

# CROSSROADS SMALL AREA PLAN

## SANDY SPRINGS, GA

# PUBLIC OPEN HOUSE

APRIL 25, 2023

## TODAY'S ACTIVITIES



**SIGN-IN**

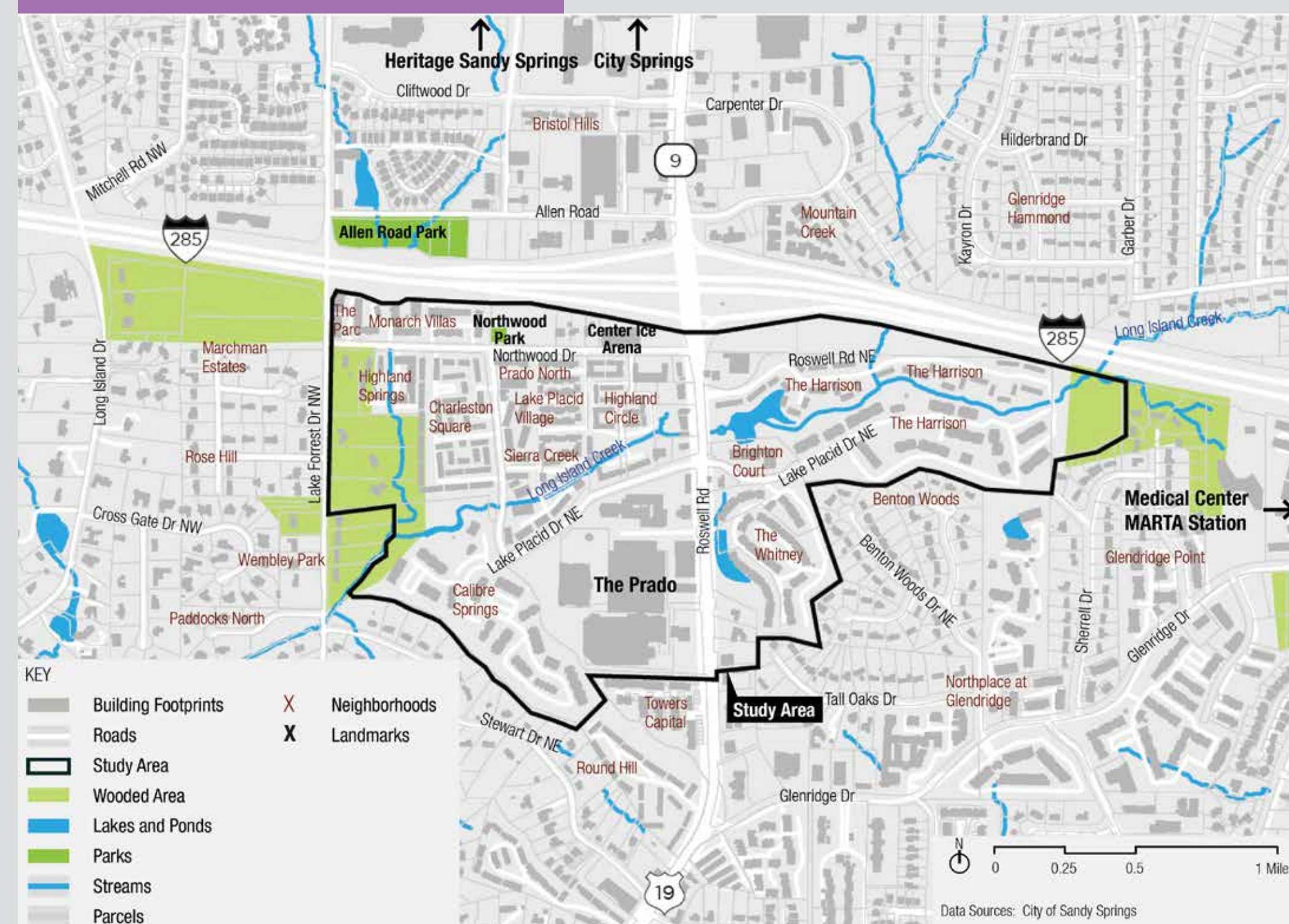


**REVIEW EXHIBITS**  
(AT STATIONS)



**PROVIDE FEEDBACK**  
(EXERCISES AT STATIONS)

### STUDY AREA MAP



### LIST OF STATIONS

#### 1. WELCOME AND SIGN-IN

*Please take the handout showing the list of exhibits per station and the accompanying exercises.*

#### 2. EXISTING CONDITIONS

*Showing current land use, transportation, environmental conditions, etc.*

#### 3. ISSUES AND OPPORTUNITIES

#### 4. SURVEY

*The survey is also available in English and Spanish on the project website, noted below.*

**FOR ADDITIONAL  
INFORMATION & COMMENTS:**

Michele McIntosh-Ross  
Planning and Zoning Manager  
City of Sandy Springs, GA  
masterplan@SandySpringsga.gov

**PROJECT WEBSITE**

[spr.gs/crossroads](https://spr.gs/crossroads)

**SCAN THE QR CODE ON  
YOUR MOBILE DEVICE TO  
ACCESS THE WEBSITE**



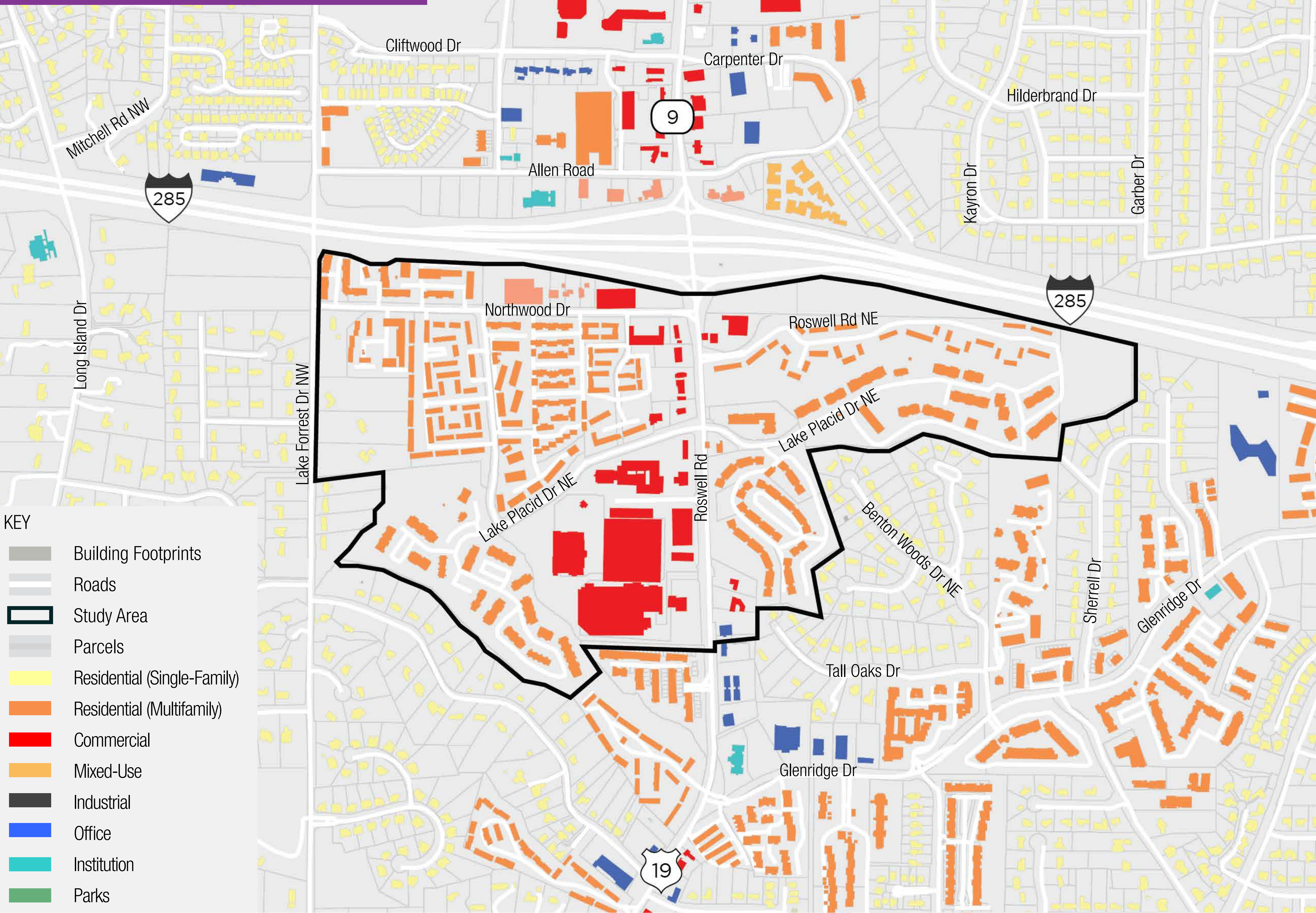
Thank You for your participation in this planning process!

# EXHIBIT 1 | STUDY AREA MAP

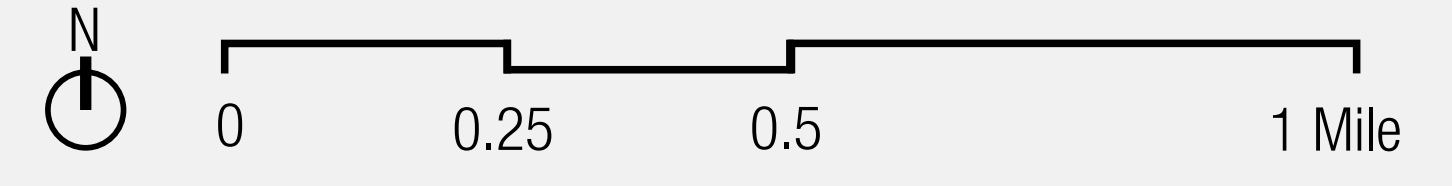


# EXHIBIT 2 | LAND USES & REGULATORY FRAMEWORK

## EXISTING LAND USES



- KEY**
- Building Footprints
  - Roads
  - Study Area
  - Parcels
  - Residential (Single-Family)
  - Residential (Multifamily)
  - Commercial
  - Mixed-Use
  - Industrial
  - Office
  - Institution
  - Parks



Data Sources: City of Sandy Springs

## LAND USE CATEGORIES (STUDY AREA)

- Commercial:**
- Commercial buildings line Roswell Road with The Prado comprising of the largest footprint.
  - Smaller-scale strip commercial centers are located within the northern end of the study area.
  - The remainder of the Roswell Road frontage is primarily occupied by commercial pads consisting of gas stations, standalone restaurants, and convenience stores.
- Multifamily Residential:**
- Large portions of the study area are occupied by apartments and owner-occupied condominium communities.
- Single-Family Residential**
- Primarily along Lake Forrest Drive.
- Office**
- An office building is located on the southern end of the study area along Roswell Road, currently occupied by a professional office use.

## ACTIVITY / ACTIVIDAD

**Are we missing anything?** Please add comments on the exhibit using post-it notes if there are any current conditions you would like to note.

**¿Nos falta algo?** Agregue comentarios sobre la exhibición usando notas adhesivas si hay alguna condición actual que le gustaría tener en cuenta.

# EXHIBIT 3 | LAND USES & REGULATORY FRAMEWORK

## LAND USE CHARACTER IMAGES



Commercial uses along Roswell Road looking north



Commercial character (small-scale) along Roswell Road



Roswell Road Interchange at I-285 - the gateway to the "Crossroads" area



Commercial (large lot): The Prado development



Residential community along Kingsport Drive



Commercial: New mixed-use building along Northwood Drive



Residential community on the west side of study area



Residential community on the east side of Roswell Road

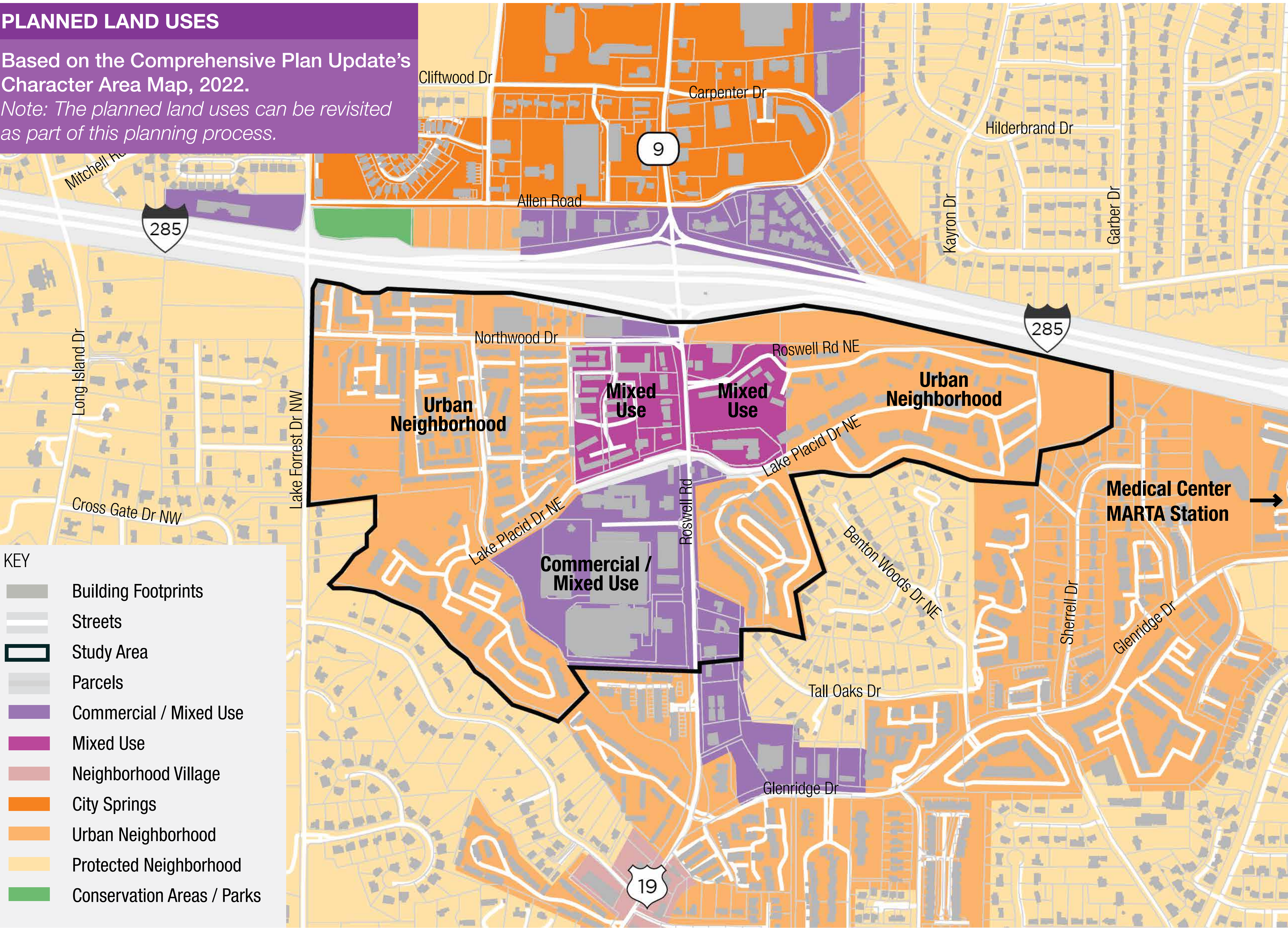


Commercial/Recreational/Community Amenity: Life Time Fitness Center within Prado

# EXHIBIT 4 | LAND USES & REGULATORY FRAMEWORK

## PLANNED LAND USES

Based on the Comprehensive Plan Update's Character Area Map, 2022.  
 Note: The planned land uses can be revisited as part of this planning process.



- KEY**
- Building Footprints
  - Streets
  - Study Area
  - Parcels
  - Commercial / Mixed Use
  - Mixed Use
  - Neighborhood Village
  - City Springs
  - Urban Neighborhood
  - Protected Neighborhood
  - Conservation Areas / Parks

## LAND USE CATEGORIES (STUDY AREA)

- Mixed Use:**
- Mix of uses that include residential, office and ground floor retail/commercial.
  - Recommended to have the highest allowable building height.
- Commercial / Mixed Use:**
- Includes existing commercial sites along Roswell Road.
  - New development and/or redevelopment is recommended to include a vertical mix of uses as well as free-standing commercial buildings along a pedestrian-friendly streetscape environment.
  - Uses can range from mixed use including residential, office, and ground-floor retail/commercial to standalone commercial (with building heights equivalent to at least two stories), as well as hotels and office.
- Urban Neighborhood:**
- Uses may include small-lot single family, townhome residential, two-family units, multifamily, as well as schools or places of worship that supports the residential uses.
  - Densities similar to existing multifamily residential uses in the study area.
  - Expanded opportunities for homeownership are encouraged.

## ACTIVITY / ACTIVIDAD

**Do you agree with the type of uses currently planned for this area in the future?** Please share your comments about what you like or do not like by placing post-it notes on the map.

**¿Está de acuerdo con el tipo de usos actualmente previstos para esta zona en el futuro?** Comparta sus comentarios sobre lo que le gusta o no le gusta colocando notas adhesivas en el mapa.

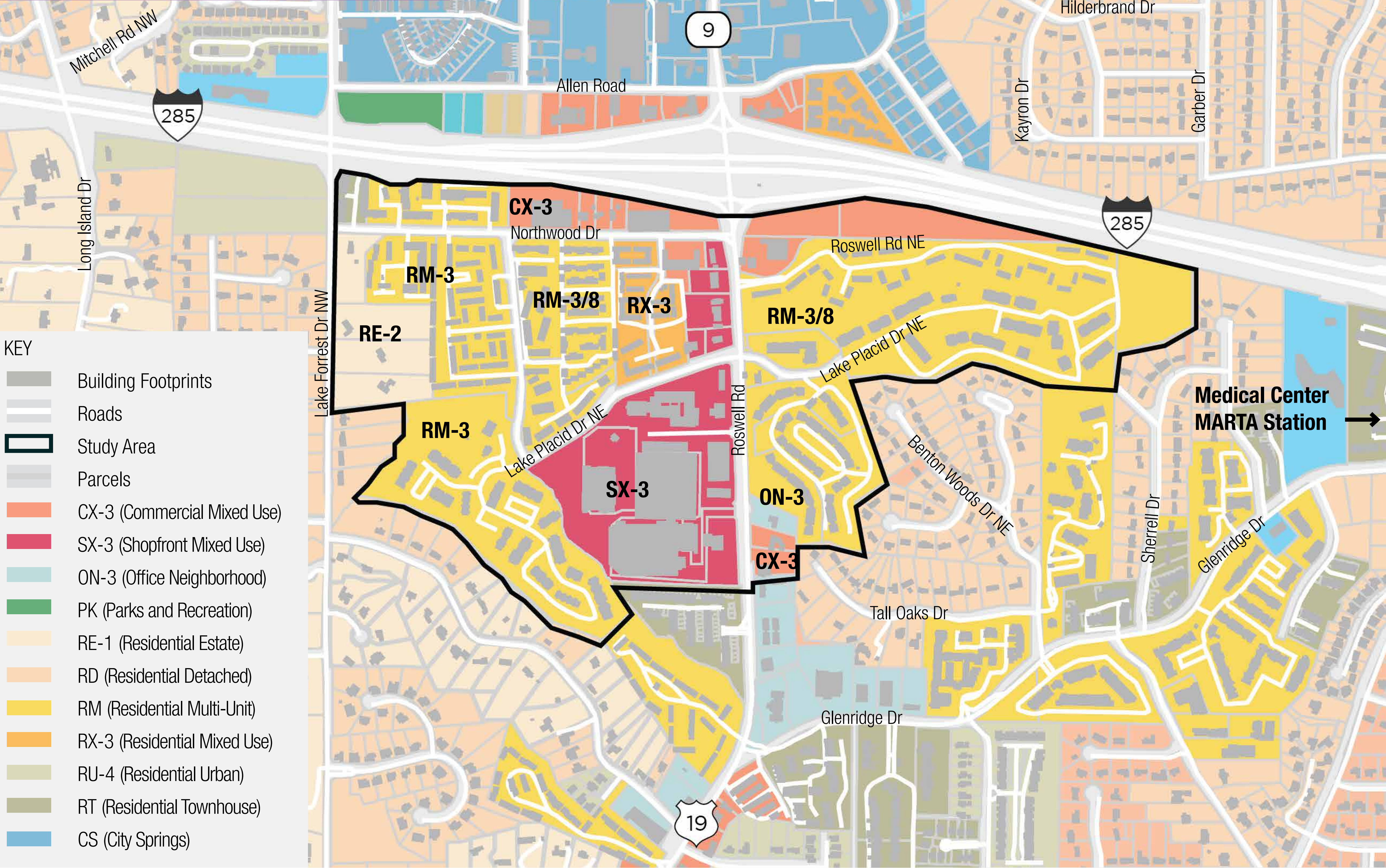


Data Sources: City of Sandy Springs

# EXHIBIT 5 | LAND USES & REGULATORY FRAMEWORK

## CURRENT REGULATORY FRAMEWORK

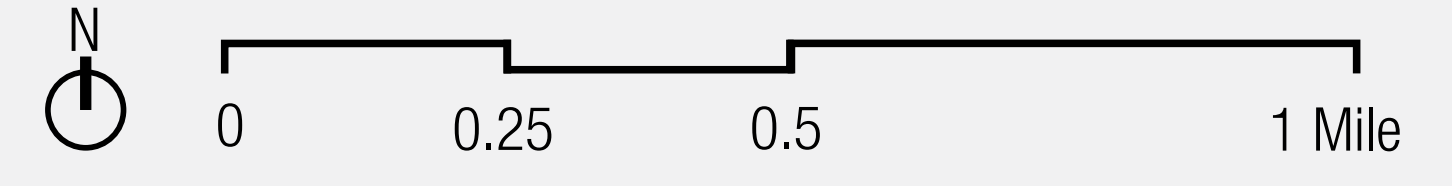
Based on Sandy Springs Development Code.  
 Note: Zoning changes may be recommended based on the vision of this planning process.



- KEY**
- Building Footprints
  - Roads
  - Study Area
  - Parcels
  - CX-3 (Commercial Mixed Use)
  - SX-3 (Shopfront Mixed Use)
  - ON-3 (Office Neighborhood)
  - PK (Parks and Recreation)
  - RE-1 (Residential Estate)
  - RD (Residential Detached)
  - RM (Residential Multi-Unit)
  - RX-3 (Residential Mixed Use)
  - RU-4 (Residential Urban)
  - RT (Residential Townhouse)
  - CS (City Springs)

## CODE CATEGORIES (STUDY AREA)

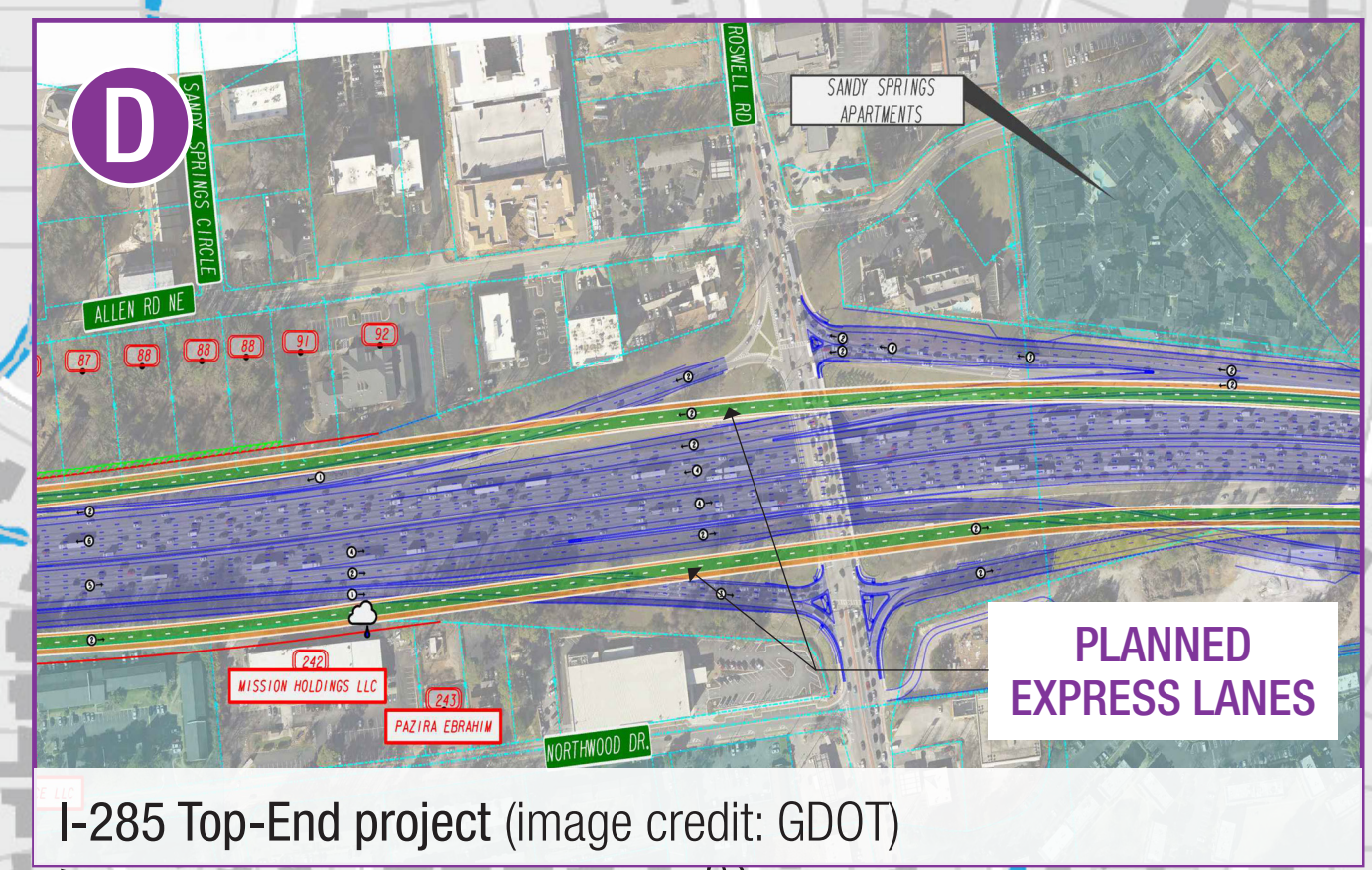
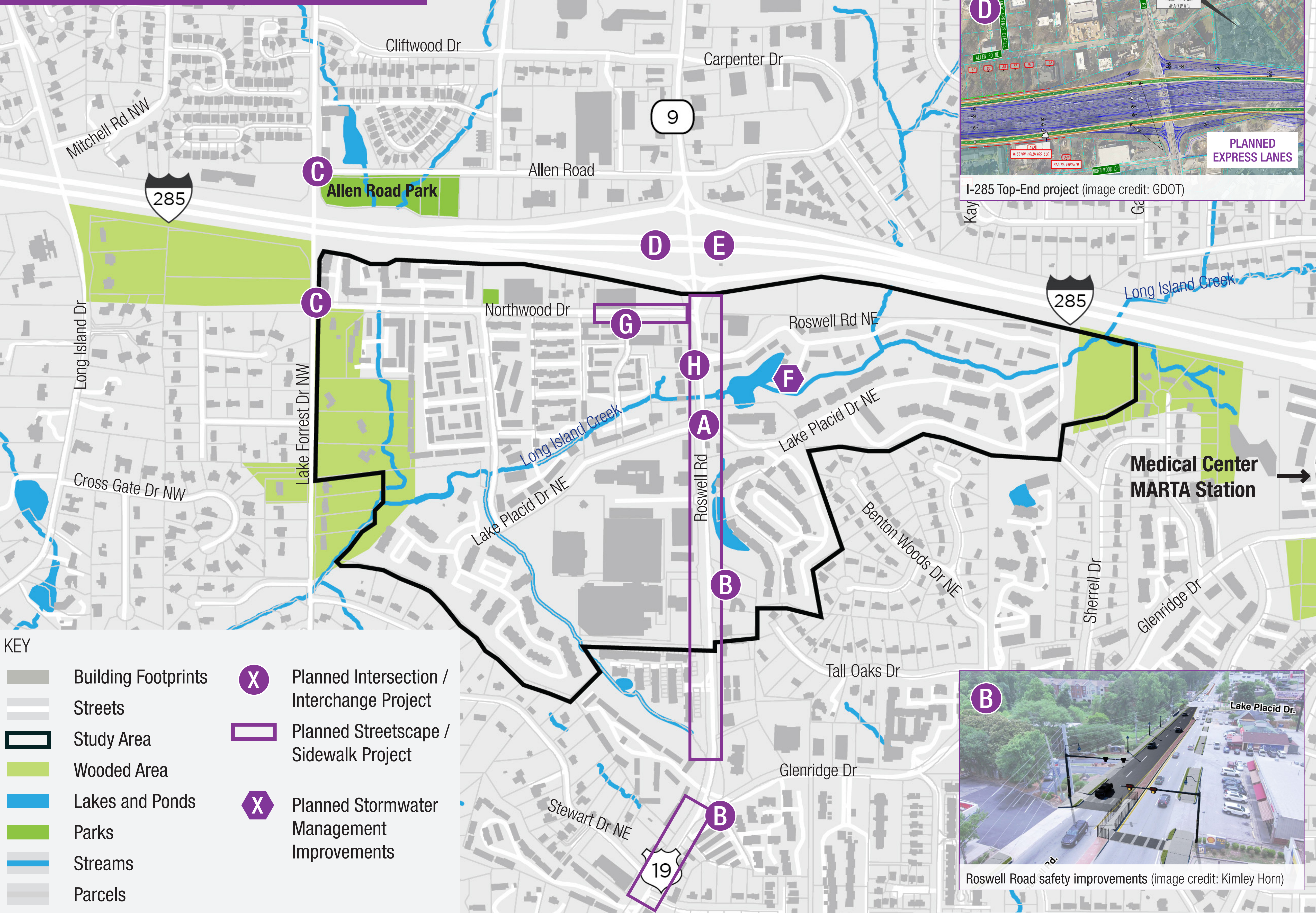
- SX-3 (Shopfront Mixed Use):**
- Allowable Uses: retail, service and commercial uses, as well as upper-story multi-unit residences.
  - Allowable maximum height is 3 stories or 53'.
- CX-3 (Commercial Mixed Use)**
- Allowable Uses: retail, service and commercial uses, as well as multi-unit residences.
  - Allowable maximum height is 3 stories or 53'.
- ON-3 (Office Neighborhood):**
- Allowable Uses: office and related commercial uses.
  - Allowable maximum height is 3 stories or 53'.
- RX-3 (Residential Mixed Use):**
- Allowable Uses: residential living in multi-unit attached residences (including townhouses) with access to neighborhood-serving commercial uses
  - Allowable maximum height is 3 stories or 44'.
- RM-3/8 (Residential Multi-Unit):**
- Allowable Uses: residential living in multi-unit residences as well as single-family detached and attached residences.
  - Allowable maximum height is 3 stories or 44' (without bonus) to 8 stories or 104' (with bonus)
- RM-3 (Residential Multi-Unit):**
- Allowable Uses: residential living in multi-unit residences, as well as single-family detached and attached residences.
  - Allowable maximum height is 3 stories or 44'.
- RE-3 (Residential Estate):**
- Allowable Uses: detached single unit residences on large lots.
  - Allowable maximum height is 3 stories or 40'.



Data Sources: City of Sandy Springs

# EXHIBIT 6 | LAND USES & REGULATORY FRAMEWORK

## PLANNED PROJECTS



## PLANNED PROJECTS (STUDY AREA)

- A. Roswell Road at Lake Placid Drive (Project #T2308):** Pedestrian safety improvements and signal modifications.
- B. Roswell Road Transit Access (Project #T0019):** Pedestrian safety improvements, including new sidewalks and potential extension of the median to Lake Placid Drive.
- C. Intersection Study:** Intersection Study at the intersection of Lake Forrest Drive and Northwood Drive as well as Lake Forrest Drive and Allen Road.
- D. I-285 Express Lanes:** Innovative interchange improvements with elevated express lanes to relieve congestion and address safety concerns (GDOT funding).
- E. I-285 Bus Rapid Transit (BRT):** MARTA is exploring Bus Rapid Transit (BRT) options along I-285 express lanes with potential station at Roswell Rd.
- F. Stormwater Management Improvements:** Planned dredging of the pond located within the Lake View multifamily community.
- G. Northwood Drive Sidewalks/Pedestrian Crossing:** Sidewalk will connect to existing sidewalk on Northwood Drive. Project includes pedestrian lighting and potential new pedestrian crossing at Kingsport Drive to Northwood Park.
- H. Roswell Road from Northwood Drive to Lake Placid:** Project will include landscaping and pedestrian lighting.

## ACTIVITY / ACTIVIDAD

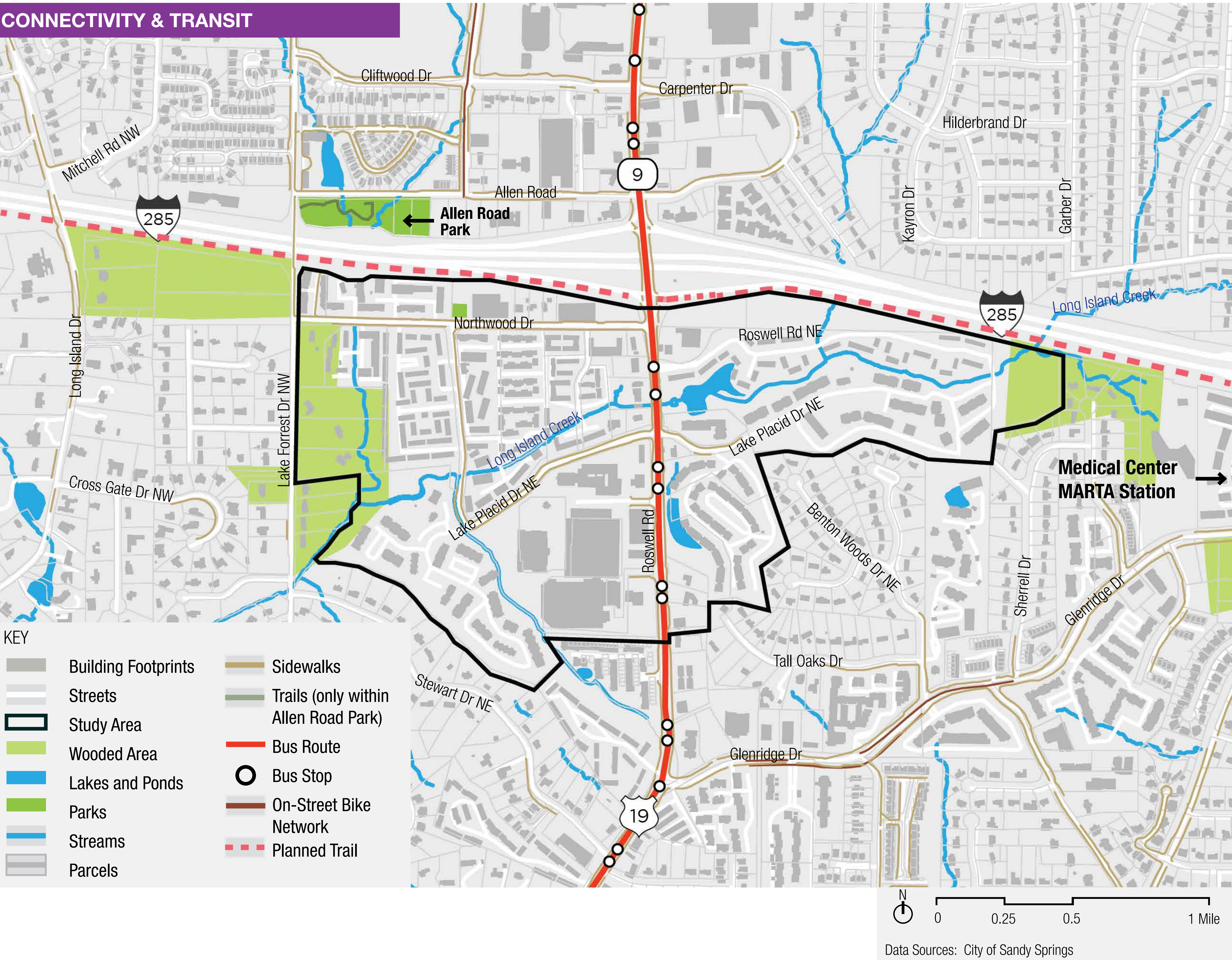
Are we missing any planned or ongoing projects that you are aware of? If so, please add a comment on the map using post-it notes.

¿Nos falta algún proyecto planificado o en curso del que tenga conocimiento? Si es así, agregue un comentario en el mapa usando notas adhesivas.



Data Sources: City of Sandy Springs

## CONNECTIVITY & TRANSIT



**KEY**

|  |                     |  |                                      |
|--|---------------------|--|--------------------------------------|
|  | Building Footprints |  | Sidewalks                            |
|  | Streets             |  | Trails (only within Allen Road Park) |
|  | Study Area          |  | Bus Route                            |
|  | Wooded Area         |  | Bus Stop                             |
|  | Lakes and Ponds     |  | On-Street Bike Network               |
|  | Parks               |  | Planned Trail                        |
|  | Streams             |  |                                      |
|  | Parcels             |  |                                      |

## CONNECTIVITY & TRANSIT

The Connectivity and Transit map, shows existing sidewalk connections, trails within Allen Road Park, a planned trail along the alignment of planned I-285 express lanes, on-street bicycle infrastructure, and a bus line along with bus stop locations along Roswell Road.



## ACTIVITY / ACTIVIDAD

**Are we missing anything?** Please add comments on the exhibit using post-it notes if there are any current conditions you would like to note.

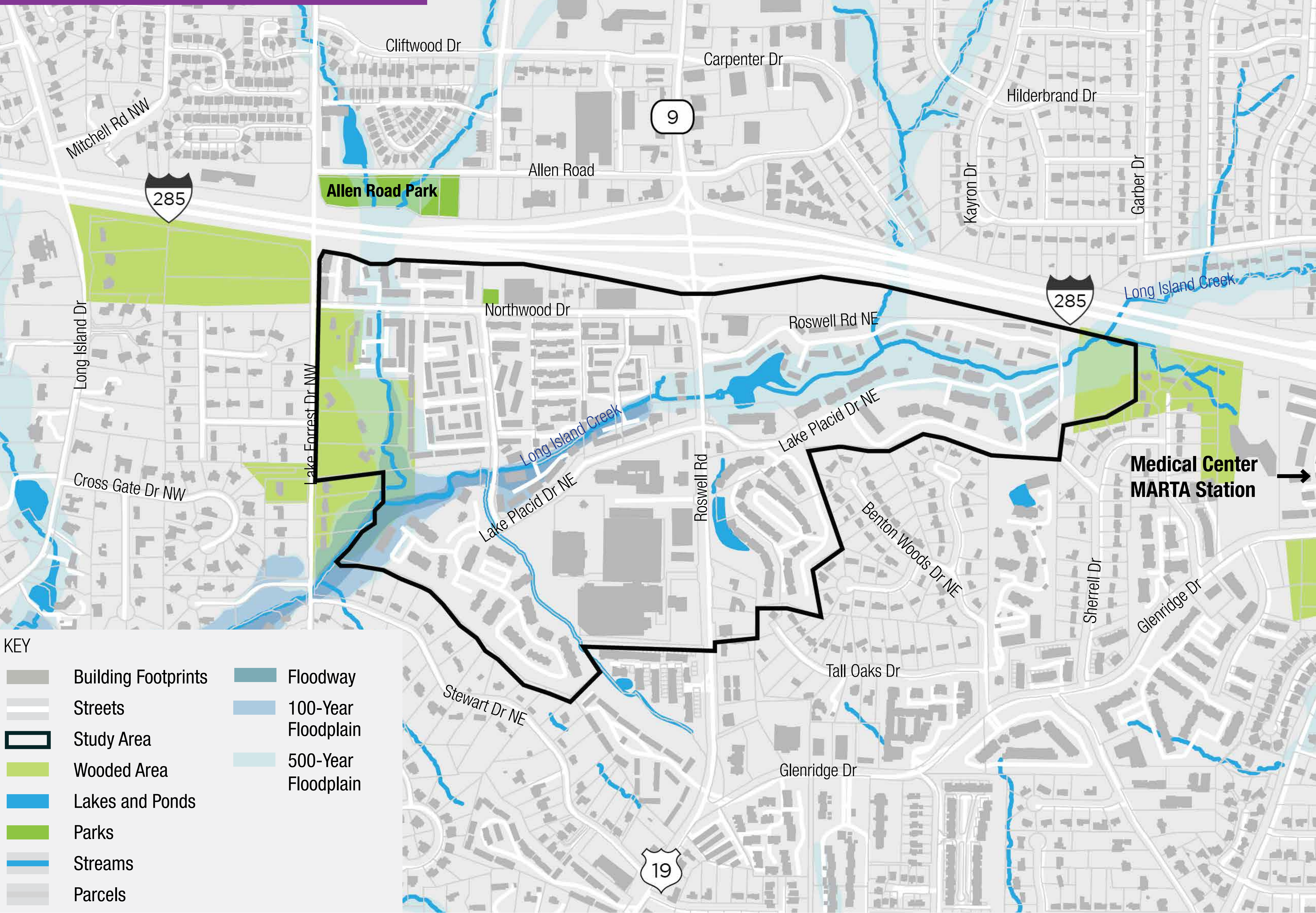
**¿Nos falta algo?** Agregue comentarios sobre la exhibición usando notas adhesivas si hay alguna condición actual que le gustaría tener en cuenta.

Data Sources: City of Sandy Springs



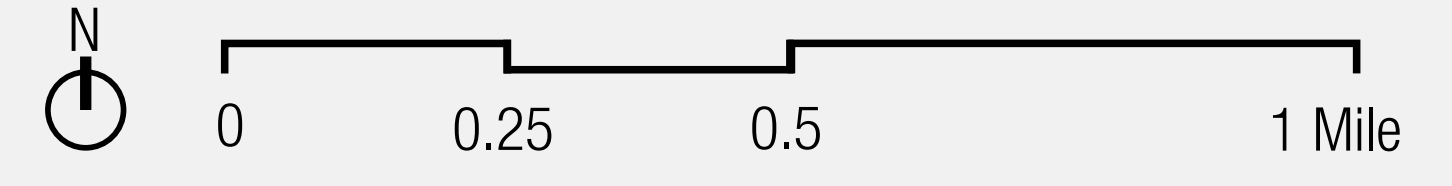
# EXHIBIT 8 | NATURAL RESOURCE AREAS

## HYDROLOGY



**KEY**

|  |                     |  |                     |
|--|---------------------|--|---------------------|
|  | Building Footprints |  | Floodway            |
|  | Streets             |  | 100-Year Floodplain |
|  | Study Area          |  | 500-Year Floodplain |
|  | Wooded Area         |  |                     |
|  | Lakes and Ponds     |  |                     |
|  | Parks               |  |                     |
|  | Streams             |  |                     |
|  | Parcels             |  |                     |



Data Sources: City of Sandy Springs

## HYDROLOGY

- Long Island Creek is an east-west aligned creek that flows through the middle of the study area.
- While some portion of the creek is under a culvert, specifically in close proximity to Roswell Road, the majority of the creek provides a great natural resource area for the residential neighborhoods along both sides.
- Floodplain areas, both 100-Year\* and 500-Year, are found along the western sections of the study area.
- Several retention/detention ponds are also found within the apartment communities located on the east side of Roswell Road. There is a current plan to dredge the northern stormwater pond.



Trail and pedestrian bridge crossing Long Island Creek



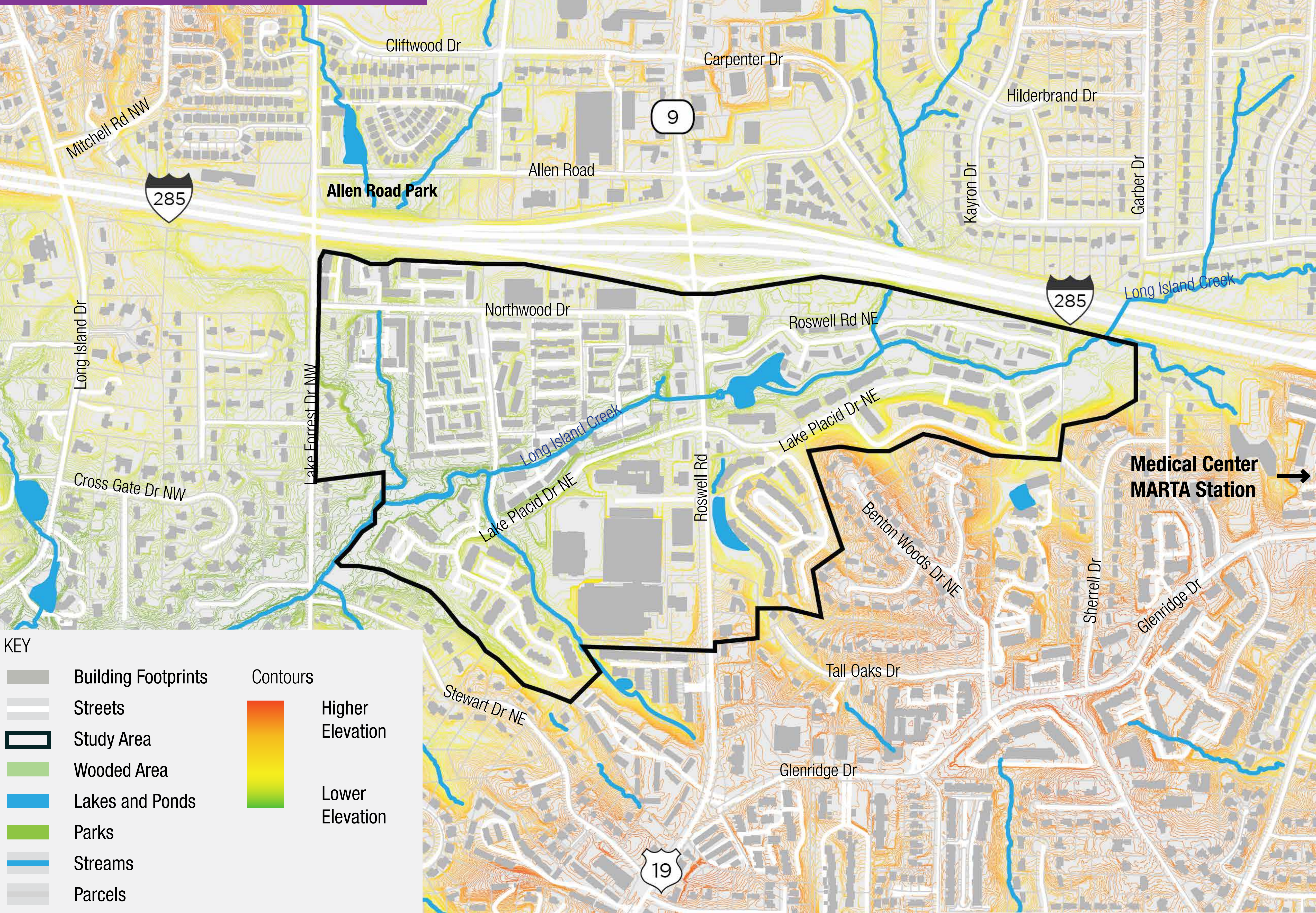
Stream bank conditions along Long Island Creek



A dam/embankment across Long Island Creek

# EXHIBIT 9 | NATURAL RESOURCE AREAS

## TOPOGRAPHY



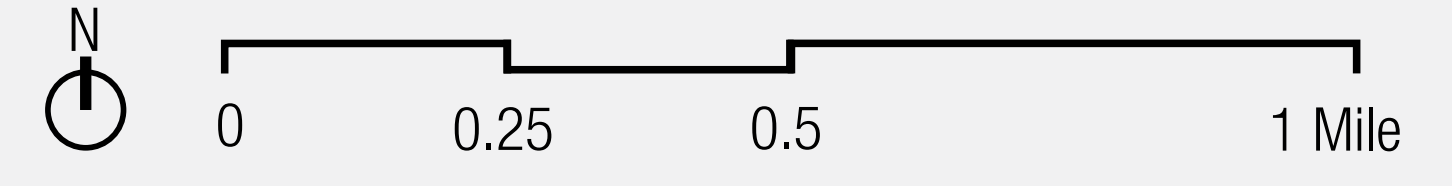
**KEY**

- Building Footprints
- Streets
- Study Area
- Wooded Area
- Lakes and Ponds
- Parks
- Streams
- Parcels

**Contours**

Higher Elevation

Lower Elevation



Data Sources: City of Sandy Springs

## TOPOGRAPHY

The northern portion of the study area is generally gently sloping while steeper-sloped areas exist toward the southern side of the area on both sides of Roswell Road.



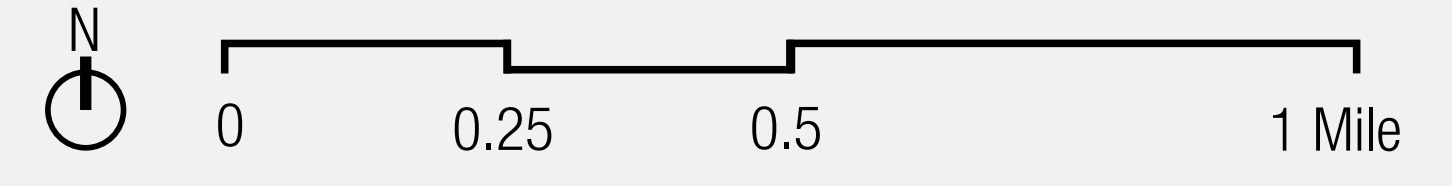
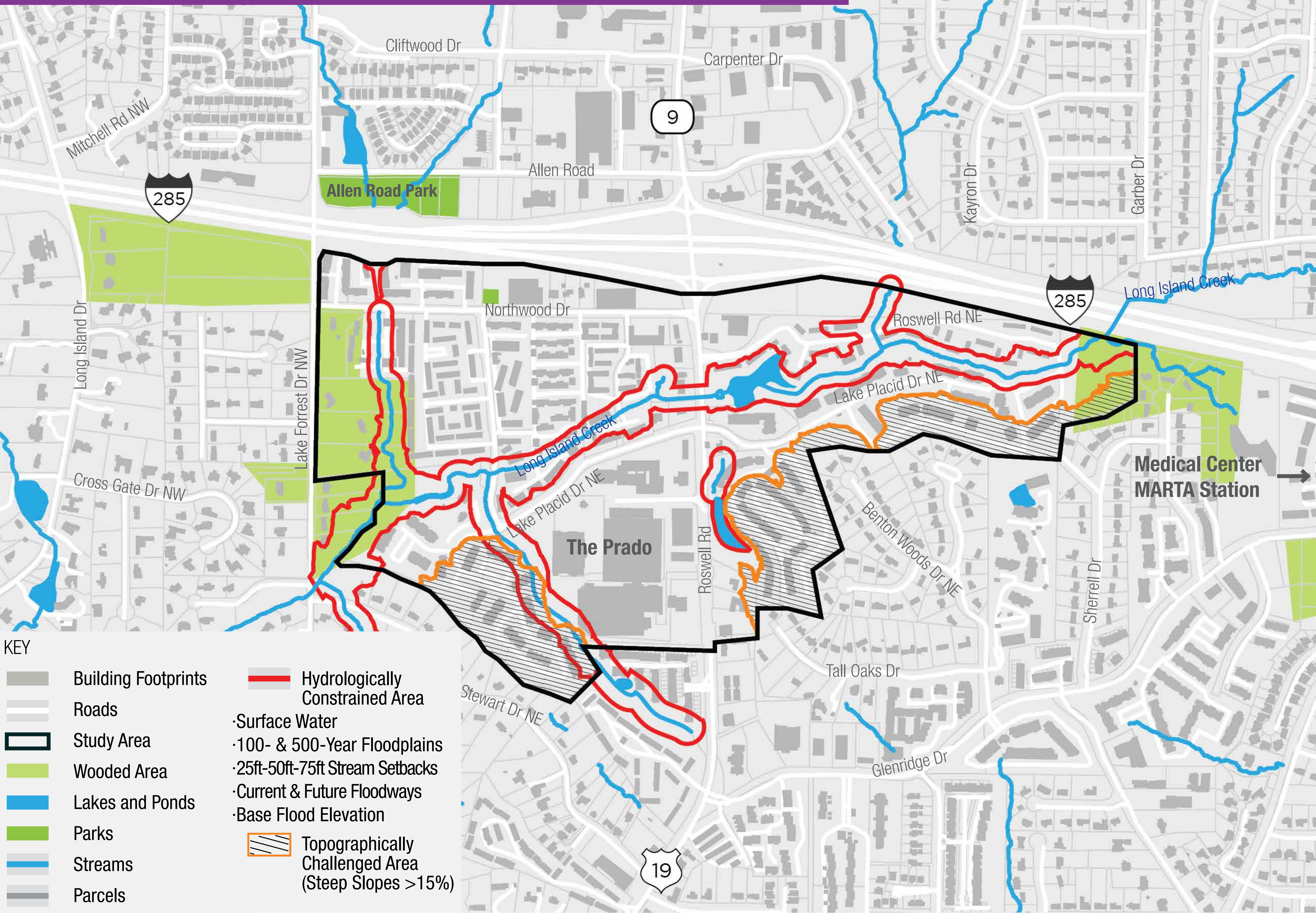
Roswell Road (looking south) with rolling topography



Residential communities with challenging slopes adjoining Roswell Road (on foreground)

# EXHIBIT 10 | ISSUES AND OPPORTUNITIES

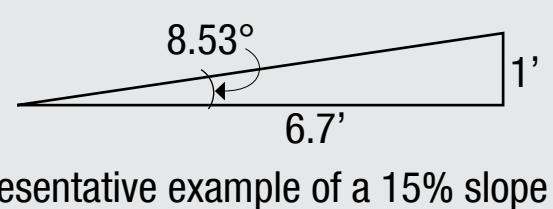
## TOPOGRAPHICALLY CONSTRAINED AND ENVIRONMENTALLY CHALLENGED AREAS



Data Sources: City of Sandy Springs

## CONSTRAINED & CHALLENGED AREAS

- Hydrologically Constrained Areas:**
- Includes stream setbacks and floodplains
  - Buffer requirements prevent the construction of new buildings within this area; certain types of open space and trails are allowed
- Topographically Challenged Areas:**
- Areas with slopes greater than 15%



Stream bank conditions along Long Island Creek



Residential and adjoining parking along Long Island Creek



Challenging topography within residential areas

# EXHIBIT 11 | ISSUES AND OPPORTUNITIES

## THEMES: WHAT WE HAVE LEARNED SO FAR (PAGE 1)

The topics noted below are the major themes that have emerged from conversations with community members and stakeholders to date.



### HOUSING

#### HOUSING AFFORDABILITY AND QUALITY

- There is a lack of affordable housing opportunities in the area.
- The quality of the most affordable housing stock is poor and deteriorating.
- Rents are continuously increasing, but the quality of the housing units is not improving.
- Code enforcement is difficult as trust needs to be built between the community and City.

#### DISPLACEMENT CONCERNS

- Residents are concerned about being pushed out of the area.
- Displacement would have implications for the local economy, as area businesses depend on the workforce members (e.g., service employees) who live in the area's existing multifamily housing.
- There are opportunities within the study area to redevelop with affordability in mind while, at the same time, preserving current community character.



### CONNECTIVITY

#### GENERAL CONNECTIVITY CONSTRAINTS

- The area has limited public transportation options.
- Car ownership is very low among residents, and many residents rely on public transportation, walking, and shared rides / taxi service to reach destinations.
- There is a need for better pedestrian connections from residential areas to jobs and commercial centers.
- Some streets lack sidewalk connections (e.g., Lake Placid Drive, Kingsport Drive).
- East-west connectivity is limited, including west of Lake Forrest Drive and between Calibre Springs and Prado.

#### CONNECTIONS ALONG AND ACROSS ROSWELL ROAD

- Roswell Road is a barrier that divides neighborhoods east and west.
- Better streetscaping that buffers traffic and encourages walking is desired.
- Roswell Road sees heavy traffic regularly.
- Ingress and egress are difficult along Roswell Road and within The Prado, which affects local businesses.
- Safety improvements at Roswell Road and Northwood Drive need to be enhanced.
- MARTA Bus stops are being moved to make them safer to access.

#### ACCESS TO THE PRADO

- The Prado is disconnected from surrounding neighborhoods.
- Access in and out of the Prado is inconvenient and sometimes dangerous.

#### NORTHWOOD DRIVE IS A FOCAL POINT AND CONNECTOR

- Northwood Drive is a key connection between residential areas and the Roswell Road commercial corridor.
- Pedestrian safety is a major concern along Northwood Drive; there is an opportunity to build on current pedestrian and traffic safety improvements already underway along Roswell Road.

#### I-285 IS A BARRIER

- I-285 is very difficult to cross and is viewed as a dividing line between the planning area and points north.
- Pedestrians do not usually travel north to south across I-285.
- Opportunities for new north-south connections across I-285 should be considered.
- I-285 is currently being widened for express lanes (I-285 Top End Express Lanes), presenting coordination challenges for future BRT and adjacent development.
- I-285 generates air quality and noise impacts for adjacent development.

#### LAKE FORREST DRIVE AS A NORTH-SOUTH CONNECTOR

- Lake Forrest Drive is a frequently-used alternative to Roswell Road for north-south connections.
- Lake Forrest Drive is a key connection for residents to destinations outside the planning area, including Lake Forrest Elementary School, Solidarity Sandy Springs, and Allen Road Park.
- There are limited east-west connections to and across Lake Forrest Drive, particularly on its west side.
- Pedestrian access from the western portion is minimal.



### ACTIVITY / ACTIVIDAD

- Place a **green dot** next to the themes with which you most **strongly agree**. ●
- Place a **red dot** next to these with which you **disagree**. ●
- Are we missing anything? Suggest additional themes that you think should be considered in the plan. Please write your ideas on post-it notes and place them on the exhibit. You may also share your ideas on the comment card.
- Coloque un **punto verde** junto a los temas con los que **está más de acuerdo**. ●
- Coloque un **punto rojo** al lado de aquellos con los que **no está de acuerdo**. ●
- ¿Nos falta algo? Sugiera temas adicionales que crea que deberían ser considerados en el plan. Escriba sus ideas en notas autoadhesivas y colóquelas en la exhibición. También puede compartir sus ideas en la tarjeta de comentarios.

# EXHIBIT 12 | ISSUES AND OPPORTUNITIES

## THEMES: WHAT WE HAVE LEARNED SO FAR (PAGE 2)

The topics noted below are the major themes that have emerged from conversations with community members and stakeholders to date.



### ENVIRONMENT & NATURAL RESOURCES

- ENVIRONMENTAL CONSTRAINTS**
- The floodplains and stream buffers of Long Island Creek.
  - Segments of Long Island Creek that are not visible.
  - Steep slopes and wooded areas limit development potential.
- NATURAL RESOURCES AS OPPORTUNITIES**
- The creek can serve as an identity for the area and can promote environmental wellness.
  - Restore existing streams and make them amenities.
  - Identify viable places for trails and walking paths.



### OPEN SPACE & COMMUNITY FACILITIES

- DESIRE FOR COMMUNITY AMENITIES**
- There is currently a lack of open space and green space amenities in the area.
  - Few playgrounds exist in the area.
  - There is significant need for community gathering spaces; a community center; and other family-oriented amenities.
  - Develop recreational facilities in parallel with natural amenities.
  - Incorporate additional open space amenities as part of redevelopment.
  - Enhance Allen Road Park, which currently is popular and used for sports; trails are planned for this facility as well.



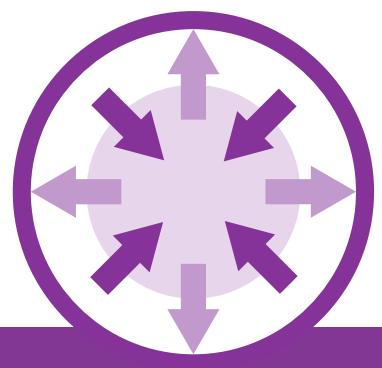
### BUSINESS

- COMPETING IN CHANGING CONDITIONS**
- Demand for existing amenities and service options is limited.
  - People are going to other areas, such as City Springs and Buckhead, for certain services.
  - The City Springs redevelopment has changed the business dynamics of the area.
- LONG-TERM VISION FOR THE PRADO**
- Redevelop the Prado with more walkable streetscapes would benefit shoppers.
  - Develop family-friendly experiences would serve surrounding neighborhoods better.



### ACTIVITY / ACTIVIDAD

- Place a **green dot** next to the themes with which you most **strongly agree**. ●
- Place a **red dot** next to these with which you **disagree**. ●
- Are we missing anything? Suggest additional themes that you think should be considered in the plan. Please write your ideas on post-it notes and place them on the exhibit. You may also share your ideas on the comment card.
- Coloque un **punto verde** junto a los temas con los que **está más de acuerdo**. ●
- Coloque un **punto rojo** al lado de aquellos con los que **no está de acuerdo**. ●
- ¿Nos falta algo? Sugiera temas adicionales que crea que deberían ser considerados en el plan. Escriba sus ideas en notas autoadhesivas y colóquelas en la exhibición. También puede compartir sus ideas en la tarjeta de comentarios.

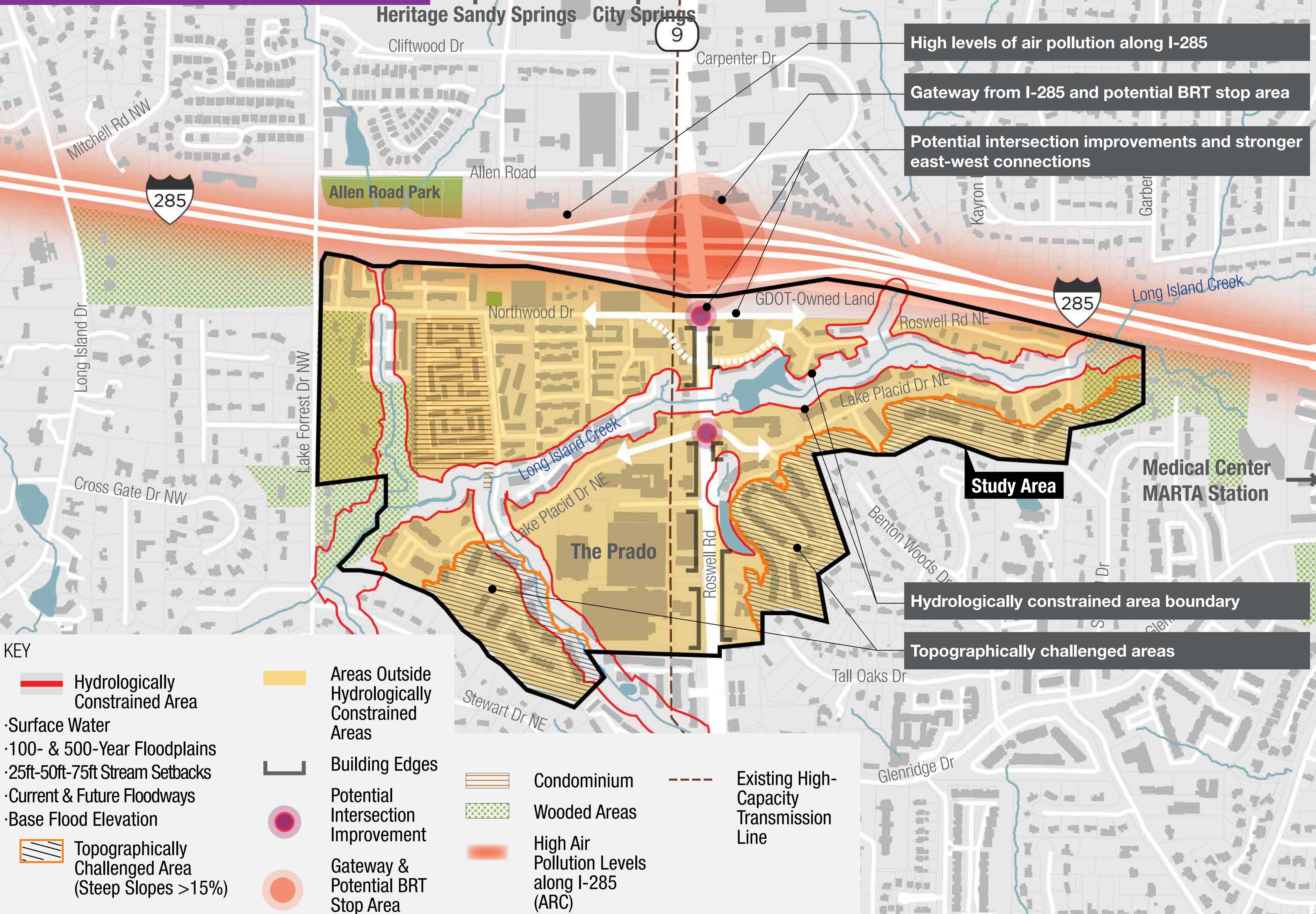


### IMAGE & IDENTITY

- IDENTITY AND BRANDING OF THE CROSSROADS AREA**
- There is a perception that Sandy Springs is not as youthful as surrounding cities.
  - Develop an attractive area in which restaurants and businesses can thrive.
  - Prioritize development for residents so they can live and work in the area.
  - Identify a brand for the "Crossroads" area that residents and businesses relate to; residents know it as "Northwood".
  - The community is young, active in schools, and values education.

# EXHIBIT 13 | ISSUES AND OPPORTUNITIES

## ISSUES AND OPPORTUNITIES



## ACTIVITY / ACTIVIDAD

### ISSUES / PROBLEMAS

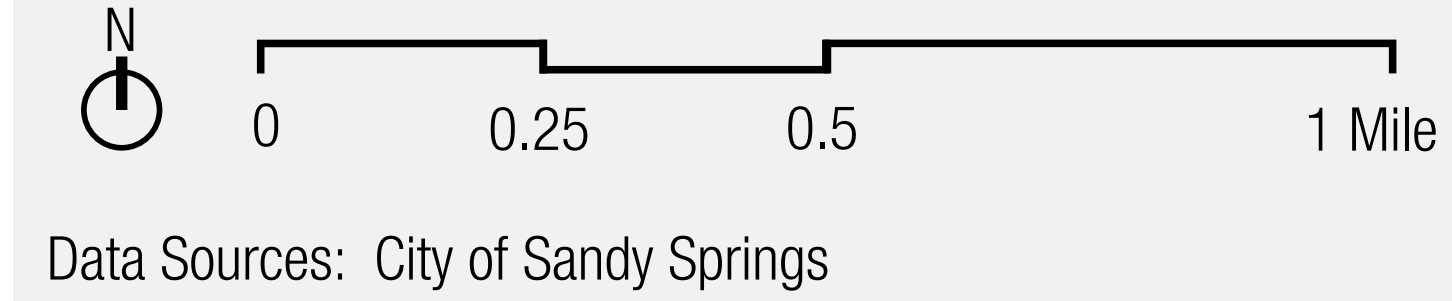
**Are there current issues or concerns in the study area that the project team should be aware of?** Please note these concerns on the map using post-it notes or write on the map, or as notes on comments cards. Please ask a project team member (with name tags) for any questions.

**¿Existen problemas o inquietudes actuales en el área de estudio que el equipo del proyecto deba conocer?** Tenga en cuenta estas preocupaciones en el mapa usando notas autoadhesivas o escriba en el mapa, o como notas en las tarjetas de comentarios. Consulte a un miembro del equipo del proyecto (con etiquetas de nombre) si tiene alguna pregunta.

### OPPORTUNITIES / OPORTUNIDADES

**If you were to return to the area in 5, 10, or 20 years, what types of changes would you like see? Are there specific improvements you would like to see?** Please note these concerns on the map using post-it notes or write on the map, or as notes on comments cards. Please ask a project team member (with name tags) for any questions.

**Si regresara al área en 5, 10 o 20 años, ¿qué tipo de cambios le gustaría ver? ¿Hay mejoras específicas que le gustaría ver?** Tenga en cuenta estas preocupaciones en el mapa usando notas autoadhesivas o escriba en el mapa, o tome notas, en las tarjetas de comentarios. Consulte a un miembro del equipo del proyecto (con etiquetas de nombre) si tiene alguna pregunta.





ACTIVITY / ACTIVIDAD

If you haven't done so already, take the survey by scanning the QR codes (see below) or visiting the project webpage (see link below). Please share any additional comments on the comment card.

Si aún no lo ha hecho, complete la encuesta escaneando los códigos QR (ver a continuación) o visitando la página web del proyecto (ver el enlace a continuación). Comparta cualquier comentario adicional en la tarjeta de comentarios.

PROJECT WEBSITE

[spr.gs/crossroads](http://spr.gs/crossroads)

SCAN THE QR CODE ON YOUR MOBILE DEVICE TO ACCESS THE WEBSITE

ESCANEE EL CÓDIGO QR EN SU DISPOSITIVO MÓVIL PARA ACCEDER AL SITIO WEB



Thank You for your participation in this planning process!

¡Gracias por su participación en este proceso de planificación!