



SANDY SPRINGS

GEORGIA

CITY COUNCIL

Rusty Paul, Mayor

John Paulson – District 1

Steve Soteres – District 2

Chris Burnett – District 3

Jody Reichel – District 4

Tibby DeJulio – District 5

Andy Bauman – District 6

Tuesday, November 2, 2021

Regular Meeting

Following the Work Session

The November 2, 2021 City Council Meetings will be held in the Studio Theatre at Sandy Springs City Hall
(1 Galambos Way, Sandy Springs, GA 30328).

Live-stream: **Public Meeting Portal (CivicClerk):** <https://sandyspringsga.civicclerk.com>
Zoom Webinar: <http://spr.gs/2021mcc1>

Teleconference: **Phone:** (646) 558-8656 **Webinar ID:** 815 5716 7823

Public Comment: <http://spr.gs/publiccomment>

I. Call to Order - Mayor Rusty Paul

II. Roll Call and General Announcements - City Clerk

III. Pledge of Allegiance - Mayor Rusty Paul

IV. Public Comment

V. Approval of Meeting Agenda

VI. Consent Agenda

A. 2021-293 Meeting Minutes

October 19, 2021 City Council Work Session

October 19, 2021 City Council Meeting

B. 2021-294 Request for Mayor and City Council Consideration of a Resolution to Adopt the City of Sandy Springs 2022 Holiday Schedule

(Presented by Jennifer Emery, Human Resources Director)

VII. Presentations

VIII. Public Hearing

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in a public meeting, or who have questions regarding the accessibility of the meeting or facilities should contact the City Clerk at 770-730-5600 promptly for assistance. The City will make reasonable accommodations for those persons.

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IX. New Business

- A. **2021-295** Request for Mayor and City Council Consideration of a Resolution to Approve the City of Sandy Springs Payment of Health Benefits for Plan Year 2022
(Presented by Jennifer Emery, Human Resources Director)
- B. **2021-296** Request for Mayor and City Council Consideration of an Ordinance Authorizing Provision of Medical, Dental and Vision Insurance, to the Mayor and Members of the City Council
(Presented by Jennifer Emery, Human Resources Director)
- C. **2021-297** Request for Mayor and City Council Consideration of an Ordinance to Authorize Amending the City of Sandy Springs FY 2022 Budget for Fire Personnel Salary Increases
(Presented by Jennifer Emery, Human Resources Director)
- D. **2021-298** Request for Mayor and City Council Consideration of a Resolution to Approve a Location for the Georgia Holocaust Memorial and Anne Frank in the World Exhibit and Associated Programming and Office Space in Partnership with the Georgia Commission on the Holocaust
(Presented by Andrea Surratt, City Manager)

X. Reports

- A. **2021-299** Mayor and Council Report
- B. **2021-300** Staff Reports
 - 1. Non-Profit Recreation Grant Opportunity
(Kristin Byars Smith, Assistant City Manager)

XI. Executive Session

XII. Adjournment

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in a public meeting, or who have questions regarding the accessibility of the meeting or facilities should contact the City Clerk at 770-730-5600 promptly for assistance. The City will make reasonable accommodations for those persons.



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Andrea Surratt, City Manager
FROM: Jennifer Emery, Human Resources Director
DATE: October 25, 2021 Submission for the November 2, 2021 Meeting
ITEM: Request for Mayor and City Council Consideration of a Resolution to Adopt the City of Sandy Springs 2022 Holiday Schedule

Recommendation:

Staff recommends that the Council adopt the attached Resolution to Adopt the City of Sandy Springs 2022 Holiday Schedule.

Background:

The City of Sandy Springs has established ten holidays which are defined in the City of Sandy Springs Employee Handbook Section 6.04.

Discussion:

Attached is the schedule of the 2022 dates for the established holidays.

Financial Impact:

No financial impact.

Alternatives:

The City of Sandy Springs could adopt different holidays than previously established.

Attachments:

1. City of Sandy Springs 2022 Holiday Schedule
2. Resolution - 2022 Holiday Schedule



SANDY SPRINGS
GEORGIA

2022 Holiday Schedule

Friday, December 31, 2021

New Year's Day Holiday

Monday, January 17, 2022

Martin Luther King, Jr. Day Holiday

Monday, February 21, 2022

President's Day Holiday

Monday, May 30, 2022

Memorial Day Holiday

Monday, July 4, 2022

Independence Day Holiday

Monday, September 5, 2022

Labor Day Holiday

Monday, October 10, 2022

Columbus Day Holiday

Thursday, November 24, 2022

Thanksgiving Day Holiday

Friday, November 25, 2022

Day After Thanksgiving Holiday

Monday, December 26, 2022

Christmas Day Holiday

STATE OF GEORGIA
COUNTY OF FULTON

A RESOLUTION TO ADOPT THE CITY OF SANDY SPRINGS
2022 HOLIDAY SCHEDULE

WHEREAS, the Mayor and City Council find that it is necessary to provide a holiday schedule for the orderly, planned and legal provision of City services; and

WHEREAS, the Mayor and City Council find that the Holiday Schedule for the 2022 calendar year must be established and published in a timely manner.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA

That the City Council of the City of Sandy Springs does hereby adopt the City of Sandy Springs 2022 Holiday Schedule attached hereto.

RESOLVED this the 2nd day of November, 2021.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel D. González, City Clerk

(SEAL)



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Andrea Surratt, City Manager
FROM: Jennifer Emery, Human Resources Director
DATE: October 12, 2021 Submission for the November 2, 2021 Meeting
ITEM: Request for Mayor and City Council Consideration of a Resolution to Approve the City of Sandy Springs Payment of Health Benefits for Plan Year 2022

Recommendation:

Staff recommends that the City of Sandy Springs absorb the \$417,916.00 increase in benefit cost for the plan year 2022.

Background:

The City of Sandy Springs receives our new benefit plan costs in September of each year. These changes go into effect on January 1st of the following year.

Discussion:

This year the cost increase for the City of Sandy Springs benefit plan fell within the budgeted amount for FY 2022. As we are currently in a very competitive labor market, staff recommends that for FY 2022 the City of Sandy Springs absorb the cost of the benefit increase.

Financial Impact:

No financial impact as this was a budgeted amount.

Alternatives:

Attachments:

1. Resolution to Approve the City of Sandy Springs Payment of Health Benefits for Plan Year 2022

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO APPROVE THE CITY OF SANDY SPRINGS PAYMENT OF HEALTH
BENEFITS FOR PLAN YEAR 2022**

WHEREAS, the Mayor and City Council find that it is necessary to provide employee benefits for the orderly, planned and legal provision of City services; and

WHEREAS, the Mayor and City Council find that the benefit costs must be established in a timely manner.

WHEREAS, the cost of \$417,916 has already been included in the approved 2022 FY Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA

That the City Council of the City of Sandy Springs does hereby approve the City of Sandy Springs payment of health benefits for plan year 2022.

RESOLVED this the 2nd day of November, 2021.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel D. González, City Clerk

(SEAL)



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Andrea Surratt, City Manager
FROM: Jennifer Emery, Human Resources Director
DATE: October 12, 2021 Submission for the November 2, 2021 Meeting
ITEM: Request for Mayor and City Council Consideration of an Ordinance Authorizing Provision of Medical, Dental and Vision Insurance, to the Mayor and Members of the City Council

Recommendation:

Staff recommends that Council adopt the Ordinance Authorizing Provision of Medical, Dental and Vision Insurance, to the Mayor and Members of the City Council

Background:

Upon discussion by Council, staff was instructed to explore giving council members the option to obtain medical, dental and health insurance through the City of Sandy Springs with council members paying the full premium.

Discussion:

The council has had ongoing discussions regarding this topic. If the Council adopts this ordinance, council members will be able to attend open-enrollment meetings and choose benefits for FY 2022.

Financial Impact:

No financial impact as council members will pay their full premiums.

Alternatives:

The alternative is to keep the plan as it currently is, which does not allow for council member participation in the City of Sandy Springs benefit plan.

Attachments:

1. MCC Benefits Ordinance (102521) (002)

AN ORDINANCE TO AMEND CHAPTER 2, ADMINISTRATION, ARTICLE II. CITY COUNCIL, DIVISION 1. GENERALLY, OF THE CODE OF THE CITY OF SANDY SPRINGS, GEORGIA, TO PROVIDE FOR A NEW SEC. 2-21, ENTITLED "BENEFITS"

WHEREAS, Sec 2.07 of the Charter of the City of Sandy Springs, Georgia ("City") provides that the City Council for the City of Sandy Springs ("City Council") may provide by ordinance for the provision of insurance, retirement, workers' compensation, and other employee benefits ("Employee Benefits") to the Mayor and members of City Council; and

WHEREAS, City Council desires to enact this ordinance pursuant to authority of Sec. 2.07 of the Charter to amend Chapter 2, Administration, Article II. City Council, Division 1. Generally ("Ordinance"), of the Code of the City of Sandy Springs, Georgia, to provide that the Mayor and members of City Council are eligible to participate in certain Employee Benefits currently provided to City employees, excluding workers' compensation and retirement benefits;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council for the City of Sandy Springs, Georgia, while in regular session on November 2, 2021, at 6:00 p.m., that the Ordinance is hereby amended, as follows:

SECTION 1. A new Sec. 2-21 is hereby added to the Ordinance which shall read as follows:

"Sec. 2-21. Benefits.

(a) *Participation.* Effective for the 2022 plan year, the mayor and council members and members of their immediate families (who otherwise qualify pursuant to city plans and policies) shall be eligible to participate in any city health insurance plan or other employee benefits offered to city employees, with the exception of workers' compensation and retirement benefits.

(b) *Cost.* The premiums or costs associated with such health insurance or other employee benefits offered to the mayor and council members shall be the sole responsibility of the mayor or council member respectively, and each such participating member shall promptly reimburse the city for any payment made on his or her behalf.

(c) *Procedure.* Any members of mayor and council desiring to participate in such employee benefits shall follow the process and procedures established by the city manager and the city's human resources director.

SECTION 2. Except as expressly modified and amended by this Amendment, the Ordinance shall and does remain unmodified and in full force and effect.

SECTION 3. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 4. If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional, or, if the provisions of any part of this

Ordinance as applied to a particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained herein.

SECTION 5. This Ordinance shall become effective immediately upon adoption.

SO ORDAINED this 2nd day of November, 2021, by the Mayor and Council of the City of Sandy Springs, Georgia.

CITY OF SANDY SPRINGS, GEORGIA

By: _____
Russell K. Paul, Mayor

Attest:

Raquel Gonzalez, City Clerk

(SEAL)



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Andrea Surratt, City Manager
FROM: Jennifer Emery, Human Resources Director
DATE: October 12, 2021 Submission for the November 2, 2021 Meeting
ITEM: Request for Mayor and City Council Consideration of an Ordinance to Authorize Amending the City of Sandy Springs FY 2022 Budget for Fire Personnel Salary Increases

Recommendation:

Staff recommends that Council adopt an Ordinance To Authorize Amending the City of Sandy Springs FY 2022 Budget for Fire Personnel Salary Increases.

Background:

The City of Sandy Springs maintains a competitive salary package for our fire personnel. This is both to keep our current staff appropriately compensated for their service to the City and also to encourage highly qualified recruits to join our department.

Discussion:

In order to keep compensation in our Fire Department competitive, staff recommend an increase in wages based on the recommendations of Fire Chief Sanders and supported by market comparison. Although we are in the process of obtaining a comprehensive compensation plan to recommend salary ranges for all City of Sandy Springs positions, we have an immediate need to adjust our fire personnel in order to retain and recruit employees. The recommendations address personnel up to the Fire Captain level based on both market analysis and length of service.

Financial Impact:

The total cost of implementation will be \$422,395. It will be covered by funds in the 10090 399999 account.

Alternatives:

The alternative is to keep salaries at their current levels and wait for Pay Plan implementation.

Attachments:

1. Ordinance to Authorize Amending the City of Sandy Springs FY 2022 Budget for Fire Personnel Salary Increases

**STATE OF GEORGIA
COUNTY OF FULTON**

**ORDINANCE TO AUTHORIZE AMENDING THE CITY OF SANDY SPRINGS FY 2022
BUDGET FOR FIRE PERSONNEL SALARY INCREASES**

WHEREAS, the City of Sandy Springs (“City”) has the need to amend the FY2022 budget to provide for increases to Fire personnel salaries;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA, that the FY 2022 budget is hereby amended to provide for additional funding for the fire department salary line items from fund balance in the amount of \$422,395 as detailed on the attached Budget Amendment schedule.

APPROVED AND ADOPTED this the 2nd day of November, 2021.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel Gonzalez, City Clerk

(Seal)



Finance Department
Budget Adjustment Entry

Purpose: _____ Fire Personnel Salary Increases _____

Effective Date: 11/2/2021 _____

Period: 5 _____

Posting Date: _____

Fiscal Year: 2022 _____

Description	Org	Object	Project	Increase Exp/ Decrease Rev	Decrease Exp/ Increase Rev
Salary	1001535	511100		338,865	
Social Security	1001535	512200		21,010	
Medicare	1001535	512300		4,914	
Retirement	1001535	512401		40,664	
Retirement - Match	1001535	512402		16,943	
Use of Fund Balance	10090	399999			422,395
			Totals	422,395	422,395



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Honorable Mayor and City Council Members

FROM: Andrea Surratt, City Manager

DATE: October 25, 2021 Submission for the November 2, 2021 Meeting

ITEM: Request for Mayor and City Council Consideration of a Resolution to Approve a Location for the Georgia Holocaust Memorial and Anne Frank in the World Exhibit and Associated Programming and Office Space in Partnership with the Georgia Commission on the Holocaust

Recommendation:

It is requested that Mayor and City Council provide direction to the City Manager through a formal vote to determine the agreed upon future location for the Anne Frank in the World exhibit ("Exhibit") and office space for the Georgia Commission on the Holocaust ("GCH").

Background:

The City of Sandy Springs has used the recommendations of long range plans to inform its decision making for key public and private investments in the community. In 2012, the City Center Master Plan process resulted in a goal of *creating an appropriate setting for a new civic/cultural center that functions as a place of community activity and identity*. The Next 10 Comprehensive Plan envisioned the City Springs district as a *unique, vibrant and walkable district that serves as a civic/cultural center for Sandy Springs*. It contemplated a variety of uses in the area, including civic, cultural and community uses. Similarly, in 2019, the Recreation and Parks Comprehensive Plan listed arts and culture as a high priority for programming, including *the construction of a cultural center near City Springs over the next ten years*. Furthermore, the Council has prioritized the exploration of options for a cultural center in its annual priorities since 2019 and carried over a budget allocation of \$2.5 million for a cultural center for the past three years. Now a proposal has been received to identify a suitable location for the Exhibit and office space for the GCH.

On March 14, 2018, the Georgia General Assembly, in Senate Bill 356, charged GCH with the purpose of designing, procuring and placing a Georgia Holocaust Memorial ("Memorial") in a prominent location in the State. On July 16, 2019, the City of Sandy Springs Public Facilities Authority ("PFA") adopted a resolution to proceed with establishing the permanent location, contingent on GCH funding. Since this time staff has been working with City Council and GCH to identify a location for the permanent home of the Memorial, the Exhibit and the offices of GCH. Four site alternatives (five options) have been considered by City Council over the past several years, and they are presented here for Council discussion and direction.

Discussion:

The chart below outlines the site alternatives considered to date. In each case, the City or the PFA retains ownership of the facility and is responsible for common area maintenance and site development, excluding the Exhibit and Memorial build out. Terms and conditions of a lease agreement with GCH will be negotiated and approved by the City or the PFA, whichever is applicable. Each location option

anticipates accommodating GCH and the Exhibit within approximately 6,500-7,000 square feet and each facility is or will be owned by the City of Sandy Springs or the PFA, yet the degree of renovation and site work varies. Options D and E are two versions of the same parcel. The GCH has expressed that it has raised funds and received pledges to fund construction costs for the Exhibit, the Memorial, and associated operational spaces.

OPTION	CITY-OWNED LOCATION	PROPERTY CONSIDERATIONS
A	City Springs Outparcel 1 Galambos Way	New building construction on vacant parcel at City Springs. Character area and zoning are compatible with museum use.
B	Heritage Building 6110 Blue Stone Road	Renovation of existing building to incorporate GCH. Character area and zoning are not compatible with museum use.
C	Blue Stone Building 151 Hilderbrand Drive	Demolition of temporary fleet facility and construction of a new multi-use facility. Character area and zoning are compatible with museum use.
D	Abernathy Arts Center Site Option 1 254 Johnson Ferry Rd	Renovation of Annex building by GCH. Retain older buildings and replace tennis courts with parking. Character area and zoning are not compatible with museum use.
E	Abernathy Arts Center Site Option 2 254 Johnson Ferry Rd	Renovation of Annex building by GCH. Retain tennis courts and replace older buildings with parking. Character area and zoning are not compatible with museum use.

Financial Impact:

The financial impact to the City of Sandy Springs will vary based upon the site selected. The City has \$2,467,000 available in the capital projects fund for development of a cultural center. The City has spent \$23,950 to date to perform feasibility studies and due diligence for Options A-C. Additional feasibility studies and due diligence will be required based on the direction received from Council.

Alternatives:

Mayor and City Council could identify other sites that they wish to consider. They could also decide not to pursue a partnership with the Georgia Commission on the Holocaust.

Attachments:

1. Houser Walker Architecture Site and Program Feasibility Studies - August 10, 2020
2. Georgia Holocaust Memorial Site Options Map
3. Resolution

SANDY SPRINGS CULTURAL CENTER
CITY OF SANDY SPRINGS

SITE AND PROGRAM FEASIBILITY STUDIES
AUGUST 10, 2020

HOUSER WALKER ARCHITECTURE

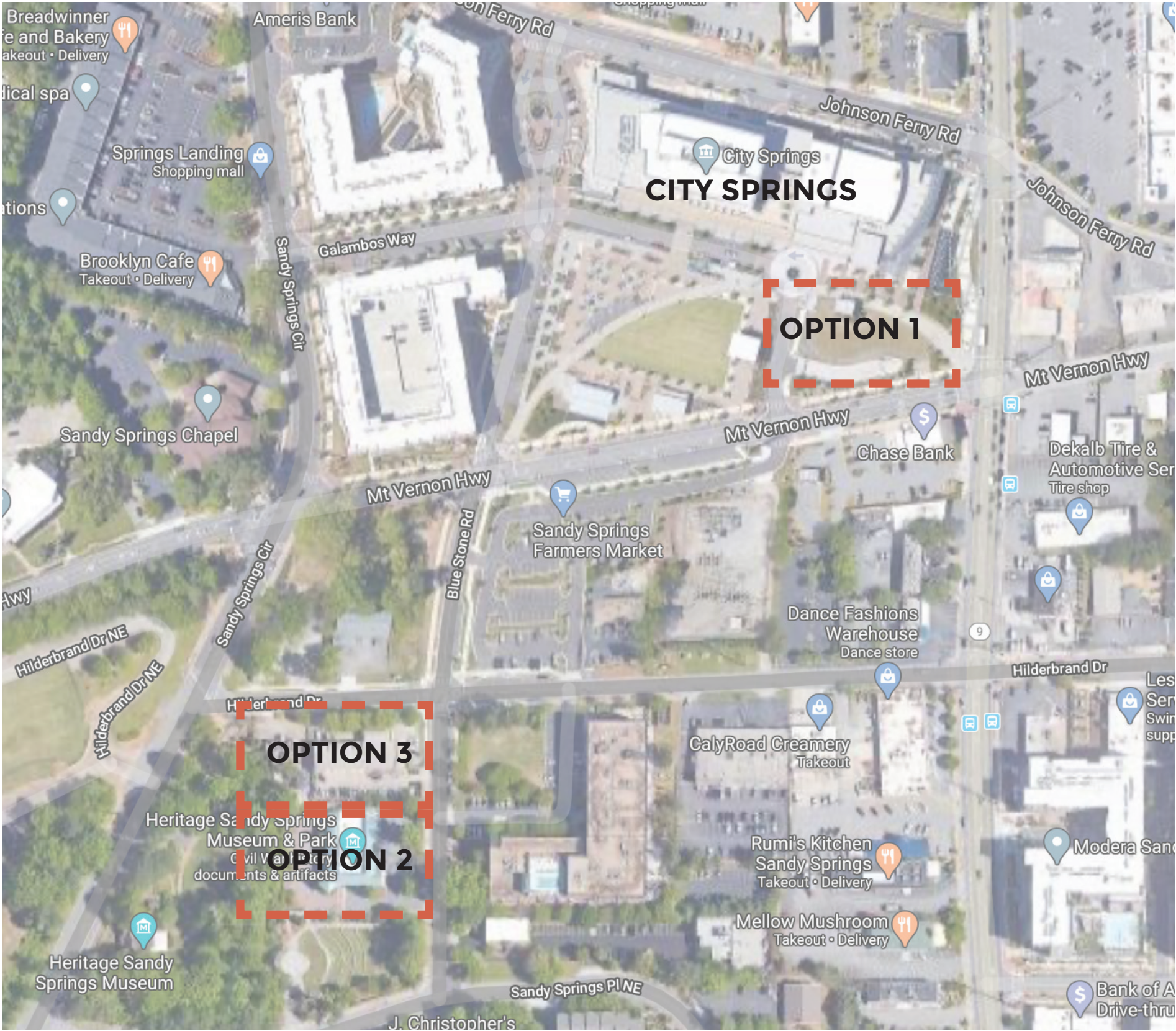
HWA was retained by the City of Sandy Springs to analyze options to create a cultural center structure on properties located in the City Springs area.

Each of the sites considered - and located on the map at the right - utilizes a program developed by HWA for the Georgia Commission on the Holocaust and Visit Sandy Springs entities in a prior scheme developed over late 2018-early 2019. A summary of the program spaces follows.

Each of the options analyzed has a different combination of program elements, from creating a stand-alone structure for GCH (Option 1) to maintaining most of the previously developed scheme from June 2019.

HWA is not offering a specific recommendation to the City but vetting each scheme for compatibility and cost. A rough order magnitude estimate for each scheme is provided.

Summary



To the right is the overall program as constituted in the existing Cultural Center scheme from June 2019.

Spaces for the Georgia Commission on the Holocaust include galleries, an orientation meeting space, offices, storage, and ancillary spaces.

Spaces for Visit Sandy Springs include offices, meeting spaces, a display lobby, and ancillary spaces.

The Gallery and offices for SSPC have been excluded from this study.

Shared spaces for a combined program scheme could include a common lobby, vertical circulation, restrooms, building services and general building storage/maintenance, etc. Some of these ancillary spaces would need to be included in a stand-alone structure and are noted on the following Options.

Progam Comparison

Individual Program Areas (net sq. ft.)

Georgia Commission on Holocaust

Offices:	777sf
Galleries:	4,300sf
Orientation:	840sf
Reception:	230sf
Storage:	350sf

Total (incl circ): 6,820nsf

Visit Sandy Springs

Offices:	980sf
Meeting:	350sf
Kitchenette:	140sf
Information Ctr:	230sf
Storage:	150sf

Total (incl circ): 2,000nsf

Overall Space Allocation - June 2019 Scheme:

Level 1 11,060 gsf (indoors)

GCH:	6,600 gsf
Shared:	1,510 gsf
Visit SS:	2,020 gsf
Lobby:	930 gsf

Level 2 9,910 gsf (indoors)

SSPC:	3,000 gsf
Gallery:	6,284 gsf
Circulation/Shared:	526 gsf
Outdoor Stairs:	500 gsf
Outdoor Deck:	594 gsf

Gross Total: 20,970 gsf

Each of the three options contemplated has the same baseline program area defined.

Option 1 incorporates only the Georgia Commission on the Holocaust program.

Option 2 incorporates adding in offices for Visit Sandy Springs, in addition to the GCH program areas.

Option 3 carries over the same program areas from the existing scheme, converting the gallery and second floor office space to warm shelled space that is not built out at the interior.

Because Option 3 has been designed to a specific space, its area differs slightly from the accepted program area. If specific designs were developed for Options 1 or 2, it's final areas would adjust up or down marginally, depending on the final configuration. For the purposes of this study, the general program area is acceptable.

Program Space Allocation - Option 1: New Building at City Springs

GCH/Anne Frank:	7,000 gsf
Common Spaces:	500 gsf (increases by an additional 800sf for 2 story)

Gross Built Area:	7,500 gsf (area for a single story scheme)
Gross Built Area:	8,300 gsf (area for a two story scheme)

Program Space Allocation - Option 2: Heritage building renovation/addition

Event Space	5,000 gsf (this area moves to the main level)
GCH/Anne Frank:	7,000 gsf (includes a 3,000sf addition)
Visit Sandy Springs:	2,020 gsf
Common Spaces:	1,350 gsf

Gross Built Area:	15,370 gsf
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Program Space Allocation - Option 3: New Building at Bluestone/Hilderbrand

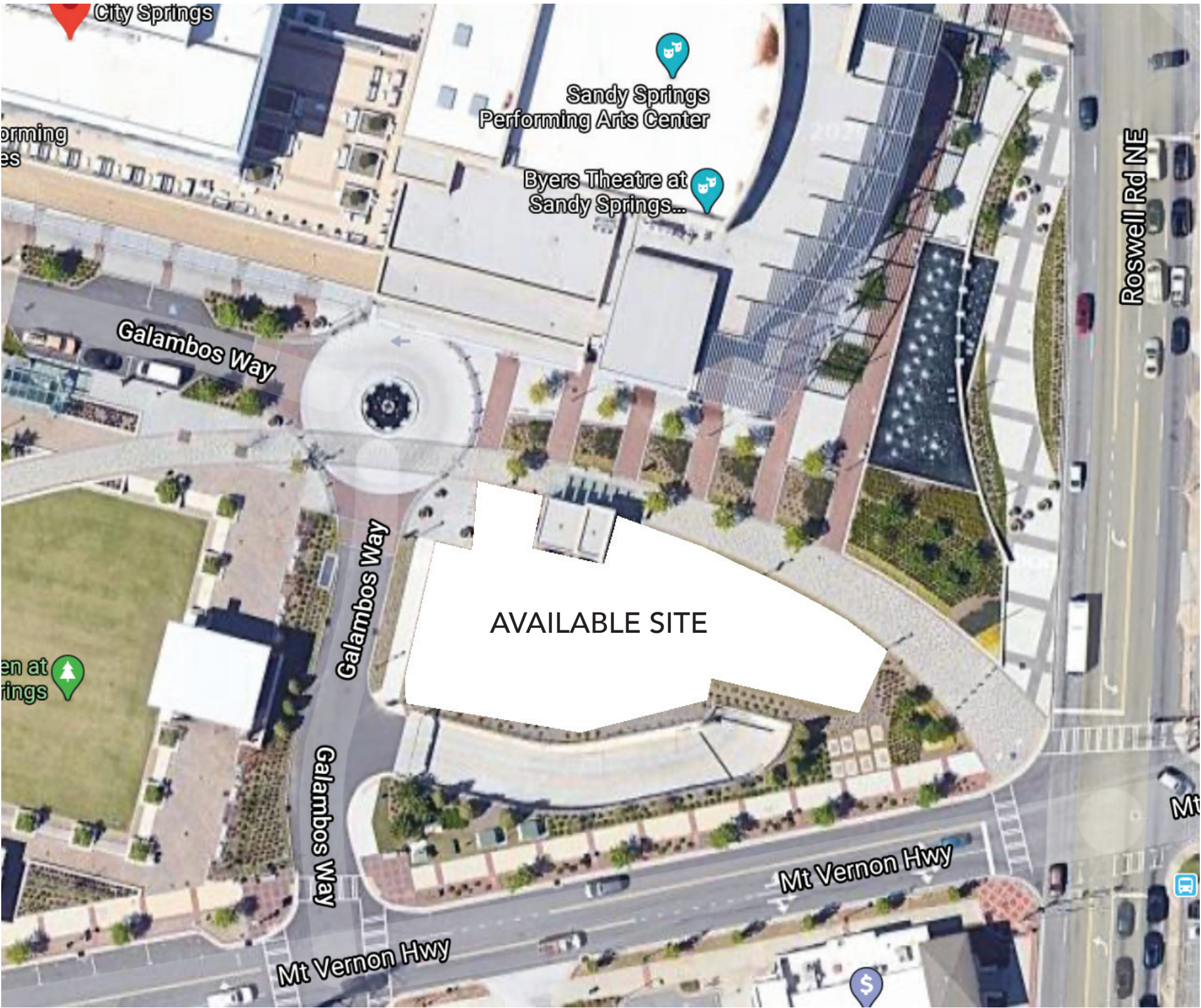
GCH/Anne Frank:	6,600 gsf
Visit Sandy Springs:	2,020 gsf
Warm Shelled Space:	9,284 gsf
Common Spaces:	3,066 gsf
Gross Built Area:	20,970 gsf

OPTION 1

Option 1 anticipates creating a new standalone structure on a vacant parcel within City Springs, located at the corner of Galambos Way, Mt. Vernon Highway, and Roswell Road.

The parcel outline provided by the City indicates it does not directly touch Roswell Rd. The parcel is zoned CS-City Springs and requires a two story minimum height per code. The minimum height of 14' for the ground floor would be achieved. The 20' maximum setback would not be achieved due to the ramp to the underground parking.

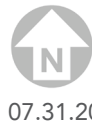
Per information provided to the Team, the site was structured underneath to accommodate a potential 2 story structure of approximately 6-7000 square feet. While this has not been validated definitively, for the purposes of this study, potential options were limited to one or two stories.



OPTION 1 - SITE PLAN

FEASIBILITY SITE AND PROGRAM STUDIES

SANDY SPRINGS CULTURAL CENTER
CITY OF SANDY SPRINGS



07.31.20

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Option 1

This option assumes GCH is the sole tenant on the site.

It assumes that a 7,500sf single story (top) or 8,200sf two story (bottom) would accommodate the program. The area differences are defined by the extra stairs, elevator, restrooms, and other spaces not needed in a single story scheme.

Either configuration could be used depending on the existing sub-structure’s capacity, inherent programming efficiencies, and/or compatability with surround context.

An entry off Galambos Way or directly adjacent to the existing elevator/stair vestibule is preferred.

Parking would not be provided on the parcel.

ONE STORY
SCHEME

TWO STORY
SCHEME



OPTION 1 - OVERALL SITE LAYOUT

Architecturally, the two story scheme would be approximately 30' in height, while the single story scheme would be 20' in height.

Two story scheme provides additional site area for a garden or formal setting for an Anne Frank tree.

Both provide an opportunity to create a structure sympathetic to City Springs but which maintains an independent identity.

Both would partly obscure a view of the City Springs complex from the corner of Mt. Vernon and Roswell Rd. They would have a minimal to no impact on the marquee sign at the Performing Arts Complex.

Both gallery portions would not necessarily require large areas of glazing and, thus, might need to rely on design tactics to reduce the potentially closed off feel.

OPTION 1 - VIEWS

ONE STORY SCHEME



TWO STORY SCHEME



ONE STORY
SCHEME



TWO STORY
SCHEME



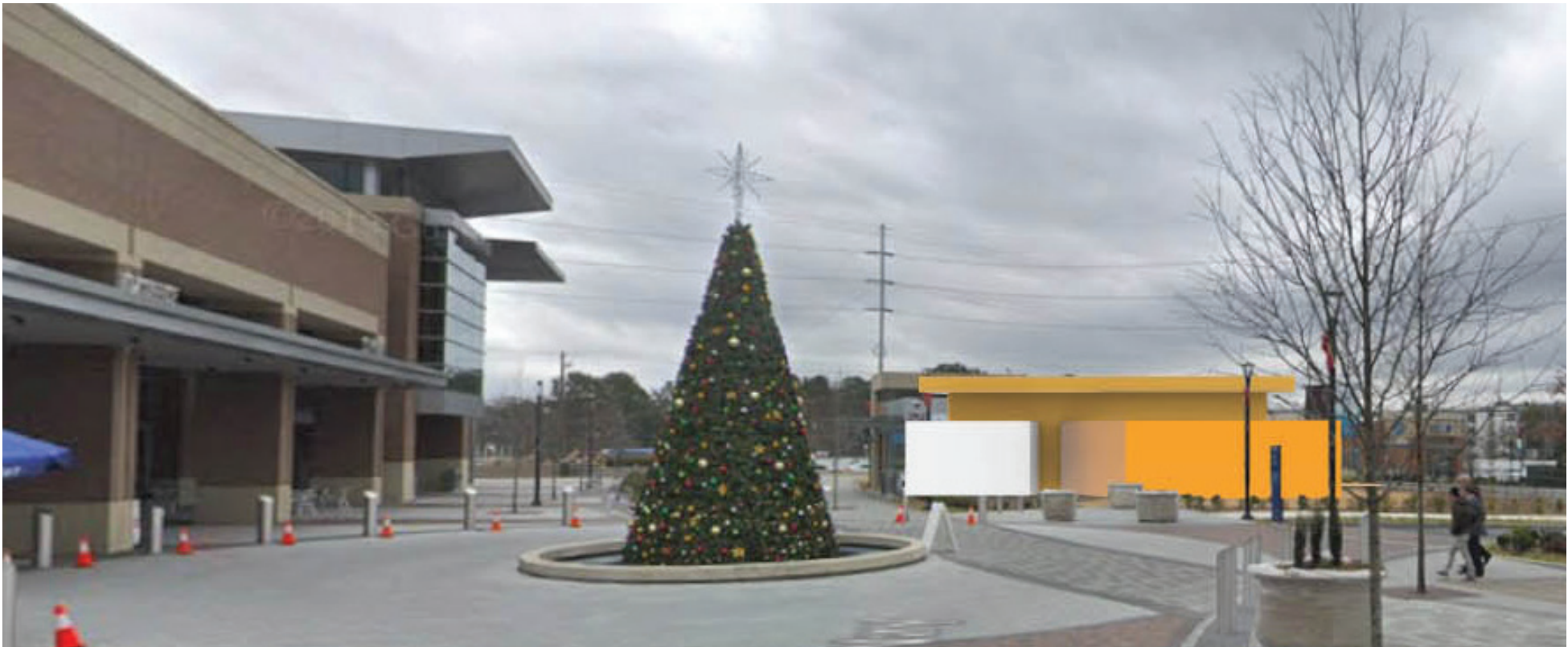
OPTION 1 - VIEWS

FEASIBILITY SITE AND PROGRAM STUDIES

SANDY SPRINGS CULTURAL CENTER
CITY OF SANDY SPRINGS

07.31.20

ONE STORY
SCHEME



TWO STORY
SCHEME



OPTION 1 - VIEWS

FEASIBILITY SITE AND PROGRAM STUDIES

SANDY SPRINGS CULTURAL CENTER
CITY OF SANDY SPRINGS

07.31.20

ONE STORY
SCHEME



TWO STORY
SCHEME



OPTION 1 - VIEWS

FEASIBILITY SITE AND PROGRAM STUDIES

SANDY SPRINGS CULTURAL CENTER
CITY OF SANDY SPRINGS

07.31.20

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HOUSER WALKER ARCHITECTURE

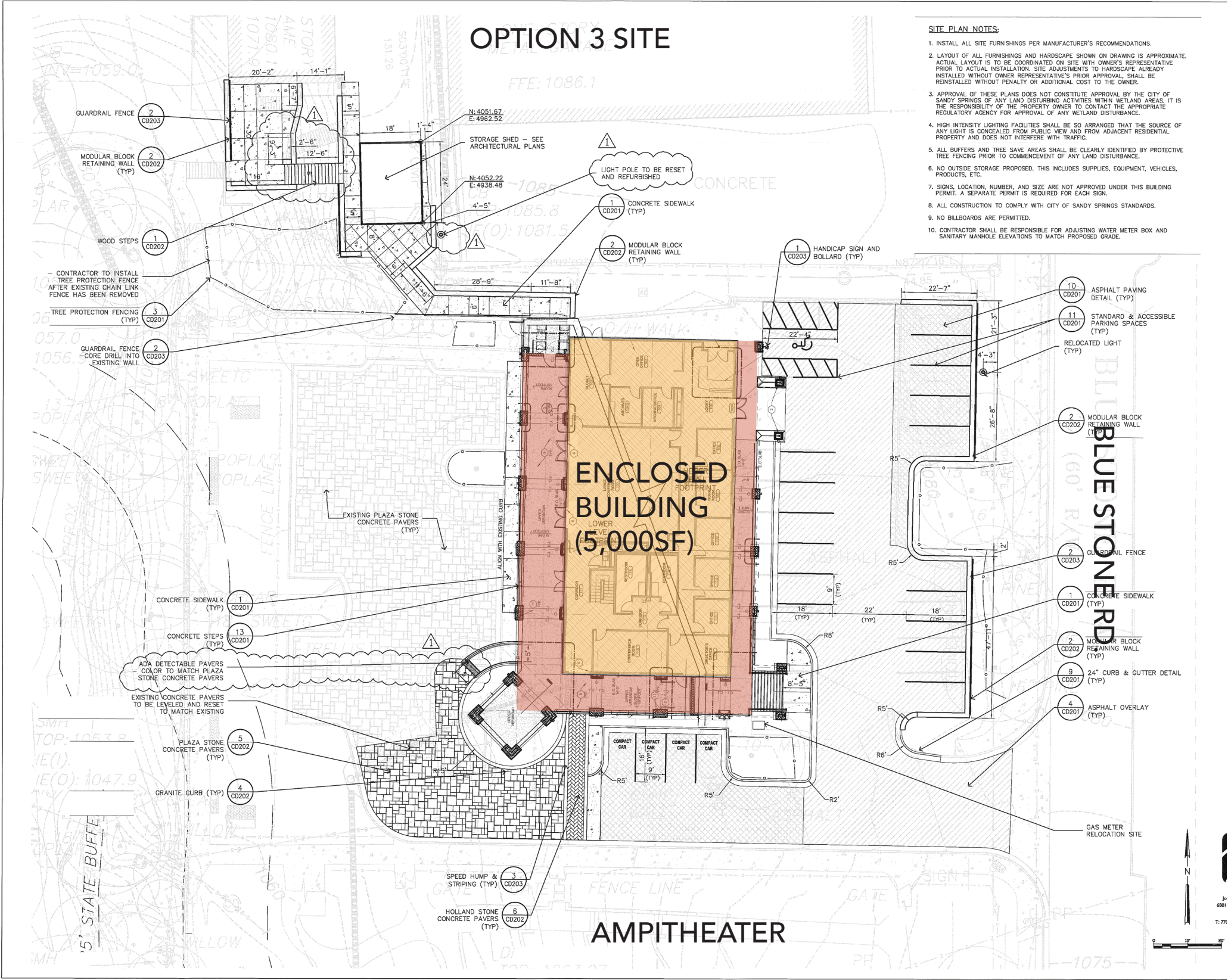
OPTION 2

Option 2 anticipates repurposing an existing 10,000sf structure that has previously housed Heritage Sandy Springs and contains an event space that services Heritage Green.

For the purposes of this study, the existing building was assumed not to be extensively modified structurally. The existing surrounding porch could be modified easily.

The team was unable to fully verify whether an addition could be added on top of the existing structure and did not pursue a final scheme with that criteria.

Parking layout and overall configurations were assume to stay largely intact, excepting how they would be modified by potential additions.



OPTION 2 - EXISTING SITE PLAN

FEASIBILITY SITE AND PROGRAM STUDIES

SANDY SPRINGS CULTURAL CENTER
CITY OF SANDY SPRINGS



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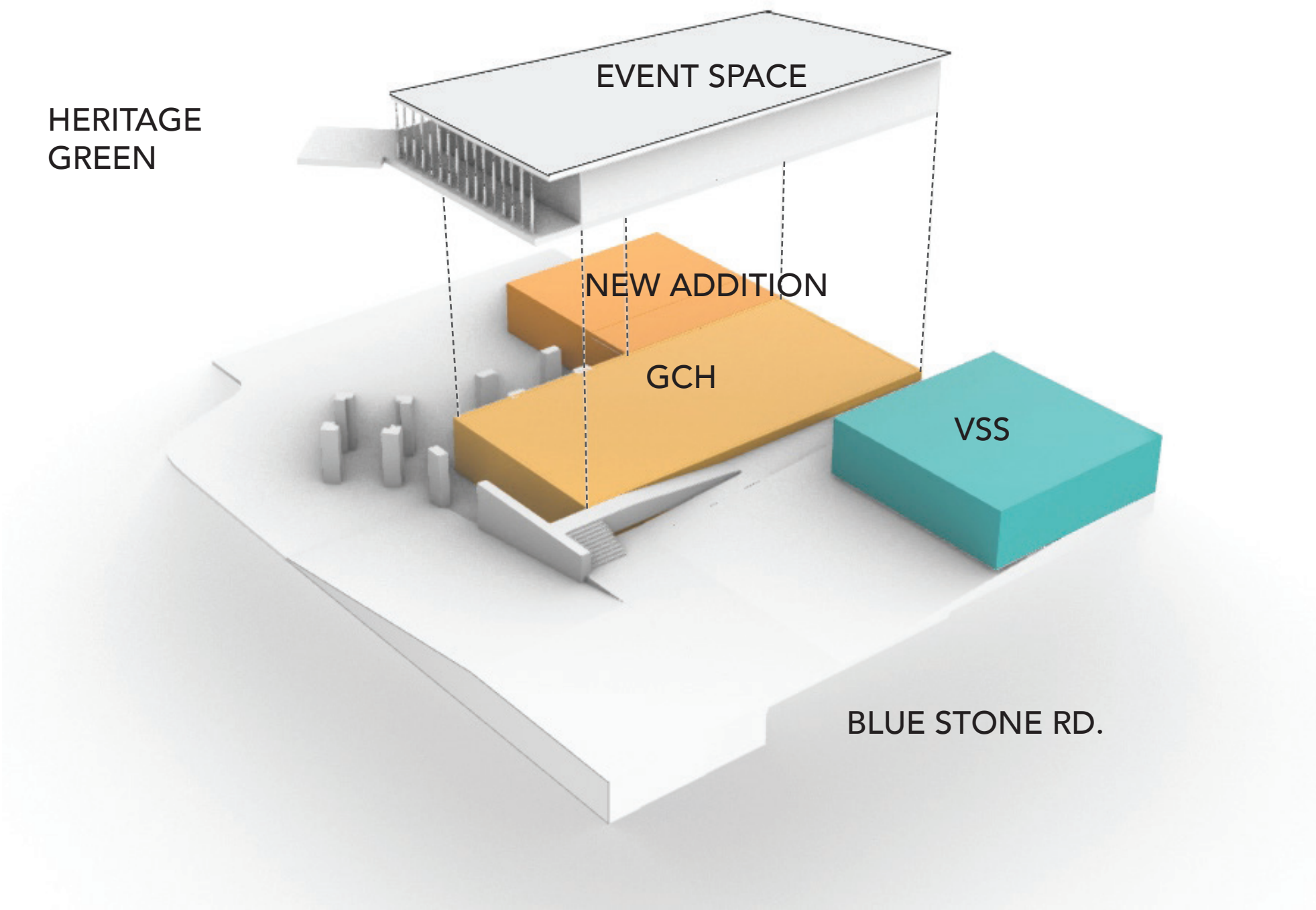
Option 2

Assumes the surrounding porch and false front roof are removed.

Assumes GCH (orange) is located on the lower level, with a new 3,000sf gallery addition on the west side, facing the Green. The top of this structure would be located at the main entry level and could be used as a shared, outdoor deck/event space. The combined space for GCH would be approximately 8,000sf.

Assumes the event space (white) would move to the main street level. The renovated space would be approximately 5,000sf, matching the current facility.

Assumes that VSS (aqua) could be located in a separate, stand-alone addition. The new addition would be approximately 2,000sf.



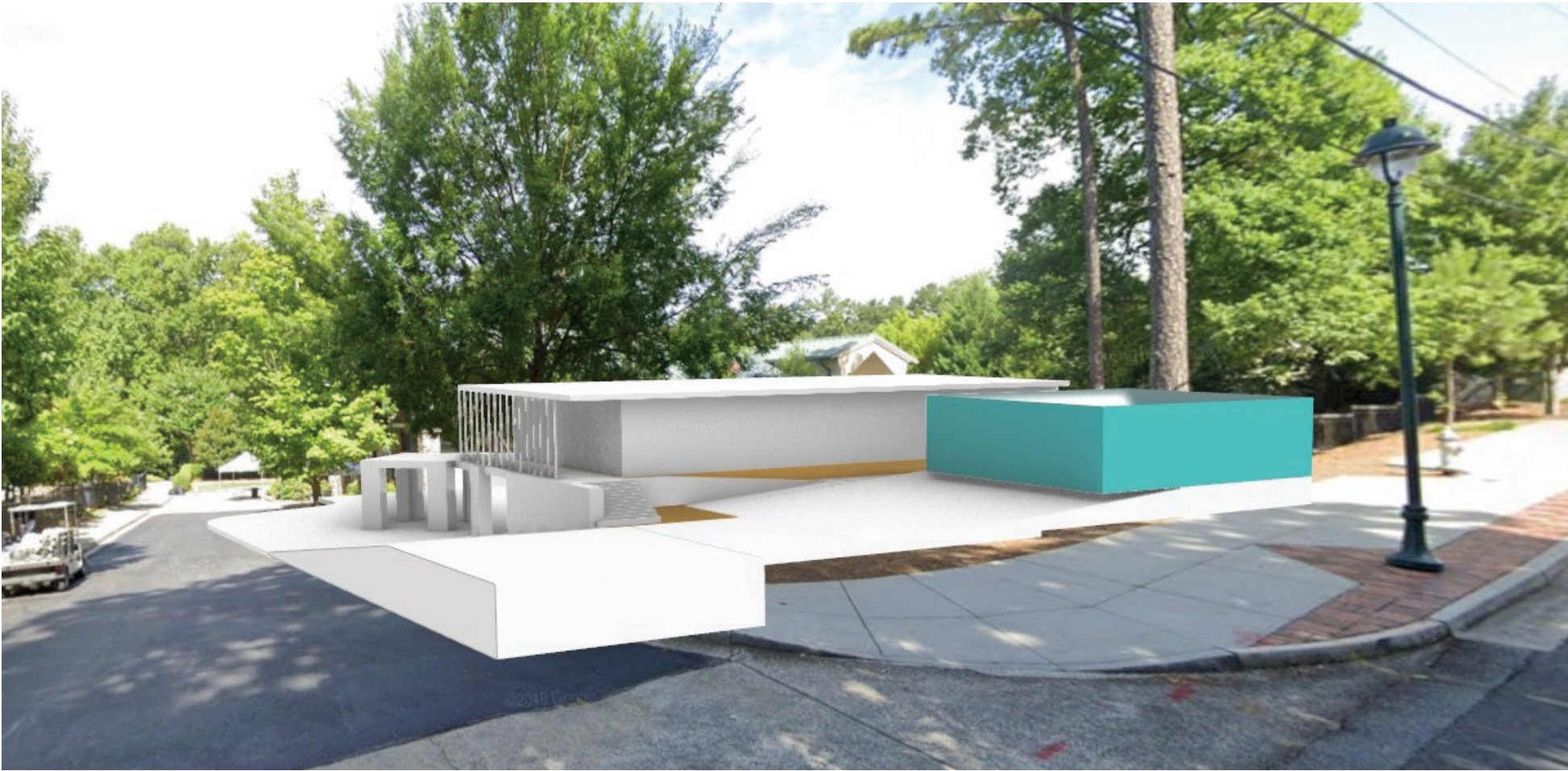
OPTION 2 PROGRAM LAYOUT

Option 2

From Blue Stone Road, the complex would maintain a one-story overall appearance.

While the property parcel lies within a CON-Conservation and Open Space zoning designation, the parcel is also squarely within the City Springs zoning district and any buildings of this size should follow the CS zoning.

This scheme does not correlate to the CS regulations, which requires a minimum of two stories in height and a ground story of 14’ high. The VSS addition would comply with the 20’ maximum setback from the street but the existing structure would not.

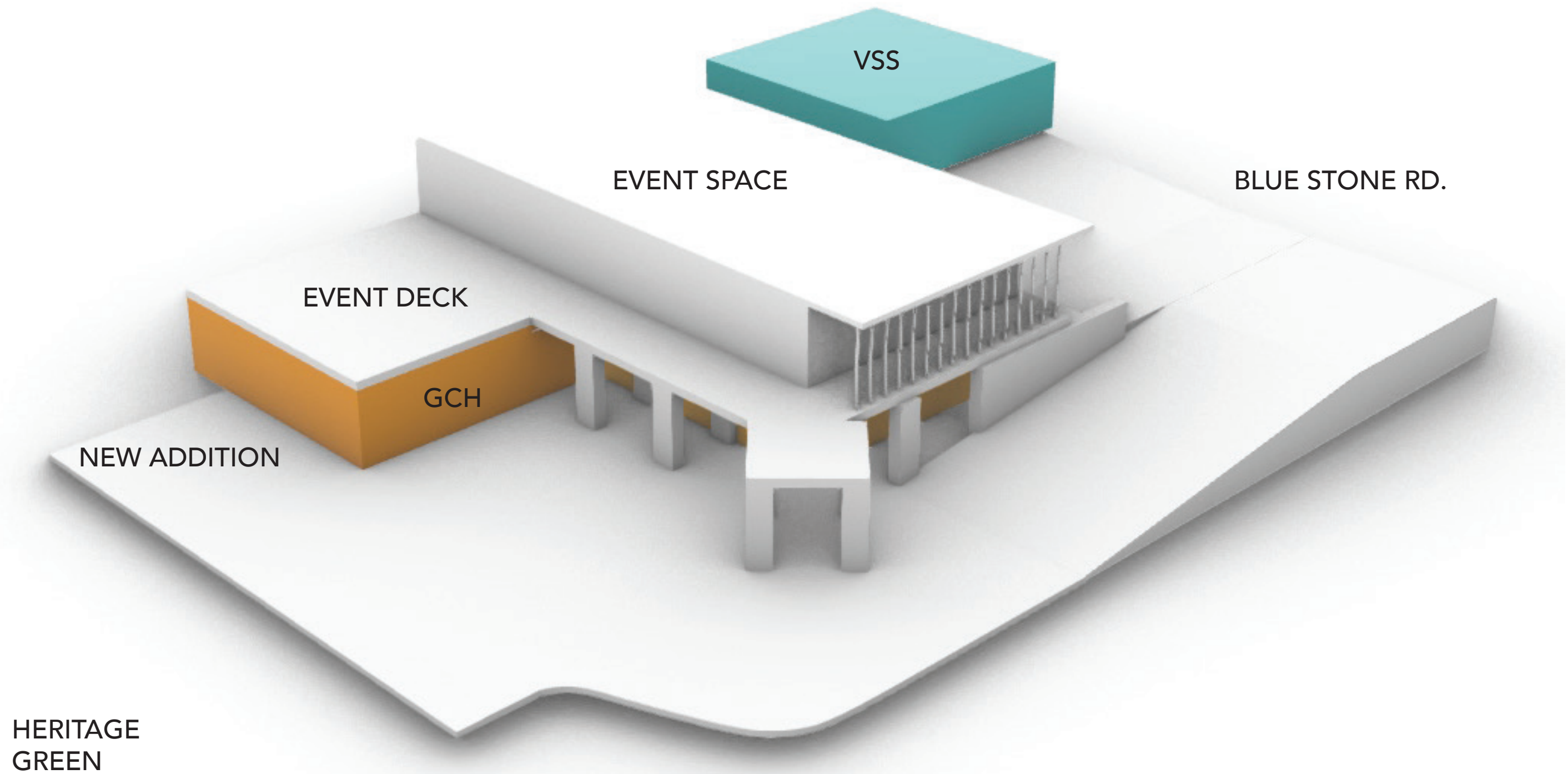


OPTION 2 PROGRAM LAYOUT

FEASIBILITY SITE AND PROGRAM STUDIES

SANDY SPRINGS CULTURAL CENTER
CITY OF SANDY SPRINGS

07.31.20



OPTION 2 PROGRAM LAYOUT

FEASIBILITY SITE AND PROGRAM STUDIES

SANDY SPRINGS CULTURAL CENTER
CITY OF SANDY SPRINGS

07.31.20

OPTION 3

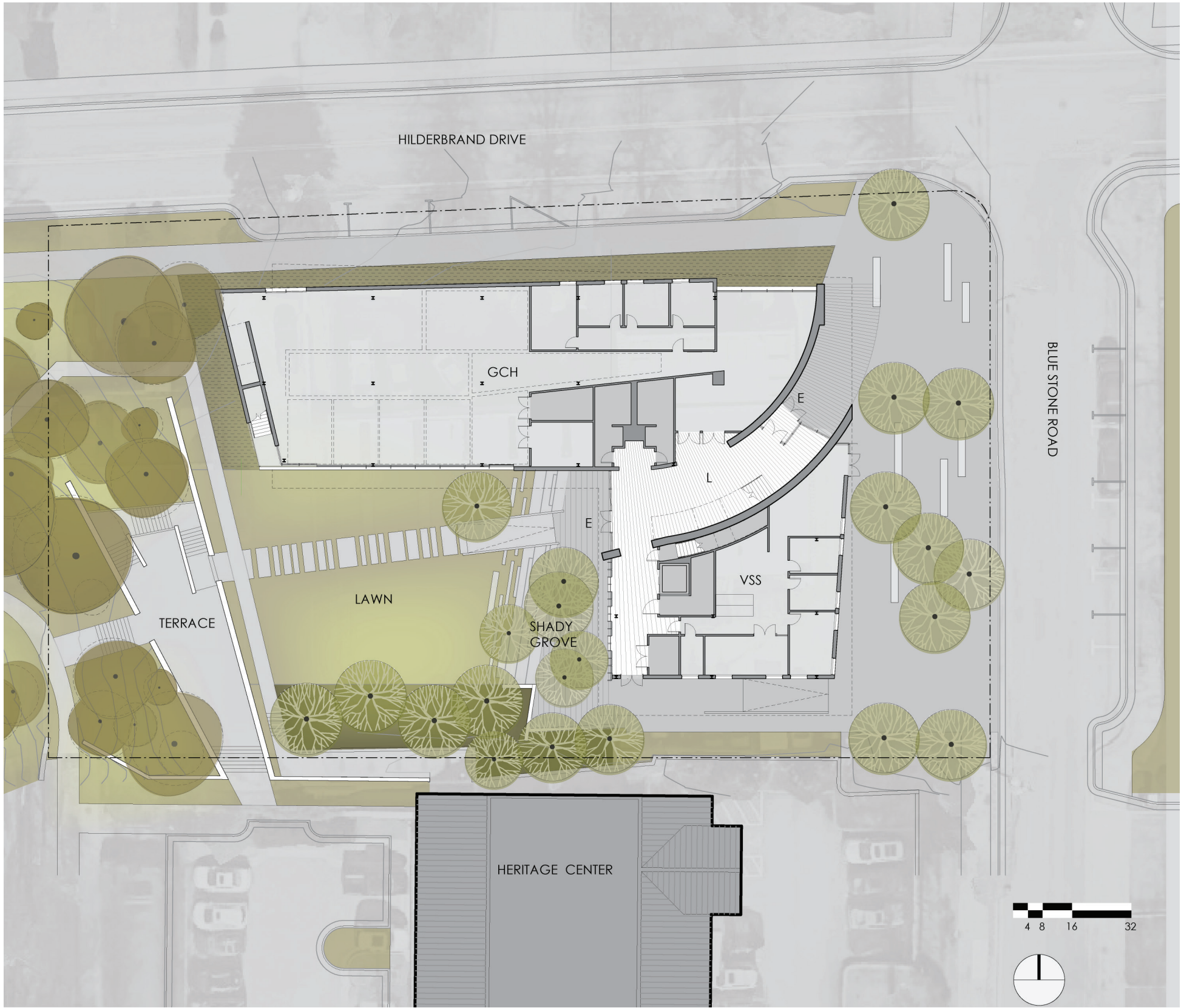
Option 3 builds off of a previously developed scheme for a site located at the corner of Hilderbrand Drive and Blue Stone Road.

The property is currently zoned CS - City Springs District. As designed, the project would meet the CS district zoning requirements.

The option includes a two story structure, with a central atrium, that connects to the event space located in the adjacent Heritage Center and to the Green. A new streetscape is created along Blue Stone and Hilderbrand.

Parking is largely handled offsite, although a bus drop along Hilderbrand is included.

The option includes locating both program areas - for GCH and VSS - on the main street level.



OPTION 3 - SUMMARY

SITE PLAN

FEASIBILITY SITE AND PROGRAM STUDIES

SANDY SPRINGS CULTURAL CENTER
CITY OF SANDY SPRINGS

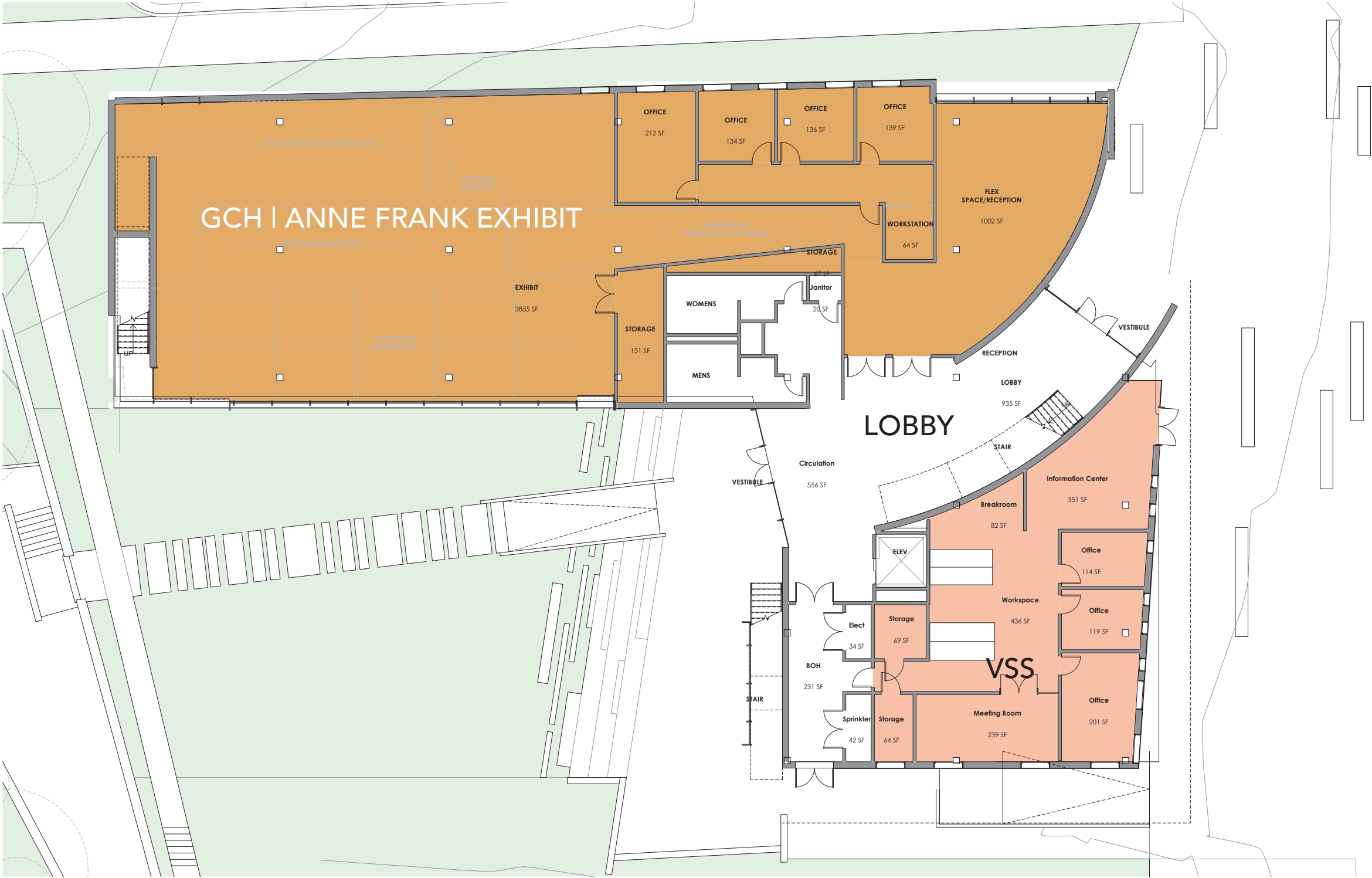
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HOUSER WALKER ARCHITECTURE

The main street entry level would be occupied by both GCH and VSS.

Exterior landscaping, streetscape, and connections to the Green are included in the pricing.



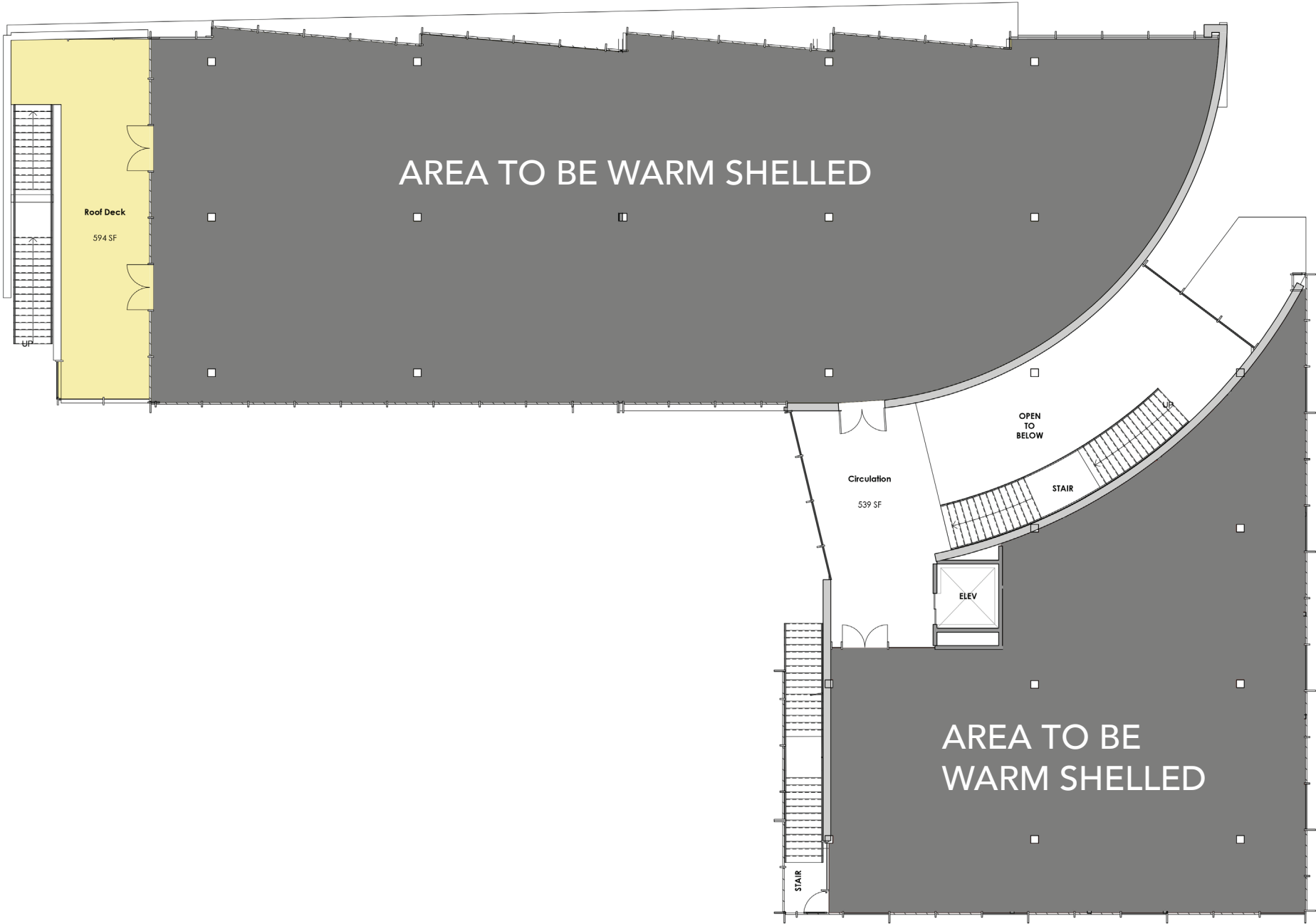
OPTION 3 - GROUND LEVEL PLAN (PRIOR SCHEME)

FEASIBILITY SITE AND PROGRAM STUDIES

SANDY SPRINGS CULTURAL CENTER
CITY OF SANDY SPRINGS

The second floor would be warm-shelled for future use. This means that the exterior envelope and exterior amenities would be constructed but interior finishes would not be installed.

The lobby and lobby stair would be constructed, as would the exterior stairs. These would need to be closed off until the upper floor is occupied.



OPTION 3 - SECOND LEVEL PLAN (PRIOR SCHEME)

The major materials for this option include stone to match that found at City Springs, precast concrete, cypress, brick, and glazing.



OPTION 3 - RENDERINGS (PRIOR SCHEME)

FEASIBILITY SITE AND PROGRAM STUDIES

SANDY SPRINGS CULTURAL CENTER
CITY OF SANDY SPRINGS

07.31.20

ESTIMATES

Rough Order Estimate - Option 1: New Building at City Springs

Single Story Scheme:	\$2,500,000 - \$2,900,000 \$333 - \$350/sf
Two Story Scheme:	\$2,900,000 - \$3,300,000 \$349 - \$397/sf

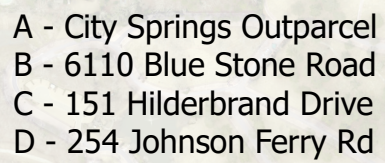
Rough Order Estimate - Option 2: Heritage building renovation/addition

Interior/Exterior Renovation - Event:	\$1,250,000 - \$1,430,000
GCH Interior Fit Out:	\$700,000 - \$800,000
GCH Addition/Roof Deck:	\$1,200,000 - \$1,380,000
Visit Sandy Springs New Addition:	\$660,000 - \$760,000
Subtotal:	\$3,810,000 - \$4,370,000 \$250/sf - \$284/sf

Rough Order Estimate - Option 3: New Building at Bluestone/Hilderbrand

Shell/Envelope and Common Areas:	\$5,870,000 - \$6,750,000
Visit Sandy Springs Interior Fit Out:	\$170,000 - \$187,000
GCH Interior Fit Out:	\$600,000 - \$627,000
Subtotal:	\$6,640,000 - \$7,564,000 \$315 - \$360/sf

OPTIONS 1, 2, 3 ROUGH ORDER MAGNITUDE COST ESTIMATES



N

A black north arrow pointing upwards, with the letter 'N' centered above it.

RESOLUTION NO. 2021-11-XXXX

STATE OF GEORGIA COUNTY OF FULTON

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SANDY SPRINGS TO: SELECT THE FUTURE LOCATION FOR THE ANNE FRANK IN THE WORLD EXHIBIT, THE GEORGIA HOLOCAUST MEMORIAL, AND ASSOCIATED PROGRAMMING AND OFFICE SPACE IN PARTNERSHIP WITH THE GEORGIA COMMISSION ON THE HOLOCAUST (“COMMISSION”); AND TO AUTHORIZE THE CITY MANAGER AND CITY ATTORNEY TO NEGOTIATE WITH THE COMMISSION FOR IMPLEMENTATION OF SUCH SELECTION

WHEREAS, since 2012, Mayor and Council (“City Council”) for the City of Sandy Springs (“City”) has established goals of creating an appropriate setting for a new civic/cultural center that functions as a place of community activity and identity (City Center Master Plan), and creating a vision for the City Springs district as a unique, vibrant and walkable district that serves as a civic/cultural center for Sandy Springs (Next 10 Comprehensive Plan); and

WHEREAS, in 2019, the Recreation and Parks Comprehensive Plan listed arts and culture as a high priority for programming, including the construction of a cultural center near City Springs over the next ten (10) years; and

WHEREAS, City Council has prioritized the exploration of options for a cultural center in its annual priorities since 2019 and has carried a budget allocation of \$2.5 million for a cultural center for the past three (3) years; and

WHEREAS, the Georgia Commission on the Holocaust (“Commission”) is a secular, non-partisan Georgia state agency, which has been located in the City since 2010 and furthers the City’s goals to promote art and culture; and

WHEREAS, the Commission currently maintains staff offices (“Offices”) as well as two (2) permanent exhibitions on location: *Anne Frank in the World 1929 – 1945* and *Witness to the Holocaust: World War II Veteran William Alexander Scott at Buchenwald* (“Exhibit”); and

WHEREAS, with the passage of Legislative Act 442 in 2018 (“Act”), the Commission is now mandated by the State of Georgia to “design, procure, and place in a prominent location a Georgia Holocaust Memorial (“Memorial”) to recognize and commemorate the millions of people, including six million Jews, murdered by the Nazis and their collaborators before and during World War II”; and

WHEREAS, City Council desires for the Commission to locate the Memorial, the Exhibit and the Offices prominently and permanently in Sandy Springs, and

WHEREAS, on July 16, 2019, in furtherance of that desire, a resolution was adopted to authorize the City to proceed with establishing a “cultural building” that would be a permanent location for the Memorial, the Exhibit and the Offices, contingent on Commission funding; and

WHEREAS, since adoption of said resolution, staff has been working with City Council and the Commission to identify a location for the permanent home of the Memorial, the Exhibit and the Offices; and

WHEREAS, City Council has considered four (4) site alternatives (five (5) options) over the past several years, including the following: City Springs Outparcel at 1 Galambos Way; Heritage Building at 6110 Blue Stone Road; Blue Stone Building at 151 Hilderbrand Drive, Abernathy Arts Center, Site Option 1, at 254 Johnson Ferry Road; and Abernathy Arts Center, Site Option 2, at 254 Johnson Ferry Road; and

WHEREAS, the Commission has represented to the City that it has raised sufficient monies to fund construction costs for the Exhibit, the Memorial, and the Offices; and

WHEREAS, after consideration of the five (5) options described above, City Council has determined that it is in the best interest of the City to locate the Exhibit, the Memorial, and the Offices at the following location: _____ (“Site”);

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA, AS FOLLOWS:

1. The Memorial, the Exhibit and the Offices are hereby authorized to be located in Sandy Springs at the Site, subject to Commission funding and all negotiated terms and conditions for location of the Memorial, the Exhibit and the Offices at such Site.
2. The City Manager and City Attorney are hereby authorized to enter into discussions and negotiations with the Commission to further the location of the Memorial, the Exhibit and the Offices at the Site.
3. The City Manager and the City Attorney are hereby authorized to take such actions as may be deemed necessary or feasible to effectuate the intent of this resolution.

APPROVED AND ADOPTED, this _____ day of _____, 2021.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel D. González, City Clerk

(Seal)