



SANDY SPRINGS

GEORGIA

CITY COUNCIL

Rusty Paul, Mayor

John Paulson – District 1

Melody Kelley – District 2

Melissa Mular – District 3

Jody Reichel – District 4

Tibby DeJulio – District 5

Andy Bauman – District 6

Tuesday, December 17, 2024

Work Session

6:00 PM

The City Council Work Session will be held in the Studio Theatre at Sandy Springs City Hall
(1 Galambos Way, Sandy Springs, GA 30328).

Live-stream: www.SandySpringsGA.gov/stream
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I. Staff Discussion Items

- A. **2024-308** North Springs MARTA Corridor Study LCI
(Presented by Michele McIntosh-Ross, Planning & Zoning Manager)

II. City Council Discussion Items

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.
1 Galambos Way, Sandy Springs, Georgia 30328 • 770-730-5600 • SandySpringsGA.gov



TO: Eden Freeman, City Manager

FROM: Michele McIntosh-Ross, Planning & Zoning Manager

DATE: October 17, 2024 Submission for the December 17, 2024 City Council Work Session

ITEM: North Springs MARTA Corridor Study LCI

Recommendation:

No formal action is needed during this Work Session presentation. The Plan will be presented to Mayor and City Council for consideration in January.

Discussion:

The City applied for, and was awarded a Livable Centers Initiative (LCI) grant from the Atlanta Regional Commission (ARC) to conduct a transportation planning study for the Peachtree Dunwoody Road, from Abernathy Road to Spalding Drive, and to conduct a transit-oriented development (TOD) study for the North Springs MARTA Station. The City's Next Ten Comprehensive Plan (2017), the 2022 5-year Update of the Next Ten, and the Comprehensive Transportation Plan (2021) identified the Peachtree Dunwoody Road as a project to be "transform[ed] ... into a multimodal urban boulevard and greenway" with "beautiful, pedestrian-friendly streetscapes". The Next Ten also prioritizes appropriate "higher-density, transit-oriented growth around MARTA stations".

In early 2024, the City retained the professional consulting services of Nelson Nygaard, to oversee the planning process, along with Perkins & Will for urban design services, Perez Planning + Design for park planning, and Bae for the economic analysis. These firms worked with the City's staff planning team, MARTA, The Perimeter Community Improvement District (PCID), and the Peachtree Dunwoody community to establish the vision, and identify the appropriate projects, policies and programs to bring the vision into fruition.

The North Springs MARTA Corridor LCI Study kicked off in March of 2024 with focus group meetings and a site visit to assess the area. Public engagement opportunities included two (2) in-person public open houses, a design charrette, two (2) series of pop-up events at the MARTA Station, three (3) online engagement activities, stakeholder discussions with commercial property owners, business owners, MARTA riders, residents and North Springs High School students in the area. The feedback gathered from these events has informed the recommendations for the Peachtree Dunwoody Road and MARTA station area concepts.

The North Springs MARTA Corridor LCI Study provides an urban design concept plan and an action plan, with policies and programs that are meant to meet the vision and goals identified in the Plan, and to guide the future development of the North Springs MARTA site and the configuration of the Peachtree Dunwoody Road.

The North Springs MARTA Corridor LCI Study will be presented as a work session item to the Planning Commission at the December 18, 2024 meeting.

Financial Impact:

N/A

Review:

Michele McIntosh-Ross, Planning & Zoning Manager
Ginger Sottile, Director of Community Development
Kristin Byars Smith, Assistant City Manager
Toni Carlisle, Chief Financial Officer
Dan Lee, City Attorney
Eden Freeman, City Manager

Created/Initiated - 12/12/2024
Approved - 12/12/2024
Approved - 12/12/2024
Approved - 12/13/2024
Approved - 12/13/2024
Final Approval - 12/13/2024

Attachments:

1. NSMCS Council Work Session



North Springs MARTA Corridor Study

Council Work Session | December 17, 2024



1

Project Overview

North Springs MARTA Corridor Study

- Multimodal street design (10% concept) for Peachtree Dunwoody Road (Abernathy Road to Spalding Drive)
- Transit-oriented development (TOD) concept for North Springs MARTA Station site
- Atlanta Regional Commission Livable Centers Initiative

PEACHTREE DUNWOODY ROAD



NORTH SPRINGS MARTA STATION



Process



Community Engagement

- Stakeholder interviews and focus groups
- Partner agency walking tour
- 3 online surveys
- 2 rounds of station pop-up events
- 1 workshop
- 1 open house
- Website
- Video



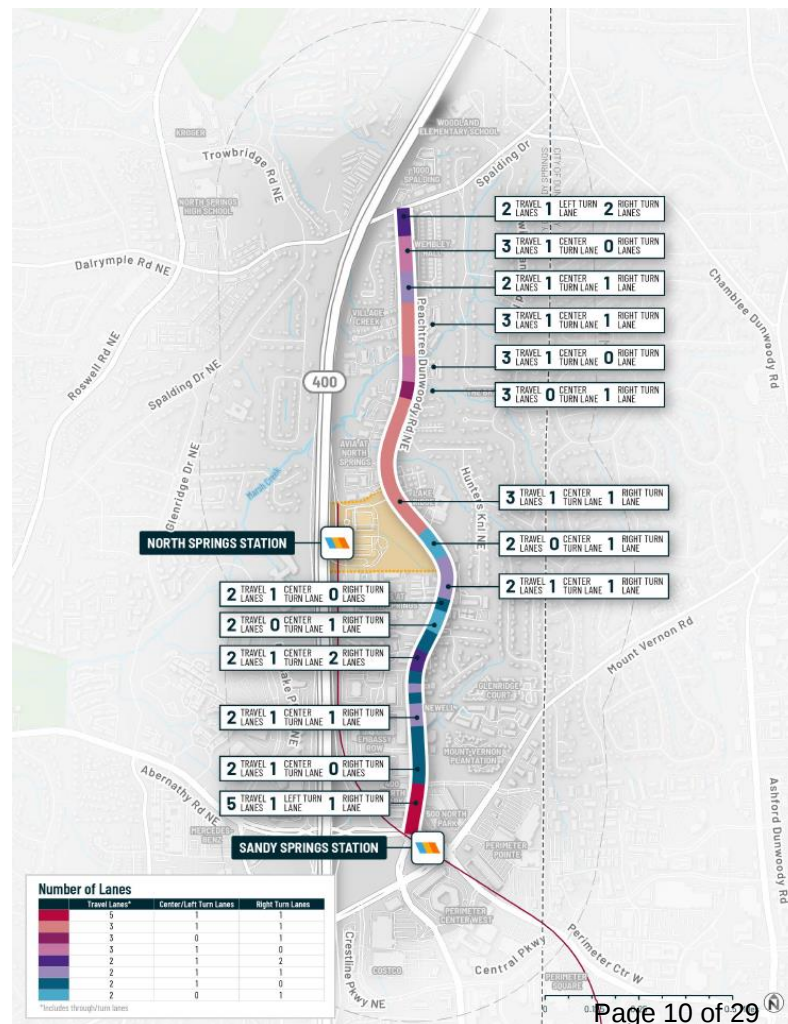


2

Peachtree Dunwoody Road Concept

Key Existing Conditions

- **Variable right-of-way (ROW)** throughout the corridor
- **Variable lane configurations** with 15 different segments, changing about every 600 feet
- **Continuous sidewalks**, but few opportunities for pedestrian crossings, spaced 0.25 to 0.77 miles apart (5- to 15-minute walk)
- One **mid-block crossing** at the Newell building
- **Missing bicycle facilities**
- **Nearby sidepaths planned**, including an extension of the 400 trail on the west side of Peachtree Dunwoody Road up to Mount Vernon Road
- **Historic crashes** concentrated at major intersections and around curves
- Most intersection approaches performing at **Level of Service (LOS) A to D**



Proposed Concept – Key Features

- **12' sidepath** on west side
- **6' sidewalk** on east side
- One lane in each direction with center turn lane/median and additional lanes near major intersections
- More consistent cross section
- **Landscaped buffers** with street trees
- **Five new pedestrian crossings** with flashing beacons
- **Roundabout** at station site entrance at Roberts Ct
- 11' travel lanes
- Potential speed limit reduction to 30 mph (from 35 mph)

Typical Section #2: Peachtree Road between North Park Place and Embassy Row



Proposed Concept – Variations



Typical Section #1: Peachtree Road between Abernathy Road and North Park Place



Typical Section #3: Peachtree Dunwoody Road between Peachtree Dunwoody Court and Roberts Court



Typical Section #4: Peachtree Dunwoody Road north of Marsh Trail Circle



Typical Section #5: Peachtree Dunwoody Road between Wembley Circle and Talbot Colony



Conceptual Rendering

Peachtree
Dunwoody Road
facing south at
Westfair Court

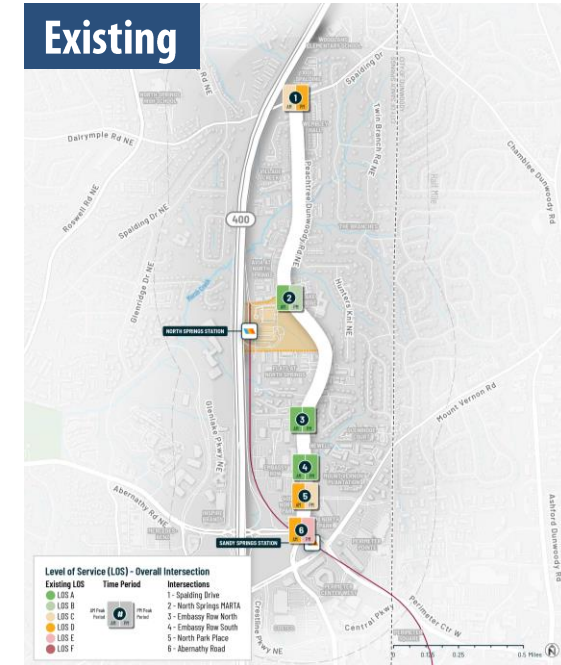
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Anticipated Traffic Impacts

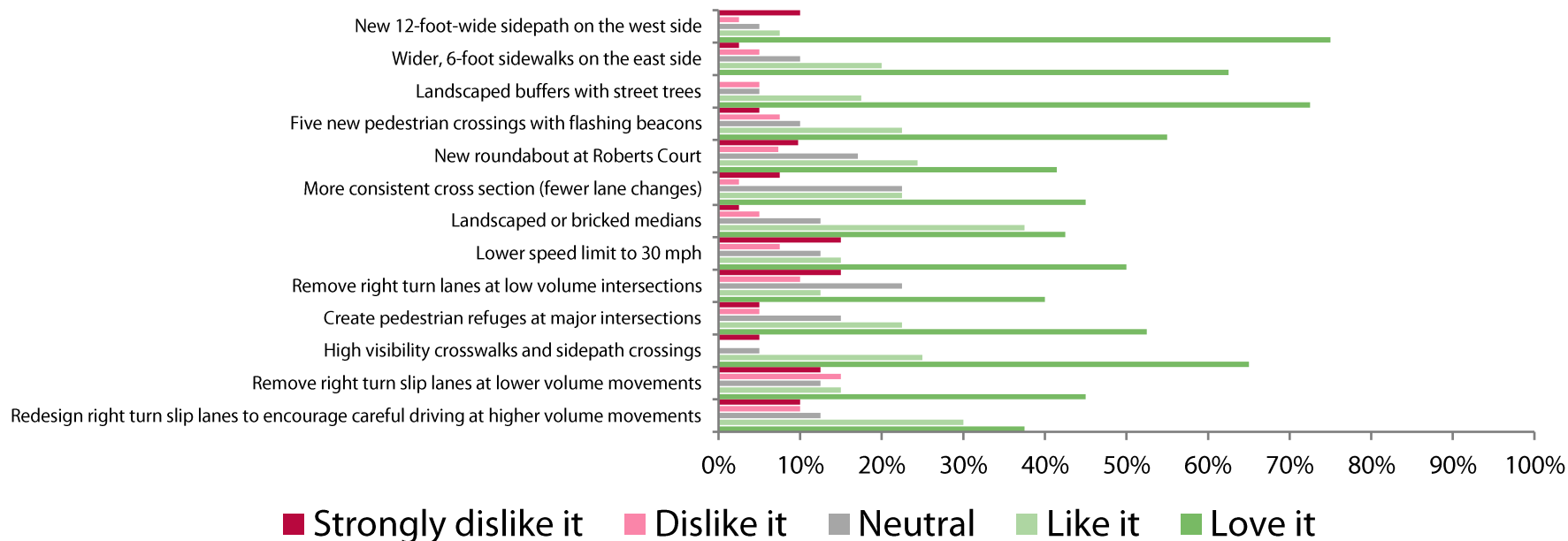
- Analyzed traffic impacts of proposed street design changes and new development at station site
- Anticipated traffic impacts are minor
- Most intersections will see modest impacts with delays growing between 5 and 10 seconds



Peachtree Dunwoody Road Concept Opinions

Q1: Please rate each of the following elements of the proposed design for Peachtree Dunwoody Road on a scale from “1 – Strongly dislike it” to “5 – Love it!”

Answered: 41 Skipped: 1



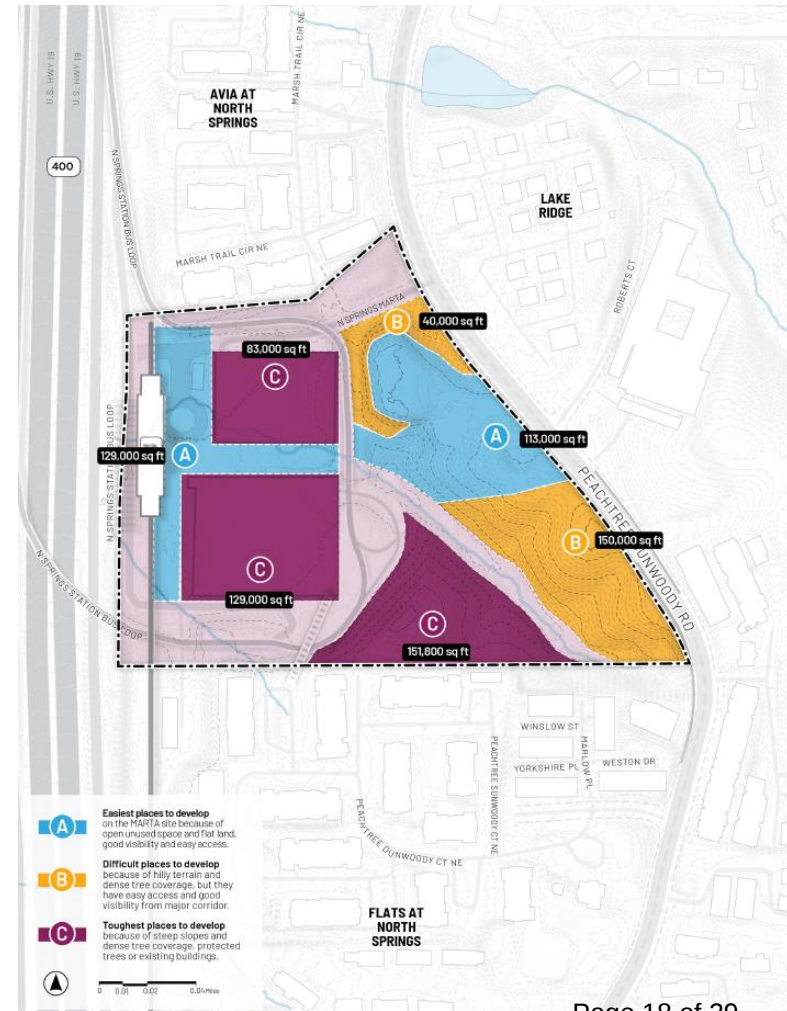


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North Springs MARTA Station Site Concept

Key Existing Conditions

- 27.7-acre MARTA property, including **13 acres of undeveloped land**
- **Separate circulation** for local streets vs. GA-400 (SB)
- Surrounded by mostly residential neighborhoods, with office development to the south and the mixed-use Perimeter Center area nearby
- **Transit operations** for rail and bus are focused on the **west side** of the site
- No local buses access the site via Peachtree Dunwoody Road
- East side of the site has dense **tree canopy and hilly terrain**
- **Creek and floodplain** run through the center of the undeveloped land
- Must comply with MARTA's TOD guidelines and policies

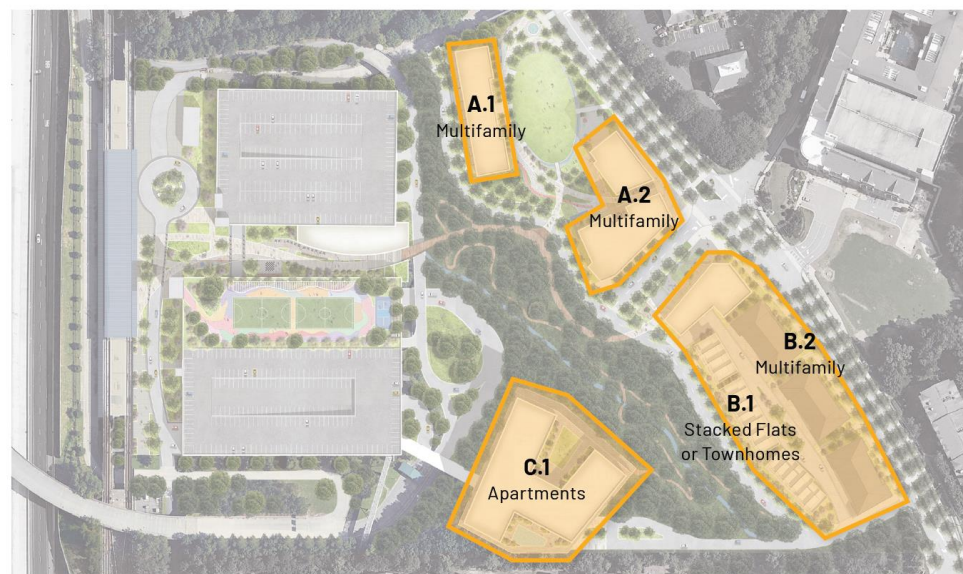


Station Site Concept Plan

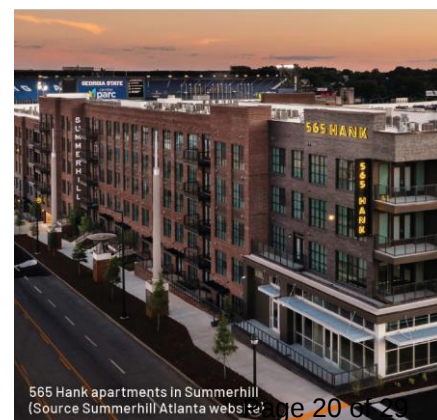


Station Site Concept: Residential

- Most new development would be residential (about 500 units)
- Mix of stacked flats or townhomes, small multifamily buildings, and apartments

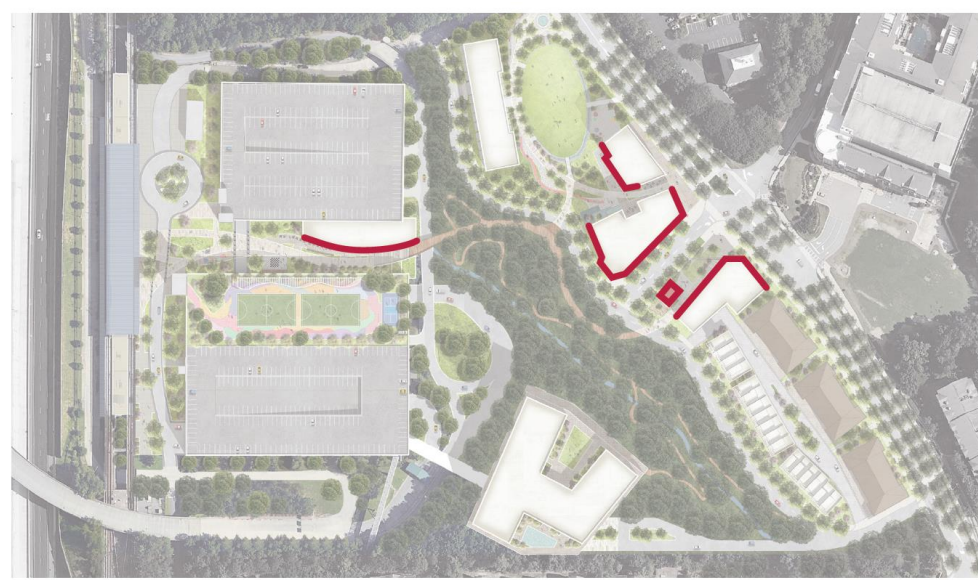


 Residential Development



Station Site Concept: Retail

- ~42,000 SF retail space
- Neighborhood-serving retail like coffee shops, casual restaurants, small shops, and services



 Ground Floor Retail Frontage

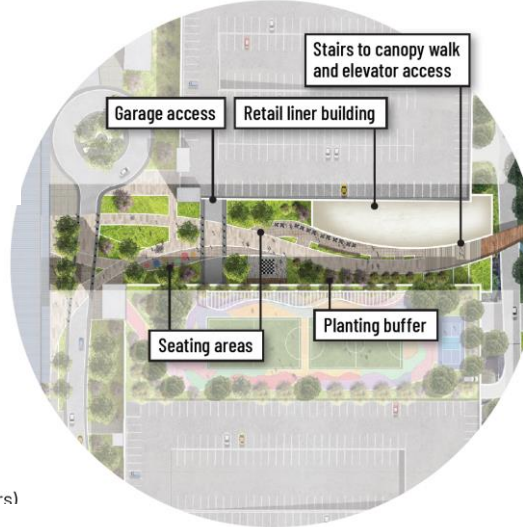


Station Site Concept: Greenspaces

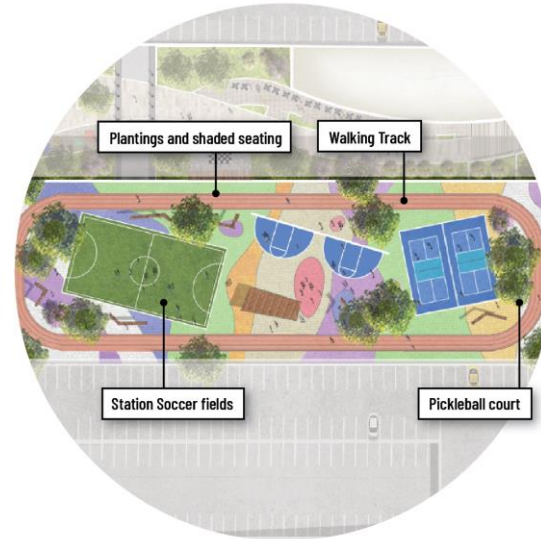


Plazas, Greenspaces, and Recreation Zones

(S)



1. MARTA Entrance Plaza

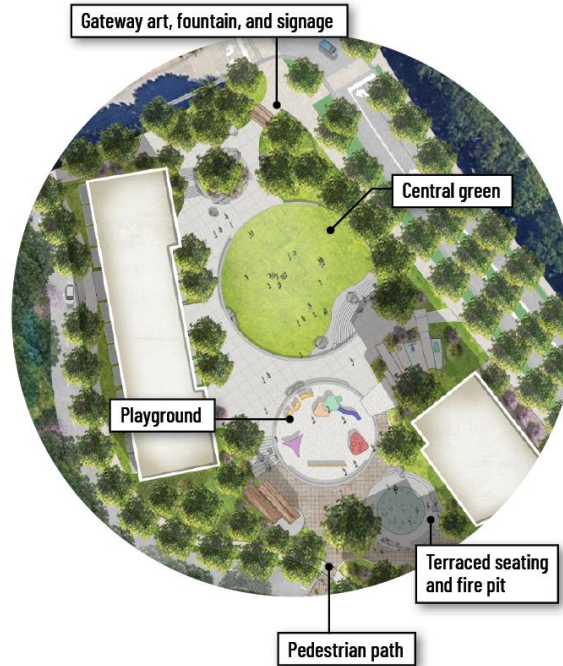


2. Rooftop Recreation

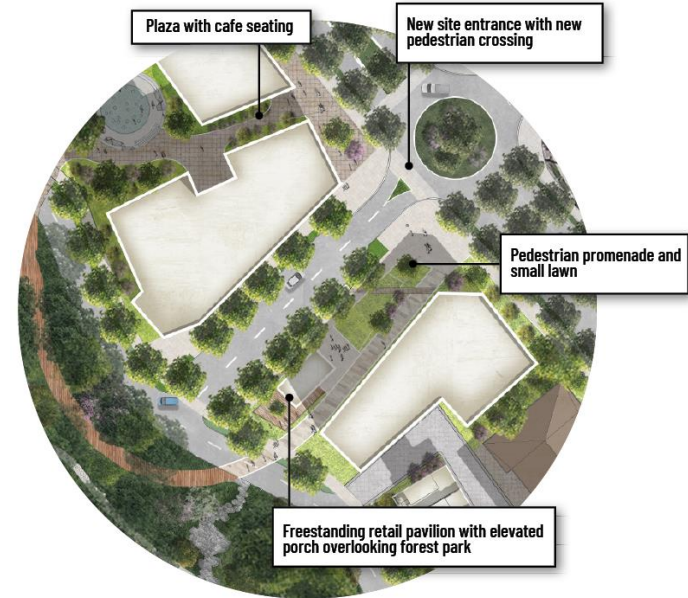
Station Site Concept: Greenspaces



3. Forested Park with Nature Trails & Canopy Walk



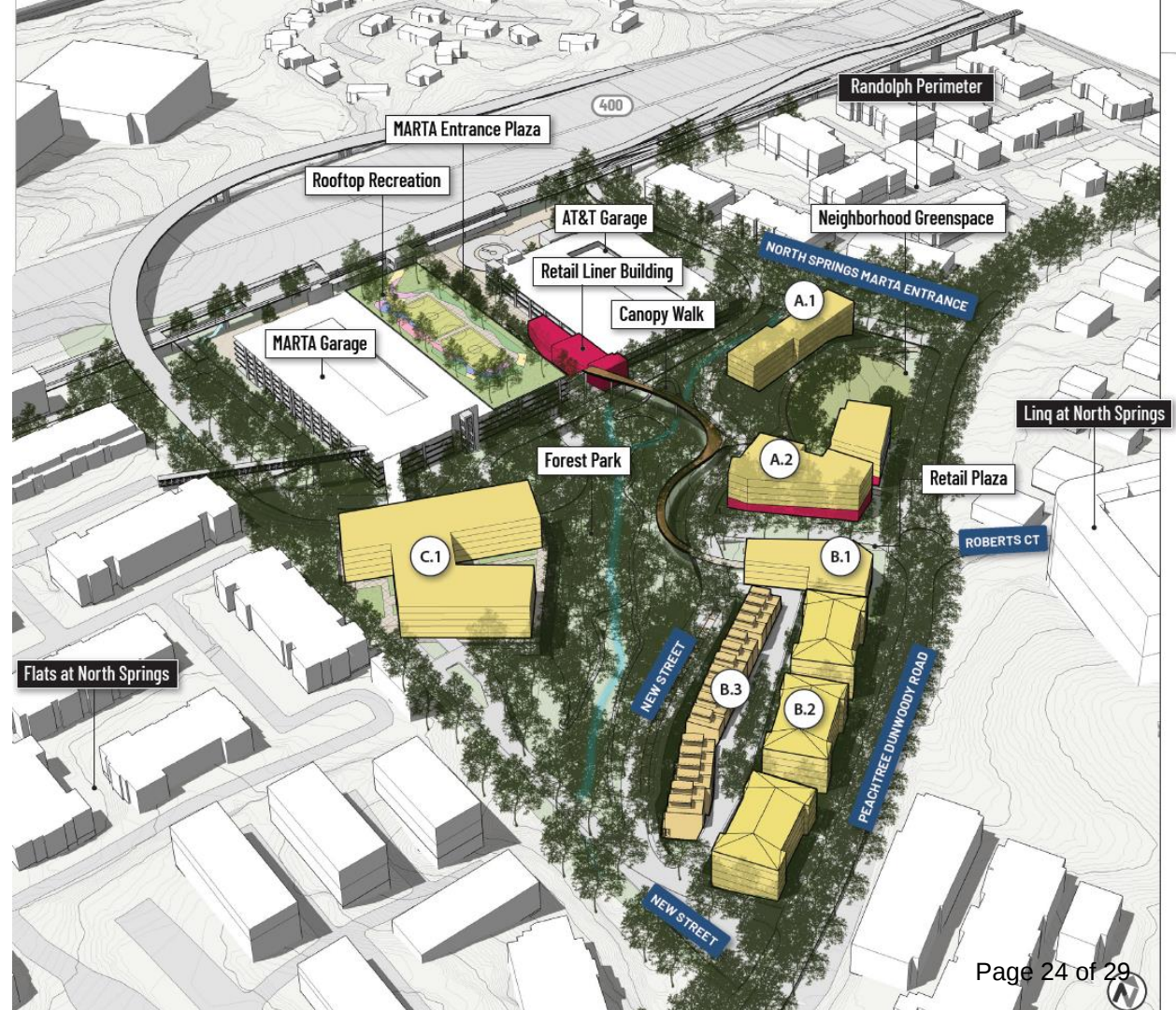
4. Neighborhood Greenspace



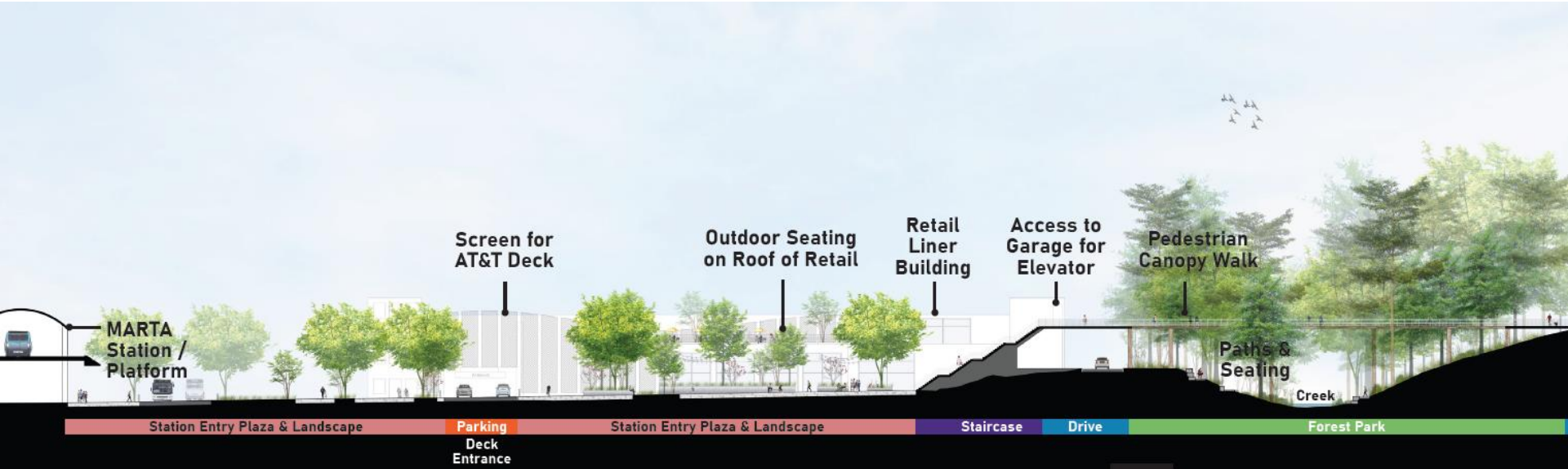
5. Retail Plaza

Station Site Concept: Massing Model

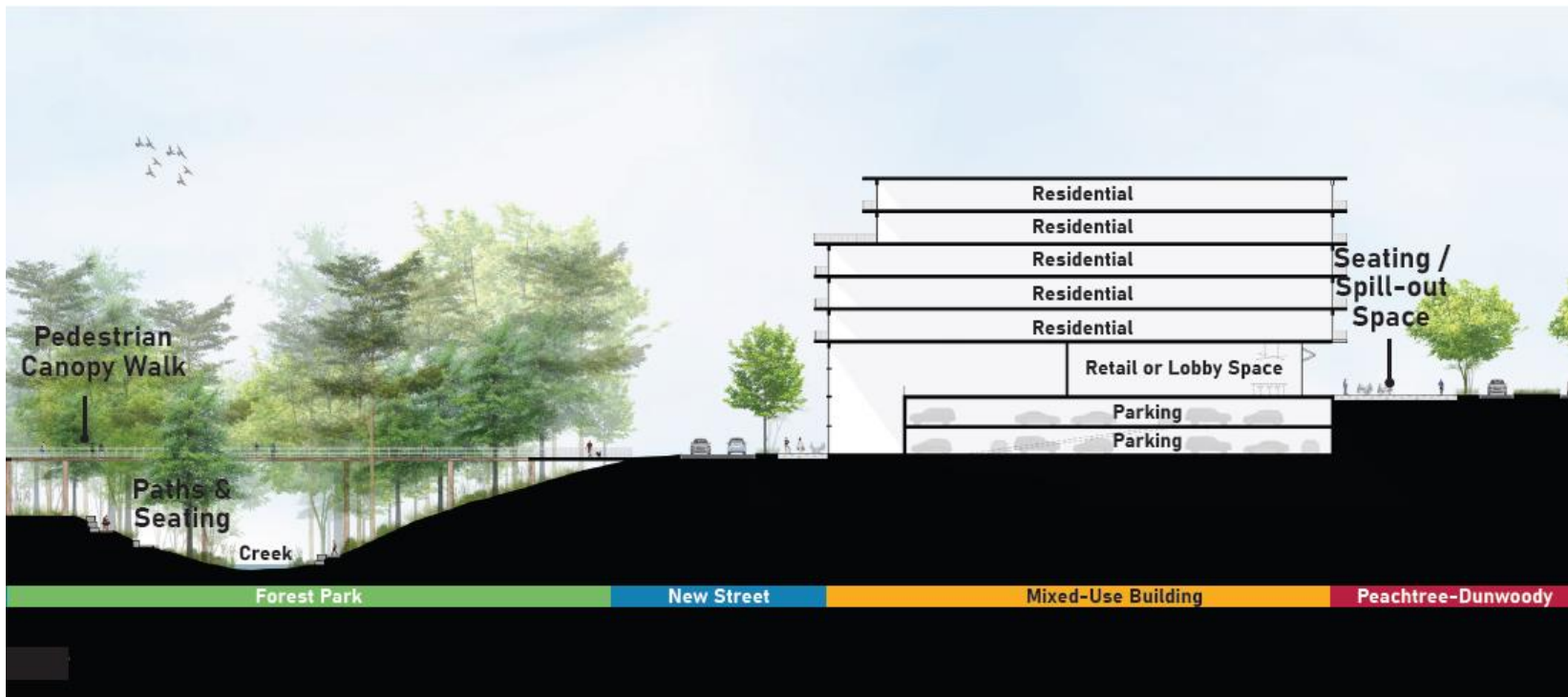
- Similar scale to surrounding development
- Existing TX-MU 6 zoning allows up to 6 stories



Station Site Section A (Facing North)



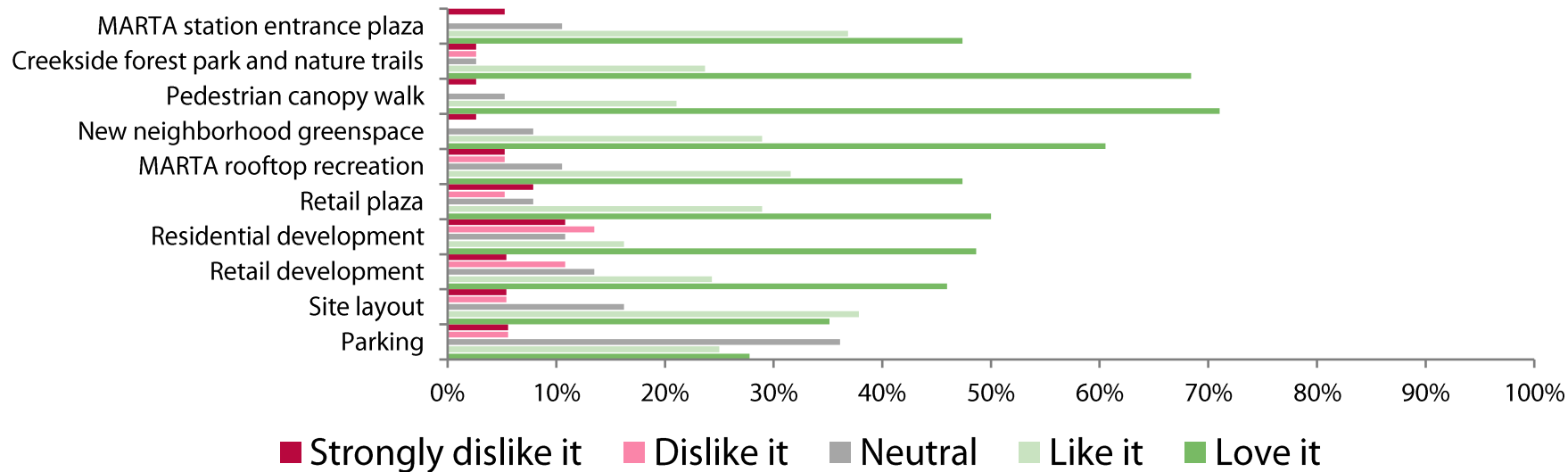
Station Site Section B (Facing North)



Station Site Opinion

Q3: Please rate each of the following elements of the proposed design for the North Springs MARTA Station site on a scale from “1 – Strongly dislike it” to “5 – Love it!”

Answered: 39 Skipped: 3





4

Next Steps

What's Next?

Corridor + Station Site

- Finalize plan documents and adopt the LCI plan



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Perimeter

Corridor



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- Secure funding for design and construction
- Additional site analysis (i.e. survey)
- Additional design through 100%
- Construct the new design

Station Site



- In the future, work with a private development partner to develop a project that aligns with the proposed concept
- Sandy Springs will continue to be involved through development approvals and potential partnerships on greenspaces and/or infrastructure if appropriate