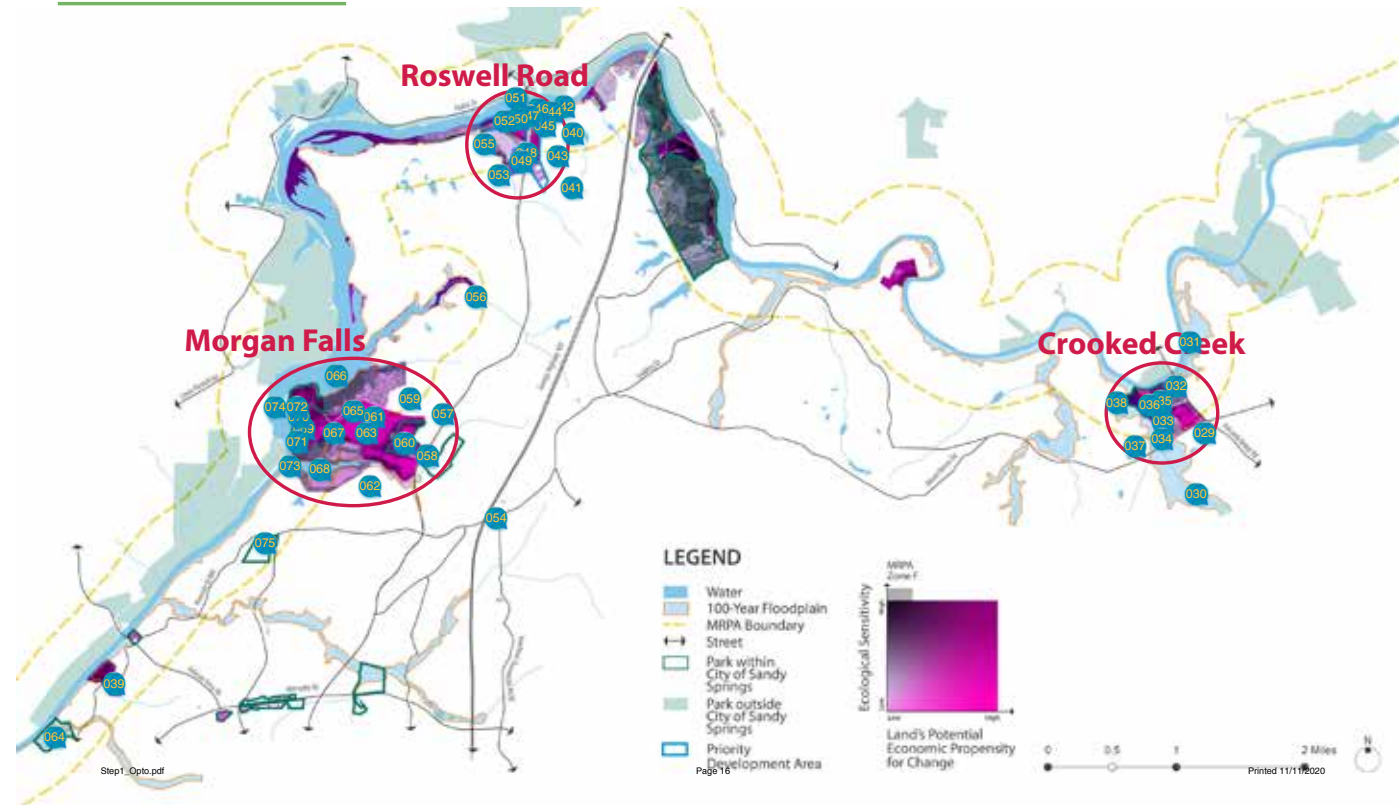
Type: Suggestion

Agree: 0, Disagree: 0

Carol,

Are you referring to employees of the office complexes and only the residents of the apartments vs. all the residents of Sandy Springs?

SUMMARY



Reply by **Anonymous** on **09/09/2020** at **1:21pm** [Comment ID: 281] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 This path runs along side Forest at Huntcliff Condos, what will happen to the tree cover and resident privacy and security in this area? What type of path is this? Walking only?

#051

Posted by **Nancy** on **08/23/2020** at **5:06pm** [Comment ID: 220] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 Work to prioritize the 3 bike/pedestrian river crossings, Roswell Rd, Morgan Falls, and Johnson Ferry (which is unsafe). All are on the Master Trail Plan within varying city budgets. This will give us immediate access to established trails in Cobb.

#052

Posted by **Anonymous** on **08/17/2020** at **5:08pm** [Comment ID: 30] - [Link](#)
 Agree: 1, Disagree: 0
 Limited development for restaurant dining by the river... set in green space area.

#053

Posted by **Michael Maurice** on **08/20/2020** at **11:46am** [Comment ID: 62] - [Link](#)
 Type: Suggestion
 Agree: 4, Disagree: 0
 This is prime real estate which could have the largest impact on every stake holder. This area is between Downtown/Midtown/Buckhead/Perimeter and the northern suburbs. Why drive past exit 6 to the suburbs from the business areas intown, when this could be the best place to live and play; near the city on the river. People drive over this bridge regularly to go to the downtown area of Roswell for dining and entertainment. You have the chance to create a destination where mixed use development could really take hold and change the landscape and culture of the North End of Sandy Springs. River front dining and entertainment. Various densities of residential. Truly could be the best hidden gem in the entire city.

Reply by **Mark Iovino** on **08/20/2020** at **5:54pm** [Comment ID: 99] - [Link](#)
 Type: Suggestion
 Agree: 2, Disagree: -1
 I agree. Carving out some commercial space for riverfront dining/shops would be key aspect of this project, as it would be a destination point for the trails.

Reply by **Paul Neitzel** on **08/21/2020** at **11:41am** [Comment ID: 118] - [Link](#)
 Type: Suggestion
 Agree: 5, Disagree: 0
 I also agree. This part of Sandy Springs is in need of dining and shopping opportunities that would counterbalance the plethora of fast food restaurants and bargain shopping that currently exist.

Reply by **Joyce Goolsby** on **08/22/2020** at **4:38pm** [Comment ID: 192] - [Link](#)
 Agree: 2, Disagree: 0
 There is unoccupied developed property in this area available to be used for nicer dining or shops which sits vacant. It is not necessary for those types of businesses to be riverfront in order to be successful. Having enough clientele who will support them is what may be missing.

#054

Step1_Opto.pdf Page 21 Printed 11/11/2020

Posted by **Mel Mobley** on **08/18/2020** at **3:05pm** [Comment ID: 42] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 Expanding Morgan Falls will lead to increased traffic and the need for parking: you will be paving paradise to create a parking lot. Morgan Falls should probably be left as is.

Reply by **Lawrence Frank** on **08/23/2020** at **10:47am** [Comment ID: 209] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 And maybe create a shuttle from the ball fields or North Springs UMC when these aren't used to expand parking capacity without building new parking lots.

#055

Posted by **Nancy** on **08/22/2020** at **6:57pm** [Comment ID: 197] - [Link](#)
 Type: Question
 Agree: 1, Disagree: 0
 I would very much like to know what the plan is for parking and impervious surface. This section of river already suffers from intense competition for parking spots and overflow sewage whenever we get heavy rain. I can't image where people would park without adding more paved area, but the last thing we need is more paved area here.

#056

Posted by **Pat** on **08/21/2020** at **3:36pm** [Comment ID: 142] - [Link](#)
 Type: Suggestion
 Agree: 1, Disagree: 0
 Need a protected bike lane on Roswell road. I know its a state road, but this would greatly increase the usage.

#057

Posted by **Evan** on **08/24/2020** at **8:11am** [Comment ID: 243] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 Would like to see the riverfront developed so it is accessible for people to get into the river.

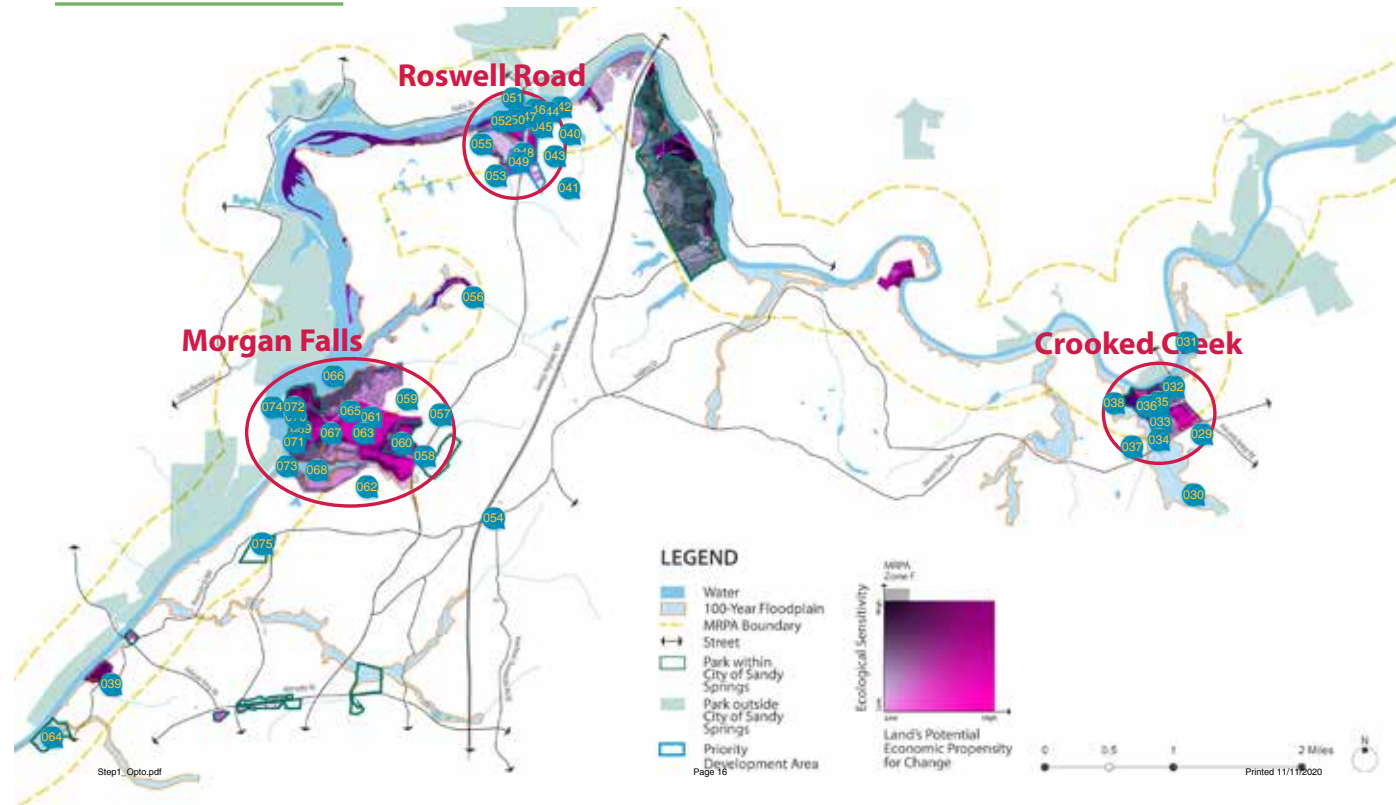
#058

Posted by **Kevin Linehan** on **08/22/2020** at **7:36am** [Comment ID: 156] - [Link](#)
 Type: Suggestion
 Agree: 2, Disagree: 0
 My greatest desire for Morgan Falls is to improve access that does not involve encountering Roswell Rd. (think, would I feel comfortable with my kids / grandkids riding there?) I believe the 4 directions to enhance access would include:

- 1) from 400 to the river - This would mean a spacious tunnel under Roswell Rd to connect path400 without pedestrians and cyclists needing to cross or interrupt traffic, improving safety and alleviating others' concerns about parking. This also provides seamless access between Big Trees Forest Preserve and Morgan falls, which expands parking opportunities and increases connected hiking trails with Morgan Falls.
- 2) Access From neighborhoods south of Morgan Falls via utility corridors - this could potentially connect all the way from neighborhoods behind the Tennis Center, Mercedes HQ, Abernathy Publix all the way to Morgan Falls, safely by bike or on foot without encountering a major roadway. (Insert tunnel or pedestrian bridge solutions at Roswell Rd, Dalrymple rd utility corridor.)
- 3) The Pedestrian Bridge to Cobb County - This improves overall mobility and access in the region outside of major thoroughfares and encourages alternate modes of transportation (Bike, walkability)
- 4) Riverside access from the North River area.

Step1_Opto.pdf Page 22 Printed 11/11/2020

SUMMARY



#059

Posted by **Dan MacIntyre** on 08/18/2020 at 12:17pm [Comment ID: 37] - [Link](#)
 Type: Suggestion
 Agree: 5, Disagree: 0
 A bicycle/pedestrian bridge over the river to connect with adjacent Cobb County parks.

#060

Posted by **Anonymous** on 08/17/2020 at 5:05pm [Comment ID: 27] - [Link](#)
 Agree: 0, Disagree: 0
 Could be a major recreational element - nattatorium?

#061

Posted by **Carol** on 08/21/2020 at 11:35am [Comment ID: 112] - [Link](#)
 Type: Suggestion
 Agree: 2, Disagree: 0
 Look at entire Morgan Falls area as a destination park incorporating a variety of active uses (frisbee golf, 9 hole golf course, multi-use trails to encourage multi generational uses. Utilize topography to provide passive woodland trails and undeveloped greenspace

Reply by **Rachel** on 08/22/2020 at 9:42am [Comment ID: 179] - [Link](#)
 Type: Suggestion
 Agree: 1, Disagree: 0
 I like the idea of a frisbee golf course. This can be implemented while maintaining the existing wooded area, which is a priority for me.

#062

Posted by **Anonymous** on 08/24/2020 at 8:14am [Comment ID: 248] - [Link](#)
 Type: Suggestion
 Agree: 1, Disagree: 0
 Would like to see the dog park moved to a larger site.

#063

Posted by **Anonymous** on 08/17/2020 at 5:04pm [Comment ID: 26] - [Link](#)
 Agree: 0, Disagree: 0
 need to better utilize area with smaller golf course and areas for other uses - better access for bicycles and circular route

#064

Posted by **Anonymous** on 08/17/2020 at 5:01pm [Comment ID: 24] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 believe this is a public park which could provide low impact river access - maybe a kayak dock, picnic tables, paths sensitive to the topography so not impact neighbors

Reply by **Anonymous** on 08/24/2020 at 10:29am [Comment ID: 249] - [Link](#)

Step1_Opto.pdf

Page 23

Printed 11/11/2020

Type: Suggestion
 Agree: 0, Disagree: 0
 It would be incredible if the city finally opened this much-needed park. Sandy Springs does not have any river park access for this part of the City, despite all of the neighborhoods being so close to the river.

#065

Posted by **Chris Lambrecht** on 08/17/2020 at 12:03pm [Comment ID: 13] - [Link](#)
 Agree: 3, Disagree: 0
 This area already has access provided by Georgia Power. Since Bald Eagles and Osprey nest in this area, which could be in jeopardy with more development.

Reply by **Anonymous** on 08/17/2020 at 5:03pm [Comment ID: 25] - [Link](#)
 Type: Suggestion
 Agree: 3, Disagree: 0
 trail can be improved and not impact nesting areas --- agree use needs to be small groups, hiking an perhaps view and meditation vista with limited seating

Reply by **Rachel** on 08/22/2020 at 9:44am [Comment ID: 180] - [Link](#)
 Type: Suggestion
 Agree: 3, Disagree: 0
 Yes we want to be very careful that any development not disturb the existing habitat. That's what we love about the area! Hiking trails rather than open spaces is more what we would like to see here.

#066

Posted by **Evan** on 08/24/2020 at 8:12am [Comment ID: 244] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 Would like to see art added to the people spaces in the public park.

#067

Posted by **Carol** on 08/21/2020 at 11:38am [Comment ID: 115] - [Link](#)
 Type: Suggestion
 Agree: 1, Disagree: 0
 Implement the PATH plan from Roswell Road to the River but extend the multi use trail along the river front winding back up to Roswell road near the Morgan Falls/Roswell Road intersection making a circle route

#068

Posted by **Dan MacIntyre** on 08/18/2020 at 12:18pm [Comment ID: 38] - [Link](#)
 Type: Suggestion
 Agree: 2, Disagree: 0
 The canoe/kayak launch needs to be hardened to reduce erosion and siltation.

#069

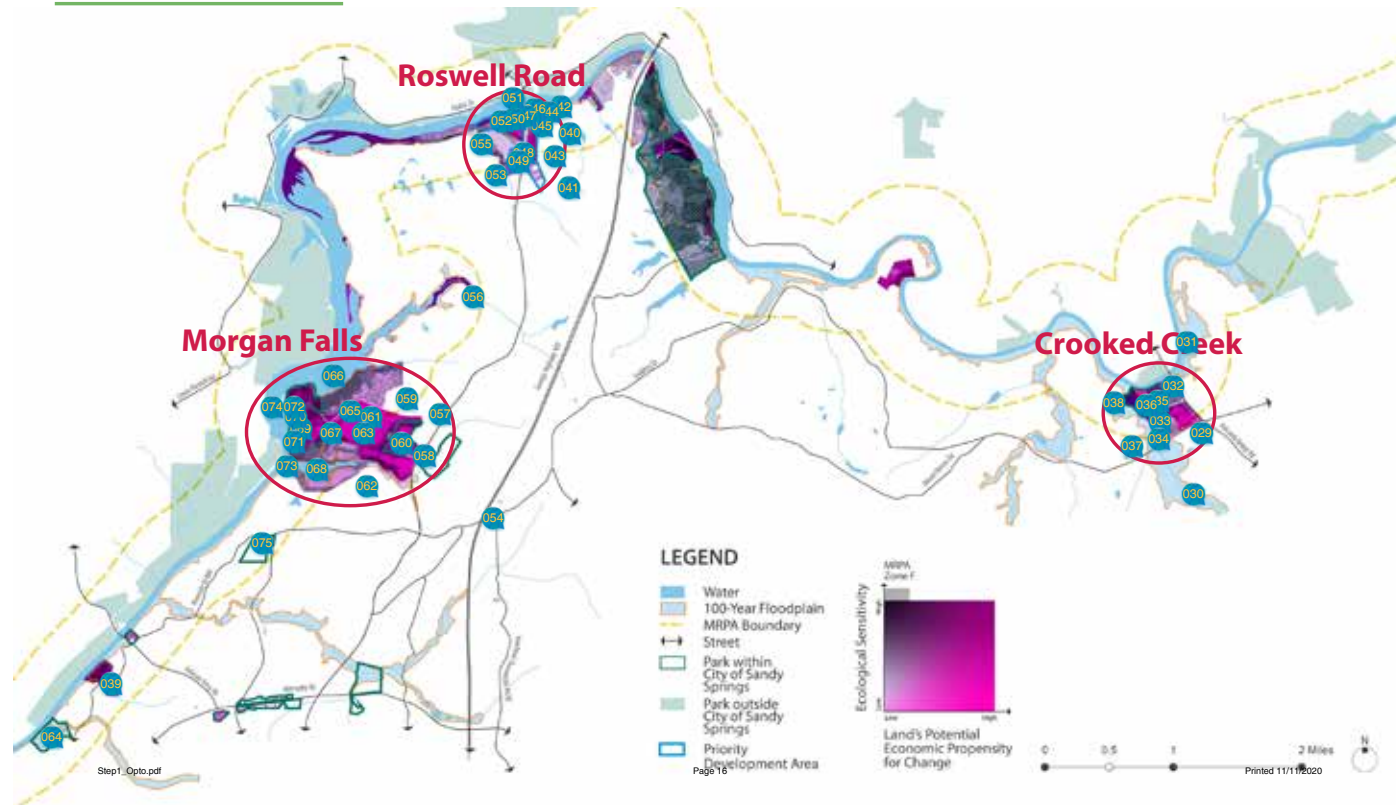
Posted by **Carol** on 08/21/2020 at 11:37am [Comment ID: 114] - [Link](#)

Step1_Opto.pdf

Page 24

Printed 11/11/2020

SUMMARY



Type: Suggestion
 Agree: 1, Disagree: 0
 Provide easy pedestrian and bicycle access between riverfront and Overlook Park

#070
 Posted by Carol on 08/21/2020 at 11:39am [Comment ID: 116] - [Link](#)
 Type: Suggestion
 Agree: 3, Disagree: 0
 Move the "dog park" Sandy Springs deserves better and this area has higher and better uses.

#071
 Posted by Anonymous on 08/17/2020 at 5:05pm [Comment ID: 28] - [Link](#)
 Agree: 1, Disagree: 0
 River front needs improvement for major day use area - tables, benches and properly landscaped

#072
 Posted by Carol on 08/21/2020 at 11:36am [Comment ID: 113] - [Link](#)
 Type: Suggestion
 Agree: 1, Disagree: 0
 Riverfront area should be developed a a wonderful naturally landscaped area to enjoy the river - walk along boulders, with picnic facilities and a natural looking play area designed into the hill on the east side of the area

#073
 Posted by David Zion on 08/18/2020 at 6:10pm [Comment ID: 51] - [Link](#)
 Type: Suggestion
 Agree: 5, Disagree: 0
 Major river access point for paddlers and fisherman - parking frequently over run by overflow parking from the Sandy Springs Park at the top of the hill. Please don't add features that increase use and attendance without additional parking and traffic control. Access road is one lane and deeply rutted.

#074
 Posted by Jack Misiura on 08/20/2020 at 9:47pm [Comment ID: 102] - [Link](#)
 Type: Suggestion
 Agree: 4, Disagree: 0
 A bridge connecting the Sandy Springs Morgan Falls area with the trails on the Cobb County side of the river would be beneficial for regional connectivity and benefit residents of both counties.

Reply by Anonymous on 08/24/2020 at 10:34am [Comment ID: 250] - [Link](#)
 Type: Suggestion
 Agree: 1, Disagree: 0
 Agree with this completely, though and I think it's also critical to incorporate a path through the federal Johnson Ferry North park trails to connect to Johnson Ferry and Columns Drive.

#075

Step1_Oplo.pdf Page 25 Printed 11/11/2020

Posted by Kevin Linehan on 08/22/2020 at 7:55am [Comment ID: 158] - [Link](#)
 Type: Suggestion
 Agree: 2, Disagree: 0
 Sidepath Down Riverside Dr from Lost corner is a great opportunity to give an entire quadrant of residents access to the River Parks at Johnson ferry rd

Step1_Oplo.pdf Page 26 Printed 11/11/2020



#001
 Posted by **Viviana** on **08/17/2020** at **2:31pm** [Comment ID: 18] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 This is the most ridiculous picture! Who are you trying to fool? African Americans and Hispanics will be kicked out. Your essential workers will have to go live under a bridge so you can make millions and gentrify the city. I oppose any changes to the current landscape. They are not necessary.

Step2_Opto.pdf Page 2 Printed 11/11/2020

STEP 2 PROCESS

Informed by the findings from Step 1, including Existing Conditions + Technical Analysis, the Technical Advisory Committee, Stakeholders, and City staff, the following Guiding Principles were developed to inform the preliminary Vision.

Riverfront Guiding Principles

1. Increase and improve access to the River
2. Connect riverfront parks and greenspaces with multimodal trails, including across the river
3. Protect and enhance the City's quality tree canopy and water sources
4. Use riverfront redevelopment for targeted economic opportunities
5. Ensure any development along the riverfront sets a new standard for environmental sustainability and resiliency
6. Align with Metropolitan River Protection Act (MRPA)

Step2_Opto.pdf Page 3 Printed 11/11/2020

#002
 Posted by **Jan Rabinowitz** on **08/22/2020** at **9:29am** [Comment ID: 176] - [Link](#)
 Type: Suggestion
 Agree: 1, Disagree: -1
 I prefer no commercial development

#003
 Posted by **G.B.** on **08/23/2020** at **9:58pm** [Comment ID: 233] - [Link](#)
 Agree: 1, Disagree: 0
 Sandy Springs has an opportunity to be a leader in sustainability by setting new standards for development along the River and can set an example to other municipalities.

#004
 Posted by **Missy Eshpeter** on **08/19/2020** at **1:37pm** [Comment ID: 59] - [Link](#)
 Agree: 3, Disagree: 0
 Creating trails and bike paths that will connect with riverfront parks and greenspaces will be monumental in North Sandy Springs where one has to drive to get to a park or the river.

#005
 Posted by **Chris** on **08/22/2020** at **8:56am** [Comment ID: 163] - [Link](#)
 Type: Suggestion
 Agree: 4, Disagree: 0
 I am concerned about disturbing animal habitats. There is a lot of wildlife in this area that is not readily seen in the rest of the Atlanta metro area. Need to minimize the impact to animal habitats.

#006
 Posted by **Joel M. Garrett** on **08/23/2020** at **9:41pm** [Comment ID: 229] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: -1
 I do not support your plans to create trails all around our Huntcliff Property. I see absolutely no way it will benefit us or our property values.

#007
 Posted by **Carol** on **08/21/2020** at **11:52am** [Comment ID: 126] - [Link](#)
 Agree: 1, Disagree: 0
 This is a key component --- but also a green redevelopment of Roswell Road with green median and perhaps multi modal access

#008
 Posted by **Missy Eshpeter** on **08/19/2020** at **1:39pm** [Comment ID: 60] - [Link](#)
 Agree: 4, Disagree: 0
 Keeping our quality tree canopy is critical. It's a feature that younger cities do not have and it's a must keep.

Reply by **Lawrence Frank** on **08/23/2020** at **10:58am** [Comment ID: 211] - [Link](#)
 Type: Suggestion

Step2_Opto.pdf Page 4 Printed 11/11/2020

STEP 2 PROCESS

Informed by the findings from Step 1, including Existing Conditions + Technical Analysis, the Technical Advisory Committee, Stakeholders, and City staff, the following Guiding Principles were developed to inform the preliminary Vision.

Riverfront Guiding Principles

1. Increase and improve access to the River
2. Connect riverfront parks and greenspaces with multimodal trails, including across the river
3. Protect and enhance the City's quality tree canopy and water sources
4. Use riverfront redevelopment for targeted economic opportunities
5. Ensure any development along the riverfront sets a new standard for environmental sustainability and resiliency
6. Align with Metropolitan River Protection Act (MRPA)

Agree: 1, Disagree: 0

Our extensive tree canopy is one of the first things that visitors to the area notice and appreciate. It is our 'beach' and we need to preserve it as it is important for quality of life and visitor appeal.

#009

Posted by **Carol** on **08/21/2020** at **11:56am** [Comment ID: 130] - [Link](#)
 Type: Suggestion
 Agree: 3, Disagree: 0
 SS can be a leader in sustainability...

#010

Posted by **Adam** on **08/22/2020** at **3:35pm** [Comment ID: 191] - [Link](#)
 Type: Suggestion
 Agree: 1, Disagree: 0
 Create outdoor dining areas around the river, and make this area a destination.

#011

Posted by **Linda Cahn** on **08/22/2020** at **1:10pm** [Comment ID: 187] - [Link](#)
 Type: Suggestion
 Agree: 3, Disagree: 0
 I would hate for the riverfront to be commercialized. I think it needs to remain as natural as possible. There are plenty of opportunities for commercialization on already developed streets.

#012

Posted by **Alex Ottley** on **08/20/2020** at **12:54pm** [Comment ID: 65] - [Link](#)
 Agree: 3, Disagree: 0
 A great standard to set for Sandy Springs. If this development can be accomplished in a GREEN setting then great kudos will befall the city.

#013

Posted by **Chris** on **08/22/2020** at **8:54am** [Comment ID: 162] - [Link](#)
 Type: Suggestion
 Agree: 2, Disagree: 0
 We should also aim to protect the existing natural riverbanks. If any new access is added, it should be done near where there is already a lot of people traffic.

#014

Posted by **Viviana** on **08/17/2020** at **2:38pm** [Comment ID: 22] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: -2
 Really? Targeted economic opportunities? It must be targeted towards white upper class white folks! None of these alterations are needed. I oppose all of them. Your essential Sandy Springs workers will have to move out and live under a bridge. That is your ultimate plan.

Reply by **anon** on **08/21/2020** at **3:49pm** [Comment ID: 144] - [Link](#)
 Type: Suggestion

Agree: 1, Disagree: -1

Is this really useful. Do essential workers not use parks or eat at restaurants overlooking the river.

Please add retail and restaurants along the river. It's sad right now that everyone on the north end has to go to Roswell for a decent restaurant.

#015

Posted by **Carol** on **08/21/2020** at **11:55am** [Comment ID: 129] - [Link](#)
 Type: Suggestion
 Agree: 4, Disagree: -1
 Key to north end redevelopment is the development of outdoor dining, tailored outdoor recreation opportunities to enhance enjoyment of the area by many individuals. Create destinations.

Reply by **Pat Jones** on **08/21/2020** at **3:49pm** [Comment ID: 145] - [Link](#)
 Type: Suggestion
 Agree: 1, Disagree: 0
 Agree 100%

#016

Posted by **Anonymous** on **08/21/2020** at **11:23am** [Comment ID: 105] - [Link](#)
 Agree: 2, Disagree: 0
 I don't see anything in this that shows how and where the pathways are that connect the three areas proposed. Seems that's an important missing link.

#017

Posted by **Carol** on **08/21/2020** at **11:53am** [Comment ID: 127] - [Link](#)
 Agree: 3, Disagree: 0
 any development must consider run off and impact on the river --- ie dog park is not a good location so close to the river

#018

Posted by **G.B.** on **08/23/2020** at **9:59pm** [Comment ID: 234] - [Link](#)
 Agree: 1, Disagree: 0
 I think most people could use a little more information to understand MRPA.

#019

Posted by **Nathan W Sears** on **08/20/2020** at **4:30pm** [Comment ID: 87] - [Link](#)
 Type: Suggestion
 Agree: 3, Disagree: -4
 Including affordable housing opportunities in any redevelopments, and should be included in any plans. Pairing these with adequate bike, pedestrian and bus access will allow for affordable transportation in addition to affordable housing options.

Reply by **Anon** on **08/21/2020** at **3:52pm** [Comment ID: 146] - [Link](#)
 Type: Suggestion
 Agree: 4, Disagree: 0

STEP 2 PROCESS

Informed by the findings from Step 1, including Existing Conditions + Technical Analysis, the Technical Advisory Committee, Stakeholders, and City staff, the following Guiding Principles were developed to inform the preliminary Vision.

Riverfront Guiding Principles

1. Increase and improve access to the River
2. Connect riverfront parks and greenspaces with multimodal trails, including across the river
3. Protect and enhance the City's quality tree canopy and water sources
4. Use riverfront redevelopment for targeted economic opportunities
5. Ensure any development along the riverfront sets a new standard for environmental sustainability and resiliency
6. Align with Metropolitan River Protection Act (MRPA)

Step2_Opto.pdf

Page 3

Printed 11/11/2020

This forum is not about housing or commercial space. There is not space for affordable housing or any housing in the proposed areas.

#020

Posted by **G.B.** on **08/23/2020** at **9:55pm** [Comment ID: 232] - [Link](#)

Type: Suggestion
Agree: 2, Disagree: 0

Road development and parking areas should include tree plantings for shade and include landscaping for an improved appearance. Parking areas should use pervious surfaces/green infrastructure for water retention and runoff management.

#021

Posted by **Pat** on **08/21/2020** at **3:45pm** [Comment ID: 143] - [Link](#)

Type: Suggestion
Agree: 1, Disagree: 0

Need protected paths along Roswell Road to provide access to all of the parks and eventually connect with path 400.

#022

Posted by **Lawrence Frank** on **08/23/2020** at **11:02am** [Comment ID: 212] - [Link](#)

Type: Suggestion
Agree: 1, Disagree: 0

I would suggest explaining this a bit. It sounds good but I don't know exactly what goes into the MRPA. Overall, any changes along the riverfront should include buffers to protect the shoreline and animal habitat, and appropriate to the setting.

#023

Posted by **David Zion** on **08/18/2020** at **6:14pm** [Comment ID: 52] - [Link](#)

Type: Suggestion
Agree: 3, Disagree: 0

I am an avid kayaker...improvements to river access such as the River Walk in Roswell and other National Park Units have dramatically increased usage over the last 10 years...Adding features that bring more people to river side parks restrict access to the river for people who actually want to be on the water. Please don't add activities and attractions to increase visitor numbers without adequate parking, traffic control and bathrooms.

Reply by **Chris** on **08/22/2020** at **8:53am** [Comment ID: 161] - [Link](#)

Type: Suggestion
Agree: 4, Disagree: 0

Yes, I completely agree. Overdevelopment can ruin the attraction of the riverfront in the first place. River access should be done in a minimalistic way, without disturbing the natural riverbanks.

#024

Posted by **Melody D Kelley** on **08/23/2020** at **10:16am** [Comment ID: 203] - [Link](#)

Type: Question
Agree: 0, Disagree: -2

There is a fair amount of naturally occurring affordable housing (NOAH) in this area. Many of the City's essential workforce take advantage of this. Is the city considering any policies that would slow or prevent the unintended effects of such development (i.e., gentrification)?

#025

Step2_Opto.pdf

Page 7

Printed 11/11/2020

Posted by **Alex Ottley** on **08/20/2020** at **12:52pm** [Comment ID: 64] - [Link](#)

Type: Suggestion
Agree: 3, Disagree: 0

I agree adequate parking should be integral in public access. Reduction of impervious lots would be a necessity as well. Equal needs due to high public access would be adequate trash receptacles and/or removal of all public debris.

#026

Posted by **Carol** on **08/21/2020** at **11:54am** [Comment ID: 128] - [Link](#)

Type: Suggestion
Agree: 3, Disagree: 0

any parking areas must include pervious pavement and tree planting for shade as well as general appearance

#027

Posted by **Carol** on **08/21/2020** at **11:52am** [Comment ID: 125] - [Link](#)

Type: Suggestion
Agree: 2, Disagree: 0

The City should acquire land along the river when it is up for sale or actively pursue key properties to reclaim them for public enjoyment

#028

Posted by **G.B.** on **08/23/2020** at **9:51pm** [Comment ID: 231] - [Link](#)

Type: Suggestion
Agree: 2, Disagree: 0

This is very important, but plans should also include the green development of areas like Roswell Road with trees and plantings along the sidewalks and medians with trees and landscaping. Could it also include greater connectivity to transit and amenities such as bike lanes.

#029

Posted by **Theodore Davis III** on **08/21/2020** at **3:02pm** [Comment ID: 140] - [Link](#)

Type: Suggestion
Agree: 4, Disagree: 0

It's important that any parking-related solutions towards access keep in mind environmental considerations in their construction, especially with stormwater. Priority should be given towards solutions that utilize environmentally-friendly methods (permeable pavement, grass-block systems, bio-retention basins, etc.)

Reply by **Lawrence Frank** on **08/23/2020** at **10:56am** [Comment ID: 210] - [Link](#)

Type: Suggestion
Agree: 1, Disagree: 0

Runoff from the parking lot should be filtered to catch contaminants before they end up in the river.

#030

Posted by **G.B.** on **08/23/2020** at **9:46pm** [Comment ID: 230] - [Link](#)

Type: Suggestion
Agree: 1, Disagree: 0

The City should really focus on the acquisition of land along the river when it comes up for sale. They should also actively pursue certain key properties to purchase and make them available for public use.

Step2_Opto.pdf

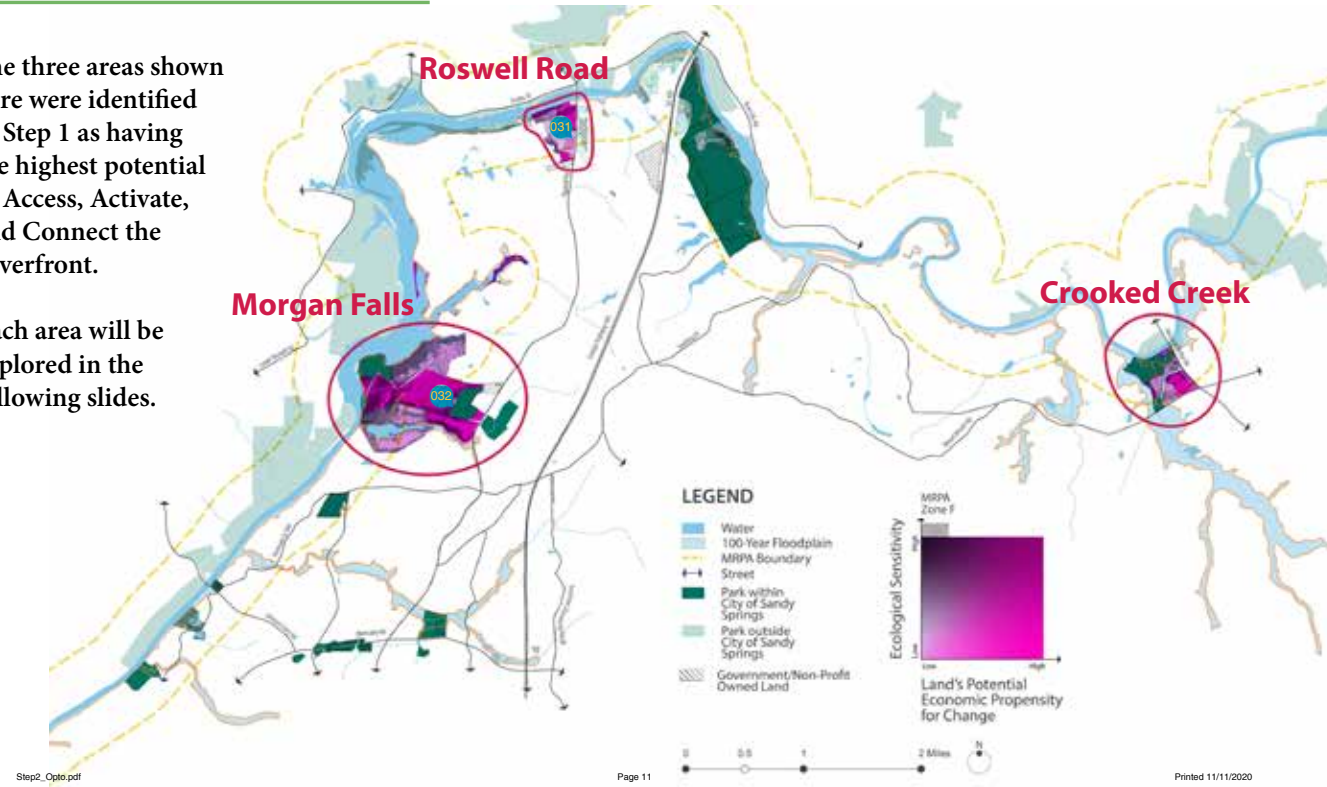
Page 8

Printed 11/11/2020

Step 2 Study Areas

The three areas shown here were identified in Step 1 as having the highest potential to Access, Activate, and Connect the Riverfront.

Each area will be explored in the following slides.



#031

Posted by **Chris** on 08/22/2020 at 8:57am [Comment ID: 164] - [Link](#)
 Type: Suggestion
 Agree: 2, Disagree: -1
 I think this is a good spot for development. There is already a lot of people/road traffic, and this area is in need of a park and/or development.

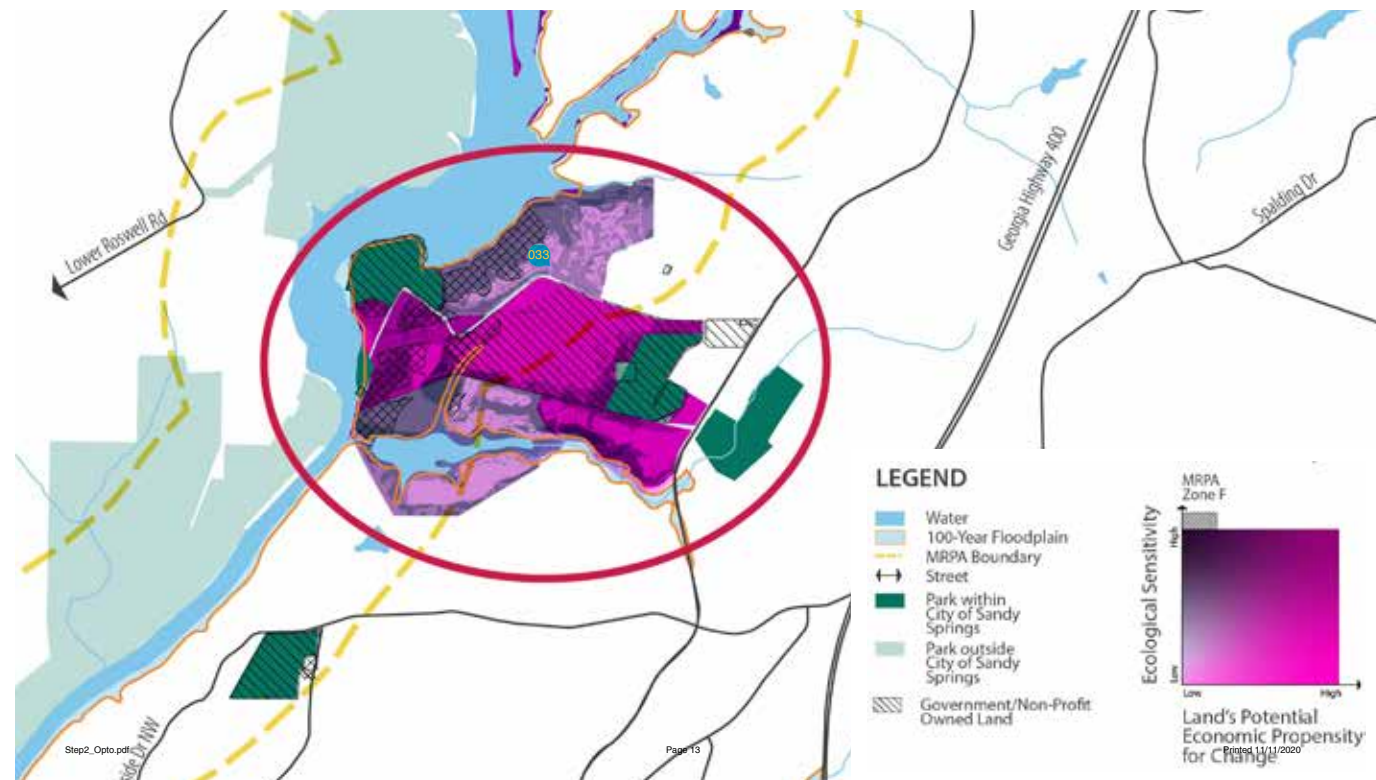
#032

Posted by **Chris** on 08/22/2020 at 8:58am [Comment ID: 165] - [Link](#)
 Type: Suggestion
 Agree: 2, Disagree: -1
 Morgan Falls is a great park, please don't ruin it by making it to big or overcrowded!

Reply by **Chris** on 08/22/2020 at 9:00am [Comment ID: 166] - [Link](#)
 Agree: 0, Disagree: 0
 *too (seems like there's no way to edit/delete comments!)

Reply by **Patrick** on 09/09/2020 at 2:45pm [Comment ID: 282] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: -1
 I agree. Any thing done around Morgan Falls should be limited and keep the nature of the park in mind. Minimal commercialization. If anything, expand the park

Morgan Falls Riverfront Park Area



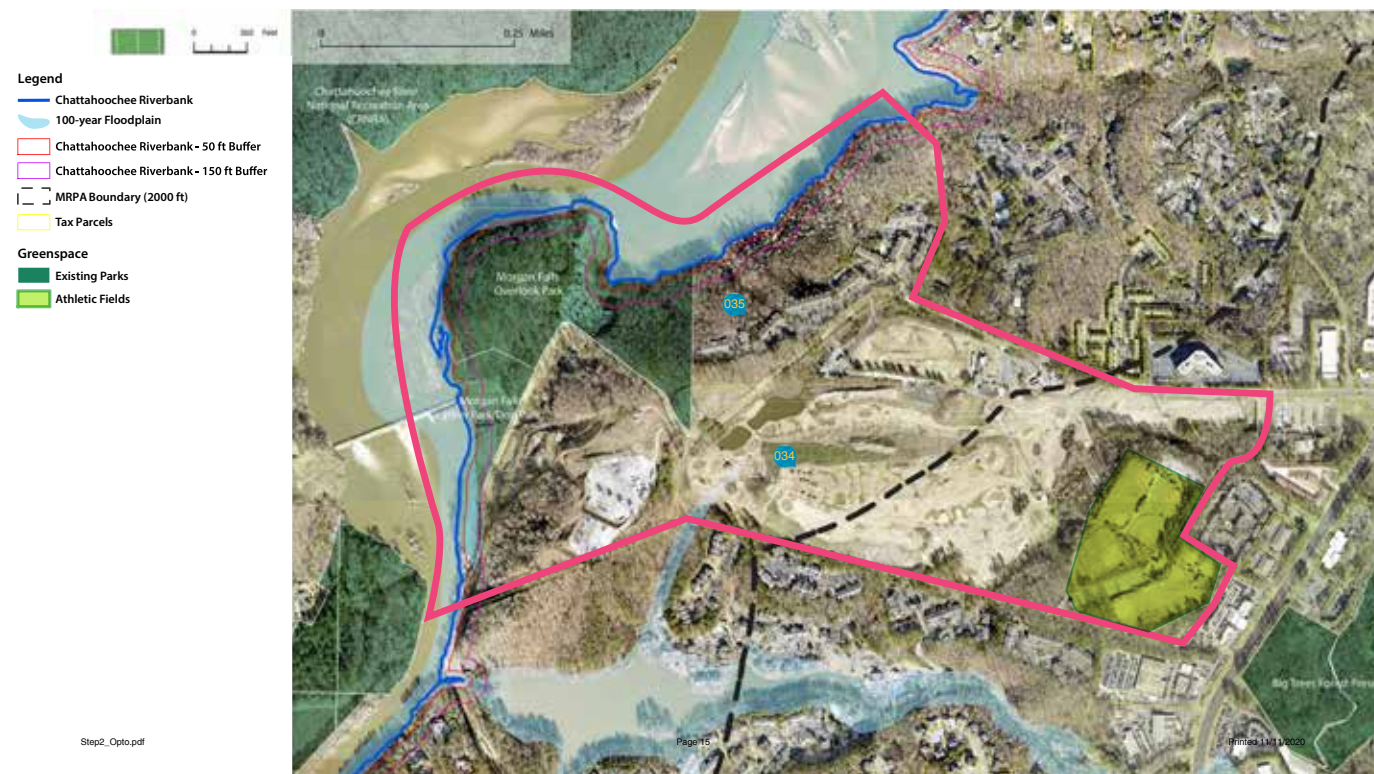
#033

Posted by **Alex Ottley** on 08/20/2020 at 12:57pm [Comment ID: 66] - [Link](#)
 Agree: 1, Disagree: 0
 The addition off an existing park is great. Obvious location to existing public visiting existing parks. Gains more public awareness because right in their face. Also, easier to create public access off of existing access.

Reply by **Paul Neitzel** on 08/21/2020 at 11:43am [Comment ID: 122] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 Parking must be expanded to make this work. The existing lot is already typically filled on nice days.

Reply by **Chris** on 08/22/2020 at 9:01am [Comment ID: 167] - [Link](#)
 Type: Suggestion
 Agree: 1, Disagree: 0
 As mentioned above, I'm slightly concerned about overcrowding, but would prefer new work to be done near existing access, rather than disturbing new areas.

Morgan Falls Riverfront Park Area Existing Conditions



#034

Posted by **Patrick** on **09/09/2020** at **2:47pm** [Comment ID: 283] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 Recapturing the golf course and turning it into a destination mixed use center with lots of different access would be fantastic.

#035

Posted by **Chris** on **08/22/2020** at **9:02am** [Comment ID: 168] - [Link](#)
 Type: Question
 Agree: 0, Disagree: 0
 Is this encroaching on private property?

Step2_Opto.pdf

Page 16

Printed 11/11/2020

Morgan Falls Riverfront Park Concepts



#036

Posted by **Pat Jones** on **08/21/2020** at **3:55pm** [Comment ID: 147] - [Link](#)
 Type: Question
 Agree: 0, Disagree: -1
 Does the golf course make the city any money. Chastain Park, which is in a much better location and a better golf course is most likely going to be turned into a park. Is that possible on a former landfill?

Reply by **Scott Busch** on **08/23/2020** at **4:09pm** [Comment ID: 216] - [Link](#)
 Agree: 2, Disagree: 0
 The City of Sandy Springs does not own the golf course.

#037

Posted by **Chris** on **08/22/2020** at **9:04am** [Comment ID: 169] - [Link](#)
 Type: Question
 Agree: 1, Disagree: 0
 Is the idea to make a trail here? I hope we're not thinking about clearing trees.

Also, a little concerned about encroaching on private property nearby.

#038

Posted by **Patrick** on **09/09/2020** at **2:47pm** [Comment ID: 284] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 I LOVE this concept so much.

#039

Posted by **Rachel** on **08/22/2020** at **9:53am** [Comment ID: 181] - [Link](#)
 Type: Suggestion
 Agree: 3, Disagree: 0
 I also am not sure if this is private property. If it is not, then a trail system would be nice with the trees kept intact. PLEASE do not clear trees along the riverfront.

#040

Posted by **Rachel** on **08/22/2020** at **9:55am** [Comment ID: 182] - [Link](#)
 Type: Question
 Agree: 0, Disagree: 0
 Is it possible to connect to Gold Branch from here?

#041

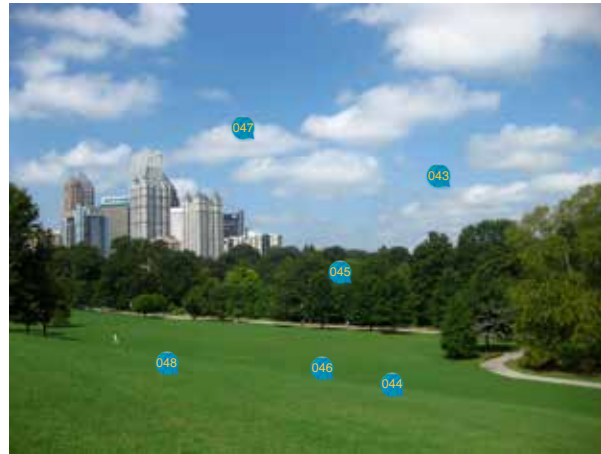
Posted by **Nathan W Sears** on **08/20/2020** at **4:32pm** [Comment ID: 88] - [Link](#)
 Type: Suggestion
 Agree: 1, Disagree: 0
 This bridge is one of the most critical keys in the plan as is the bridge at Roswell Road to Roswell. Ensuring the river is not an obstacle for multi-modal movement should be a focus.

Step2_Opto.pdf

Page 18

Printed 11/11/2020

Morgan Falls Riverfront Park Precedent | MEADOW



Piedmont Park | Atlanta, GA



High Park | Toronto, ON

#042

Posted by **Pat Jones** on **08/21/2020** at **3:56pm** [Comment ID: 148] - [Link](#)
 Type: Suggestion
 Agree: 1, Disagree: -1
 An Amphitheater on the river would bring a lot of residents to the park.

#043

Posted by **Anonymous** on **08/19/2020** at **12:07am** [Comment ID: 57] - [Link](#)
 Agree: 0, Disagree: -1
 Open green space is sorely needed

Reply by **Chris** on **08/22/2020** at **9:05am** [Comment ID: 171] - [Link](#)
 Type: Suggestion
 Agree: 3, Disagree: 0
 Would love some open green space, but please, not near the riverfront.

#044

Posted by **Rachel** on **08/22/2020** at **9:57am** [Comment ID: 184] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 I think open green space is nice but could be elsewhere in the city.

#045

Posted by **G.B.** on **08/23/2020** at **10:00pm** [Comment ID: 235] - [Link](#)
 Agree: 0, Disagree: 0
 It would be great to have a space like this in SS.

#046

Posted by **Anonymous** on **09/08/2020** at **11:03pm** [Comment ID: 276] - [Link](#)
 Type: Suggestion
 Agree: 1, Disagree: 0
 It takes a lot of water and chemicals to maintain an enormous lawn like this.

#047

Posted by **Anonymous** on **08/21/2020** at **10:53am** [Comment ID: 104] - [Link](#)
 Agree: 0, Disagree: 0
 If you look at the history of Piedmont Park, this space was always intended for recreational use either privately or publicly. To my knowledge, there is no space like this in Sandy Springs.

#048

Posted by **John LaBanca** on **08/18/2020** at **4:31pm** [Comment ID: 46] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: -1

A giant green lawn would be a beautiful addition to Sandy Springs.

Reply by **Chris** on **08/22/2020** at **9:05am** [Comment ID: 170] - [Link](#)
 Type: Suggestion
 Agree: 3, Disagree: 0
 Please don't clear trees near the riverfront!

Reply by **Rachel** on **08/22/2020** at **9:56am** [Comment ID: 183] - [Link](#)
 Type: Suggestion
 Agree: 1, Disagree: 0
 I do not feel that this is the place for a giant lawn. I want to maintain the existing ecological system and woodland.

Morgan Falls Riverfront Park Precedent | WATERFRONT



Charleston Riverfront Park | Charleston, SC

#049

Posted by **Nathan W Sears** on **08/20/2020** at **4:35pm** [Comment ID: 89] - [Link](#)
 Type: Suggestion
 Agree: 2, Disagree: 0

The lawns in previous pictures were great, but water quality and natural elements so close to the river I think need to be used to ensure proper filtration from the parking areas, etc. Feature bioswales and native wildflower areas to support native plants and animals vs. over manicured landscaping.

Reply by **Lawrence Frank** on **08/23/2020** at **11:10am** [Comment ID: 213] - [Link](#)

Type: Suggestion
 Agree: 1, Disagree: 0

I agree. A big open grassy field would be nice but should be in another part of the City away from the river. Next to the river, more context sensitive settings that keep the trees is important. Many of the State parks next to lakes are good examples for this (shaded picnic areas connected by paths).

#050

Posted by **Nancy** on **08/23/2020** at **5:27pm** [Comment ID: 224] - [Link](#)

Type: Suggestion
 Agree: 0, Disagree: 0

Charlestown is a good model.

#051

Posted by **Carol** on **08/21/2020** at **11:58am** [Comment ID: 131] - [Link](#)

Type: Suggestion
 Agree: 0, Disagree: 0

this is a great way to enjoy and access river sensitive areas... should also be considered for Old Riverside park!! That is public land that can provide valuable river access if developed with sensitivity.

#052

Posted by **Alex Ottley** on **08/20/2020** at **1:13pm** [Comment ID: 67] - [Link](#)

Type: Suggestion
 Agree: 2, Disagree: 0

Trees trees trees. Work around the existing trees and plant more where appropriate and needed.

Plantings of local, native trees, shrubs, herbs should be required. Reduce the amount of landscaping trees and keep more natural surrounding vegetation.

#053

Posted by **Renee North** on **09/08/2020** at **4:18pm** [Comment ID: 273] - [Link](#)

Type: Suggestion
 Agree: 2, Disagree: 0

This is hideous. Why is this a depiction of a possibility?

#054

Posted by **Chris** on **08/22/2020** at **9:06am** [Comment ID: 172] - [Link](#)

Type: Suggestion
 Agree: 3, Disagree: 0

This is way too disruptive to the natural habitats. Open space should be at least 100 meters from the waterfront!

Reply by **Rachel** on **08/22/2020** at **9:59am** [Comment ID: 185] - [Link](#)

Type: Suggestion
 Agree: 1, Disagree: 0

WAY too open. This would disrupt all kinds of wildlife and we would lose the woodland that we are known for.

#055

Posted by **Alex Ottley** on **08/20/2020** at **1:14pm** [Comment ID: 68] - [Link](#)

Type: Suggestion
 Agree: 0, Disagree: 0

Require trees and shrubs

Tell us what you think!



#056

Posted by **Viviana** on **08/17/2020** at **2:33pm** [Comment ID: 19] - [Link](#)
 Type: Suggestion
 Agree: 1, Disagree: -2
 I oppose this. It is not needed!

#057

Posted by **Anna F Dancu** on **08/20/2020** at **9:25pm** [Comment ID: 101] - [Link](#)
 Agree: 0, Disagree: 0
 What would the focal point be? I didn't see in the earlier information. Otherwise this looks nice.

#058

Posted by **Katherine Booth** on **08/22/2020** at **7:13am** [Comment ID: 155] - [Link](#)
 Agree: 0, Disagree: 0
 Love the idea of forested paths on this side of the park.

#059

Posted by **Dave** on **08/18/2020** at **6:26pm** [Comment ID: 56] - [Link](#)
 Type: Suggestion
 Agree: 7, Disagree: 0
 Hard to imagine an enjoyable open space under those power lines unless you plant a forest and make canopies that hide the lines. Otherwise, a crummy golf course is fine. I'd prefer it all be forested with good hiking and bike trails rather than open space.

#060

Posted by **Meredith** on **08/18/2020** at **1:18pm** [Comment ID: 39] - [Link](#)
 Type: Question
 Agree: 2, Disagree: 0
 How does this urban park interact with the large swath of power lines running through the space?

#061

Posted by **G.B.** on **08/23/2020** at **10:03pm** [Comment ID: 236] - [Link](#)
 Agree: 0, Disagree: 0
 Great idea to have a large open multi-purpose space.

#062

Posted by **bill** on **08/17/2020** at **9:19pm** [Comment ID: 31] - [Link](#)
 Type: Question
 Agree: 2, Disagree: 0
 What is to become of Steel Canyon golf course? Even though is not labelled anywhere, it appears to be slated as a multi-purpose open space---correct?

Reply by **Paul Neitzel** on **08/21/2020** at **11:47am** [Comment ID: 124] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 I don't believe this area overlaps with Steel Canyon.

Reply by **Brent Hardy** on **08/21/2020** at **12:49pm** [Comment ID: 137] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 After reviewing google maps this is exactly over the golf course.

Reply by **Pat Jones** on **08/21/2020** at **3:58pm** [Comment ID: 149] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 Is the golf course profitable? If not, do what Chastain Park is doing and turn it into a public park. Hiking and jogging paths would get a lot of use.

#063

Posted by **Michael Maurice** on **08/20/2020** at **11:55am** [Comment ID: 63] - [Link](#)
 Type: Suggestion
 Agree: 3, Disagree: 0
 Adding access to the river is great except the river itself. As a Huntcliff resident living on the river, I can tell you first hand how the massive silt deposits make much of the river a mud pit at certain times of the day and depending on the river height (which changes hourly/daily) is sometimes impassable. Can Sandy Springs work with the necessary bodies to get this thing dredged.

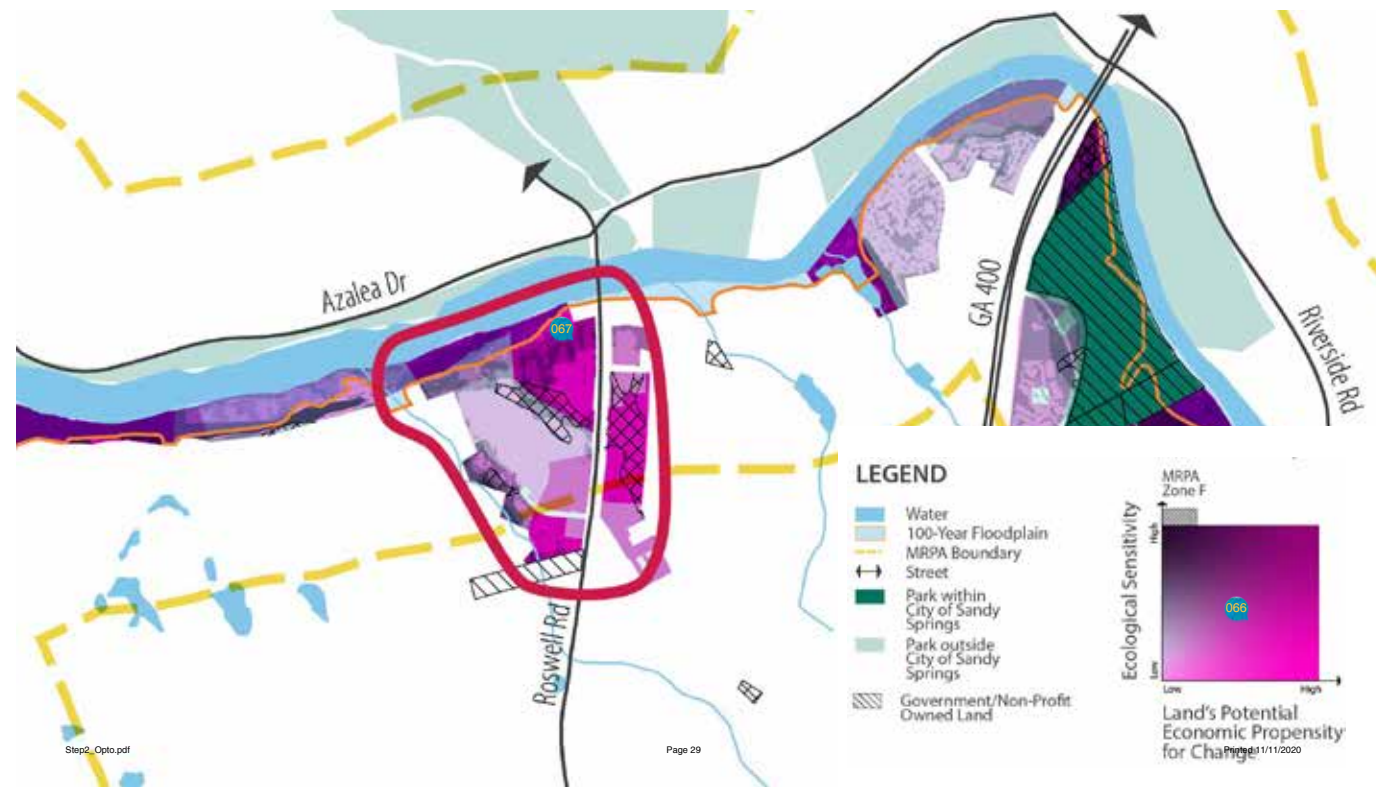
#064

Posted by **David Zion** on **08/18/2020** at **6:21pm** [Comment ID: 54] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 All of the current parking has been removed? Adding all these great new features with nowhere for all the visitors to park. The new vision seems to exclude the current users and folks I see at Morgan Falls every weekend - kayakers - fisherman - dog park users - overflow from the other park...road access is 1 lane - partially paved and deeply rutted

#065

Posted by **G.B.** on **08/23/2020** at **10:05pm** [Comment ID: 237] - [Link](#)
 Agree: 0, Disagree: 0
 Better access to the riverfront here. Plus an active children's play space that has a more natural feel. Maybe relocate the dog park and provide better parking that has a pervious surface.

Roswell Road Riverfront Park Area



#066

Posted by **Barrett** on 08/17/2020 at 1:12pm [Comment ID: 16] - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

You need a more discernible color gradient than this. Something like red in the upper-left corner, yellow in the upper-right, green in the lower-right, and blue in the lower-right.

#067

Posted by **G.B.** on 08/23/2020 at 10:06pm [Comment ID: 238] - [Link](#)

Agree: 0, Disagree: -1

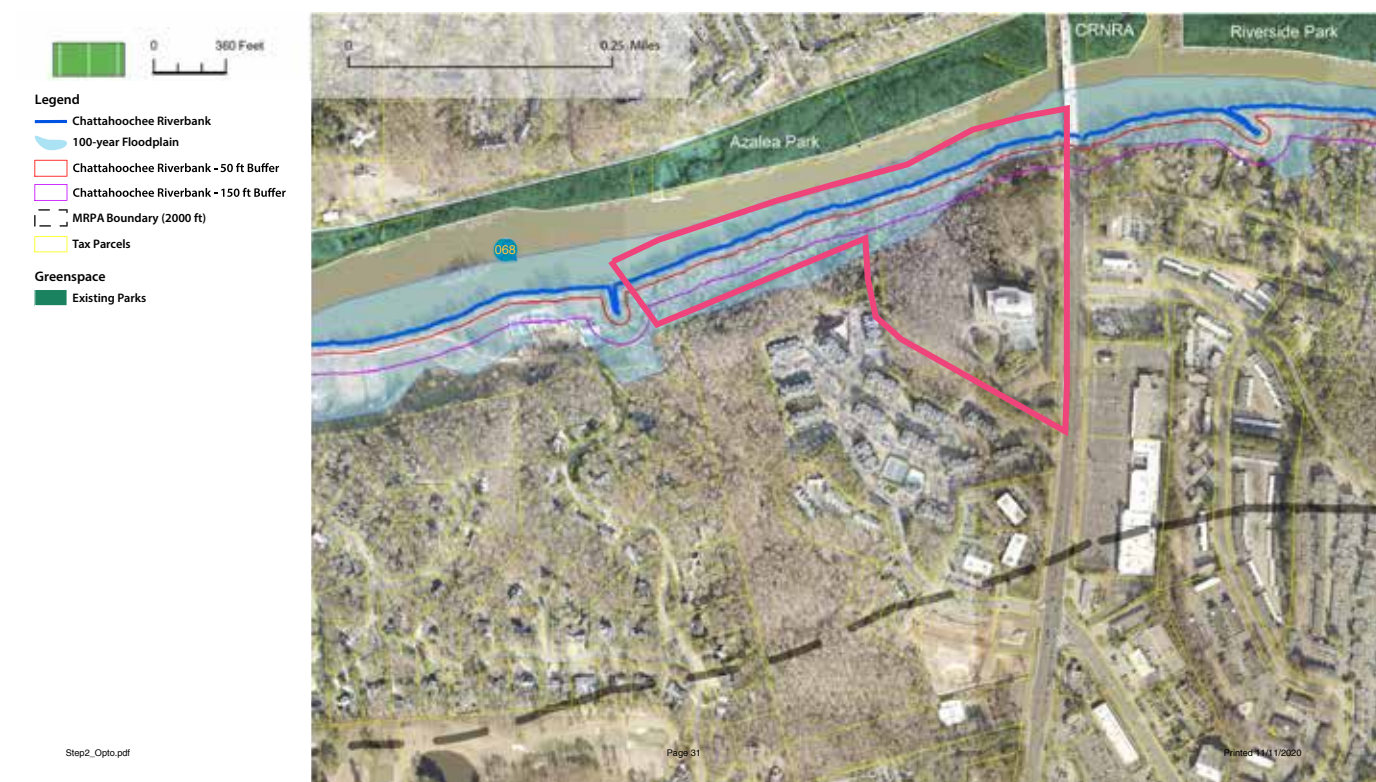
Definitely needs a bridge to connect to Roswell parks along Azalea Drive.

Step2_Opt0.pdf

Page 30

Printed 11/11/2020

Roswell Road Riverfront Park Area Existing Conditions



#068

Posted by **Joyce Weems** on 08/23/2020 at 12:44pm [Comment ID: 215] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: -1

I live in this area and I want beautiful parks and trails, but I believe we already have them! My main concern is for available reasonable housing for the regular folks who live in the area. With the improvements already made to the shopping areas, I see no reason to waste that money demolishing and starting over. We don't need another Avalon - we have one close by. We need to be a community for the people - ALL the people that choose to live in this area. Affordable housing is almost gone in the area with the average cost of a home in the \$600,000+ range. I would rather have housing that teachers, policemen, firemen and other public servants can afford and have them live right here in the community. I believe paths and parks can be created with that in mind.

We could use a Kroger back in the area and an Aldi's would be nice. Of course, neither of those are miles away.

I would like to see us be unique - a welcome place for all. We just need to keep cleaning up and making improvements. I'd like help in finding grants and funding to help the older communities make improvements. And continue to work on infrastructure that is wearing out.

Thank you for listening.

Step2_Opt0.pdf

Page 32

Printed 11/11/2020

Roswell Road Riverfront Park Concepts



#069

Posted by **Ron Clark** on **08/18/2020** at **11:29am** [Comment ID: 35] - [Link](#)
 Type: Suggestion
 Agree: 3, Disagree: 0
 pedestrian bridge connecting to Roswell side would be great

Reply by **Meredith** on **08/18/2020** at **1:32pm** [Comment ID: 40] - [Link](#)
 Type: Suggestion
 Agree: 1, Disagree: 0
 Agreed - this is a very busy street, so designing this path as a separate structure would feel safer for families.

#070

Posted by **Dave** on **08/18/2020** at **6:20pm** [Comment ID: 53] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 Would love to have kayak parking and opportunity to access food/drinks. French Broad River In Ashville NC has breweries you can pull up to. As we put in at Don White, we always pack up the car afterwards and drive to Roswell...would prefer to hang out where we put in.

#071

Posted by **Anonymous** on **08/19/2020** at **11:24pm** [Comment ID: 61] - [Link](#)
 Agree: 2, Disagree: -2
 I'd love to see some limited commercial development along the river - restaurants, etc.

Reply by **Linda Cahn** on **08/22/2020** at **1:13pm** [Comment ID: 188] - [Link](#)
 Agree: 2, Disagree: 0
 I firmly believe commercialization should be kept to a minimum.

#072

Posted by **Geoffrey Freeman** on **08/20/2020** at **2:34pm** [Comment ID: 75] - [Link](#)
 Type: Suggestion
 Agree: 5, Disagree: -3
 Instead of multi-use, consider recreation-oriented restaurant and light retail. It'd be great to have an anchor and attractive place for park-goers to see the river, visit a micro-brewery, and eat somewhere on the river.

Reply by **Kathleen Borden** on **08/20/2020** at **2:41pm** [Comment ID: 76] - [Link](#)
 Agree: 6, Disagree: -1
 Great idea! And there's a completely underutilized sidewalk mall just across the street that could be repurposed.

Reply by **Pat Jones** on **08/21/2020** at **4:01pm** [Comment ID: 150] - [Link](#)
 Type: Suggestion
 Agree: 3, Disagree: -3
 Riverfront retail/restaurants would be well received and should be a focus.

Step2_Opto.pdf

Page 34

Printed 11/11/2020

Reply by **Chris** on **08/22/2020** at **9:08am** [Comment ID: 173] - [Link](#)
 Type: Suggestion
 Agree: 3, Disagree: -3
 Completely agree, this is a great location for something like this. A restaurant or cafe set back with a view of the river would be great

Reply by **Linda Cahn** on **08/22/2020** at **1:16pm** [Comment ID: 189] - [Link](#)
 Agree: 3, Disagree: 0
 I tend to disagree or suggest it be kept to a minimum. Restaurants on the river in Atl seem to have a short life span and sit vacant in between owners. I do not want a repeat of Roswell. I am curious as to the effect of retail / restaurants regarding traffic and damage to the water.

#073

Posted by **John LaBanca** on **08/18/2020** at **4:42pm** [Comment ID: 50] - [Link](#)
 Type: Suggestion
 Agree: 9, Disagree: 0
 It's important to consider the experience for people enjoying the river on kayaks, tubes, and paddle boards. Many people who travel the river prefer to the natural beauty of trees on either side versus a large green lawn or an apartment complex. Overdeveloping too close to the banks will make the river feel less natural and more commercialized.

Reply by **Chris** on **08/22/2020** at **9:09am** [Comment ID: 174] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: -1
 Agree, development should be set back from the riverfront, but with reasonable access/views.

#074

Posted by **Anonymous** on **09/08/2020** at **10:52pm** [Comment ID: 274] - [Link](#)
 Type: Question
 Agree: 2, Disagree: 0
 This is private property, is it not?

#075

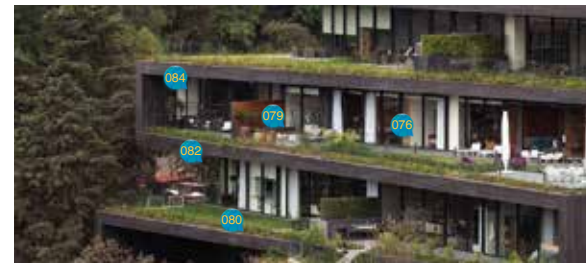
Posted by **Kathleen Borden** on **08/20/2020** at **2:45pm** [Comment ID: 78] - [Link](#)
 Agree: 8, Disagree: 0
 How is the boundary between public access (ie this new park) and the private access for Huntcliff, going to be established?

Step2_Opto.pdf

Page 35

Printed 11/11/2020

Roswell Road Riverfront Park Precedents



Environmentally Sensitive Hillside Development



Governors Island | New York, NY

Step2_Opto.pdf

Page 36



Renaissance Park | Chattanooga, TN

Printed 11/11/2020

#076

Posted by **Theodore Davis III** on 08/21/2020 at 3:12pm [Comment ID: 141] - [Link](#)
 Agree: 2, Disagree: 0
 While I'm by no means opposed to this concept, I don't really see a good way to incorporate this kind of design into the suggested area. If more housing is to come to the area, it's likely better to incorporate it into any redevelopment of the North River Shopping Center.

#077

Posted by **Renee North** on 09/08/2020 at 2:48pm [Comment ID: 263] - [Link](#)
 Type: Question
 Agree: 1, Disagree: 0
 What's the purpose of all this concrete replacing trees and local vegetation?

#078

Posted by **Alex Ottley** on 08/20/2020 at 1:17pm [Comment ID: 70] - [Link](#)
 Agree: 1, Disagree: 0
 Impervious impervious impervious with green stormwater.

#079

Posted by **Pat Jones** on 08/21/2020 at 4:03pm [Comment ID: 151] - [Link](#)
 Type: Suggestion
 Agree: 3, Disagree: 0
 I hope this is a concept that would be applied to retail/restaurants not housing. This area seems like a perfect place to bring the neighborhood together.

#080

Posted by **Nancy** on 08/23/2020 at 5:17pm [Comment ID: 221] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: -1
 Definitely NOT as housing....ok as restaurant group for all to enjoy

#081

Posted by **Carol** on 08/21/2020 at 12:00pm [Comment ID: 133] - [Link](#)
 Type: Suggestion
 Agree: 4, Disagree: -1
 This type of pedestrian access under Roswell Road at the Bridge on the Sandy springs Side will be Key to redevelopment on both side of Roswell Road and opportunity for the diverse community in that area to actually take advantage of their proximity to our wonderful Chattahoochee

#082

Posted by **Alana Mueller** on 08/20/2020 at 3:13pm [Comment ID: 85] - [Link](#)
 Type: Suggestion
 Agree: 4, Disagree: 0

Step2_Opto.pdf

Page 37

Printed 11/11/2020

I would not like to see multistory housing on the riverbanks. Takes away from the natural beauty of the river.

#083

Posted by **Anonymous** on 09/08/2020 at 10:55pm [Comment ID: 275] - [Link](#)
 Type: Suggestion
 Agree: 1, Disagree: 0
 If you want a lot of concrete by the water, move to Jacksonville.

#084

Posted by **Renee North** on 09/08/2020 at 3:06pm [Comment ID: 272] - [Link](#)
 Type: Suggestion
 Agree: 1, Disagree: 0
 Hillside development? What hillside? Development should be pushed way back from the river.

#085

Posted by **Alana Mueller** on 08/20/2020 at 3:14pm [Comment ID: 86] - [Link](#)
 Agree: 6, Disagree: 0
 Too much concrete, not enough trees.

Reply by **Chris** on 08/22/2020 at 9:10am [Comment ID: 175] - [Link](#)
 Type: Suggestion
 Agree: 7, Disagree: 0
 You took the words right off of my fingertips! Too much concrete, not enough trees!

#086

Posted by **Renee North** on 09/08/2020 at 2:43pm [Comment ID: 260] - [Link](#)
 Type: Suggestion
 Agree: 1, Disagree: 0
 The only trees maintained in this image are between streets! I hope the trees in this area will be maintained. Clearcutting at Morgan Falls provided us with an unusable playground for much of the Summer until the shade sails were installed. Please don't make this mistake again. Leave the existing canopy.

#087

Posted by **Renee North** on 09/08/2020 at 2:40pm [Comment ID: 259] - [Link](#)
 Type: Suggestion
 Agree: 2, Disagree: 0
 Have you been outdoors in Sandy Springs in the Summer? Preserving the canopy is essential for shade and enjoyment of the area.

#088

Posted by **Renee North** on 09/08/2020 at 2:45pm [Comment ID: 261] - [Link](#)
 Type: Suggestion
 Agree: 2, Disagree: 0

Step2_Opto.pdf

Page 38

Printed 11/11/2020

Roswell Road Riverfront Park Precedents



Environmentally Sensitive Hillside Development



Governors Island | New York, NY

Step2_Opto.pdf

Page 36



Renaissance Park | Chattanooga, TN

Printed 11/11/2020

Don't create a plan that requires grass maintenance (chemicals) along the Chattahoochee River. The run off would be damaging to the river (which we've worked hard to clean up) vegetation and wildlife.

#089

Posted by **G.B.** on **08/23/2020** at **10:08pm** [Comment ID: 239] - [Link](#)
 Type: Suggestion
 Agree: 1, Disagree: 0
 Something like this would be great for the Morgan Falls riverfront below the dam.

#090

Posted by **Nancy** on **08/23/2020** at **5:18pm** [Comment ID: 222] - [Link](#)
 Type: Suggestion
 Agree: 1, Disagree: 0
 not attractive

#091

Posted by **Alex Ottley** on **08/20/2020** at **1:17pm** [Comment ID: 69] - [Link](#)
 Agree: 2, Disagree: 0
 Impervious surface should be the key to all pedestrian and parking lots.

#092

Posted by **John LaBanca** on **08/18/2020** at **4:35pm** [Comment ID: 47] - [Link](#)
 Type: Suggestion
 Agree: 1, Disagree: -1
 Love the idea of adding an amazing playground for kids to play.

#093

Posted by **Carol** on **08/21/2020** at **11:59am** [Comment ID: 132] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: -1
 A variety of trails can provide great outdoor experiences

#094

Posted by **John LaBanca** on **08/18/2020** at **4:36pm** [Comment ID: 48] - [Link](#)
 Type: Suggestion
 Agree: 2, Disagree: 0
 This looks like the spaghetti junction of walkways. This much concrete would detract from the natural beauty of the river.

#095

Posted by **Renee North** on **09/08/2020** at **2:47pm** [Comment ID: 262] - [Link](#)
 Type: Suggestion
 Agree: 1, Disagree: -1

Step2_Opto.pdf

Page 39

Printed 11/11/2020

In theory, this is great. Obviously stone and metal under the Georgia sun would cause burns. Come up with gorgeous fun examples that are practical and possible in our environment.

#096

Posted by **Nancy** on **08/23/2020** at **5:19pm** [Comment ID: 223] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 Love this for open park area.

Step2_Opto.pdf

Page 40

Printed 11/11/2020

Tell us what you think!



#097

Posted by **Nathan W Sears** on 08/20/2020 at 5:08pm [Comment ID: 93] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: -1

I wonder why the pathway is along Roberts and not along North River Pkwy. North River Parkway provides connection to the school, businesses, numerous town homes and apartments and seems to have significantly more room along the ROW without encroaching on private property owners as well and would better serve a larger portion of existing and future residents.

#098

Posted by **Alana Mueller** on 08/20/2020 at 3:10pm [Comment ID: 83] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: -1

Speed bumps should be installed along Roberts Drive to slow down traffic if there is going to be an increase in bikers and pedestrians. Many people who do not live on Roberts use Roberts Drive as a cut-through to connect to Roswell Road and they drive entirely too fast for such a narrow and winding road. It is dangerous for pedestrians. My husband and I walk on Roberts frequently and it is frightening how fast cars are driving by and most don't slow down or move over for pedestrians.

#099

Posted by **Alana Mueller** on 08/20/2020 at 3:03pm [Comment ID: 79] - [Link](#)

Type: Question

Agree: 1, Disagree: 0

As a resident, I am concerned about the development of a path on Roberts Road. A sidewalk is definitely needed as the road is narrow with hills and blind spots which makes it dangerous to walk on. But I want to make sure that this is only a typical width sidewalk and not a large walking path that may go right through our yard/driveway. I also want to have an appropriate buffer and privacy from my home and those walking/running/biking on the path. Information on this path is of great importance to me.

#100

Posted by **Viviana** on 08/17/2020 at 2:35pm [Comment ID: 21] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: -1

There is no need for any alterations except for filling up your pockets. I oppose all three ideas presented.

#101

Posted by **Viviana** on 08/17/2020 at 2:34pm [Comment ID: 20] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: -2

Generification at its worst! I oppose any plans to do any alterations to the current landscape.

#102

Posted by **Nathan W Sears** on 08/20/2020 at 5:10pm [Comment ID: 94] - [Link](#)

Type: Suggestion

Agree: 3, Disagree: 0

Love the trail plans in this area generally. Part of my daily bike commute so appreciated! Re-imagining this area as a bikeable and walkable area with a large variety of housing options is a great opportunity.

Step2_Opto.pdf

Page 42

Printed 11/11/2020

#103

Posted by **Alana Mueller** on 08/20/2020 at 3:08pm [Comment ID: 82] - [Link](#)

Type: Suggestion

Agree: 3, Disagree: 0

This entire shopping center needs to be updated and repurposed.

#104

Posted by **LB** on 08/25/2020 at 8:59am [Comment ID: 254] - [Link](#)

Type: Suggestion

Agree: 3, Disagree: 0

Would love to see this shopping center revitalized and used for places that residents actually want to gather at before creating new commercial spaces across the street.

#105

Posted by **Alana Mueller** on 08/20/2020 at 3:04pm [Comment ID: 80] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

A pedestrian bridge is a great to allow residents to connect to the Riverwalk. Crossing the bridge is dangerous currently.

#106

Posted by **Nathan W Sears** on 08/20/2020 at 5:00pm [Comment ID: 91] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Move bridge to the other side of the roadway if possible to take advantage of long range views. This would appear to tie better into these plans as well.

#107

Posted by **Barrett** on 08/17/2020 at 1:03pm [Comment ID: 15] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

With this proposed park, the pedestrian bridge to Roswell, and the future intersection redesign at Highway 9/Riverside/Azalea which will increase traffic on Roswell Road, you need a traffic light here. You should also seriously consider connecting Roberts Drive and North River Parkway east of Roswell Road. This will improve bicycle/pedestrian connectivity across the river and will improve traffic safety in this corridor.

#108

Posted by **Kathleen Borden** on 08/20/2020 at 2:44pm [Comment ID: 77] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Traffic here is already risky, with the bridge and elevation changes. I don't see additional traffic lights or a traffic circle in this plan and that would be absolutely required. Also pedestrian and bike access across the bridge to join with Roswell parks.

#109

Posted by **David Zion** on 08/18/2020 at 6:25pm [Comment ID: 55] - [Link](#)

Step2_Opto.pdf

Page 43

Printed 11/11/2020

Tell us what you think!



Type: Suggestion
 Agree: 0, Disagree: -1
 No mixed use or retail should be included - already plenty along Roswell Road - more park facilities for the public....Parking for the hordes of people attracted by the new river side features...Please don't block access for boaters, kayakers and fisherman who actually want to be on the water

#110

Posted by **Nathan W Sears** on 08/20/2020 at 5:03pm [Comment ID: 92] - [Link](#)
 Type: Suggestion
 Agree: 1, Disagree: 0
 Highly suggest some form of viewing platform or overlook near the bridge providing views to the west. A beautiful and very natural viewshed here. Also suggest working with GDOT and for aesthetic improvements to the bridge both from the road and when viewed from the river/park. Fresh coat of paint, lighting fixtures if possible, or lighting the bridge itself to provide night time visual interest and focal point, etc.

#111

Posted by **Meredith** on 08/18/2020 at 1:42pm [Comment ID: 41] - [Link](#)
 Type: Suggestion
 Agree: 2, Disagree: 0
 If development is being proposed for this area, I appreciate that it is pushed back from the riverfront to allow for direct public access to this beautiful amenity. Also, I'm not sure how heavily utilized the park would be with Riverside Park located so close by with a large open space, trails and playground amenities.

#112

Posted by **Alana Mueller** on 08/20/2020 at 3:11pm [Comment ID: 84] - [Link](#)
 Type: Suggestion
 Agree: 1, Disagree: -1
 Please add Kayaking and SUP access on the Sandy Springs side of the river.

Reply by **Renee North** on 09/08/2020 at 2:51pm [Comment ID: 266] - [Link](#)
 Type: Question
 Agree: 1, Disagree: 0
 This already exists at Morgan Falls

#113

Posted by **Renee North** on 09/08/2020 at 2:56pm [Comment ID: 268] - [Link](#)
 Type: Question
 Agree: 0, Disagree: -1
 Are there more rental permits planned for this space? If so, will Sandy Springs also be providing river patrol for public safety and land preservation?

#114

Posted by **Alana Mueller** on 08/20/2020 at 3:07pm [Comment ID: 81] - [Link](#)
 Type: Suggestion
 Agree: 3, Disagree: -1
 I am not interested in seeing more housing developments, townhomes, apartments, etc. being built, especially along the river front. I would be supportive of something similar to the design as the area

along the Nantahalla River at the NOC in Bryson City, NC that has a couple of small restaurants with river access and outdoor pavillions for music, picnics etc.

Reply by **Pat Jones** on 08/21/2020 at 4:04pm [Comment ID: 152] - [Link](#)
 Agree: 2, Disagree: -1
 Agree

#115

Posted by **Renee North** on 09/08/2020 at 3:04pm [Comment ID: 271] - [Link](#)
 Type: Question
 Agree: 0, Disagree: -1
 What height would be allowed for mixed use buildings here? The natural beauty of this area is being in the trees - not looking at buildings. Hopefully the plan is to keep building low and preserve the natural landscape.

#116

Posted by **Anonymous** on 08/19/2020 at 12:15am [Comment ID: 58] - [Link](#)
 Agree: 3, Disagree: -1
 Not a fan of the mixed use idea. The focus should be on developing a park with trails and open green space.

#117

Posted by **chad plumly** on 08/18/2020 at 11:19am [Comment ID: 34] - [Link](#)
 Type: Question
 Agree: 1, Disagree: 0
 What is the proposed focal point supposed to look like at this time?

Reply by **Renee North** on 09/08/2020 at 2:56pm [Comment ID: 269] - [Link](#)
 Type: Question
 Agree: 0, Disagree: -1
 I'm also interested in the planner ideas for this.

#118

Posted by **Mark Iovino** on 08/20/2020 at 6:37pm [Comment ID: 100] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: -2
 Consideration should be made for the increased use in the near future of electric bikes, boards, etc. Charging stations, possibly solar, should be considered along multi-use trails. Also, the higher speed they travel at should be a consideration when designing the path, and whether great separation is needed between walkers and riders.

#119

Posted by **Pat Jones** on 08/21/2020 at 4:11pm [Comment ID: 153] - [Link](#)
 Type: Question
 Agree: 5, Disagree: 0
 While I love the trail concept - how does its exit Huntcliff. Can we see the plan to the south. Because I am fairly sure it is all private housing. Wouldn't it be better to exit next to the church and join the paths along Roswell road?

Tell us what you think!



#120

Posted by **Anonymous** on **08/24/2020 at 2:21pm** [Comment ID: 251] - [Link](#)
 Agree: 0, Disagree: 0
 This process was cumbersome. Even with general familiarity for the Morgan Falls and Roswell Road sites it was difficult for me to tell exactly where boundaries and locations were so I could not add comments.
 I still have no idea where Crooked Creek is except near Holcomb Bridge Rd.
 I never found definitions for the different kinds of trails mentioned.

#121

Posted by **Mel Mobley** on **08/18/2020 at 3:12pm** [Comment ID: 43] - [Link](#)
 Type: Suggestion
 Agree: 1, Disagree: -4
 Let the density occur here, not Morgan Falls. It is closer to Roswell Road and feeder roads and parking can be less intrusive. Roswell Road will be developed more densely anyway.

#122

Posted by **Renee North** on **09/08/2020 at 2:49pm** [Comment ID: 264] - [Link](#)
 Type: Question
 Agree: 0, Disagree: 0
 Where does this end?

#123

Posted by **G.B.** on **08/23/2020 at 10:11pm** [Comment ID: 240] - [Link](#)
 Agree: 0, Disagree: -3
 This would be a great location for riverside dining and event space like at Powers Ferry Landing and Paces Ferry in Vinings.

#124

Posted by **Renee North** on **09/08/2020 at 3:01pm** [Comment ID: 270] - [Link](#)
 Type: Question
 Agree: 0, Disagree: -1
 What width and material is proposed? The drawing doesn't show the creek it lays over. Is it boardwalk? Is the planned trail for walkers and bikers?

#125

Posted by **Nathan W Sears** on **08/20/2020 at 4:58pm** [Comment ID: 90] - [Link](#)
 Type: Suggestion
 Agree: 4, Disagree: 0
 Keep the park as natural as possible with a focus on serving as a buffer and filtration from surrounding properties while providing a mostly passive park. For any type of playgrounds would love to see natural features like boulders or natural sculptures that blend into the environment and the natural setting.

#126

Posted by **Renee North** on **09/08/2020 at 2:51pm** [Comment ID: 265] - [Link](#)

Step2_Op10.pdf

Page 46

Printed 11/11/2020

Type: Suggestion

Agree: 1, Disagree: 0

Please don't clear cut this like Morgan Falls. We need the natural tree cover to enjoy these parks in the heat of the Summer.

#127

Posted by **Renee North** on **09/08/2020 at 2:54pm** [Comment ID: 267] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

What is a "Proposed River Access Point"?

Is this kayak, canoe, SUP only? Or do you propose a ramp for motor boat access? This stretch of the Chattahoochee is relatively short and does not need additional ramps/motor boat access. Plus, those bring noise, wake damage and pollution.

Step2_Op10.pdf

Page 47

Printed 11/11/2020

Crooked Creek Conservation Park Area Existing Conditions



#128

Posted by **Alex Ottley** on 08/20/2020 at 1:18pm [Comment ID: 71] - [Link](#)
 Type: Suggestion
 Agree: 1, Disagree: 0
 Impervious and natural wooded areas. Plantings of natural vegetation a plus.

#129

Posted by **Mel Mobley** on 08/18/2020 at 3:13pm [Comment ID: 44] - [Link](#)
 Type: Suggestion
 Agree: 1, Disagree: 0
 Develop this for low density use: limited parking and natural trails; no places to encourage groups to meet and cook and so forth. Protect the surrounding area.

Step2_Opto.pdf

Page 50

Printed 11/11/2020

Crooked Creek Conservation Park Concepts



#130

Posted by **Gina** on 08/22/2020 at 8:36pm [Comment ID: 198] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 Would love to see a bridge here connecting Crooked Creek to Gerrard's Landing.

Step2_Opto.pdf

Page 52

Printed 11/11/2020

Crooked Creek Conservation Park Precedents

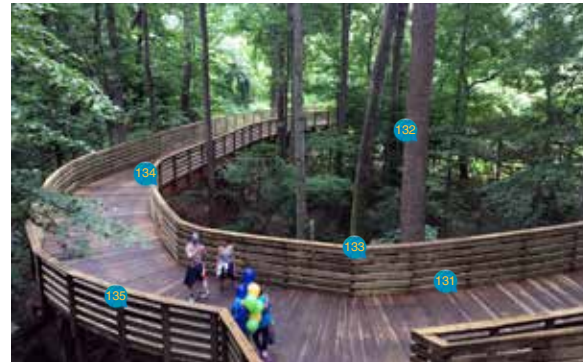


Renaissance Park | Chattanooga, TN



Step2_Opto.pdf

Page 53



South Peachtree Creek Trail | Atlanta, GA

Printed 11/11/2020

#131

Posted by **Lawrence Frank** on **08/23/2020** at **11:24am** [Comment ID: 214] - [Link](#)
 Type: Suggestion
 Agree: 1, Disagree: 0
 A boardwalk off the ground is the right idea to allow for enjoyment of the area and preserve the natural environment.

#132

Posted by **G.B.** on **08/23/2020** at **10:13pm** [Comment ID: 241] - [Link](#)
 Agree: 0, Disagree: 0
 Raised boardwalks are a great way to protect sensitive areas like wetlands and areas prone to flooding.

#133

Posted by **Carol** on **08/21/2020** at **12:03pm** [Comment ID: 135] - [Link](#)
 Type: Suggestion
 Agree: 2, Disagree: 0
 this type of walkway allows access to areas with great sensitivity to the environment.

#134

Posted by **John LaBanca** on **08/18/2020** at **4:38pm** [Comment ID: 49] - [Link](#)
 Type: Suggestion
 Agree: 3, Disagree: 0
 The boardwalks in the trees would be a great way to enjoy the natural beauty of the area.

#135

Posted by **LB** on **08/25/2020** at **9:01am** [Comment ID: 255] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 This would be a great addition, love the boardwalk trails near the nature center on the other end of Roswell

#136

Posted by **Rachel** on **08/22/2020** at **10:06am** [Comment ID: 186] - [Link](#)
 Agree: 1, Disagree: -1
 I like the elevated overlook

#137

Posted by **Patrick** on **09/09/2020** at **2:48pm** [Comment ID: 285] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 This looks really keen. Please emulate this.

Step2_Opto.pdf

Page 54

Printed 11/11/2020

#138

Posted by **Carol** on **08/21/2020** at **12:02pm** [Comment ID: 134] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 like access to nature along the river topography.... bird houses and other amenities with proper educational signage can turn this into a wonderful destination for families ... and teach the next generation.

#139

Posted by **Alex Ottley** on **08/20/2020** at **1:20pm** [Comment ID: 72] - [Link](#)
 Agree: 0, Disagree: 0
 Green infrastructure and impervious surface a must. Stabilization should be as per Georgia EPD Stream and Wetland Restoration guidance. No gabion walls.

Step2_Opto.pdf

Page 55

Printed 11/11/2020

Tell us what you think!



CONCLUSION + VISION DISCLAIMER

Thank you for participating in this vision process and for providing valuable feedback!

As a reminder, the preceding images represent the Planning + Design Team's visionary and diagrammatic ideas based on the Team's findings to date.

These ideas should NOT be taken as future design plans. Instead, they are intended to stimulate thought and dialogue about ideas that if identified as desirable, would lead to additional planning, public engagement, and collaborative community design.



#140

Posted by **Nathan W Sears** on 08/20/2020 at 5:18pm [Comment ID: 96] - [Link](#)
 Type: Suggestion
 Agree: 4, Disagree: 0
 Work with Gwinnett County to provide an underpass connection from this new park to the Holcomb Bridge Park. Garrard Landing and this Park have playgrounds and other amenities as well as additional parking, etc. that would complement this park if there were safe access when walking or biking. Current access across HBR is not safe via any mode of transportation in this area.

#141

Posted by **Chris Lambrecht** on 08/17/2020 at 12:15pm [Comment ID: 14] - [Link](#)
 Agree: 0, Disagree: 0
 Spending more \$ here would not benefit most Sandy Springs residents.

#142

Posted by **Nathan W Sears** on 08/20/2020 at 5:16pm [Comment ID: 95] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 Safe pedestrian crossing at HBR would be great here and join these two park areas and communities. Historic fishing weirs and the historic bridge abutments still remain in the river so highlighting these areas would be great. Possible fishing access here as well.

#143

Posted by **chad plumly** on 08/18/2020 at 11:18am [Comment ID: 33] - [Link](#)
 Type: Question
 Agree: 0, Disagree: 0
 The river access at Garrard's Landing is terrible. I know it's the City of Roswell's call, but why not allow trailers? Dragging any watercraft up that ramp is miserable!

#144

Posted by **Anonymous** on 08/20/2020 at 2:28pm [Comment ID: 74] - [Link](#)
 Type: Suggestion
 Agree: 1, Disagree: 0
 Construction appears to be nearly complete on a small parking area and foot trails through this area. Seems like the City has already invested in this park.

#145

Posted by **Carol** on 08/21/2020 at 12:04pm [Comment ID: 136] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 Great way to improve/keep tree canopy while providing pedestrian and even bicycle access

#146

Posted by **Patrick** on 09/09/2020 at 2:49pm [Comment ID: 286] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 Starting off on this I had my concerns. But I love the designs immensely. I think it would be huge and amazing if the city could make these a reality.



Reminder of Morgan Falls Riverfront Park Concepts



#001

Posted by **Patrick Barry** on 11/03/2020 at 7:19pm [Comment ID: 341] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

If we keep the golf course or not, can we make a beginner mountain bike trail on the perimeter and/or incorporate a trail if it gets removed? So many kids are on the junior high and high school teams, our City can use a short, entry-level (in terms of difficulty) trail.

#002

Posted by **Patrick Barry** on 11/03/2020 at 7:26pm [Comment ID: 342] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

The bridge to the CRNRA - Gold Branch would be awesome!

#003

Posted by **Ann C Dorsey** on 11/03/2020 at 7:14am [Comment ID: 318] - [Link](#)

Agree: 0, Disagree: 0

don't touch the golf course!

#004

Posted by **Michele Whitaker** on 10/27/2020 at 8:59pm [Comment ID: 309] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

i am seeing trails being planned for a residential area along the river, it looks as if it surrounds a point along huntcliff.

#005

Posted by **Christina Thompson** on 11/02/2020 at 2:34pm [Comment ID: 316] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

I can't tell the difference between the Athletic fields and Proposed multi-purpose space, and I can't tell the difference between the pink programmed/planned trail. Also - did the city purchase the golf course? It looks like there will be paved paths through the golf course area. Thanks!

USE.

Step3a_Opt0.pdf

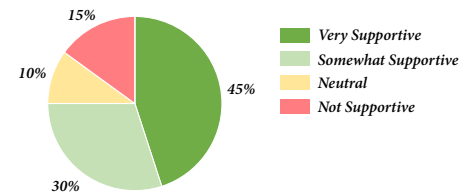
Page 7

Printed 11/11/2020

What You Said.



- Mostly positive support for the preliminary vision:



- Interest to see a balance of amenities such as:
 - Large lawn
 - Dog park relocation away from the river
 - Frisbee golf
 - 9-hole golf course
 - Seating and picnic facilities
 - Trails, permeable
 - More parking, permeable
 - Protection of natural areas and water quality



- No need for more amenities in the site, leave golf course in its existing location.
- Concern about impacts to private property.
- Wrong location for proposed improvements due to concerns over runoff from chemicals affecting water quality and presence of utility lines.
- No parking and over development of the space due to impacts to natural environment and water quality.

Step3a_Opto.pdf

Page 8

Printed 11/11/2020

Morgan Falls Riverfront Regional Park Conceptual Vision



Step3a_Opto.pdf

Page 11

Printed 11/11/2020

#006

Posted by **Christina Thompson** on 11/02/2020 at 2:35pm [Comment ID: 317] - [Link](#)
 Type: Question
 Agree: 0, Disagree: 0
 I agree we would need way more parking, it is already hard to visit morgan falls park.

Step3a_Opto.pdf

Page 9

Printed 11/11/2020

#007

Posted by **Kim V** on 10/26/2020 at 7:10pm [Comment ID: 300] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 The expanded trails and overlook will be heavily used. Please keep as wooded as possible.

#008

Posted by **David Asbell** on 11/03/2020 at 9:43am [Comment ID: 320] - [Link](#)
 Type: Suggestion
 Agree: 1, Disagree: 0
 The BEST thing would be a slalom whitewater course, utilizing the height differential between the lake and the river below. This concept was discussed before the 1996 Olympics in Atlanta. Charlotte NC has a pumped course, but Morgan falls could use natural flow.

#009

Posted by **Donna Gawlas** on 11/04/2020 at 8:04pm [Comment ID: 364] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 At canoe/kayak river access points, PLEASE place a small sign "kayak/canoe river access- please keep area clear". In federal park nearby, non-boaters don't have a clue and plopp down in their folding chairs & fish. It's awkward, especially in Covid times, to ask them to move... they truly have no idea the steps are to haul car-topped boats in/out river.

Step3a_Opto.pdf

Page 12

Printed 11/11/2020

Morgan Falls Overlook Area



The Vision for the Morgan Falls Overlook Area tests the idea of expanding nature trails in the wooded hill just west of the existing park, where appropriate.

A tall observation tower would be added at the top of the hill to allow visitors to enjoy panoramic views of the surrounding area.

The panoramic views would be electronically transmitted to a kiosk in the existing park for viewers unable to hike. The existing park would remain in its existing conditions.



- Program**
- 1 Observation Tower
 - 2 Expanded Nature Trails (Where Appropriate)
 - 3 Existing Park

Morgan Falls Overlook Area Imagery



1 Conceptual Observation Tower



2 Expanded Nature Trails

#010

Posted by **Patrick Barry** on 11/03/2020 at 7:11pm [Comment ID: 340] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 More trails are welcomed!

#011

Posted by **Donna Sylan** on 11/03/2020 at 5:58pm [Comment ID: 331] - [Link](#)
 Agree: 0, Disagree: 0
 Like expanding trails where possible as well as the observation tower.

#012

Posted by **Patrick Barry** on 11/03/2020 at 7:10pm [Comment ID: 339] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 The City has spent tons of money to eliminate billboards all over yet they are considering placing this eye sore on the river. I don't want to see this any more than the return of the water tower that said "Gwinnett is Great" by Spaghetti Junction.

#013

Posted by **Chris** on 10/26/2020 at 6:16pm [Comment ID: 288] - [Link](#)
 Agree: 1, Disagree: 0
 I like this idea. This seems like a great place for an observation tower.

#014

Posted by **DAVID J BORCHARDT** on 10/27/2020 at 4:00pm [Comment ID: 302] - [Link](#)
 Type: Suggestion
 Agree: 1, Disagree: 0
 Positive comment here for nature trail improvements

#015

Posted by **Chris** on 10/26/2020 at 6:16pm [Comment ID: 289] - [Link](#)
 Agree: 1, Disagree: 0
 I like it. Very cool

Morgan Falls Riverfront Area



The Vision for the Morgan Falls Riverfront Area tests the idea of redesigning the park to enhance the park's natural environment and the user experience.

The boating area is redesigned to enhance the boating experience. The dog park is relocated to allow the park road and parking areas to be pulled away from the river while maintaining the same number of parking spaces and adding a natural play area.

The river edge is restored and access to the water provided in an ecological sensitive way. The river overlook is expanded and a pier added for additional access to the river. Public art and interpretive signs would be included throughout the park.



Program

- 1 Boat Parking Area - Permeable (10 spaces total in the park)
- 2 Bridge (Typ.)
- 3 Existing Boat Ramp
- 4 Existing Trees (Typ.)
- 5 Expanded Overlook with Pavilions
- 6 Georgia Power Easement Steps/Pedestrian Connection - Permeable*
- 7 Georgia Power Hydro Plant Education Center*
- 8 Green Infrastructure for Stormwater Management/Quality
- 9 Land Art Mound + Other Public Art Throughout the Park
- 10 Multi-Purpose Open Space
- 11 Natural Play Area with Hill-Side Slides and Earth Mounds
- 12 Parking and Park Road - Permeable (25 spaces total in the park)
- 13 Park Pedestrian Network - Permeable
- 14 Park Riverfront Edge Restoration and Ecological Sensitive Access
- 15 Pavilions (Typ.)
- 16 PATH Trail
- 17 Pier
- 18 Proposed Small Trees (Typ.)
- 19 Overlook Pavilions (Typ.)
- 20 Native Grass Understory Plantings (Typ.)

*Note: Feasibility analysis would be required with the Georgia Power Company and associated State and Federal Agencies.
Printed 11/11/2020

#016

Posted by **Patrick Barry** on 11/03/2020 at 7:34pm [Comment ID: 349] - [Link](#)
Type: Suggestion
Agree: 0, Disagree: 0
A kayak or canoe portage would be of great help to the paddling community.

#017

Posted by **Chris** on 10/26/2020 at 6:18pm [Comment ID: 290] - [Link](#)
Agree: 1, Disagree: 0
This area could use some improvement. I like these ideas.

#018

Posted by **Patrick Barry** on 11/03/2020 at 7:08pm [Comment ID: 338] - [Link](#)
Type: Suggestion
Agree: 0, Disagree: 0
The current parking situation below the dam can only get better. This proposed parking plan certainly helps.

#019

Posted by **Donna Sylvan** on 11/03/2020 at 6:01pm [Comment ID: 332] - [Link](#)
Agree: 0, Disagree: 0
Not sure where dog park will be located. It definitely needs improvement.

#020

Posted by **Patrick Barry** on 11/03/2020 at 7:06pm [Comment ID: 337] - [Link](#)
Type: Suggestion
Agree: 0, Disagree: 0
I'm not a fisherman but I love the idea of a pier for those that fish and for photography.

Morgan Falls Riverfront Area Imagery



5 Expanded Overlook with Pavilions



6 Georgia Power Easement Steps/Pedestrian Connection - Permeable



8 Green Infrastructure for Stormwater Management/Water Quality



9 Land Art Mound + Other Public Art Throughout the Park



10 Multi-Purpose Open Space



11 Natural Play Area with Hill-Side Slides and Earth Mounds



14 Park Riverfront Edge Restoration and Ecological Sensitive Access

#021

Posted by **DAVID J BORCHARDT** on 10/27/2020 at 4:01pm [Comment ID: 303] - [Link](#)
Type: Suggestion
Agree: 0, Disagree: 0
Need more open space, for frisbee or soccer. Current field at overlook not supportive for any of that.

#022

Posted by **Patrick Barry** on 11/03/2020 at 7:27pm [Comment ID: 343] - [Link](#)
Type: Suggestion
Agree: 0, Disagree: 0
Not a fan of public art, let nature be in this park.

#023

Posted by **Rachel** on 10/31/2020 at 10:08am [Comment ID: 311] - [Link](#)
Type: Suggestion
Agree: 0, Disagree: 0
This is a neat idea

Morgan Falls Meadow + Activity Area | 1



The Vision for the Morgan Falls Meadow + Activity Area tests the idea of transforming the existing Steel Canyon Golf Club 18-hole golf course into an interconnected system of multi-purpose open spaces and grass meadows linked with permeable roads and parking, multi-purpose trails, and soft surface nature trails. Plazas/stage areas are proposed for major events. Since trees would not be able to be planted in many areas due to the landfill cap and power lines, picnic pavilions for shade and gathering are proposed throughout the park.



Program

- 1 Community/Recreation Center
- 2 Driving Range with Entertainment Component
- 3 Existing Trees (Typ.)
- 4 Expanded Nature Trails
- 5 Georgia Power Easement Steps/Multi-Purpose Trail Connection - Permeable*
- 6 Maintenance Building
- 7 Multi-Purpose Open Space/Event Space (Typ.)
- 8 Multi-Purpose Open Space (Typ.)
- 9 Multi-Purpose Plaza/Stage (Typ.)
- 10 Multi-Purpose Trails (Typ.)
- 11 Native Grasses/Understory Plantings/Meadow (Typ.)
- 12 Parking Lot - Permeable
- 13 Pavilions (Typ.)
- 14 Pond
- 15 Roadway with Parking - Permeable

*Note: Feasibility analysis would be required with the Georgia Power Company and associated State and Federal Agencies.

The existing driving range would be enhanced to include opportunities for socialization and entertainment and the building expanded to include a community/recreation center.

Step3a_Opto.pdf

Page 21

Printed 11/11/2020

#024

Posted by **Kim V** on 10/26/2020 at 7:06pm [Comment ID: 299] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Meadow and event space ideas are good. Unfortunate that trees can't be planted in many places. An event space will need some sort of shade if events are held during the day.

#025

Posted by **Ann C Dorsey** on 11/03/2020 at 7:22am [Comment ID: 319] - [Link](#)

Agree: 0, Disagree: -1

Do not "transform" Steel Canyon at all, it is Sandy Springs only golf course and should not be changed to 9 hole course either. There are other parks in SS but no other golf course

Step3a_Opto.pdf

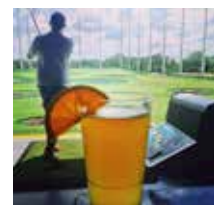
Page 22

Printed 11/11/2020

Morgan Falls Meadow + Activity Area Imagery



2 Driving Range with Entertainment Component



8 Multi-Purpose Open Space/Event Space



9 Multi-Purpose Trails



10 Native Grasses/Understory Plantings/Meadow



#026

Posted by **DAVID J BORCHARDT** on 10/27/2020 at 4:01pm [Comment ID: 304] - [Link](#)

Agree: 1, Disagree: 0

Positive for this multi-use aspect.

#027

Posted by **Patrick Barry** on 11/03/2020 at 7:28pm [Comment ID: 345] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

YES!!!!

#028

Posted by **Patrick Barry** on 11/03/2020 at 7:27pm [Comment ID: 344] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

No driving range, go to Top Golf.

Step3a_Opto.pdf

Page 24

Printed 11/11/2020

Morgan Falls Meadow + Activity Area | 2



The Vision for this portion of the Morgan Falls Meadow + Activity Area continues to test the ideas discussed in the previous section.

It also proposes to add dog parks along Morgan Falls Road, an expanded Sandy Springs Recycling Center that includes an educational center, and a network of nature trails that connects to the Morgan Falls Athletic Area.

Public art and interpretive signs would be included throughout the park.



Program

- 1 Dog Parks
- 2 Morgan Falls Athletic Area
- 3 Multi-Purpose Open Space/Event Space
- 4 Multi-Purpose Plaza/Stage
- 5 Nature Trails
- 6 Parallel On-Street Parking
- 7 Pedestrian Connection to Athletic Area
- 8 Recycling Center with Educational Center

029

#029

Posted by **Leslie** on 11/03/2020 at 6:35pm [Comment ID: 336] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 The on-street parallel parking is a good idea as long as it is not metered and doesn't take away a lane of traffic that already exists.

#030

Posted by **Rachel** on 10/31/2020 at 10:16am [Comment ID: 312] - [Link](#)
 Agree: 0, Disagree: 0
 I like moving the dog park away from the water and using that space for something that appeals to more people.

#031

Posted by **Kim V** on 10/26/2020 at 7:04pm [Comment ID: 298] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: -1
 Not a fan of any addition of dogs, dog parks, facilities catering to dog owners. Keep the dogs away please.

#032

Posted by **Patrick Barry** on 11/03/2020 at 7:31pm [Comment ID: 347] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 The current Morgan Falls dog park is the worst. The grass is barren, no trees due to power lines, roasting hot due to no shade and hardly any parking.

I'm all for seeing dog owners get a real dog park instead of a patch of grass with no other use fenced in.

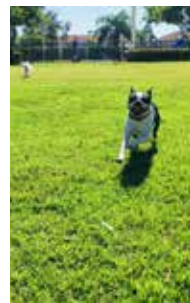
#033

Posted by **Patrick Barry** on 11/03/2020 at 7:29pm [Comment ID: 346] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 I really like this concept. A meadow, less concrete jungle - passive activity options.

Morgan Falls Meadow + Activity Area Imagery



1 Dog Parks



5 Nature Trails



7 Pedestrian Connection to Athletic Area



8 Recycling Center with Educational Center



#034

Posted by **Patrick Barry** on 11/03/2020 at 7:32pm [Comment ID: 348] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 Recycling center - yes! Education center - why? We know what and how to recycle.

USE.

Share Your Thoughts!



#035

Posted by **Chris** on **10/26/2020** at **6:20pm** [Comment ID: 291] - [Link](#)
Agree: 0, Disagree: 0
Great ideas all around.

#036

Posted by **Donna Sylvan** on **11/03/2020** at **6:05pm** [Comment ID: 333] - [Link](#)

Agree: 0, Disagree: 0
I am not clear how these suggestions map to what exists now. I endorse having multiple options so that people who want to bike and walk are well served, where families can have a picnic, where individuals with wheel chairs or walkers can enjoy the space, etc.

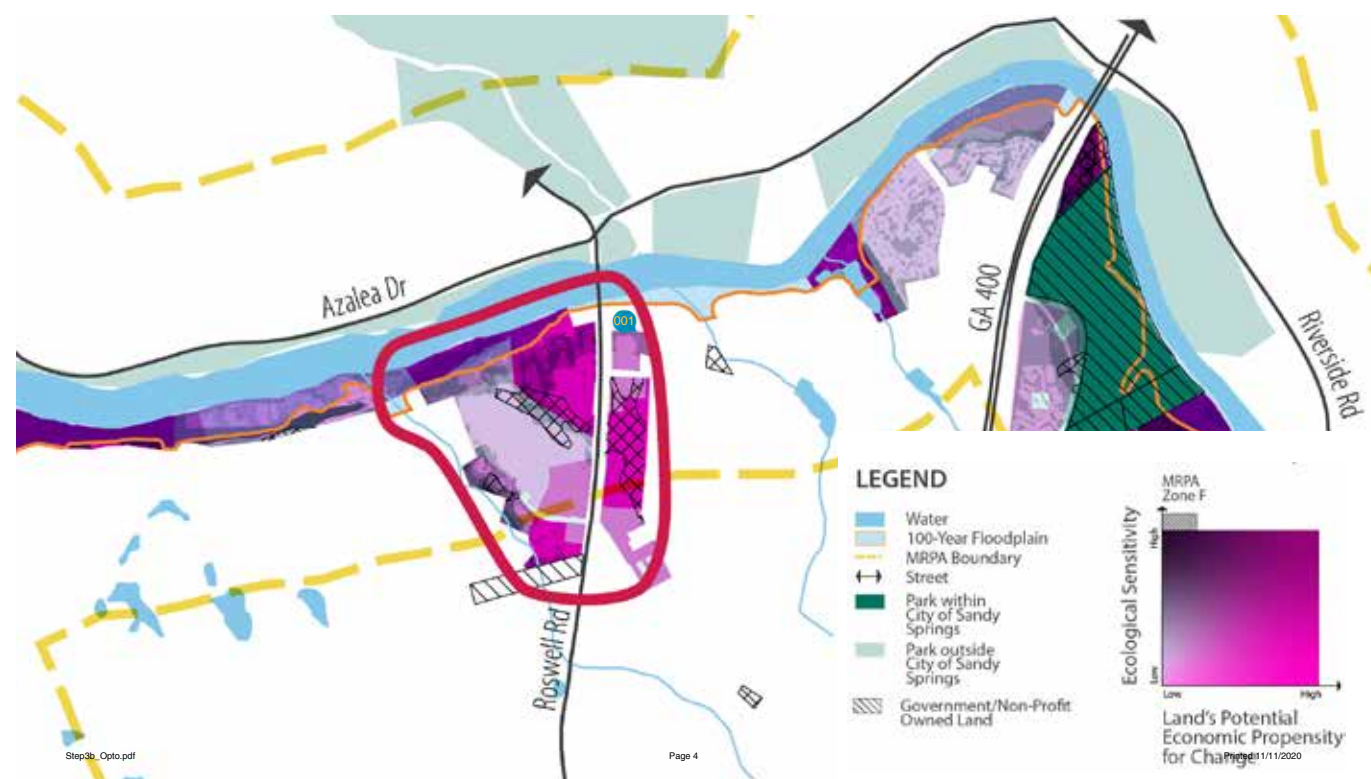
Step3a_Opto.pdf

Page 30

Printed 11/11/2020



Reminder of the Roswell Road Riverfront Park Area



#001

Posted by **Bill Odrey** on 11/04/2020 at 6:22pm [Comment ID: 363] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

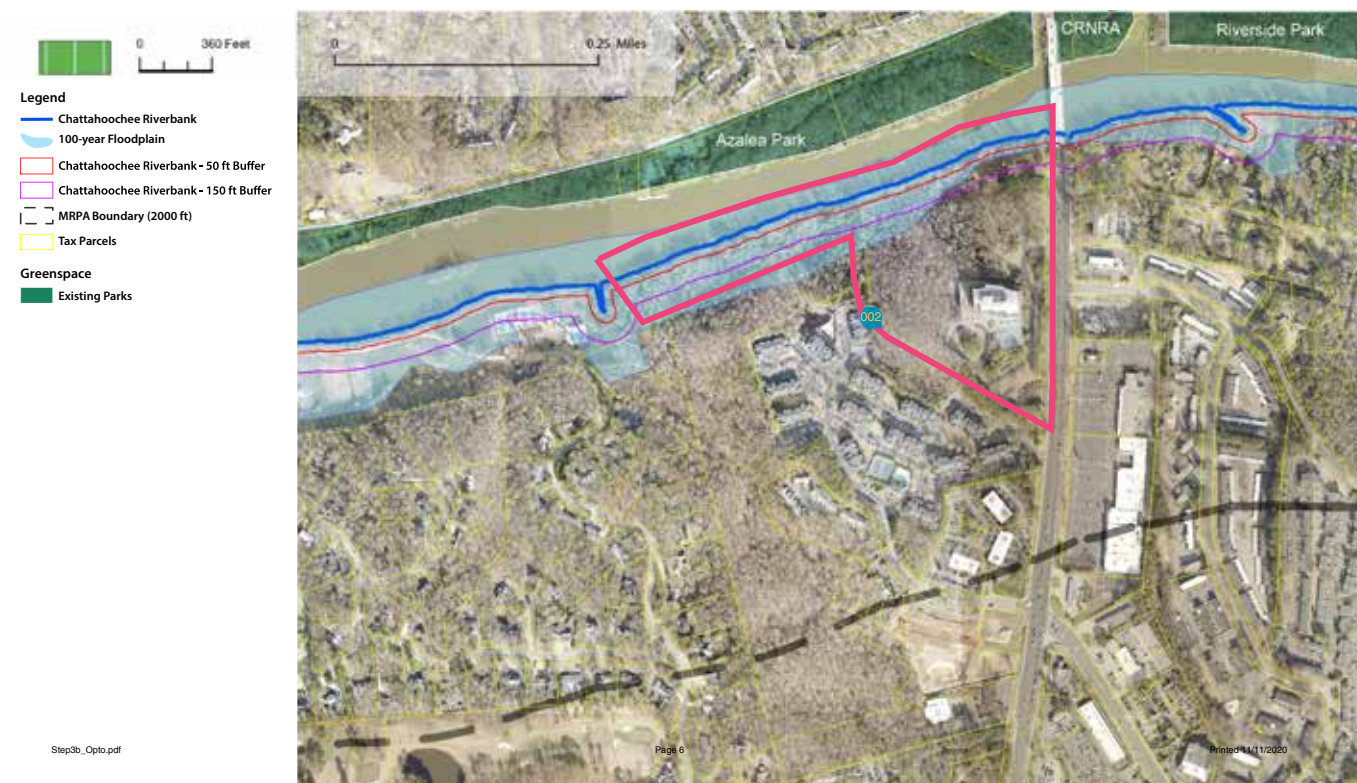
Since my property is located in the area that you are proposing to put a park with river access, I would like to temporary use my property as a test/pilot site to see if your proposed ideas to develop nearby property is feasible. This could save taxpayers money. I would assist Sandy Springs in operating this pilot project. My property already will have access to the proposed pedestrian bridge crossing the Chattahoochee River because the cities of Sandy Springs and Roswell expect to access my property for this already approved pedestrian bridge project. Fulton County, also, expects to use the other side of my property to complete a \$30,000,000 sewer project. Since the City of Sandy Springs does not seem to want to protect my personal property from government incursion, it only makes financial sense to try this pilot project. I feel as a citizen of Sandy Springs, a current owner of a riverboat which has already been proposed by Sandy Springs as an attraction in your future river park plan, I am the perfect one to explore your proposed concepts. I, also, own trolley buses so there is no need for parking at the river because guests will park offsite and be transported to the river via a trolley, walk across the pedestrian bridge or take a boat ride to and from this site. Thank you'all for your consideration.

Step3b_Opto.pdf

Page 5

Printed 11/11/2020

Reminder of Existing Conditions



#002

Posted by **DAVID J BORCHARDT** on 10/27/2020 at 4:04pm [Comment ID: 305] - [Link](#)
 Type: Question
 Agree: 0, Disagree: 0
 Whats the thicker red/pink line ; property boundary? not shown on the elgend.

Step3b_Opto.pdf

Page 7

Printed 11/11/2020

Reminder of Roswell Road Riverfront Park Concepts



#003

Posted by **Chris** on 10/26/2020 at 6:22pm [Comment ID: 292] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 It would be great to have a restaurant here, set back a bit, but with views of the river.

#004

Posted by **Donna Sylvan** on 11/03/2020 at 5:35pm [Comment ID: 321] - [Link](#)
 Agree: 0, Disagree: 0
 I am not in favor of the proposed mixed-use redevelopment.

#005

Posted by **Donna Sylvan** on 11/03/2020 at 5:37pm [Comment ID: 323] - [Link](#)
 Agree: 0, Disagree: 0
 Not clear what is meant by a park focal point

#006

Posted by **Donna Gawlas** on 11/04/2020 at 8:14pm [Comment ID: 365] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 1. Provide canoe/kayak launch (steps into river); please include sign "canoe/kayak launch- keep area clear". Non-boaters have no clue; they place chairs on the steps & fish... very awkward to ask them to move, especially in Covid times.
 2. Help wildlife: add boxes in trees for ducks; place platforms in trees for bald eagles, etc to construct nests on.

#007

Posted by **DAVID J BORCHARDT** on 10/27/2020 at 4:06pm [Comment ID: 306] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 This looks positive as far as expansion to park amenities.

#008

Posted by **Donna Sylvan** on 11/03/2020 at 5:36pm [Comment ID: 322] - [Link](#)
 Agree: 0, Disagree: 0
 I am in favor of trails that are appropriate for the specific area.

Step3b_Opto.pdf

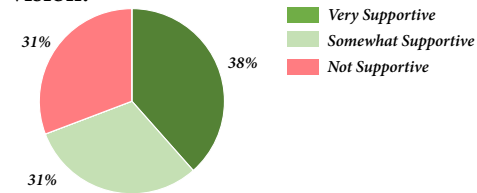
Page 9

Printed 11/11/2020

What You Said.



- Mostly positive support for the preliminary vision:



- Interest to see amenities such as:
 - Unique riverfront restaurant and shopping district within a natural setting
 - More parking, permeable
 - More bicycle and pedestrian facilities that connect to the surrounding areas
 - Bicycle and pedestrian bridge over the river
 - More trails, permeable

Step3b_Opto.pdf

Page 10

Printed 11/11/2020



- No commercial development, keep area natural.
- No parking and development of the space due to impacts to natural environment and water quality.
- Existing roads are not safe for multi-modal users.
- Fluctuating water levels would wash out trails.

Roswell Road Riverfront Conceptual Vision | Imagery



1 Nature Multi-Purpose Trail Along Existing Utility Easement



2 Nature Trail within Existing Tree Canopy



3 Natural River Drop-In Area and Dock

Step3b_Opto.pdf

Page 14

Printed 11/11/2020

#009

Posted by **Chris** on 10/26/2020 at 6:49pm [Comment ID: 296] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

If any place could use some (minimal) commercial development, it is here, since the natural area is already somewhat disturbed by Roswell Road.

Step3b_Opto.pdf

Page 11

Printed 11/11/2020

#010

Posted by **DAVID J BORCHARDT** on 10/27/2020 at 4:07pm [Comment ID: 307] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Love these ideas; lots of optionality for users.

Step3b_Opto.pdf

Page 15

Printed 11/11/2020

Roswell Road Riverfront Redevelopment Area | Alt. 1



Alternative 1 of the Roswell Road Riverfront Redevelopment Area tests the idea of creating a one to two-story building with a 3,000 square foot building foot-print, 8-parking spaces, and a drop-off/staging area.

In order to provide additional parking and enhance access to the redevelopment area, a median is proposed along the west side of Roswell Road to allow for the development of an access lane with 14 parallel on-street parking spaces. A controlled intersection with crosswalks is also proposed at the intersection of Roswell Road and Roberts Drive.

A multi-purpose trail is proposed under the Roswell Road bridge to connect the site to the proposed pedestrian bridge over the Chattahoochee River.



Program

- 1 1-2 Story Mixed-Used Commercial/Recreation Building
- 2 Controlled Intersection
- 3 Drop-off/Staging Area
- 4 Landscaped Median
- 5 Multi-Purpose Trail
- 6 Multi-Purpose Trail Underpass
- 7 Nature Trail Along Existing Utility Easement (Typ.)
- 8 Nature Trail within Existing Tree Canopy (Typ.)
- 9 Parallel On-Street Parking with Frontage Road
- 10 Parking Lot - Permeable
- 11 Pedestrian Bridge
- 12 Urban River Overlook Next to Roswell Road Bridge

Printed 11/11/2020

#011

Posted by **Chris** on 10/26/2020 at 6:50pm [Comment ID: 297] - [Link](#)
 Type: Question
 Agree: 0, Disagree: 0
 Would there be any parking on this side of Roswell Road so we could walk under the bridge to access the park?

#012

Posted by **Donna Sylvan** on 11/03/2020 at 5:45pm [Comment ID: 328] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 Connectivity with other trails and recreation areas should be maximized.

#013

Posted by **Patrick Barry** on 11/03/2020 at 7:44pm [Comment ID: 352] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 We've need a traffic light at Roberts Drive and Roswell Road for years. Yes please.

#014

Posted by **Robert A Hearn** on 11/04/2020 at 10:53pm [Comment ID: 366] - [Link](#)
 Agree: 0, Disagree: 0
 What is item 6 - Multi-purpose trail underpass and where does it go?

#015

Posted by **Robert A Hearn** on 11/04/2020 at 10:59pm [Comment ID: 367] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 What is the "Controlled Intersection" at the intersection of Roberts Drive and Roswell Road? The idea of adding traffic flow onto Roswell Road is not a good plan. As you are aware the available routes for crossing the river are extremely limited causing major bottlenecks. Not wise to exacerbate this with additional traffic components nor with parking and riverfront access.

#016

Posted by **Patrick Barry** on 11/03/2020 at 7:44pm [Comment ID: 351] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 A lot of these proposals are overlapping with the City of Roswell to the north. With so limited parking, we should focus on trails and the outdoor user experience. The big pavilions suggested at Morgan Falls would be cool here.

#017

Posted by **Donna Sylvan** on 11/03/2020 at 5:42pm [Comment ID: 325] - [Link](#)
 Type: Question

Step3b_Opto.pdf

Page 17

Printed 11/11/2020

Agree: 0, Disagree: 0
 Is this the area where people park to access the trails?

Reply by **Patrick Barry** on 11/03/2020 at 7:45pm [Comment ID: 353] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 How about a parking deck?

#018

Posted by **Donna Sylvan** on 11/03/2020 at 5:41pm [Comment ID: 324] - [Link](#)
 Type: Question
 Agree: 0, Disagree: 0
 Why is a commercial area necessary?

#019

Posted by **Patrick Barry** on 11/03/2020 at 7:41pm [Comment ID: 350] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 I like the idea of commercial, if it is a restaurant. Ray's and Canoe are well known and we can use one or two more.

Reply by **Patrick Barry** on 11/03/2020 at 7:53pm [Comment ID: 358] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 Also, make it higher, maybe 3-4 stories if the building is narrow.

#020

Posted by **Donna Sylvan** on 11/03/2020 at 5:44pm [Comment ID: 327] - [Link](#)
 Type: Question
 Agree: 0, Disagree: 0
 How will flooding impact the design?

#021

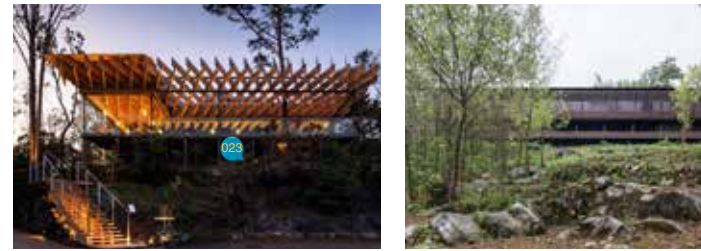
Posted by **Donna Sylvan** on 11/03/2020 at 5:43pm [Comment ID: 326] - [Link](#)
 Agree: 0, Disagree: 0
 Like the trail within existing canopy.

Step3b_Opto.pdf

Page 18

Printed 11/11/2020

Riverfront Redevelopment Area | Alt. 1 Imagery



1-2 Story Mixed-Used Commercial/Recreation Building



Trail Underpass



Nature Trail within Existing Tree Canopy



Parallel On-Street Parking with Frontage Road



Urban River Overlook Next to Roswell Road Bridge

Step3b_Opto.pdf

Page 19

Printed 11/11/2020

Roswell Road Riverfront Redevelopment Area | Alt. 2



Alternative 2 of the Roswell Road Riverfront Redevelopment Area includes many of the elements proposed in Alternative 1, but tests the idea of docking a river boat or barge along the banks of the Chattahoochee River and converting it into a recreational/commercial establishment in lieu of a building.

A vehicle drop-off and turn-around area is added to the 8-parking spaces and staging area.



Program

- 1 Drop-off / Staging Area
- 2 Controlled Intersection
- 3 Landscaped Median
- 4 Multi-Purpose Trail
- 5 Multi-Purpose Trail Underpass
- 6 Nature Trail Along Existing Utility Easement (Typ.)
- 7 Nature Trail within Existing Tree Canopy (Typ.)
- 8 Parallel On-Street Parking with Frontage Road
- 9 Parking Lot - Permeable
- 10 Pedestrian Bridge
- 11 Recreation/Commercial Riverboat/Barge*
- 12 Dock
- 13 Urban River Overlook Next to Roswell Road Bridge
- 14 Vehicle Drop-Off and Turn Around

*Note: Feasibility analysis would be required with the National Park Service and related State and Federal Agencies.

Step3b_Opto.pdf

Page 21

Printed 11/11/2020

#022

Posted by **DAVID J BORCHARDT** on 10/27/2020 at 4:08pm [Comment ID: 308] - [Link](#)

Type: Suggestion
Agree: 0, Disagree: 0

Nice but Roswell road traffic noise would encumber any experience. This would be suited somewhere else, rather than adjacent to highly trafficked 4 lane road.

#023

Posted by **Patrick Barry** on 11/03/2020 at 7:45pm [Comment ID: 354] - [Link](#)

Type: Suggestion
Agree: 0, Disagree: 0

Terrific - a rooftop restaurant!

Step3b_Opto.pdf

Page 20

Printed 11/11/2020

#024

Posted by **Ronda Smith** on 10/26/2020 at 9:11am [Comment ID: 287] - [Link](#)

Type: Suggestion
Agree: 0, Disagree: 0

There are portions of the concrete balustrades from an original bridge over the Chattahoochee. Please be sensitive if these are indeed there. They could be and probably should be saved if possible.

#025

Posted by **Patrick Barry** on 11/03/2020 at 7:48pm [Comment ID: 355] - [Link](#)

Type: Suggestion
Agree: 0, Disagree: 0

I love the idea of a staging area for boaters!

#026

Posted by **Donna Sylvan** on 11/03/2020 at 5:50pm [Comment ID: 329] - [Link](#)

Type: Suggestion
Agree: 0, Disagree: 0

The riverboat/barge is better than the commercial building proposed in alternative 1. How will access be possible when area floods? Use should primarily be from people walking/biking. Not an emphasis on access by cars with the only purpose is to use the barge. 8 parking spaces seems limited if primary use is by non-walkers/bikers. Don't want to use parking for non-walkers/bikers.

USE.

Step3b_Opto.pdf

Page 22

Printed 11/11/2020

Riverfront Redevelopment Area | Alt. 2 Imagery



11 Recreation/Commercial Riverboat/Barge

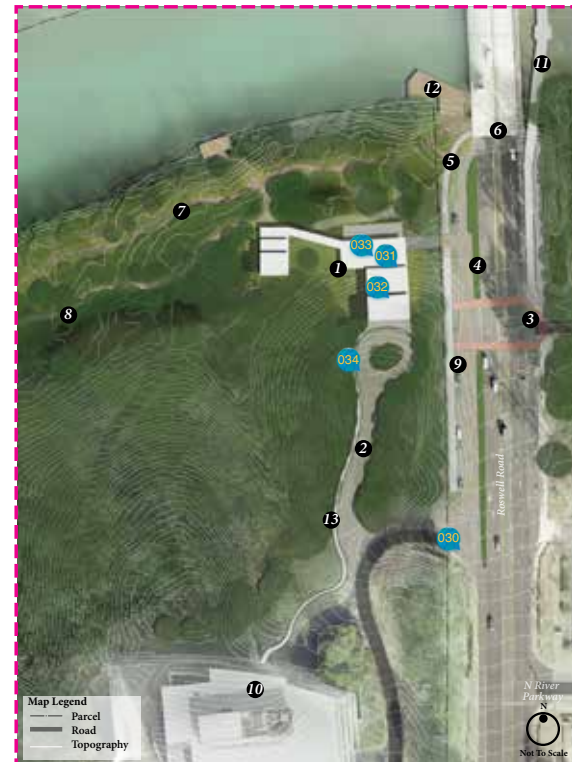
Roswell Road Riverfront Redevelopment Area | Alt. 3



Alternative 3 of the Roswell Road Riverfront Redevelopment Area includes many of the elements proposed in Alternatives 1 and 2.

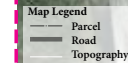
It tests the idea of creating two, three to five-story, connected, and tiered buildings with a combined 10,500 square-foot building foot print (2,500 sq.ft + 8,000 sq.ft.). The ground floor of the build would be used for delivery and support services.

A vehicular roadway with sidewalk, turn around, and drop-off is proposed on the south side of the larger building to connect the new building to existing parking located within the River Ridge commercial development.



Program

- 1 3-5 Story Tiered Mixed-Used Commercial/ Recreation Building with Overlook Decks
- 2 Building Access Road and Turn-Around
- 3 Controlled Intersection
- 4 Landscaped Median
- 5 Multi-Purpose Trail
- 6 Multi-Purpose Trail Underpass
- 7 Multi-Purpose Nature Trail Along Existing Utility Easement (Typ.)
- 8 Nature Trail within Existing Tree Canopy (Typ.)
- 9 Parallel On-Street Parking with Frontage Road
- 10 Parking
- 11 Pedestrian Bridge
- 12 Urban River Overlook Next to Roswell Road Bridge
- 13 Sidewalk



#027

Posted by Rachel on 10/31/2020 at 10:26am [Comment ID: 313] - [Link](#)

Agree: 0, Disagree: 0

This is a neat concept. I think something really lacking in this area is restaurants on the water and I would like to see one present in this area.

#028

Posted by Patrick Barry on 11/03/2020 at 7:48pm [Comment ID: 356] - [Link](#)

Agree: 0, Disagree: 0

A restaurant PLEASE!!

#029

Posted by Chris on 10/26/2020 at 6:31pm [Comment ID: 294] - [Link](#)

Agree: 0, Disagree: 0

This is an interesting idea to add access without disrupting the land.

#030

Posted by Robert A Hearn on 11/04/2020 at 11:11pm [Comment ID: 368] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Seems parking along Roswell road should be obviated by use of parking at location 10 rather than additional hazard to major traffic on Roswell Road. Pedestrian bridge should be accessed by items 5/6 multi-purpose trail underpass. Likely better to have pedestrian bridge on downstream side of existing Roswell Road bridge; then could tie into existing run/waking path to connect to existing Azalea and Riverside portions.

#031

Posted by Rachel on 10/31/2020 at 10:31am [Comment ID: 314] - [Link](#)

Agree: 0, Disagree: 0

I would prefer to see something smaller here, this seems like too much. I think a restaurant or two on the waterfront would be ideal and the most I'd want to see as far as structures go.

#032

Posted by Lyn on 10/27/2020 at 11:36am [Comment ID: 301] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

not sure what appropriate commercial uses would be appropriate - too high like looks of building Perhaps several restaurants

#033

Posted by Donna Sylan on 11/03/2020 at 5:52pm [Comment ID: 330] - [Link](#)

Agree: 0, Disagree: 0

Entirely too much space for commercial development. If additional commercial space is needed, put it in the shopping center across the street.

#034

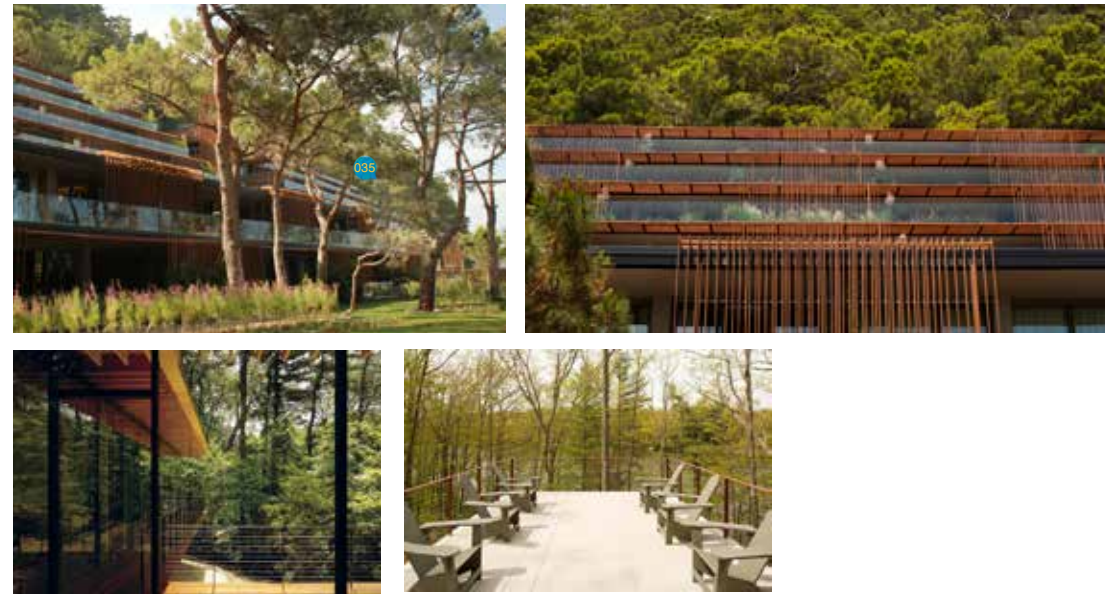
Posted by Patrick Barry on 11/03/2020 at 7:51pm [Comment ID: 357] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

This concept is "ok" if none of the others pan out. However, with no access to the water for boaters, or a very long walk to haul a kayak, I'm not a fan. Get a staging area or turn-around and this concept might get my vote.

Riverfront Redevelopment Area | Alt. 3 Imagery



1 3-5 Story Tiered Mixed-Used Commercial/Recreation Building with Overlook Decks

Step3b_Opto.pdf

Page 27

Printed 11/11/2020

Share Your Thoughts!



Alternative 1

Alternative 2

Alternative 3



Map Legend
Parcel
Road
Topography

Page 30

Printed 11/11/2020

#035

Posted by **Chris** on 10/26/2020 at 6:30pm [Comment ID: 293] - [Link](#)

Agree: 0, Disagree: 0

This is a bit too much. I prefer Alt 1 or Alt 2.

Step3b_Opto.pdf

Page 28

Printed 11/11/2020

#036

Posted by **Billy Payne** on 10/30/2020 at 4:47pm [Comment ID: 310] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

The number one thing I would like to see is a river view restaurant. Actually, something like Ponce City Market but on the river would be amazing. Different price points. Something for adults (bar, jazz) as well as family friendly (pizza, burgers). There's hardly anything like that other than "Ray's" and "Canoe." Maybe a pop up something where people could grab a hot dog or a lobster roll and enjoy a meal down by the river.

Next, I would like to see nature trails, paths along the river, and the ability to put a kayak into the river. Although there are some other places to do that not terribly far from there. I think a family friendly place to grab some food and hang out, do water sports, etc, would be great. I'm thinking similar to what is at Morgan Falls, but with food.

#037

Posted by **Barrett Brister** on 10/26/2020 at 6:35pm [Comment ID: 295] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

If the Roswell Rd.--Roberts Dr. intersection is preserved, then a signal here is long overdue.

Step3b_Opto.pdf

Page 31

Printed 11/11/2020



Holcomb Bridge Landing Conceptual Vision Imagery



1 Boardwalk Trail



5 Exercise Stations



6 Floating Multi-Purpose Trail



9 Nature Trail



13 River Boardwalk Overlook



14 Trail Underpass



Resource-Based Public Art



#001

Posted by **Patrick Barry** on **11/03/2020** at **7:59pm** [Comment ID: 359] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 This is pretty cool!!! I'd like to see this at Morgan Falls if not here.

#002

Posted by **Rachel** on **10/31/2020** at **10:38am** [Comment ID: 315] - [Link](#)
 Agree: 0, Disagree: 0
 I like this much better than the traditional art I see in parks

#003

Posted by **Patrick Barry** on **11/03/2020** at **8:02pm** [Comment ID: 361] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 This is a lot better than metal or concrete "art." I'm all for wood based art, with minimal non-wood additions.

#004

Posted by **Patrick Barry** on **11/03/2020** at **8:00pm** [Comment ID: 360] - [Link](#)
 Type: Suggestion
 Agree: 0, Disagree: 0
 Not a big fan of this concept, have the trail go near the water and skip building an expensive bridge that may get destroyed when the river rises.

Share Your Thoughts!



Since the remaining area of the park is limited in development beyond the previously approved upgrades, we are interested in your feedback strictly on this Holcomb Bridge Landing area.



Program

- 1 Boardwalk Trail
- 2 DeKalb County Water Intake
- 3 Dock
- 4 Garrard Landing
- 5 Exercise Stations
- 6 Floating Multi-Purpose Trail*
- 7 Holcomb Bridge Park
- 8 Multi-Purpose Trail
- 9 Soft Surface Nature Trail
- 10 Parking Lot - Permeable (8 Spaces)
- 11 Pavilion / Kiosk
- 12 Pedestrian Bridge
- 13 River Boardwalk Overlook (Typ.)
- 14 Trail Underpass

*Note: Feasibility analysis would be required with the National Park Service and related State and Federal Agencies.
Printed 11/11/2020

#005

Posted by **Patrick Barry** on **11/03/2020** at **8:07pm** [Comment ID: 362] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

How about making this area, just north of Holcomb Bridge, a small parking lot too?

Once you get water access for paddlers, and riverfront ares for fisherman, you'll get users. The parking is very limited.

#006

Posted by **Donna Sylvan** on **11/03/2020** at **6:10pm** [Comment ID: 334] - [Link](#)

Agree: 0, Disagree: 0

Have seen other parks with exercise stations and have rarely seen them used. What else could be done with this area?

#007

Posted by **Donna Sylvan** on **11/03/2020** at **6:11pm** [Comment ID: 335] - [Link](#)

Agree: 0, Disagree: 0

Like mix of trail types and emphasizing connectivity with other nearby recreational areas.



SANDY SPRINGS

GEORGIA