Work Session of the Sandy Springs City Council was held on May 7, 2024 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. **2024-098** Office Market Analysis

Ladson Haddow, Real Estate Consultant, Haddow & Company, presented the Office Market Analysis.

Real Estate Consultant Haddow said this is a high-level view of the data and statistics in determining how the changing office world is going to impact the tax revenue for the City of Springs moving forward. In FY 24, property taxes accounted for approximately 37% of the City's total property tax revenue and of that, office properties accounted for about 6.5% of total revenue for the City.

KEY FACTS - SANDY SPRINGS TAX REVENUE - FY2024

Total City Revenue	$118,518,880
Property Tax Revenue	$44,000,000
Property Tax Revenue as % of Total Revenue	37.1%
Office Properties	
Total Appraised Value for Tax Purposes	$4,068,508,425
Approximate Office Property Tax Revenue	$7,699,245
Office Property Tax Revenue as % of Total Revenue	6.5%

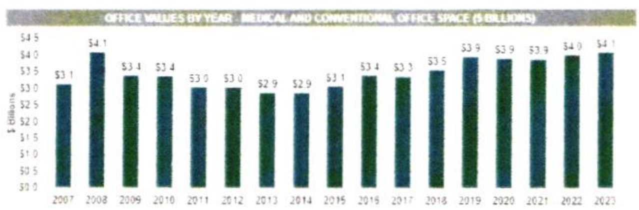
Note: Office property tax revenue is approximate, as some owners of office properties in the City do not pay property taxes.

Sources: City of Sandy Springs, Fulton County, and Haddow & Company

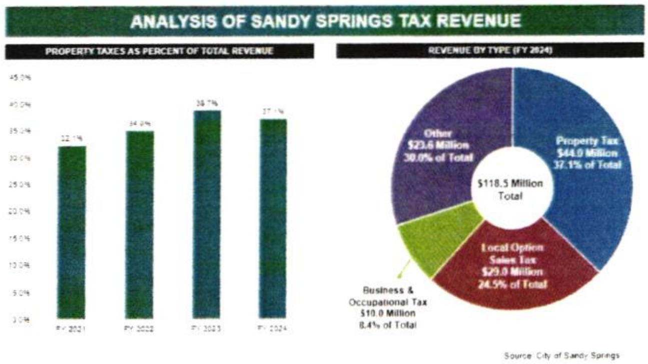
Over the last twenty years, the total office stock in the City has remained relatively unchanged and there has only been one speculative multi-tenant office building over 300,000 square feet that has been built in that time. This is amazing considering the amount of development that has happened in the City. One takeaway from this is the city is where it was in 2008. There was a significant drop in office stock in 2013, 2014, and 2015 but the City managed, and what is to come has been endured by the City before .

KEY TAKEAWAYS – SANDY SPRINGS OFFICE MARKET CONDITIONS

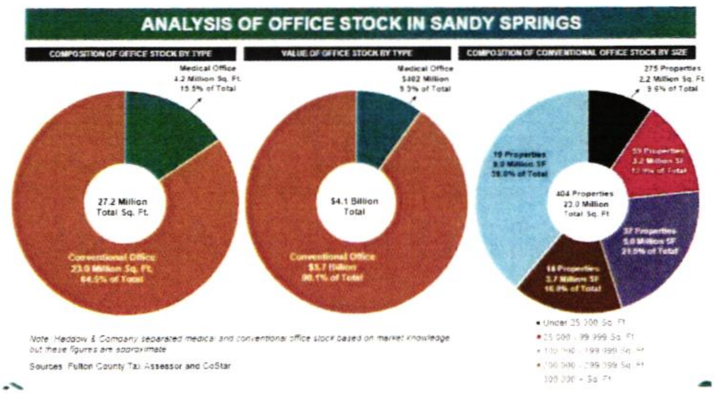
The inventory of office stock in Sandy Springs has remained relatively unchanged over the last 20 years, during which time only one speculative building greater than 300,000 square feet (Three Glenlake) was delivered to the market. The appraised value for tax purposes of the City's office stock ($4.1 billion) is essentially the same as it was 15 years ago. The low point was in 2014, when the aggregate value was $2.9 billion.



The breakdown of the revenue by type summarizes how property tax revenue accounts for the total property tax revenue, not just office.



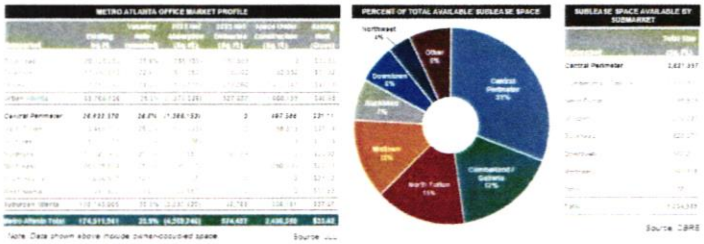
Within the office stock we tried to parse out medical office from conventional office because the conventional office was significantly impacted more in terms of post COVID hybrid work phenomenon, and we are treating the medical office differently. The far-right pie chart looks at the composition of office stock and three-quarters in the City is over 100,000 square feet, and those will be greater impacted than the smaller Williamsburg type office buildings that do not have as many tenants or are typically more owner occupied. About 75% of stock is in the larger office buildings.



In looking at Metro-Atlanta trends, one takeaway is the sub-lease inventory is undercutting the broader office market now. Central Perimeter is a third of that inventory and this is where Sandy Springs is. More broadly, the suburban sub-lease space is about three quarters of the sub-lease space on the market. Sub-lease space has grown drastically since COVID. This is important because rent in Central Perimeter is about $34 per square foot compared with $22 per square foot for sub-lease space. If you are trying to lease direct space in a building and you are competing with the sub-lease space, it undercuts your efforts of trying to lease the space.

KEY TAKEAWAYS – METRO ATLANTA OFFICE MARKET CONDITIONS

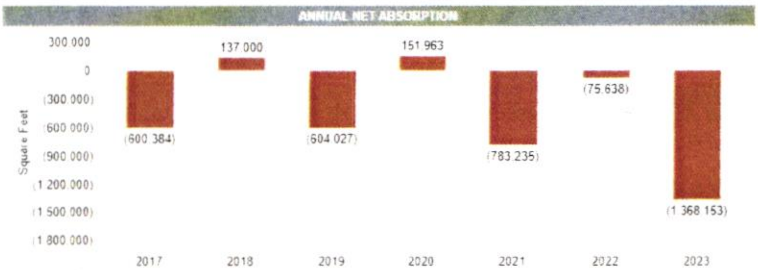
Changing work habits have had a severe negative impact on the demand for office space and this trend shows no sign of slowing. The Central Perimeter office submarket is performing worse than the urban core containing the highest amount of sublease space and the second highest vacancy rate in metro Atlanta behind only Buckhead. Large Fortune 500 companies and technology companies are major occupiers in the Central Perimeter submarket and these tenants are rethinking their future needs for office space.



The trend of declining demand in office space is not a new phenomenon and COVID ignited this. This has empowered employees and in turn led employers to make tougher decisions. Specifically what has driven the Central Perimeter office market for so long are Fortune 500 companies and tech companies which have liked the central location of the market and the convenience to the suburban locations. These types of tenants are pulling back more than others. Fortune 500 companies like State Farm in Dunwoody, is the best example now of having aggressive restructuring plans, but are pulling back significantly after COVID.

ANNUAL NET ABSORPTION – CENTRAL PERIMETER OFFICE MARKET

The Central Perimeter office market has posted a cumulative net absorption of negative 3.1 million square feet over the last seven years, with 2023 exhibiting the acceleration of a downward trend.



Source: JLL

Mayor Rusty Paul said the City had a precipitous change in the last twelve months. In 2023 there was a sudden lack of absorption and one million three hundred thousand square feet was not absorbed. Is that what is now being sub-leased, or is it sitting vacant?

Real Estate Consultant Haddow said people are vacating and taking less space. One evident trend now when companies are leasing or renewing space is almost always less space than they formerly occupied. It does not account for all the numbers but it factors into it.

Mayor Paul asked is it another factor that in 2023 a lot of the leases began to expire?

Real Estate Consultant Haddow said it is. It is a rolling thing and we do not know what the future holds. In our opinion, it is not a trend that is going to reverse itself anytime soon.

Councilmember Jody Reichel asked how much of that is State Farm?

Real Estate Consultant Haddow said State Farm has about one million seven hundred thousand square feet there and it is unclear how much they are occupying. They put a fair amount for sub-lease and they had a deal with Carvana, but they had their own issues and backed out of that sublease. State Farm may have then taken it off the market. There is a lost of vacant space from State Farm that is not included in the sub-lease numbers. The other trend post-COVID is companies are looking for access to walkable amenities like the Belt Line and more. It is a negative that Sandy Springs office stock is older and not nearly as walkable. The City and Central Perimeter area can do as much as they can to negate that.

We profiled thirty-four office buildings and categorized the two main office districts in Sandy Springs, the new Northside I-285 area and Central Perimeter. This is 60% of the rentable square feet within the City. We believe it was a decent gauge of how the market is performing. One takeaway is the vacancy rate is about 33% and rents are higher in Central Perimeter, but one purpose of this is the market peaked in 2019 and we wanted to see how values have dropped from a tax assessor's standpoint between 2019 and 2023. The values never get to where they should when rising and the tax assessor never values them where they should. It is not easy to say values have dropped X% and the tax roll will drop accordingly because the values were never marked where they should have been in 2019. They have dropped about 7% from 2019 to 2023 and are now at $173 per square foot.

We reviewed eight properties that contested their taxable value last year to the Fulton County Tax Assessor. It is unclear what they challenged it for in 2023 but it was settled at a 14% decline from that point. This is illustrative of how the tax assessor is handling these contestations. During this analysis we spoke with the tax assessor and they are not going to voluntarily lower the values. A lot depends on how and who contests. A new policy will be implemented that when someone contests and wins an appeal, the values are frozen for three years. If they do not win it will not be frozen and hopefully this will dissuade some people from generally trying to freeze their values for three years.

KEY TAKEAWAYS – OFFICE VALUATION APPEALS IN 2023

An analysis of eight office properties where values were contested in 2023 revealed value changes ranging from 3.3% to 19.0%, with an average value decline of 14.0%.

No.	Building Name	Year Built	Rentable Area (Sq.Ft.)	Original Appraised Value (2023)	Original Value Per Sq. Ft.	Revised Appraised Value (2023)	Revised Value Per Sq. Ft.	Change in Appraised Value	Percent Change
1	400 Northpark	1986	636,066	$135,113,300	$212	$109,442,000	$172	($25,671,300)	(19.0%)
2	500 Northpark	1989	586,000	$116,545,900	$199	$94,405,000	$161	($22,140,900)	(19.0%)
3	600 Northpark	1998	446,277	$96,206,300	$216	$77,930,000	$175	($18,276,300)	(19.0%)
4	7000 Central Park	1988	423,775	$96,200,000	$227	$86,875,000	$205	($9,325,000)	(9.7%)
5	Concourse Corporate Center One	1984	295,760	$62,850,000	$213	$53,259,000	$180	($9,591,000)	(15.3%)
6	Concourse Corporate Center Two	1985	288,816	$67,428,800	$233	$65,200,000	$226	($2,228,800)	(3.3%)
7	Concourse Corporate Center Four	1985	162,329	$28,500,000	$176	$26,775,000	$165	($1,725,000)	(6.1%)
8	One Glenlake	2002	352,710	$87,713,700	$249	$80,000,000	$227	($7,713,700)	(8.8%)
	Overall Totals/Averages		**3,191,733**	**$690,558,000**	**$216**	**$593,886,000**	**$186**	**($96,672,000)**	**(14.0%)**
	Assessed Value Change (40% of Appraised Value Change)							($38,668,800)	
	City of Sandy Springs Tax Revenue Impact (4.731 Mills)							($182,942)	

The medical office market is not impacted as the office market. The vacancy rate broadly was 12% versus 27%, and of the nine buildings we reviewed, there is a 6% vacancy rate and values rose between 2019 and 2023 which we found interesting.

SANDY SPRINGS MEDICAL OFFICE MARKET PROFILE

- Medical offices in Central Perimeter have a lower vacancy rate than conventional offices (12.0% vs. 26.8%)
- Of the nine medical office buildings profiled, the average vacancy rate in 2Q 2024 was 6.0%
- The sample set's appraised value was $184 per square foot, a 9.8% increase from 2019

No.	Building Name	Year Built	No. of Stories	Rentable Area (Sq.Ft.)	Vacancy Rate (2Q 2024)	Appraised Value (2019)	Appraised Value Per Sq. Ft. (2019)	Appraised Value (2023)	Appraised Value Per Sq. Ft. (2023)	Value Appealed in 2023?	Percent Change (2019 vs. 2023)
Selected Medical Office Buildings											
1	975 Johnson Ferry Road	1984	5	100,354	4.0%	$19,215,000	$192	$21,043,700	$210	No	9.5%
2	993 Johnson Ferry Road (C,D,F)	1979	3-4	182,524	16.2%	$29,525,300	$162	$38,622,600	$211	No	30.8%
3	Center Pointe I (5, 6)	1986	8-11	497,243	5.5%	$68,949,100	$139	$77,295,600	$155	No	12.1%
4	Doctor's Center I-II	1978-1991	3-9	349,533	9.8%	$60,000,000	$172	$62,100,000	$178	No	3.5%
5	Doctor's Center IV	2003	9	275,418	1.2%	$50,056,425	$182	$51,222,000	$186	No	2.3%
6	Glenridge Medical Center	1975	5	102,992	0.0%	$15,140,000	$147	$13,966,500	$136	No	25.3%
7	Meridian Mark Plaza	1998	4	159,990	0.0%	$24,000,000	$150	$29,500,000	$185	No	22.9%
8	Northside Tower	2006	12	149,709	0.0%	$23,800,000	$159	$28,000,000	$187	No	17.6%
9	Peachtree Dunwoody Medical Center	1987	5	134,904	14.0%	$35,974,700	$267	$31,874,700	$236	No	11.4%
	Total/Weighted Averages			1,952,367	6.0%	$326,561,526	$167	$358,626,100	$184		[illegible]

Sources: Haddow & Company, Fulton County, and CoStar

Updated: April 2024

This financial model is a high-level way to explain why values have dropped using a non-specific three hundred and fifty thousand square foot building . This was based on Central Perimeter averages and the vacancy rate rose from 18.2% to 26.8%. You can see the impact in values from 2019 to 2023. Expenses rose 2% per year and capitalization rates rose 250 points which was based on conservations with leading office sales brokers. It is essentially the rising vacancy rates and capitalization rates, and the impact they have had on office buildings over that period of time.

FINANCIAL MODEL - OFFICE BUILDING VALUATION

A model below illustrates the impact of increased vacancies and rising capitalization rates on a theoretical office building's value

Assumptions		2019		2023
Total Rentable Square Feet		350,000		350,000
Gross Rent Per Sq. Ft.		$29.50		$31.00
Vacancy Rate		18.2%		26.8%
Operating Expenses Per Sq. Ft.		$12.00		$13.00
Capitalization Rate		7.5%		10.0%
Valuation Model		**2019**		**2023**
Gross Potential Rental Revenue		$10,325,000		$10,850,000
Less: Vacancy	@ 18.2% =	($1,879,150)	@ 26.8% =	($2,907,800)
Effective Gross Revenue		$8,445,850		$7,942,200
Operating Expenses		($4,200,000)		($4,550,000)
Net Operating Income		**$4,245,850**		**$3,392,200**
Capitalization Rate	@ 7.5% =	$56,611,333	@ 10.0% =	$33,922,000
Value per Square Foot		$162		$97
		Net Change in Value		**($22,689,333)**
		Percentage Change in Value		**(40.1%)**

Note: The rent and vacancy assumptions are based on figures for the Central Perimeter submarket. Operating expenses were increased at an annual rate of 2.0%. Capitalization rates increased 250 basis points, which was derived from conversations with industry experts.

CONCLUSIONS ON SANDY SPRINGS OFFICE BUILDING VALUES

1. Large, multi-tenant office buildings should experience the most significant value decline moving forward. The 14.0% value decline of the selected eight buildings that appealed value in 2023 is a good barometer for what to expect in 2024.
2. The medical office market has not been nearly as impacted as the conventional office market, since tenants are less likely to work remotely and in-office visits are vital. Thus, the value adjustment should not be as significant.
3. Office buildings containing less than 100,000 square feet (23.5% of total rentable square feet in the City) should experience a smaller value decline than the larger buildings. These buildings are not as dependent on corporate tenants, and more are owner-occupied.
4. Single-tenant buildings should experience a smaller value decline than multi-tenant buildings.

POTENTIAL CHANGE IN OFFICE PROPERTY TAXES

Type	2023 Appraised Value	2023 Property Taxes	Potential Value Discount	Imputed Appraised Value (2024)	Imputed Property Taxes (2024)	Change in Taxes
Multi-Tenant Conventional Office Surveyed	$1,531,999,300	$3,088,395	(6.0%)	$1,387,199,405	$2,625,136	($463,259)
Single-Tenant Conventional Office Surveyed	$872,787,300	$1,273,145	7.5%	$822,310,030	$1,177,660	($95,486)
Conventional Office - Not Surveyed	$1,361,577,325	$2,575,548	10.0%	$1,225,419,323	$2,318,984	($257,565)
Medical Office	$402,154,500	$731,056	5.0%	$382,056,275	$723,003	($38,053)
Totals	$4,168,508,125	$7,439,245		$3,816,985,033	$6,844,783	($854,362)
			Percent Change in Office Property Taxes			(11.1%)

Sources: Fulton County Tax Assessor and Haddow & Company

We did a sensitivity analysis looking at the next five to ten years if values continue to precipitously decline. The figures in the box represent the impact of that value decline under different assumptions.

The worst case is a 40% decline across the board and results in a $3,000,000 decline in revenue but this is unlikely to happen anytime soon. Even as drastic as this is, it is still a 2.6% decline in the City's overall revenue.

SENSITIVITY ANALYSIS – POTENTIAL CHANGE IN TAX REVENUE FROM OFFICE PROPERTIES

The sensitivity analysis below illustrates the potential impact on the City's revenue based on different assumptions of office property value changes for tax purposes

Assumptions

Millage Rate (2023) 4.731 Total City Revenue (FY2024) $118,518,880

2023 Appraised Value	2023 Property Taxes	Potential Percent Decline in Appraised Values of Office Properties	Potential Imputed Future Appraised Value	Potential Imputed Future Property Taxes	Potential Change in Tax Revenue vs. 2023	Percent Change in Total City Revenue
$4,068,508,425	$7,699,245	20.0%	$3,254,806,740	$6,159,396	($1,539,849)	(1.3%)
$4,068,508,425	$7,699,245	25.0%	$3,051,381,319	$5,774,434	($1,924,811)	(1.6%)
$4,068,508,425	$7,699,245	30.0%	$2,847,955,898	$5,389,472	($2,309,774)	(1.9%)
$4,068,508,425	$7,699,245	35.0%	$2,644,530,476	$5,004,509	($2,694,736)	(2.3%)
$4,068,508,425	$7,699,245	40.0%	$2,441,105,055	$4,619,547	($3,079,698)	(2.6%)

Sources: City of Sandy Springs, Fulton County Tax Assessor, and Haddow & Company

RECOMMENDATIONS MOVING FORWARD

1. While office building values will continue to fall, this will not significantly impact the City's overall revenue. An 11% decline in office values in FY2025 would result in less than a 1.0% decline in the City's total revenue from FY2024 ($118.5 million). However, this value decline ultimately depends on how many property valuations are appealed.

2. The City should anticipate further erosion in overall office market valuation for the foreseeable future. The City should proactively explore which office properties are better suited for other land uses moving forward and encourage redevelopment in these locations through zoning and other incentives. Reasons for this exploration include:

   a) Remove potential blight
   b) Reduce office supply, which benefits the market
   c) Increase tax revenue with new development

3. The office market is in a volatile and unpredictable state. The City should plan to update this analysis on an annual basis for the foreseeable future.

Mayor Paul said **Councilmember John Paulson** is a representative of the Perimeter Community Improvement Districts (PCID) Board and this is something they should be interested in.

Councilmember Paulson said I sent some information there yesterday and I am waiting to hear back.

Regarding the evaluation over the last ten years, let us assume the recession of 2008 to 2009 had its effect five years later and started to climb out in 2013 and 2014. You concluded this will not be repeated. Why do you not think this phenomenon of it recovering over time is going to happen?

Real Estate Consultant Haddow said looking at Metro Atlanta moving forward, in general there is just too much of it. In my opinion whether it is now or in three to four years, when space for large corporate tenants comes up to renew or move, they will recall what happened in these last couple years and will have a more cautious mindset and will not need as much space. That coupled with the fact that office stock is older in Sandy Springs does not make it as compelling as other parts of the City when compared with what the Central Perimeter office market has to offer. We have witnessed where the shift has occurred, both from an office standpoint or multi-family, but more so new office development, and it is West Midtown, Midtown, and the Old Fourth Ward. In the last couple decades, tenants chose to occupy where the decision makers lived for the convenience of it, but now they are trying to occupy where the workforce lives. For example, this is why many tech companies are trying to be as close to Georgia Tech as possible because that is somewhat the epicenter of the City now and they want to get closer to where the talent wants to live. The encouraging takeaway is this is not unprecedented for the City of Sandy Springs.

Councilmember Paulson said residential real estate was further impacted during 2011 to 2013 and that had a bigger impact on the City's budget than hopefully this will have. There is older office space here but there are three MARTA stops in Sandy Springs. Why does this not count when it comes to office space being occupied because workers can get here more easily than other areas that do not have MARTA?

Real Estate Consultant Haddow said having MARTA is great but it is still Atlanta. Most of the workforce comes for Central Perimeter and it is not so much about MARTA because arguably that is a reverse commute. I would argue that the MARTA stations in Central Perimeter is better from a residential standpoint than from an office because it gives you clear access into the City to commute to work. A case that negates that argument is there is no MARTA at Old Fourth Ward and that is now considered the best office District in Atlanta looking at rents and the development activity. The Dynamics are just shifting on why people want to locate their offices where they do. The BeltLine is a huge driver now because people can bike and walk to work.

Councilmember DeJulio said there were no recommendations what the City can do to offset some of the decline such as encourage redevelopment. Why is this not in the report?

Real Estate Consultant Haddow said one recommendation was wholesale redevelopment. The discussions of converting buildings to residential get a lot of press but it is challenging especially in the suburbs depending on who you talk to. It is challenging even in the core of Atlanta much less in Sandy Springs. You could try to densify the site by developing some of the parking lot and preserving the office, but the challenge is the ratio for parking that must be offered to the office because if you do that you typically have to replace that parking and deck and it interferes with the numbers. Reinvesting in office buildings is great and certain landlords are doing that. For example, some Glen Lake buildings trying to creatively offer amenities, Concourse has seen millions of dollars of reinvestment, and the King and Queen are each about 35% vacant. In the next couple years, the movement is going to be redevelopment of some of these office buildings that are low density. You must think proactively, before getting rezoning requests, of what the City wants that to be before developers. It is good fundamental real estate. It is similar but different to what has happened to some of the malls located in areas for a reason such as demographics, convenient location, and more. It is the same with many these office buildings and the location is not the problem, it is the product. At some number they will have to trade hands and a lot of debt coming, and people are going to be hit hard on the equity side but once that new basis is established and it trades hands to the next owner, it offers opportunity.

Mayor Paul said normally looking at evaluations that declined, at this point in the business cycle, you would expect investors to come scoop up these buildings. That is not happening. Does this lead you to believe the market is not coming back anytime soon?

Real Estate Consultant Haddow said yes that office investors are not scooping them up. I had discussions recently with a few. That is their business. One CEO said, "In these past cycles it was a timing thing and we knew that it was going to come back and we were just going to wait it out. It's different this time because we can't anticipate what demand's going to be." That is what is different this time around than past cycles. There was confidence that the demand was going to be there but not now. It is not only difficult to underwrite but it is hard to attract capital for that same reason.

Mayor Paul said policymakers will need to have discussions with the PCID. The City will probably need to do market studies, similar to some of the strip malls we wanted to redevelop. This not only impacts Sandy Springs, Dunwoody, and Brookhaven, but across the metro area. This has been a huge jobs creator for this region for over fifty years and it is easier to intervene before things get in a spiral. We must figure out how to incentivize some of this. For instance, people have wanted to put nice restaurants on top of some tall buildings with beautiful views but one restaurant is probably not going to change much.

Real Estate Consultant Haddow said you are asking how to make the area more compelling to office tenants. It is not cheap to put a restaurant at the top of a building. You must consider some areas of the City and treat it differently depending on the situation.

Mayor Paul asked are there examples of older office districts that have revitalized by bringing in restaurants, nightlife, and other amenities?

Real Estate Consultant Haddow said residential density is helpful. For instance, people are locating to certain areas for walkability to amenities and to be close to where they live, otherwise they can go elsewhere. I am not sure how to conquer the lack of green space in Central Perimeter given that everything is developed. High Street will be great to watch because it has not opened yet and hopefully that will be a great magnet to see what spawns around it. What is being done at Campus 244, the former Gold Kist's headquarters, is a great local example of an older building given a fresh look and a new one being built. It take money and ambition but can be successful. Over the long term, Atlanta will greatly benefit from all the shifts in these gateway cities. The office space is not in dire straits, there is just too much of it.

Councilmember Reichel said this is a great study. Can buildings that have gone into foreclosure or bankruptcy be redeveloped other than office buildings? Are statistics such as vacancy rates of individual office buildings in Sandy Springs available for Council to review?

Real Estate Consultant Haddow said Council received a copy of a book with detailed numerical information.

The building in Midtown called 14th + Spring built by Greenstone a couple years ago has been vacant ever since and has reportedly been under contract for about $200 a foot. Today that cost is about $550 to about $600 per foot. This is not dissimilar to the Great Recession but it has been done with hopes that either rates are going to change or conditions will improve. They will have difficulty refinancing as the debt come due and some properties will get foreclosed, or someone will buy the note at a significant discount.

Councilmember Reichel asked is the building at Spring and 14th going to continue to be office?

Real Estate Consultant Haddow said it will continue to be office but at a significantly lower basis. They have unsuccessfully tried to lease that for years and will have to figure out a solution. To redevelop a building, you must wait until the lease is no longer in place and this is a challenge. Embassy Row for example, just sold at a significant discount and there is a plan to shuffle some tenants and redevelop a portion off the site. It is not a one size fits all approach.

Councilmember Melody Kelley asked was the northern part of the City outside of the scope of work?

Real Estate Consultant Haddow said we did not intentionally ignore the northern side, but our focus was on the larger buildings. We tried to take a concerted effort of what our methodology was and there is just not as much office inventory in the larger buildings there.

Mayor Paul thanked **Real Estate Consultant Haddow** for his presentation. This is phenomenal work and it is helpful to not only the City Manager in putting together the budget but also helps Council focus on some policy recommendations working with building and property owners to begin reviewing plans to jumpstart that area. It is a challenge but is something the City must do.

II. Public Works

B. **2024-099** Request for Mayor and City Council Consideration of Powers Ferry Multimodal Circulation Study

William H. Martin, Jr., AIA, Public Works Director, and **Caitlin Shankle, Senior Transportation Planner, Public Works,** presented the Powers Ferry Multimodal Circulation Study.

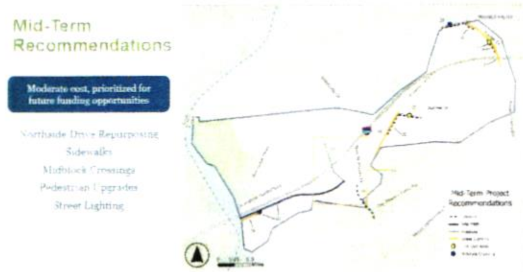
The Powers Ferry Multimodal Study is a technical transportation study of the key recommendations from the Powers Ferry Small Area Plan and prioritizes future transportation improvements in the area. It identifies holistic improvements to support pedestrian, bicycle, transit, and vehicular travel and includes an implementation plan to move projects and strategies forward.

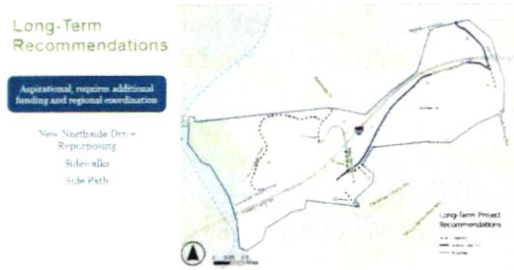
This study documented and assessed the existing transportation and land use conditions and demographic information and trends for the study area. It also identified gaps in the bicycle and pedestrian networks and transit needs. This list was evaluated based on several demands and needs related criteria to start to prioritize projects to add bicycle, pedestrian, and transit infrastructure. Since Sandy Springs is not a transit operator, nor does it have ownership over the study area bridges, coordination tasks with external agencies were identified in order to move forward projects to assist in those areas.

This study also specifically analyzed potential changes to Northside Drive and New Northside Drive. Currently the roadways operate as one-way pairs, have excess capacity, and only limited segments of sidewalks. The Powers Ferry Small Area Plan recommended changing the operations to two-way operations. This study analyzed the impact of two alternative configurations 1) Two-way operations, and 2) removing acceleration/deceleration lanes and/or travel lanes to provide bicycle and pedestrian infrastructure. The alternatives were analyzed for impacts to operations, safety, circulation, and cost. As a result of this analysis and feedback from stakeholders, the second alternative was recommended along with treatments for wrong-way driving.

Recommendations from the technical analyses were prioritized and placed into three different time frames. The short-term recommendations list focuses on smaller projects that are lower cost and easier to implement without new major funding sources. Recommendations for external agency coordination also fall on this list. The mid-term recommendations list consists of moderate-cost projects that should be considered for future funding opportunities, such as the next list of projects for a future TSPLOST referendum. The long-term recommendations are aspirational, and some require regional coordination.

The short-term, mid-term, and long-term recommendations were shared with the public at a public meeting on February 22, 2024 and an online survey that was open from February 22, 2024 through March 7, 2024. The public was also asked to provide feedback on the recommended improvements to Northside Drive and New Northside Drive. The public feedback from both of these methods was used to finalize the project recommendations list.





Councilmember Andy Bauman thanked **Public Works Senior Transportation Planner Shankle** for the many years of work. I attended and appreciate all of the public sessions. These were among the most well attended public input sessions the City had on any project. I am glad the focus is on sidewalks, side paths, and lighting. Is there already a project on Powers Ferry near the townhomes and condos across from the Board of Education?

Public Works Senior Transportation Planner Shankle said yes. That includes a midblock crossing and will get you to the intersection of Powers Ferry and the New Northside Drive.

Councilmember Bauman said I keep hearing about three things. First is the bridge to Cobb County particularly if it were more pedestrian friendly in the width to allow for carriages and strollers. That is a key connection for many residents, and the corridor under I-285 into the river path. I am reiterating the desire of everyone to create that connectivity. Second is Northside Drive from the new roundabout and if the City can create safe connectivity for people to walk down the hill. Third, the City should assist residents with safely ingressing and egressing from the area around the river. A turn lane will help but the egress is the challenge for people during the morning and afternoon rush hour. Hopefully this will keep people calm because the City has not suggested two-way operations on the bridges and major modifications. You have addressed the concerns.

III. City Council Discussion Items

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

Approved: May 21, 2024

Russell K. Paul, Mayor

Raquel D. González, City Clerk