



SANDY SPRINGS

GEORGIA

CITY COUNCIL

Rusty Paul, Mayor

John Paulson – District 1

Melody Kelley – District 2

Melissa Mular – District 3

Frank Roberts – District 4

Mary Ford – District 5

Andrew J. Chinsky – District 6

Tuesday, April 21, 2026

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. **2026-090** Tree Canopy Assessment Presentation
(Presented by Bridget Lawlor, GIS Manager)
- B. **2026-091** Design Guidelines Draft Update
(Presented by Matthew Anspach, Senior Planner)

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



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager
FROM: Bridget Lawlor, GIS Manager
DATE: March 31, 2026 Submission for the April 21, 2026 City Council Work Session
ITEM: Tree Canopy Assessment Presentation

Recommendation:

No action is needed from Council at this time.

Discussion:

GIS Staff will provide an overview of the canopy study process. Staff will also present the latest canopy study results and compare to previous years' canopy studies.

Financial Impact:

There is no pending financial impact to the City.

Review:

Kristin Byars Smith, Assistant City Manager
Kristin Byars Smith, Assistant City Manager
Toni Carlisle, Chief Financial Officer
Dan Lee, City Attorney
Eden Freeman, City Manager

Created/Initiated - 4/14/2026
Approved - 4/14/2026
Approved - 4/16/2026
Approved - 4/16/2026
Final Approval - 4/17/2026

Attachments:

1. Tree Canopy Presentation

Tree Canopy Study Update

Canopy Data 2025



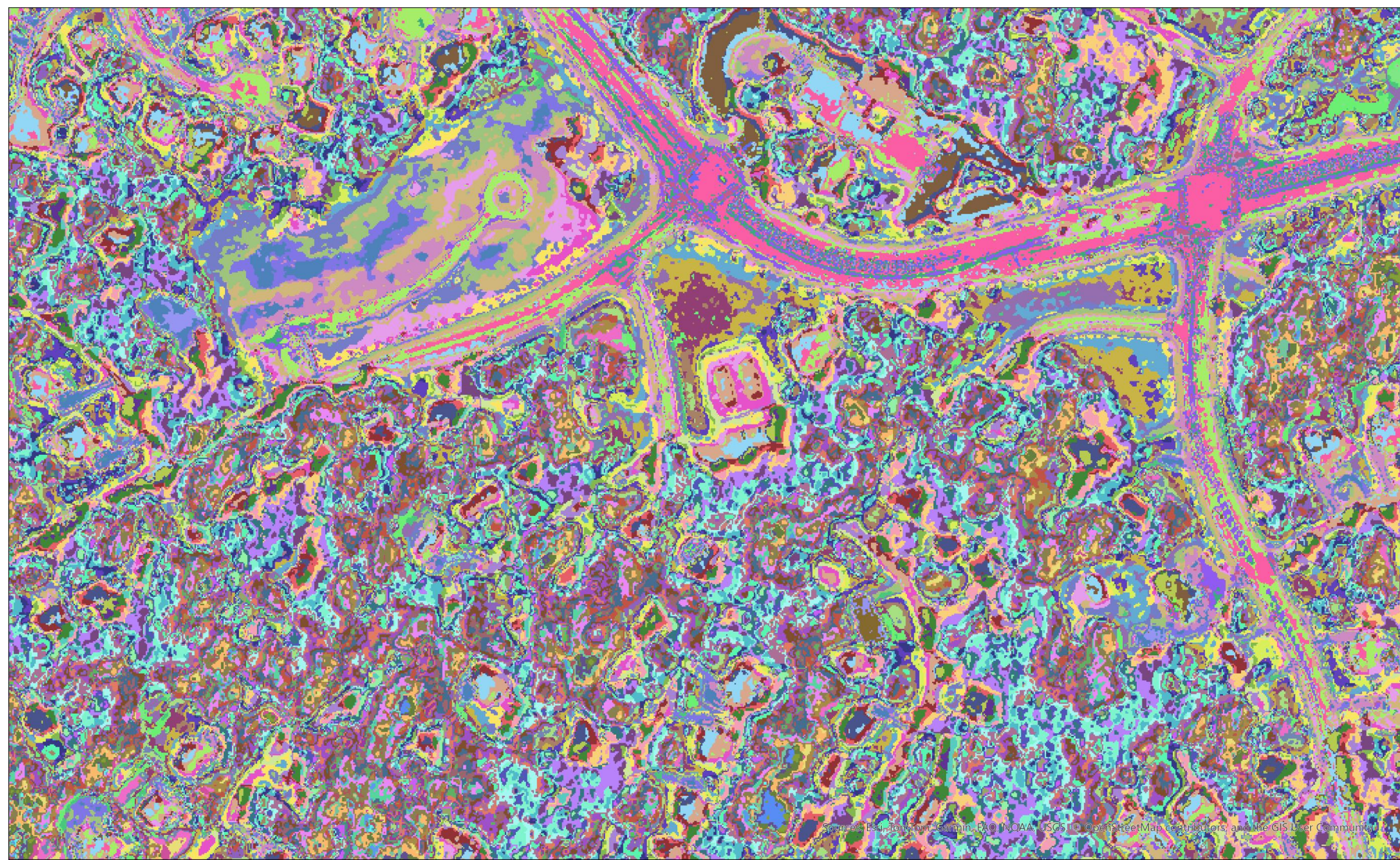
SANDY SPRINGS
GEORGIA

History of Tree Canopy Studies in Sandy Springs

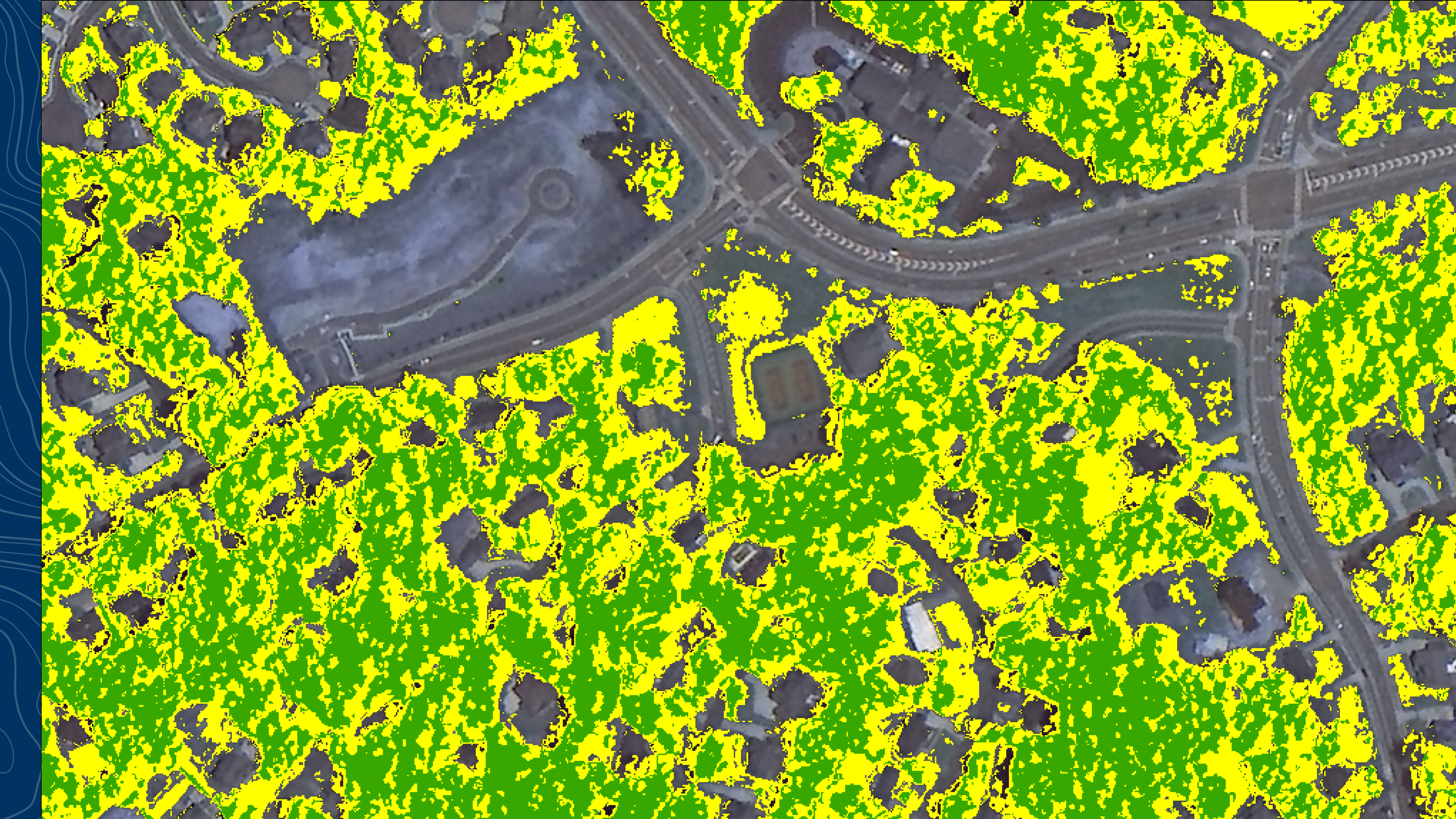
- 2008 Natural Resources Spatial Analysis Lab at UGA. Four band, 30 m Landsat 5 data
- 2010, 2013, 2015, 2017 National Agriculture Inventory Program. Four band, 1 m.
- 2019 – National Agriculture Inventory Program. Four band, 0.6 m.
- 2021 – Satellite imagery. Four band, 0.75 m

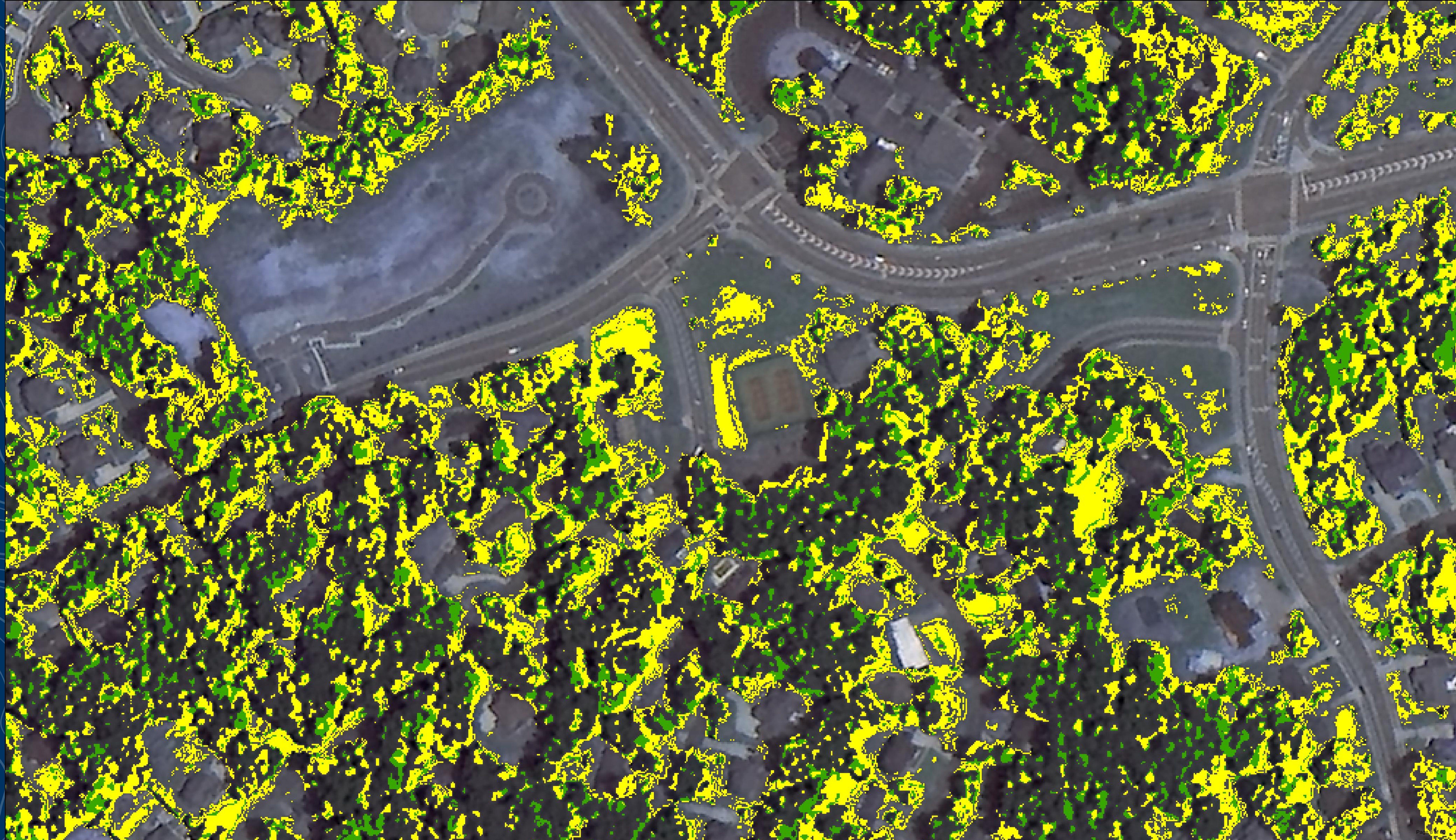
Iso Cluster Unsupervised Classification in ArcGIS software

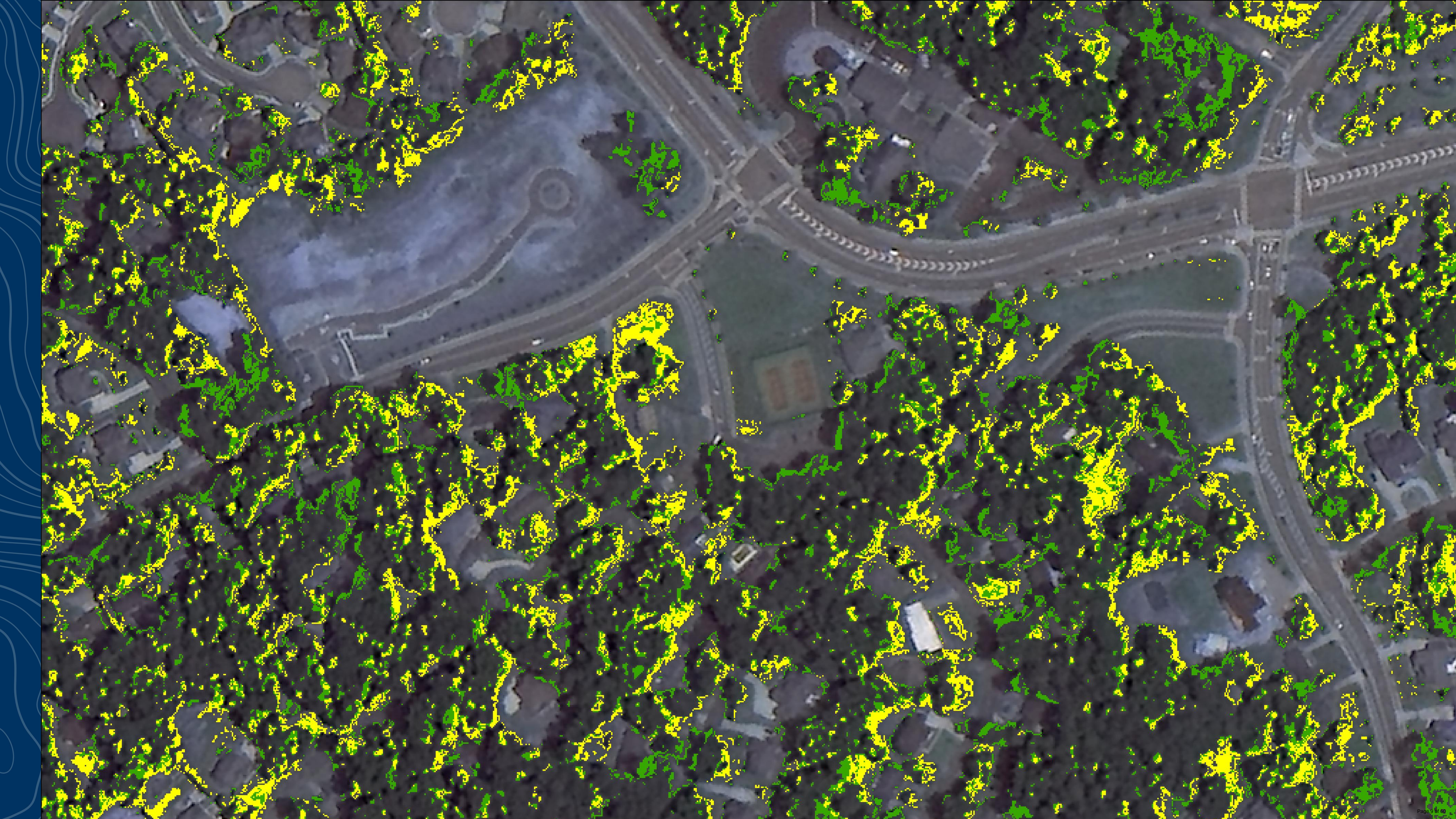
Iso Cluster Unsupervised Classification Process















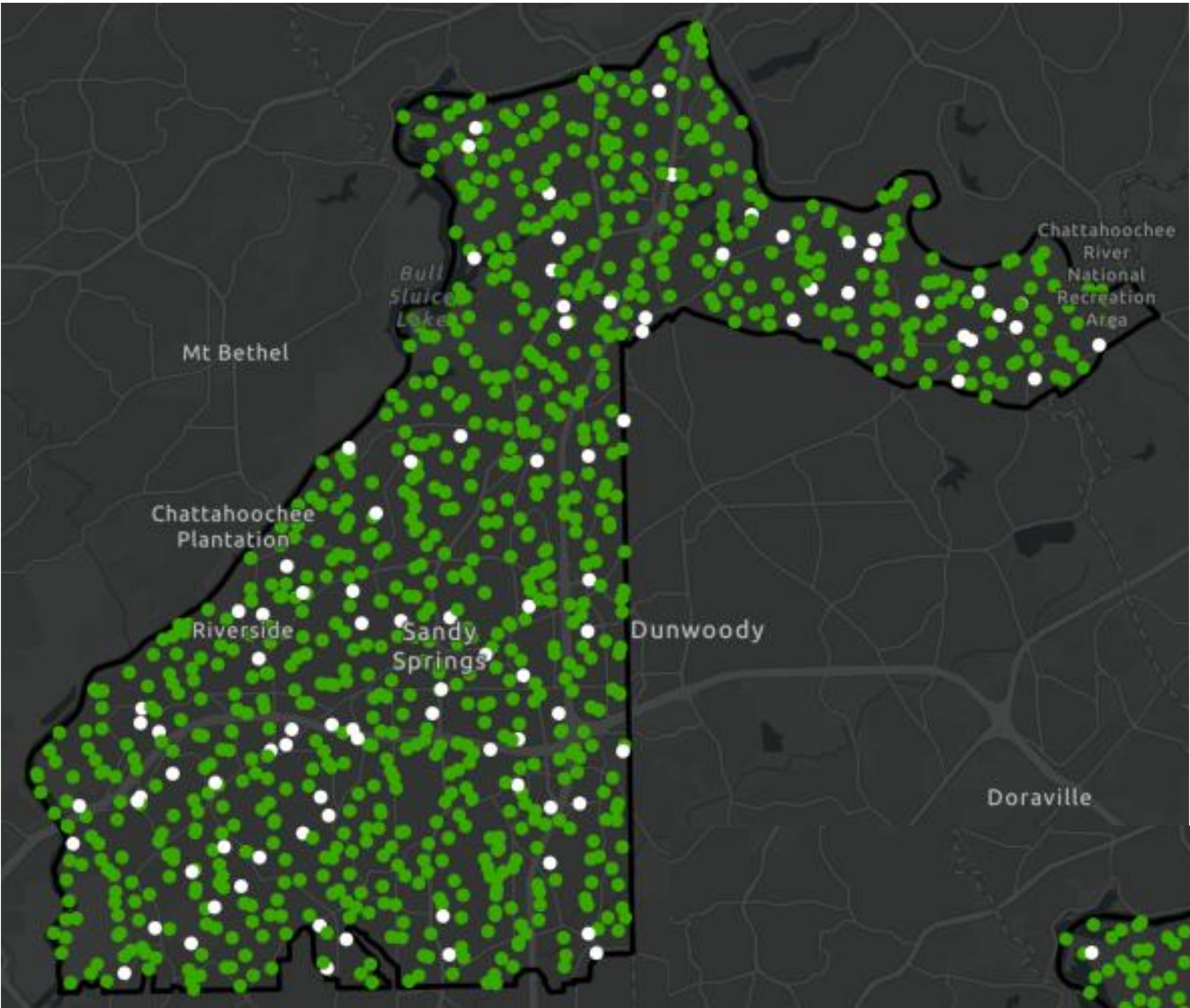
Tree Canopy Studies

- 2008 Natural Resources Spatial Analysis Lab at UGA. Four band, 30 m Landsat 5 data
- 2010, 2013, 2015, 2017 National Agriculture Inventory Program. Four band, 1 m.
- 2019 – National Agriculture Inventory Program. Four band, 0.6 m.
- 2021 – Satellite imagery. Four band, 0.75 m and Nearmap AI Vegetation
- 2023 – Nearmap AI Vegetation (2017 comparison)
- 2025 – Nearmap AI Vegetation

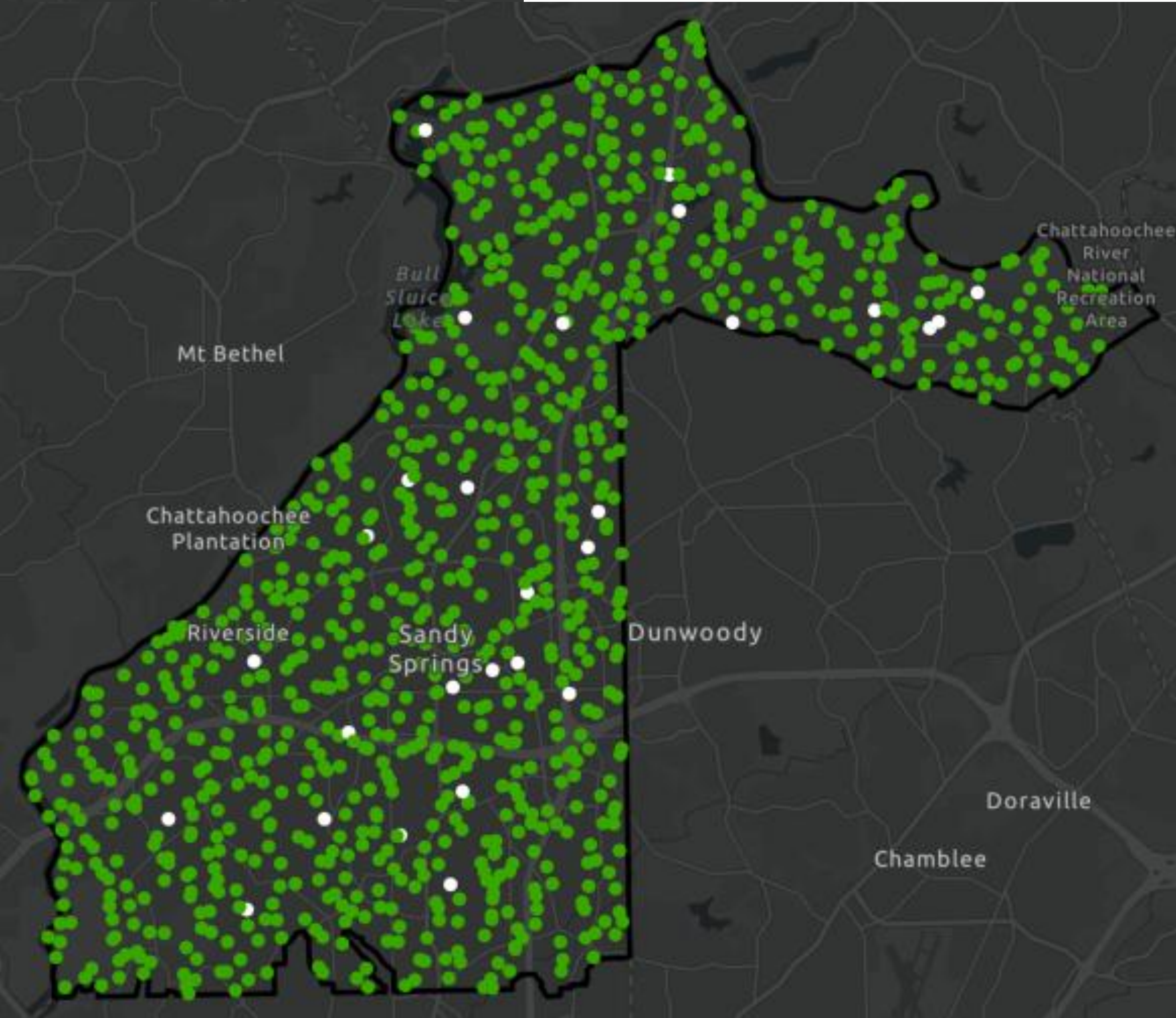
Accuracy Assessment

Overall Model Accuracy

2013	83.8%
2015	88.8%
2017	92.3%
2017 AI	>95%
2019	92.4%
2021	90.1%
2021 AI	>95%
2023 AI	>95%
2025 AI	>95%



Iso Accuracy



AI Accuracy

Tree Canopy Study

- Nearmap 2025 imagery and AI vegetation
 - Medium-High Vegetation for Canopy (greater than 2 meters)
 - Percent Canopy by Council District, Zoning, 50-foot Stream Buffer
 - Compared to 2023 Canopy by Council District, Zoning, 285/400 project
 - Anomaly tile in panhandle

Image Anomaly

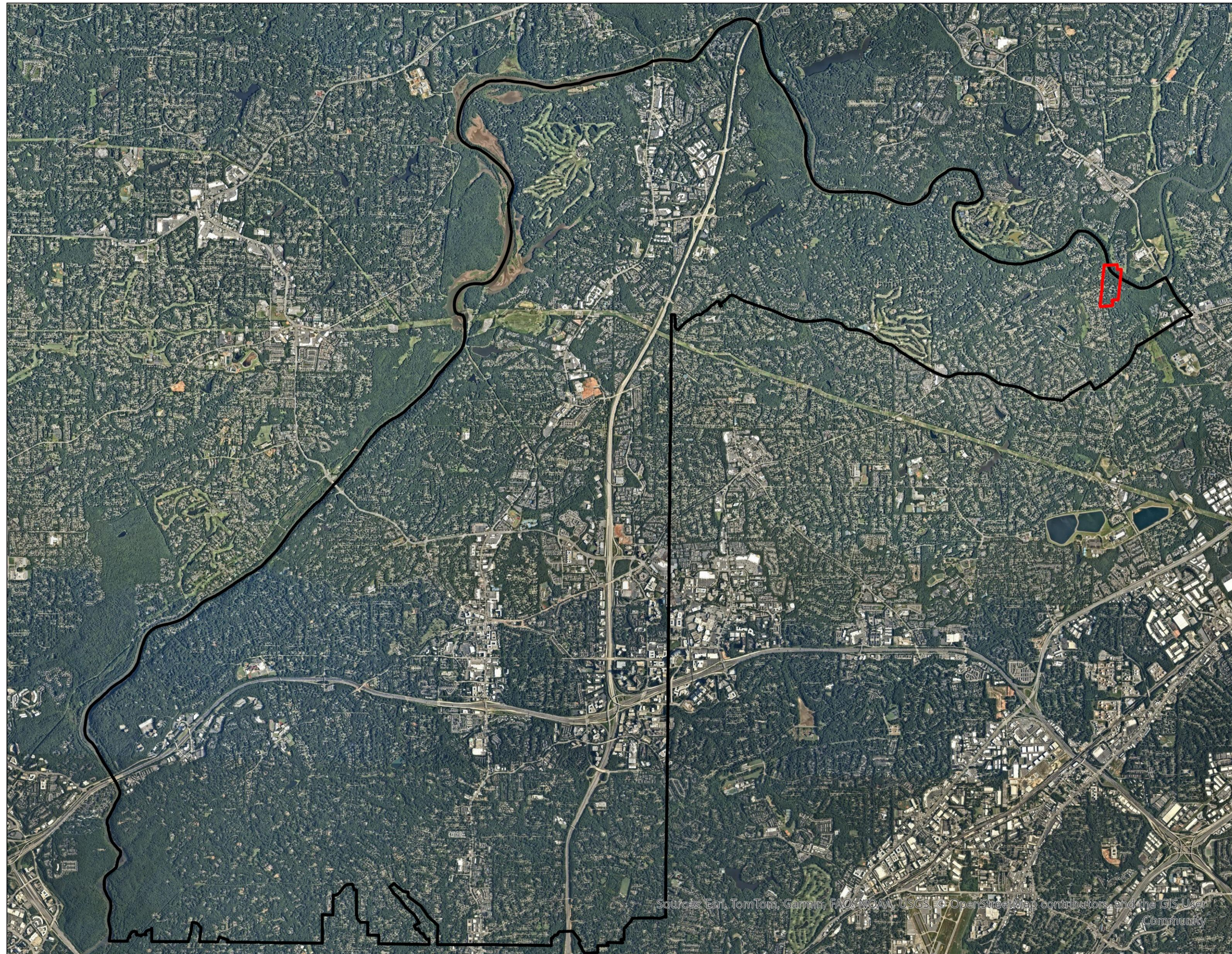


Image Anomaly

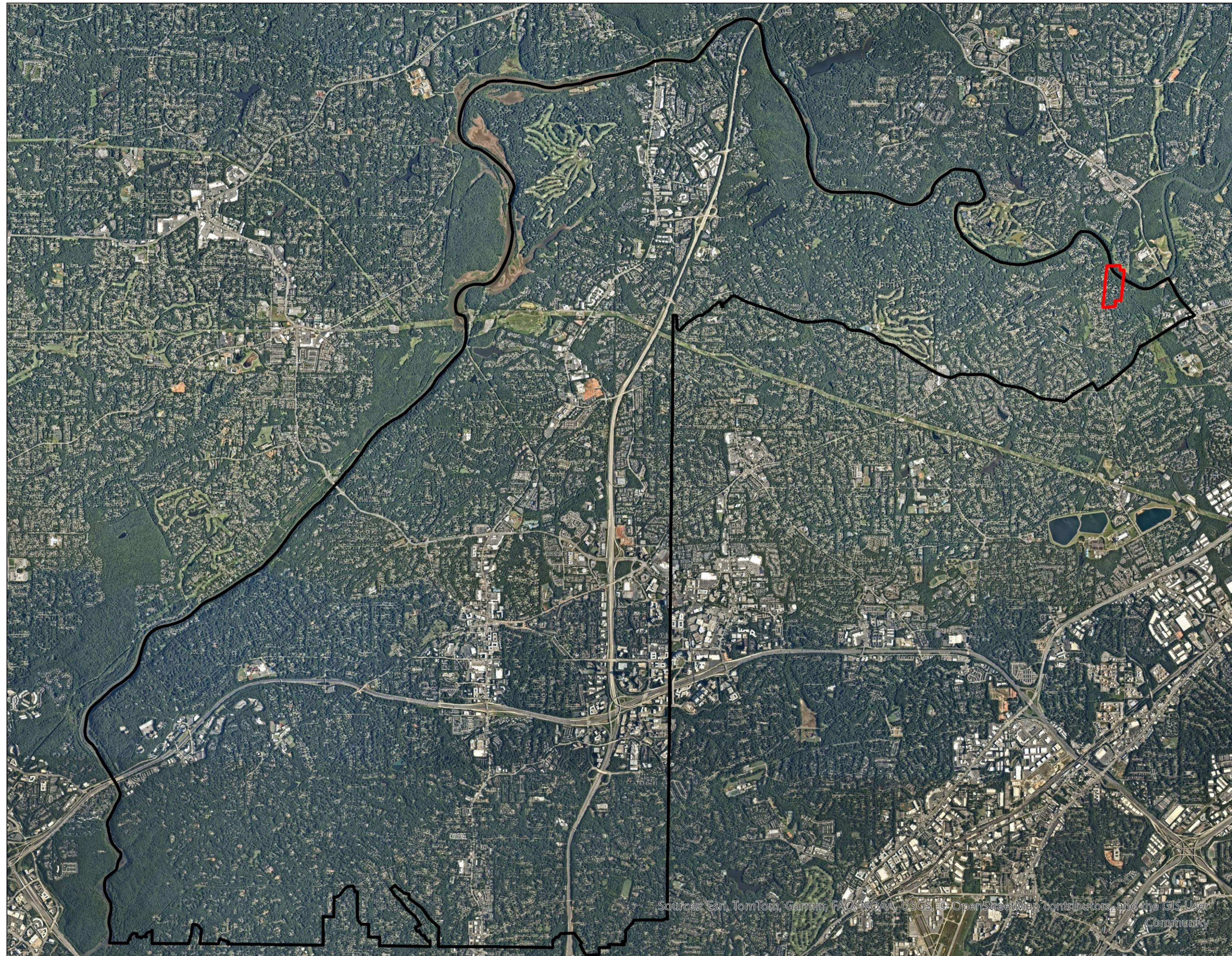
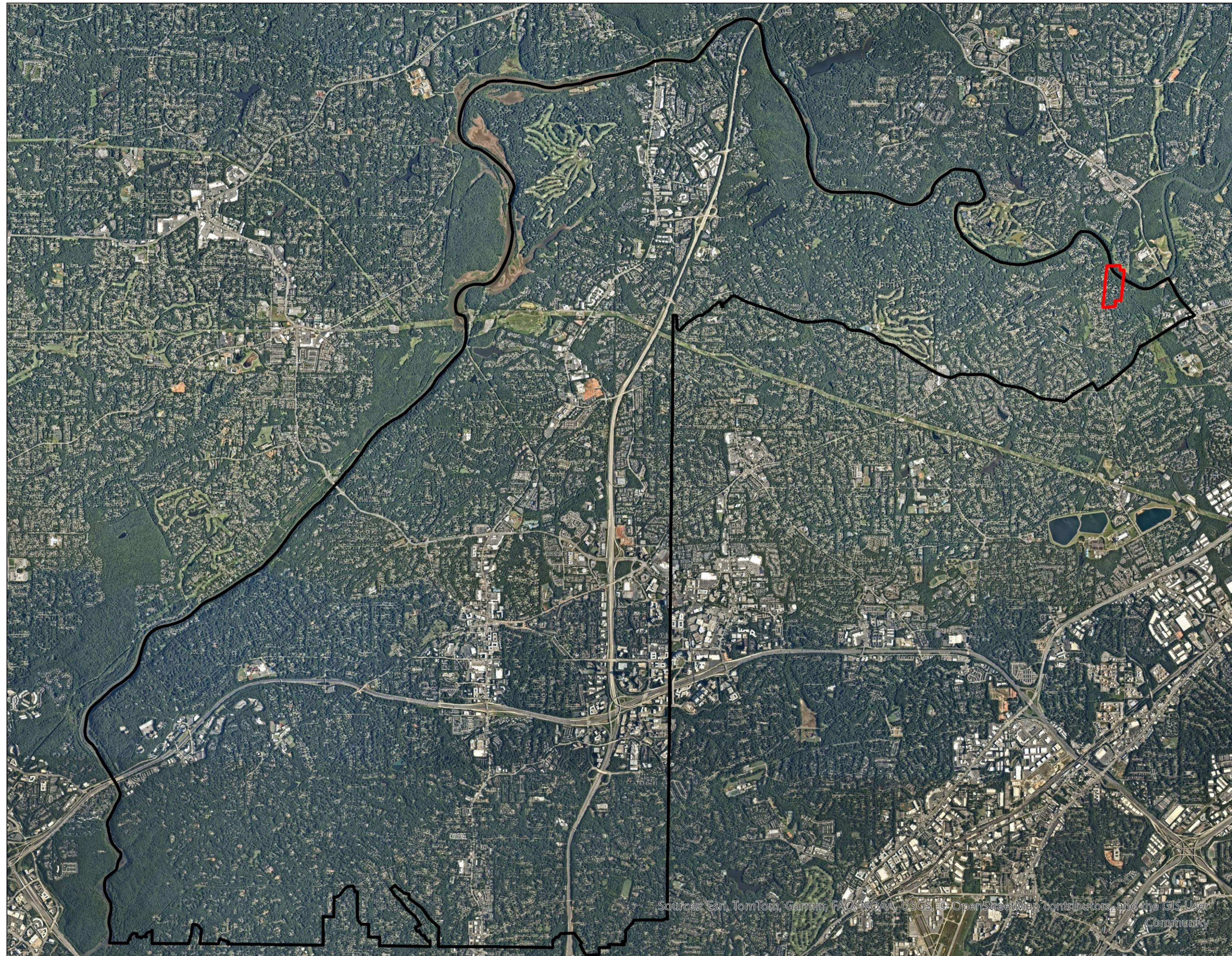


Image Anomaly



Estimated Area of Canopy

Year	2013	2015	2017	2019	2021	2023	2025
ISO	58.7%	58.6%	60.3%	58.1%	58.1%		
AI			56.5%		55.0%	54.5%	56.3%

Tree Canopy Comparison

City	Canopy	Year	City Size
Alpharetta	53%	2018	27 sq mi
Atlanta	47%	2018	136 sq mi
Brookhaven	48%	2021	12 sq mi
Chamblee	36%	2017	7.7 sq mi
Decatur	57%	2019	4.6 sq mi
Johns Creek	57%		31 sq mi
Roswell	--	--	42 sq mi
Sandy Springs	56%	2025	38.5 sq mi

Canopy Analysis

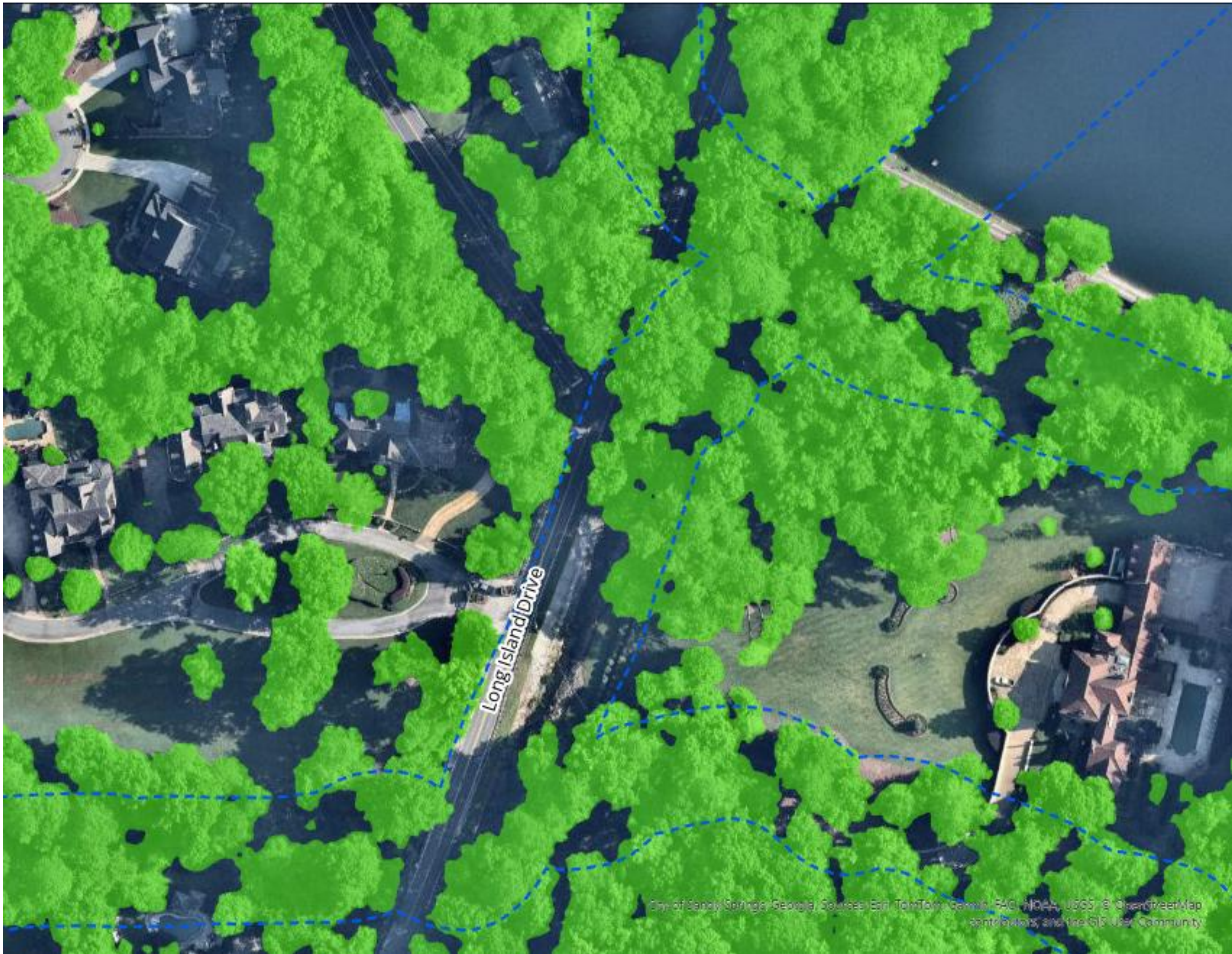
- Stream Buffer
- Council Districts
- Zoning
- Transform 285/400 Project Area

Stream Buffer (50ft) Canopy Coverage

AI percent canopy within the 100 ft stream corridor

Non-canopy area is a result of open water and low vegetation as well as impervious surfaces.

Watershed	AI 2021	AI 2023	AI 2025
Crooked Creek	79.8%	80.5%	81.0%
Long Island Creek	80.5%	78.2%	81.1%
Marsh Creek	68.7%	69.7%	71.4%
Nancy Creek	74.9%	71.8%	74.9%



2025 AI Acreage of Canopy by Council District

	Council District 1	Council District 2	Council District 3	Council District 4	Council District 5	Council District 6	City-wide
2025 Canopy Acreage	3,296	2,086	1,813	1,030	1,409	4,342	13,980
2023	3,271	2,054	1,733	1,013	1,321	4,166	13,564
2025 Council District Acreage	5,382	3,778	3,732	2,132	2,940	6,865	24,830
2025 Percent Canopy	61%	55%	49%	48%	48%	63%	56%
2023	61%	54%	46%	48%	45%	61%	55%

2025 AI Percent Canopy by Council District and Zoning

	Council District 1	Council District 2	Council District 3	Council District 4	Council District 5	Council District 6	City-wide
CC	26 (24)	37 (35)		21 (20)		36 (34)	30 (29)
CON	97 (97)	52 (49)	53 (52)	90 (89)	86 (82)	97 (97)	83 (82)
CS			22 (19)	7 (8)		66 (55)	22 (19)
CX	33 (33)	32 (31)	22 (20)	25 (24)	29 (26)	23 (20)	28 (27)
IX	40 (41)						40 (41)
NEX		10 (9)					10 (9)
ON					43 (39)	41 (38)	42 (39)
OX	45 (45)	47 (47)	33 (30)	44 (43)	50 (47)	67 (66)	54 (52)
PK	42 (41)	63 (60)	62 (59)	70 (68)	66 (66)	94 (92)	68 (66)
PM					31 (28)		31 (28)
PR			46 (42)	24 (17)			40 (34)
PX			34 (31)	52 (54)	29 (26)		37 (36)
RD	62 (61)	73 (73)	61 (59)	60 (58)	58 (55)	61 (57)	63 (61)
RE	68 (68)	46 (46)	64 (61)	49 (51)	62 (59)	70 (67)	65 (64)
RM	58 (57)	60 (59)	43 (41)	52 (50)	45 (41)	41 (36)	54 (52)
RT	52 (51)	59 (58)	49 (45)	45 (41)	48 (43)	55 (50)	52 (49)
RU	52 (50)	35 (36)	35 (31)	26 (36)	48 (44)	80 (73)	48 (45)
RX		23 (14)				17 (15)	18 (15)
SX	45 (44)	24 (22)	21 (21)	6 (5)		24 (22)	24 (23)
TX	30 (29)	35 (35)		57 (56)			38 (37)
No Zoning	36 (35)	26 (25)	23 (22)	21 (20)	28 (27)	35 (32)	30 (28)
Total	61 (61)	55 (54)	49 (46)	48 (48)	48 (45)	63 (61)	56 (55)

2025 percent canopy
(2023 percent canopy)

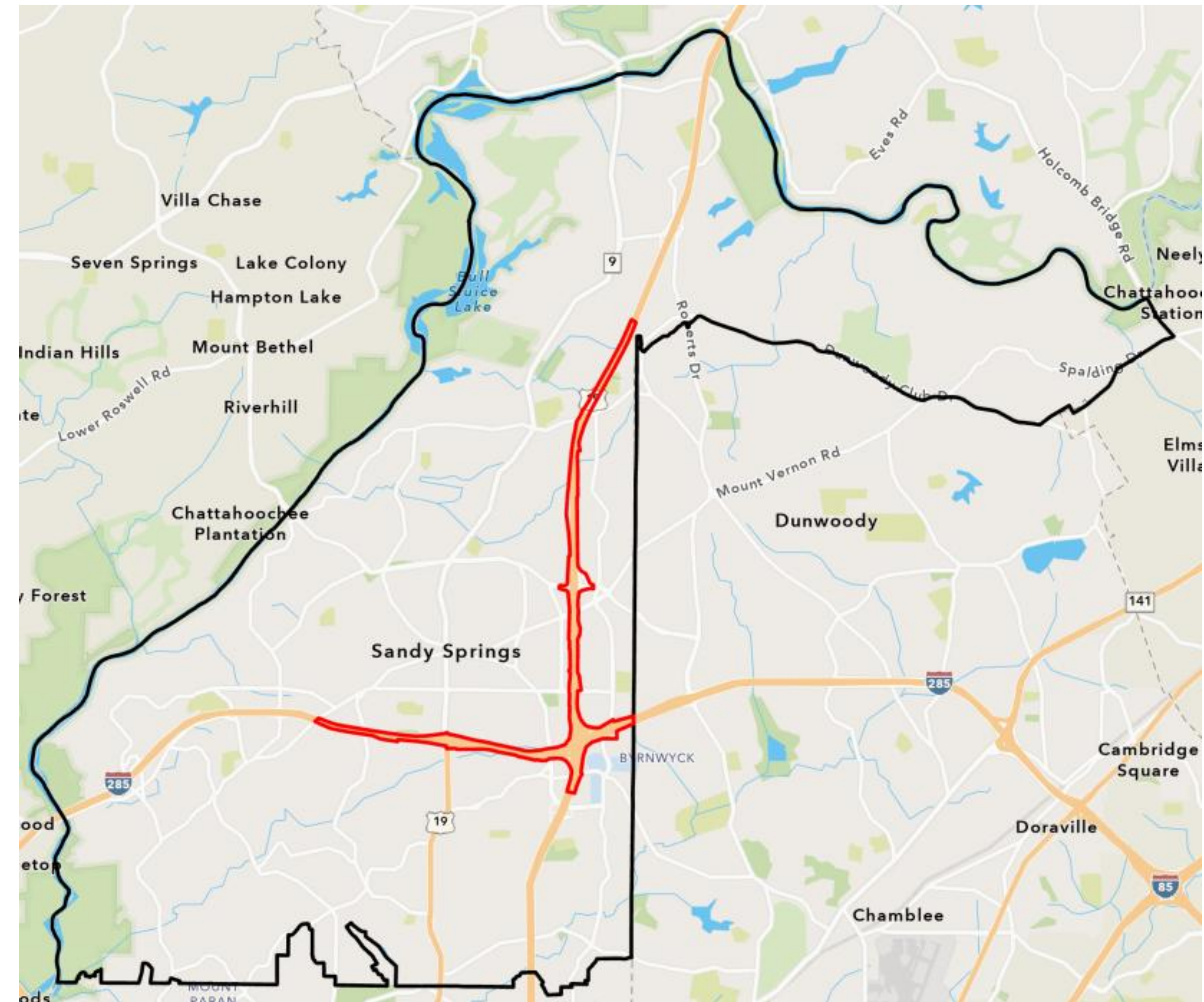
No zoning – right of way, Bull Sluice

Canopy Changes in I-285/SR 400 Project Area

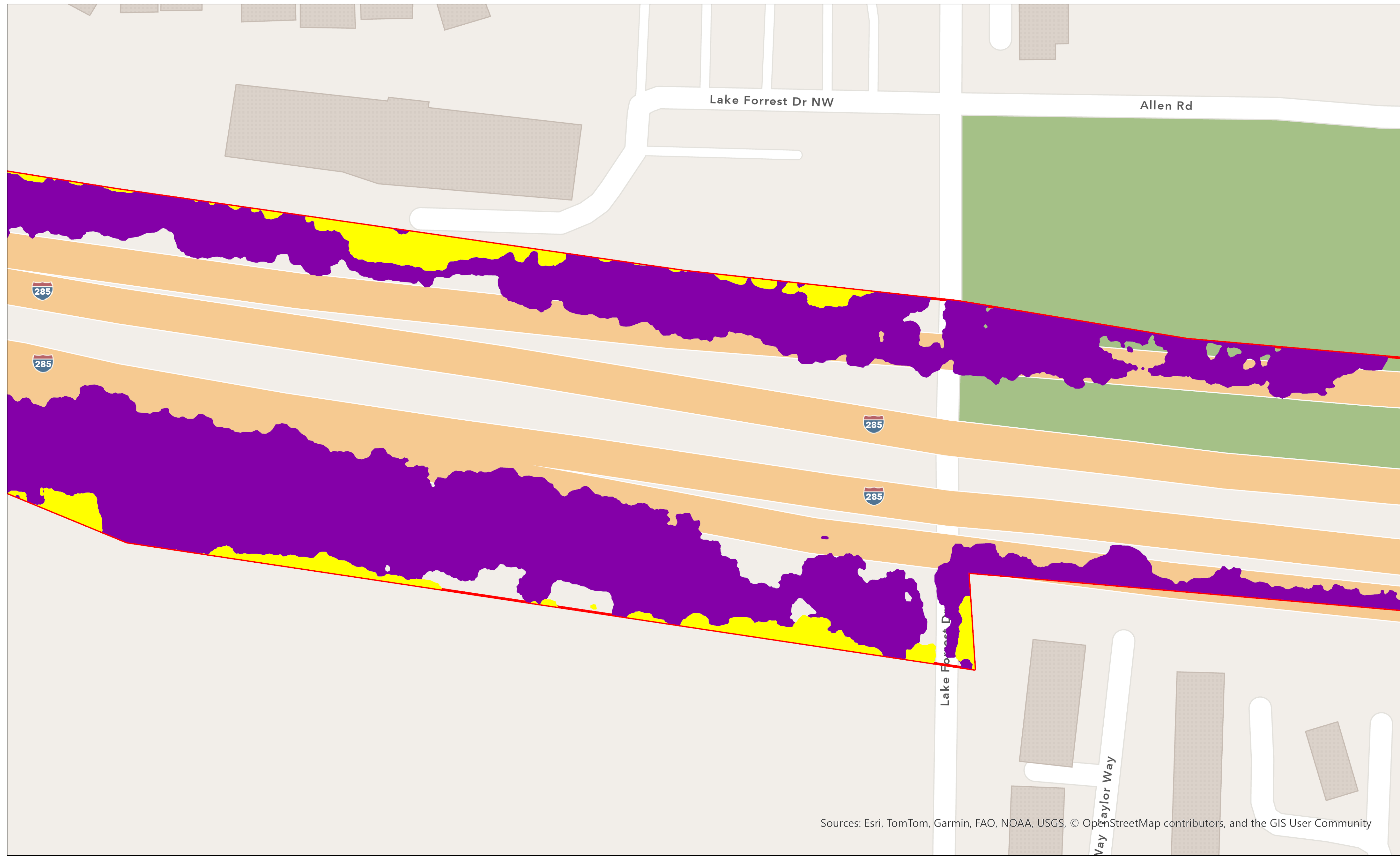
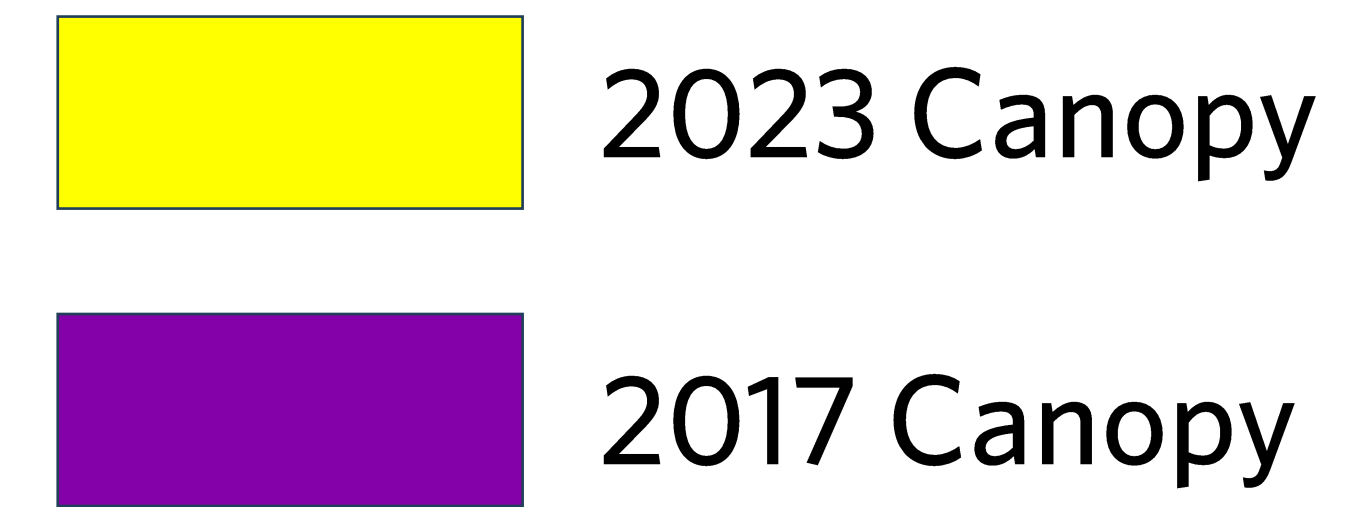
- Mount Vernon Highway to eastern city limits
- Glenridge Connector to Pitts Road

Canopy

- 2017: 106 acres
- 2021: 22 acres
- 2023: 20 acres
- 2025: 27 acres

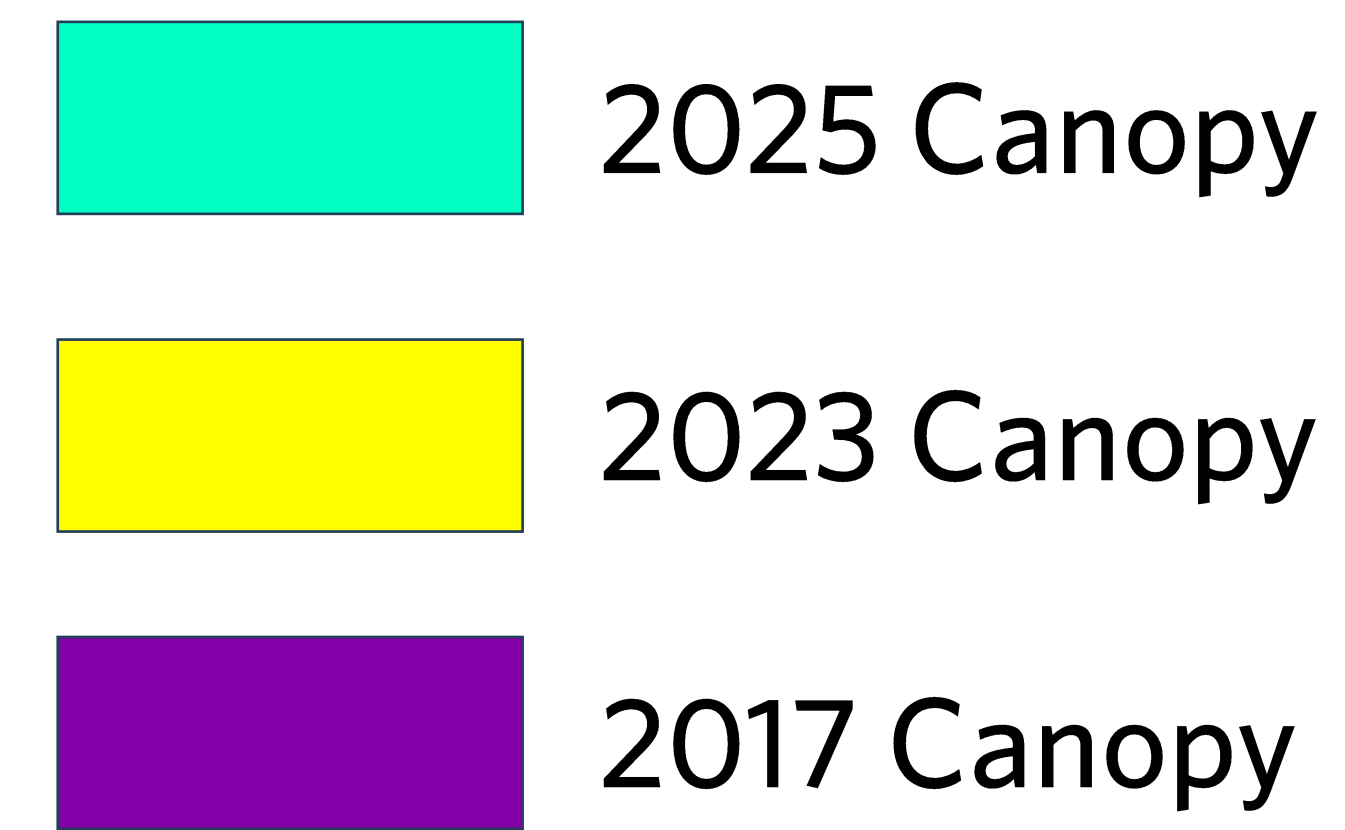


I-285/SR 400 Project



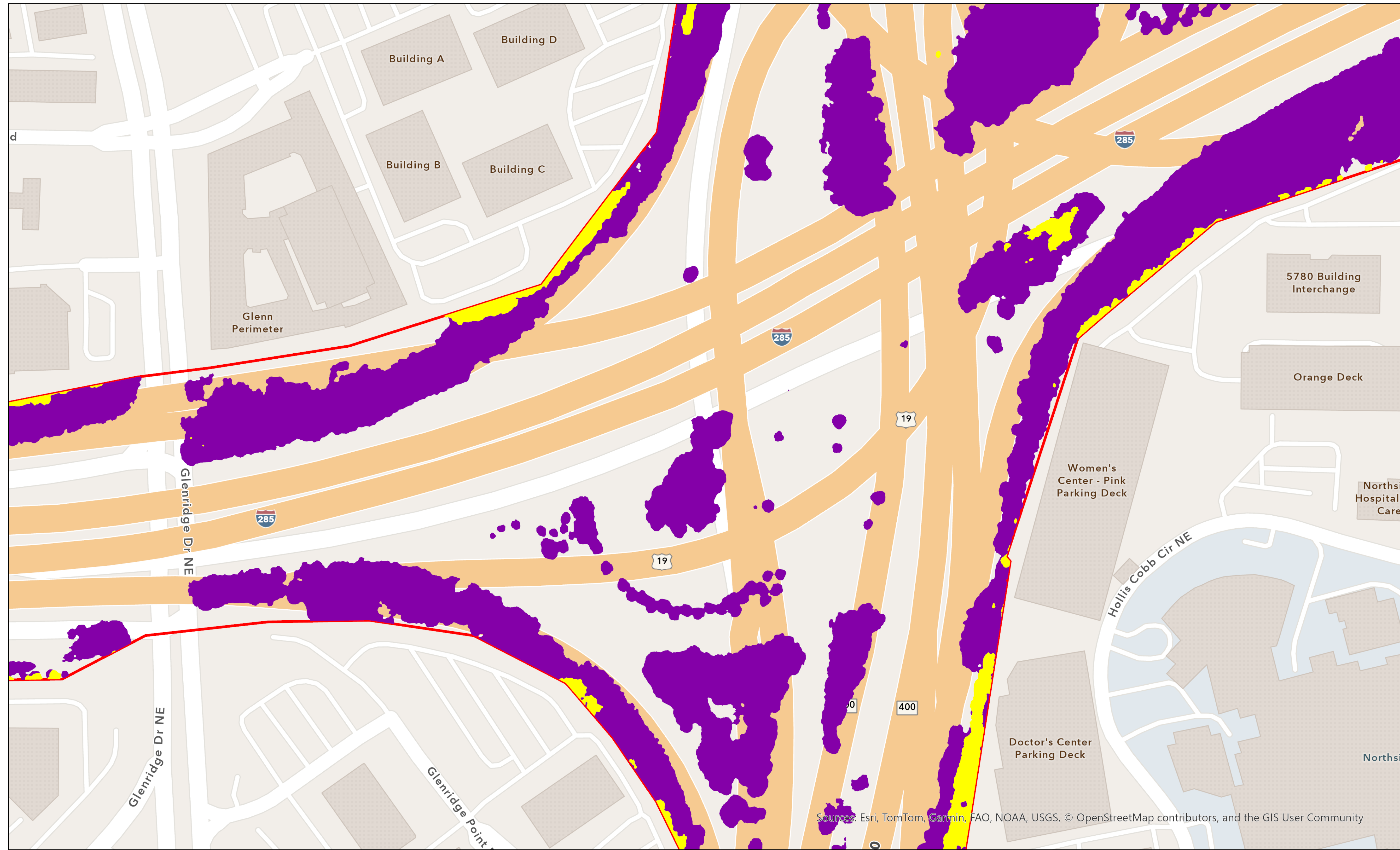
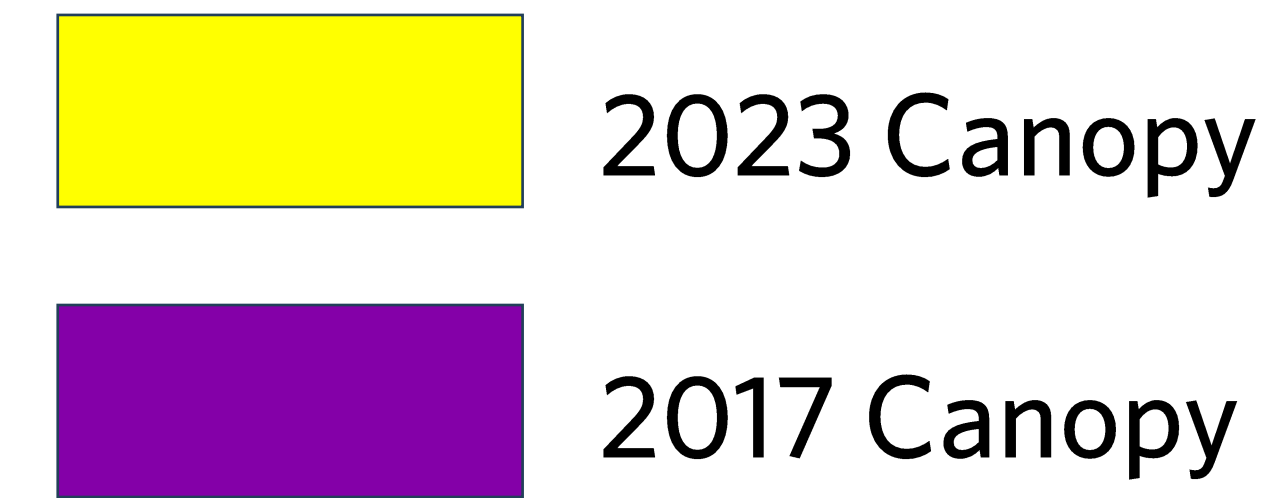
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

I-285/SR 400 Project



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

I-285/SR 400 Project



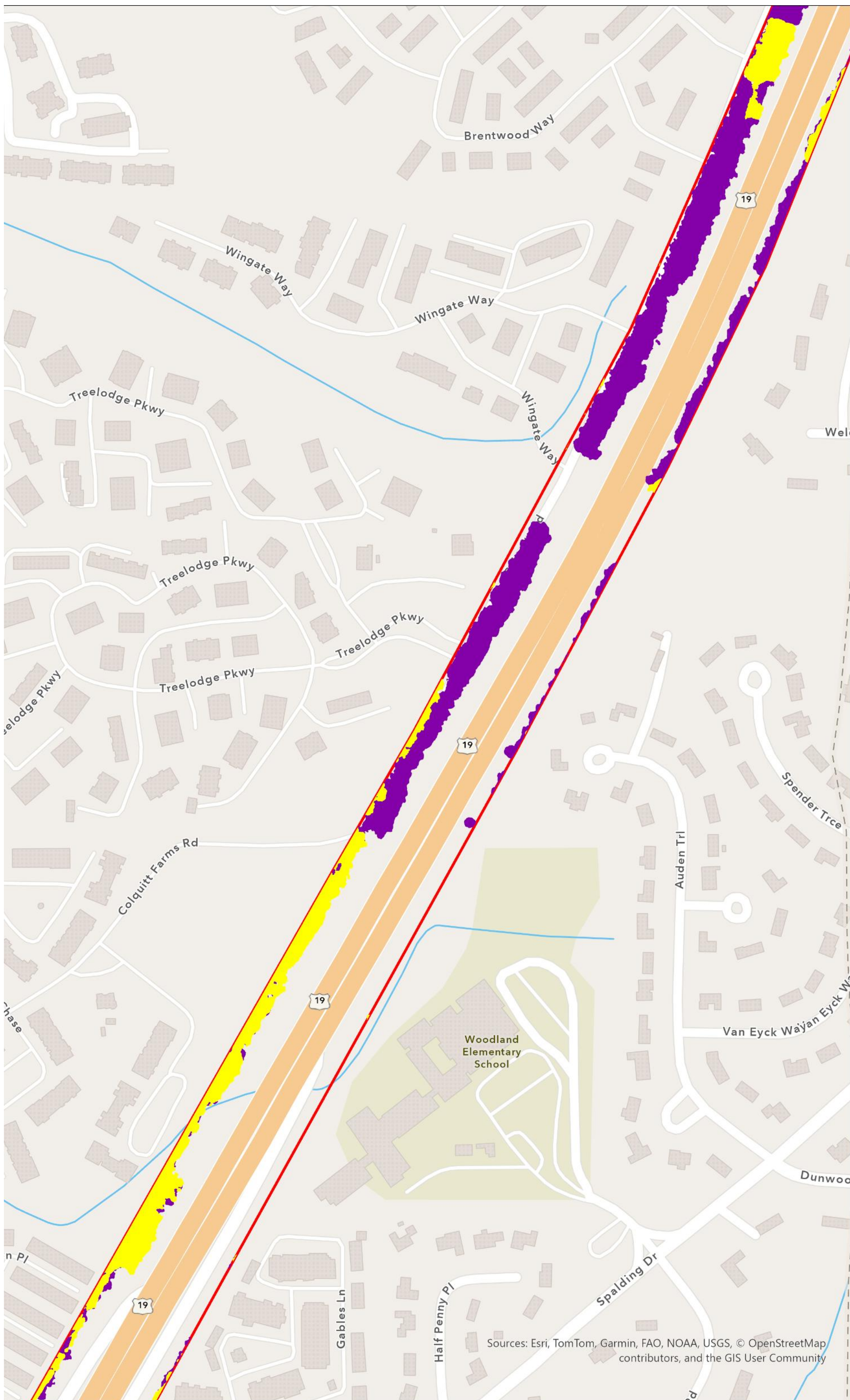
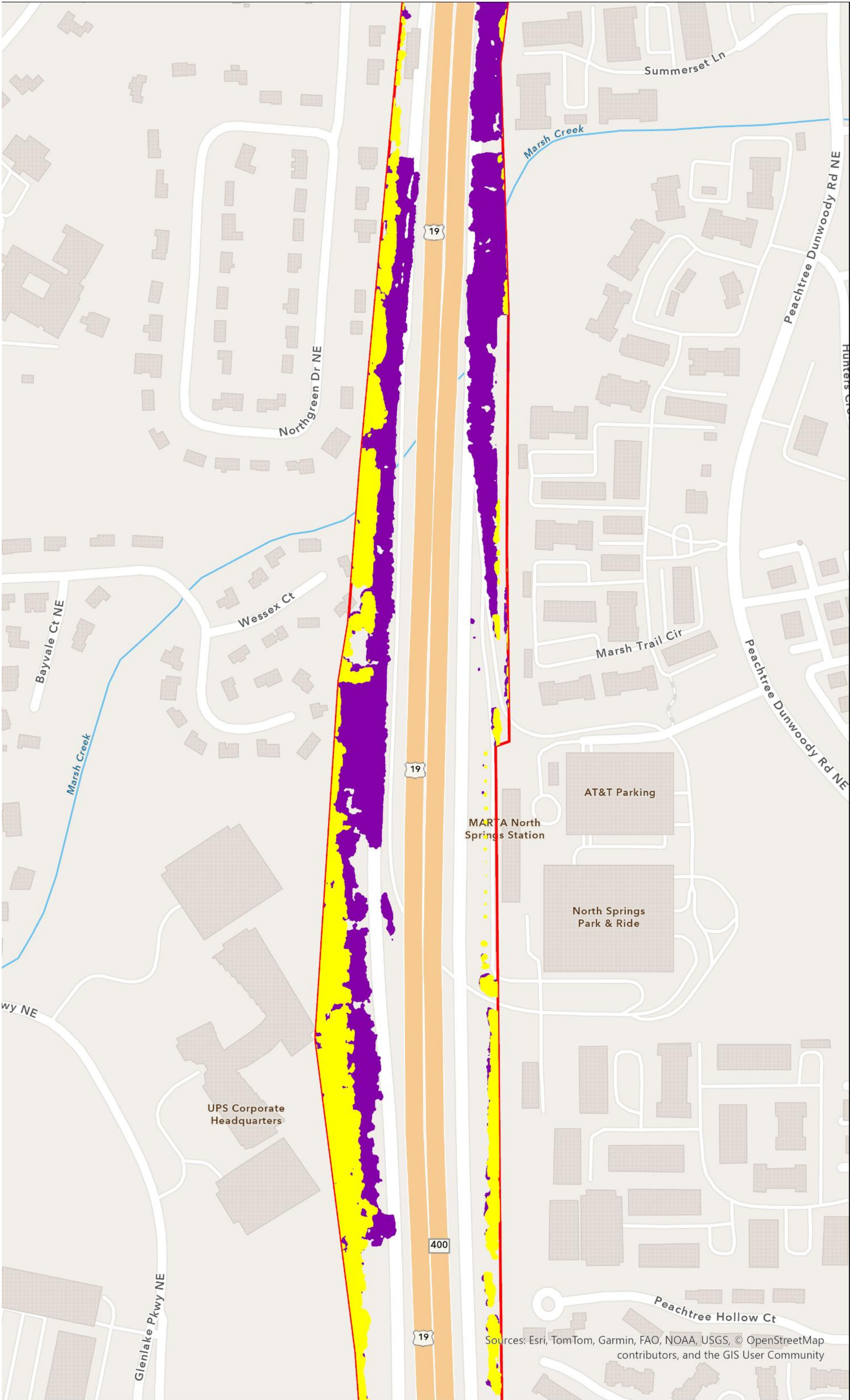
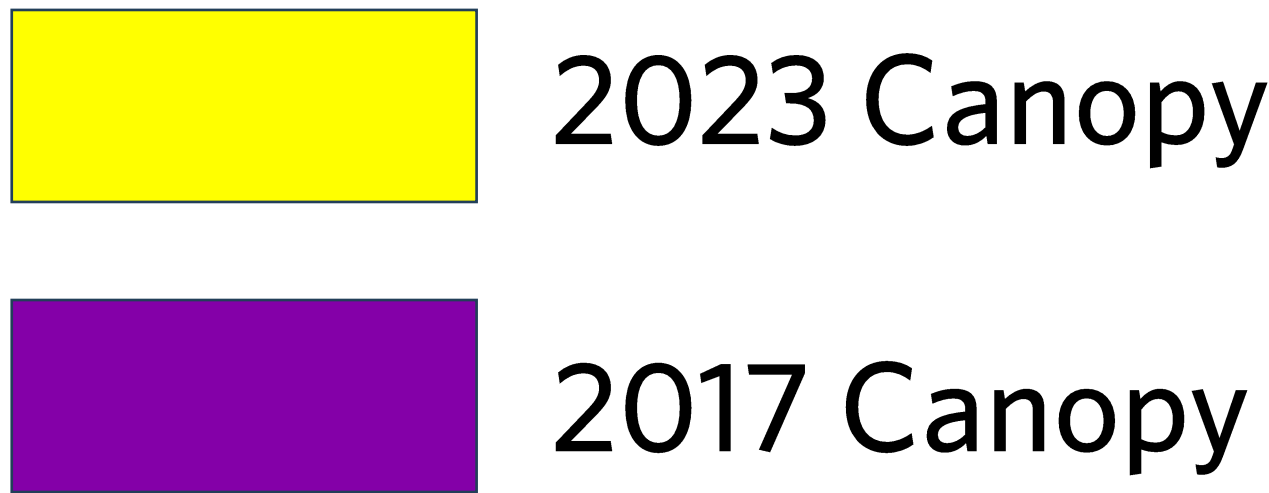
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

I-285/SR 400 Project

- 2025 Canopy
- 2023 Canopy
- 2017 Canopy

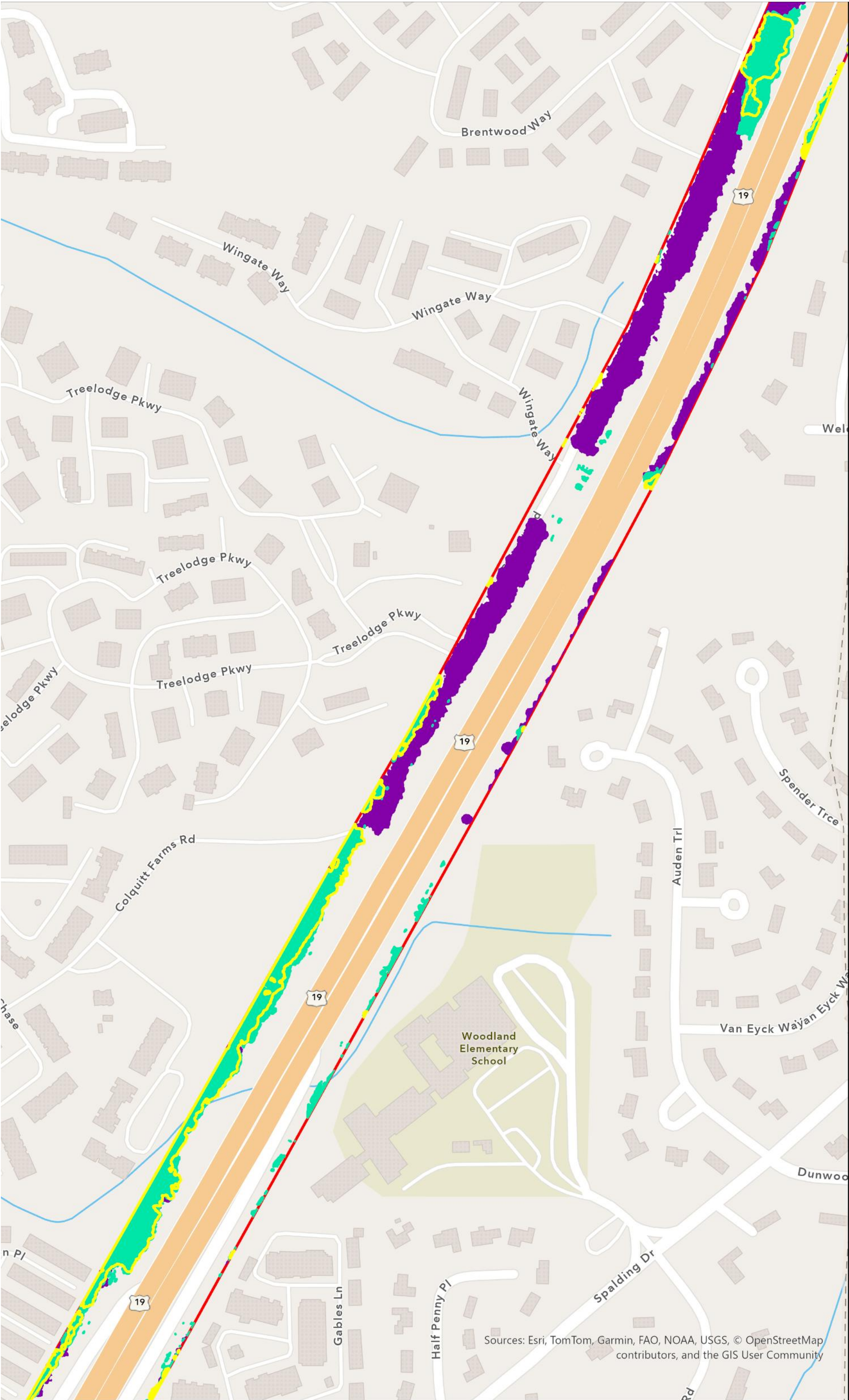
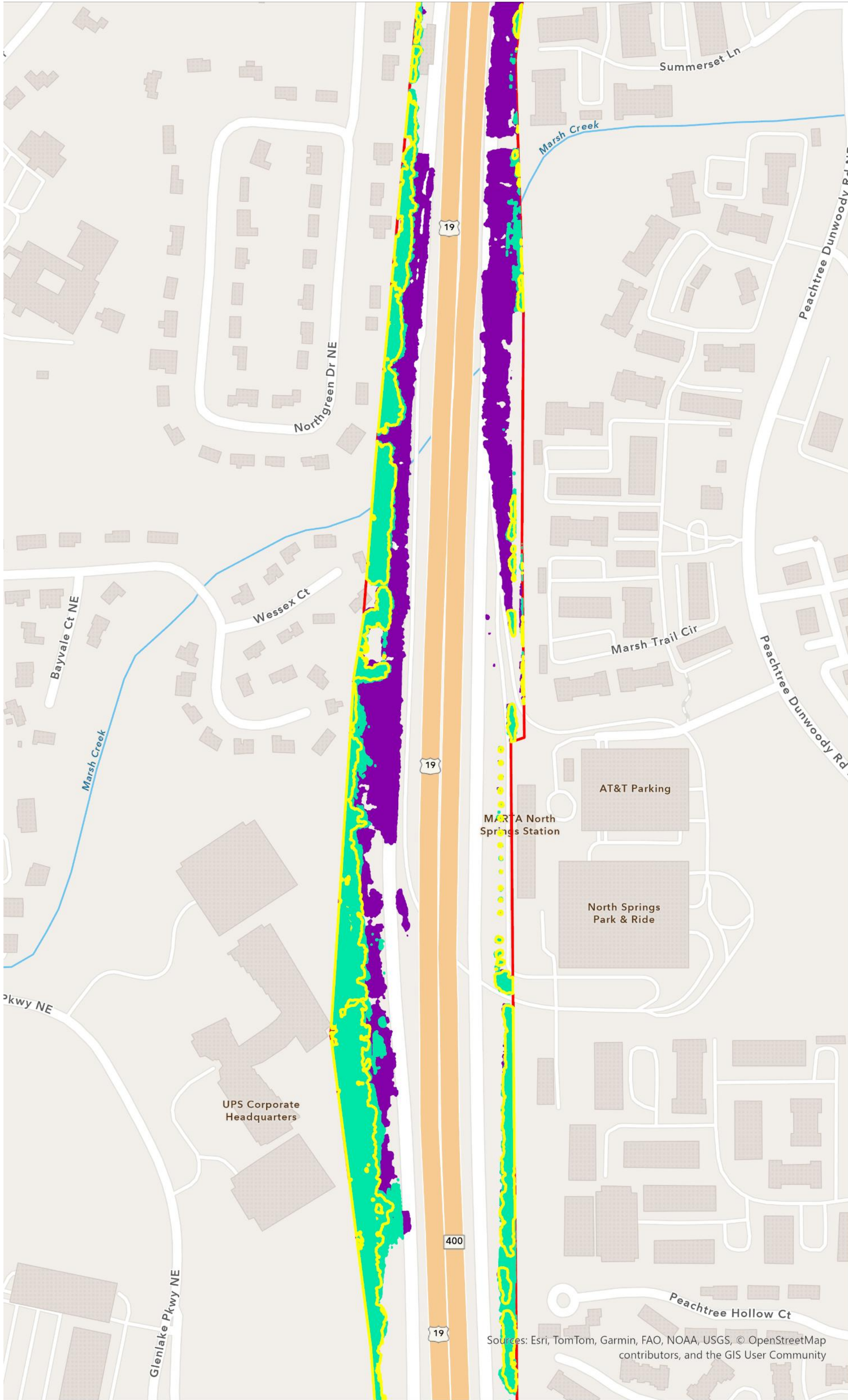
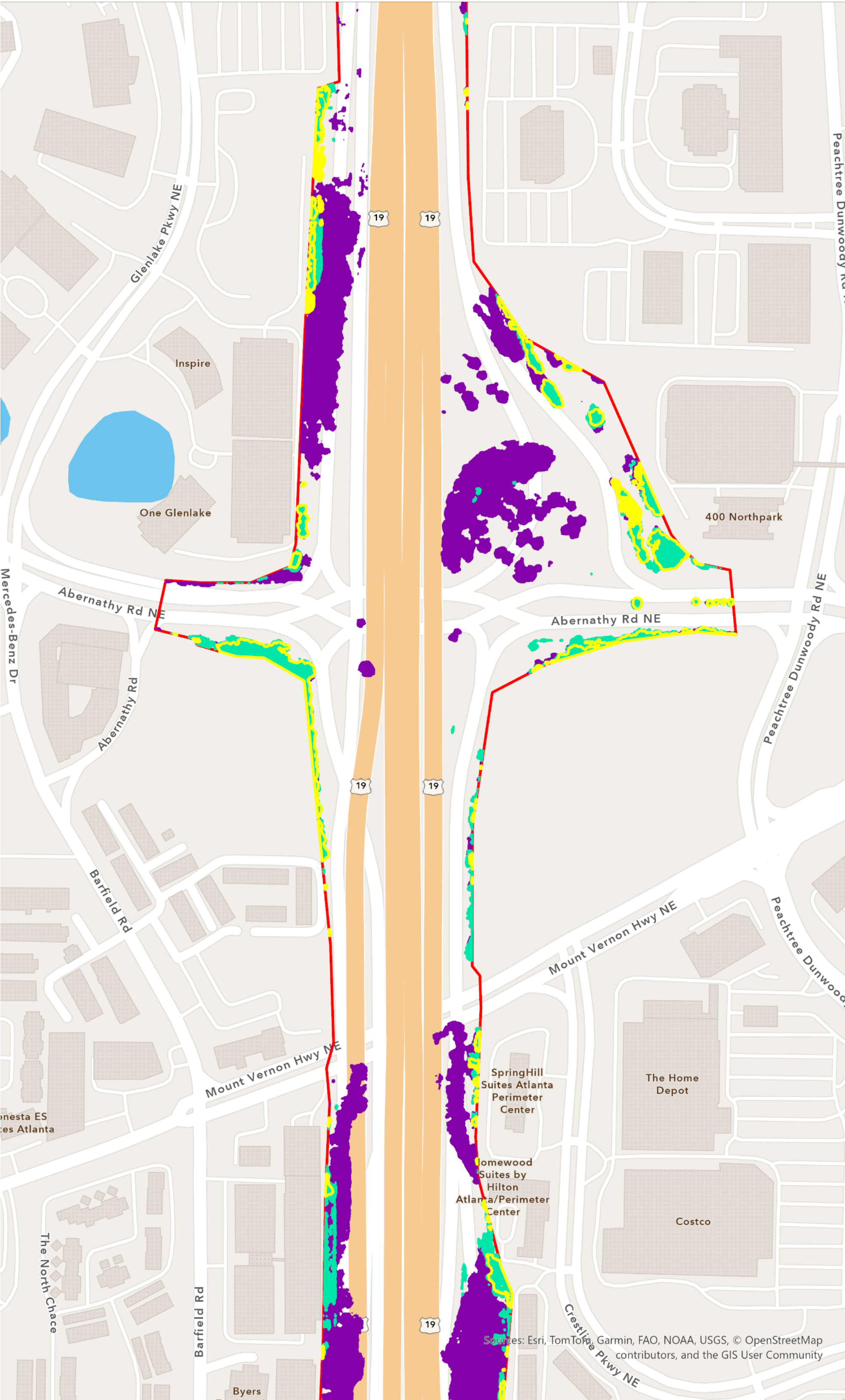


I-285/SR 400 Project



I-285/SR 400 Project

- 2025 Canopy
- 2023 Canopy
- 2017 Canopy



Conclusion

2017: 14,048 acres (56.5%)

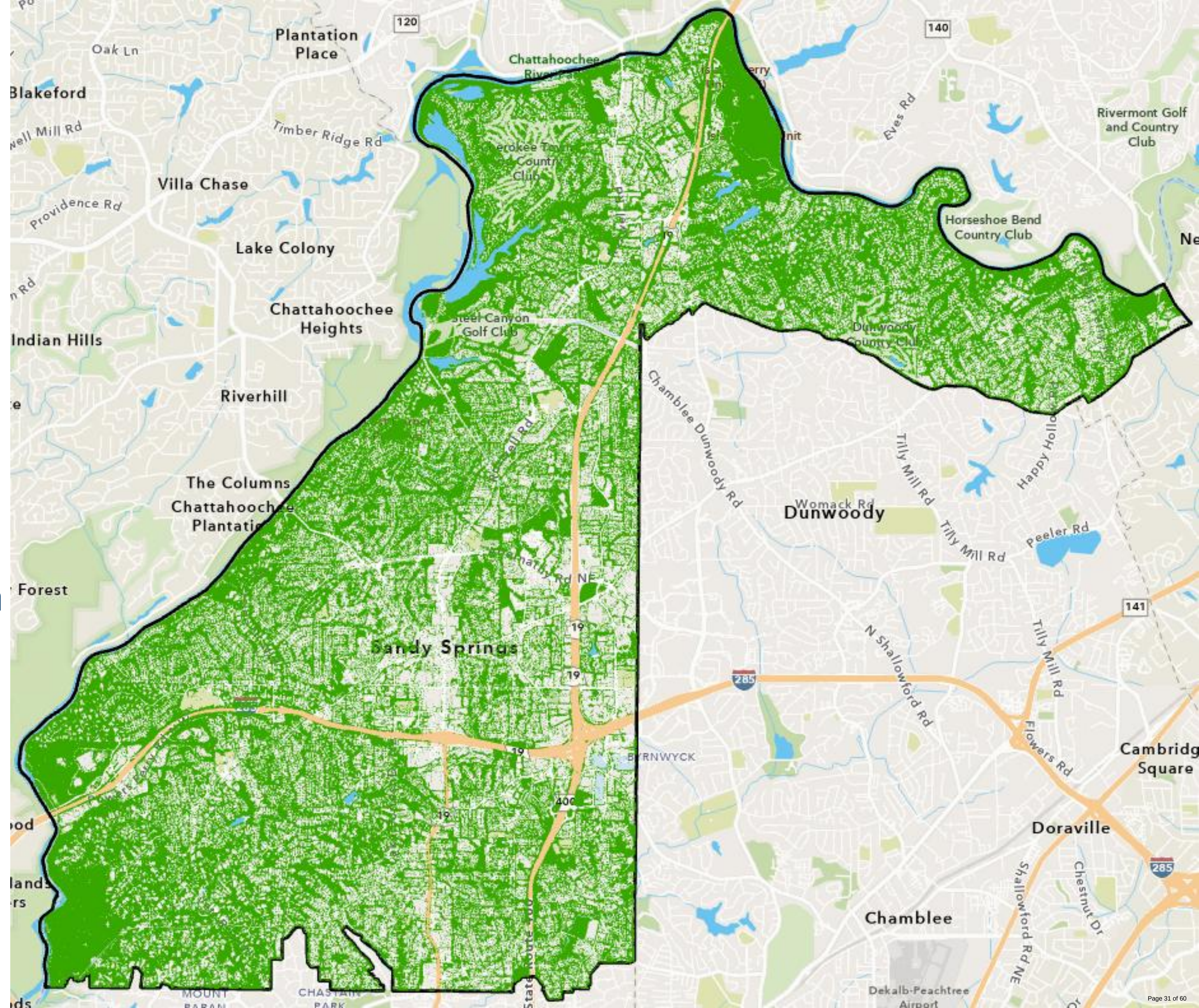
2021: 13,679 acres (55%)

2023: 13,564 acres (54.5%)

2025: 13,980 acres (56.3%)

AI produces high accuracy data

Staff focuses on analysis rather than pixel classification





SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager
FROM: Matthew Anspach, Senior Planner
DATE: April 6, 2026 Submission for the April 21, 2026 City Council Work Session
ITEM: Design Guidelines Draft Update

Recommendation:

No recommendation is needed at this time. The work session is an update to the Design Guidelines Draft, and feedback is appreciated.

Discussion:

The Design Guidelines project is formalizing the proposed draft as the project enters its final stages. Staff and consultant, Rhodeside & Harwell, will update Mayor and City Council on progress and welcome feedback and further direction.

Financial Impact:

No financial impact is anticipated at this time.

Review:

Matthew Anspach, Senior Planner
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 - 4/16/2026
Approved - 4/16/2026
Approved - 4/16/2026
Approved - 4/16/2026
Approved - 4/16/2026
Final Approval - 4/16/2026

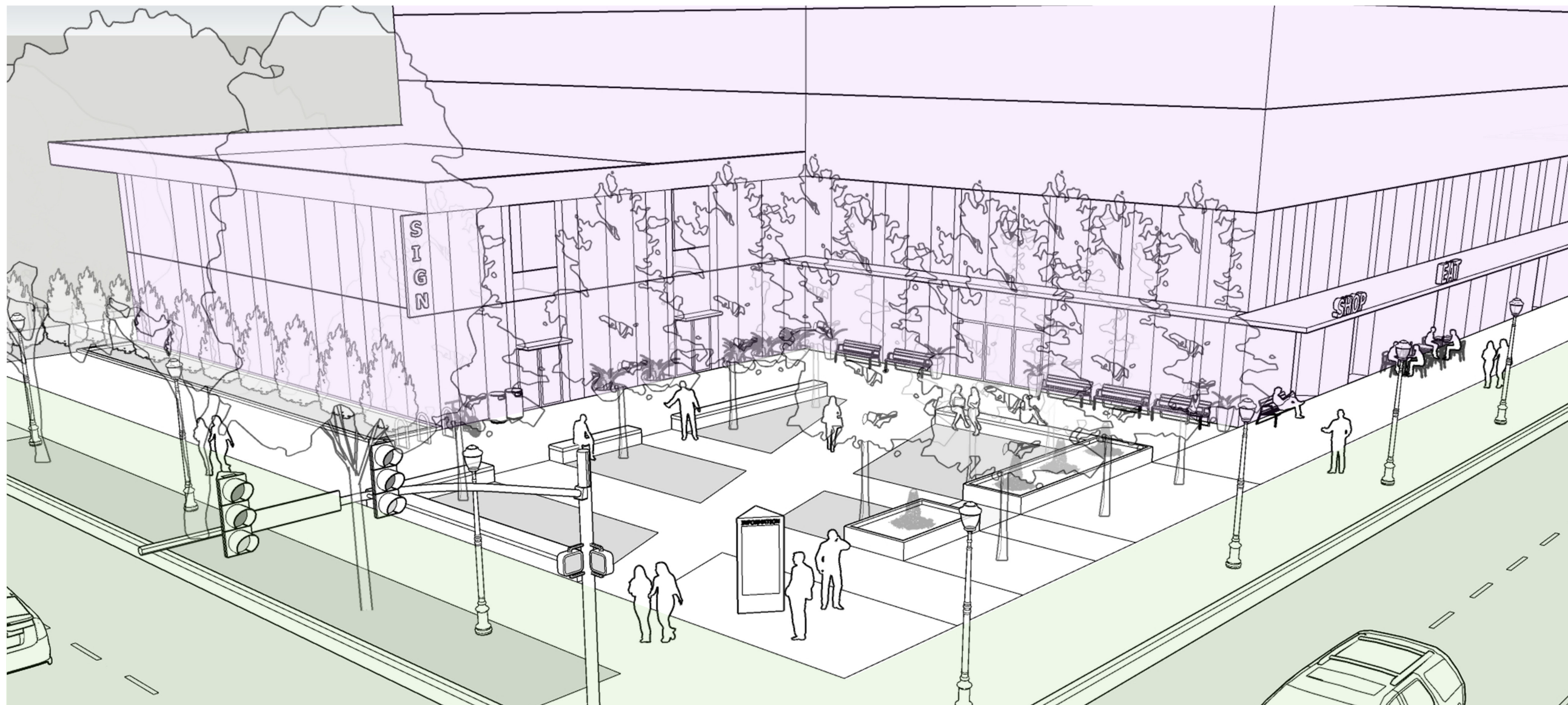
Attachments:

1. Design Guidelines Presentation



MAYOR AND CITY COUNCIL - PROGRESS UPDATE

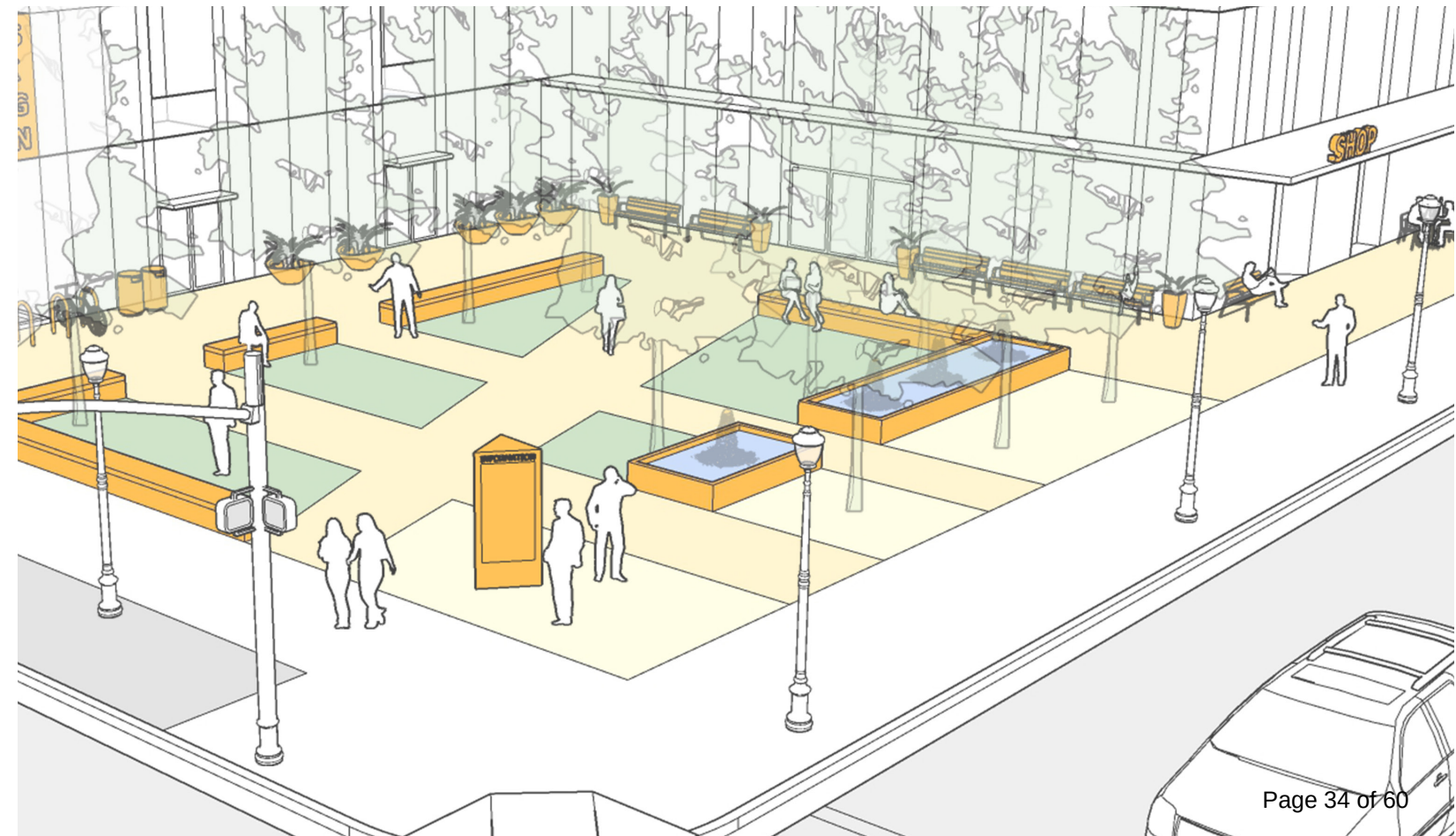
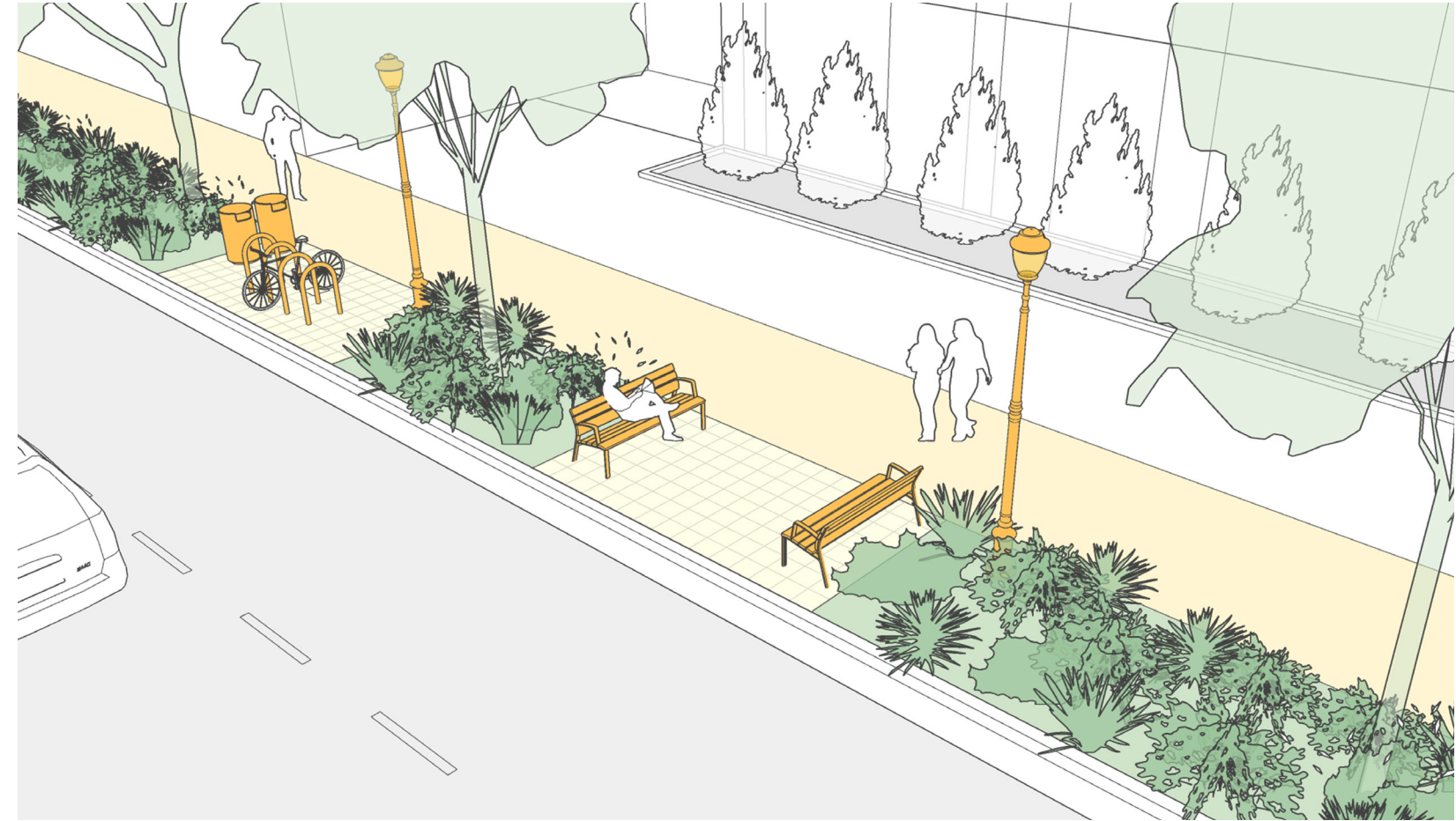
APRIL 21, 2026



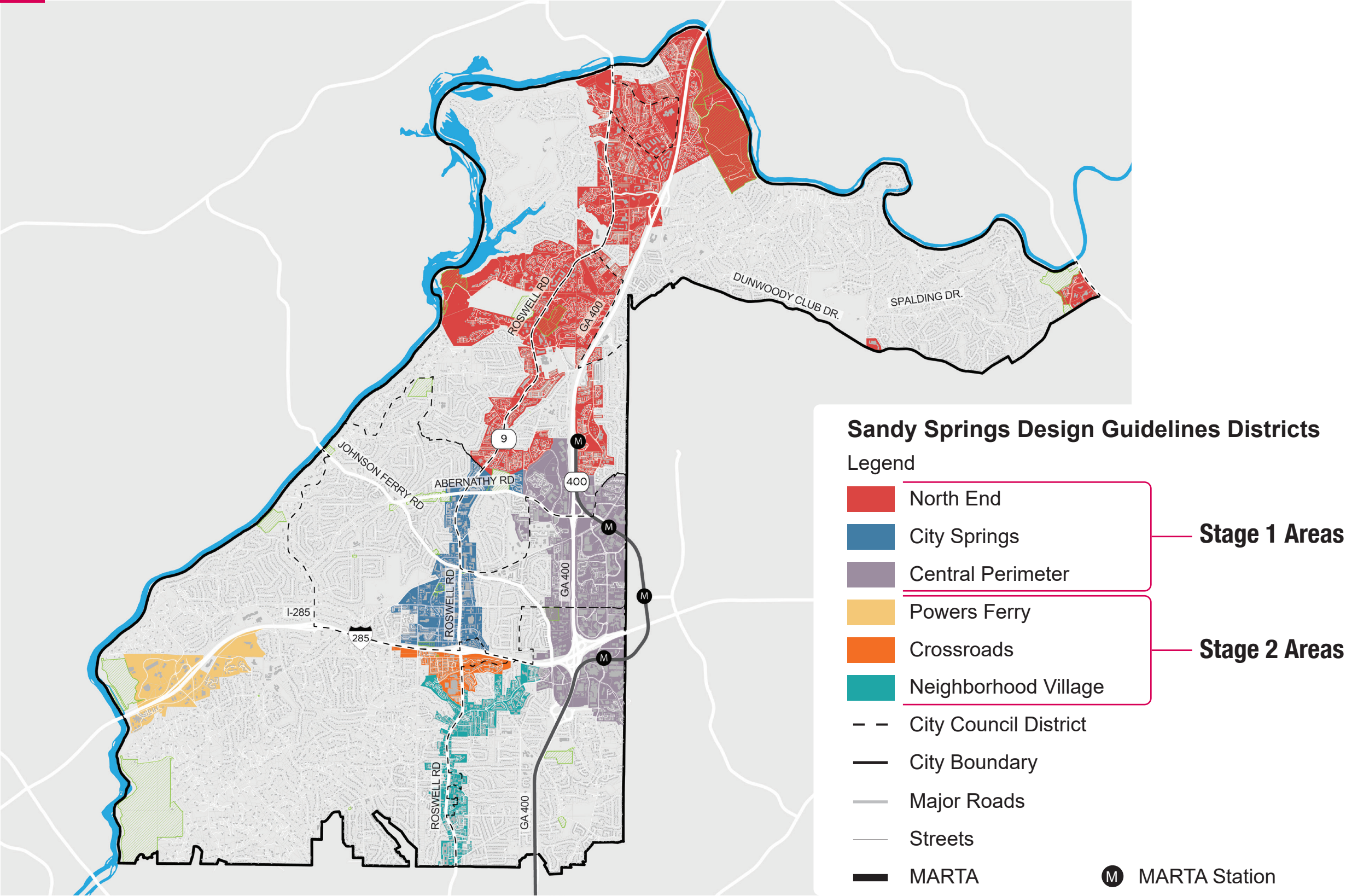
DESIGN GUIDELINES CITY OF SANDY SPRINGS, GA

AGENDA

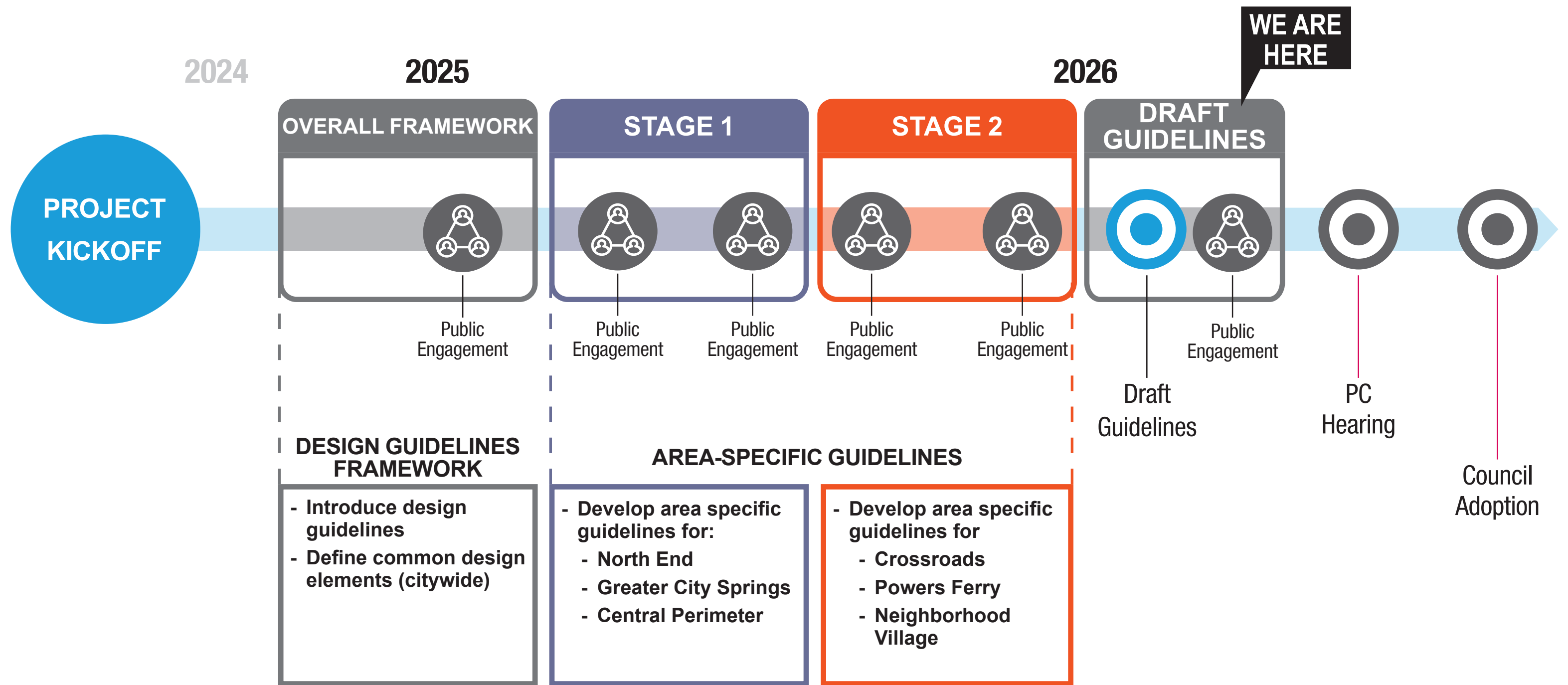
- Introductions
- Focus of Design Guidelines
- Draft Guidelines: Organization and Components
- What We've Heard
 - Draft Guidelines: Organization and Components
- Discussion



FOCUS AREAS



DESIGN GUIDELINES PROCESS

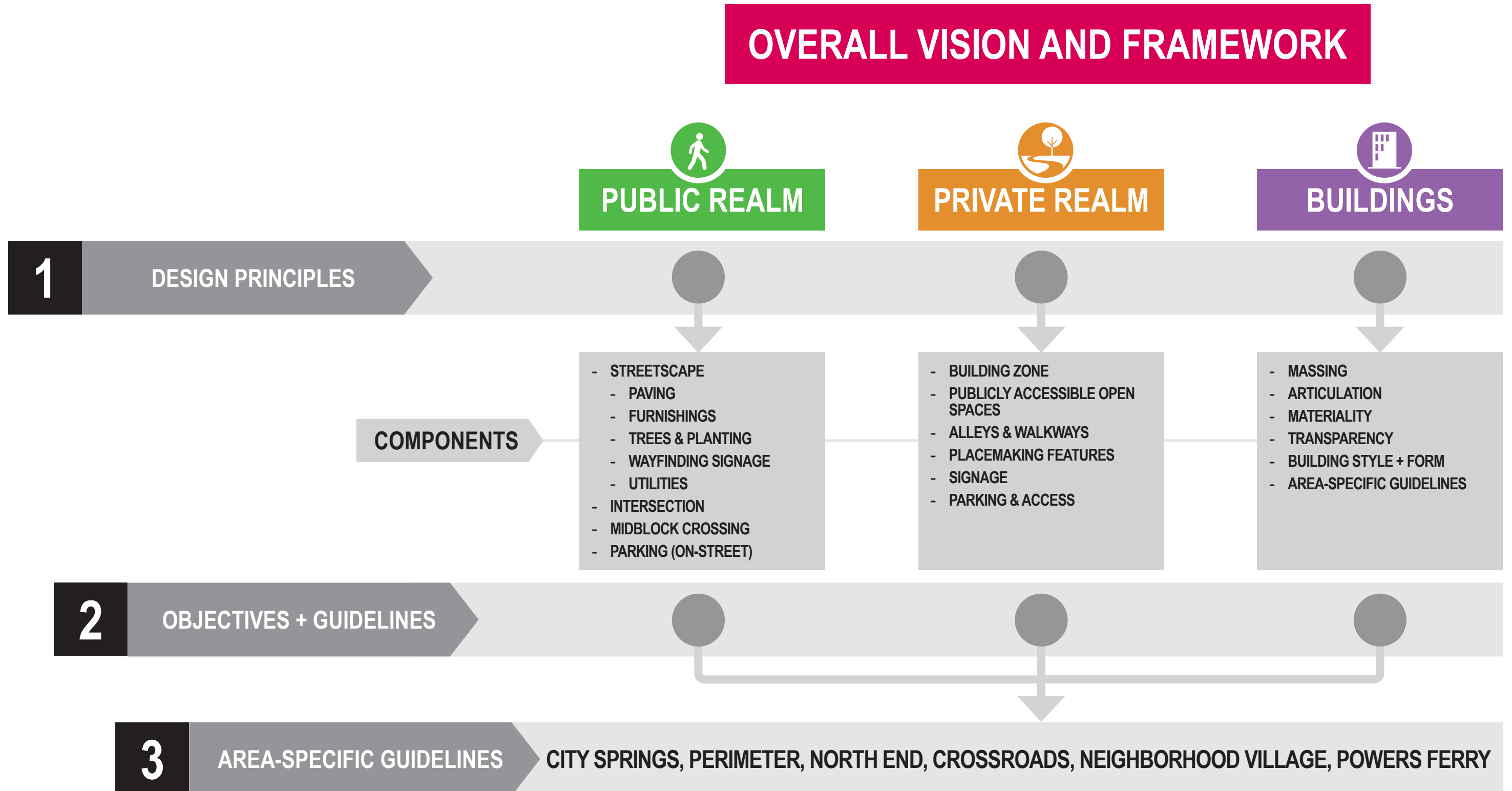


PROGRESS TO DATE

- **Kickoff and Site Visits - Nov '24**
- **Leadership Feedback**
- **Stakeholder Meetings (Feb/Mar '25, Mar '26)**
- **Public Meetings (5 Rounds)**
 - **Round #1 (Mar '25)**
 - Public Meeting (Mar 13, 2025) + Online Survey #1
 - **Round #2 (May '25)**
 - Public Meeting #2 + Online Survey #2
 - Pop-Up Meetings (May 17-18, 2025)
 - **Round #3 (Aug '25)**
 - Public Meeting #3 + Online Survey #3
 - Pop-Up Meetings (Aug-Oct, 2025)
 - **Round #4 (Nov '25)**
 - Online Comment Form
 - **Round #5 (Apr '26)**
 - Online Comment Form



GUIDELINES: DOCUMENT ORGANIZATION



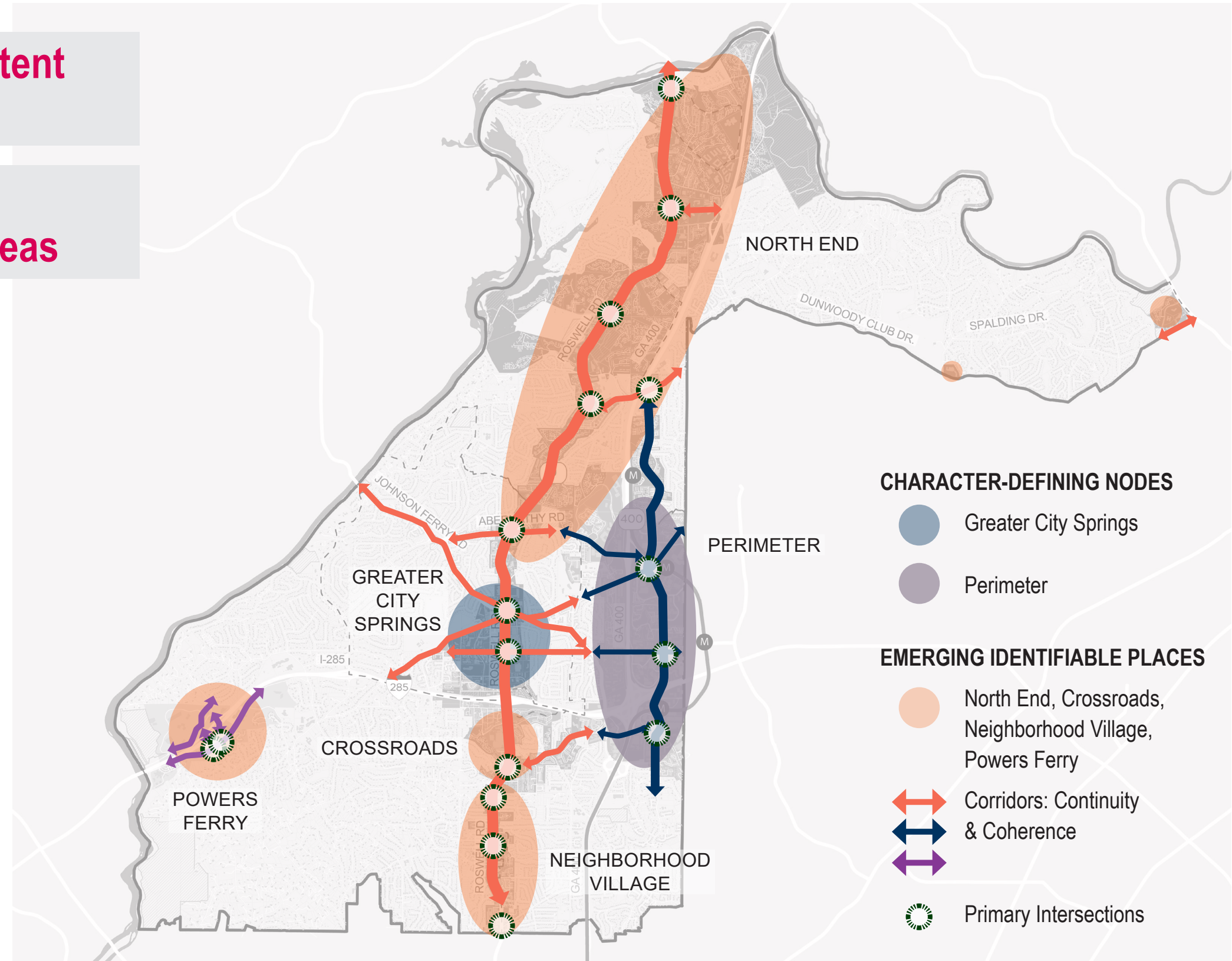
WHAT WE'VE HEARD

- A** **Create clear and consistent design guidelines:** support a shared framework to guide development while allowing flexibility and creativity
- B** **Recognize the distinct character of different areas:** the six districts should each reinforce their own identity while including unifying elements of Sandy Springs
- C** **Make streets more walkable and comfortable:** wider sidewalks, keep and add shade trees, benches, lighting, and safe, well-designed crossings were frequently mentioned as essential improvements
- D** **Elevate the quality of the public realm:** landscaping, public art, durable materials, and well-designed streetscapes can create a more welcoming and timeless environment
- E** **Strengthen connections and gathering places:** better pedestrian links, trails, wayfinding, and outdoor spaces for lingering can help unify districts and support local businesses
- F** **Encourage better building design without overregulating development:** façade quality and materials can improve character without requiring major changes to building layouts

DESIGN GUIDELINES: OVERALL FRAMEWORK

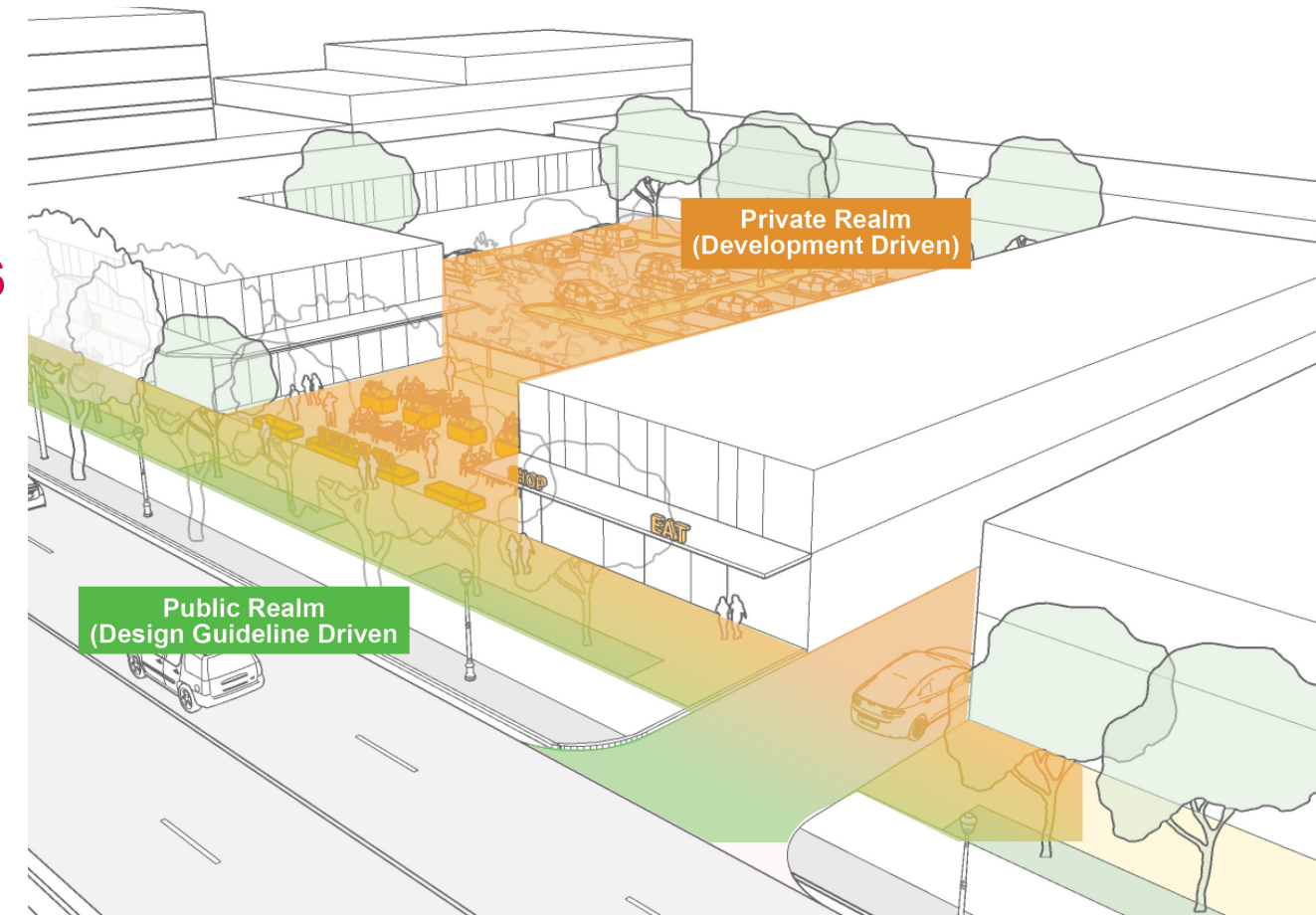
A Create clear and consistent design guidelines

B Recognize the distinct character of different areas



GUIDELINES: KEY CONSIDERATIONS

- **Flexibility and adaptability** to accommodate a range of development types, scales, and future conditions
- Establishing a **distinct and recognizable visual identity that is “of Sandy Springs,”** while allowing for creativity and innovation within individual private sites
- **Leveraging existing spatial elements** to enhance the city’s aesthetic quality, consistent with Comprehensive Plan vision
- **Streamline implementation** by clearly illustrating the character of place, supporting staff, property owners, and developers.
- Reinforcing connectivity and cohesiveness between public and private realms, supporting a **unified public experience** (paving, furnishings, and planting, etc.), while **allowing area-specific variation** (building design, site furnishings, etc.)



GUIDELINES: KEY CONSIDERATIONS

C Make streets more walkable and comfortable

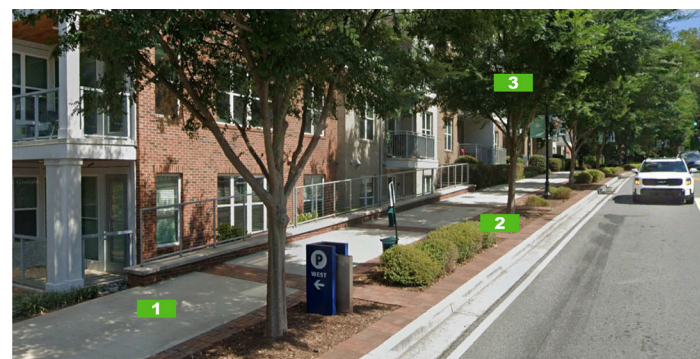
EXAMPLES OF GOOD STREETScape

EXAMPLES OF GOOD STREETScape

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



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



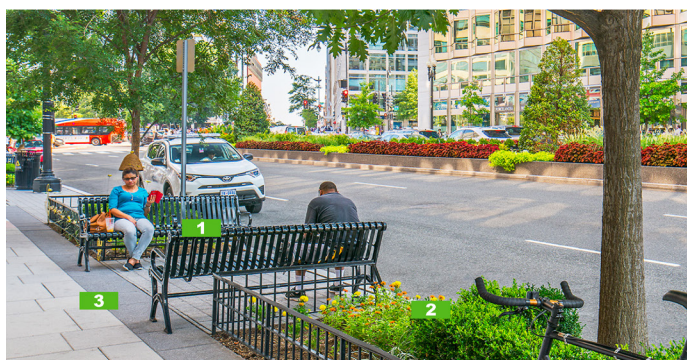
- 1 Unobstructed and clearly defined sidewalk. (3.B.2-B2)
- 2 Continuous landscape panel with breaks for pedestrian passage to curb (3.B.2-B5)
- 3 Continuous street tree canopy (3.B.2-A4)



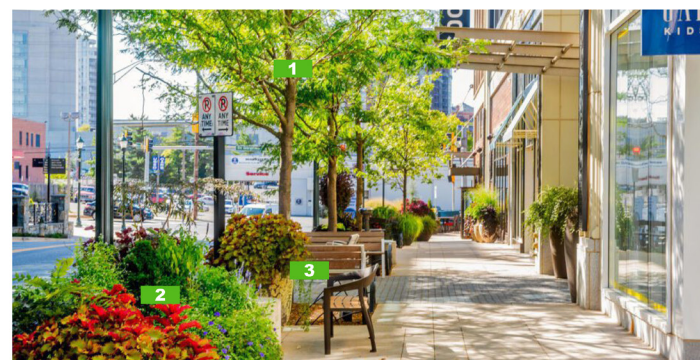
- 1 Unobstructed continuous sidewalk (3.B.2-B2)
- 2 Tree grates at high traffic areas or areas with limited space for planting protect trees and support pedestrian circulation (3.B.2-B1)
- 3



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



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



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



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



- 1 Bus shelter and amenities at back of sidewalk (Refer to Special Conditions)
- 2 Paving extension to curb for access to bus (Refer to Special Conditions)

GUIDELINES: KEY CONSIDERATIONS

D Elevate the quality of the public realm

FURNISHINGS

FURNISHING IMAGES

WORTH END, NEIGHBORHOOD VILLAGE, POWERS FERRY



Landscape Forms
Scarborough Bench - Backed
6' Long w/ Center Arm
Finish: Powdercoat, RAL 6012



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



Victor Stanley
BRCA-101
Finish: Powdercoat, RAL 6012



Tournesol
Florence Round



Lumec
175 MH-DMS60-SHA-APR4W-12-LBC1

GREATER CITY SPRINGS, CROSSROADS



Landscape Forms
Melville Bench - Backed
Aluminum Seat
Finish: Powdercoat, gloss black



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



Landscape Forms
Emerson Bike Rack
Finish: Powdercoat, black



Lumec
175 MH-DMS60-SHA-APR4W-12-LE
Banner & Hanging Basket Arm

PRODUCT INFO

WORTH END, NEIGHBORHOOD VILLAGE, POWERS FERRY



Landscape Forms
Scarborough Bench - Backed
6' Long w/ Center Arm
Finish: Powdercoat, black



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



Victor Stanley
BRCA-101
Finish: Powdercoat, black



Tournesol
Bolinas



Lumec
175 MH-DMS60-SHA-APR4W-12-LBC1-BK
Banner & Hanging Basket Arm

CITY GREEN, PRADO & OTHER MIXED-USE SPECIAL PLACES



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



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



Landscape Forms
Emerson Bike Rack
Finish: Powdercoat, silver



PRODUCT INFO

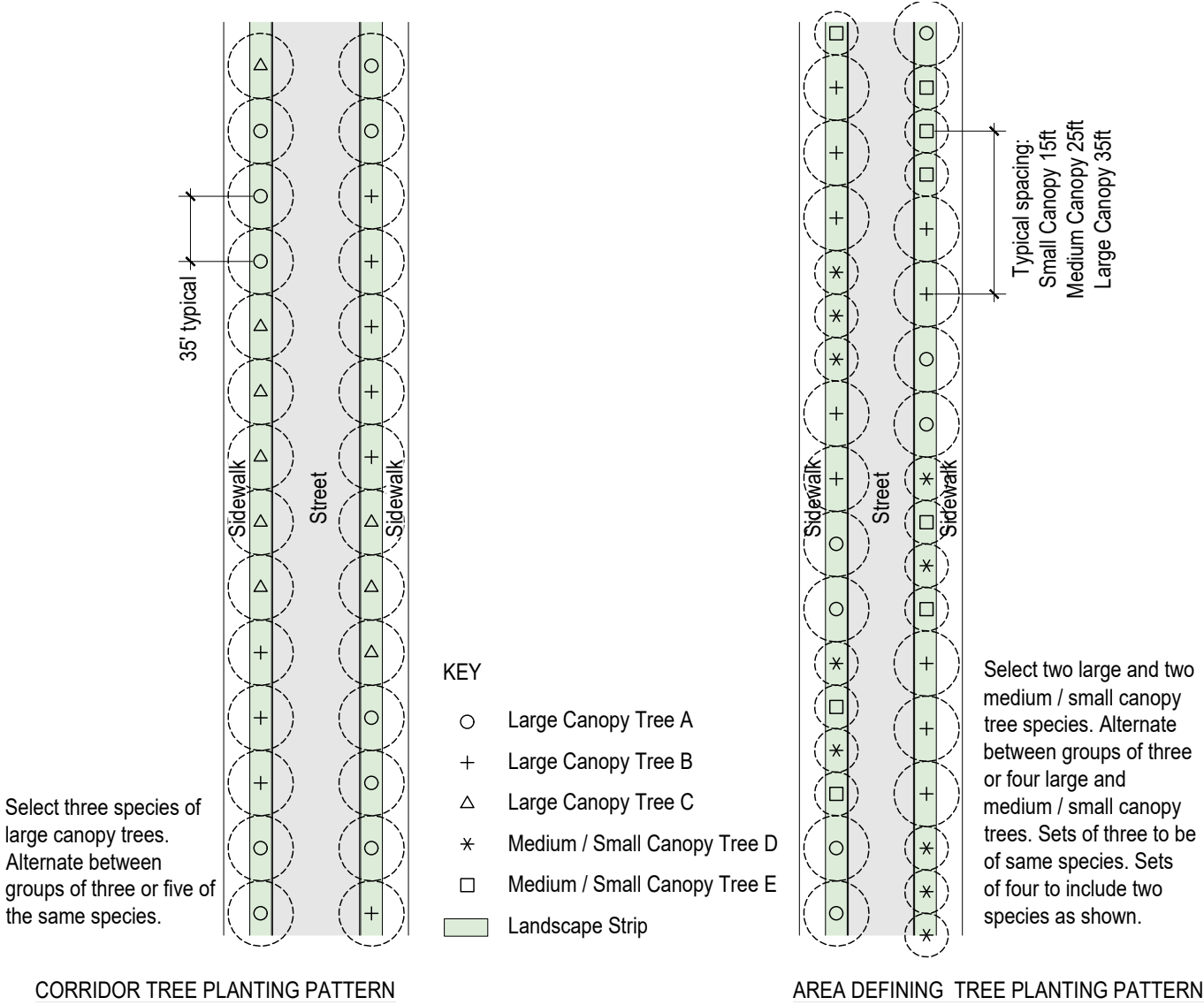


PRODUCT INFO

GUIDELINES: KEY CONSIDERATIONS

D Elevate the quality of the public realm

TREES & PLANTING



STREET TREE IMAGES

NORTH END, NEIGHBORHOOD VILLAGE, POWERS FERRY



PERIMETER



GUIDELINES: KEY CONSIDERATIONS

E Strengthen connections and gathering places

EXAMPLES OF PUBLIC ART & WATER FEATURES

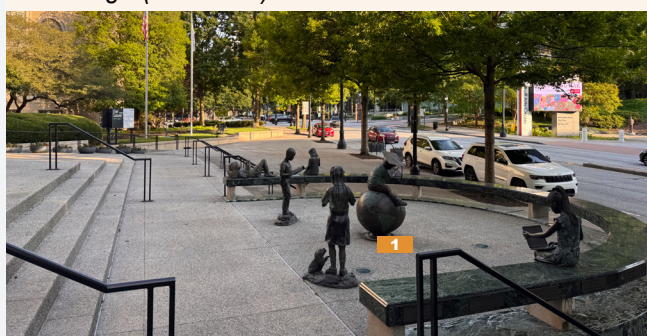


1 Fountains activate the space invites people in (4.C.1.-A3)

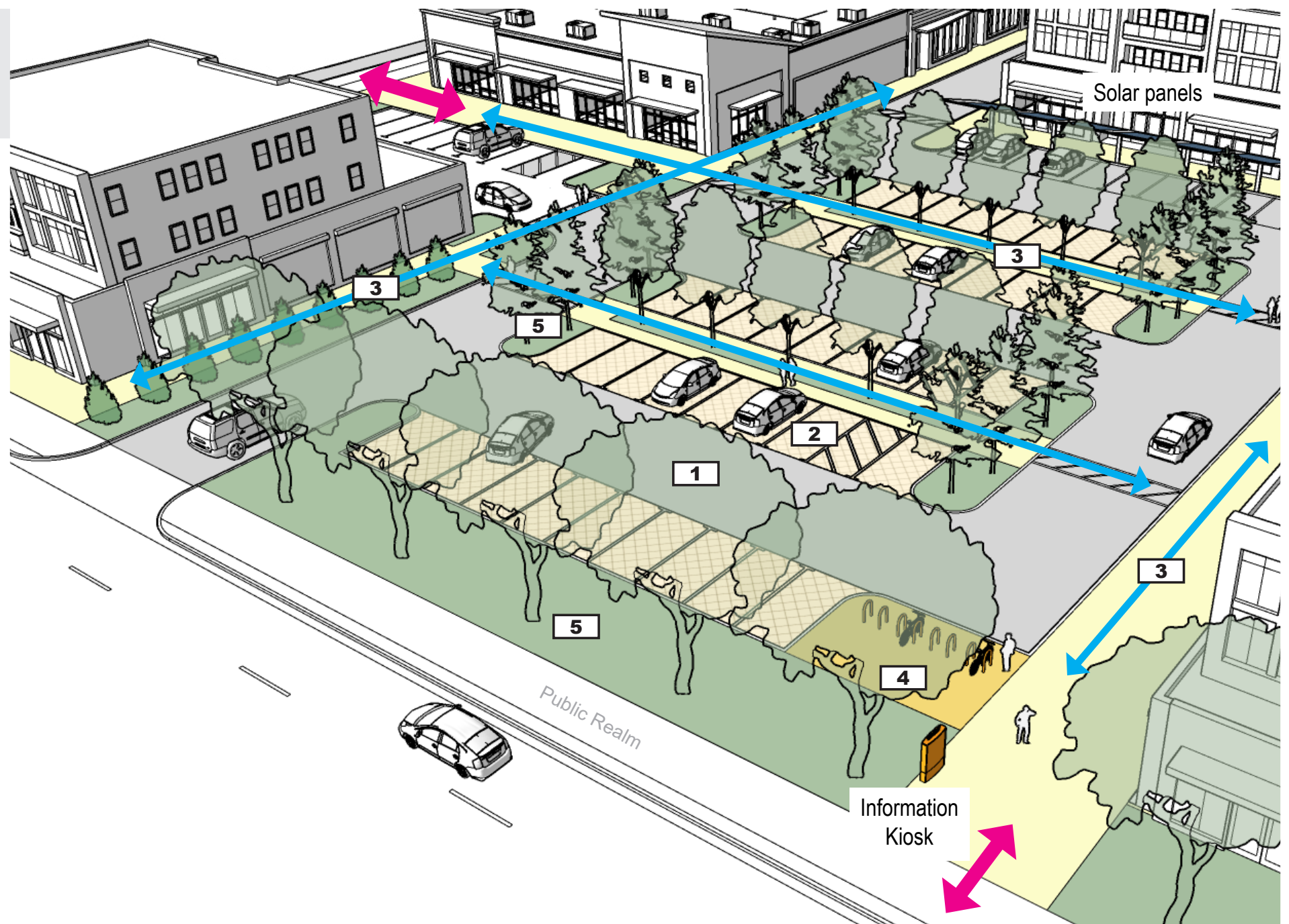


1 Sculpture highlights entrance into development (4.C.1.-A3)

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



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



1	2	3	4	5
Vehicular Zone	Permeable Paving	Pedestrian Walkway	Micromobility	Planting Areas
Vehicular travel aisles	Incorporate into parking stalls where possible	Connect parking to storefronts and to sidewalks	Locate near building entrances	Incorporate stormwater management where possible

GUIDELINES: KEY CONSIDERATIONS

F Encourage better building design without overregulating development

MATERIALS, MASSING, ARTICULATION, TRANSPARENCY



5.B.3. MATERIALITY

DEFINITION

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

OBJECTIVE A

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

STRATEGIES:

- 1 5.B.3-A1 Direct roof drains into stormwater management facilities in an artful manner and select building materials that echo citywide sustainability goals.
- 2 5.B.3-A2 Opt for finishing that ages gracefully and requires minimal upkeep (e.g., patinated metals, treated wood, brick and stone).
- 3 5.B.3-A3 Consider concrete, metal framing, or treated timber for pest and mold resistance, as these materials are well-suited for humid southern climates.
- 4 5.B.3-A4 Integrate green building materials like permeable pavers, green roofs, and solar shading systems into building design.

OBJECTIVE B

Contribute to the diversity of character within the area

STRATEGIES:

- 5 5.B.3-B1 Use materials that complement or thoughtfully contrast with those found nearby.
- 6 5.B.3-B2 Integrate translucent or semi-transparent materials where privacy is needed but light and openness are still desired.

OBJECTIVE C

Promote accessibility and safety

STRATEGIES:

- 7 5.B.3-C1 Use materials with surface finishes that permit ease of use and promote universal accessibility.
- 8 5.B.3-C2 Use materials with texture, warmth, and detail on the ground floor to create an engaging pedestrian environment.
- 9 5.B.3-C3 Incorporate fine-grained material articulation at pedestrian eye-level to promote visual interest and wayfinding.

OBJECTIVE D

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

STRATEGIES:

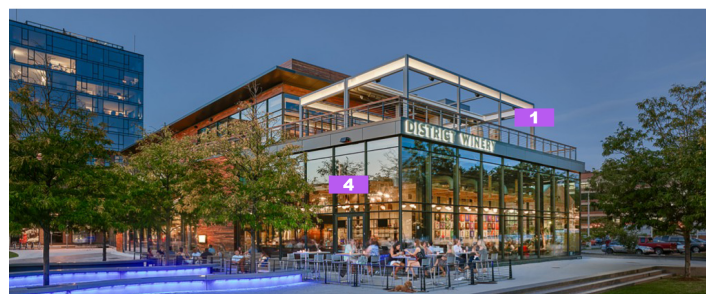
- 10 5.B.3-D1 Use different materials (e.g., brick, wood, glass, metal) to highlight distinct parts of the building.
- 11 5.B.3-D2 Use texture changes to signal transitions between public and private zones or emphasize vertical/horizontal elements.
- 12 5.B.3-D3 Apply contrasting or complementary colors to differentiate building components.
- 13 5.B.3-D4 Combine materials to create visual interest and articulate different programmatic zones.

GUIDELINES: KEY CONSIDERATIONS

F Encourage better building design without overregulating development

EXAMPLES OF GOOD BUILDING DESIGN - CITY SPRINGS

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



- 1 Encourage terraced or stepped massing that opens to green spaces such as the City Green at City Springs and allows for rooftop gardens or balconies (5.C.1-A1)
- 4 Use materials that echo the area's architectural heritage and civic landmarks, such as brick, stone, and glass (5.C.1-A4)



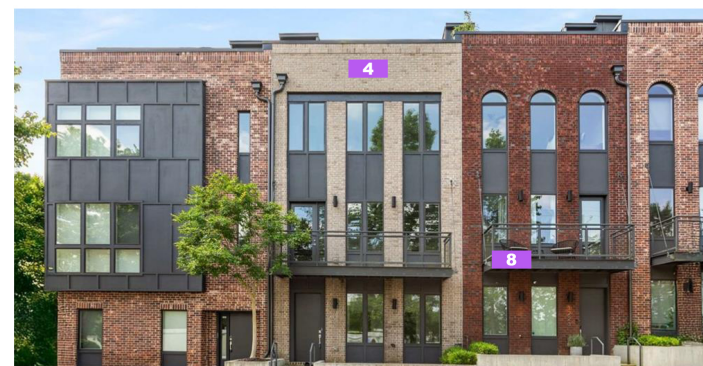
- 12 Avoid large setbacks unless used for public benefit—like outdoor seating, landscaping, or plazas (5.C.1-D2)
- 19 Design façades that can adapt to new uses or branding without altering the core structure (5.C.1-E3)



- 5 Use Balconies in mixed-use buildings to provide eyes on the street (5.C.1-B1)
- 12 Avoid large setbacks unless used for public benefit—like outdoor seating, landscaping, or plazas (5.C.1-D2)



- 4 Use materials that echo the area's architectural heritage and civic landmarks, such as brick, stone, and glass (5.C.1-A4)
- 18 Use sustainable and durable building materials (5.C.1-E2)



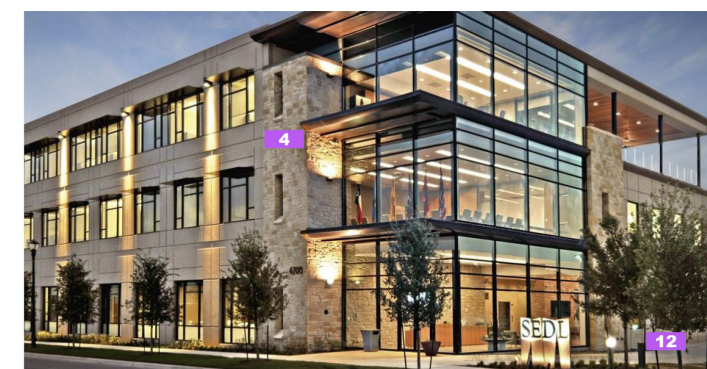
- 4 Use materials that echo the area's architectural heritage and civic landmarks, such as brick, stone, and glass (5.C.1-A4)
- 8 Use balconies, terraces, and green walls to visually and physically connect buildings to the landscape (5.C.1-B4)



- 10 Emphasize craftsmanship and texture at the pedestrian level to create a tactile, engaging streetscape. (5.C.1-C2)
- 14 Encourage through-block connections and mid-block passages to enhance access. (3.C.2-A1)



- 5 Use balconies in mixed use buildings to provide eyes on the street (5.C.1-B1)
- 13 When possible, align buildings with existing green spaces and pedestrian pathways to support intuitive movement (5.C.1-D3)



- 4 Use materials that echo the area's architectural heritage and civic landmarks, such as brick, stone, and glass (5.C.1-A4)
- 12 Avoid large setbacks unless used for public benefit (5.C.1-D2)

GUIDELINES: KEY CONSIDERATIONS

F Encourage better building design without overregulating development

EXISTING SMALLER-SCALE BUILDINGS, RETROFITS AND ADJACENT SITE IMPROVEMENTS

OBJECTIVE D

CREATE INVITING, FUNCTIONAL OUTDOOR AREAS THAT SUPPORT PEDESTRIAN ACTIVITY, ENHANCE VISUAL APPEAL, AND FOSTER A SENSE OF COMMUNITY AROUND SMALL-SCALE COMMERCIAL BUILDINGS.

STRATEGIES:

D-1 Paving Materials: Use durable, visually distinctive materials and patterns to define gathering areas around buildings and enhance walkability.

- Utilize paving materials such as brick, pavers, or similar materials.
- Incorporate welcoming paving accents to clearly mark and guide pedestrians toward building entrances.

D-2 Site Furnishings: Utilize coordinated families of movable furnishings (e.g., seating, tables, umbrellas, and other amenities) and planters to improve both the comfort and appearance of outdoor areas while allowing for flexibility in placement and use. Prioritize the use of site furnishings in areas adjacent to public streets, as well as in interior courtyards, to help activate these spaces.

D-3 Lighting: Incorporate pedestrian-scale and accent lighting to enhance safety, highlight key features such as walkways and building-adjacent sidewalks, and foster a warm, inviting pedestrian-oriented environment.

OBJECTIVE E

CREATE ATTRACTIVE AND WELL-DEFINED OUTDOOR AREAS THROUGH DESIGN ELEMENTS THAT FRAME BUILDING AND SITE EDGES, ENHANCE PEDESTRIAN EXPERIENCE, AND STRENGTHEN THE RELATIONSHIP BETWEEN PUBLIC AND PRIVATE REALMS.

STRATEGIES:

E-1 Wall: Use low-height walls, raised planters (at select locations where permanent tree and understory planting is not possible), or decorative/architectural screens to define outdoor seating or frontage areas while maintaining visibility to private realm spaces and buildings. Break the wall at key locations to direct entry and circulation into the site.

E-2 Site Planting: Incorporate layered planting with native species to soften the edges of buildings and outdoor areas and to frame the spaces, while adding variety and color to site improvements. Incorporate trees for shade where possible.

E-3 Pedestrian Access & Safety: Use contrasting paving and clear sightlines to guide movement and improve pedestrian safety. Provide well-defined access points from sidewalk areas; such access points can be accentuated by features such as welcome signs, planting and public art, as applicable.

E-4 Street Planting: Plant street trees in a coordinated manner to provide shade, a sense of natural enclosure, tree canopy, and visual cohesion and continuity along abutting streetscape areas (refer to "Trees and Planting within "Public Realm" for additional guidance).

BEFORE



IMPLEMENTATION

Clear Expectations = Better Outcomes

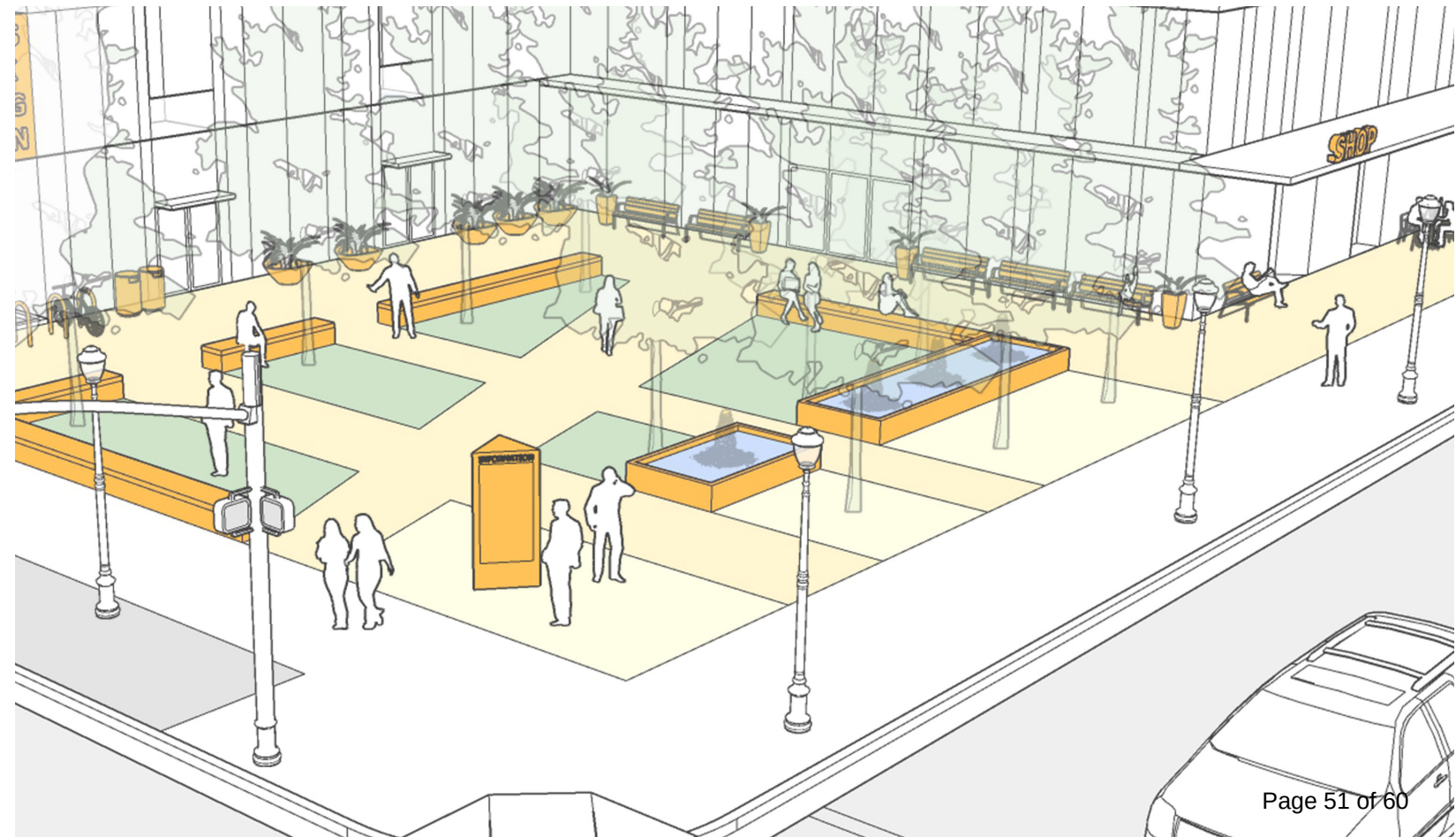
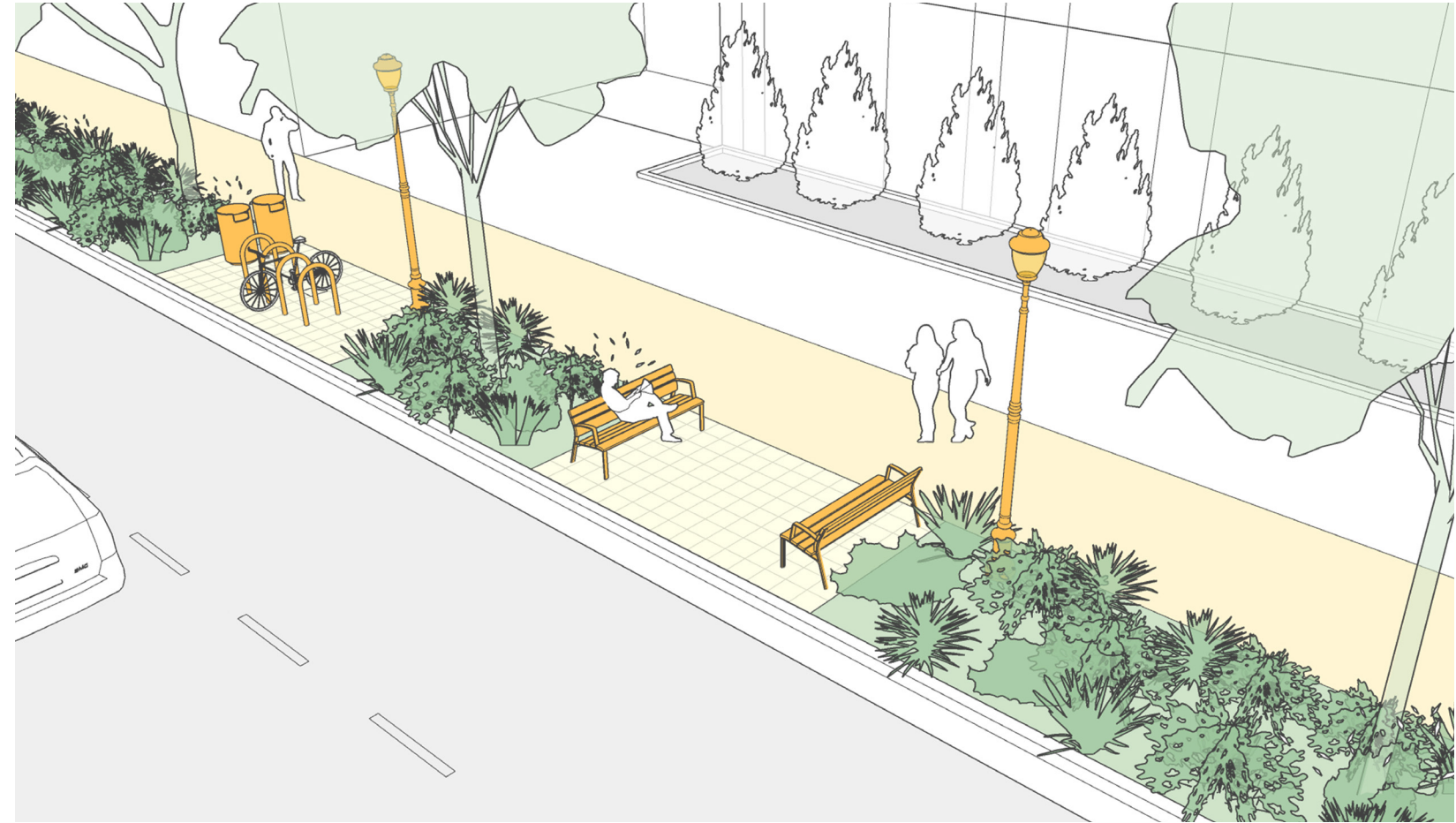
- ▶ **Start Early**
Align projects at pre-application before major costs are locked in
- ▶ **Built into City Decisions**
Guides rezonings, site plans, and Leadership actions
- ▶ **Consistent, Staff-Led Review**
Clear graphical direction of OASIS and Development Code alignment
- ▶ **City Sets the Standard**
Applied to streetscapes and public investments

Why It Matters, The Benefits

- ▶ **Flexibility with Incentives**
Height bonuses and design flexibility for better projects
- ▶ **Predictable Approvals**
Less redesign; greater certainty for applicants and developers
- ▶ **Reduced Risk for Investment**
Clear expectations; stronger community and leadership support
- ▶ **Stronger, More Cohesive City**
High-quality development that reinforces Sandy Springs' identity

NEXT STEPS

- Planning Commission Work Session (*April 22, 2026*)
- Public Meeting #5 (Final) (*April 23 2026*)
- Publish Draft Guidelines
 - » April 2026
- Incorporate Comments and Refine Draft Guidelines Document
- Guidelines Adoption Process

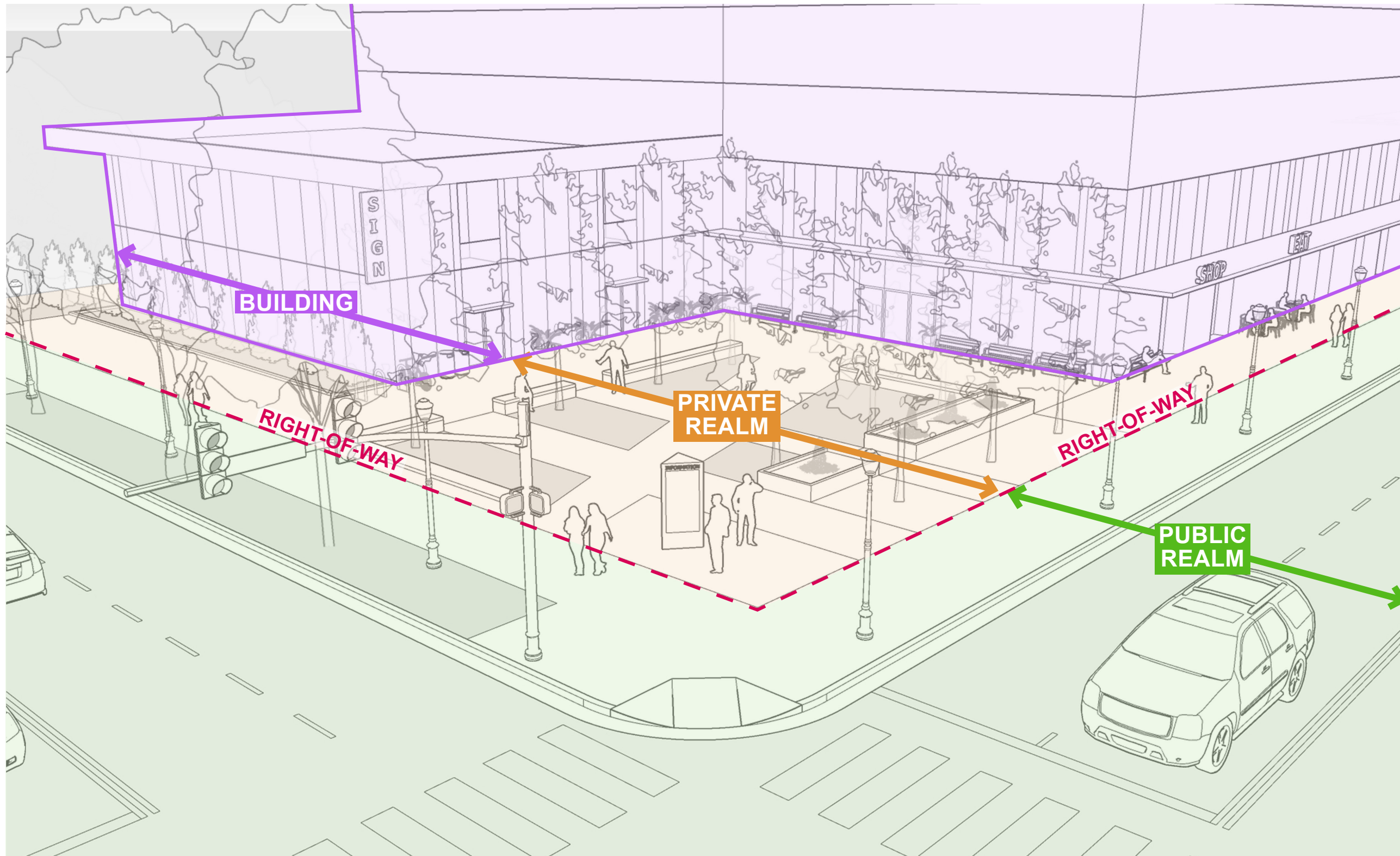


THANK YOU!

WEBSITE

spr.gs/design

WHAT IS THE FOCUS OF THE DESIGN GUIDELINES?



PUBLIC REALM

- Sidewalk
- Intersection
- Mid-Block Crossings
- Parking
- Paving
- Furnishings
- Trees and Planting
- Public Art
- Wayfinding Signage
- Utilities

PRIVATE REALM

- Building Zone
- Outdoor Amenity Spaces (including Publicly Accessible Plazas and Courtyards)
- Alleys, Walkways
- Placemaking Elements including Public Art
- Signage
- Parking and Access

BUILDING

- Massing
- Articulation
- Materiality
- Transparency
- Style and Form

RELATIONSHIP WITH PLANS AND REGULATIONS

DESIGN GUIDELINES

THE NEXT TEN COMPREHENSIVE PLAN

- Overarching vision
- Broad policies for achieving this vision

- Guidance towards implementing the policies of the Comprehensive Plan
- Expands upon standards in the Development Code and Technical Manual
- Additional details - design of buildings, streetscapes, and public spaces.

DEVELOPMENT CODE TECHNICAL MANUAL

- City's legal requirements
- Standards for development
- More-detailed design standards

GUIDELINES ORGANIZATION: FOR EACH OF THE 3 REALMS



GUIDELINES ORGANIZATION: FOR EACH OF THE 3 REALMS

DEFINITION

OBJECTIVE

STRATEGIES

SPECIAL CONDITIONS

PUBLIC REALM

PHYSICAL SPACES WITHIN THE PUBLIC REALM

3.B.2. STREETSCAPE

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

OBJECTIVE A

Create a warm and welcoming environment

STRATEGIES:

3.B.2.-A1

Utilize attractive and consistent paving patterns to highlight and distinguish zones of the streetscape.

3.B.2.-A2

Locate and orient site furnishings to provide comfort and safety while encouraging social interaction.

3.B.2.-A3

Provide place to sit benches facing each other and separate spaces for seating from bike parking and trash receptacles.

3.B.2.-A4

Provide shade and greenery by planting street trees and other vegetation. Allocate spaces with sufficient soil volumes for planting.

3.B.2.-A5

Select plants with color, structure and movement.

SPECIAL CONDITIONS

UTILITY POLES & OTHER EXISTING OBSTRUCTIONS

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

BUS STOPS

Provide a paved surface to the back of curb at bus stops. Paving should match the amenity zone where sufficient space is available in the amenity zone to locate bus shelters, benches and other associated furnishing. Otherwise locate furnishings on a concrete pad at back of sidewalk and extend the sidewalk to the back of curb.

Bus stops should be located on the far side of an intersection to prevent the need for passengers to cross in front of the bus to cross the street.

PUBLIC REALM

PHYSICAL SPACES WITHIN THE PUBLIC REALM

STREETSCAPE-RELATED STANDARDS

CODE OF ORDINANCES

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

» Sec. 50-31. - Existing sidewalks.

TECHNICAL MANUAL

» Section 2 - Street Framework and Mobility Maps: Typical Sections and Details by Street

• Street sections

» Section 8: Sidewalks & Multiuse Trails

• Width

• Cross-slope

• Curb ramp

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

RELATION TO CODE + TECHNICAL MANUAL

1

Travel Lane

Vehicular travel and turning movements

2

Sidewalk

Pedestrian travel zone with no obstructions

3

Amenity Zone

Paved area for seating, bike racks, and street furnishing

4

Landscape Panel

On-grade planting area for street trees, shrubs, and groundcovers

TYPICAL STREETSCAPE CONDITION

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

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City of Sandy Springs Design Guidelines

Public Realm

31

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GUIDELINES ORGANIZATION: FOR EACH OF THE 3 REALMS

PRECEDENT IMAGES

PUBLIC REALM PHYSICAL SPACES WITHIN THE PUBLIC REALM

EXAMPLES OF GOOD STREETScape

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



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



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



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

PUBLIC REALM PHYSICAL SPACES WITHIN THE PUBLIC REALM



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



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



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



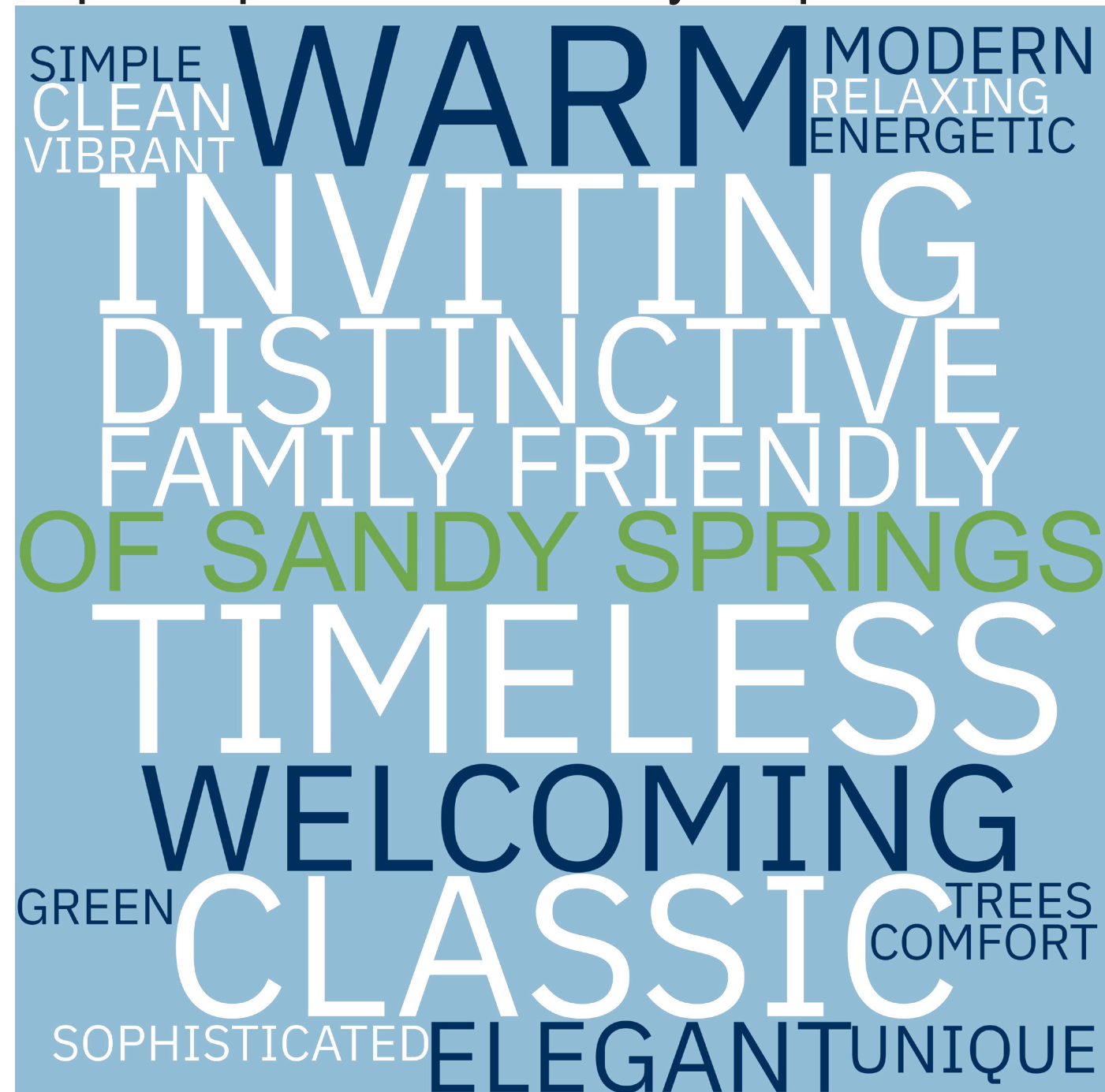
- 1** Avoid sidewalks going through obstructions. Ensure minimum 30 inch clearance around obstructions that cannot be moved. (Refer to Special Conditions)



- 1** Bus shelter and amenities at back of sidewalk (Refer to Special Conditions)
- 2** Paving extension to curb for access to bus (Refer to Special Conditions)

COMMUNITY ENGAGEMENT: RECURRING THEMES

Design characters favored by meeting participants and survey respondents



GUIDELINES: KEY CONSIDERATIONS

E

Strengthen connections and gathering places

PUBLIC ART

PUBLIC ART AND WATER FEATURES

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

Objective A

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

STRATEGIES:

- 1.1.1.-A1 Consider opportunities for the location of and funding for public art early in the project. Coordinate with arts organizations including Art Sandy Springs.
- 1.1.1.-A2 Incorporate art into site features including but not limited to paving, utilities, furnishings, and blank building walls.
- 1.1.1.-A3 Integrate art into site and planting design to create focal points, moments of discovery, and vibrant gathering spaces while ensuring proper sight lines.
- 1.1.1.-A4 Ensure proper clearance for pedestrian circulation around art and water features.

PUBLIC ART
RELATED
STRATEGIES

PUBLIC ART AND WATER FEATURES: RELATED STANDARDS

ART IN PUBLIC PLACES PLAN

» Public art

EXAMPLES OF PUBLIC ART & WATER FEATURES



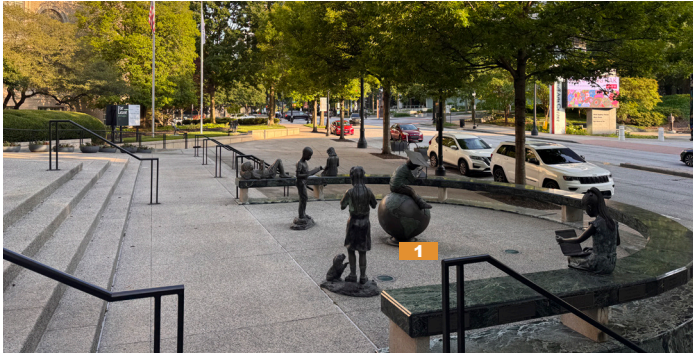
1 Fountains activate the space invites people in (4.C.1.-A3)



1 Sculpture highlights entrance into development (4.C.1.-A3)
2 Artwork is integrated into planting bed and site design (4.C.1.-A3)



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



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

GUIDELINES: KEY CONSIDERATIONS

F

Encourage better building design without overregulating development

5.B.6.2 Styles

DEFINITION

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

OBJECTIVE A

Encourage a cohesive visual identity for selected areas in the city

STRATEGIES:

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



GREEK REVIVAL STYLE



GREEK REVIVAL APPLICATION IN CONTEXT

INTERPRETATION
+ APPLICATION

STYLE

DEFINITION

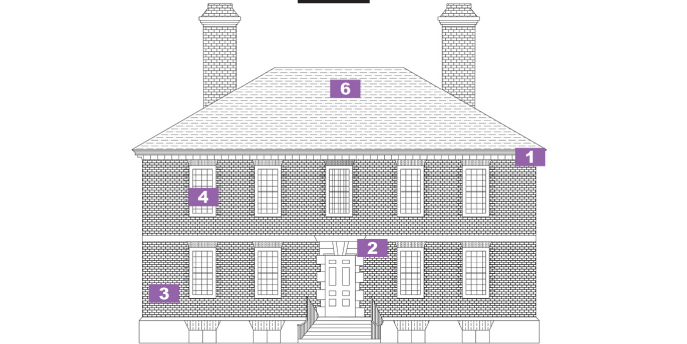
Georgian and Colonial Revival Styles: Georgian Architecture is known for its symmetry, proportion, and classical details like brick façades, multi-pane windows, and decorative cornices. Colonial Revival revived these elements, adding grand entryways, columns, and balanced layouts to evoke early American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

OBJECTIVE B

Preserve cultural and historical integrity

STRATEGIES:

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



GEORGIAN / COLONIAL REVIVAL STYLE



GEORGIAN/ COLONIAL REVIVAL APPLICATION IN CONTEXT

INTERPRETATION
+ APPLICATION