

Work Session of the Sandy Springs City Council was held on November 7, 2023 at 6:00 PM, Mayor Rusty Paul presiding.

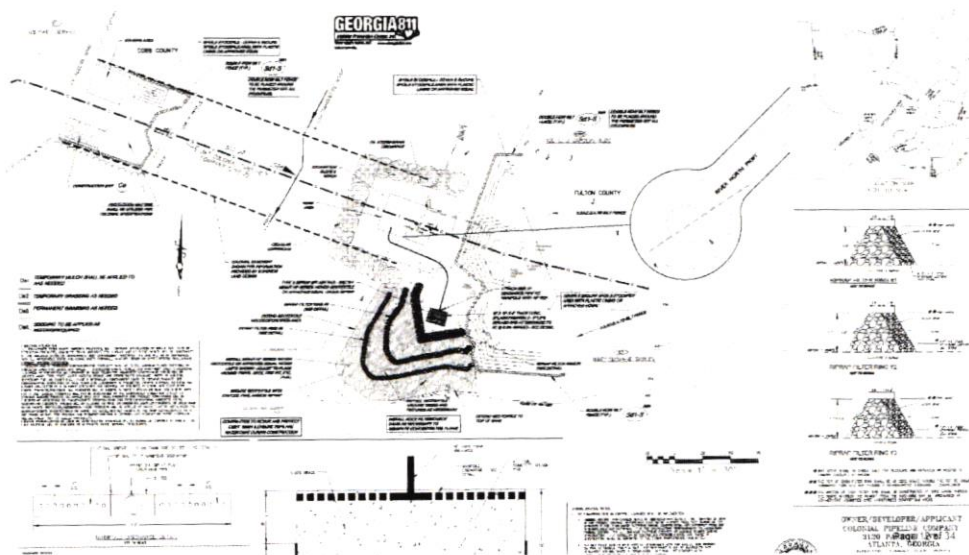
I. Staff Discussion Items

Mayor Rusty Paul called the meeting to order at 6:00 p.m.

A. 2023-302 Colonial Pipeline Company Chattahoochee River Dig Maintenance Project Update

Terry Mock, Land Management and Waterway Coordinator, Colonial Pipeline, presented an update about the Colonial Pipeline Company Chattahoochee River Dig Maintenance Project. The maintenance project, which is the installation of a sleeve on the pipe, is part of Colonial's Integrity Management Plan and will be completed in compliance and consistent with applicable regulations.

Since the April, 2023 presentation, the Sandy Springs and Cobb County Fire Departments came to the project to become familiar, and discuss swiftwater rescue. Councilmembers and staff have also visited the site.



Colonial is installing a cellular cofferdam to isolate a section of the river to excavate and do maintenance. Two cells are left to be constructed. The bridge was completed in September. Each cell is 23 feet in diameter. Cells are filled with river sand and aggregate, where the upstream portion of the cofferdam is used to move materials and equipment to make landfall in Sandy Springs. The bridge is a substantial structure. When complete, coffer dams will create a U to isolate that portion of the river to complete the excavation. Colonial has put in mitigation efforts to lessen the noise, including a large, high-capacity, cabinet pump.

The project is in the seventh month, and by the end of November, Colonial will be in position to start the pipeline maintenance. It will take approximately 30 days to complete the pipeline work, assuming the weather is cooperative. The hope is to begin after Thanksgiving, and complete by Christmas.

Councilmember John Paulson asked will the structures be removed once the maintenance work is complete?

Colonial Pipeline Land Management and Waterway Coordinator Mock said yes. All structures will be removed. It will take 3-4 months to dismantle and restore the disturbed areas.

B. **2023-303** Crossroads Small Area Plan Update

Michele McIntosh-Ross, Planning and Zoning Manager, provided an update about the Crossroads Small Area Plan. The Crossroads area was studied as part of the Roswell Road Small Area Plan in 2017, a component of the City's Next Ten Comprehensive Plan. During the 2022 5-year Update of the Next Ten, the Crossroads area was identified as an area to revisit and update within the Roswell Road Small Area Plan. After the conclusion of the Next Ten Update, in late 2022, the City retained the professional consulting services of RHI to oversee development of the Plan Update and the services of RKG & Associates for the economic analysis, to assist the staff planning team and the community with identifying the appropriate projects, policies, and programs.

The Crossroads Small Area Plan Update kicked off in January of 2023 with focus group meetings and a site visit to assess the area. Public engagement opportunities included two bilingual in-person public open houses, two opportunities for online engagement available in English and Spanish, stakeholder discussions with commercial property owners, business owners, and residents in the area. The feedback gathered from these events has informed the recommendations for the Crossroads Small Area Plan Update.

The Crossroads Small Area Plan Update provides an action plan with policies and programs that are meant to guide the future development of the area and meet the vision and goals identified in the Plan. It is a long-range plan, of 10 - 15 years.

The Crossroad area is just south of I-285 along Roswell Road.

Study Area

- South of I-285
- Along and on either side of Roswell Road
- Lake Forrest Drive to the west
- Neighborhoods of Whitney and Harrison to the east
- The Prado just south of Target
- Topography
- Access
- Neighborhoods
- Streams

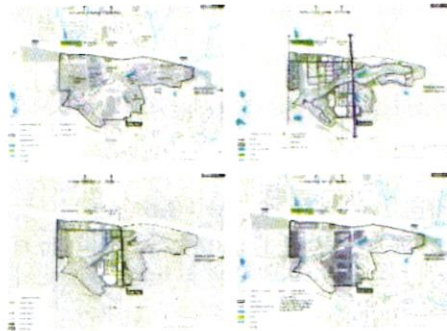


The topography contributes to lack of access and circulation problems experienced in the Prado and a lack of connectivity to the surrounding neighborhoods.

The planning process was unique, in that it was approached as a bilingual one, in Spanish and English. Community feedback included: maintain housing affordability and minimize displacements of existing residents; improve multimodal connectivity; expand retail and restaurants; and enhanced community appearance.

Recommendations Framework

- The Conceptual Plan and associated recommendations were shaped by the major themes that emerged through the planning process. The key categories include:
 - Protection, Preservation, and Rehabilitation
 - Open Space and Natural Areas
 - Connectivity
 - Redevelopment



Study Area Concept



Work Program – Key Actions

- Protection, Preservation and Rehabilitation
- Open Space and Natural Areas
- Connectivity
- Redevelopment

Next Steps

The Draft Plan will be available on the City's Website by close of business on November 8, 2023 (spr.gs/crossroads). Emails can be sent to masterplan@sandyspringsga.gov. The Crossroads Small Area Plan Update will be presented to the Planning Commission at their November 13, 2023 meeting for a recommendation. The Plan will be presented to the Mayor and City Council with a resolution on December 5, for consideration of adoption.

Mayor Rusty Paul asked why is it recommended to go to 10 stories in the Prado?

Planning and Zoning Manager McIntosh-Ross said staff met with individuals at the Prado to discuss what would be useful in that area. According to market analysis, the site could use that building height for residential use, which would also improve circulation issues.

Mayor Paul asked what prevents them from coming to build the 10 stories , and not complete the street grids for example?

Planning and Zoning Manager McIntosh-Ross said all of this must be achieved before through a public process.

Kristin Byars Smith, Assistant City Manager, said we are not recommending the City rezone those parcels. Rather, the developers would have to come to the City with a comprehensive plan before anything could happen on the site. This would be a public process.

Councilmember Tibby DeJulio said some workforce housing was dilapidated 30 years ago and seem like they are in really bad shape. What is the idea of rehabilitation, versus redevelopment?

Planning and Zoning Manager McIntosh-Ross said the sites recommended for development are units in the worst shape. Those recommended to preserve are based on the community feedback. Countertops and interiors are options for rehabilitation, as well as repairs associated with the building.

Councilmember DeJulio said if you see these places, they are in worse shape than you think they are. I do not understand how they would need some rehabilitation rather than redevelopment.

Planning and Zoning Manager McIntosh-Ross said we will also be launching the inspection program next year for 100% of the units, and will identify those then.

Councilmember Andy Bauman said there is nothing in this plan that would prevent an owner from redeveloping those properties. What is not in here are incentives or changes that might encourage some larger scale development.

Assistant City Manager Byars Smith said when we looked at this plan, one of the most important aspects was to bring an economic consultant because we wanted to understand if the market would redevelop these properties. Those recommended are likely to be redeveloped by the market and others were not. We still wanted to encourage enhancements to the existing units knowing the market is not likely to redevelop them.

Councilmember Bauman said it is not fair to paint about the housing units with a broad brush. Many are old, but not all are falling. There are people who have lived in these units between 8 and 20 years. We heard that in the community when you uproot one family, you may uproot five, as families do sometime occupy units around each other. We heard comments from neighbors on the outer edge of Lake Forest Drive, and some are concerned that the City will allow townhomes. The point is to create a transitional

owner density along Lake Forest Drive, and while we cannot condition rental versus owner, the nature of the housing is fee simple and separate townhomes. We do have a problem with low inventory of housing. This creates a condition in which some additional housing can be provided.

In terms of the Prado, to get to 10, in addition to applying, and a conditional use permit (CUP), do they need to also have bonus points they must earn?

Planning and Zoning Manager McIntosh-Ross said those bonus repoints are related to the upcoming code edit. To get to 10, the City is proposing a 6/10 zoning district. There are a lot of public interest projects to get to the 10.

Councilmember Bauman said if you are in favor of 10, why not 12? What is the difference? Is staff willing to weigh on 10 versus 12?

Planning and Zoning Manager McIntosh-Ross said based on the market, 12 would work as well.

Councilmember Bauman said you either want a new project or you do not. You want redevelopment or you do not. Does 12 get you more of an opportunity?

I remain convinced that from a traffic/infrastructure impact, that a few 100 multifamily homes are less impactful than successful retail. On the scale of things, residential happens to be lower intensity. The fair comparison is the alternative use of thriving retail and you will find the housing is of lower impact. Would like to see data.

Councilmember Melody Kelley asked will the Draft Plan include economic analysis?

Planning and Zoning Manager McIntosh-Ross said the information will be in the appendix. The analysis reviewed all of the neighborhoods - residential and apartments complexes, and the age of units, mortgage or not, value of land, and analyzed it's redevelopment potential. These scenarios were reviewed and is how we came up the sites that had the greatest potential for investment and redevelopment.

Councilmember Kelley asked were retail scenarios reviewed?

Planning and Zoning Manager McIntosh-Ross said yes, the retail is embedded. We are proposing mixed use, which is ground floor retail commercial and residential above.

Councilmember Kelley asked how does this relate to the Development Code work?

Planning and Zoning Manager McIntosh-Ross said the consultants discussed together. The districts are in the proposal for the code update.

Councilmember Kelley asked was there any discussion or input regarding MARTA?

Planning and Zoning Manager McIntosh-Ross said yes, this plan is recommending upgrades to bus shelters and bus facilities. Bus Route 5 is one of the highest performing routes in the MARTA system, which runs up and down Roswell Road.

Councilmember Kelley asked does the Master Trail Plan come through this area?

Planning and Zoning Manager McIntosh-Ross said we are proposing trails through the redevelopment

site and along the creek, which would eventually connect to the larger section.

Assistant City Manager Byars Smith said this area is challenging, but there are conversations regarding the trail system along the top end of I-285.

Councilmember John Paulson said if approved, we are saying to property owners in the area that these are some ideas that the City believes may be viable in your area if interested. We do not own any property down there. Have all the property owners been contacted to make sure they are aware of this study? We need to make sure that we let them know this is happening.

Planning and Zoning Manager McIntosh-Ross said we talked to some and have an email list of property owners and stakeholders. Some show up and some do not. We will inform everyone of the upcoming public hearings.

Mayor Paul said the plan for the transit involves the use of the managed lanes. There is a plan to put a station at Roswell Road. Is that incorporated in this plan?

Planning and Zoning Manager McIntosh-Ross said that spot has not been identified. The public works team would need to review and make recommendations. The plan identifies a general area.

Mayor Paul said we need to give them some guidance as to where we want to see the station go, as it is supposed to be at the intersection of Roswell Road and I-285. We do not have a northern arc because the DOT never told where they want to go. By the time they got to ready to build it, it was already developed. We need to make sure that it is incorporated.

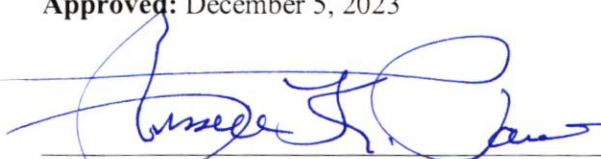
Eden Freeman, City Manager, said there has been conversation that it would be on the north side of I-285.

Mayor Paul said we should put a plan for a MARTA station there. If we are doing a plan, the most important aspect is the transit and how we move people around.

II. City Council Discussion Items

There being no further discussion, the meeting adjourned at 6:49 p.m.

Approved: December 5, 2023


Russell K. Paul, Mayor


Raquel D. González, City Clerk