Land Use & Community Character

WHAT WE HAVE HEARD:

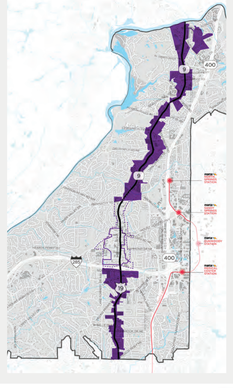
- Strong desire for **balanced growth while protecting residential neighborhood character**
- Concerns around **overdevelopment**, **building heights**, and the pace of **multi-unit residential construction**
- Need for more **homeownership** and **single-unit housing opportunities**
- Support for **revitalizing underutilized and aging commercial properties**, especially in the North End
- Support for **mixed-use development**
- Support for revitalizing and **improving the appearance of Roswell Road**
- Need for more **neighborhood-serving retail/restaurant** options and "**third places**"

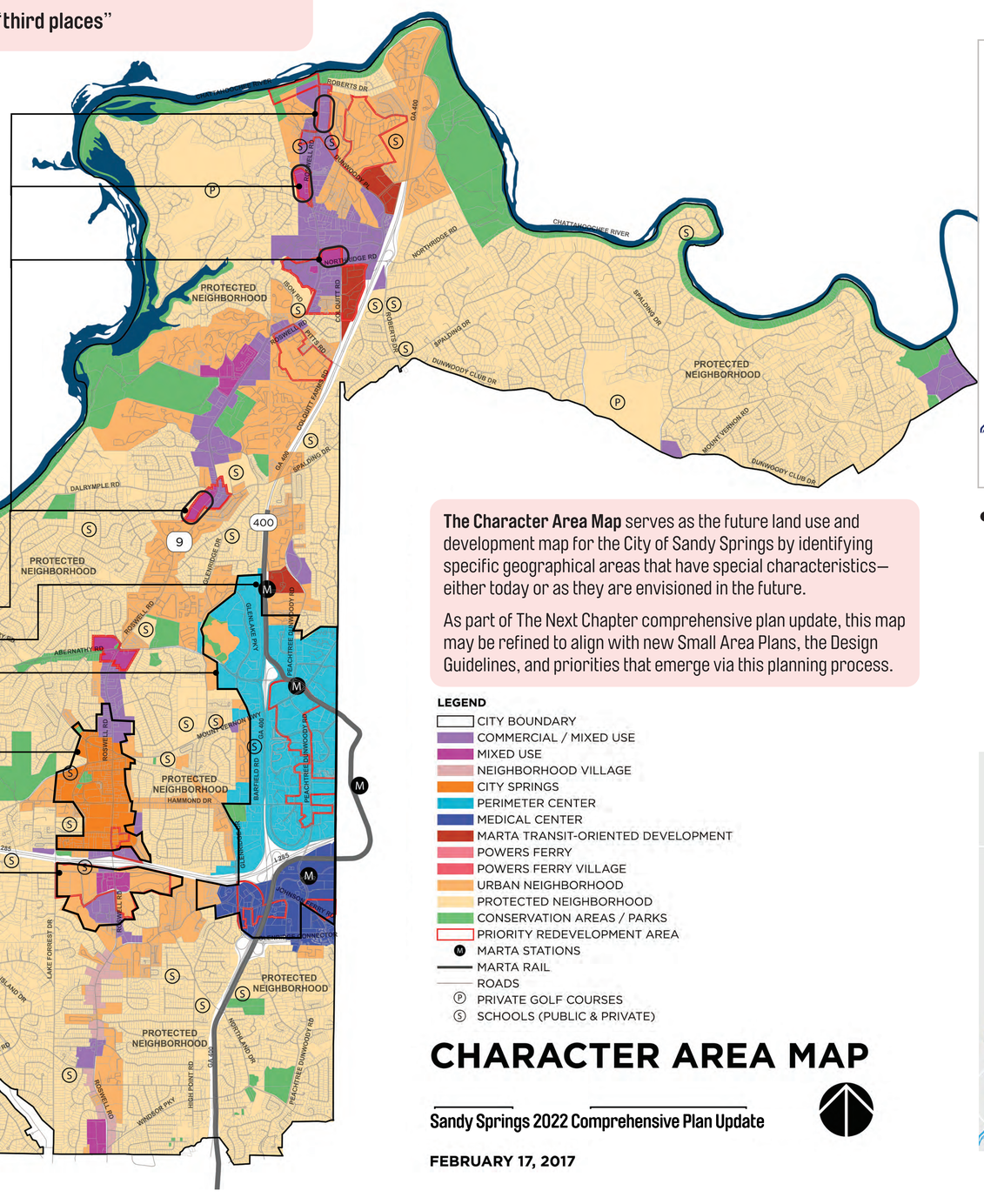
Sandy Springs growth has concentrated around City Springs and Perimeter. The Next Ten's growth framework focused on two main ideas: 1) protecting the character of the single-unit neighborhoods, and 2) concentrating growth and redevelopment around targeted areas. As a result, development that has occurred since 2017 has been focused around south-central and south-east Sandy Springs, within the new City Springs district and Perimeter. The City is also prioritizing development of the north end, with redevelopment complete at Wayfern and underway at North River.

Residents want more Attainable housing options and connections to amenities. As current residents get priced out of Sandy Springs, the city wants to find ways to protect housing for our workforce while finding locations to provide the housing and amenities that will attract and retain young professionals and families while allowing older adults to downsize within the city. Just as important is finding ways to connect residential areas to amenities, such as parks, restaurants, and shopping.

AREA-SPECIFIC PLANS

- NORTH END REDEVELOPMENT
- NORTH SPRINGS MARTA
- PERIMETER (UPDATE IN PROGRESS)
- CITY SPRINGS
- CROSSROADS
- POWERS FERRY
- ROSWELL ROAD





The Character Area Map serves as the future land use and development map for the City of Sandy Springs by identifying specific geographical areas that have special characteristics—either today or as they are envisioned in the future.

As part of The Next Chapter comprehensive plan update, this map may be refined to align with new Small Area Plans, the Design Guidelines, and priorities that emerge via this planning process.

LEGEND

- CITY BOUNDARY
- COMMERCIAL / MIXED USE
- MIXED USE
- NEIGHBORHOOD VILLAGE
- CITY SPRINGS
- PERIMETER CENTER
- MEDICAL CENTER
- MARTA TRANSIT-ORIENTED DEVELOPMENT
- POWERS FERRY
- POWERS FERRY VILLAGE
- URBAN NEIGHBORHOOD
- PROTECTED NEIGHBORHOOD
- CONSERVATION AREAS / PARKS
- PRIORITY REDEVELOPMENT AREA
- MARTA STATIONS
- MARTA RAIL
- ROADS
- PRIVATE GOLF COURSES
- SCHOOLS (PUBLIC & PRIVATE)

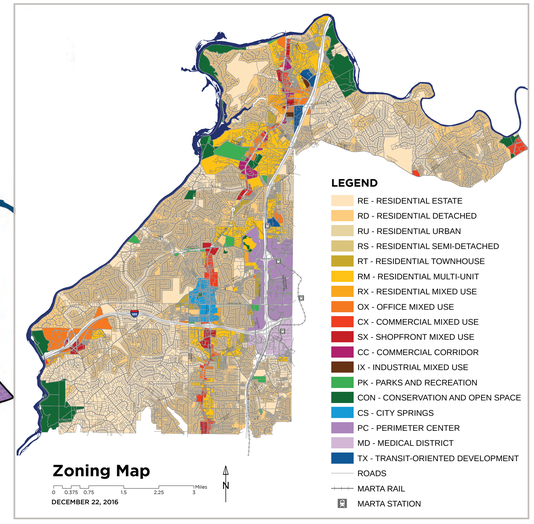
CHARACTER AREA MAP

Sandy Springs 2022 Comprehensive Plan Update

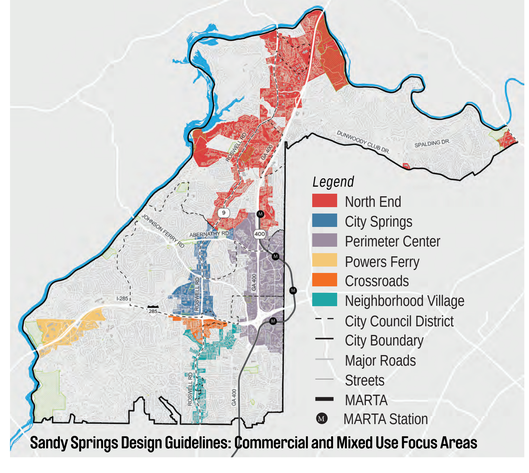
FEBRUARY 17, 2017

We have new tools for Shaping our city's sense of place. Since the current Comprehensive Plan was first adopted in 2017, the City has developed new tools for guiding development and creating the sense of place we desire for our city:

- **The City's Development Code** regulates development activities within each zoning district. First created following adoption of the 2017 Comprehensive Plan and updated periodically since then, the Development Code may be revisited in the future to implement the policies of the new Comprehensive Plan, once adopted.



- In the final stages of adoption now, the **Sandy Springs Design Guidelines** will define the design character and appearance of six commercial and mixed use areas of the city. These guidelines bridge the gap between the comprehensive plan policies and the regulations and standards found in the Development Code and Technical Manual. The adopted Design Guidelines will inform Comprehensive Plan policies, including how character areas are defined in the plan.



Sandy Springs Design Guidelines: Commercial and Mixed Use Focus Areas

Land Use & Community Character

What Does Action Look Like: What should be done to make it happen? ("I want to see _____ in my neighborhood," or "We need to do _____.")
How Do We Know We're Making Progress: What does success look like to you? What should be the end result? (i.e. "Seeing an increase in _____," or "Lower rates of _____.")

What We Heard:

"Preserve and enhance neighborhood character and quality of life within established neighborhoods."

What We're Considering:

- Maintain the scale and character of existing single-unit residential neighborhoods by maintaining compatible building form, height, setbacks, and neighborhood character, while minimizing impacts from adjacent higher-intensity uses.
- Encourage a range of single unit residential housing types on smaller lots—including cluster/conservation residential, cottage court, small-lot single unit detached, and duplexes—along the edges of established neighborhoods, while ensuring compatibility with surrounding neighborhoods. Prioritize locations such as primary or secondary roadways and areas abutting non-residential or higher-intensity land uses to ensure compatible land use transitions.

What Does Action Look Like?

How Do We Know We're Making Progress?

Land Use & Community Character

What Does Action Look Like: What should be done to make it happen? ("I want to see _____ in my neighborhood," or "We need to do _____.")
How Do We Know We're Making Progress: What does success look like to you? What should be the end result? (i.e. "Seeing an increase in _____," or "Lower rates of _____.")

What We Heard:

"Continue to create and encourage compact, walkable, interconnected centers, destinations and unique places."

What We're Considering:

- Foster a greater mix of uses and additional housing options through the redevelopment or reuse of vacant and under-utilized office buildings, shopping centers, and other commercial properties.
- Establish a compact, connected and walkable community form.
- Revitalize the North End with additional mixed-use redevelopment and community amenities.
- Revitalize Roswell Road through mixed-use redevelopment, investments in a more walkable and safe pedestrian realm, and the continued emergence of the City Springs District.
- Continue the evolution of Perimeter into a connected, walkable, live-work environment, prioritizing actions that result in the mix of uses, community amenities, and distinctive sense of place that will make Perimeter a sought-after place to live and work.
- Encourage new development with mix of uses near and around MARTA stations through coordination with MARTA, property owners, and stakeholders, with an emphasis on improving connections and creating walkable destinations.
- Reinvigorate the Powers Ferry area through new investment, redevelopment, and infrastructure improvements,prioritizing actions that result in additional housing choices (including encouraging for-sale, single-unit residential options), reuse of vacant or under-utilized office properties, and a greater mix of uses and community amenities.

What Does Action Look Like?

How Do We Know We're Making Progress?

Land Use & Community Character

What Does Action Look Like: What should be done to make it happen? ("I want to see _____ in my neighborhood," or "We need to do _____.")
How Do We Know We're Making Progress: What does success look like to you? What should be the end result? (i.e. "Seeing an increase in _____," or "Lower rates of _____.")

What We Heard:

"Enhance the character and image of the city's streets, public spaces and commercial areas."

What We're Considering:

- Enhance sense of place along streets and public spaces by encouraging improvements that enhance the visual appeal and experience of highly visible private properties (e.g., public art, gathering spaces, trees and landscaping, streetscape amenities, water features, etc.), particularly those located along major roadways
- Encourage development of a distinctive Sandy Springs character through streetscape and building design, guided by the City's Design Guidelines and Development Code in commercial and mixed-use areas.

What Does Action Look Like?

How Do We Know We're Making Progress?

What We Heard:

"Maintain the City's focus on public safety to preserve safe community character."

What We're Considering:

- Prioritize investment in the Sandy Springs Police and Fire Departments that delivers smart, data-driven, innovative, community-focused, and responsive public safety services.
- Maintain high-quality facilities and infrastructure to support first responders.

What Does Action Look Like?

How Do We Know We're Making Progress?

Land Use & Community Character

What Does Action Look Like: What should be done to make it happen? ("I want to see _____ in my neighborhood," or "We need to do _____.")
How Do We Know We're Making Progress: What does success look like to you? What should be the end result? (i.e. "Seeing an increase in _____," or "Lower rates of _____.")

What We Heard:

"Preserve, enhance and expand the city's network of green spaces, recreational facilities and public gathering places."

What We're Considering:

- Improve existing recreation and parks facilities to ensure a consistent level of quality across the system, including the development of currently underutilized publicly owned spaces.
- Seek opportunities for new recreational facilities, with an emphasis on providing convenient access to parks, recreation opportunities, and public gathering spaces for residents throughout the city.
- Provide a diversity of programming and special events in parks, recreation facilities, and public spaces that are inclusive and responsive to community needs.
- Establish dedicated parks and recreation funding mechanisms, including acquisition opportunity funds and potential bond initiatives, to secure parkland and support major parks and recreation capital improvements.
- Preserve and enhance scenic views of the Chattahoochee River while expanding riverfront access and recreation opportunities for the public.

What Does Action Look Like?

How Do We Know We're Making Progress?

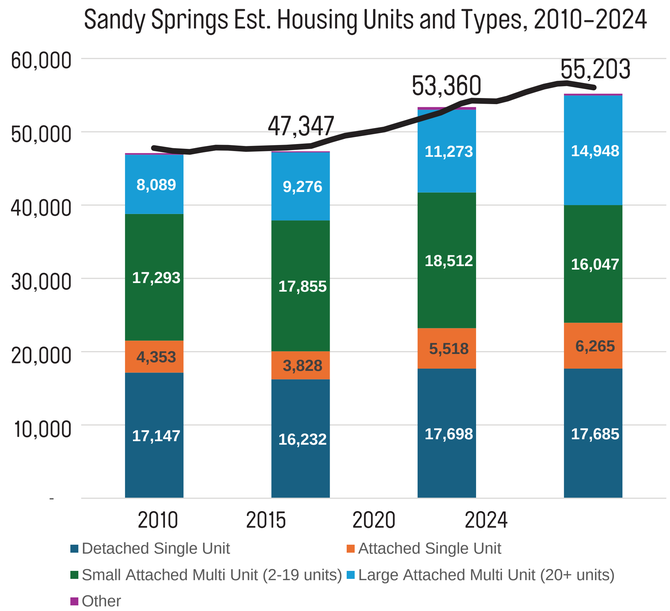
Anything Else You Want to Share?

Housing

WHAT WE HAVE HEARD:

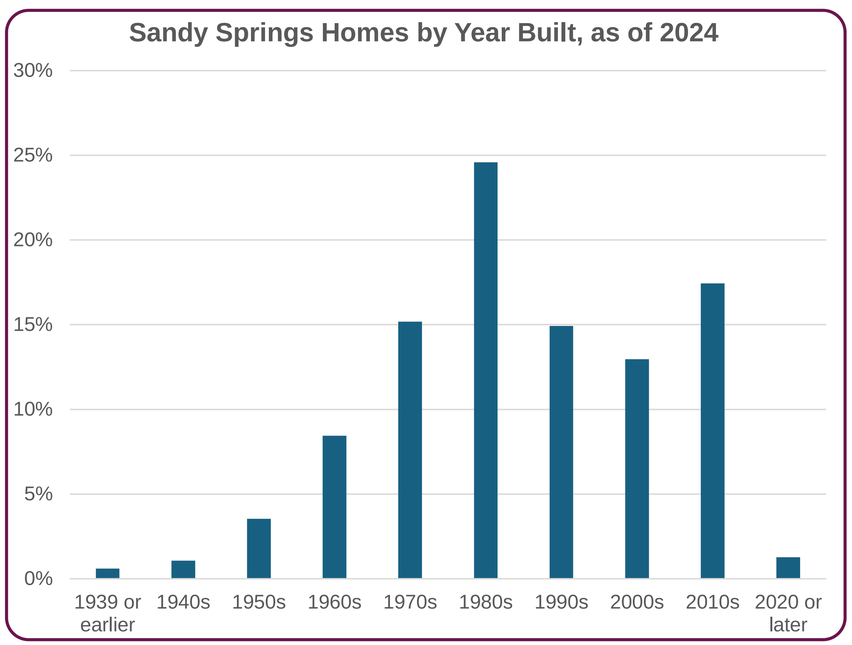
- Residents are interested in expanding homeownership opportunities for a range of income levels.
- Preserving the size and scale of housing within existing neighborhoods is important to a segment of the Sandy Springs community.
- Residents are interested in a greater diversity of housing types.

NEEDS & OPPORTUNITIES



Housing growth has not kept pace with household growth. While the quantity of housing units grew by 17% from 2010 to 2024 (55,203 units), households grew faster: 1.16 housing units per household in 2010 vs. 1.07 housing units per household in 2024.

KB Advisory Group with data from American Community Survey, 2010–2024.



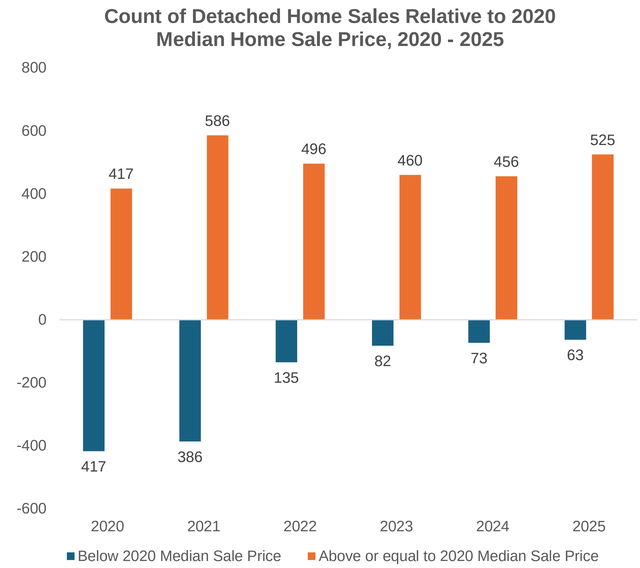
Most of the housing stock is more than 35 years old. About 53% of homes were built before 1990; the 1980s alone built 25% of today's stock.

KB Advisory Group with data from American Community Survey, 2024.

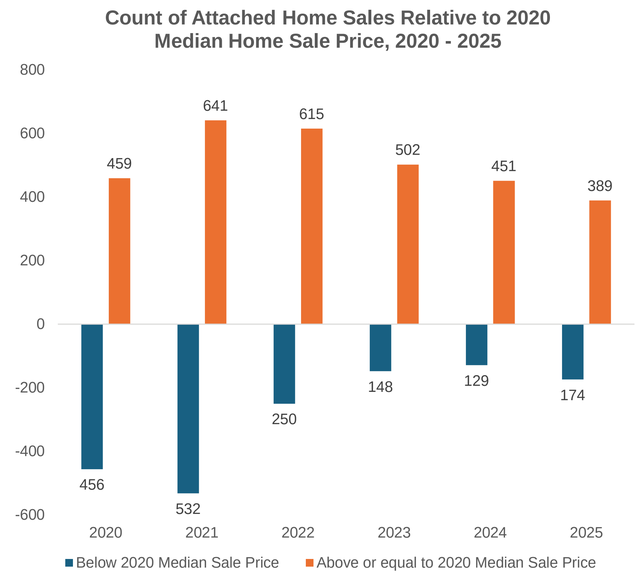
NEEDS & OPPORTUNITIES

Homeownership is getting harder to reach, especially for larger households. A three-person household seeking a three-bedroom home needs an income of about $144,000 (140% of AMI), roughly 40% above the City's median household income.

- **The median detached home sale price rose 50%** from $649,250 (2020) to $975,000 (2025). 21% of 2025 detached sales were above $1.5 million, and only 11% sold below the 2020 median.



- **Attached homes are a more attainable entry point to homeownership**: the median home sale price rose 33%, from $240,000 to $320,000, and 31% of 2025 sales were still below the 2020 median.



KB Advisory Group with data from SmartRE, 2026; CoStar; Invest Atlanta.

Housing

What Does Action Look Like: What should be done to make it happen? ("I want to see _____ in my neighborhood," or "We need to do _____.")
How Do We Know We're Making Progress: What does success look like to you? What should be the end result? (i.e. "Seeing an increase in _____," or "Lower rates of _____.")

What We Heard:

"Encourage the preservation of established neighborhoods."

What We're Considering:

- Direct residential growth to locate major new housing developments in transition and redevelopment areas.
- Consider targeted infill opportunities that are appropriate within the scale and context of established neighborhoods.

What Does Action Look Like?

How Do We Know We're Making Progress?

What We Heard:

"Encourage the provision of more quality housing and a greater range of housing choices by type and price."

What We're Considering:

- Establish policies and incentives to increase the supply and range of housing choices for middle-income households.
- Work toward a greater balance of local job and household growth.
- Encourage new home ownership opportunities.

What Does Action Look Like?

How Do We Know We're Making Progress?

Housing

What Does Action Look Like: What should be done to make it happen? ("I want to see _____ in my neighborhood," or "We need to do _____.")
How Do We Know We're Making Progress: What does success look like to you? What should be the end result? (i.e. "Seeing an increase in _____," or "Lower rates of _____.")

What We Heard:

"Incorporate residential uses in mixed-use areas."

What We're Considering:

- Focus the majority of new housing supply in vibrant, mixed-use districts.
- Support and encourage the addition of single-unit residential options in areas where commercial uses are already present.

What Does Action Look Like?

How Do We Know We're Making Progress?

What We Heard:

"Maintain focus on quality and maintenance of existing naturally occurring affordable multi-unit housing to support housing quality, neighborhood stability, and quality of life for residents."

What We're Considering:

- Prioritize partnerships with multi-family property managers through the Multifamily Rental Housing program.

What Does Action Look Like?

How Do We Know We're Making Progress?

Anything Else You Want to Share?

Economic Development

EXISTING CONDITIONS

Sandy Springs is home to Perimeter, **one of the region's largest employment centers.** Its economy is built on health care, finance and professional services, and it draws workers from across the metro area.

OFFICE IS THE CITY'S DEFINING ASSET AND GREATEST RISK.

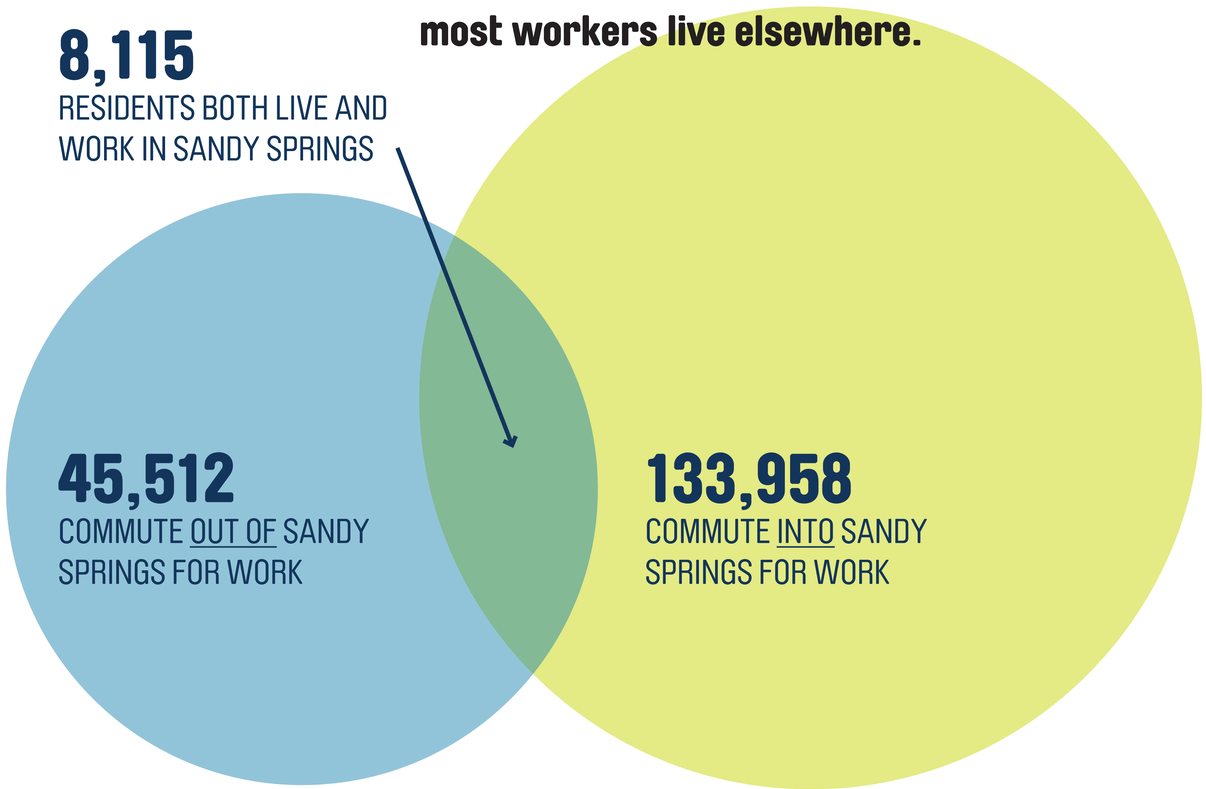
32 MILLION SF
OF COMMERCIAL REAL ESTATE IN SANDY SPRINGS

REAL ESTATE SECTOR	% OF TOTAL COMMERCIAL REAL ESTATE SUPPLY	% OF REGIONAL SHARE OF SUPPLY
OFFICE	75%	7.9%
RETAIL	17%	1.6%
HOSPITALITY	5%	2.6% (based on hotel rooms, not square feet)

62%
OF OFFICE SPACE WAS BUILT IN THE 1980s OR EARLIER

WHAT WE'VE HEARD:
Sandy Springs' **office core is aging with increased vacancy**, particularly following Covid-19 impacts.

Most residents work elsewhere, and most workers live elsewhere.



Source: KB Advisory Group with data from Census OnTheMap, 2023.

THE RETAIL MARKET DRAWS CUSTOMERS FROM ACROSS THE METRO REGION.

- Sandy Springs **captures far more retail spending than its residents generate**. In six of ten retail categories, local sales exceed the spending of residents, producing a **net inflow of about $1.7 billion annually.**

SANDY SPRINGS PROVIDES WHAT CONSUMERS NEED. RESIDENTS PRIMARILY ONLY SHOP OUTSIDE OF THE CITY FOR SPECIALTY GOODS.

- **Spending that leaves the City is modest, about $226 million,** and is concentrated in specialty goods that shoppers tend to travel for: sporting goods, hobby, book and miscellaneous stores ($94 million), furniture, electronics and appliances ($89 million), clothing ($22 million) and motor vehicles and parts ($20 million).

SANDY SPRINGS IS A REGIONAL JOB CENTER, WITH FAR MORE JOBS THAN RESIDENT WORKERS.

- Sandy Springs has about **88,000 more jobs than employed residents.** Local jobs exceed resident workers in 17 of 20 industries, led by health care (28,397) and finance and insurance (12,013).

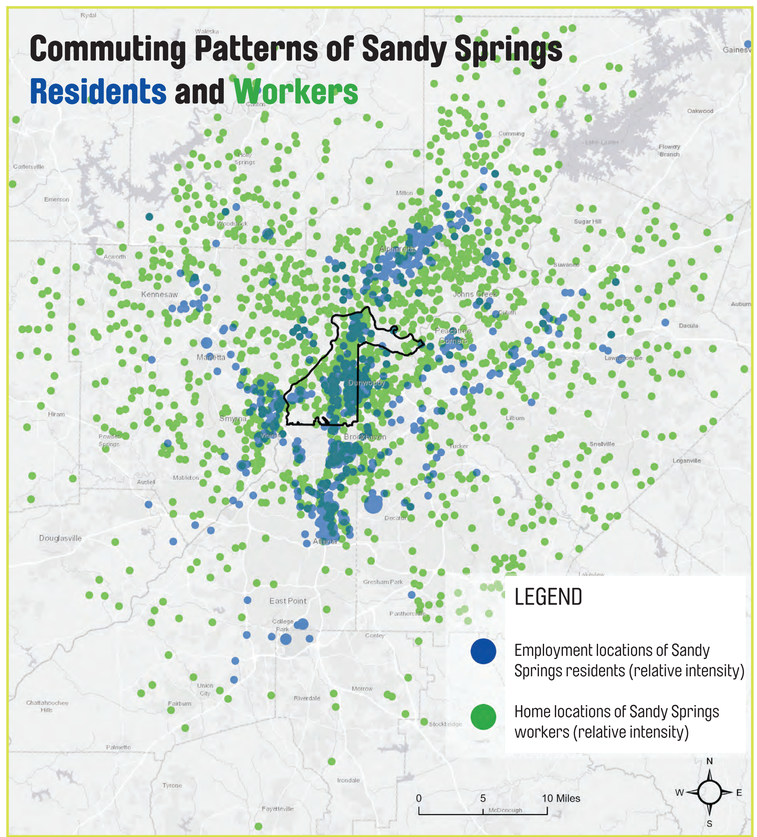
- Only **8,115 residents both live and work in the City.** That is about 15% of the City's employed residents; the largest group, about 25%, commutes to Atlanta, followed by Alpharetta (6%) and Dunwoody (4.5%).

53%
OF SANDY SPRINGS **RESIDENTS TRAVEL* 10 MILES OR LESS** TO THEIR JOB

71%
OF SANDY SPRINGS **EMPLOYEES LIVE OVER 10 MILES** AWAY

**Most workers in Sandy Springs drive alone (58.7%), work from home (31.9%), or carpool(3.53%).*

WHAT WE'VE HEARD:
Traffic and congestion are concerning.



Economic Development

What Does Action Look Like: What should be done to make it happen? ("I want to see _____ in my neighborhood," or "We need to do _____.")
How Do We Know We're Making Progress: What does success look like to you? What should be the end result? (i.e. "Seeing an increase in _____," or "Lower rates of _____.")

What We Heard:

"Build on and sustain Sandy Springs' economic success."

What We're Considering:

- Further establish the City's brand as a livable and connected corporate hub within the regional, national, and global economies.
- Encourage long-term community investment by promoting, maintaining, and expanding the City's small business ecosystem.
- Recruit and retain businesses, particularly those within the City's targeted industry clusters, by supporting and collaborating with local, regional, state, national, and international partners.
- Cultivate strategic partnerships with workforce development, small business support, and regional and state economic development organizations.
- Increase the desirability and vitality of office and commercial space within established markets and districts by leveraging existing connectivity, improving walkability, and encouraging the use of placemaking design elements.

What Does Action Look Like?

How Do We Know We're Making Progress?

What We Heard:

"Explore potential means to attract and retain a diverse workforce within the City to help sustain the business community."

What We're Considering:

- Coordinate economic development and housing strategies to support a range of housing options that contribute to the City's long term economic vitality and competitiveness.

What Does Action Look Like?

How Do We Know We're Making Progress?

Economic Development

What Does Action Look Like: What should be done to make it happen? ("I want to see _____ in my neighborhood," or "We need to do _____.")
How Do We Know We're Making Progress: What does success look like to you? What should be the end result? (i.e. "Seeing an increase in _____," or "Lower rates of _____.")

What We Heard:

"Realize economic development potential through multimodal transportation improvements and transit-oriented development."

What We're Considering:

- Focus transit-oriented uses around MARTA stations and improve last-mile connectivity.
- Enhance MARTA station areas through targeted placemaking, public art, and other improvements in partnership with local and regional organizations like the Perimeter Community Improvement Districts.
- Support bike and pedestrian improvements within the Perimeter office market.

What Does Action Look Like?

How Do We Know We're Making Progress?

What We Heard:

"Promote economic development through targeted redevelopment and a greater mix of uses."

What We're Considering:

- Align zoning and consider financial incentives to encourage the revitalization or demolition of aging, single-use and underutilized properties.
- Expand the City Springs campus by partnering with the private sector to redevelop adjoining parcels.
- Assess the efficacy of potential alternative funding mechanisms such as Community Improvement Districts, Business Improvement Districts and Special Service Districts in revitalizing the Roswell Road corridor

What Does Action Look Like?

How Do We Know We're Making Progress?

Anything Else You Want to Share?

Transportation & Connectivity

WHAT WE HAVE HEARD:

- Better connections to the Chattahoochee River (sidewalks, trails, & bridges) and Chastain Park
- Improved left turns, pedestrian experience, safety, and aesthetics on Roswell Road
- Safer pedestrian crossings on major roads, including intersection upgrades, refuges, and mid-block crossings
- Continuous sidewalks, filling missing gaps (especially on busy roads!) and adding sidewalks on new streets
- Continued progress to complete the citywide trail plan
- More comfortable connections between City Springs and Perimeter
- Upgraded bus stop amenities and wayfinding to and from MARTA stations to improve the transit experience
- Street trees and planted medians to beautify major roads
- Safe ways to bike throughout the city, with mixed preferences for off-street sidepaths vs. on-street bike lanes
- Efficient intersection operations to help manage congestion
- More convenient destinations to walk to

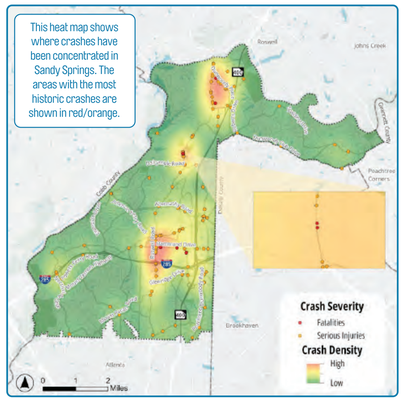
NEEDS & OPPORTUNITIES

PRIORITIZING SAFETY: Sandy Springs adopted its first Safety Action Plan in 2025 and committed to a goal of zero fatalities or serious injuries on city-owned streets by 2040. To achieve this goal, it recommends **projects focused on the High Injury Network**, the set of streets and intersections where the most serious crashes have occurred. **90% of all surface street crashes in Sandy Springs were concentrated on 10 key streets**. Top crash locations include interchanges at I-285 and GA-400, signalized intersections along Roswell Road.

TOP CRASH CORRIDORS

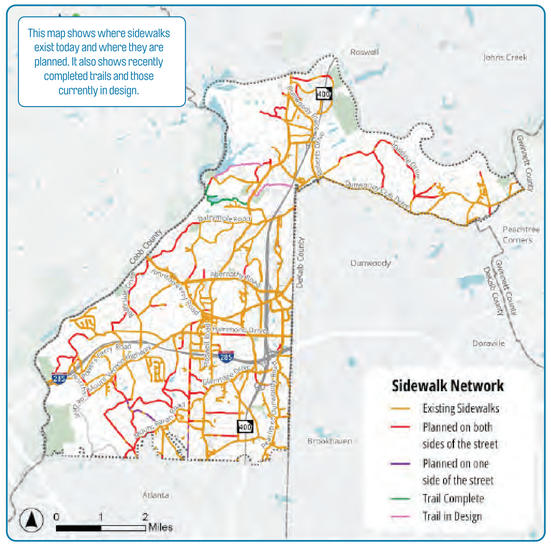
90% of crashes on city streets happened on these 10 streets:

1. Roswell Rd (SR-9) (33%)
2. Peachtree Dunwoody Rd (9%)
3. Abernathy Rd (9%)
4. Hammond Dr (8%)
5. Glenridge Dr (6%)
6. Dunwoody Pl (5%)
7. Johnson Ferry Rd (5%)
8. Northridge Rd (5%)
9. Mount Vernon Rd (4%)
10. Riverside Dr (2%)



Source: Safe Streets 4 Sandy Springs (2026)

BUILDING MORE SIDEWALKS: Sandy Springs adopted a Sidewalk Master Plan in 2024 to **prioritize sidewalk needs with a data-driven approach**. It identified 108 remaining shoulder miles of priority sidewalks to be constructed, at an estimated total cost of $450 million. The short list of 18 miles of high-priority projects would cost about $70 million. The Transportation Master Plan allocated $16 million for the Capital Sidewalks Program, which would cover about the next 3.6% of the identified needs. Plus, there is an additional $4 million for sidewalks in the TSPLOST III Tier 2.



Source: Sandy Springs Transportation Master Plan (2026)

COMPLETING THE TRAIL NETWORK: The Trails Master Plan (2019) proposes a system of 31.4 miles of paved trails across the city, connecting to destinations like parks, schools, and the Chattahoochee River National Recreation Area. The City is actively working on the next sections of the plan, including the design of Springway 2C in the North End, an extension of PATH 400, and Abernathy Greenway South Trail Park.

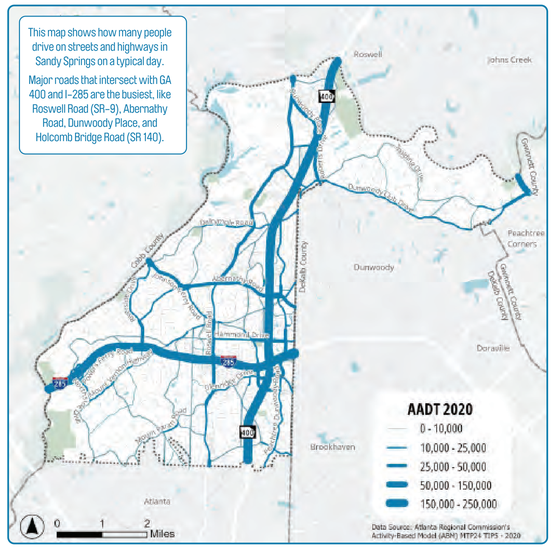
NEEDS & OPPORTUNITIES

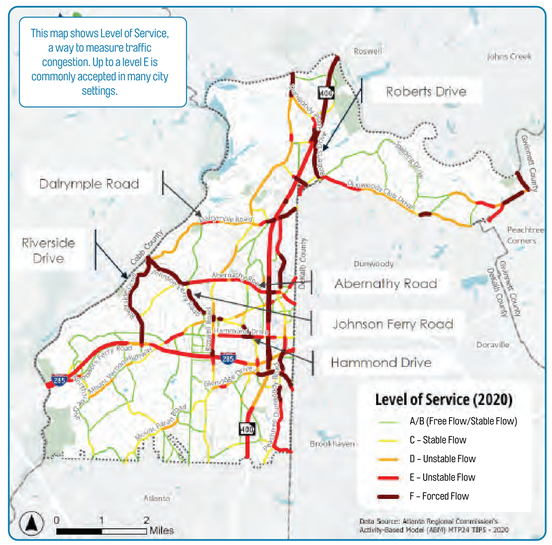
LEVERAGING ACCESS TO TRANSIT: Transit in Sandy Springs is anchored by the **North Springs, Sandy Springs, and Medical Center MARTA Stations**, which are served by the Red Line rail, several local bus routes, and the Perimeter Connects shuttles. Local bus service changed with MARTA's new bus network in Spring 2026. **Service is now more concentrated along Roswell Road:** Route 5 on the south end of Roswell Road to Sandy Springs Station via Johnson Ferry Road and Hammond Drive (every 30 minutes), and Route 87 on the north end of Roswell Road and the Glenridge Connector to Medical Center Station (every 20 minutes)

CREATING A CONTINUOUS BICYCLE NETWORK: With growing demand for safe cycling facilities, the City knows it is **time to develop a plan for a connected bicycle network**. More than 25 planned street or trail projects include either bike lanes, sidepaths, or trails, but they do not fully connect as a network. This plan will bring those together and propose ways to fill in the gaps to establish a clear vision for how bike facilities will be developed over time.

MANAGING CONGESTION: Streets with the most traffic congestion today include parts of Riverside Drive, Johnson Ferry Road, Peachtree Dunwoody Road, Roberts Drive, and Glenridge Drive, which connect to major employment centers. The City's Intelligent Transportation Systems (ITS) program continues to work on **signal upgrades to improve intersection operations**, and the 2026 Transportation Master Plan programmed several projects to **improve traffic flow and safety near interchanges**.

ADDRESSING ROSWELL ROAD: Many of the community's **top transportation issues—safety, walkability, and congestion—center on Roswell Road**, the only continuous north-south street west of GA-400. **While the City has identified ways to improve the situation, implementation is complicated.** Roswell Road is owned by GDOT, meaning all changes must be approved by the state. They also require driveway consolidation in many cases, which dramatically increases the cost.





Source: Sandy Springs Transportation Master Plan (2026)

Transportation & Connectivity

What Does Action Look Like: What should be done to make it happen? ("I want to see _____ in my neighborhood," or "We need to do _____.")
How Do We Know We're Making Progress: What does success look like to you? What should be the end result? (i.e. "Seeing an increase in _____," or "Lower rates of _____.")

What We Heard:

"Support safer travel through a safe systems approach, implementation of proven safety countermeasures and targeted safety interventions to advance the City's goal of zero fatal and serious injury crashes by 2040."

What We're Considering:

- Prioritize corridor safety projects on the High Injury Network.
- Prioritize intersection safety upgrades to improve visibility, operations, and signal timing for High Injury Intersections.
- Install medians and other access management strategies with corridor projects, as appropriate, to encourage safer turn movements.
- Continue to construct planned networks for vulnerable road users to provide safer travel options.
- Improve safety and operations near interstate access points, improving pedestrian connections and encouraging drivers to slow down as they enter the city.

What Does Action Look Like?

How Do We Know We're Making Progress?

What We Heard:

"Align mobility and development needs to support a connected, context-sensitive network as the city grows."

What We're Considering:

- Encourage a finer grained, connected network of streets and paths.
- Establish curbside management policies in mixed-use and commercial areas and require supportive infrastructure, such as passenger pick-up/drop-off areas and designated loading zones.
- Encourage efficient, discrete parking approaches for new development.
- Incorporate transportation demand management as part of the land development process.

What Does Action Look Like?

How Do We Know We're Making Progress?

Transportation & Connectivity

What Does Action Look Like: What should be done to make it happen? ("I want to see _____ in my neighborhood," or "We need to do _____.")
How Do We Know We're Making Progress: What does success look like to you? What should be the end result? (i.e. "Seeing an increase in _____," or "Lower rates of _____.")

What We Heard:

"Expand mobility options."

What We're Considering:

- Integrate a Complete Streets approach in all projects.
- Increase access to existing and planned rail transit stations and bus stops and upgrade waiting areas.
- Continue to implement the 2024 sidewalk master plan and increase dedicated sidewalk funding.
- Upgrade existing pedestrian crossings and introduce new ones in high-priority areas to provide safer crossings where they are needed.
- Continue to implement the 2019 Trails Master Plan to connect parks, green space, riverfront access, schools, and recreational facilities, and activity centers through a multimodal network of trails and sidepaths.
- Define and build out a connected bicycle network (to be defined through this plan update).
- Work with MARTA and PCID to explore additional microtransit around Perimeter.

What Does Action Look Like?

How Do We Know We're Making Progress?

What We Heard:

"Improve east-west mobility."

What We're Considering:

- Enhance pedestrian connections over and across GA 400.
- Enhance east-west operations of key corridors.
- Construct Hammond Drive improvement project.
- Explore the need for corridor improvements on additional east-west routes, such as Glenridge Drive inside I-285 and Johnson Ferry Road.

What Does Action Look Like?

How Do We Know We're Making Progress?

Transportation & Connectivity

What Does Action Look Like: What should be done to make it happen? ("I want to see _____ in my neighborhood," or "We need to do _____.")
How Do We Know We're Making Progress: What does success look like to you? What should be the end result? (i.e. "Seeing an increase in _____," or "Lower rates of _____.")

What We Heard:

"Continue to create high-quality streetscapes."

What We're Considering:

- Adopt design guidelines for key commercial and mixed-use areas, including high-quality street standards.
- Include street trees, planted buffers, planted or brick medians, green infrastructure, and other landscaping treatments as part of street design projects.
- Coordinate with Georgia Department of Transportation (GDOT) and other partners to mitigate the impacts of regional capacity projects on local safety, access, noise, tree canopy, and aesthetics.
- Work with GDOT to improve safety, operations, access management, and aesthetics on Roswell Road, while working to minimize disruption and impacts to local residents and businesses.

What Does Action Look Like?

How Do We Know We're Making Progress?

What We Heard:

"Steward our infrastructure to maintain good condition and adapt to evolving trends and technologies."

What We're Considering:

- Continue to keep sidewalks, paths, and bicycle facilities in a state of good repair.
- Continue to keep streets and bridges in a state of good repair.
- Continue to implement the Intelligent Transportation Systems (ITS) program to improve traffic signal performance.
- Improve operations to reduce roadway congestion and improve reliability, while prioritizing safety.
- Establish an Autonomous Vehicle operating framework, including commercial operating requirements, emergency response protocols, technology readiness, data sharing standards, and curbside regulations.

What Does Action Look Like?

How Do We Know We're Making Progress?

Anything Else You Want to Share?

Environment, Sustainability, and Resilience

NEEDS & OPPORTUNITIES: NATURAL RESOURCES & ECOLOGY

Preserving and enhancing the tree canopy is a **top priority** across all ages (18+) in Sandy Springs. And the city is making great strides to **keep Sandy Springs green**.

The city's **scenic environment and ecology continue to be assets** that contribute to quality of life, such as the success of Morgan Falls Overlook Park which provides scenic vistas that highlight the city's beautiful, natural environment.

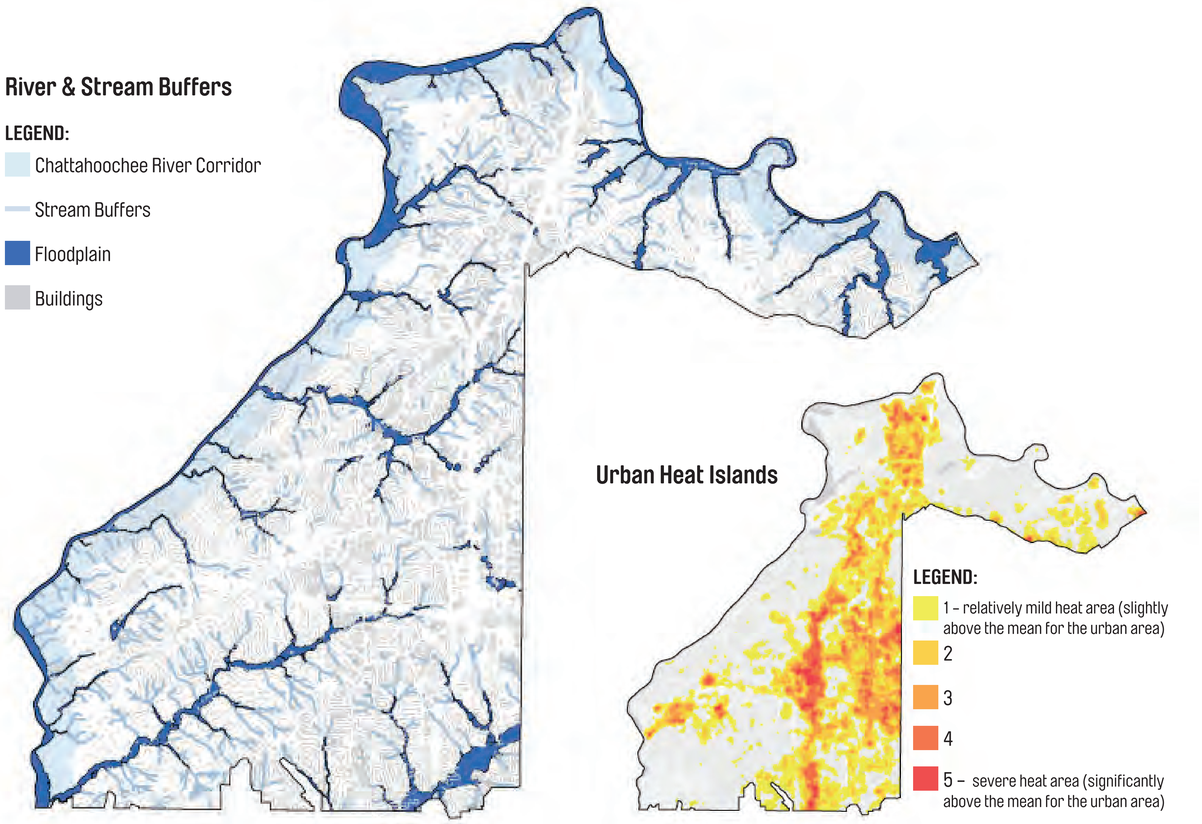
Sandy Springs has existing layers of protection for streams, creeks, and the Chattahoochee River, but the city can take additional steps to **protect and restore the city's water resources** while **increasing the reliability of our water supply.**

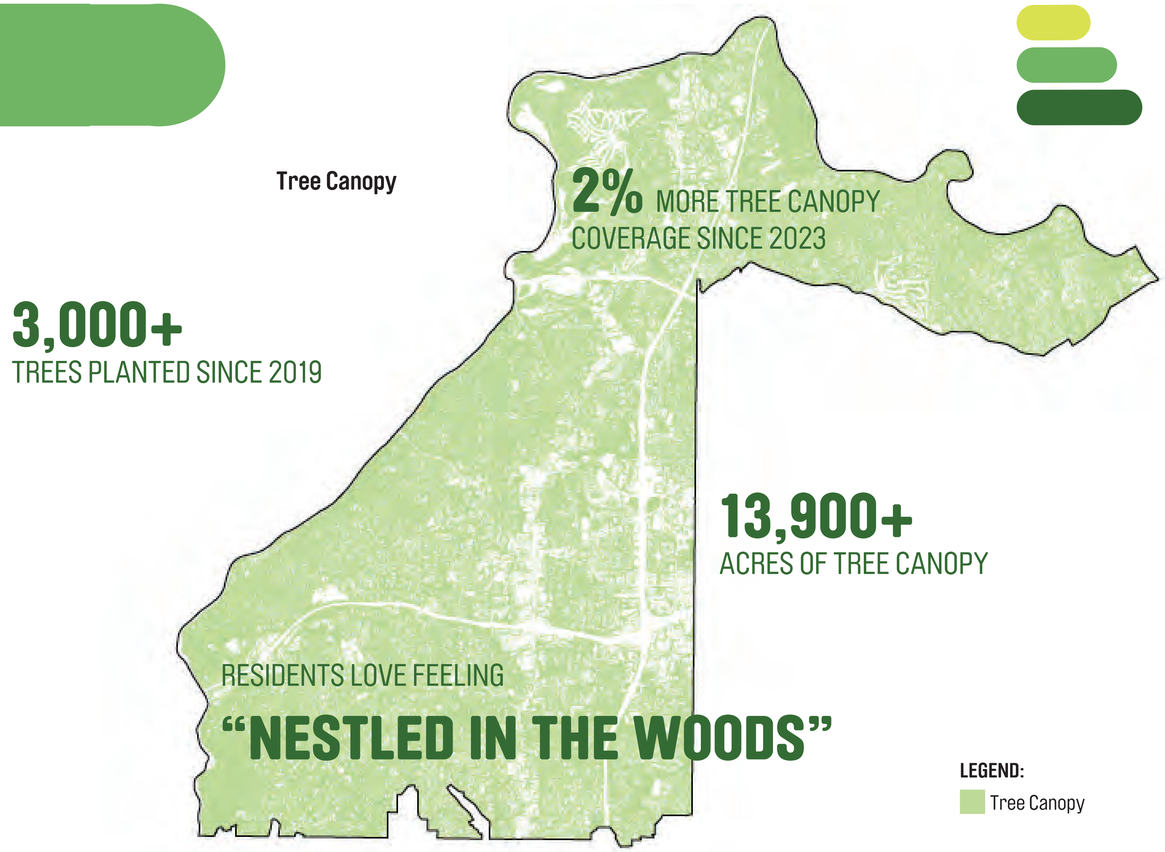
RIVER & STREAM BUFFERS

RIVER/STREAM	BUFFER	PROTECTION(S)
Chattahoochee River Corridor	2,000 feet	Metropolitan River Protection Act
Chattahoochee River	150 feet	Impervious surface setback
Chattahoochee River	50 feet	Undisturbed vegetative buffer
Streams	75 feet	Zone 1: State-regulated buffer (25 feet) Zone 2: City-regulated buffer (additional 25 feet) Zone 3: Impervious surface setback (additional 25 feet)

Sandy Springs is drained by four watersheds, Crooked Creek, Long Island Creek, Marsh Creek, and Nancy Creek, all of which are **classified by the Georgia Environmental Protection Division as impaired** because they do not meet the state standards for fecal coliform bacteria and for biota impacts on fish.

- Sources of fecal coliform: animals, sanitary sewer overflows, leaks from aging sewer systems
- Sources of sediment load impairing fish biota: runoff from constructions sites, urban areas, and other land sources such as homes





NEEDS & OPPORTUNITIES: CLIMATE RESILIENCE & HAZARD MITIGATION

Climate change is making resilience matter more than ever, and the city's land use decisions will shape how Sandy Springs weathers future storms and rising temperatures.

With continued growth and urbanization, Sandy Springs must be **proactive in addressing vulnerabilities and considering future hazards,** especially during the development review process.

HAZARD RISK ASSESSMENT MATRIX

HAZARD	ANNUAL PROBABILITY
Drought	295% (2.95 events per year)
Flood	180% (1.8 events per year)
Tornado	160% (1.6 events per year)
Tropical Systems	84% (0.84 events per year)

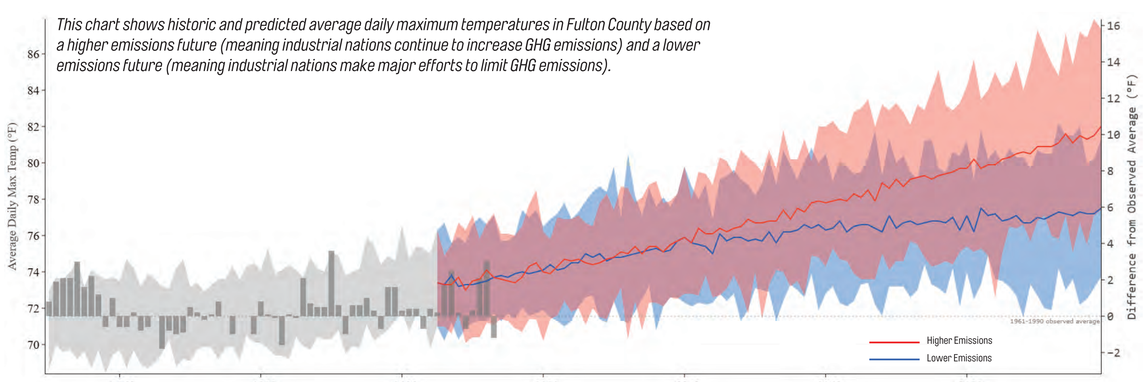
Source: Fulton County Hazard Mitigation Plan, 2022

RISING TEMPERATURES IN SANDY SPRINGS

The Fulton County Hazard Mitigation Plan (2022) determined that **extreme heat events are highly likely to occur in Fulton County**. Sandy Springs' roads, parking lots, sidewalks, and rooftops, all contribute to extreme heat through the urban heat island effect. However, mitigating heat through measures such as **green spaces, and expanding the tree canopy, and shade will prove vital** to our heat resilience as temperatures continue to rise.

- **Extreme heat can pose serious risks to health** including fatigue, heat stroke, and heat exhaustion.
- **Certain populations are more vulnerable to the impacts of extreme heat** including older adults, infants and children, people with chronic conditions, and people living at and below the poverty line.

This chart shows historic and predicted average daily maximum temperatures in Fulton County based on a higher emissions future (meaning industrial nations continue to increase GHG emissions) and a lower emissions future (meaning industrial nations make major efforts to limit GHG emissions).



Source: U.S. Climate Resilience Toolkit Climate Explorer, 2025

Environment, Sustainability, & Resiliency

What Does Action Look Like: What should be done to make it happen? ("I want to see _____ in my neighborhood," or "We need to do _____.")
How Do We Know We're Making Progress: What does success look like to you? What should be the end result? (i.e. "Seeing an increase in _____," or "Lower rates of _____.")

What We Heard:

"Protect and enhance the city's natural systems, including tree canopy and watershed areas."

What We're Considering:

- Preserve and enhance the city's tree canopy by protecting healthy, mature trees, encouraging new tree planting, invasive species removal, and supporting the long-term health and natural regeneration of the tree canopy.
- Protect, restore, and celebrate the Chattahoochee River watershed through targeted maintenance of riparian ecosystems, educational initiatives, and provision of nature-related access (e.g., through trail systems).
- Protect and strengthen connections between natural resource areas, including streams, wooded areas, and wildlife habitats, through existing stream buffer protection measures, conservation efforts, and community educational programs.
- Support and expand environmental stewardship efforts by residents, neighborhood groups, businesses, and community organizations to protect and enhance the City's natural resources.

What Does Action Look Like?

How Do We Know We're Making Progress?

Environment, Sustainability, & Resiliency

What Does Action Look Like: What should be done to make it happen? ("I want to see _____ in my neighborhood," or "We need to do _____.")
How Do We Know We're Making Progress: What does success look like to you? What should be the end result? (i.e. "Seeing an increase in _____," or "Lower rates of _____.")

What We Heard:

"Create a resilient Sandy Springs by reducing vulnerability to hazards and disruptions, protecting critical infrastructure and essential services, and strengthening the City's capacity to prepare for, respond to, recover from, and adapt to emergencies and disruptions."

What We're Considering:

- Strengthen the city's ability to prepare for, respond to, and recover from extreme weather and other natural emergencies by protecting critical infrastructure, improving emergency communications, and facilitating coordination between public safety agencies and community partners.
- Strengthen the City's all-hazards preparedness, response, and recovery capabilities through protection of critical infrastructure and essential services, interoperable emergency communications, continuity planning, accessible public information and risk communication, and coordination among public safety agencies, regional partners, businesses, nonprofit organizations, and the community.
- Plan, design, and maintain the built and natural environment to reduce risks from flooding, severe weather, infrastructure failures, and other hazards; and support reliable, redundant, and resilient utility, transportation, communications, and public-safety systems.
- Review the Emergency Operations Plan, Continuity of Operations Plan, and related preparedness and recovery plans annually; maintain and update them as needed; conduct regular training and exercises; and use after-action findings, hazard assessments, and community input to improve all-hazards readiness and community recovery.

What Does Action Look Like?

How Do We Know We're Making Progress?

Environment, Sustainability, & Resiliency

What Does Action Look Like: What should be done to make it happen? ("I want to see _____ in my neighborhood," or "We need to do _____.")
How Do We Know We're Making Progress: What does success look like to you? What should be the end result? (i.e. "Seeing an increase in _____," or "Lower rates of _____.")

What We Heard:

"Ensure that the city's utility infrastructure is resilient, reliable, and sufficient to the meet the community's future needs."

What We're Considering:

- Consider funding mechanisms, such as a stormwater utility, to improve citywide stormwater management.
- Enhance the reliability of the city's water supply through improved infrastructure, responsible water resource management, and coordination with regional service providers.
- Ensure that new development aligns with available resources, specifically reliable water volume and pressure to meet new demands on the system.

What Does Action Look Like?

How Do We Know We're Making Progress?

What We Heard:

"Make Sandy Springs a leader in environmental sustainability through City and community-wide actions."

What We're Considering:

- Encourage energy-efficiency and sustainable building practices in new development, redevelopment, and City facilities, where practical.
- Reduce greenhouse gas emissions while addressing air quality impacts.
- Continue to grow and expand community partnerships and programs like the City's EcoStewards.

What Does Action Look Like?

How Do We Know We're Making Progress?

Anything Else You Want to Share?