

DESIGN GUIDELINES

FOR THE CITY OF SANDY SPRINGS

OCTOBER 2026

ACKNOWLEDGMENTS

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1 INTRODUCTION

1.A. Overview and Purpose

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1.F. How to Use the Guidelines

1.A
OVERVIEW AND PURPOSE

1.A. OVERVIEW AND PURPOSE

Great places are shaped by great visions and by clear guidance for how that vision is realized through streets, buildings, and public spaces that people feel proud to call their own. As Sandy Springs celebrates its twentieth anniversary since incorporation in 2005, the City stands at a meaningful moment of reflection and forward momentum. Established from Fulton County, Georgia, Sandy Springs has matured into a distinct community with evolving centers, a strong civic identity, and a growing expectation for design excellence.

These Design Guidelines are a key recommendation of the Next Ten Comprehensive Plan and support the City's long-range vision for continued growth and maturation. While the Comprehensive Plan establishes policy direction and aspirations, the Design Guidelines, in concert with the Development Code and Technical Manual, describe how high-quality urban development can be achieved on the ground. Together, these tools reinforce Sandy Springs' commitment to well-designed streets, sidewalk environments, buildings, and adjoining privately owned spaces that enhance character and quality of life.

Sandy Springs envisions a high standard of urban development that is cohesive, context sensitive, and authentic to the community. The guidelines promote aesthetically pleasing and functional environments while providing clarity to property owners and developers regarding the City's desired character. A consistent theme expressed through community feedback during the guidelines' development process was the importance of creating places that feel distinctly "of Sandy Springs." Rather than prescribing a single architectural style, the guidelines define character shaping elements within a flexible framework of consistent principles that can unify the City's urban environment while allowing for creativity, diversity, and individual expression within specific areas and sites.

Historically, guidance for streets and sidewalk areas in Sandy Springs was provided through the Streetscape Manual: Urban Design Standards, created by Sandy Springs Revitalization, Inc. in January 2001 as a reference document for land development activities within the Sandy Springs Overlay District of the Fulton County Code. For nearly two decades, that manual established a clear and consistent framework for public realm improvements, including paving materials, street and pedestrian lighting, and tree species and planting configurations. Its long-standing application helped shape a recognizable streetscape character and provided predictability and design quality across key corridors.

More recent development, most notably City Springs, has demonstrated the transformative impact of thoughtful design standards applied to buildings and sites. City Springs has redefined the civic core of Sandy Springs through high quality public spaces and landmark architecture, setting an aspirational precedent for future development. At the same time, its project specific standards highlighted the need for citywide urban design guidance that promotes consistency while encouraging development that reflects unique architectural expression and remains true to Sandy Springs' character.

These Design Guidelines primarily apply to commercial areas and high intensity residential areas, where development and redevelopment most directly shape the public realm. The guidelines are intended to be advisory rather than regulatory. They are designed to complement the Development Code and inform future updates to the Technical Manual. Well-designed projects are expected to go beyond minimum code compliance and contribute positively to the broader urban context.

The Design Guidelines are intended to:

- Establish a shared framework and common language for creating attractive, vibrant, and livable places in Sandy Springs
- Provide clarity and guidance to support effective collaboration among property owners, developers, designers, and City officials throughout the development review process
- Encourage high quality and context responsive development that reinforces Sandy Springs' unique character while remaining flexible

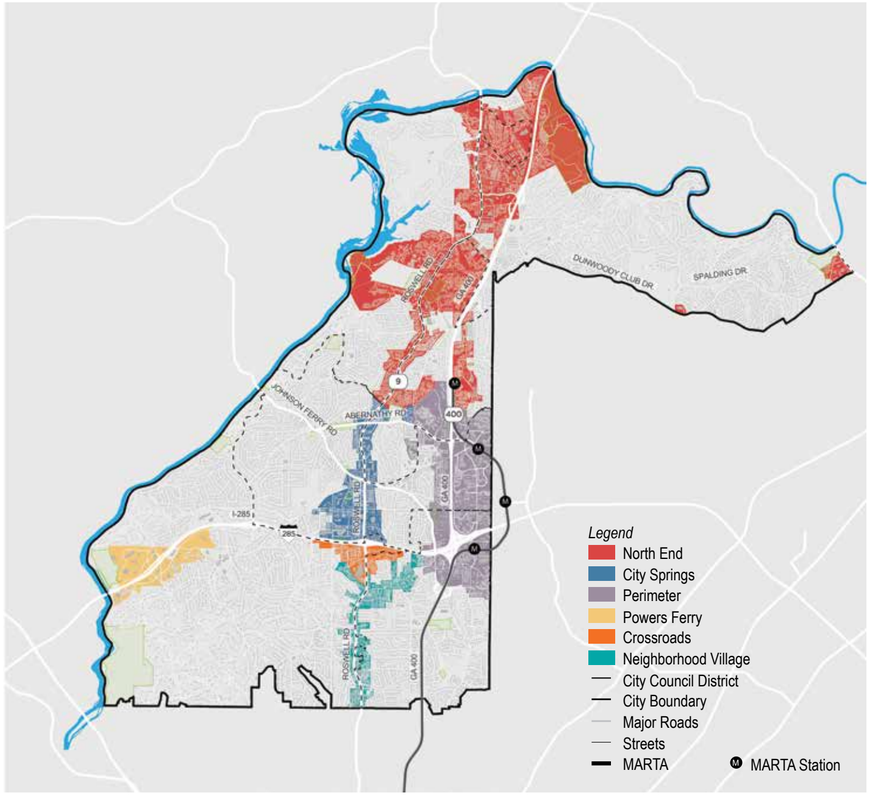
Together, these guidelines build upon Sandy Springs' design legacy and provide a forward-looking framework to guide its next chapter, ensuring that future growth is intentional, cohesive, and reflective of Sandy Springs' identity.

1.B
APPLICABLE AREA

1.B. APPLICABLE AREA

The Design Guidelines apply to applicable development and redevelopment projects within Sandy Springs' primarily commercial and mixed-use areas as well as higher intensity residential areas, including condominiums, townhomes, and multifamily developments, located within the six character defining areas illustrated on the map that follows. The guidelines do not apply to single-family residential neighborhoods.

The applicable areas are locations where the City's Development Code permits the highest development intensities in support of the Comprehensive Plan's vision. Concentrated primarily along major corridors and in highly visible areas of the City, these locations have the greatest influence on the public realm and play a defining role in shaping Sandy Springs' character. The Design Guidelines are intended to be used alongside the Development Code and Technical Manual to guide development in these areas toward high quality, context responsive outcomes that reinforce the City's long-term vision and identity.



SANDY SPRINGS DESIGN GUIDELINES DISTRICTS

The Design Guidelines apply to the six character defining areas of Sandy Springs as shown: North End, City Springs, Perimeter, Powers Ferry, Crossroads and Neighborhood Village.

CHARACTER DEFINING AREA PRECEDENT IMAGES



North End



City Springs



Perimeter



Crossroads



Neighborhood Village



Powers Ferry

1.C
STRUCTURE OF THE DESIGN GUIDELINES

1.C. STRUCTURE OF THE DESIGN GUIDELINES

This Design Guideline is organized by the following chapters:

1. Introduction

2. Vision and Design Guidelines Framework

3. Public Realm

4. Private Realm

5. Building Realm

6. Renovation Guidance

1.D. RELATIONSHIP WITH THE DEVELOPMENT CODE AND TECHNICAL MANUAL

The Design Guidelines function within a coordinated planning and regulatory framework established by the City of Sandy Springs. At the highest level, the Comprehensive Plan provides the overarching vision for the City's future, supported by broad policy direction and, in certain areas, more detailed guidance through adopted small area plans. Together, these plans articulate desired land use patterns, character, and long-term goals for growth and development across the City.

The Development Code translates this vision into enforceable regulations, establishing the City's legal requirements and standards for development. The Technical Manual supplements the Development Code by consolidating more detailed and technical standards related to roadway design, landscape and tree requirements, lighting, and other infrastructure elements. While some aspects of urban design could be codified within these regulatory documents, they are necessarily prescriptive in nature and focused on minimum compliance.

The Design Guidelines bridge the gap between the policy vision of the Comprehensive Plan while complementing the regulatory standards of the Development Code and Technical Manual by offering flexible, illustrative guidance on how to achieve the City's desired outcomes. Rather than mandating a single solution, the guidelines present a range of design approaches for buildings, streetscapes, and public spaces that respond to context, reinforce character, and elevate overall design quality. The guidelines also provide clarity, consistency, and a shared design framework while allowing innovation and creativity in meeting Sandy Springs' goals.

1.D
RELATIONSHIP WITH THE DEVELOPMENT CODE AND TECHNICAL MANUAL

1.E
FLEXIBILITY IN DESIGN GUIDELINES APPLICATION

1.E. FLEXIBILITY IN DESIGN GUIDELINES APPLICATION

Flexibility is a core principle of the Design Guidelines and reflects clear direction from City leadership as well as consistent input from community and stakeholder engagement. Throughout the guidelines development process, the Mayor and City Council emphasized the importance of allowing flexibility to support investment, innovation, and long term economic vitality. Community members, property owners, and development stakeholders similarly expressed the need for guidance that establishes clear expectations for quality and character without limiting creativity or feasibility.

Purpose of the Design Guidelines

The guidelines are intended to allow property owners and developers to express their identity, brand, and architectural approach while contributing to a cohesive and high quality urban environment. Greater alignment with design guidelines is encouraged along primary streets and major roadways, where public facing elements most strongly shape the City's character and public realm. Within a specific site, as development moves away from these corridors, increased flexibility in building expression, materials, and site design is appropriate, provided that projects remain context responsive and well integrated.

These guidelines are not intended to burden or constrain development, but to encourage thoughtful investment through a collaborative process that balances private objectives with public goals. By emphasizing intent over prescriptive regulations, the guidelines support high quality design outcomes that strengthen the relationship between buildings, streetscapes, and public spaces and help create recognizable places within Sandy Springs.

Flexibility also extends to materials and products, acknowledging that specific elements may be discontinued or evolve over time. Additional guidance related to substitutions is addressed in the Product Discontinuation section.

In cases where site constraints, infill conditions, or existing development limit the ability to fully accommodate the guidelines, variations may be considered on a case-by-case basis, provided that deviations are clearly justified, minimized to the extent feasible, and consistent with the overall intent of the Guidelines.

1.F
HOW TO USE THE GUIDELINES

1.F. HOW TO USE THE GUIDELINES

1.F.1. PRODUCT DISCONTINUATION

Specific product information is provided for some paving, furnishing and light fixtures to help identify and establish consistency throughout the character defining areas. In cases where the specified products are not available, coordinate with City staff to identify acceptable alternatives. Considerations for the selection of alternatives are as follows:

Pavers

- Pavers should be of the same dimensions in length, width, and depth to ensure consistency in dimensional application and patterning.
- Colors should closely resemble the specified product, including the color range and mix, and be compared for selection using physical samples.
- Finish must be slip resistant.
- Prioritize local and regional sourcing where possible.

Furnishing

- Select colors and finish to match specified products.
- Style should be consistent including: materials, size, direction of slats and patterning where applicable, and inclusion of options such as armrests and mounting options.
- Lights should additionally have consistent distribution and temperature.

1.F.2. IMPLEMENTATION STRATEGIES AND PROJECT EVALUATION

The Design Guidelines are advisory. They are actively implemented through the City's development processes, administrative practices, and incentive structures. Together, these tools ensure that the Design Guidelines meaningfully influence both private development and public investment.

Early and Ongoing Application

The Guidelines are most effective when applied at the earliest stages of project conception. Applicants are strongly encouraged to engage with the City during pre-application and concept design phases to align proposals with design expectations. The guidelines should be applied similar to application of the Comprehensive Plan.

» The Comprehensive Plan establishes the vision for where and what gets built

» The Design Guidelines shape how development is designed

Integration with Development Process

Early alignment reduces redesign efforts, shortens review timelines, and improves project outcomes. The Guidelines are embedded within existing development review frameworks:

» Pre-Application / Preliminary Inquiry

Primary stage for applying the Design Guidelines; staff provides direction on site design, building form, and public realm expectations. City staff use the Guidelines to:
- Provide early guidance during pre-application meetings
- Inform review comments and design feedback
- Support efficient, predictable review timelines

» Administrative Review of Outdoor Amenity Space Improvement Standards (OASIS)

The Design Guidelines visually interpret and reinforce adopted standards within the Development Code, supporting consistent application during staff review. The Guidelines work in tandem with Small Area Plans and capital projects. The City will lead by example by applying the Guidelines to streetscapes (including sidewalk projects), civic spaces (including parks), and infrastructure investments, establishing a cohesive design language.

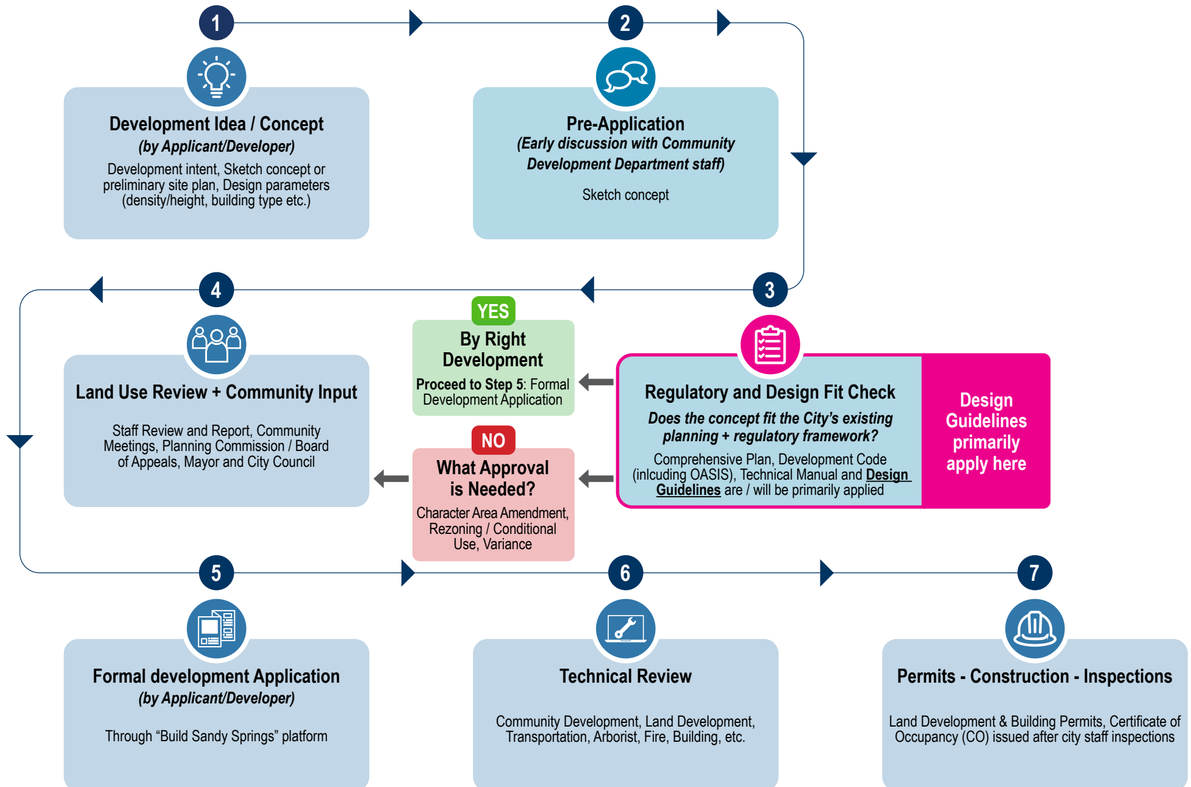
» Rezoning and Discretionary Approvals

Applications must demonstrate how development/redevelopment applications/proposals align with the Design Guidelines; key elements may be incorporated into site plans and conditions of approval. The Guidelines inform staff recommendations, Mayor and City Council actions as well as Planing Commission and relevant board decisions. Consistency with the Design Guidelines strengthens applications and supports approval outcomes. The Design Guidelines serve as a shared reference for applicants, staff, elected officials, and the community, thereby supporting transparent, consistent decision-making.

» Land Development Permit and Building Permit

Limited design influence; focus shifts to implementation of previously established design commitments. Staff may raise issues related to the Design Guidelines if the applicant has not had prior discussions about, or fails to submit an application consistent with the intent of the Design Guidelines.

City's Development Application Review Process



Incentives and Benefits

The City pairs the Guidelines with incentive-based tools to encourage high-quality design and reduce development risk:

» Entitlement and Design Flexibility
  - Height bonuses and reductions through a refined, menu-based or tiered system
  - Flexibility in site design standards, including setbacks and landscape requirements
  - Opportunities to align with subarea priorities and Small Area Plans

» Time and Certainty
  - Streamlined and predictable review processes
  - Reduced redesign through early alignment with staff

» Financial and Programmatic Incentives
  - Potential linkage to future façade improvement programs; any future program must comply and be aligned with the Design Guidelines
  - Alignment with future funding mechanisms

» Risk Reduction and Market Competitiveness
  - Increased confidence in approval outcomes
  - Stronger community and leadership support
  - Higher-quality development that enhances long-term value

In addition to the above, requirements and incentives existing in the Development Code (DC) and Technical Manual (TM) may be considered for revision. Potential revisions to consider incentivizing compliance with Design Guidelines standards beyond code requirements include:

» Ease OASIS requirements (DC Sec 6.1.1) for incorporating public art or financial commitments for future installations of public art.
  - Reduce groundcover square footage requirements for outdoor amenity space not considered a pedestrian amenity space
  - Remove or reduce pet area square footage requirements for multi-unit residential developments in exchange for providing pet waste stations.

» Add adherence to recommendations of the Guidelines to the Enhanced Community Benefits List (TM Section 15)
  - Building design elements
  - Inclusion of public art is already considered

» Remove or reduce multi-unit residential development storage space requirements (DC Sec. 7.3.1.G.)

» Consider differentiating incentives across different areas of the city based on development and renovation potential

The intent of the incentive programs is to provide additional layers of flexibilty in the implementation of the Guidelines. However any additions or changes to incentive programs need to be carefully considered for its unintended effects including the below:

» Dis-incentivizing design elements and considerations not directly addressed in the new or amended incentive program

» Accumulation of incentives resulting in neglect of existing requirements

» Incentives that trade-off unrelated functions (for example, considering whether if use of quality materials provides the same intended benefit as the floor height requirements included in the DC)

» Important features that are not objectively quantifiable (i.e. building articulation etc) may be left out

For these reasons it is recommended that incentive programs be vetted carefully against all other programs. Any program should consider holistic design review by City staff and open communication with the applicants to capture these intricacies while retaining flexibility in design.

INTRODUCTION
HOW TO USE THE GUIDELINES



Source: RHI

2 VISION AND FRAMEWORK

2.A. Vision & Framework

2.A
VISION & FRAMEWORK

2.A. VISION & FRAMEWORK

2.A.1. VISION

The Design Guidelines reflect a shared vision shaped through leadership direction and extensive community and stakeholder engagement. They support the transition of Sandy Springs toward a more connected, walkable, and vibrant city while remaining grounded in the community's established character. Guided by the Comprehensive Plan, the vision emphasizes high quality design, a strong public realm, and development that is distinctly of Sandy Springs, balancing growth with livability, identity, and long-term stewardship.

CONNECTED STREETS

A connected street grid and walkable block structure support the City's transition from suburban development patterns toward more urban core neighborhoods. Emphasizing nodal development and mixed use hubs identified in the Comprehensive Plan, this approach encourages walking, bicycling, and transit use for both daily transportation and recreation, while improving access, safety, and overall mobility.

MIXED USE

Mixed use hubs and special places serve as focal points within Sandy Springs' six character defining areas. Human scale development, active ground floor uses, and integrated public spaces foster placemaking that supports daily life, social interaction, and economic vitality, while reinforcing the distinct identity of each area.

GREEN CANOPY

An expanded and continuous tree canopy and landscape network enhances Sandy Springs' green character and environmental quality. Increased planting contributes to shade, comfort, and cooler microclimates during summer months, while strengthening streetscapes, buffering development, and improving overall visual appeal.

DURABLE DESIGN

Buildings and public realm elements are envisioned to use weather resistant, low maintenance, and high-quality materials. The guidelines emphasize durability and long term performance to ensure that development remains attractive, functional, and cost effective to maintain over time.

PUBLIC ART

The integration of public art enriches the visual experience of Sandy Springs and reinforces cultural expression and local identity. Art is encouraged as an integral part of streetscapes, public spaces, and development projects, contributing to memorable places and community pride.

ACTIVE PLACES

Vibrant streetscapes and active public spaces define Sandy Springs' major corridors and activity centers. Thoughtfully designed sidewalks, plazas, and outdoor gathering areas support pedestrian activity, strengthen the public realm, and create inviting environments that enhance the City's aesthetic character.

DISTINCTIVE ARCHITECTURE

Distinctive buildings and architecture contribute to a strong sense of place through creative massing, contextual transitions, and attention to pedestrian scale. Techniques such as step backs and step downs, façade articulation, and the integration of green design elements help buildings respond to their surroundings. Active ground floor design, strong connections to sidewalk areas, and a disciplined use of materials, generally limited to no more than four façade materials including glass, reinforce cohesive, high-quality development throughout Sandy Springs.



Alpharetta, GA (Source: RHI)

2.A.2. OVERALL FRAMEWORK

The Design Guidelines are organized around a clear framework that recognizes the varied roles, identities, and design characters emerging across Sandy Springs. As the City continues to evolve, different areas are developing distinct characters, uses and visual identities, while corridors and key nodes provide continuity and cohesion across the community. This framework helps guide how urban design principles are applied to the Public Realm, Private Realm, and Buildings in a manner that is both place-specific and citywide.

Some areas of Sandy Springs, such as City Springs and Perimeter, have already emerged as destination areas with well-defined identities and a high concentration of civic, employment, and mixed use activity. Other areas are still evolving and represent emerging places where future development and redevelopment will play a critical role in shaping character over time. Major corridors, including Roswell Road, Peachtree Dunwoody Road, and key east-west connecting roads, traverse multiple character areas and serve as organizing elements that tie the City together. Critical nodes and intersections along these corridors function as gateways, thresholds, and focal points, offering opportunities to define edges, establish centers, and create meaningful placemaking. Together, districts, corridors, and nodes form the foundation for a cohesive urban design framework that balances distinct identities with consistent design quality.

The framework diagram on the following page illustrates these relationships and informs the design guidance provided throughout this document.

KEY FRAMEWORK ELEMENTS

Destination Areas

Established centers such as City Springs and the Perimeter function as primary destinations with distinct identities, higher intensity development, and a strong public realm presence. Design guidance in these areas emphasizes placemaking, civic expression, and architectural distinction.

Emerging Areas

Other areas of the City have some distinctive features and are expected to evolve into more identifiable places over time. They include North End (more green in nature compared to other places), Crossroads, Neighborhood Village, and Powers Ferry. The guidelines support flexible and context responsive design approaches that help shape character as redevelopment occurs.

Major Corridors

Corridors such as Roswell Road, Peachtree Dunwoody Road, and key east-west connections such as Mt Vernon Highway, Johnson Ferry Road, Hammond Drive, Glenridge Connector, etc. provide visual continuity and organizational structure across Sandy Springs. Consistent streetscape treatments, building orientation, and pedestrian-focused design help unify these corridors as they pass through different areas.

Nodes and Intersections

Key intersections and activity nodes serve as gateways and focal points within the City. These locations offer opportunities to define edges, reinforce centers, and introduce enhanced public spaces, landmark architecture, or distinctive streetscape elements.

Public and Private Realms

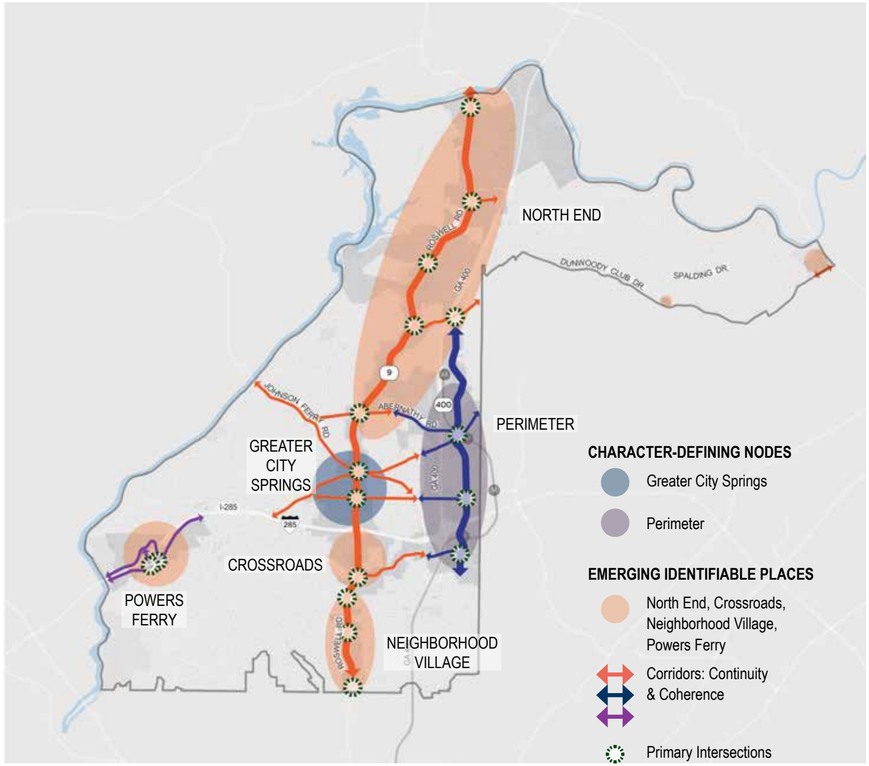
The framework guides coordinated design of streets, sidewalks, open spaces, buildings, and adjoining private spaces to ensure seamless transitions and a high quality pedestrian experience.

Consistent Elements

While individual areas may express a unique character, consistent application of selected streetscape elements, building form principles, and materials helps reinforce Sandy Springs' overall identity while enhancing its underlying character and cohesiveness.

This framework supports the creation of distinguishable places throughout Sandy Springs, ensuring that all areas remain connected through a cohesive and recognizable urban design language.

VISION AND FRAMEWORK
VISION & FRAMEWORK



OVERALL FRAMEWORK PLAN

This design guidelines framework highlights how different areas of Sandy Springs are acquiring distinct identities, functions, and design characters. City Springs and Perimeter are destination areas with their own distinct characters. Other areas have a design character that is emerging and are still evolving into identifiable places. Corridors such as Roswell Road, Peachtree Dunwoody Road, and east-west connecting roads provide continuity and coherence as they pass through multiple areas. Together, these areas and corridors provide a framework for establishing design approaches for the public realm, private realm, and buildings.

2.A.3. THE THREE REALMS

Sandy Springs' built environment is composed of interconnected spaces that serve different functions and experiences. To ensure clarity, consistency, and high-quality design standards that define the City of Sandy Springs, these spaces are categorized into three distinct realms in the Design Guidelines: Public Realm, Private Realm, and Buildings. Each realm has unique characteristics and design objectives that are impacted by differences in property ownership as well as processes in the design, construction, and maintenance of each realm. Collectively, they shape the city's identity and livability.

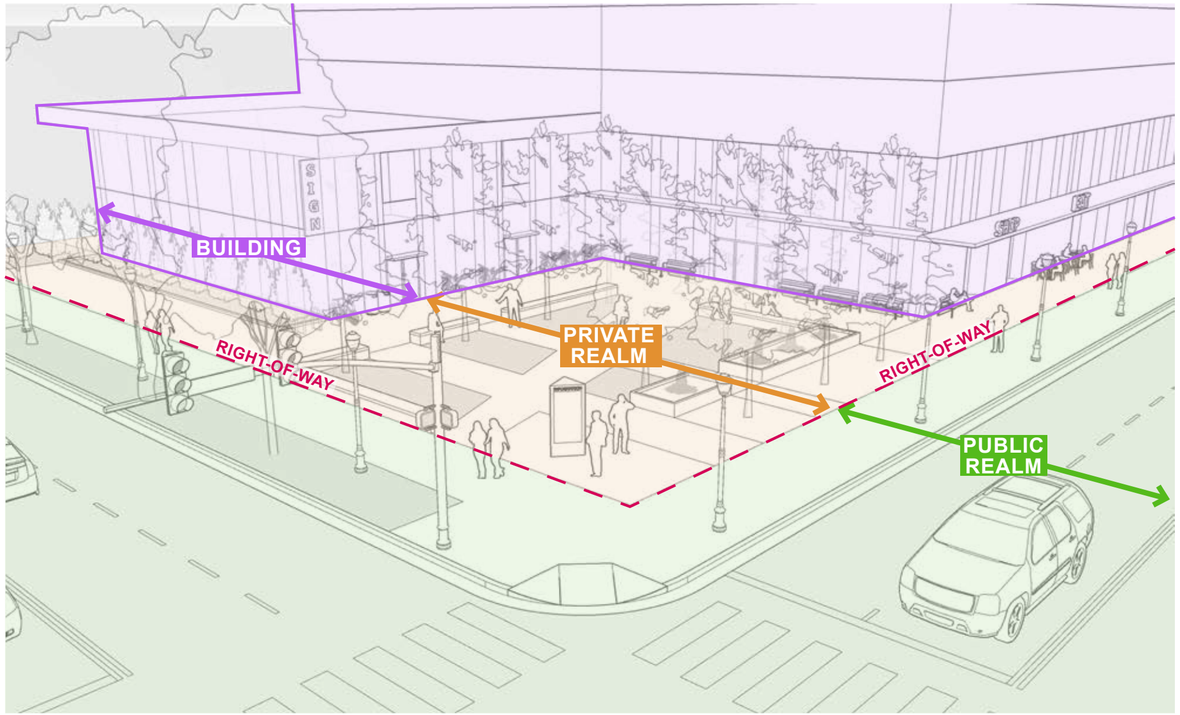
Each of the three realms in turn are comprised of distinct physical spaces. These physical spaces are further described in each of the chapters dedicated to the three realms.

For the purpose of the Design Guidelines, the Public Realm is defined as any land within the public right-of-way and includes the vehicular travel lanes, landscape panels and amenity zones, and sidewalks. The City retains control of this realm and provides requirements and standards for the design of its elements.

The Private Realm is defined as the exterior spaces within private properties between the faces of buildings and the public right-of-way. These spaces include the building zone (frontage zone of buildings), outdoor amenity spaces, alleys and walkways, and off-street parking areas. The design of the Private Realm requires coordination with Public Realm elements to ensure visual and physical coherence; however, the City otherwise encourages creativity from private property owners and encourages them to express their own character, while offering the flexibility to do so. Note private streets interior to and maintained by private developments that conform to City standards will follow the Public Realm guidelines.

Buildings are the habitable structures on private properties. The Design Guidelines provide guidance on the key attributes of buildings, including massing, articulation, materiality, transparency, and form and style as baseline considerations. Property owners and designers are encouraged to explore the creation of unique buildings to enhance the image of the City.

VISION AND FRAMEWORK
VISION & FRAMEWORK



*Privately maintained public streets will follow the Public Realm guidelines.

2.A.4. ELEMENTS

Elements are the specific materials, products and features that collectively create the physical spaces within each of the three realms. These elements can be designed to produce coherence and consistency across the city or neighborhoods, or to accentuate the unique characteristics of a certain area. The Design Guidelines consider the elements as either Unifiers or Special Elements, with some elements serving as both under different situations.

Unifiers

The Design Guidelines aim to help define the character of Sandy Springs through a consistent design vocabulary that helps shape a cohesive identity for the city. Elements that are unifiers play a key role in fostering cohesion, particularly in the Public Realm where elements can be repeated along corridors traversing the city. Elements considered to be unifiers in the Design Guideline include:

- Paving - Paving design affects the character of the city through the color, texture, and materiality of the paving as well as the layout of joints and scoring and changes in materials. Consistency in materials, layout, or both, across different areas provide unity across the entire city.
- Trees - Size, form, texture and color varies across tree species. Grouping of species with similar characteristics can help to create visual unity, while spacing of tree plantings can be used to generate a consistent rhythm in the experience of traversing the city.
- Wayfinding & Signage - Consistency in wayfinding and signage through the use of standard colors, fonts, and graphic styles help create a recognizable identity for the city.
- Street Light Fixtures - Streetlights placed at relatively consistent spacing contribute to the rhythm of corridors during both day and night.







UNIFIERS

From top: paving, street trees, wayfinding signage family.

Special Elements

The Design Guidelines also highlight the existing and emerging character areas within the city. Special elements are those that display the unique characteristics of these areas to help distinguish them from other parts of the city. Elements considered as special elements in the Design Guidelines include:

- Furnishings - Furnishings such as benches, trash receptacles, and bike racks are experienced visually as one walks through a space, as well as physically through touch as they are used. The pace of travel and directness of the interaction affect the ways in which furnishings guide the unique experience of a place. Accents on furnishings, such as banners and hanging basket planters, can further highlight the character of a district.
- Plantings - Flowers and seasonal color of plants can have a striking visual impact that shapes people's mental image of a place year after year.
- Wayfinding & Signage - The standard family of signage used as unifiers can be altered within character areas as a variation that highlights differences between areas. This may be done through color or content.
- Public Art - Public art can serve as a focal point or even a landmark that is instantly recognizable within an area.







SPECIAL ELEMENTS

From top: furnishing, area defining planting, landmark water feature.



Source: RHI

3 PUBLIC REALM

3.A. Introduction to Public Realm Design Principles

3.A.1. What is Public Realm?

3.B. Physical Spaces Within the Public Realm

3.B.1. Overview
3.B.2. Streetscape
3.B.3. Intersections
3.B.4. Mid-Block Crossings
3.B.5. Parking

3.C. Elements of the Public Realm

3.C.1. Overview
3.C.2. Paving
3.C.3. Furnishing
3.C.4. Trees and Planting
3.C.5. Wayfinding and Interpretative Signage
3.C.6. Utilities

3.A
INTRODUCTION TO PUBLIC REALM DESIGN PRINCIPLES

3.A. INTRODUCTION TO PUBLIC REALM DESIGN PRINCIPLES

3.A.1. WHAT IS PUBLIC REALM?

For the purpose of the Design Guidelines, the Public Realm is defined as the area within the public right-of-way. This area includes the sidewalk as well as the adjacent landscape strips and amenity zones, which together comprise the streetscape. Also included are the areas around street crossings at intersections and mid-block crossings. The physical spaces within the Public Realm are further defined in *Section 3.B*. Vehicular roadway design should follow the standards and requirements of the Georgia Department of Transportation and the City's street standards.

The Public Realm serves as the connective tissue of the city. It is where human movement, interaction, and civic life occur, shaping the daily experience of residents and visitors alike. A well-designed public realm is safe, comfortable, welcoming, and inclusive while expressing the visual identity and physical character of a place. It should invite pedestrian activity and exploration on foot while providing shade, places to rest, and other amenities that shape the human experience along a street. Of the three realms, the Public Realm plays the most significant role as a unifier by integrating common design elements and materials that visually tie together different areas of the city. At the same time, the design of the public realm can help distinguish certain streets, districts, or special places through distinct design approaches. The elements that make up the Public Realm are further defined in *Section 3.C*.

Publicly-owned parks and plazas outside of the right-of-way as well as privately-owned public spaces are addressed as part of the *Chapter 4. Private Realm* guidelines.

PRINCIPLES

The following principles define the overarching goals and priorities guiding the design of the public realm. A subsequent set of objectives and associated strategies apply these principles to the different physical spaces and design elements that make up the public realm.

ESTABLISH A COHESIVE VISUAL IDENTITY

Establish a cohesive visual identity that unifies the City's public realm while allowing distinct commercial nodes to express their own aesthetic and functional character. Use a coordinated palette of materials, streetscape elements, and furnishings that are context-sensitive and complement the character of established or emerging neighborhoods.

PROMOTE COMFORT, SAFETY, AND INTUITIVE WAYFINDING

Promote comfort, safety, and intuitive wayfinding by clearly defining and balancing the Amenity Zone, Landscape Strip, and Sidewalk through appropriate placement and clustering of design elements and pedestrian amenities. Through the design of circulation patterns and integration of signage, help all users easily understand where they are and how to navigate the streetscape.

SHAPE MULTIMODAL EXPERIENCES

Shape multimodal experiences that integrate the needs of pedestrians, bicyclists, and motorists. Prioritize walkability and bicycle access within commercial and multifamily zones while ensuring that the streetscape experience feels connected, accessible, and engaging for every mode of travel.

ENLIVEN A CULTURE OF ART

Incorporating public art and artistic elements into the fabric of the City's Public Realm engages citizens and visitors in a heightened cultural and diverse environment. It transforms otherwise repetitive and nondescript architecture with a counterpoint of shape and color, enriching the environment. Engaging local art organizations such as Art Sandy Springs early in the design phase assures that a correct form of art is placed in meaningful locations.

3.B

PHYSICAL SPACES WITHIN THE PUBLIC REALM

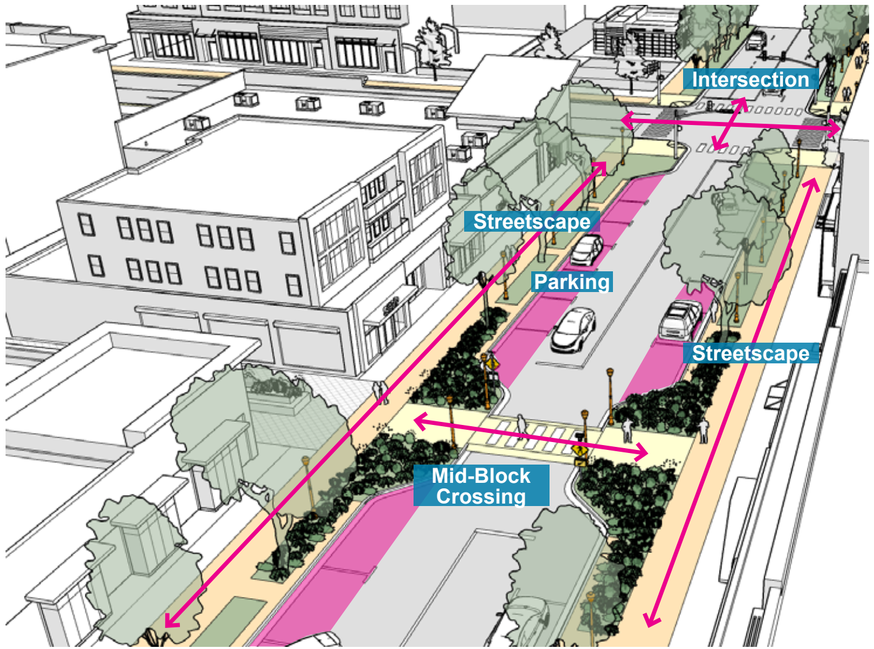
3.B. PHYSICAL SPACES WITHIN THE PUBLIC REALM

3.B.1. OVERVIEW

The public realm consists of the areas along the street within the public right-of-way, including four related but separate physical spaces:

- Streetscape (including sidewalk, landscape strip, and amenity zone)
- Intersection
- Mid-block crossing
- Parking

Each of these physical spaces will be defined by the design of paving, furnishings, trees and plantings, signage and wayfinding, and utilities. Design guidelines for each of these elements are provided in *Section 3.C Elements of the Public Realm*.



PHYSICAL SPACES WITHIN THE PUBLIC REALM

For the purpose of the Design Guidelines, the Public Realm is broken down into four primary physical spaces: the Streetscape, Intersections, Mid-block Crossings, and Parking.

3.B.2. STREETSCAPE

Streetscape in this section refers to the sidewalk, amenity zone, and landscape strips within the public right-of-way, along a street and in between intersections of cross-streets. These spaces serve as the connective tissue of the city, defining the experience of the street by both pedestrians and passing vehicles. As the most prevalent space within the Public Realm, the design of the city's streetscapes has a widespread impact on the overall image and character of the city, and the extent to which visitors and residents feel welcome in commercial and mixed-use areas.

OBJECTIVE A

Create a warm and welcoming environment

STRATEGIES:

- 3.B.2.-A1 Utilize attractive and consistent paving patterns to highlight and distinguish zones of the streetscape.
- 3.B.2.-A2 Locate and orient site furnishings to provide comfort and safety while encouraging social interaction.
- 3.B.2.-A3 Provide place for benches to face each other and separate spaces for seating from bike parking and trash receptacles.
- 3.B.2.-A4 Provide shade and greenery by planting street trees and other vegetation. Allocate spaces with sufficient soil volumes for planting.
- 3.B.2.-A5 Select plants with color, structure and movement.

OBJECTIVE B

Provide clear circulation patterns with opportunities to linger

STRATEGIES:

- 3.B.2.-B1 Provide continuous sidewalks with amenity zones in areas with high levels of pedestrian activity.
- 3.B.2.-B2 Locate furnishings in the amenity zone to avoid obstructing the sidewalk.
- 3.B.2.-B3 Locate bike racks and trash receptacles in the amenity zone as well as near building entrances and other destinations.
- 3.B.2.-B4 Locate signs and light poles in the landscape strip or amenity zone where possible.
- 3.B.2.-B5 Provide stepout zones and paved cut-through areas in landscape strips where on-street parking is provided.

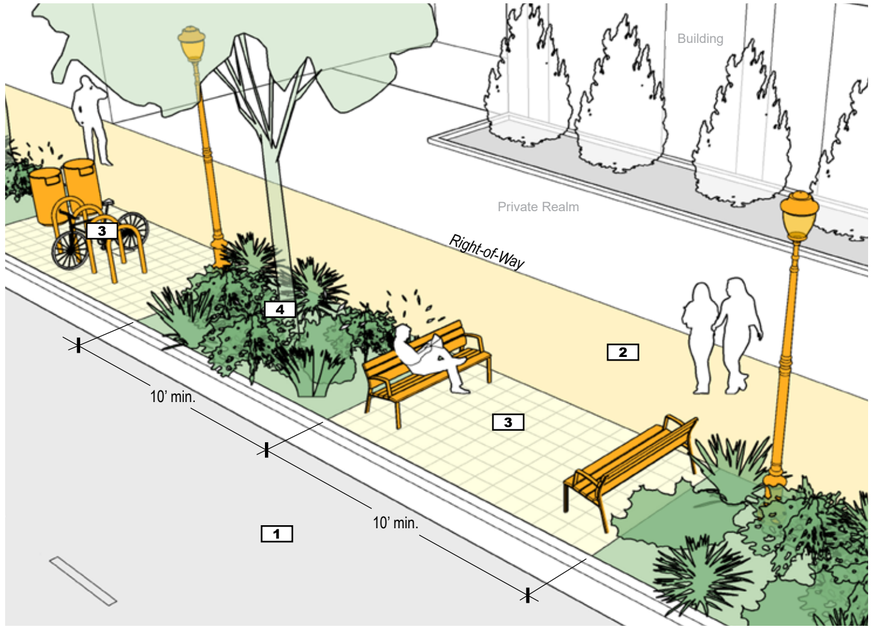
SPECIAL CONDITIONS

UTILITY POLES & OTHER EXISTING OBSTRUCTIONS

Where an existing utility pole or other major obstructions prevent the construction of a continuous sidewalk at widths defined in the Technical Manual, the sidewalk shall go around the obstruction at the designated width.

BUS STOPS

The Metropolitan Atlanta Rapid Transit Authority (MARTA) provides standard details for bus shelter installation. Refer to details for its location and relationship to sidewalks.



1 *Travel Lane*
Vehicular travel and turning movements

2 *Sidewalk*
Pedestrian travel zone with no obstructions

3 *Amenity Zone*
Paved area for seating, bike racks, and street furnishing

4 *Landscape Strip*
On-grade planting area for street trees, shrubs, and groundcovers

STREETSCAPE-RELATED STANDARDS

CODE OF ORDINANCES

- » Sec. 50-30. - Creation of sidewalks and dedication of right-of-way.
- » Sec. 50-31. - Existing sidewalks.

TECHNICAL MANUAL

- » Section 2 - Street Framework and Mobility Maps: Typical Sections and Details by Street
  - Street sections
- » Section 8: Sidewalks & Multiuse Trails
  - Width
  - Cross-slope
  - Curb ramp

Refer also to related standards under Paving, Furnishings, and Wayfinding and Interpretative Signage

TYPICAL STREETSCAPE CONDITION

The streetscape within the public realm is defined to be within the right-of-way and includes the travel lane, sidewalk, amenity zone, and landscape strip.

EXAMPLES OF GOOD STREETSCAPE

i Location and description of relevant elements (relevant strategy #)



1 *Unobstructed sidewalk (3.B.2-B2)*
2 *Curbside amenity zone (3.B.2-B3)*
3 *Trees in landscape strip provide shade (3.B.2-A4)*



1 *Unobstructed and clearly defined sidewalk. (3.B.2-B2)*
2 *Continuous landscape strip with breaks for pedestrian passage to curb (3.B.2-B5)*
3 *Continuous street tree canopy (3.B.2-A4)*



1 *Amenity zone with facing benches (3.B.2-A3)*
2 *Landscape strip with trees and understory planting (3.B.2-A4)*
3 *Distinctive paving patterns distinguish zones of streetscape (3.B.2-A1)*



1 *Continuous canopy provides shade (3.B.2-A4)*
2 *Seasonal planting adds vibrancy (3.B.2-A5)*
3 *Abundant seating opportunity encourages exploration (3.B.2-A2)*



1 *Unobstructed continuous sidewalk (3.B.2-B2)*
2 *Tree grates at high traffic areas or areas with limited space for planting protect trees and support pedestrian circulation (3.B.2-B1)*



1 *Bench at bulbout with shade from tree (3.B.2-A2)*
2 *Paving bands create a rhythm to the streetscape (3.B.2-A1)*



1 *Avoid sidewalks going through obstructions. Ensure minimum 30 inch clearance around obstructions that cannot be moved. (Refer to Special Conditions)*



1 *Clear circulation zone with underground utiltiies (3.B.2-B2)*
2 *Canopy trees provide shade for comfort (3.B.2-A4)*

PUBLIC REALM
PHYSICAL SPACES WITHIN THE PUBLIC REALM

3.B.3. INTERSECTIONS

Intersections and street corners serve a variety of functions. In addition to locations where streets and modes of traffic intersect and cross paths, intersections also define key locations in the city, provide visual and direction orientation, and shape the visual character and sense of place of corridors and districts. The design of intersections is critical to balancing and coordinating these functions, while minimizing conflicts between modes of travel and ensuring the safety of pedestrians and motorists as they pass through and cross streets.

OBJECTIVE A

Minimize visual clutter and physical obstructions at intersections

STRATEGIES:

3.B.3.-A1 Locate vertical elements such as utility boxes, poles, signs, trees, and traffic signals to maintain sight lines between pedestrians and vehicles, while preventing obstructions to pedestrian travel. Where feasible, locate utility boxes and poles entirely outside of pedestrian space at corners.

3.B.3.-A2 Minimize the number and size of signs placed in the vicinity of pedestrian crossings.

3.B.3.-A3 Design curb ramps to align with crosswalks.

3.B.3.-A4 Restrict street parking in the vicinity of intersections

3.B.3.-A5 Locate street trees and hedges away from corners and conduct regular pruning to maintain visibility of pedestrians and vehicular traffic.

OBJECTIVE B

Visually highlight intersections to enhance pedestrian safety and identify primary intersections as key nodes within the city

STRATEGIES:

3.B.3.-B1 Utilize curb extensions and bulb-outs at corners to expand pedestrian space and highlight pedestrian crossings while reducing crossing distances.

3.B.3.-B2 Incorporate special paving treatments at corners and refuge islands to highlight corners and pedestrian crossings. Consider use of artistically designed paving treatments.

3.B.3.-B3 Where feasible at major intersections, incorporate planting areas and seatwalls behind the sidewalk to visually enhance corners and frame the intersection while providing space to accommodate utility boxes and poles.

3.B.3.-B4 Install planters in select locations to visually highlight corners and provide additional physical separation between pedestrians and moving traffic.

3.B.3.-B5 Accentuate pedestrian crossings with high-visibility crosswalks, crosswalk signs and traffic signals,.

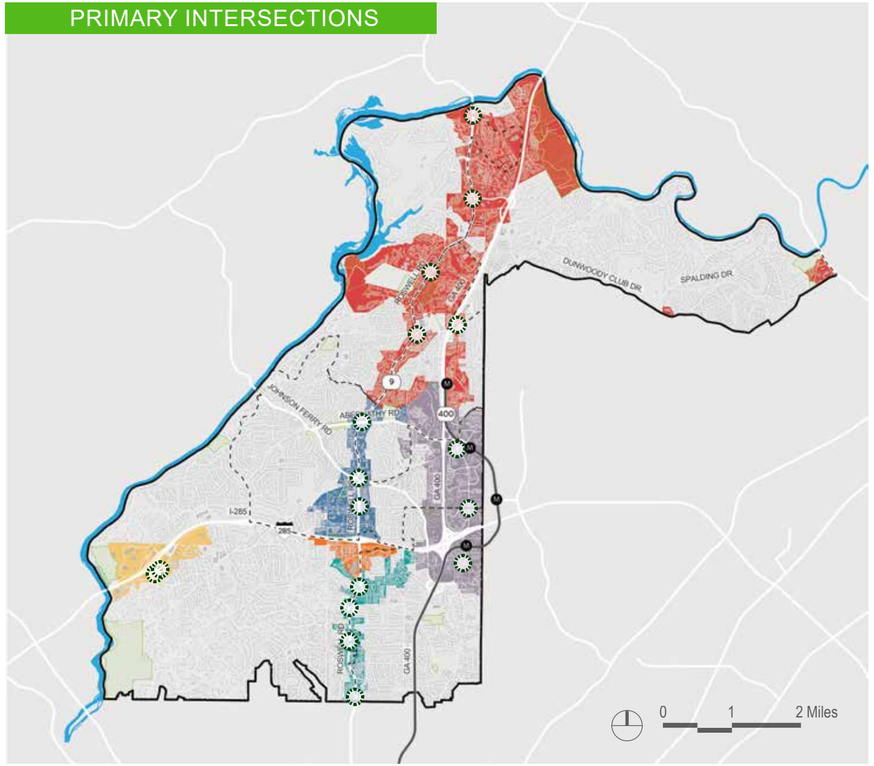
3.B.3.-B6 Incorporate medians and pedestrian refuge islands to reduce crossing distances on wide roadways.

3.B.3.-B7 Install pedestrian-scaled lighting at pedestrian crossings.



Paving treatment highlights this intersection (Source: RHI)

PRIMARY INTERSECTIONS



Primary Intersections

PUBLIC REALM
PHYSICAL SPACES WITHIN THE PUBLIC REALM

Primary Intersections

» At Roswell Road NE and

- Roberts Drive
- Northridge Road
- Morgan Falls Road
- Dalrymple Road
- Abernathy Road
- Mt Vernon Highway
- Johnson Ferry Road
- Hammond Drive NE
- Glenridge Drive
- Mt Paran Road NE
- Belle Road NE
- Windsor Parkway

» At Peachtree Dunwoody Road and

- Spalding Drive
- Abernathy Road
- Mt Vernon Highway
- Hammond Drive NE
- Johnson Ferry Road

» At Powers Ferry Road NW and

- Northside Drive
- New Northside Drive

SPECIAL CONDITIONS

BUS STOPS

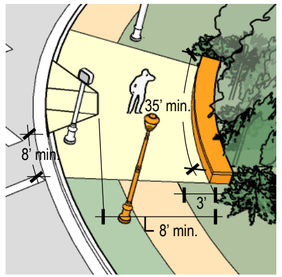
Bus stops at intersections should be located on the far side of an intersection to prevent the need for passengers to walk in front of buses when crossing the street. Locate bus stops a minimum of 50 feet away from intersections.

PERIMETER

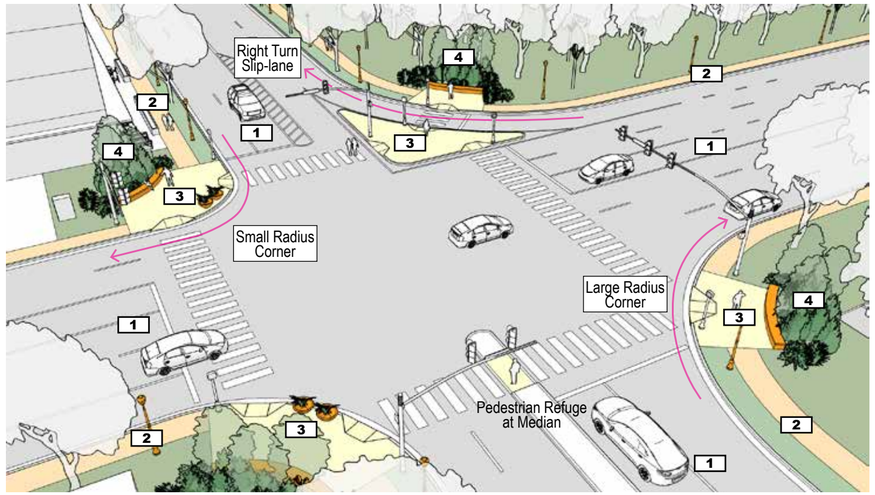
Refer to the Perimeter Community Improvement District Design Manual (PCID DM) for standards on intersection design including wall layout and materials, crosswalks, and paving. Incorporate the guidelines in this section in addition to the PCID DM where the guidance do not conflict, including keeping the top of wall constant where feasible and the use of plants.

INTERSECTION TREATMENTS: RELATED STANDARDS

- Refer to related standards under Paving, Furnishings, and Wayfinding and Interpretative Signage



Wall to be 2' deep and minimum 18" height, maximum 30" height. Coordinate location and height as needed to meet sight distance requirements. Maintain constant elevation at top of wall where possible.



INTERSECTION CONDITIONS

Streets in Sandy Springs often do not intersect at right angles, creating acute and obtuse corners to varying degrees. Curved seatwalls offset from the curb can help define the intersection consistently across these different conditions. All elements of the intersection must be placed to ensure safety by avoiding conflicts with sightlines and circulation.

1 *Travel Lane*

Vehicular travel and turning movements

2 *Sidewalk*

Pedestrian travel zone leading into intersection. Keep obstructions out of this zone.

3 *Special Paving Zone*

Flat-top seatwall following radius of curb frames the intersection. Planters provide additional pedestrian safety. Minimize obstructions in this zone. Use same paving at slip-lane refuge islands.

4 *Planting Area*

Special planting to highlight intersection. Locate utility boxes and poles here where possible.

EXAMPLES OF GOOD INTERSECTION DESIGN

i Location and description of relevant elements (relevant strategy #)



1 *Signalized slip lane crossing (3.B.3-B5)*

2 *Special paving at refuge island (3.B.3-B2)*



1 *Pedestrian refuge at median (3.B.3-B6)*

2 *Clear signage to alert crossing (3.B.3-B5)*

3 *Clear pavement marking (3.B.3-B5)*



1 *Planters highlight intersection for visibility and provide separation from vehicles (3.B.3-B4)*



1 *Curb extension / bulbout with integrated planting (3.B.3-B1)*

3.B.4. MID-BLOCK CROSSINGS

Mid-block crossings provide pedestrians with the opportunity to cross streets at the center of a block, rather than walking to crosswalks at intersections. Most appropriate for active commercial streets, mid-block crossings are useful for breaking up blocks greater than 600 feet in length, reducing walking distances, and providing direct access to mid-block destinations along secondary and tertiary streets. Mid-block crossings require special treatments to prevent conflicts between pedestrians and vehicles while complementing the character of the adjacent streetscape.

OBJECTIVE A

Promote pedestrian safety and walkability

STRATEGIES:

3.B.4.-A1 Enhance crosswalks to increase visibility and safety through treatments such as high visibility crosswalk markings, raised crosswalks or speed tables. Consider use of artistically designed paving patterns or markings.

3.B.4.-A2 Incorporate pedestrian refuges on multi-lane streets to reduce crossing distances.

3.B.4.-A3 Frame the crossing with landscape strip bulbouts to visually highlight the crossing, slow traffic, and reduce crossing distances.

3.B.4.-A4 Install pedestrian-scale lighting in the vicinity of the crossing.

3.B.4.-A5 Highlight crossing with signs denoting the pedestrian crossing.

3.B.4.-A6 In high-speed, high-traffic, and low-visibility locations, study the need for and feasibility of installing Rectangular Rapid-Flashing Beacons or HAWK signals to alert drivers to crossing pedestrians.

OBJECTIVE B

Enhance and complement the adjacent streetscape

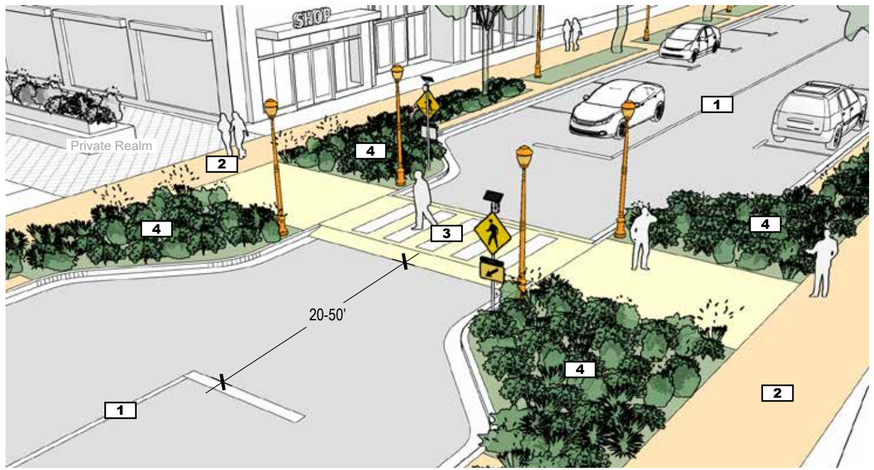
STRATEGIES:

3.B.4.-B1 Utilize complementary paving materials and patterns to those utilized in adjacent streetscape areas and surrounding intersections.

3.B.4.-B2 Incorporate planting within landscape bump-outs in accordance with planting guidelines and specifications in section 3.C.3

3.B.4.-B3 Locate pedestrian amenities such as seating in the vicinity of the crossing, including within landscape bump-outs as space allows.

PUBLIC REALM
PHYSICAL SPACES WITHIN THE PUBLIC REALM



1 *Vehicular Zone*
Vehicular travel and parking.

2 *Sidewalk*
Pedestrian travel zone. Crosswalk connects areas with high pedestrian traffic.

3 *Special Paving Zone / Crosswalk*
Highlights area for greater visibility. Raised crosswalk eliminates curb ramp and slows down traffic.

4 *Landscape Strip*
Special planting highlights mid-block crossing. Plants should be shorter than 2 feet or limbed up above 6 feet to maintain sight lines. Locate signs and light poles here.

MID-BLOCK CROSSING

Mid-block crossings may be considered in locations where there is greater than 600 feet between intersections, and should be located so that there is a minimum of 200 feet from either signalized intersection. Variations of the elements shown in the diagram can be explored depending on the speed, volume and size of the street.

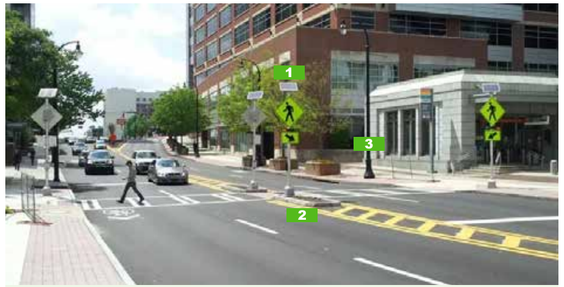
Block size and mid-block crossing distances adapated from GDOT minimum crosswalk distances and IowaDOT Pedestrian Safety at Crosswalk guideline. Follow evaluation process included in GDOT Pedestrian and Streetscape Guide Appendix A to determine actual locations.

EXAMPLES OF GOOD MID-BLOCK CROSSING DESIGN

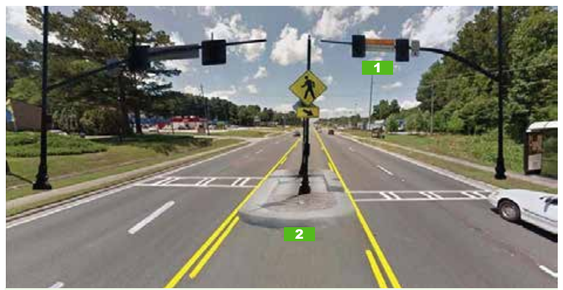
i Location and description of relevant elements (relevant strategy #)



1 *Planted refuge island (3.B.4-A2)*
2 *Clearly marked crosswalk (3.B.4-A1)*
3 *Signage (3.B.4-A5)*



1 *Rectangular rapid flashing beacons (3.B.4-A6)*
2 *Refuge island (3.B.4-A2)*
3 *Lighting (3.B.4-A4)*



1 *High-Intensity Activated Crosswalk (HAWK) signal (3.B.4-A6)*
2 *Refuge island directing views to on-coming traffic (3.B.4-A2)*



1 *Lighted crosswalk (3.B.4-A4)*
2 *Stop sign & bar ahead of crossing (3.B.4-A5)*

PUBLIC REALM
PHYSICAL SPACES WITHIN THE PUBLIC REALM

3.B.5. PARKING

Parking in the Public Realm typically occurs in the form of on-street parking. Provision of parking contributes to the vibrancy of the city in multiple ways. Parking enables ease of access to commercial businesses. Moreover, the presence of parked vehicles along the curb has the added benefit of separating vehicular traffic lanes from pedestrian zones, providing a buffer for pedestrians on the sidewalk. On-street parking can also serve a traffic calming function by narrowing roadways and slowing traffic where roadway width and speed are a concern. However, the design and location of parking must be properly coordinated with other streetscape elements and the neighborhood context to minimize adverse impacts and conflicts on the Public Realm.

OBJECTIVE A

Manage the location, use, and configuration of on-street parking

STRATEGIES:

3.B.5.-A1 Locate on-street parking along streets with commercial developments to support traffic to businesses.

3.B.5.-A2 Avoid locating on-street parking along high-speed primary streets.

3.B.5.-A3 Prioritize parallel parking over angled or perpendicular parking to reduce street width and extents of pavement.

3.B.5.-A4 Coordinate on-street parking with other uses of curb space such as rideshare, loading zones, and delivery vehicle parking to reduce conflicts and double parking.

3.B.5.-A5 Use bulbouts and curb extensions to define the areas of parking, incorporating the idea of daylighting to reduce visual obstructions at intersections.

OBJECTIVE B

Integrate on-street parking so that it complements streetscape design

STRATEGIES:

3.B.5.-B1 Provide step-out zones and paved cut-through areas between the landscape strip and the curb to facilitate pedestrian access to and from parked vehicles.

3.B.5.-B2 Consider the use of permeable paving within on-street parking spaces.

3.B.5.-B3 Incorporate microbioretention facilities where possible.

3.B.5.-B4 Coordinate parking signs and parking meter locations within landscape strips and amenity zones to reduce clutter and ensure clearance for circulation.

SPECIAL CONDITIONS

OFF-STREET PARKING

Off-street parking is part of the Private Realm and is covered under *4.B.5 Parking and Access*.

PARKING: RELATED STANDARDS

DEVELOPMENT CODE

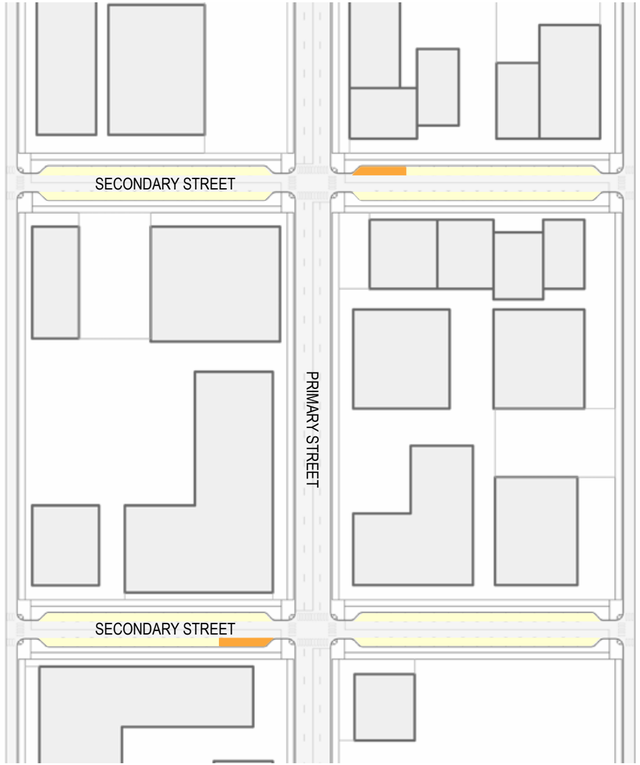
» Div. 8.2. - Parking
- Required parking spaces
- Parking layout and design
- EV parking
- Surfacing

PREFERRED STREET PARKING & RIDESHARE PICK-UP / DROP-OFF LOCATIONS

Street parking and designated ride-share pick-up / drop-off locations should be located on secondary streets. Avoid locating pick-up / drop-off at the far side of an intersection to prevent the backing-up of vehicles into the intersection.

On-Street Parking

Rideshare pick-up / drop-off



EXAMPLES OF GOOD STREET PARKING DESIGN

i Location and description of relevant elements (relevant strategy #)



1 *Provide breaks in the landscape strip for pedestrian passage (3.B.5-B1)*

2 *Coordinate locations of parking meters/kiosks, street lights, and signs with landscape strip and breaks. (3.B.5-B4)*



1 *Curb extension at intersections (3.B.5-A5)*



1 *Integrate stormwater facilities where possible (3.B.5-B3)*

2 *Provide step-out zone (3.B.5-B1)*



1 *Permeable pavement for stormwater management and delineation of parking space (3.B.5-B2)*

3.C
ELEMENTS OF THE PUBLIC REALM

3.C. ELEMENTS OF THE PUBLIC REALM

3.C.1. OVERVIEW

The elements of the public realm are the products, features, and materials that need to be selected for the design of the public realm. The following elements are included in this section:

- Paving
- Furnishings
- Trees and Plantings
- Signs and Wayfinding
- Utilities

Public art and artistically designed elements should be integral to the Public Realm and be considered in the design of the elements of the Public Realm. Coordinate with the City to identify approriate locations, design, and specifications which may differ from the standard guidelines.

SPECIAL CONDITIONS

PERIMETER

Refer to the Perimeter Community Improvement District Design Manual (PCID DM) for standards on public realm elements including paving, furnishing and lighting. Incorporate the guidelines in this section in addition to the PCID DM where the guidance do not conflict.



A range of elements come together to create the Public Realm, Atlanta GA (Source: RHI)

3.C.2. PAVING

Paving plays a critical role in shaping the functionality and character of the public realm. It defines pedestrian and vehicular movement, enhances accessibility, and contributes to the overall aesthetic quality of streets and open spaces. Paving also shapes the visual experience, lending cohesiveness and visual hierarchy to the city's streets while also highlighting transitions in character and distinguishing special places.

OBJECTIVE A

Define a hierarchy of street types with corresponding paving treatments that are applied consistently throughout the city.

STRATEGIES:

3.C.2.-A1 Create a hierarchy of paving patterns utilizing the same or similar materials for continuity and differentiation of key corridors and locations, including:

- Primary corridors such as Roswell, Peachtree Dunwoody, Mt. Vernon, Abernathy, etc.
- Intersections, with an emphasis on the intersections of major roads
- Special places, such as public spaces and other highly-visible destinations

3.C.2.-A2 Ensure continuity of paving patterns through consistent paver layout and direction, mix of colors, and concrete scoring patterns.

3.C.2.-A3 Differentiate amenity zones from sidewalks through paving materials and patterns.

3.C.2.-A4 Designate basis-of-design paving areas to serve as examples for future paving applications.

OBJECTIVE B

Ensure accessibility and safety.

STRATEGIES:

3.C.2.-B1 Ensure consistent application of detectable warning strips at street crossings and curb ramps.

3.C.2.-B2 Select and install paving that is slip-resistant and minimizes trip hazards.

OBJECTIVE C

Select materials for durability, ease of installation, maintenance, and replicability

STRATEGIES:

3.C.2.-C1 Prioritize simple paving specifications for ease of implementation, cost efficiency, and ability to replace or replicate materials at scale.

3.C.2.-C2 Utilize standard and readily-available paver sizes and colors.

3.C.2.-C3 Employ concrete scoring patterns that contain cracking and minimize the extent of concrete replacement that is required.

OBJECTIVE D

Prioritize environmental sustainability and climate resilience in the selection and application of paving materials

STRATEGIES:

3.C.2.-D1 Mitigate the heat-island effect by prioritizing light-colored and highly-reflective paving materials that reduce the Universal Thermal Climate Index, particularly in unshaded areas with high surface temperatures.

3.C.2.-D2 Prioritize paving materials and manufacturers with low carbon emissions.

3.C.2.-D3 Minimize solid waste generation by utilizing recycled materials and designing paving applications for ease of disassembly and end-of-life recycling.

PAVING: RELATED STANDARDS

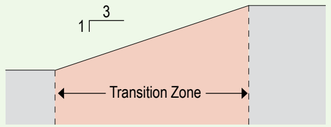
TECHNICAL MANUAL

» Section 2 - Street Framework and Mobility Maps: Typical Sections and Details by Street
  - Street sections
» Section 8: Sidewalks & Multiuse Trails
  - Width
  - Cross-slope
  - Materials (Concrete thickness and specifications)
  - Curb ramp

SPECIAL CONDITIONS

TRANSITION TO EXISTING PAVEMENT

Where a project abuts existing pavement outside of the project boundary that does not incorporate paving patterns described in this section, locate paving bands or joints in such a way that eases the future integration of the pattern. Where the width of the sidewalk changes, provide a transition zone that extends a minimum of 3 times the length of the difference in width.



UTILITY COVERS

Utility covers should be located such that they do not overlap with paving bands or joints. Provide 6" minimum clearance. Provide infill covers with the same materials as the surrounding paving, particularly if located within a field of unit pavers.



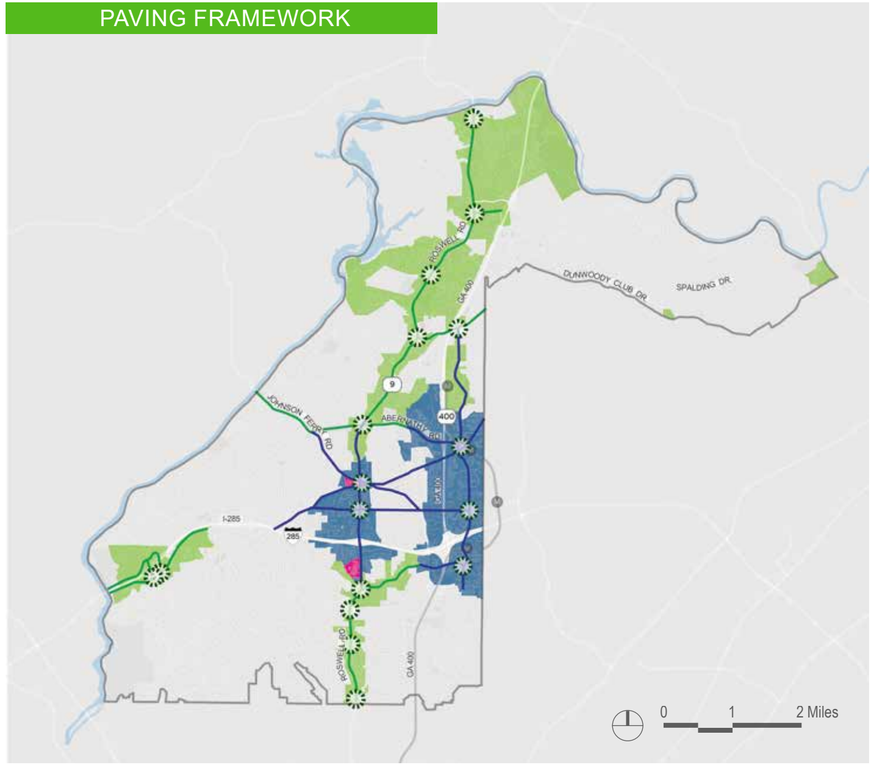
TREE ROOTS

Mature trees roots may cause paving to crack or heave. While proper selection of species and consideration of installation details should be the goal to minimize such issues, pavement may need to be altered. Consider the use of permeable, flexible paving in colors compatible with the surrounding paving. Paving should be adjusted to include dimensions that are logical within the context of the surrounding paving pattern.





PAVING FRAMEWORK



AREA DEFINING PAVEMENT

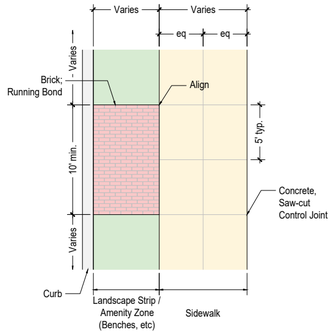
- PAVING 1: North End, Crossroads, Neighborhood Village, Powers Ferry
- PAVING 2: Greater City Springs, Crossroads, Perimeter
- PAVING 3: City Green, Prado

CORRIDOR PAVEMENT

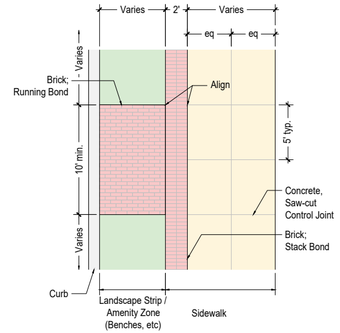
- PAVING 4: North End, Crossroads, Neighborhood Village, Powers Ferry
- PAVING 5: Greater City Springs, Crossroads / Perimeter
- Primary Intersections (see 3.B.3 Intersections)

PAVING PATTERNS

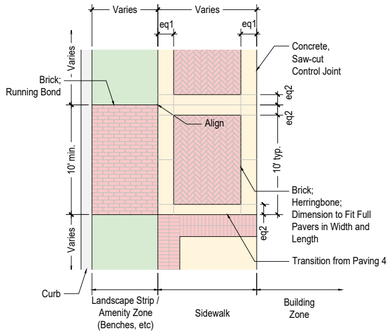
*Paving 2 through 5 to be applied only within 100' of primary intersections, or to the nearest break in sidewalk when curb cut is within 200' of a primary intersection.



PAVING 1

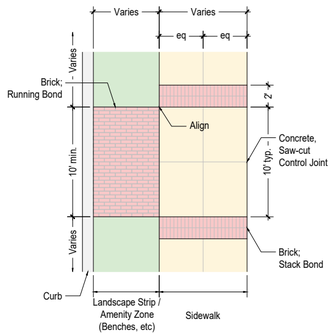


PAVING 2

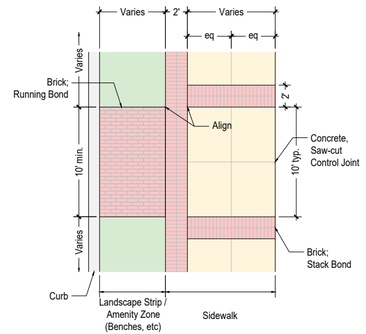


PAVING 3

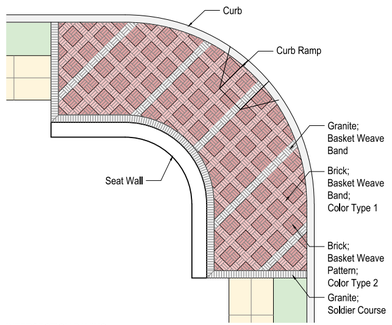
eq1: Greater than 1 foot, less than 2 feet
eq2: Greater than 9 inch, less than 15 inch



PAVING 4



PAVING 5



INTERSECTION PAVING

PAVING MATERIALS

CONCRETE

Finish: Broom finish

Joints: Saw-cut



BRICK

Source: Endicott Clay Products

Size: 1-5/8"x3-5/8"x11-5/8"

Color: Type 1: Rose Blend (50%); Type 2: Burgundy Blend (50%)

Grout: Color to be selected by City



Rose Blend



Burgundy Blend

GRANITE

Local grey/white granite

Size: match brick

Finish: thermal

SPECIAL CONDITIONS

PERIMETER

Refer to the Perimeter Community Improvement District Design Manual (PCID DM) for standards on paving within Perimeter including intersection paving pattern and products.

ART

Integrated colored concrete and paver patterns may be considered for artistic treatments on paving.

3.C.3. FURNISHING

Site furnishings include benches, trash receptacles, bike racks, planters and lighting. They play a critical role in shaping the comfort, functionality, and character of public spaces. Thoughtfully designed furnishings enhance usability and comfort, encourage social interaction, and support a cohesive streetscape identity.

OBJECTIVE A

Utilize a consistent and cohesive family of furnishings to unify the city's visual character and distinguish individual areas of the city

STRATEGIES

3.C.3.-A1 Employ families of benches, trash and recycling receptacles, and bike racks in the public realm that are unified by a common style, colors, and materials within individual areas of the city.

3.C.3.-A2 Employ a consistent approach to street lighting and traffic light poles based on both style and color. Light fixture styles should be largely consistent citywide, while the colors of light fixtures will vary to distinguish individual areas of the city.

3.C.3.-A3 Other furnishing and site fixtures not specifically identified in this document should also be selected for complementary aesthetics with the family of standard furnishing.

OBJECTIVE B

Ensure that furnishings are durable and easy to maintain

STRATEGIES

3.C.3.-B1 Select furnishings that are made of durable materials and finishes that are easy to clean and will withstand impacts related to weather conditions, regular use, animals and their droppings, etc.

3.C.3.-B2 Select furnishing types and manufacturers that ensure easy replacement and replication in the future, as well as consistent availability of replacement parts for repairs.

OBJECTIVE C

Ensure that the furnishings contribute to human comfort and safety

STRATEGIES

3.C.3.-C1 Select benches, chairs, and tables that contribute to ergonomic and thermal comfort.

3.C.3.-C2 Locate furnishings within the amenity zone to ensure pedestrian, stroller and wheelchair movements are not obstructed.

3.C.3.-C3 Maximize available shade and users' visibility of their surroundings when locating seating.

3.C.3.-C4 Ensure that placement of furnishings does not create visual obstructions for cars and pedestrians, particularly at intersections.

3.C.3.-C5 Avoid placing seating in locations where slopes exceed 4-5%; where seating is located on slopes, incorporate features such as leg extensions or rotate the orientation of seating to create a level seating surface.

3.C.3.-C6 Select and locate lighting fixtures to provide consistent vehicular and pedestrian-oriented lighting, particular in highly-traveled locations and at intersections.

3.C.3.-C7 Utilize planters at select locations only, including at primary intersections, in instances where (a) healthy tree or vegetation growth is not feasible due to physical constraints or (b) where planters serve other purposes, such as access, demarcating spaces along the streetscape, or enhancing safety and security. Furnishings should not be located in a way that creates obstructions, visibility issues, or pose other dangers.

PUBLIC REALM
ELEMENTS OF THE PUBLIC REALM

OBJECTIVE D

Select and utilize furnishings to enhance the human experience of places and spaces in the city, while distinguishing and highlighting special places

STRATEGIES

3.C.3.-D1 Provide amenities—such as tables with seating, wifi access, and charging stations for devices—in spaces where people are intended to linger for longer periods of time, particularly in pedestrian friendly mixed-use districts.

3.C.3.-D2 Incorporate artistic elements, such as public art or artistically designed furnishings to distinguish special places and enhance sense of place (see Sandy Springs Art in Public Places Plan).

3.C.3.-D3 Utilize furnishings to curate the experience of places and speed of travel by providing visual cues that welcome visitors and passers-by and invite them to linger.

SPECIAL CONDITIONS

ART

Consider introduction of artist designed site furnishing at specially featured locations to be identified and coordinated with the City.

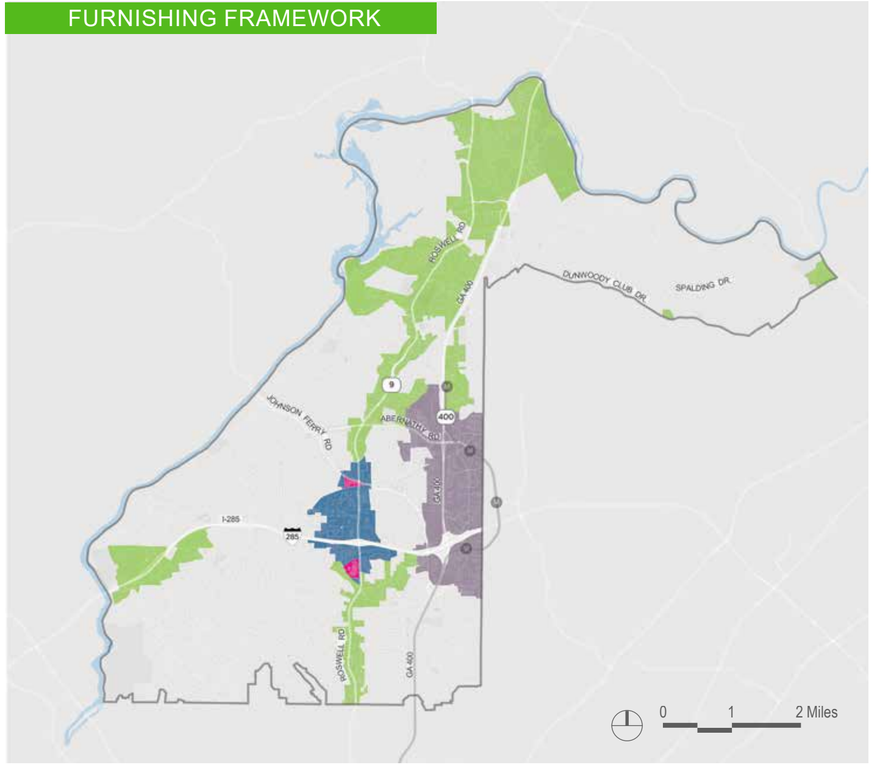
FURNISHING: RELATED STANDARDS

TECHNICAL MANUAL

» Section 2 - Street Framework and Mobility Maps: Typical Sections and Details By Street
  • Streets with pedestrian lighting
» Section 9 - Lighting and Utilities
  • Street light fixture, spacing

ART IN PULBIC PLACES PLAN

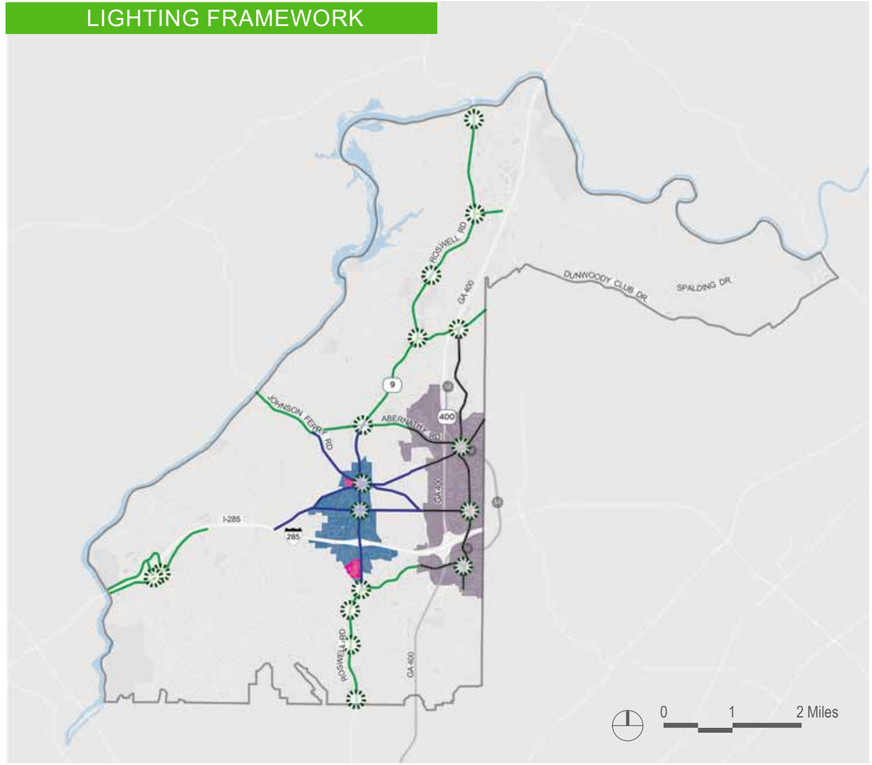
FURNISHING FRAMEWORK



AREA DEFINING FURNISHING

- North End, Neighborhood Village, Powers Ferry
- Greater City Springs, Crossroads
- Perimeter
- City Green, Prado

LIGHTING FRAMEWORK



AREA DEFINING LIGHTING

- Greater City Springs, Crossroads
- Perimeter
- City Green, Prado

CORRIDOR LIGHTING

- North End, Neighborhood Village, Powers Ferry
- Greater City Springs, Crossroads
- Perimeter
- Primary Intersections

FURNISHING IMAGES

NORTH END, NEIGHBORHOOD VILLAGE, POWERS FERRY



Landscape Forms
Scarborough Bench - Backed
8'L Horizontal Straps w/ Center Arm
Finish: Powdercoat, RAL 6012



Landscape Forms
Scarborough Litter
Side Opening, Vertical Strap
Finish: Powdercoat, RAL 6012



Victor Stanley
BRCA-101
Finish: Powdercoat,
RAL 6012



Tournesol
Florence Round



Mid-Block

(Mid-Block)
Lumec Domus LED Top Light on Hapco 13' Yale Series Pole
(Intersection)
Lumec Pendant Domus on Hapco 22' Stafford Series Pole



Intersection



Streetlight

(Streetlight)
Lumec Domus LED Pendant Large on Lumec Contemporary Large Bottleneck Pole w/ Bracket

Color: RAL 6012

PERIMETER **Refer to Perimeter Community Improvement Districts Design Manual for more information*



Landscape Forms
Presidio Bench - Backed
PD3001-BS-22
Finish: Powdercoat, black



Landscape Forms
Presidio Litter
Finish: Powdercoat, black



Landscape Forms
Bola Bike Rack
Finish: Powdercoat, black



Tournesol
Bolinas



Cooper Generation ACN Post Top Fixture on Hapco 12' York Series Lighting Pole
Color: "Dark Green" by Valmont Industries

GREATER CITY SPRINGS, CROSSROADS



Landscape Forms
Towne Square Bench
70" Long, Vertical Strap
Finish: Powdercoat, gloss black



Landscape Forms
Poe Litter
Side Opening, Vertical Strap
Finish: Powdercoat, black



Landscape Forms
Emerson Bike Rack
Finish: Powdercoat, black



Georgia Precast
Fayetteville Round
5' dia, 36"ht / 4' dia, 36"ht
Coloro: 1616
Vinish: VLSB



Mid-Block



Intersection

(Mid-Block Fixture)
Lumec Domus LED Top Light on Hapco 13' Yale Series Lighting Pole
(Intersection Fixture)
Lumec Pendant Domus on Hapco 22' Stafford Series Light Pole
Black w/ Banner & Hanging Basket Arm

CITY GREEN, PRADO & OTHER MIXED-USE SPECIAL PLACES



Landscape Forms
Parc Vue - Backed
6' Long w/ Arms
Finish: Powdercoat, silver



Landscape Forms
Poe Litter
Side Opening, Vertical Strap
Finish: Powdercoat, silver



Landscape Forms
Emerson Bike Rack
Finish: Powdercoat, silver



Georgia Precast
Fayetteville Round
5' dia, 36"ht / 4' dia, 36"ht
Coloro: 1616
Vinish: VLSB



Philips Lumec
UrbanScape LED Post-Top on 13.5'ht APR5 Round Aluminum Pole w/ Two-Way Upper and Lower Banner Arms; Medium Gray Textured

3.C.4. TREES AND PLANTING

Trees and planting are fundamental to creating vibrant, sustainable, and visually appealing public spaces. They provide shade, improve air quality, manage stormwater, and enhance ecological health while contributing to the character and identity of streetscapes. Thoughtful selection and placement of trees and plantings can enhance comfort for pedestrians and distinguish different areas of the city.

OBJECTIVE A

Prioritize urban ecology, sustainability, and resilience

STRATEGIES

3.C.4.-A1 Use native species and cultivars.

3.C.4.-A2 Incorporate a diverse range of genera and species of plants to support biodiversity and resilience.

3.C.4.-A3 Prioritize planting of a mix of approved street trees and understory plantings to ensure species diversity.

3.C.4.-A4 Prioritize pest- and disease-resilient species.

3.C.4.-A5 Meet or exceed requirements for soil volume, tree spacing, irrigation, and maintenance and utilize soil cells, structural soil, and suspended pavement as appropriate (see Technical Manual and GDOT requirements).

3.C.4.-A6 Support stormwater management through use of raingardens and urban micro-bioretention facilities.

OBJECTIVE B

Define the city's visual character and sense of place through trees and planting, while enhancing the pedestrian experience

STRATEGIES

3.C.4.-B1 Incorporate street trees wherever possible to expand the city's tree canopy and reinforce the city's "green" image.

3.C.4.-B2 Select corridor and area defining tree and plant species palettes to ensure visual continuity and differentiation as well as streetscape coherence.

3.C.4.-B3 Ensure consistent tree spacing based on species selection and area-specific guidelines.

3.C.4.-B4 Locate street trees to maximize shade, pedestrian comfort, and separation from vehicular traffic.

3.C.4.-B5 Promote and highlight seasonality in the selection of trees and planting to ensure noteworthy visual features during all seasons (e.g., flowers, distinctive fall colors, etc.)

3.C.4.-B6 Utilize planters at select locations, including at primary intersections, in instances where (a) healthy tree or vegetation growth is not feasible due to physical constraints or (b) where planters serve other purposes, such as access, demarcating spaces along the streetscape, or enhancing safety and security. Planters should not be located in a way that creates obstructions, visibility issues, or pose other dangers.

PUBLIC REALM
ELEMENTS OF THE PUBLIC REALM

Plant Palette

A street tree palette and characteristics for each area of the city is presented in the following pages to align with the planting framework diagram. Area-defining tree planting entails selecting any two of the three large canopy trees included for each area. Where existing trees do not match recommended trees, the existing trees should be retained unless they are in poor condition. Alternate species may be proposed to accommodate specific site conditions, with approval subject to review for alignment of desired characteristics.

The accent plant palette for each focus area is based on one species each for shrubs, ornamental grasses, and perennials that serves to establish the character and color scheme. The intent is for additional species to be selected on a project-by-project basis while utilizing the accent plant palette as a baseline framework. Native plants adapted to site locations should be prioritized for selection with a goal of providing year-round interest.

SPECIAL CONDITIONS

UTILITY COORDINATION

Selection of species and locations of street trees may need to be adjusted where conflicts with overhead or underground utilities exist. Select species that fit spatial requirements and refer to the tree characteristics noted on the Tree Palette & Characteristics table to identify other compatible species. Trees should not be planted within 15' of utility poles. Refer to Georgia Power for more information.

LIGHT POLE COORDINATION

Coordinate spacing of street trees with street lights to ensure proper light levels and consistency in the streetscape experience.

TREES AND PLANTINGS: RELATED STANDARDS

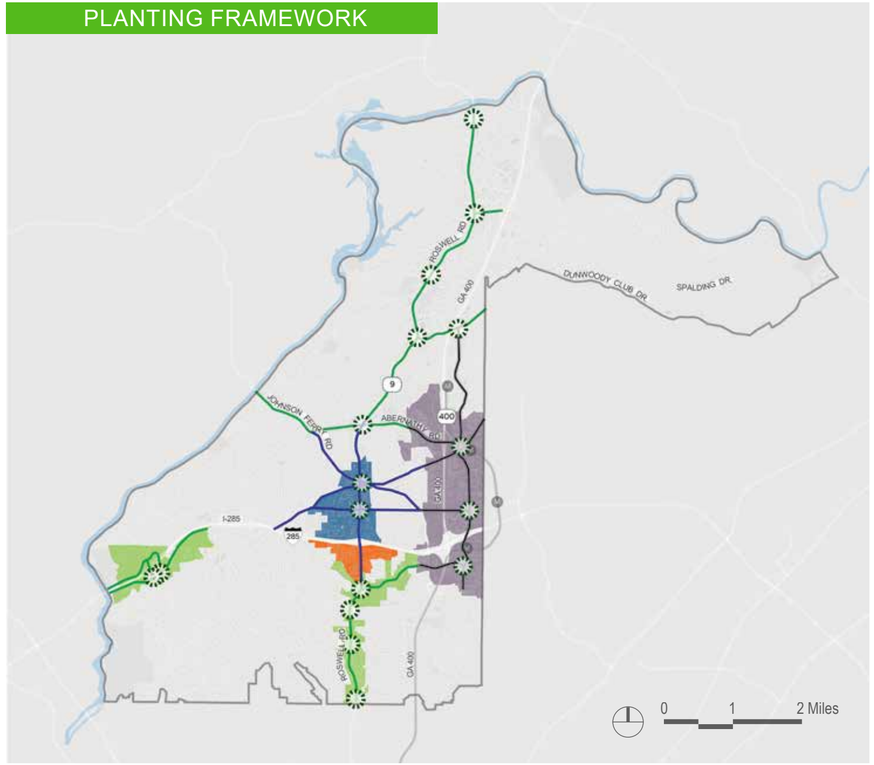
DEVELOPMENT CODE

» Div. 8.3. - Landscaping and Screening
» Div. 9.3. - Tree Conservation
» Div. 10.4. - Street Standards
  • Tree planting zone widths

TECHNICAL MANUAL

» Section 1 - Landscape, Tree and Buffer Submittal Plans and Planting Standards
  • Canopy cover requirements
  • Tree size and spacing
  • Tree planting details
  • Required soil volume
  • Irrigation
  • Recommended species list
  • Sustainable landscape practices
  • Maintenance
» Section 2 - Street Framework and Mobility Maps: Typical Sections and Details by Street
  • Landscape strip width

PLANTING FRAMEWORK

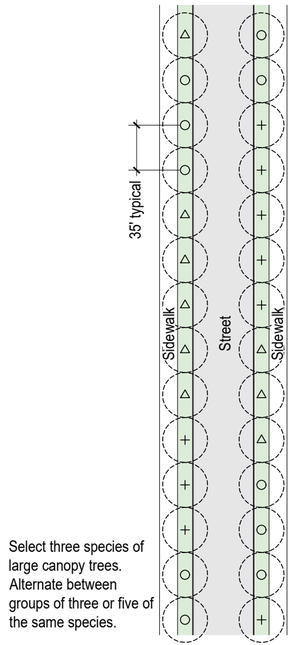


AREA DEFINING PLANTING

- Greater City Springs
- Crossroads
- Perimeter
- Neighborhood Village, Powers Ferry

CORRIDOR PLANTING

- North End, Neighborhood Village, Powers Ferry
- Greater City Springs, Crossroads
- Perimeter
- Primary Intersections

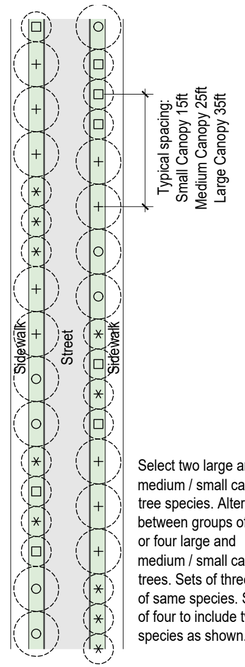


Select three species of large canopy trees. Alternate between groups of three or five of the same species.

KEY

- Large Canopy Tree A
- Large Canopy Tree B
- Large Canopy Tree C
- Medium / Small Canopy Tree D
- Medium / Small Canopy Tree E
- Landscape Strip

CORRIDOR TREE PLANTING PATTERN



Select two large and two medium / small canopy tree species. Alternate between groups of three or four large and medium / small canopy trees. Sets of three to be of same species. Sets of four to include two species as shown.

AREA DEFINING TREE PLANTING PATTERN

STREET TREE IMAGES

NORTH END, NEIGHBORHOOD VILLAGE, POWERS FERRY


Dawn Redwood
Metasequoia glyptostroboides


Overcup Oak
Quercus lyrata


Shumard's Oak
Quercus shumardii


American Hornbeam
Carpinus caroliniana


Downy Serviceberry
Amelanchier arborea

PERIMETER


Blackgum
Nyssa sylvatica


Scarlet Oak
Quercus coccinea


Willow Oak
Quercus phellos


Eastern Redbud
Cercis canadensis


Sweetbay Magnolia
Magnolia virginiana

GREATER CITY SPRINGS


Mexican Sycamore
Platanus mexicana


Swamp White Oak
Quercus bicolor


American Basswood
Tilia americana


Flowering Dogwood
Cornus florida


Washington Hawthorn
Crataegus phaenopyrum

CROSSROADS


Mexican Sycamore
Platanus mexicana


Swamp White Oak
Quercus bicolor


American Basswood
Tilia americana


Hophornbeam
Ostrya virginiana


Fringetree
Chionanthus virginicus

TREE PALETTE & CHARACTERISTICS

Area	Category	Common Name *Botanical Name*	Form			Fall Color	Notes
			Vase	Rounded	Pyramidal		
North End, Neighborhood Village, Powers Ferry	Large Canopy	Dawn Redwood *Metasequoia glyptostroboides*			x	orange	
	Large Canopy	Overcup Oak *Quercus lyrata*		x		red	
	Large Canopy	Shumard's Oak *Quercus shumardii*		x		red	
Neighborhood Village, Powers Ferry	Medium Canopy	American Hornbeam *Carpinus caroliniana*		x		red	
	Small Canopy	Downy Serviceberry *Amelanchier arborea*		x		red	single-stem
Greater City Springs, Crossroads	Large Canopy	Mexican Sycamore *Platanus mexicana*		x		yellow	
	Large Canopy	Swamp White Oak *Quercus bicolor*		x		yellow	
	Large Canopy	American Basswood *Tilia americana*		x		yellow	
Greater City Springs	Small Canopy	Flowering Dogwood *Cornus florida*		x		red	Anthracnose resistent cultivars
	Small Canopy	Washington Hawthorn *Crataegus phaenopyrum*		x		red	
Crossroads	Medium Canopy	Hophornbeam *Ostrya virginiana*		x		orange	
	Small Canopy	Fringetree *Chionanthus virginicus*		x		yellow	single-stem
Perimeter	Large Canopy	Willow Oak *Quercus phellos*		x	y	yellow-brown	
	Large Canopy	Blackgum *Nyssa sylvatica*		x	y	red	
	Large Canopy	Scarlet Oak *Quercus coccinea*		x	y	red	
	Medium Canopy	Sweetbay Magnolia *Magnolia virginiana*		x	y	yellow	single-stem
	Small Canopy	Eastern Redbud *Cercis canadensis*		x		yellow	

y: when young

ACCENT PLANT PALETTE

	NORTH END, NEIGHBORHOOD VILLAGE, POWERS FERRY	GREATER CITY SPRINGS	CROSSROADS	PERIMETER
SHRUBS	 Summersweet (*pink blooming cultivars*) *Clethra alnifolia*	 Oakleaf Hydrangea *Hydrangea quercifolia*	 Virginia Sweetspire *Itea virginica*	 Ninebark (*dark leaved*) *Physocarpus opulifolius*
ORNAMENTAL GRASS	 Pink Muhly Grass *Muhlenbergia capillaris*	 Prairie Dropseed *Sporobolus heterolepis*	 Little Bluestem *Schizachyrium scoparium*	 Switchgrass *Panicum virgatum*
PERENNIALS	 Bee Balm *Monarda didyma*	 Purple Coneflower *Echinacea purpurea*	 Georgia Aster (*nursery grown*) *Symphyotrichum georgianum*	 Blue False Indigo *Baptisia australis*

3.C.5. WAYFINDING AND INTERPRETATIVE SIGNAGE

Wayfinding helps people orient and navigate spaces, while interpretive signage adds meaning by sharing the stories, history, and context of a place. Both are highly visible elements of the Public Realm that contribute to the story of the city. Consistency in these elements helps tie together disparate areas of the city as one while highlighting the unique qualities and stories associated with specific locations.

OBJECTIVE A

Create a sense of place

STRATEGIES:

3.C.5.-A1 Develop and follow a consistent style guideline for wayfinding and interpretative signage.

3.C.5.-A2 Consider using site elements, such as manhole covers, street light banners, and road signs, as wayfinding and interpretive features.

3.C.5.-A3 Consider the incorporation of art to create unique signage that serves wayfinding and interpretive functions.

OBJECTIVE B

Promote ease of navigation and walkability

STRATEGIES:

3.C.5.-B1 Locate signs at key intersections using a consistent style to direct visitors to destinations.

3.C.5.-B2 Incorporate interesting stories such that would entice visitors to explore and learn about a place.

3.C.5.-B3 Consider the use of interactive signage to further engage users of the Public Realm.

OBJECTIVE C

Promote safety

STRATEGIES:

3.C.5.-C1 Design a family of signage that are legible to multiple viewers and modes of travel at varying distances and speeds.

WAYFINDING AND INTERPRETATIVE SIGNAGE: RELATED STANDARDS

TECHNICAL MANUAL

» Section 7 - Signage and Striping
  • Road sign design and installation

SANDY SPRINGS WAYFINDING MASTER PLAN

PUBLIC REALM
ELEMENTS OF THE PUBLIC REALM

EXAMPLES OF PUBLIC REALM DESIGN ELEMENTS

i Location and description of relevant elements (relevant strategy #)



1 *Family of signage utilizing consistent style guideline (3.C.5-C1)*



1 *Manhole cover with city map (3.C.5-A2)*



1 *Street light banner with branding for a city district (3.C.5-A2)*



1 *Interactive digital signage (3.C.5-B3)*

3.C.6. UTILITIES

Above-grade utility components—such as electric cabinets, traffic signal boxes, and other service infrastructure—are essential for functionality but often detract from the visual character of streetscapes and public spaces. When left untreated, these elements can create visual clutter, disrupt design cohesion, and diminish the sense of place. With proper attention these elements can be hidden from conscious view or even utilized as opportunity space for art. Selection of utility types can also reflect and amplify messaging of City commitments to sustainability.

OBJECTIVE A

Mitigate the visual impact of utilities

STRATEGIES:

3.C.6.-A1 Utilize underground enclosures where possible. Infill utility covers that match adjacent pavement can further hide the enclosure and help reduce the visual impact of utility components.

3.C.6.-A2 Locate large, above-grade utility components away from intersections and areas of congregation where possible.

3.C.6.-A3 Screen utilities with architectural or vegetative screens. Follow clearance requirements and integrate utilities into their surroundings to avoid inadvertently highlighting the utility.

3.C.6.-A4 Where relocation or screening is not an option, incorporate art to visually enhance and give meaning to utility features.

OBJECTIVE B

Incorporate sustainable practices

STRATEGIES:

3.C.6.-B1 Assess the use of solar powered light fixtures, kiosks, public electric outlets, and any other applicable electronic fixtures and incorporate where applicable.

3.C.6.-B2 Incorporate micro bioretentions and other stormwater BMP's where feasible,

PUBLIC REALM
ELEMENTS OF THE PUBLIC REALM

EXAMPLES OF UTILITY CONDITIONS



1 *Provide vegetative screening. Avoid inadvertently highlighting the utility box. (3.C.5-A3)*



1 *Locate utility and traffic light boxes away from intersections (3.C.5-A2)*





1 *Incorporate public art (3.C.5-A4)*





1 *Utilize underground enclosures where possible (3.C.5-A1)*

2 *Utilize infill covers to match surrounding pavement (3.C.5-A1)*



Sandy Springs, GA (Source: RHI)

4 PRIVATE REALM

4.A. Introduction to Private Realm Design Principles

4.A.1. What is Private Realm?

4.B. Physical Spaces within the Private Realm

4.B.1. Overview
4.B.2. Building Zone
4.B.3. Publicly Accessible Plazas, Courtyards and Outdoor Amenity Spaces
4.B.4. Alleys and Walkways
4.B.5. Parking and Access

4.C. Elements of the Private Realm

4.C.1. Overview
4.C.2. Public Art and Water Features
4.C.3. Signage

4.A
INTRODUCTION TO PRIVATE REALM DESIGN PRINCIPLES

4.A. INTRODUCTION TO PRIVATE REALM DESIGN PRINCIPLES

4.A.1. WHAT IS PRIVATE REALM?

For the purpose of the Design Guidelines, the Private Realm is defined as the exterior space between the street right-of-way and the face of the Building. This space includes the areas in front of Buildings along the sidewalk, publicly accessible outdoor amenity areas, as well as interior path networks and surface parking. The physical spaces within the Private Realm are further defined in *Section 4.B*.

Note private streets interior to and maintained by private developments that conform to City standards will follow the Public Realm guidelines.

Along with Buildings, the Private Realm serves as the destination and activity center of the city. A well-designed Private Realm will connect to both the Public Realm and the Buildings. As such, the paving, furnishing, planting, and other elements of the Private Realm should be designed to be compatible with those of the adjacent Public Realm and Buildings. Incorporation of art, water features, and signage play a key role in further defining the experience of the Private Realm, and are discussed in *Section 4.C*.



Publicly accessibly open space contributes to the vibrancy of the community (Source: RHI)

PRINCIPLES

The following principles define the overarching goals and priorities guiding the design of the Private Realm. A subsequent set of objectives and associated strategies apply these principles to the different physical spaces and design elements that make up the Private Realm.

FLEXIBILITY IN DESIGN

Provide flexibility for private developers and property owners to express their identity. Areas closest to the Public Realm should most closely adhere with the design guidelines of the Public Realm, with greater flexibility allowed within the Private Realm as one goes further into the property.

QUALITY AND DURABILITY

Establish a consistent baseline of quality in materials, design detailing, safety, and overall aesthetic that aligns with Sandy Springs' vision for a well-crafted and human-scaled urban environment. The design of the Private Realm should support user comfort, accessibility, and wellbeing.

GREEN OUTLOOK

Incorporate landscape elements to soften built form, enhance visual appeal, and support environmental performance.

CLEARLY DEFINED SPACES & CIRCULATION

Ensure that publicly accessible areas within the Private Realm have clearly defined circulation paths and gathering zones (e.g., plazas, courtyards, and alleys). Minimize visual clutter by clustering utility and service elements while using screening or buffers to maintain spatial clarity.

COMPLEMENTARY CHARACTER

Design private development to reflect and complement the character of the adjacent Public Realm, specifically along sidewalks and in plazas and alleys.

PRIVATE REALM
INTRODUCTION TO PRIVATE REALM DESIGN PRINCIPLES

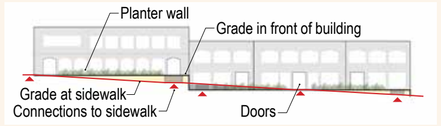
SPECIAL CONDITIONS

SLOPES ALONG THE PROPERTY LINE:

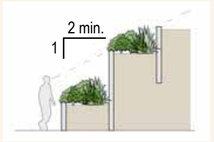
Sandy Springs is rich in topographic variations, necessitating close attention to grading from the beginning of a project and integrating design elements into slopes. The Private Realm plays a key role in bridging the finished floor elevation of the building to the adjacent Public Realm roads and sidewalks to minimize the visual impact and maximize accessibility. Considerations include:

» Set buildings back to allow sufficient Building Zone space to incorporate walls, steps, and ramps.

» Step the Private Realm and building entrances into multiple levels to follow the slope of the Public Realm.

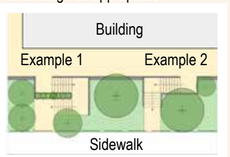


» Utilize stepped walls with planting beds instead of a single tall wall. Limit the height of walls immediately adjacent to the pedestrian zone to 3' maximum where possible to allow views into planting beds. Strive to set back walls so that the top of each wall is lower than a 2:1 distance to height ratio from eye-level. Incorporate trees, shrubs, and vines as appropriate to reduce the visual impact of walls.



» Select materials of site walls to be compatible with the building facade and paving materials.

» Limit the number of steps per flights of stairs between landings, with an elevation change of no more than 4' elevation wherever possible. Rotate the direction of stairs at landings as appropriate.



» Provide accessible connections, per Americans with Disabilities Act requirements, and strive for universal accessibility.

» Ensure railings do not protrude into the circulation zone.





Private Realm design contributes to the creation of a friendly city environment (Source: RHI)

4.B

PHYSICAL SPACES WITHIN THE PRIVATE REALM

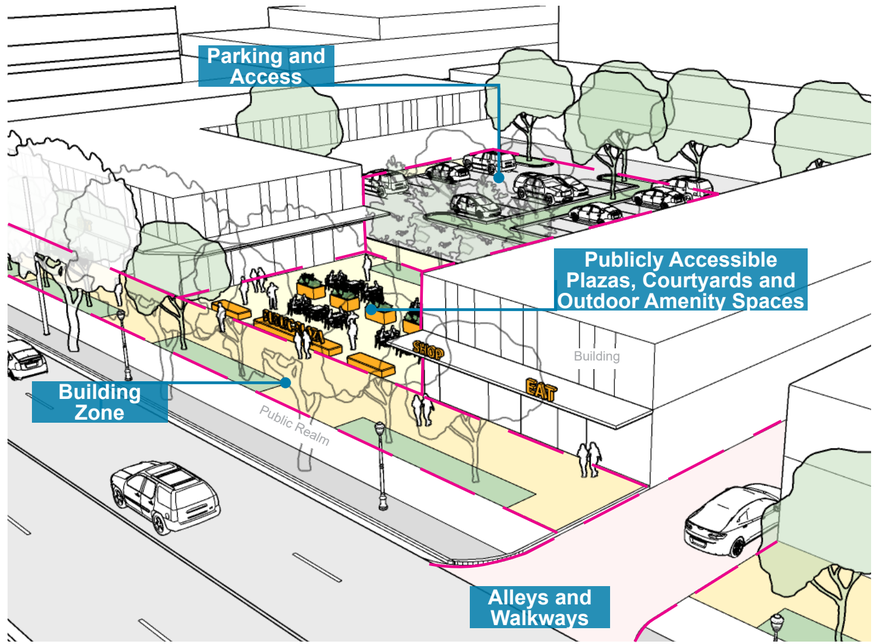
4.B. PHYSICAL SPACES WITHIN THE PRIVATE REALM

4.B.1. OVERVIEW

The Private Realm is defined as the area(s) between the street right-of-way and the faces of Buildings. For the purpose of the Design Guidelines, the Private Realm in turn is broken down into four related but separate physical spaces:

- Building Zone
- Publicly Accessible Plazas, Courtyards, and Outdoor Amenity Spaces
- Alleys and Walkways
- Parking and Access

Publicly owned parks and plazas are a special case within the Private Realm and should follow their own standards with considerations for whether it is an active, passive, or special use park and its context as a community or neighborhood park.



PHYSICAL SPACES WITHIN THE PRIVATE REALM

The Private Realm is divided into four physical areas.

4.B.2. BUILDING ZONE

The building zone is the area between the face of building and the right-of-way where the building is located within minimal setback from the sidewalk. Elements within the building zone can include outdoor dining, landscaping, porches/stoops (multifamily and townhomes), signage, and building entrance features. It's proximity to the sidewalk necessitates close coordination with the design of the Public Realm as well as with interior portions of the Private Realm and Building design.

Objective A

Create a cohesive environment across the Public Realm and the Private Realm

STRATEGIES:

4.B.2.-A1 Select paving materials and colors that are compatible with the Public Realm paving and walls as well as with building facade materials.

4.B.2.-A2 Locate access points from the Public Realm at logical points considering circulation and topography.

Objective B

Activate the space in front of commercial establishments and support a walkable and vibrant environment

STRATEGIES:

4.B.2.-B1 Provide opportunities for seating including benches and outdoor seating.

4.B.2.-B2 Incorporate trees and seasonal plantings on-grade as well as in raised or movable planters.

Objective C

Provide clear circulation and highlight entrances into buildings

STRATEGIES:

4.B.2.-C1 Locate furnishing to retain clear lines of circulation.

4.B.2.-C2 Consider use of special paving or planters to clearly distinguish building entrances.

4.B.2.-C3 Provide information kiosks with maps and wayfinding signage at larger developments to guide visitors through the space.

4.B.2.-C4 Utilize consistent and consolidated signage to reduce visual and physical clutter.

Objective D

Provide a buffer for privacy and screening between the Public Realm and Private Realm

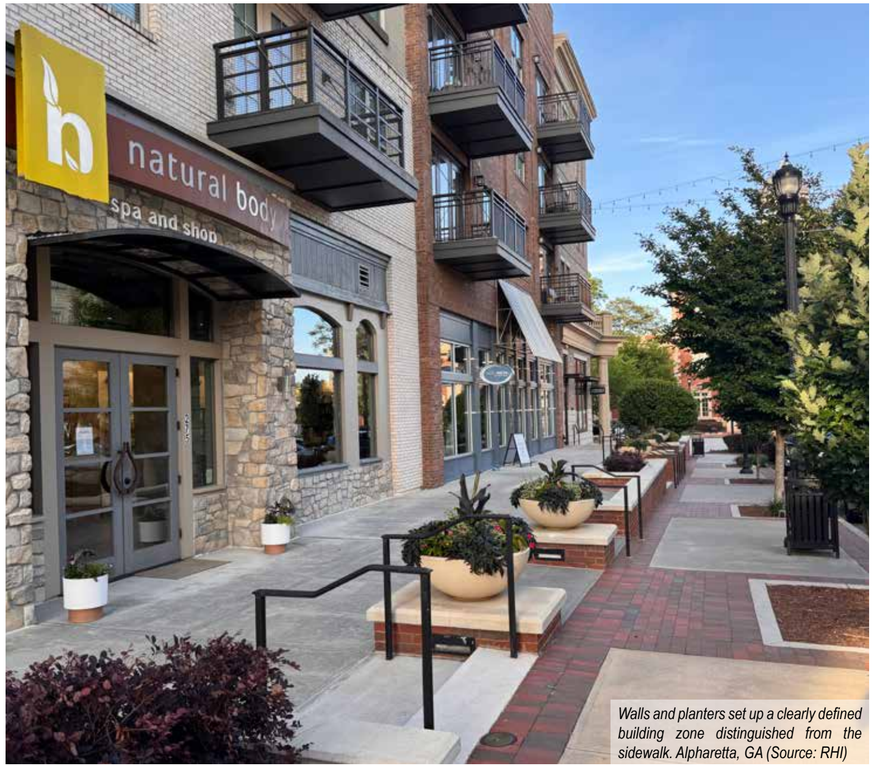
STRATEGIES:

4.B.2.-D1 Set back buildings to allow sufficient space for screening of private residences.

4.B.2.-D2 Incorporate stoops, porches, and landscaping at residential entrances.

4.B.2.-D3 Consider buffer zones incorporating landscaping, screening or art to separate the activated building zone spaces from the Public Realm and enhance the visual and auditory experiences of those using the space.

PRIVATE REALM
PHYSICAL SPACES WITHIN THE PRIVATE REALM



Walls and planters set up a clearly defined building zone distinguished from the sidewalk. Alpharetta, GA (Source: RHI)

BUILDING ZONE: RELATED STANDARDS

DEVELOPMENT CODE

» Sec. 6.1.1.I Outdoor Amenity Space Improvement Standards (OASIS)
  - Planting area requirements
  - Seating requirements

» Sec. 7.8.14. - Outdoor Dining

EXAMPLES OF GOOD BUILDING ZONE DESIGN

i Location and description of relevant elements (relevant strategy #)



1 *Shaded outdoor seating area (4.B.2.-B1)*



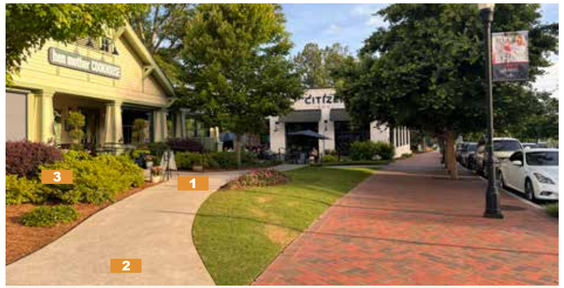
1 *Clearly defined seating area (4.B.2.-B1)*
2 *Clear circulation zone (4.B.2.-C1)*
3 *Planting area to navigate slope differential (4.B.2.-D3)*



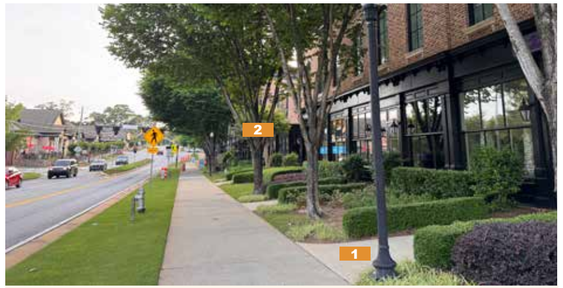
1 *Clear circulation (4.B.2.-C2)*
2 *Planting area for stormwater management (4.B.2.-D3)*
3 *Connections to sidewalk to facilitate movement (4.B.2.-A2)*



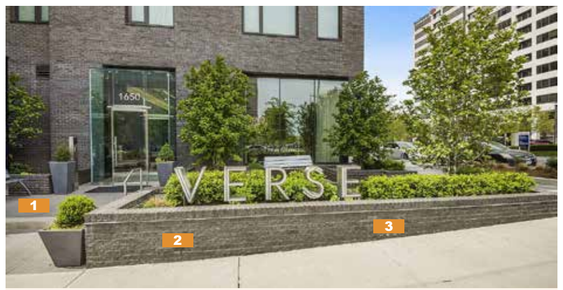
1 *Planters add color and interest to entrance (4.B.2.-C2)*
2 *Clear store sign with compatible design to building (4.B.2.-C4)*
3 *Welcoming small-scale seating (4.B.2.-B1)*



1 *Creation of entry sequence to storefront (4.B.2.-A2)*
2 *Choice of material serves to bridge the building and sidewalk (4.B.2.-A1)*
3 *Planting to highlight entrance (4.B.2.-C2)*



1 *Clear points of entry to storefronts (4.B.2.-C2)*
2 *Use of plants to create a rhythm along the building face (4.B.2.-B2)*



1 *Clear definition of building entrance (4.B.2.-C2)*
2 *Use of materials compatible with the building (4.B.2.-A1)*
3 *Integration of site wall and sign (4.B.2.-C4)*



1 *Enhanced privacy from raised planters (4.B.2.-D1)*
2 *Clearly defined entrances (4.B.2.-C2)*

4.B.3. PUBLICLY ACCESSIBLE PLAZAS, COURTYARDS AND OUTDOOR AMENITY SPACES

Plazas, courtyards and outdoor amenity spaces are exterior spaces that the public can freely access and use for gathering or activities, but which are owned, operated, and maintained by a private entity. These spaces may take the form of park, including passive recreation spaces or active use spaces directly related to the interior use of nearby buildings. Elements within these spaces may include special paving, outdoor dining, landscaping, signage, building entrance features, and art.

Objective A

Create a pedestrian friendly environment with opportunities for longer durations of stay and enjoyment

STRATEGIES:

4.B.3.-A1 Consider the relationship between the building interior and exterior spaces including layout of furnishings, paving patterns, and planting. Minimize blank facades on buildings.

4.B.3.-A2 Consider providing a range of seating options including tables and chairs, movable seating, seatwalls, and open lawn.

4.B.3.-A3 Provide shade through structures and trees for greater thermal comfort.

4.B.3.-A4 Consider use of art, water features, and interactive furnishing to engage visitors.

4.B.3.-A5 Incorporate lighting for nighttime use and activation.

4.B.3.-A6 Separate use zones with planting, walkways, or other features.

Objective B

Contribute to a pedestrian scaled built environment

STRATEGIES:

4.B.3.-B1 Locate outdoor spaces between buildings to provide relief from the verticality of buildings.

4.B.3.-B2 Incorporate small-scale structures and plantings to bring down the scale of the space and add intimacy.

4.B.3.-B3 Create a “gateway” or entrance sequence to welcome visitors into the interior of development areas.

PRIVATE REALM
PHYSICAL SPACES WITHIN THE PRIVATE REALM



Publicly accessible open space with flexible seating invite user into the space (Source: RHI)

PUBLICLY ACCESSIBLE PLAZAS, COURTYARDS AND OUTDOOR AMENITY SPACES: RELATED STANDARDS

DEVELOPMENT CODE

» Sec. 6.1.1.I Outdoor Amenity Space Improvement Standards (OASIS)
  - Dimensions and size
  - Surfacing material
  - Elevation, use, and adjacency
  - Planting area requirements
  - Seating requirements

» Sec. 7.8.14. - Outdoor Dining

TECHNICAL MANUAL

» Section 15 Administrative Guidelines and Checklists
  - Enhanced Community Benefit List

EXAMPLES OF GOOD PUBLICLY ACCESSIBLE OUTDOOR AMENITY SPACE DESIGN

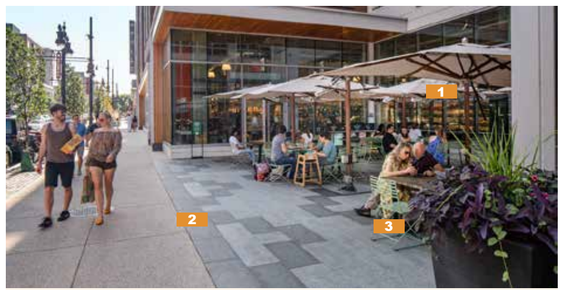
i Location and description of relevant elements (relevant strategy #)



1 *Water feature activates the space and invites visitors into site (4.B.3.- A4; 4.B.3.-B3)*
2 *Linear light poles complement the design of the building (4.B.3.-A1)*
3 *Scale of space balances scale of building (4.B.3.-B2)*



1 *Mix of fixed and flexible seating options (4.B.3.-A2)*
2 *String lights contribute to a calm and inviting ambiance (4.B.3.-A5)*
3 *Paving and furnishing materials complement each other in style (4.B.3.-A1)*



1 *Seating with shade (4.B.3.-A2, 4.B.3.-A3)*
2 *Clear delineation of space through paving pattern (4.B.3.-A1)*



1 *Variety of flexible seating opportunities (4.B.3.-A2)*
2 *Splashpad activates the space and encourages longer stay (4.B.3.-A4)*



1 *Trees bring down the scale of building and will provide shade when mature (4.B.3.-B2)*
2 *Change in paving and planters separates spaces (4.B.3.-A1)*
3 *Variety in seating options (4.B.3.-A2)*



1 *Outdoor seating for restaurant (4.B.3.-A2)*
2 *Integration of site features as seating opportunities (4.B.3.-B2)*
3 *Trees provide shade (4.B.3.-A3)*



1 *Large amenity space with trees bring down scale of buildings (4.B.3.-B1)*
2 *Separation of circulation and activity spaces (4.B.3.-A6)*



1 *Shade structures for comfort with seating beneath (4.B.3.-A3)*
2 *Views to water and plantings provide quiet to seating areas (4.B.3.-A6)*

4.B.4. ALLEYS AND WALKWAYS

Alleys and walkways are privately owned and maintained pedestrian connections within city blocks that facilitate intra-parcel connectivity and connections to the street network while accommodating a range of other functions, such as loading/unloading, trash pick-up, and service access. Alleys accommodate both vehicles and pedestrians while walkways are limited to pedestrians.

Objective A

Promote pedestrian safety, comfort and ease of connection within the property

STRATEGIES:

4.B.4.-A1 Provide a welcoming and clear visual and directional connection via paving patterns, signage, landscaping etc.

4.B.4.-A2 Provide shade trees and seating opportunities.

4.B.4.-A3 Consider prioritization of pedestrians in alleys such as by incorporating planting and non-linear vehicular drive aisles (i.e. woonerfs).

4.B.4.-A4 Consider incorporation of art.

Objective B

Encourage creation of flexible spaces that can support temporary use as event spaces

STRATEGIES:

4.B.4.-B1 Incorporate attachment points for string lights, shade sails, or other installations for the activation of space.

4.B.4.-B2 Consider use of removable bollards or planters to temporary close off alleys to vehicular traffic.

Objective C

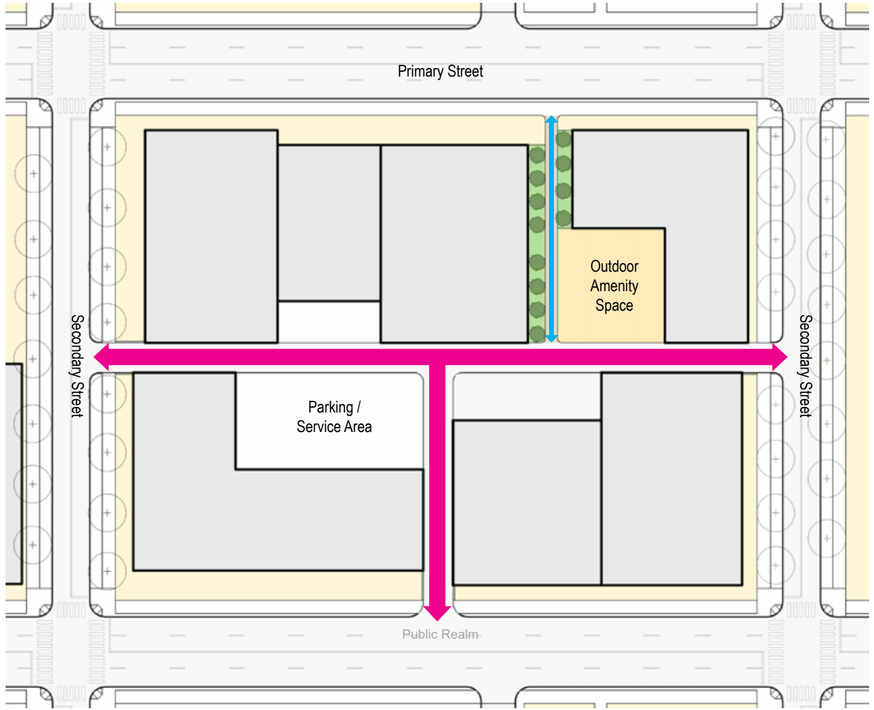
Incorporate sustainability principles

STRATEGIES:

4.B.4.-C1 Incorporate permeable paving and microbioretention or raingardens.

4.B.4.-C2 Limit the extent of paved areas within alleys and walkways.

PRIVATE REALM
PHYSICAL SPACES WITHIN THE PRIVATE REALM



ALLEYS, WALKWAYS, AND SERVICE DRIVES: RELATED STANDARDS

DEVELOPMENT CODE

- Sec. 4.10.5. - NEX- District Standards
  - North End
- Sec. 4.11.5. - NEX- District Standards
  - North End
- Sec. 10.4.2.E Accessways
- Sec. 10.4.12-14 Alleys & Pedestrian Passage

ALLEYS & WALKWAYS

Alleys provide connections within blocks or developments for vehicles and pedestrians while also enabling access to the rears of buildings. Walkways are limited to pedestrians only and connect the sidewalk to interior amenity spaces.

Alleys

Walkway

EXAMPLES OF GOOD ALLEY & WALKWAY DESIGN

i Location and description of relevant elements (relevant strategy #)



1 *Permeable paving at center of alley captures stormwater (4.B.4.-C1)*



1 *Permeable paving and microbioretention facilities manage stormwater (4.B.4.-C1)*
2 *Removable bollards (4.B.4.-B2)*

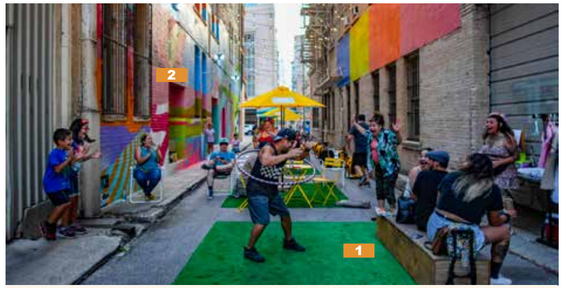


1 *Non-linear drive aisle slows down vehicular traffic (4.B.4.-A3)*
2 *Trees provide shade (4.B.4.-A2)*

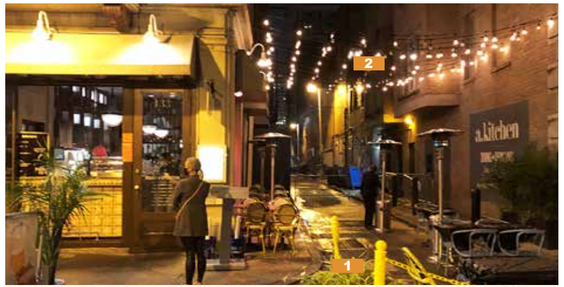


1 *Colorful furnishing and planting activates the narrow space (4.B.4.-A3)*
2 *Special paving gives character and defines the space (4.B.4.-A1)*
3 *Anchor points of building accommodate string lights (4.B.4.-B1)*

PRIVATE REALM
PHYSICAL SPACES WITHIN THE PRIVATE REALM



1 *Temporary features transform an alley into a festive space (4.B.4.-A3)*
2 *Wall mural supports use as active event space (4.B.4.-A4)*



1 *Alley is closed off allowing adjacent business to expand and activate the space (4.B.4.-B2)*
2 *String lights adds ambiance (4.B.4.-B1)*



1 *Artwork adds interest and enlivens the alley (4.B.4.-A4)*
2 *Pavement art invites and draws visitors through the alley (4.B.4.-A1)*

4.B.5. PARKING AND ACCESS

Many people arrive at their destinations by car making parking lots the first point of direct contact with their destination. The experience should be carefully curated to portray the desired character of the site. The relatively large footprint of surface parking also presents opportunities for incorporating low impact development strategies.

Objective A

Design vehicular parking spaces to enhance the pedestrian and micromobility experiences by creating safe and inviting circulation between parking spaces, building entrances, and the adjacent streets

STRATEGIES:

4.B.5.-A1 Provide designated pedestrian walkways through the parking lot that connect to storefronts and sidewalks.

4.B.5.-A2 Provide micromobility accommodations near building entrances and away from pedestrian and vehicular travel lanes to avoid conflicts.

4.B.5.-A3 Provide shade along walkways.

4.B.5.-A4 Locate parking behind buildings where possible to reduce the visual impact on the streetscape. Provide buffer planting and screening where parking is situated along the street.

Objective B

Minimize the environmental impact

STRATEGIES:

4.B.5.-B1 Incorporate permeable pavement where possible.

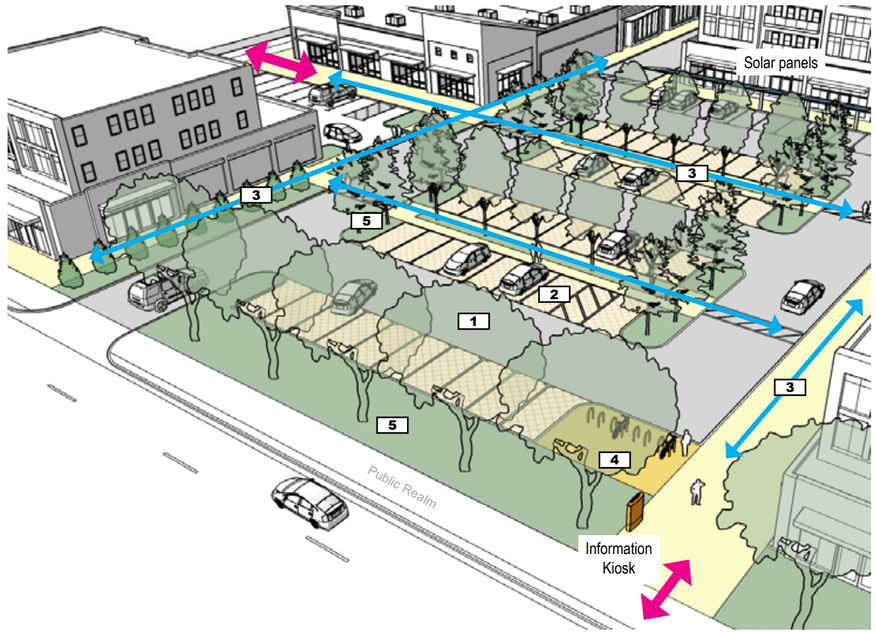
4.B.5.-B2 Utilize bioretention facilities and raingardens to treat stormwater runoff.

4.B.5.-B3 Install photovoltaic panels where appropriate.

4.B.5.-B4 Separate grades by use of transitional planting areas.

4.B.5.-B5 Incorporate adaptive lighting and smart controls for parking and low-use area lighting in ways that do not sacrifice safety and security.

PRIVATE REALM
PHYSICAL SPACES WITHIN THE PRIVATE REALM



1 *Vehicular Zone*
Vehicular travel aisles

2 *Permeable Paving*
Incorporate into parking stalls where possible

3 Pedestrian Walkway
Connect parking to storefronts and to sidewalks

4 Micromobility
Locate near building entrances

5 Planting Areas
Incorporate stormwater management where possible

PARKING AND ACCESS: RELATED STANDARDS

DEVELOPMENT CODE

» Div. 8.2. - Parking
- Parking requirements
- Bicycle parking
- Parking layout and design
- Surfacing
- Lighting
- Parking structure

TECHNICAL MANUAL

» Section 3: Roadway Design and Pavement
- Driveway intersections and access

PARKING & ACCESS

Parking should incorporate sustainability measures where possible and consider access for pedestrians and micromobility users.

Access to sidewalk

Interior connectivity

EXAMPLES OF GOOD PARKING & ACCESS DESIGN

i Location and description of relevant elements (relevant strategy #)



1 *High visibility raised crosswalk through parking lot (4.B.5.-A1)*
2 *Connection to storefronts highlighted with planting (4.B.5.-A1)*



1 *Microbioretention facility (4.B.5.-B2)*



1 *Vertical element highlights pedestrian crossing area (4.B.5.-A1)*
2 *Special paving distinguishes pedestrian zone (4.B.5.-A1)*
3 *Gathering nodes between buildings create a sense of place (4.B.5.-A1)*



1 *Permeable paving at parking stalls (4.B.5.-B1)*
2 *Wider planting strip to support tree growth (4.B.5.-B2)*

PRIVATE REALM
PHYSICAL SPACES WITHIN THE PRIVATE REALM



1 *Clear connection between sidwalk, parking, and building (4.B.5.-A1)*



1 *Separation of grade with wide planting be (4.B.5.-B4)*



1 *Shared bike station (4.B.5.-A2)*
2 *Solar panels (4.B.5.-B3)*



1 *Photovoltaic panel (4.B.5.-B3)*

4.C
ELEMENTS OF THE PRIVATE REALM

4.C. ELEMENTS OF THE PRIVATE REALM

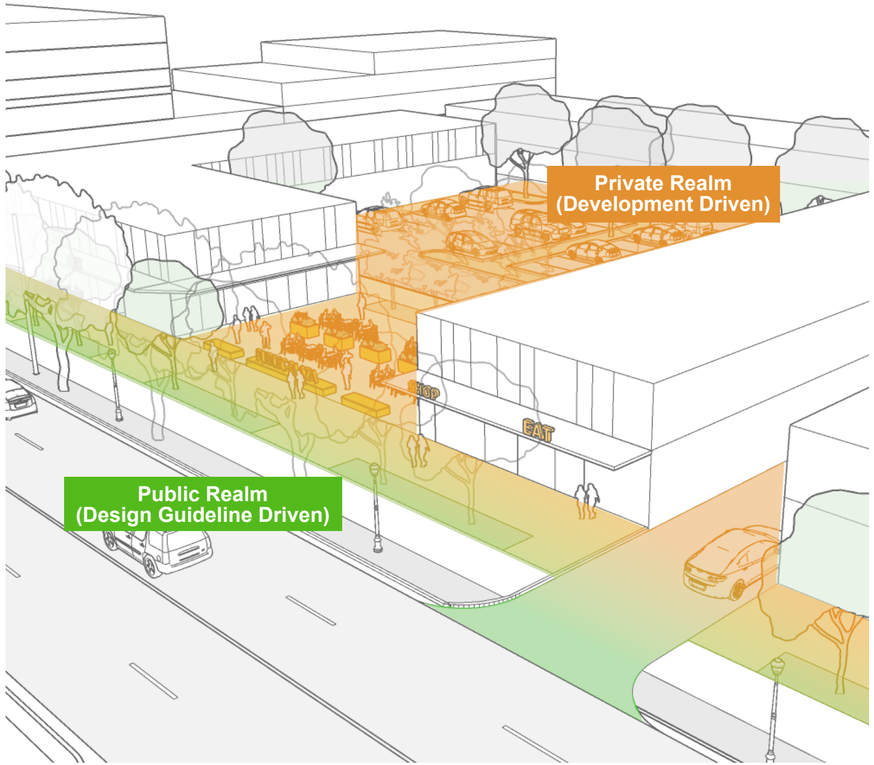
4.C.1. OVERVIEW

The elements of the Private Realm are the products, features, and materials that need to be selected for the design of the Private Realm. The following elements are included in this section:

- Public Art and Water Features
- Signage

Paving, site furnishing and planting will not be defined in this section. These items can be utilized by the developer to design unique places but should also consider the adjacency to the Public Realm and Building and how it will interact with it. However, the Objectives and Strategies outlined in *Section 3.C Elements of the Public Realm* are generally applicable for the Private Realm as well and should be referenced.

Guidance for structures, site features and furnishing in publicly owned parks are included at the end of this section.



FLEXIBILITY IN PRIVATE REALM DESIGN

The diagram illustrates how Private Realm elements closest to the sidewalk (shown in green areas) are recommended to closely align with the Public Realm elements, while allowing greater flexibility for property owners or developers to express their identity and branded elements deeper within the site as it transitions toward the interior (shown in orange).

4.C.2. PUBLIC ART AND WATER FEATURES

Public art and water features can serve as recognizable icons that define the character of a place. These features add life and character to spaces and places, and in some cases may become recognized as a landmark that people use to locate themselves or meet up with others. To the newly acquainted, it may become the gateway or the reason for entering or further exploring a site. All of these functions result in the creation of a more vibrant and welcoming city.

Objective A

Create unique destinations and landmarks in the city such that encourage tourism and exploration of the city

STRATEGIES:

4.C.2.-A1 Consider opportunities for the location of and funding for public art early in the project. Coordinate with arts organizations including Art Sandy Springs as needed.

4.C.2.-A2 Incorporate art into site features including but not limited to paving, utilities, furnishings, and blank building walls.

4.C.2.-A3 Integrate art into site and planting design to create focal points, moments of discovery, and vibrant gathering spaces while ensuring proper sight lines.

4.C.2.-A4 Ensure proper clearance for pedestrian circulation around art and water features.

4.C.2.-A5 Encourage discussion of alternative art options with the City and representatives from local art organizations such as Art Sandy Springs during predevelopment meeting.

PUBLIC ART AND WATER FEATURES: RELATED STANDARDS

ART IN PUBLIC PLACES PLAN

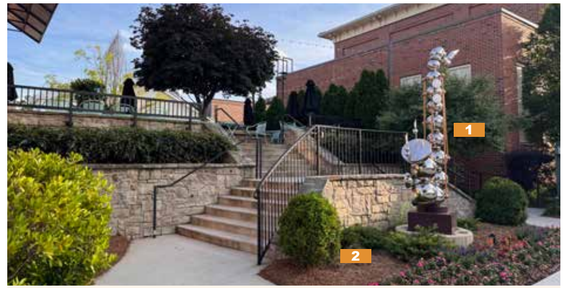
» Public art

EXAMPLES OF PUBLIC ART & WATER FEATURES

i Location and description of relevant elements (relevant strategy #)



1 *Fountains activate the space invites people in (4.C.1.-A3)*

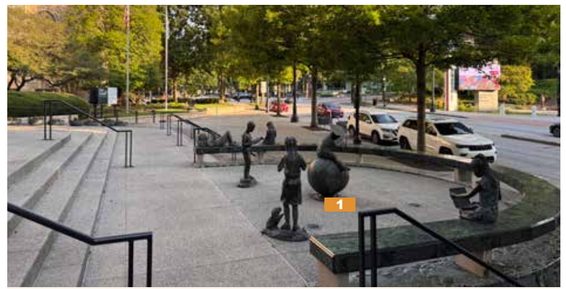


1 *Sculpture highlights entrance into development (4.C.1.-A3)*

2 *Artwork is integrated into planting bed and site design (4.C.1.-A3)*



1 *Artistic facade treatment and mural adds vibrancy to intersection (4.C.1.-A2)*



1 *Series of sculptures activate an outdoor space (4.C.1.-A3)*

4.C.3. SIGNAGE

Signage refers to any marking that is stand alone or integrated with other structures or buildings that includes names, logos, or other identification of businesses or developments.

Objective A

Minimize visual clutter and coordinate with the other elements in the private and Public Realm

STRATEGIES:

4.C.3.-A1 Consolidate signs in a single location where possible.

4.C.3.-A2 Utilize consistent design standards and families of signage within developments.

4.C.3.-A3 Locate signs outside of pedestrian circulation zones and sight lines.

4.C.3.-A4 Integrate signage with plantings to frame and highlight signs.

4.C.3.-A5 Utilize lighting consistent with requirements in the Development Code for night-time visibility.

4.C.3.-A6 Select materials that complement the materials of the building and site.

SIGNAGE: RELATED STANDARDS

DEVELOPMENT CODE

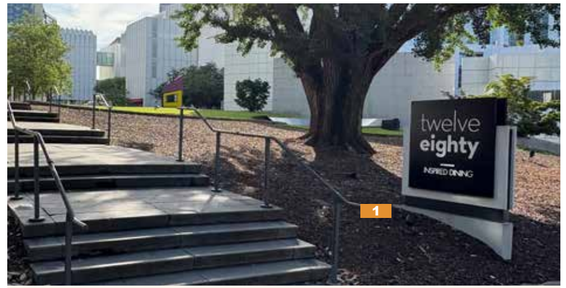
» Div. 8.4. - Signs
- Prohibited signs
- Standards by sign type
- Temporary signs
- Materials
- Illumination

EXAMPLES OF SIGNAGE

i Location and description of relevant elements (relevant strategy #)



1 *Sign integrated into planting and site features (4.C.2.-A4)*



1 *Sign located clear of circulation path (4.C.2.-A3)*



1 *Sign located clear of circulation path (4.C.2.-A3)*

2 *Soft backlight on consolidated signage text (4.C.2.-A1; 4.C.2.-A5)*

3 *Compatible materials with architecture (4.C.2.-A6)*



1 *Sign integrated with planting (4.C.2.-A4)*

2 *Curved form and location does not obstruct circulation or sight lines (4.C.2.-A3)*

3 *Materials are compatible with adjacent architecture (4.C.2.-A6)*

4.C.4. PUBLIC PARK ELEMENTS

Public parks in Sandy Springs should utilize consistent materials and styles that identify them as part of the same park system. Active parks and passive parks, in addition to linear parks or trails will have similarities as well as elements that are curated to reflect the differences in park use. Similarly, each individual park will have flexibility to select elements such as play equipment that are uniquely selected to suit the specific park. There may also be cases where unique fixtures are chosen different from the ones listed below to coordinate with those unique elements to be approved by the City. This could include the use use of solar power and green infrastructure where applicable.

GENERAL (ALL PARKS)



PARK STRUCTURES

Architectural styles utilizing cantilevered, gabled roof, exposed beams and brackets



WALL - TYPE 1

Belgard
Diamond Pro
Gray Beveled Face with Cap



WALL - TYPE 2

Techo-Bloc
G-Force Walls
Slate Grey



FENCE

Ameristar
Montage Plus
Style: Majestic



PEDESTRIAN BRIDGE

Creative Composites Group
Modular Fiberglass
Pedestrian Bridge



BIKE RACK

Dero
Hoop Rack Heavy Duty



DRINKING FOUNTAIN

Elkay
LK4200BF1LDB



PET WASTE STATION

Welcome Home America
WHA2-D006-B-BLK
8' U-Channel Post; Black



TRAIL SURFACE

Slate Trail Mix
For Walking and Biking Trails

PRIVATE REALM
ELEMENTS OF THE PRIVATE REALM

ACTIVE PARK



BENCH

Victor Stanley
RB-28 Bench
Black



PICNIC TABLE

Victor Stanley
ST-5
Black



TRASH RECEPTACLE

Victor Stanley
S-42 Litter Receptacle
Black

PASSIVE PARK



BENCH

Victor Stanley
EVA, 6' L
Jatoba Slats on Powdercoated Black Frame



TRASH RECEPTACLE

Superior Amenities
32Gal Perforated Trash Receptacle

LINEAR PARK / TRAILS (INCLUDING SPRINGWAYS)



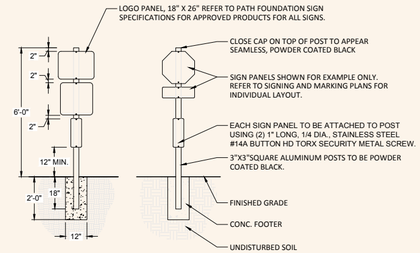
BENCH

mmcité
LV156 Backed w/ Armrest / LV111 Backless Vera Bench
Jatoba Slats on Powdercoated Corten Frame
**Finish different from image*



TRASH RECEPTACLE

mmcité
PRX-B345 32Gal Prax Receptacle
Perforated front
Powdercoated Corten
**Finish different from image*



REGULATORY SIGNAGE

Path Green: 85 - 20 - 69 - 4 IN CMYK VALUES.
Yellow on Path Signs: 0 - 15 - 100 - 0.



Source: City of Sandy Springs

5 BUILDING

5.A. Introduction to Building Design Principles

5.B. Elements of Building Design

- 5.B.1. Massing
- 5.B.2. Articulation
- 5.B.3. Materiality
- 5.B.4. Transparency
- 5.B.5. Placement
- 5.B.6. Building Types and Style
- 5.B.7. Art

5.C. Area Specific Guidance

- 5.C.1. City Springs
- 5.C.2. Perimeter
- 5.C.3. North End
- 5.C.4. Crossroads
- 4.C.5. Neighborhood Village
- 5.C.6. Powers Ferry

5.A

INTRODUCTION TO BUILDING DESIGN PRINCIPLES

5.A. INTRODUCTION TO BUILDING DESIGN PRINCIPLES

The principles that follow define the overarching goals and significance of building design for Sandy Springs' overall design character. Subsequent objectives and strategies apply the principles to the major elements of building design.

The following guidelines are intended to be applied citywide. Specifically, Sections 5.A.1 through 5.A.7 outline standards that are relevant to the entire City of Sandy Springs. Each section addresses key aspects of building design, including massing, articulation, materiality, transparency, placement, and building types and styles.



PRINCIPLES

PROMOTE CONTEXTUAL INTEGRATION

Buildings in Sandy Springs should promote contextual integration to preserve the city's evolving yet distinct identity. By aligning new development with the scale, materials, and architectural language of surrounding neighborhoods, new buildings can enhance the look of streetscapes and reinforce a sense of place. This approach respects the community's history and fosters public trust in the development process.

Contextually integrated buildings also respond better to local climate and topography, contributing to more sustainable and resilient growth in Sandy Springs.

EMPHASIZE AUTHENTIC MATERIALS AND MAINTAIN HARMONIOUS PROPORTIONS

Buildings in the city should promote material authenticity, proportion, and harmony of scale to create architecture that feels grounded, enduring, and visually cohesive within the community. Using materials that reflect the region's character, such as brick, metal, or stone, adds richness and a sense of permanence, while thoughtful proportions and harmonious scaling ensure that buildings relate well to both their neighbors and the human experience. This approach helps beautify spaces, supports long-term value, and reinforces the city's identity as it continues to grow with intention and care.

ENCOURAGE HUMAN-SCALE DESIGN

Buildings in Sandy Springs should encourage building design centered around the pedestrian experience to create a more welcoming, walkable, and community-oriented environment as the city continues to grow. By incorporating elements like articulated facades, ground-level transparency, and pedestrian scaled signage, buildings can foster a sense of comfort and connection for people on foot.

MINIMIZE ENVIRONMENTAL IMPACT AND PROMOTE OCCUPANT WELL-BEING

Buildings should aim to minimize their environmental impact and promote occupant well-being to support the city's long-term sustainability goals and enhance quality of life. By incorporating sustainable materials, buildings can reduce resource consumption and lower operating costs. At the same time, prioritizing natural light and access to green space fosters healthier, more productive environments for occupants.

INCORPORATE ART AND ARTISTICALLY FORMED ELEMENTS

Buildings in Sandy Springs should reflect its character as a "city of the arts". Artistic treatments to the building facade can add distinction and interest that help develop stronger identity to neighborhoods.

5.B
ELEMENTS OF BUILDING DESIGN

5.B. ELEMENTS OF BUILDING DESIGN

Elements of building design are the fundamental components and features that shape the appearance of a building. Those elements that shape a building's aesthetics are its massing, articulation, materiality, transparency, placement, and building type and styles. Design approaches for these elements are defined below.

5.B.1. MASSING

DEFINITION

Building massing is about the overall shape and size of the building. It involves how the different parts of the building come together to create its appearance and how it fits into its surroundings.

OBJECTIVE A

Blend with or intentionally contrast with a building's surroundings to make a statement or enhance the urban fabric

STRATEGIES:

1 5.B.1-A1 Break down large building mass by incorporating dynamic and/or transitional elements such as step downs, height and plane variations, recessed entrances, etc.

2 5.B.1-A2 Use setbacks, projections, and cantilevers to create dynamic forms.

3 5.B.1-A3 Use unexpected volumes to break away from boxy forms.

OBJECTIVE B

Harmonize the relationship between ground-level uses and pedestrian amenities

STRATEGIES:

4 5.B.1-B1 Avoid large, blank walls; instead, break up facades with windows, doors, and textures.

5 5.B.1-B2 Include shops, cafes, galleries, or lobbies with transparent glass at the ground level to create visual interest.

6 5.B.1-B3 Make entrances visible and inviting with design cues.

OBJECTIVE C

Spark curiosity and invite people to interact more with building space

STRATEGIES:

7 5.B.1-C1 Incorporate detailed elements such as cornices and detailed parapets to enhance the visual interest between buildings.

8 5.B.1-C2 Increase the visual interest of the facade through overhangs, and balconies.

9 5.B.1-C3 Encourage vertical and horizontal variation between buildings, appropriate to context and overall scale.

10 5.B.1-C4 Ensure that building scales and transitions do not create a stark contrast with the adjacent context.

11 5.B.1-C5 Ensure that first floor building heights of non-residential uses are consistent with adjacent buildings.





MASSING: RELATED STANDARDS

DEVELOPMENT CODE

» Sec. 3.2.3. - RU- Height and Mass
» Sec. 3.5.3. - RX- Height and Mass
» Sec. 4.2.3. - ON- Height and Mass
» Sec. 4.9.3. - CC- Height and Mass
» Sec. 6.1.3. - Height and Mass

5.B.2. ARTICULATION

DEFINITION

Building articulation refers to the character of the building facades. It employs features such as vertical and horizontal breaks in the facade and roofline to break up large areas and highlight different sections of a building.

OBJECTIVE A

Promote a sense of scale that is comfortable and relatable to pedestrians, particularly at the street level.

STRATEGIES:

1 5.B.2-A1 Design active frontages such as shopfronts, stoops, or arcades where the building meets the street.

2 5.B.2-A2 Prioritize walkability with human-scale elements that provide shading, seating, and add visual interest. *(Refer to Section 4.B.2 Building Zone)*.

OBJECTIVE B

Avoid monolithic structures and ensure variation in the façade.

STRATEGIES:

3 5.B.2-B1 Utilize elements such as awnings, balconies, cornices, roof detailing, parapets, gables, etc.to provide variation from building to building.

4 5.B.2-B2 Delineate third floors and the floors above through architectural detailing, such as cornices, windows, etc.

5 5.B.2-B3 Use features such as vertical and horizontal breaks in the facade and roofline to break up large areas and highlight different sections of the building.

6 5.B.2-B4 Include components such as façade details, balconies, canopies, recessed entries, etc.

OBJECTIVE C

Create harmonious and visually appealing building facades via the arrangement, proportion, materiality, and design of windows, doors, and other openings

STRATEGIES:

4 5.B.2-C1 Vary window sizes, shapes, and spacing to reflect interior functions and add rhythm to the façade.

5 5.B.2-C2 Use grouped or staggered windows to break up large surfaces and create focal points.

6 5.B.2-C3 Utilize larger or more ornate windows to highlight important areas like entrances, lobbies, or communal spaces.

7 5.B.2-C3 Integrate smaller or more private windows to signal secondary or private zones.

OBJECTIVE D

Enhance both the aesthetic appeal and environmental performance of the building

STRATEGIES:

8 5.B.2-D1 Use terraces, courtyards, and green roofs to create variation in form and experience.

9 5.B.2-D2 Incorporate landscape features to define edges, soften transitions, and enhance articulation.

10 5.B.2-D3 Incorporate architectural details that also improve building energy efficiency and user comfort, such as overhangs, shading devices, etc.

11 5.B.2-D4 Integrate articulation techniques that help mitigate environmental impacts, such as recessed windows, rainwater collection systems, etc.



ARTICULATION: RELATED STANDARDS

DEVELOPMENT CODE

» Div. 6.6. - Design Standards
- Building Articulation
- Articulation in Building façade

5.B.3. MATERIALITY

DEFINITION

Materiality refers to the selection and application of various materials on a building's façade. These guidelines define the desired qualities, aesthetics, and performance standards for materials to ensure durability, visual harmony, and contextual appropriateness.

OBJECTIVE A

Communicate a sense of permanence by using finishes and materials that are of high quality and durability

STRATEGIES:

1 5.B.3-A1 Direct roof drains into stormwater management facilities in an artful manner and select building materials that echo citywide sustainability goals.

2 5.B.3-A2 Opt for finishing that ages gracefully and requires minimal upkeep (e.g., patinated metals, treated wood, brick and stone).

3 5.B.3-A3 Consider concrete, metal framing, or treated timber for pest and mold resistance, as these materials are well-suited for humid southern climates.

4 5.B.3-A4 Integrate green building materials like permeable pavers, green roofs, and solar shading systems into building design.

OBJECTIVE B

Contribute to the diversity of character within the area

STRATEGIES:

5 5.B.3-B1 Use materials that complement or thoughtfully contrast with those found nearby.

6 5.B.3-B2 Integrate translucent or semi-transparent materials where privacy is needed but light and openness are still desired.

OBJECTIVE C

Promote accessibility and safety

STRATEGIES:

7 5.B.3-C1 Use materials with surface finishes that permit ease of use and promote universal accessibility.

8 5.B.3-C2 Use materials with texture, warmth, and detail on the ground floor to create an engaging pedestrian environment.

9 5.B.3-C3 Incorporate fine-grained material articulation at pedestrian eye-level to promote visual interest and wayfinding.

OBJECTIVE D

Use color to highlight structural elements, frame views, or guide movement

STRATEGIES:

10 5.B.3-D1 Use different materials (e.g., brick, wood, glass, metal) to highlight distinct parts of the building.

11 5.B.3-D2 Use texture changes to signal transitions between public and private zones or emphasize vertical/horizontal elements.

12 5.B.3-D3 Apply contrasting or complementary colors to differentiate building components.

13 5.B.3-D4 Combine materials to create visual interest and articulate different programmatic zones.

BUILDING
ELEMENTS OF BUILDING DESIGN

OBJECTIVE E

Promote sustainability

STRATEGIES:

15 5.B.3-E1 Utilize green screening to soften the edge and integrate with natural surroundings, as an alternative to man-made materials for fencing, walls, and screening.

14 5.B.3-E2 Allow natural light to penetrate deep into the building through windows, reducing reliance on artificial lighting.



MATERIALITY: RELATED STANDARDS

DEVELOPMENT CODE

» Sec. 6.6.2. - Building Design
- Color
- Required durable materials

5.B.4. TRANSPARENCY

DEFINITION

Building transparency is about integrating elements that let light into a building. This can include features like large windows, glass walls, and open spaces, which help create a sense of openness and connection between the inside and outside of the building.

OBJECTIVE A

Encourage the use of high-quality, authentic, and durable materials

STRATEGIES:

1 5.B.4-A1 Modulate transparency with screens, louvers, or smart glass to balance openness with privacy and climate control.

2 5.B.4-A2 Avoid tinted or reflective glazing at active storefronts that may reduce visibility and impact street activation.

3 5.B.4-A3 Optimize daylighting through facade elements such as overhangs, shading devices, and dynamic window placements.

OBJECTIVE B

Encourage human interaction between indoor and outdoor spaces by creating visual interest

STRATEGIES:

4 5.B.4-B1 Accentuate wall or screening massing through architectural detailing and pedestrian amenities in the building zone.

5 5.B.4-B2 Encourage transparent facades at the ground level to activate streetscapes as use allows.

6 5.B.4-B3 Use glazing and open facades to highlight public functions and community-oriented spaces.

7 5.B.4-B4 Soften the transition between building and private realms through layered transparency, using screens, balconies, or landscaping.

OBJECTIVE C

Promote safety in the area by providing views into storefronts at the street level

STRATEGIES:

8 5.B.4-C1 Avoid walls and fencing which disrupt views into storefronts or which create unsafe areas due to lack of visibility.

9 5.B.4-C2 Use transparent facades, windows, and partitions in commercial areas to allow people to see and be seen, which discourages crime and promotes a sense of security while also providing a vibrant and active Public Realm.

10 5.B.4-C3 Vary transparency levels to reflect different uses: high visibility for commercial and public spaces; filtered or semi-transparent treatments for residential or private areas.

11 5.B.4-C4 Align window proportions, spacing, and placement with the architectural context and rhythm of surrounding buildings, not necessarily to repeat patterns but to complement and provide visual interest.

OBJECTIVE D

Promote sustainability

STRATEGIES:

12 5.B.4-D1 Utilize green screening is to soften the edges of buildings and integrate with natural surroundings, as an alternative to man-made materials for fencing, walls, and screening.

13 5.B.4-D2 Allow natural light to penetrate deep into the building through windows, reducing reliance on artificial lighting.



TRANSPARENCY: RELATED STANDARDS

DEVELOPMENT CODE

» Sec. 3.2.4. - RU- Activation

» Sec. 4.9.4. - CC- Activation

» Sec. 6.1.4. - Activation

- Transparency
- Blank Wall Length
- Pedestrian Access

5.B.5. PLACEMENT

DEFINITION

The arrangement of a building on a site plays a crucial role in shaping the character of an area. Placement guidelines address the positioning of buildings, entrances, driveways, parking areas, service zones, and publicly accessible open spaces to ensure a cohesive and functional urban pattern.

OBJECTIVE A

Maximize the building footprint on the site

STRATEGIES:

1 5.B.5-A1 Orient building frontages to the sidewalk and/or to a publicly accessible open space.

2 5.B.5-A2 Align building setbacks with the surrounding context.

3 5.B.5-A3 Ensure that main entrance face the primary street.

4 5.B.5-A4 Orient buildings to face a courtyard or mew.

OBJECTIVE B

Create gathering points through building placement

STRATEGIES:

5 5.B.5-B1 Place buildings close to the sidewalk with active ground floors (e.g., shops, cafés).

6 5.B.5-B2 Incorporate setbacks to create widened sidewalks, plazas, pocket parks, gardens, or seating areas that invite people to linger.

7 5.B.5-B3 Locate entrances in visible areas that are directly accessible from the sidewalk.

8 5.B.5-B4 Use corner entries or recessed doorways to guide pedestrian flow and create gathering points.

9 5.B.5-B5 Use setbacks, courtyards, or porches to mediate between public and private space.

OBJECTIVE C

Minimize the visual impact of parking and enhance pedestrian safety

STRATEGIES:

10 5.B.5-C1 Consider allowing on-street parking in front of buildings to support short-term parking and accessibility needs while minimizing need for larger parking areas along the street frontage that will result in greater visual impact.

11 5.B.5-C2 Situate buildings to locate parking spaces at the rear or sides of buildings, concealed from view from the street by the building.

12 5.B.5-C3 Orient residential buildings to face the street with parking areas and garages at the rear, hidden from the street.

PLACEMENT: RELATED STANDARDS

DEVELOPMENT CODE

» Sec. 2.5.2. - PK Placement and Height
» Sec. 3.2.2. - RU- Building Placement
» Sec. 4.2.2. - ON- Building Placement
» Sec. 4.9.2. - CC- Building Placement
» Sec. 6.1.2. - Building Placement

BUILDING
ELEMENTS OF BUILDING DESIGN

OBJECTIVE D

Retain as much of the existing tree canopy on a site as possible

STRATEGIES:

13 5.B.5-D1 Thoughtfully place the building on the site to protect existing trees, topography, and ecosystems, reducing environmental disruption and enhancing biodiversity.

14 5.B.5-D2 Position the building to maximize southern exposure to allow for passive solar heating in winter and natural daylighting, reducing energy use.

14 5.B.5-D3 Incorporate green buffers within building setbacks to improve air quality and reduce heat island effects.





5.B.6. BUILDING TYPES AND STYLE

Building types and styles provide a framework for determining the appropriate look, size, scale, and intensity for each area. Building styles should maintain existing features and details that contribute to the existing character of the surrounding buildings and their adjacent context. Additions and renovations to existing buildings must be respectful of a building's original style. An addition should not damage or obscure architecturally important features of the existing building.

5.B.6.1 Typologies

DEFINITION

Mixed-Use: A mixed-use building is designed to combine multiple uses, typically residential, commercial, and sometimes office or civic uses, within a single structure or development.

OBJECTIVE A

Activate street life, support local businesses, and reduce car dependence

STRATEGIES:

1 5.B.6.1-A1 Vertically or horizontally integrate uses (e.g., retail on the ground floor, apartments above).

2 5.B.6.1-A2 Incorporate active street-level frontage with shops, cafés, or services that engage pedestrians.

3 5.B.6.1-A3 Integrate shared amenities and infrastructure, such as parking, courtyards, or lobbies.

OBJECTIVE B

Provide the right density based on location and context

STRATEGIES:

4 5.B.6.1-B1 Vary density across districts to reflect their unique character, e.g., denser cores near transit or civic anchors, and softer edges near residential or green zones.



BUILDING TYPES AND STYLE: RELATED STANDARDS

DEVELOPMENT CODE

» Div. 3.5. - Residential Mixed Use (RX-)
» Div. 4.3. - Office Mixed Use (OX-)
» Div. 4.4. - Commercial Mixed Use (CX-)
» Div. 4.5 - Shopfront Mixed Use (SX-)
» Div. 4.6. - Transit Mixed Use (TX-)
» Div. 4.8. - Industrial Mixed Use (IX-)

DEFINITION

Commercial: A commercial building is designed primarily for business activities and often includes features that support retail, office, hospitality, or service-oriented functions.

OBJECTIVE B

Maximize visibility and exposure, and ensure easy access for pedestrians

STRATEGIES:

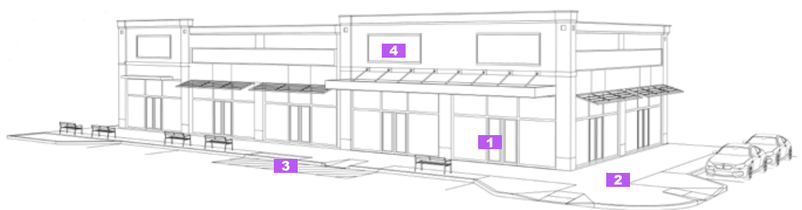
1 5.B.6.1-B1 Include street-facing entrances and large windows to attract foot traffic and enhance visibility.

2 5.B.6.1-B2 Provide accessibility features such as ramps, elevators, and ADA-compliant design.

3 5.B.6.1-B3 Incorporate parking and loading zones to support deliveries and customer access.

4 5.B.6.1-B4 Create branding opportunities through signage, facades, and storefront design.

5 5.B.6.1-B5 Use durable materials and systems to handle high traffic and long-term use.



BUILDING TYPES AND STYLE: RELATED STANDARDS

DEVELOPMENT CODE

» Sec. 4.1.8. - Commercial Corridor (CC-)
» Div. 7.5. - Commercial Uses

DEFINITION

Multi-Family Residential: A multi-family residential building is designed primarily for habitation by multiple families, and is organized by features that support comfort, privacy, and daily living.

OBJECTIVE C

Increase housing options and activate the commercial corridor beyond business hours

STRATEGIES:

1. 5.B.6.1-C1 Accommodate multi-story design: Typically, two or three stories tall, maximizing vertical space.
2. 5.B.6.1-C2 Provide amenities like parking, and sometimes shared spaces like lounges or courtyards.
3. 5.B.6.1-C3 Install security and privacy features, including controlled access and sound insulation.
4. 5.B.6.1-C4 Provide outdoor spaces such as balconies, patios, or gardens to enhance livability and access to the outdoors.



BUILDING TYPES AND STYLE: RELATED STANDARDS

DEVELOPMENT CODE

» Div. 3.4. - Residential Multi-Unit (RM-)

DEFINITION

Townhomes: A townhome is a type of residential structure that combines elements of single-family homes and multi-family housing.

OBJECTIVE D

Increase housing options and foster community and social interaction

STRATEGIES:

1. 5.B.6.1-D1 Include shared walls such that each unit is attached to one or more neighboring units, sharing side walls.
2. 5.B.6.1-D2 Provide private entrances: each home has its own front door, often facing the street or a shared courtyard.
3. 5.B.6.1-D3 Prioritize compact footprints, particularly in urban or suburban settings where land is limited.
4. 5.B.6.1-D4 Incorporate outdoor space such as small private yards, patios, or balconies.
5. 5.B.6.1-D5 Ensure a consistent architectural style in which are usually uniform in appearance, contributing to a cohesive streetscape.



BUILDING TYPES AND STYLE: RELATED STANDARDS

DEVELOPMENT CODE

» Div. 3.3. - Residential Townhouse (RT-)

5.B.6.2 Styles

DEFINITION

Greek Revival Style: This style from the early 1800s is inspired by ancient Greek temples. It features tall columns, triangular pediments, and a balanced, symmetrical look. Buildings of this style were often painted white to look like marble and had strong, clean lines that gave a sense of elegance and strength. In the South, this style became popular for homes and civic buildings. The wide porches and columned entrances worked well in the warm southern climate, and gave towns a grand, classical look. Greek Revival helped shape Southern architecture by promoting ideas of beauty, order, and tradition that are still seen in historic neighborhoods today.

OBJECTIVE A

Encourage a cohesive visual identity for selected areas in the city

STRATEGIES:

1. 5.B.6.2-A1 Incorporate *side wings*.
2. 5.B.6.2-A2 Incorporate a *roof pediment*.
3. 5.B.6.2-A3 Place transom windows over the doors.
4. 5.B.6.2-A4 Incorporate wooden or wrought-iron railings to add authenticity.
5. 5.B.6.2-A5 Incorporate wide front porches, verandas, or wrap-around porches.
6. 5.B.6.2-A6 Place large evenly spaced windows near the entrance to create harmony.
7. 5.B.6.2-A7 Use gabled or hipped roofs with moderate to steep pitches.
8. 5.B.6.2-A8 Use metal roofing or shingles in muted tones to reflect traditional styles.
9. 5.B.6.2-A9 Use simple columns for porches.
10. 5.B.6.2-A10 Incorporate wood siding, brick, or stucco.
11. 5.B.6.2-A11 Use painted finishes in light colors (white, cream, pastel) to evoke Southern charm.
12. 5.B.6.2-A12 Incorporate dentiled corners.



GREEK REVIVAL STYLE



GREEK REVIVAL APPLICATION IN CONTEXT

DEFINITION

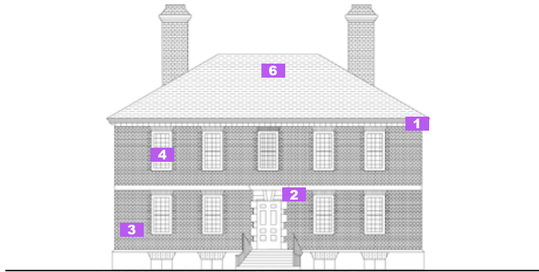
Georgian and Colonial Revival Styles: Georgian Architecture is known for its symmetry, proportion, and classical details like brick façades, multi-pane windows, and decorative cornices. Colonial Revival revived these elements, adding grand entryways, columns, and balanced layouts to evoke early American traditions. In the South, these styles influenced neighborhoods and civic buildings by promoting order, elegance, and historical continuity. Georgian symmetry shaped early townhouses, while Colonial Revival added stately porches and classical details to homes and public spaces, reinforcing a sense of tradition and regional identity.

OBJECTIVE B

Preserve cultural and historical integrity

STRATEGIES:

1. 5.B.6.1-B1 Incorporate cornices with dentils.
2. 5.B.6.1-B2 Incorporate pediments or crowns and pilasters at front entries.
3. 5.B.6.1-B3 Use stone or brick facade.
4. 5.B.6.1-B4 Use multi-pane windows for authenticity.
5. 5.B.6.1-B5 Place windows in a symmetrical pattern on the facade.
6. 5.B.6.1-B6 Design roofs to be side-gabled or hipped.



GEORGIAN / COLONIAL REVIVAL STYLE



GEORGIAN/ COLONIAL REVIVAL APPLICATION IN CONTEXT

DEFINITION

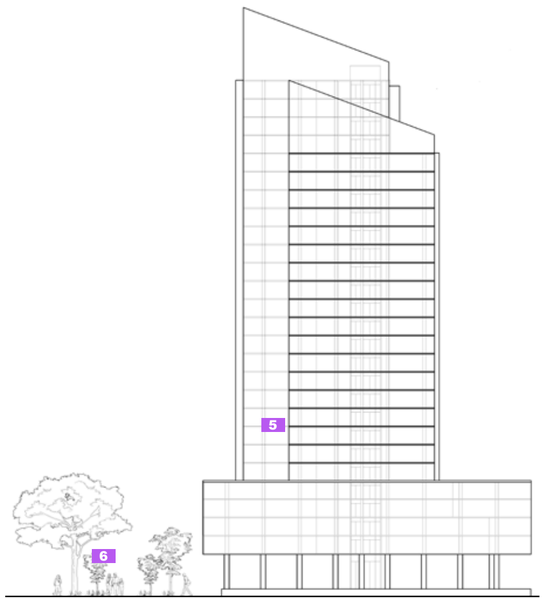
Modern architecture: This style emphasizes simplicity, functionality, and sustainability, blending clean lines, open floor plans, and minimal ornamentation with advanced materials and technology. Buildings of this style often feature eco-friendly elements like energy-efficient systems and green roofs. Neutral color palettes, innovative construction techniques, and smart home technologies define these designs, while the overall approach prioritizes adaptability, comfort, and harmony with the environment.

OBJECTIVE C

Encourage innovation and attract investment and talent

STRATEGIES:

1. 5.B.6.2-C1 Incorporate energy-efficient systems, green materials, and passive design strategies.
2. 5.B.6.2-C2 Accommodate smart building systems, and advanced construction methods in the building design.
3. 5.B.6.2-C3 Incorporate compact high-density solutions to support growth.
4. 5.B.6.2-C4 Design entrances that align with transit stops for seamless connectivity.
5. 5.B.6.2-C5 Use industrial materials like steel, glass, and concrete.
6. 5.B.6.2-C6 Design buildings to foster integration with nature.



DEFINITION

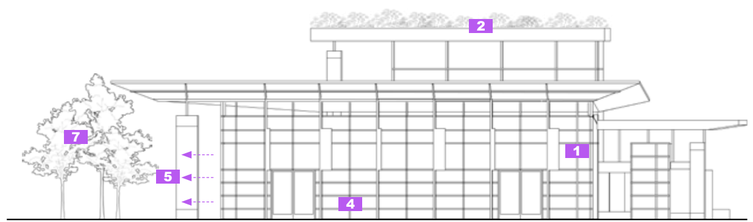
Contemporary: This style reflects current trends, technologies, and cultural values rather than adhering to a single historical tradition. It emphasizes clean lines, open and flexible spaces, and a strong connection to nature, often through large windows and outdoor integration. Sustainability is a core principle, incorporating energy-efficient systems, eco-friendly materials, and green technologies. Contemporary architecture also embraces innovation, using advanced construction techniques, smart technologies, and creative forms to meet modern lifestyles.

OBJECTIVE D

Keep up with current trends, and differentiate a district from traditional areas

STRATEGIES:

1. 5.B.6.2-D1 Incorporate glass, steel, and sustainable composites in the building materials.
2. 5.B.6.2-D2 Utilize green roofs, solar panels, and energy-efficient systems.
3. 5.B.6.2-D3 Use eco-friendly materials and passive design strategies for climate responsiveness.
4. 5.B.6.2-D4 Large windows, curtain walls, and open facades to maximize natural light.
5. 5.B.6.2-D5 Connect indoor and outdoor spaces visually and physically.
6. 5.B.6.2-D6 Design ground floors to include retail, cafes, and communal areas that activate the street.
7. 5.B.6.2-D7 Incorporate plazas, terraces, and green courtyards for interaction.
8. 5.B.6.2-D8 Introduce color, texture, or unique forms as focal points to create identity.
9. 5.B.6.2-D9 Combine minimalism with warmth through natural materials like wood or stone.



BUILDING
ELEMENTS OF BUILDING DESIGN

DEFINITION

Industrial Style: This style is characterized by its utilitarian aesthetic that shows the structural and functional elements of a building rather than concealing them. This style emphasizes exposed materials such as brick, concrete, and steel, along with high ceilings, and large windows that maximize natural light. It often incorporates visible mechanical systems, such as ductwork, pipes, and beams, as design features, creating a sense of honesty and simplicity. Industrial architecture blends rugged elements with contemporary finishes and sustainable technologies, offering a minimalist yet edgy look that appeals to adaptive reuse projects and urban loft living.

OBJECTIVE E

Encourage innovation and attract investment and talent

STRATEGIES:

1. 5.B.6.2-E1 Retain exposed brick, steel beams, concrete floors, and other raw materials as design features.
2. 5.B.6.2-E2 Install large windows, skylights, or glass walls to brighten interiors and create an inviting atmosphere.
3. 5.B.6.2-E3 Pair rugged finishes (brick, steel) with sleek modern elements like glass and polished concrete.
4. 5.B.6.2-E4 Employ neutral and earthy color palettes.



BUILDING TYPES AND STYLE: RELATED STANDARDS

DEVELOPMENT CODE

» Div. 4.8. - Industrial Mixed Use (IX-)



Detroit, MI (Source: cmsdotrealcedar.com)

BUILDING
ELEMENTS OF BUILDING DESIGN

5.B.7. ART

DEFINITION

Art in terms of building design adds uniqueness and interest beyond what may be accomplished by following the other elements of building design. It may take the form of discrete art features incorporated into the facade in collaboration with artists, or an integrated design as part of the building that layers additional details and meaning to be experienced by the visitors.

OBJECTIVE A

Create a sense of special character to a project

STRATEGIES:

5.B.7-A1 Paint murals on blank walls that are visible from primary or secondary streets.

5.B.7-A2 Provide special shading devices to windows for an artistic visual effect from the street.

5.B.7-A3 Provide artistic screens on empty facades such as on parking decks.

5.B.7-A4 Incorporate artistically designed interior furnishings visible from the street.

5.B.7-A5 Encourage discussion of alternative art options with the City and representatives from local art organizations such as Art Sandy Springs during predevelopment meeting.



Fort Myers, FL (Source: https://www.artswfl.com)

5.C
AREA SPECIFIC GUIDANCE

5.C. AREA SPECIFIC GUIDANCE

The following guidelines are intended to be applied to specific areas within the city. Each section addresses key aspects of building design, including massing, articulation, materiality, transparency, placement, and building types and styles that are specific to those areas.

5.C.1. CITY SPRINGS

Greater City Springs is a unique, vibrant, walkable area that is composed of mixed-use districts that are linked via a green space network. This area is known for signature buildings such as the City Hall and Performing Arts Center. The goal of the following objectives and strategies is to maintain the unique atmosphere of greater City Springs, while making sure that any new additions add to what makes the area unique.

OBJECTIVE A

Maintain the feel of signature buildings such as the City Hall and Performing Arts Center

STRATEGIES:

1 5.C.1-A1 Encourage terraced or stepped massing that opens to green spaces such as City Green and allows for rooftop gardens or balconies.

2 5.C.1-A2 Allow for iconic or expressive massing in key locations, but always in dialogue with existing landmarks.

3 5.C.1-A3 Orient and articulate facades to frame views and access points to adjacent parks and trails.

4 5.C.1-A4 Use materials that echo the area's architectural heritage and civic landmarks, such as brick, stone, and glass.

OBJECTIVE B

Enhance the pedestrian experience and integrate with green spaces

STRATEGIES:

5 5.C.1-B1 Use balconies in mixed-use buildings to provide eyes on the street.

6 5.C.1-B2 Reference local design cues, such as proportions, or detailing found at City Hall and the Performing Arts Center, while allowing for contemporary interpretation.

7 5.C.1-B3 Orient and articulate façades to frame views and access points to adjacent parks and trails.

8 5.C.1-B4 Use balconies, terraces, and green walls to visually and physically connect buildings to the landscape.

OBJECTIVE C

Reflect local character and support visual cohesion and variety

STRATEGIES:

9 5.C.1-C1 Reference local design cues, such as materials found at City Hall and the Performing Arts Center, while allowing for contemporary interpretation.

10 5.C.1-C2 Emphasize craftsmanship and texture at the pedestrian level to create a tactile, engaging streetscape.

OBJECTIVE D

Strengthen connectivity and walkability

STRATEGIES:

11 5.C.1-D1 Use setbacks, and courtyards to integrate buildings with adjacent parks and trails.

12 5.C.1-D2 Avoid large setbacks unless used for public benefit—like outdoor seating, landscaping, or plazas.

13 5.C.1-D3 When possible, align buildings with existing green spaces and pedestrian pathways to support intuitive movement.

14 5.C.1-D4 Encourage through-block connections and mid-block passages to enhance access.

15 5.C.1-D5 Avoid obstructing sightlines to signature buildings or natural features.

16 5.C.1-D6 Encourage transitional zones between built form and landscape, such as porches, arcades, or garden buffers.

OBJECTIVE E

Create flexible building designs that respond to evolving demands

STRATEGIES:

17 5.C.1-E1 Ensure that building design supports flexibility and adaptability, allowing buildings to evolve with changing community needs.

18 5.C.1-E2 Use sustainable and durable building materials such as brick or stone that are easy to maintain, replace or repurpose to extend building life cycles.

19 5.C.1-E3 Design façades that can adapt to new uses or branding without altering the core structure.

CITY SPRINGS: RELATED STANDARDS

DEVELOPMENT CODE

» Div. 4.7. - City Springs (CS-)
» Sec. 1.2.1. - Districts Established
• Corridor & Node

EXAMPLES OF GOOD BUILDING DESIGN - CITY SPRINGS

i Location and description of relevant elements (relevant strategy #)



1 *Encourage terraced or stepped massing that opens to green spaces such as the City Green at City Springs and allows for rooftop gardens or balconies (5.C.1-A1)*

4 *Use materials that echo the area's architectural heritage and civic landmarks, such as brick, stone, and glass (5.C.1-A4)*



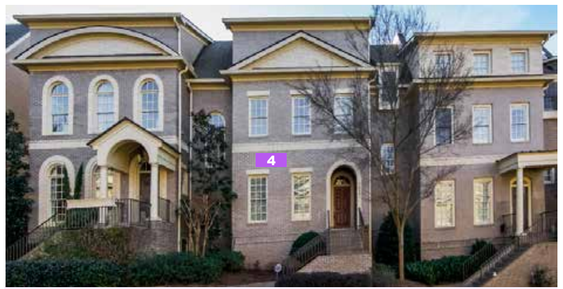
12 *Avoid large setbacks unless used for public benefit—like outdoor seating, landscaping, or plazas (5.C.1-D2)*

19 *Design façades that can adapt to new uses or branding without altering the core structure (5.C.1-E3)*



5 *Use Balconies in mixed-use buildings to provide eyes on the street (5.C.1-B1)*

12 *Avoid large setbacks unless used for public benefit—like outdoor seating, landscaping, or plazas (5.C.1-D2)*



4 *Use materials that echo the area's architectural heritage and civic landmarks, such as brick, stone, and glass (5.C.1-A4)*

18 *Use sustainable and durable building materials (5.C.1-E2)*



4 *Use materials that echo the area's architectural heritage and civic landmarks, such as brick, stone, and glass (5.C.1-A4)*

8 *Use balconies, terraces, and green walls to visually and physically connect buildings to the landscape (5.C.1-B4)*



5 *Use balconies in mixed use buildings to provide eyes on the street (5.C.1-B1)*

13 *When possible, align buildings with existing green spaces and pedestrian pathways to support intuitive movement (5.C.1-D3)*



10 *Emphasize craftsmanship and texture at the pedestrian level to create a tactile, engaging streetscape. (5.C.1-C2)*

14 *Encourage through-block connections and mid-block passages to enhance access. (3.C.2-A1)*



4 *Use materials that echo the area's architectural heritage and civic landmarks, such as brick, stone, and glass (5.C.1-A4)*

12 *Avoid large setbacks unless used for public benefit (5.C.1-D2)*

5.C.2. PERIMETER

Perimeter is a thriving and diversified employment center characterized by a well-connected network of streets and development blocks that support both accessibility and growth. With appropriately sized parcels and a system of interconnected secondary streets, the area is well-positioned for thoughtful redevelopment. While some public spaces and commercial properties remain underutilized, there are key nodes featuring smaller blocks and human-scale buildings that offer strong foundations for future development. The following guiding design principles aim to preserve the distinctive atmosphere of Perimeter while ensuring that new projects enhance and build upon the area's unique character.

OBJECTIVE A

Respect and complement landmark structures such as the King and Queen building

STRATEGIES:

1 5.C.2-A1 Use podium-and-tower or mid-rise typologies to maintain street enclosure without overwhelming the public realm.

2 5.C.2-A2 Use height transitions and contextual proportions to maintain visual hierarchy.

3 5.C.2-A3 Allow for iconic or expressive massing in key locations, but always in dialogue with existing landmarks.

4 5.C.2-A4 Allow buildings to not cluster too close together by integrating plazas or pocket parks into the site design.

OBJECTIVE B

Support Perimeter's role as a diversified employment center

STRATEGIES:

5 5.C.2-B1 Integrate signage, and lighting to support comfort and orientation at the street level.

6 5.C.2-B2 Use articulation to support phased development, especially on larger parcels.

7 5.C.2-B3 Articulate façades to frame and activate adjacent public spaces, such as plazas, courtyards, and secondary streets.

8 5.C.1-B4 Encourage a modern and contemporary building style *(refer to Section 5.B.5.2. Styles)*.

OBJECTIVE C

Use materials that express function and flexibility

STRATEGIES:

9 5.C.2-C1 Use modern materials such as glass & steel.

10 5.C.2-C2 Pair brick or stone materials with glass or metal to lighten the overall appearance.

11 5.C.2-C3 Use different materials (e.g., brick, wood, glass, metal) to highlight distinct parts of the building.

12 5.C.2-C4 Prioritize materials that age well and require minimal maintenance, especially in high-traffic or high-visibility areas.

13 5.C.2-C5 Introduce transparent or translucent elements (e.g., glass corners, clerestory windows) to break up solid walls.

OBJECTIVE D

Activate underutilized spaces

STRATEGIES:

14 5.C.2-D1 Place buildings to enclose and/or activate plazas, courtyards, and pocket parks, turning them into intentional destinations.

15 5.C.2-D2 Use U-shaped or L-shaped configurations to create semi-enclosed outdoor rooms that feel safe and inviting.

16 5.C.2-D3 Use building placement to bridge gaps between key nodes, such as employment centers, transit stops, and civic spaces.

17 5.C.2-D4 Orient buildings to maximize visibility and accessibility.

18 5.C.2-D5 Accommodate and support flexible outdoor programming, such as pop-up markets, seating zones, or art installations.

PERIMETER: RELATED STANDARDS

DEVELOPMENT CODE

» ARTICLE 5. - PERIMETER CENTER
» Sec. 1.2.1. - Districts Established
  • Perimeter

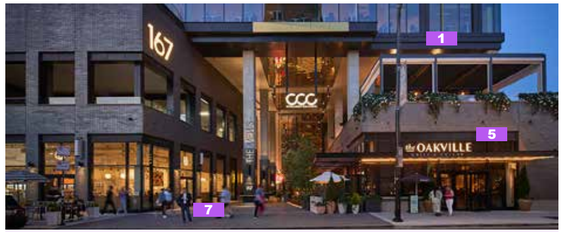
EXAMPLES OF GOOD BUILDING DESIGN - PERIMETER

i Location and description of relevant elements (relevant strategy #)



1 *Use podium-and-tower or mid-rise typologies to maintain street enclosure without overwhelming the public realm (5.C.2-A1)*

7 *Articulate façades to frame and activate adjacent public spaces, such as plazas, courtyards, and secondary streets (5.C.2-B3)*



5 *Integrate signage, and lighting to support comfort and orientation at the street level (5.C.2-B1)*

7 *Articulate façades to frame and activate adjacent public spaces, such as plazas, courtyards, and secondary streets (5.C.2-B3)*



2 *Use height transitions and contextual proportions to maintain visual hierarchy (5.C.2-A2)*

10 *Pair brick or stone materials with glass or metal to lighten the overall appearance (5.C.2-C2)*



7 *Articulate façades to frame and activate adjacent public spaces, such as plazas, courtyards, and secondary streets (5.C.2-B3)*

10 *Pair brick or stone materials with glass or metal (5.C.2-C2)*



11 *Use different materials (e.g., brick, wood, glass, metal) to highlight distinct parts of the building (5.C.2-C3)*

13 *Introduce transparent or translucent elements (e.g., glass corners, clerestory windows) to break up solid walls (5.C.2-C5)*



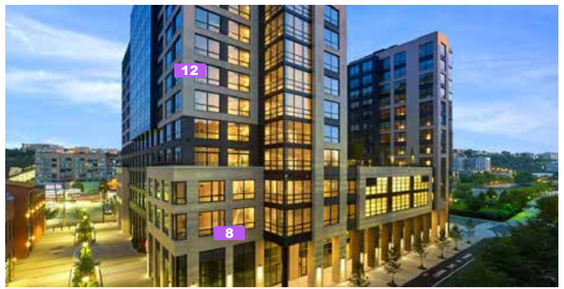
12 *Prioritize materials that age well and require minimal maintenance (5.C.2-C4)*

18 *Use placement to support flexible outdoor programming, such as pop-up markets, seating zones, or art installations (5.C.2-D5)*



9 *Use modern materials such as glass & steel (5.C.2-C1)*

10 *Pair brick or stone materials with glass or metal to lighten the overall appearance (5.C.2-C2)*



12 *Prioritize materials that age well and require minimal maintenance, especially in high-traffic or high-visibility areas (5.C.2-C4)*

8 *Encourage a modern and contemporary building style (5.C.1-B4)*

5.C.3. NORTH END

North End is undergoing dynamic mixed-use redevelopments, anchored by projects like the pedestrian friendly urban boulevard along Roswell Road and supported by a compact, connected residential fabric. With an expanded street grid and numerous opportunity sites, the area is well-positioned for thoughtful growth. The following guiding design principles aim to create a distinctive character for North End while ensuring that new development enhances its unique identity and builds upon its strong foundation of connectivity and community.

OBJECTIVE A

Support the compact, connected urban fabric of North End

STRATEGIES:

1 5.C.3-A1 Step down building heights near low density residential areas to maintain North End's compact, connected residential fabric.

2 5.C.3-A2 Taller buildings can be placed at corners or nodes to signal importance, while lower massing can preserve openness and sunlight in public spaces.

3 5.C.3-A3 Buildings along the urban boulevard should have active ground floors with transparent facades, frequent entrances, and minimal setbacks to engage pedestrians.

OBJECTIVE B

To encourage the creation of both traditional office space and co-working offices

STRATEGIES:

4 5.C.3-B1 Design prominent corners with special architectural features or public spaces to mark intersections and enhance connectivity.

5 5.C.3-B2 Design buildings with articulated volumes that can be subdivided into smaller units or combined for larger tenants.

6 5.C.3-B3 Articulate upper floors to accommodate traditional offices, while lower levels or mezzanines can host co-working spaces with more public-facing amenities.

OBJECTIVE C

Support the use of quality and durable finishes

STRATEGIES:

7 5.C.3-C1 Durable and adaptable materials like fiber cement panels, high-performance glass, and steel should be used in commercial and office uses to support long-term flexibility.

8 5.C.3-C2 Quality materials such as brick, and stone that are durable and provide visual richness.

9 5.C.3-C3 Weathering and patina should be considered, materials that age gracefully contribute to a lived-in, authentic feel.

10 5.C.3-C4 Low-maintenance finishes such as brick veneers, fiber cement panels, or metal cladding ensure longevity and reduce operational costs, especially important for public and shared spaces.

NORTH END: RELATED STANDARDS

DEVELOPMENT CODE

» Sec. 4.1.9. - North End Mixed Use (NEX-)
» Div. 4.10. - North End Mixed Use (NEX-5/6)
» Div. 4.11. - North End Mixed Use (NEX-5/10/12)
» Sec. 1.2.1. - Districts Established
  • Corridor & Node

OBJECTIVE D

Support safety and passive surveillance

STRATEGIES:

11 5.C.3-D1 Allow for high transparency at street level (typically 60–80% glazing) should be required for retail, co-working, and community uses to create visual interest and encourage pedestrian activity.

12 5.C.3-D2 Allow for moderate transparency (30–50%) for residential façades, especially above the ground floor, helps maintain privacy while contributing to a lively streetscape.

12 5.C.3-D3 Avoid blank walls or mirrored glass at the pedestrian level, especially along sidewalks, parks, and plazas.

13 5.C.3-D4 Establish layered transparency using screens, balconies, or landscaping can soften the transition between public and private realms.

OBJECTIVE E

Improve the frontage on Roswell Road and encourage trail connections to the Chattahoochee River National Recreation Area

STRATEGIES:

14 5.C.3-E1 Buildings along the urban boulevard should have active ground floors with transparent façades, frequent entrances, and minimal setbacks to engage pedestrians.

15 5.C.3-E2 Use front setbacks to contribute to the trail system by providing multimodal connections.

16 5.C.3-E3 Orient buildings to create a continuous urban edge.

17 5.C.3-E4 Integrate plazas and community gathering areas into new developments, especially at intersections or near transit stops.

18 5.C.3-E5 Use setbacks, terraces, or courtyards to create semi-public zones where people can work or meet informally.

19 5.C.3-E6 Limit building heights to 6 stories.

OBJECTIVE F

Include usable green spaces and plazas in mixed-use developments

STRATEGIES:

20 5.C.3-F1 Include pedestrian passages, greenways and courtyards in the building design to enhance permeability and walkability.

21 5.C.3-F2 Utilize green building materials like permeable pavers, green roofs, and solar shading systems should be integrated into the design.

22 5.C.3-F3 Design buildings around mature trees, especially native species.

23 5.C.3-F4 Incentivize planting in private yards, courtyards, and rooftops.

24 5.C.3-F5 Implement green infrastructure: bioswales, rain gardens, and permeable surfaces.

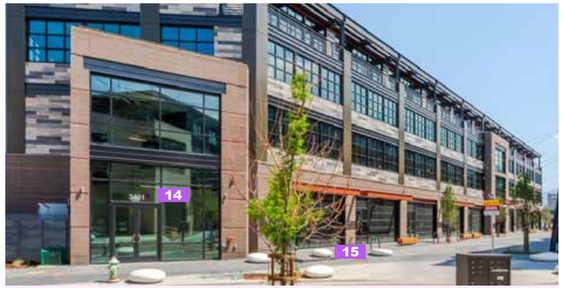
EXAMPLES OF GOOD BUILDING DESIGN - NORTH END

i Location and description of relevant elements (relevant strategy #)



8 *Quality materials such as brick, and stone that are durable and provide visual richness (5.C.3-C2)*

12 *Moderate transparency (30–50%) for residential façades, especially above the ground floor, helps maintain privacy while contributing to a lively streetscape (5.C.3-D2)*



14 *Buildings along the urban boulevard should have active ground floors with transparent façades, frequent entrances, and minimal setbacks to engage pedestrian (5.C.3-E1)*

15 *Use front setbacks to contribute to the trail system by providing multimodal connections (5.C.3-E2)*



14 *Buildings along the urban boulevard should have active ground floors with transparent facades, frequent entrances, and minimal setbacks to engage pedestrians (5.C.3-A3)*

8 *Quality materials such as brick, and stone that are durable (5.C.3-C2)*



20 *Include pedestrian passages, greenways and courtyards in the building design to enhance permeability and walkability (5.C.3-F1)*

24 *Implement green infrastructure (3.C.2-A1)*



5 *Design buildings with articulated volumes that can be subdivided into smaller units or combined for larger tenants (5.C.3-B2)*

16 *Orient buildings to create a continuous urban edge (5.C.3-E3)*



12 *Moderate transparency (30–50%) for residential façades, especially above the ground floor, helps maintain privacy while contributing to a lively streetscape (5.C.3-D2)*

16 *Orient buildings to create a continuous urban edge (5.C.3-E3)*



11 *High transparency at street level (typically 60–80% glazing) should be required for retail, co-working, and community uses to create visual interest and encourage pedestrian activity (5.C.3-D1)*



13 *Layered transparency using screens, balconies, or landscaping can soften the transition between public and private realms (5.C.3-D4)*

14 *Buildings along the urban boulevard should have active ground floors (5.C.3-E1)*

5.C.4. CROSSROADS

The Crossroads area serves as one of the important gateways from the south side of the city to the core area of City Springs. The area is also close to the Perimeter business district, medical center, and MARTA stations (both Medical Center and Dunwoody stations). Crossroads is recognized as being in a prime location at a key “crossroads” within the City of Sandy Springs. The following guiding design principles aim to establish a distinctive identity for the Crossroads area while preserving housing affordability, leveraging existing natural resources, promoting strategic redevelopment and encourage connectivity.

OBJECTIVE A

Support preservation and rehabilitation while promoting contextual integration of new buildings

STRATEGIES:

- 1 5.C.4-A1 Ensure new buildings reflect the scale, materials, and character of surrounding structures.
- 2 5.C.4-A2 Require step-downs in building height and massing near existing low-rise residential or historic buildings to maintain neighborhood scale.
- 3 5.C.4-A3 Encourage use of brick, stone, and other traditional materials found in existing buildings to visually tie new development to its context.
- 4 5.C.4-A4 Design ground floors with flexible layouts, high ceilings, and large windows to accommodate retail or community uses.
- 5 5.C.4-A5 Encourage the industrial architectural style for building rehabilitations. *(See Section 5.B.5.2. Styles).*

OBJECTIVE B

Encourage integration with open space and preservation of natural areas

STRATEGIES:

- 6 5.C.4-B1 Utilize natural materials (stone, wood) and earth-tone colors to harmonize with surroundings.
- 7 5.C.4-B2 Add balconies, terraces, and courtyards that connect residents to open space.
- 8 5.C.4-B3 Design communal outdoor areas for recreation and social interaction.
- 9 5.C.4-B4 Reduce large parking lots; use shared or structured parking to preserve ground space.

OBJECTIVE C

Encourage mixed use development on the site of the existing Highland Circle

STRATEGIES:

- 10 5.C.4-C1 Design transparent facades and inviting storefronts for retail and dining.
- 11 5.C.4-C2 Include plazas, courtyards, and semi-public spaces for community events.
- 12 5.C.4-C3 Activate rooftops and terraces for dining or leisure.

BUILDING
AREA SPECIFIC GUIDANCE

EXAMPLES OF GOOD BUILDING DESIGN - CROSSROADS

i Location and description of relevant elements (relevant strategy #)



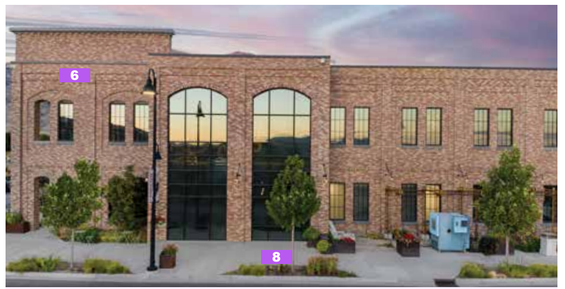
3 *Encourage use of brick, stone, and other traditional materials found in existing buildings to visually tie new development to its context (5.C.4-A3)*

4 *Design ground floors with flexible layouts, high ceilings, and large windows to accommodate retail or community uses (5.C.4-A4)*



6 *Utilize natural materials (stone, wood) and earth-tone colors to harmonize with surroundings (5.C.4-B1)*

8 *Design communal outdoor areas for recreation and social interaction (5.C.4-B3)*



6 *Utilize natural materials (stone, wood) and earth-tone colors to harmonize with surroundings (5.C.4-B1)*

8 *Design communal outdoor areas for recreation and social interaction (5.C.4-B3)*



5 *Encourage the industrial architectural style for building rehabilitations. (See Section 5.B.5.2. Styles)*

11 *Include plazas, courtyards, and semi-public spaces for community events (5.C.4-C2)*

5.C.5. NEIGHBORHOOD VILLAGE

The Neighborhood Village area is a walkable, village-like character area with a mix of land uses arranged in either small-scale vertical mixed-use or single-story shopfronts. This character area is characterized by its human scale and overall consistency in building design, so that it appears and feels distinct from other mixed-use nodes identified along the Roswell Road Corridor. New development and redevelopment in this area should be compact in form and interspersed with green spaces and gathering places.

OBJECTIVE A

Achieve a pedestrian-oriented scale and overall consistency in new building design

STRATEGIES:

1 5.C.5-A1 Limit building heights to 2–4 stories to maintain a comfortable scale for pedestrians.

2 5.C.5-A2 Use arcades or colonnades to provide shade and rhythm while maintaining continuity.

3 5.C.5-A3 Use a consistent material palette (e.g., brick, wood, stucco) that reflects local character.

4 5.C.5-A4 Maintain consistent window proportions, cornice lines, and bay spacing across buildings.

5 5.C.5-A5 Use pedestrian-scale lighting and signage.

6 5.C.5-A6 Limit architectural style to Greek Revival and Georgian Revival styles for a more village feel and overall consistency in building design. *(See Section 5.B.5.2. Styles)*.

OBJECTIVE B

Encourage small scale mixed use

STRATEGIES:

7 5.C.5-B1 Design transparent storefronts for retail or service uses.

8 5.C.5-B2 Include outdoor seating, and pedestrian-friendly entrances to create a lively street edge along Roswell Road.

9 5.C.5-B3 Place apartments or live-work units on upper floors to ensure activity beyond business hours.

10 5.C.5-B4 Provide private entrances for residents while maintaining shared access to amenities.

11 5.C.5-B5 Include small courtyards, rooftop terraces, or community rooms for residents and visitors.

12 5.C.5-B6 Offer bike storage and micro-mobility facilities to reduce car dependency.

NEIGHBORHOOD VILLAGE: RELATED STANDARDS

DEVELOPMENT CODE

» Sec. 1.2.1. - Districts Established
- Urban Neighborhood
- Corridor & Node

BUILDING
AREA SPECIFIC GUIDANCE

EXAMPLES OF GOOD BUILDING DESIGN - NEIGHBORHOOD VILLAGE

i Location and description of relevant elements (relevant strategy #)



2 *Use Arcades or Colonnades to provide shade and rhythm while maintaining continuity. (5.C.5-A2)*

6 *Limit architectural style to Greek Revival and Georgian Revival styles for a more village feel and overall consistency in building design (5.C.5-A6)*



3 *Use a consistent material palette (e.g., brick, wood, stucco) that reflects local character (5.C.5-A3)*

8 *Include outdoor seating, and pedestrian-friendly entrances to create a lively street edge along Roswell Road (5.C.5-B2)*



3 *Use a consistent material palette (e.g., brick, wood, stucco) that reflects local character (5.C.5-A3)*

4 *Maintain consistent window proportions across buildings (5.C.5-A4)*



7 Design transparent storefronts for retail or service uses *(5.C.5-B1)*

11 *Include small courtyards, rooftop terraces, or community rooms for residents and visitors (5.C.5-B5)*

5.C.6. POWERS FERRY

The Powers Ferry area serves as the western gateway to the City of Sandy Springs, featuring attractive residential neighborhoods and a compact retail, office, and hospitality hub along I-285. Situated along the scenic Chattahoochee River, the area boasts exceptional natural resources, including lands managed by the National Park Service. The following guiding design principles aim to establish a distinctive identity for Powers Ferry while preserving its natural resources.

OBJECTIVE A

Preserve open space while encouraging new pedestrian oriented small-scale retail buildings

STRATEGIES:

1 5.C.6-A1 Encourage buildings to be grouped together on a portion of the site, leaving the rest as preserved green space or natural habitat.

2 5.C.6-A2 Orient buildings to preserve views of the river and wooded areas.

3 5.C.6-A3 Use wood, stone, and earth-tone finishes that complement the landscape.

4 5.C.6-A4 Position retail near trailheads or along public spaces to encourage foot traffic.

5 5.C.6-A5 Integrate green spaces, and/or views of the Chattahoochee River.

6 5.C.6-A6 Use sustainable design practices to minimize environmental impact.

OBJECTIVE B

Create a small-scale retail village and maintain human scale design

STRATEGIES:

7 5.C.6-B1 Ensure that buildings are low-rise and pedestrian-friendly to blend with surrounding neighborhoods (2 to 5 stories).

8 5.C.6-B2 Avoid overwhelming massing or large-format retail.

9 5.C.6-B3 Encourage traditional southern and contemporary architectural style for a more village feel. *(See Section 5.B.5.2. Styles).*

OBJECTIVE C

Promote a live-work environment

STRATEGIES:

10 5.C.6-C1 Encourage mixed-use building types in new developments.

11 5.C.6-C2 Offer bike storage and micro-mobility facilities to reduce car dependency.

12 5.C.6-C3 Place buildings near public transit, bike facilities, or walkable streets.

POWERS FERRY: RELATED STANDARDS

DEVELOPMENT CODE

» Sec. 1.2.1. - Districts Established
- Urban Neighborhood
- Corridor & Node

BUILDING
AREA SPECIFIC GUIDANCE

EXAMPLES OF GOOD BUILDING DESIGN - POWERS FERRY

i Location and description of relevant elements (relevant strategy #)



7 *Ensure buildings are low-rise and pedestrian-friendly to blend with surrounding neighborhoods (5.C.6-B1)*

3 *Use wood, stone, and earth-tone finishes that complement the landscape (5.C.6-A3)*



5 *Integrate green spaces, and/or views of the Chattahoochee River (5.C.6-A5)*

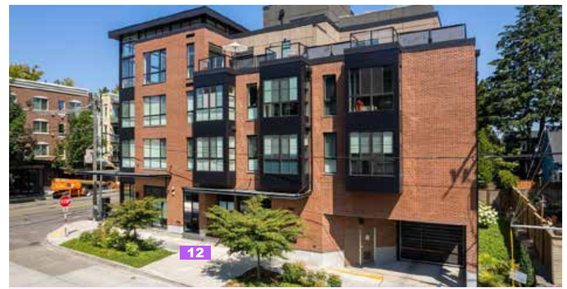
7 *Ensure buildings are low-rise and pedestrian-friendly to blend with surrounding neighborhoods (2 to 5 stories) (5.C.6-B1)*



1 *Encourage buildings to be grouped together on a portion of the site (5.C.6-A1)*

3 *Use wood, stone, and earth-tone finishes that complement the landscape (5.C.6-A3)*

4 *Position retail near trailheads or along public spaces to encourage foot traffic (5.C.6-A4)*



7 *Ensure buildings are low-rise and pedestrian-friendly to blend with surrounding neighborhoods (2 to 5 stories) (5.C.6-B1)*

12 *Place buildings near public transit, bike facilities, or walkable streets (5.C.6-C3)*



Source: Google Streetview

6 RENOVATION GUIDANCE

6.A
RENOVATION GUIDANCE

6.A. RENOVATION GUIDANCE

The Design Guidelines presents a framework to support the continued growth and maturation of the City. This includes not only the creation of new large-scale developments but also the enhancement of the existing properties through renovation. This section discusses some of the ways that the Design Guidelines can be utilized specifically in renovation projects to facilitate improvements to existing properties. The contributions of existing developments and businesses is essential to the success of the City



Example Before image of a renovation property (Source: Sizemore Group)



Example rendering of how renovated properties can refine building facades and enhance the Public and Private Realm environments (Source: Sizemore Group)

6.A.1. RENOVATION GUIDANCE

Existing properties can be renovated to enhance its functional and aesthetic character to build upon the existing assets and reduce costs of improvements while keeping up with the quality of new developments and the standards expected in the Ciy of Sandy Springs. The continued success of existing businesses and developments are vital to the future of the City, and the following objectives and strategies aim to clarify priority considerations for such projects.

OBJECTIVE A

Promote active frontages

STRATEGIES:

6.A.1.-A1 Encourage transparent storefronts with large windows to engage pedestrians.

6.A.1.-A2 Place entrances directly facing the sidewalk, ideally recessed or framed with architectural detail.

6.A.1.-A3 Use porches, stoops, or small plazas to create transitional spaces between the public and private realms.

6.A.1.-A4 Avoid oversized or out-of-scale additions that disrupt the streetscape.

OBJECTIVE B

Refine and update building façades

STRATEGIES:

6.A.1.-B1 Highlight primary entrances with canopies, awnings, lighting, and welcoming elements such as planting or paving accents to create clear, inviting, and weather-protected entry points.

6.A.1.-B2 Use material and color variation to define a distinct base, middle, and top, applying heavier materials below and lighter finishes above to reinforce human scale.

6.A.1.-B3 Break long façades into smaller bays through changes in material, color, window rhythm, or recessed planes to avoid monotony and reflect human-scale storefront patterns.

6.A.1.-B4 Maintain transparent, active frontages with generous windows and facade detailing that engage pedestrians, using durable materials and consistent maintenance to ensure lasting visual appeal.

RENOVATION GUIDANCE

OBJECTIVE C

Encourage pedestrian-oriented signs

STRATEGIES:

6.A.1.-C1 Use projecting, hanging, and window signs designed for walkable areas, placed at or near eye level for visibility and engagement.

6.A.1.-C2 Select smaller-scale signs designed to be readable from the sidewalk rather than those designed for fast-moving traffic. Limit the number of fonts and colors for clarity.

6.A.1.-C3 Avoid oversized, internally lit box signs or flashing digital displays that detract from the overall streetscape character.

6.A.1.-C4 Position signs to complement the building façade and avoid obstructing architectural features or windows.

6.A.1.-C5 Ensure that signage is professionally designed, regularly cleaned, and promptly replaced when faded, damaged, or outdated.

OBJECTIVE D

Create inviting, functional outdoor areas that support pedestrian activity, enhance visual appeal, and foster a sense of community around small-scale commercial buildings

STRATEGIES:

6.A.1.-D1 Paving Materials: Use durable, visually distinctive materials and patterns to define gathering areas around buildings and enhance walkability.

- Utilize paving materials such as brick, pavers, or similar materials.
- Incorporate welcoming paving accents to clearly mark and guide pedestrians toward building entrances.

6.A.1.-D2 Site Furnishings: Utilize coordinated families of movable furnishings (e.g., seating, tables, umbrellas, and other amenities) and planters to improve both the comfort and appearance of outdoor areas while allowing for flexibility in placement and use. Prioritize the use of site furnishings in areas adjacent to public streets, as well as in interior courtyards, to help activate these spaces.

6.A.1.-D3 Lighting: Incorporate pedestrian-scale and accent lighting to enhance safety, highlight key features such as walkways and building-adjacent sidewalks, and foster a warm, inviting pedestrian-oriented environment.

OBJECTIVE E

Create attractive and well-defined outdoor areas through design elements that frame building and site edges, enhance pedestrian experience, and strengthen the relationship between public and private realms

STRATEGIES:

6.A.1.-E1 Wall: Use low-height walls, raised planters (at select locations where permanent tree and understory planting is not possible), or decorative/ architectural screens to define outdoor seating or frontage areas while maintaining visibility to private realm spaces and buildings. Break the wall at key locations to direct entry and circulation into the site.

6.A.1.-E2 Site Planting: Incorporate layered planting with native species to soften the edges of buildings and outdoor areas and to frame the spaces, while adding variety and color to site improvements. Incorporate trees for shade where possible.

6.A.1.-E3 Pedestrian Access & Safety: Use contrasting paving and clear sightlines to guide movement and improve pedestrian safety. Provide well-defined access points from sidewalk areas; such access points can be can be accentuated by features such as welcome signs, planting and public art, as applicable.

6.A.1.-E4 Street Planting: Plant street trees in a coordinated manner to provide shade, a sense of natural enclosure, tree canopy, and visual cohesion and continuity along abutting streetscape areas (refer to “Trees and Planting within “Public Realm” for additional guidance).



Before

RENOVATION GUIDANCE



Rendering example after renovation.



SANDY SPRINGS

GEORGIA