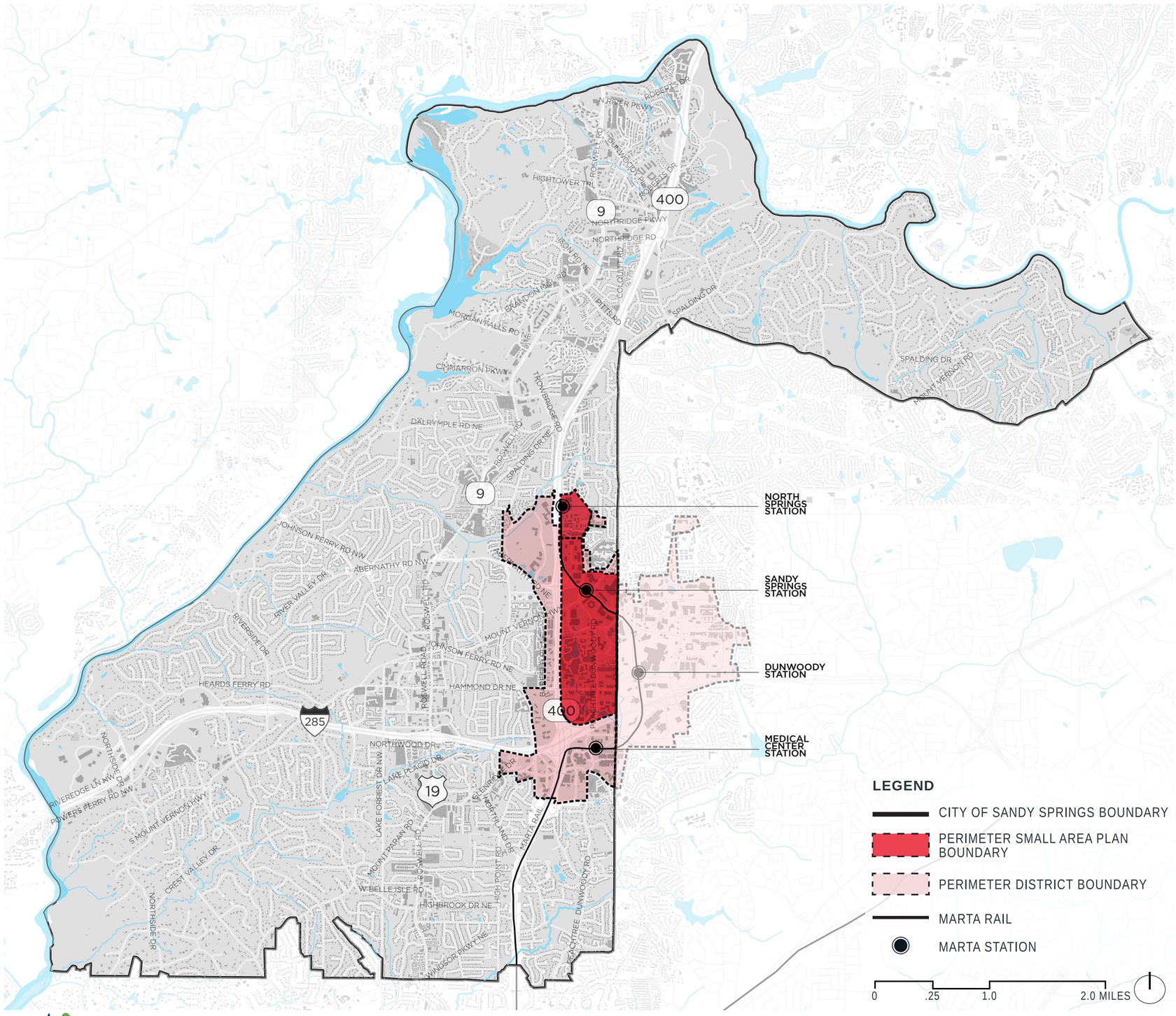
PERIMETER SMALL AREA PLAN - STUDY AREA



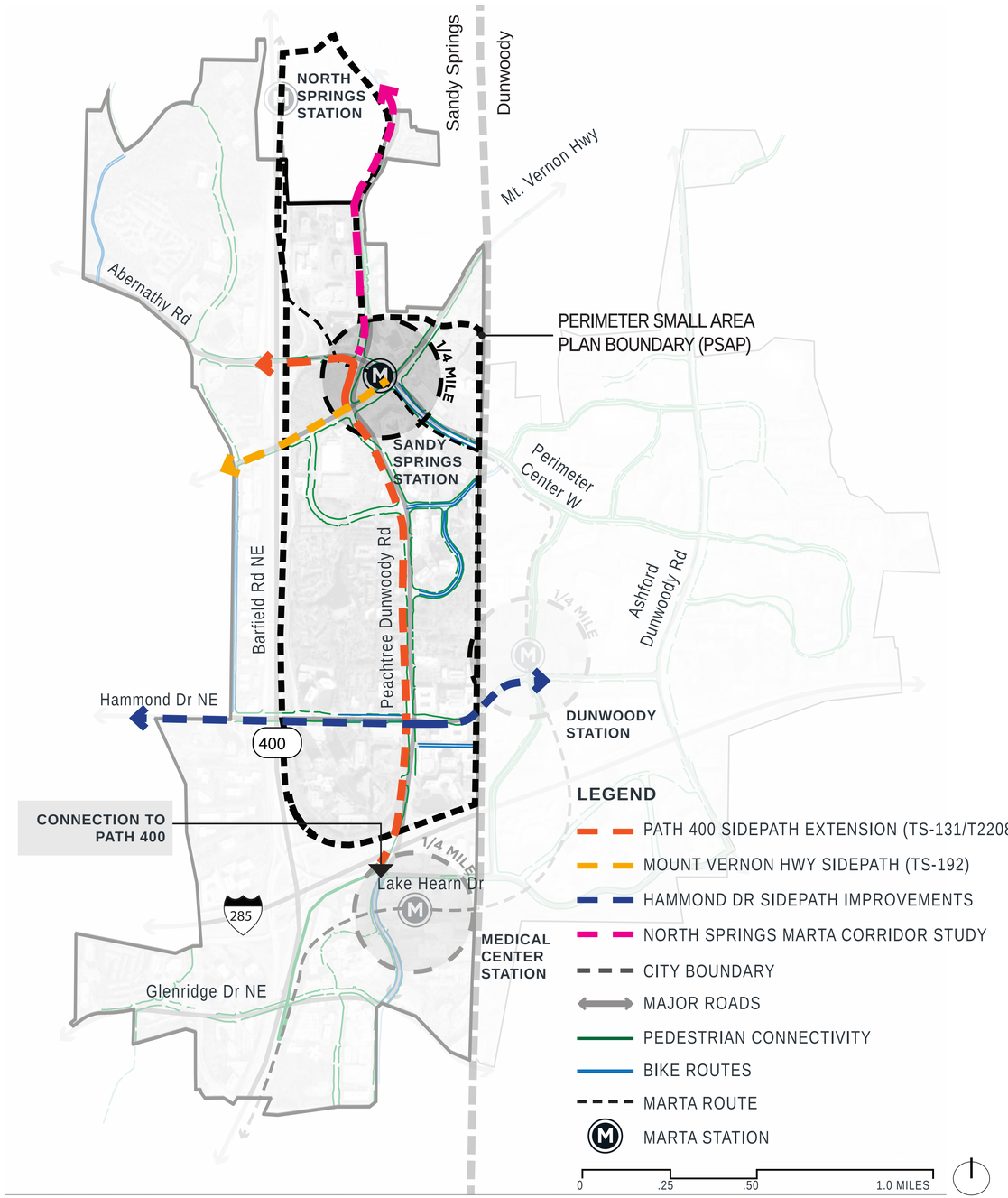
PERIMETER SMALL AREA PLAN UPDATE

Since the adoption of the 2017 Perimeter Small Area Plan, zoning changes, infrastructure investments, and new development opportunities have helped set the stage for continued growth and reinvestment. The Plan Update will focus on a targeted area within the original plan boundaries and explore opportunities to:

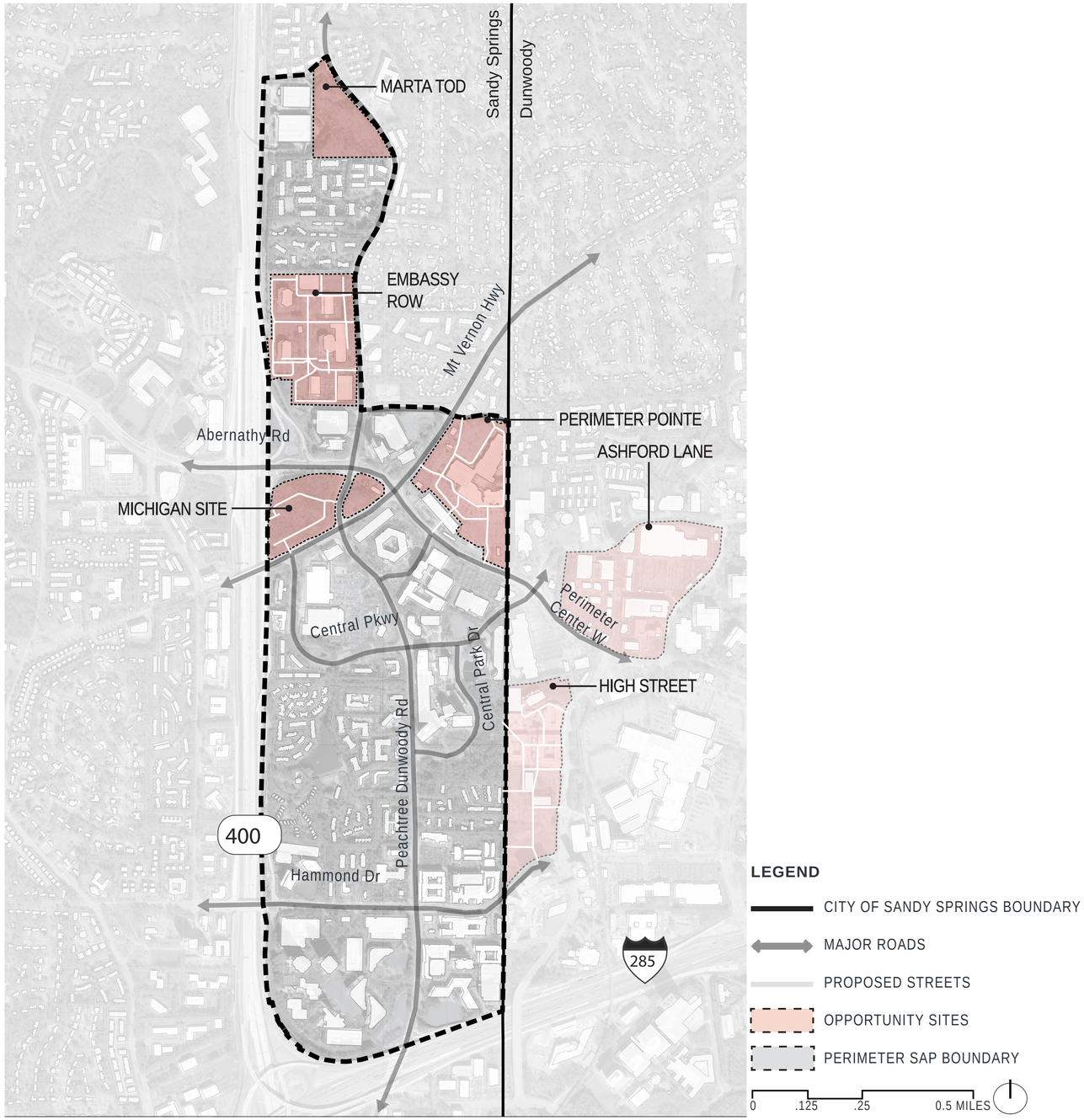
- Build on recent zoning and regulatory changes that encourage mixed-use development, housing, and reinvestment.
- Reimagine aging office properties through targeted placemaking opportunities that respond to changing market demands and strengthen the area's economic competitiveness.
- Create a connected network of pedestrian and bicycle infrastructure, including linear connections linking existing and potential development sites.
- Leverage major initiatives, including the Embassy Row development, along with potential developments around Sandy Springs Station, to support future growth and investment.
- Strengthen the area's identity and reinforce its unique sense of place to attract, support, and retain businesses, residents, and visitors.

CONNECTIVITY AND OPPORTUNITIES

CONNECTIVITY WITHIN PERIMETER DISTRICT

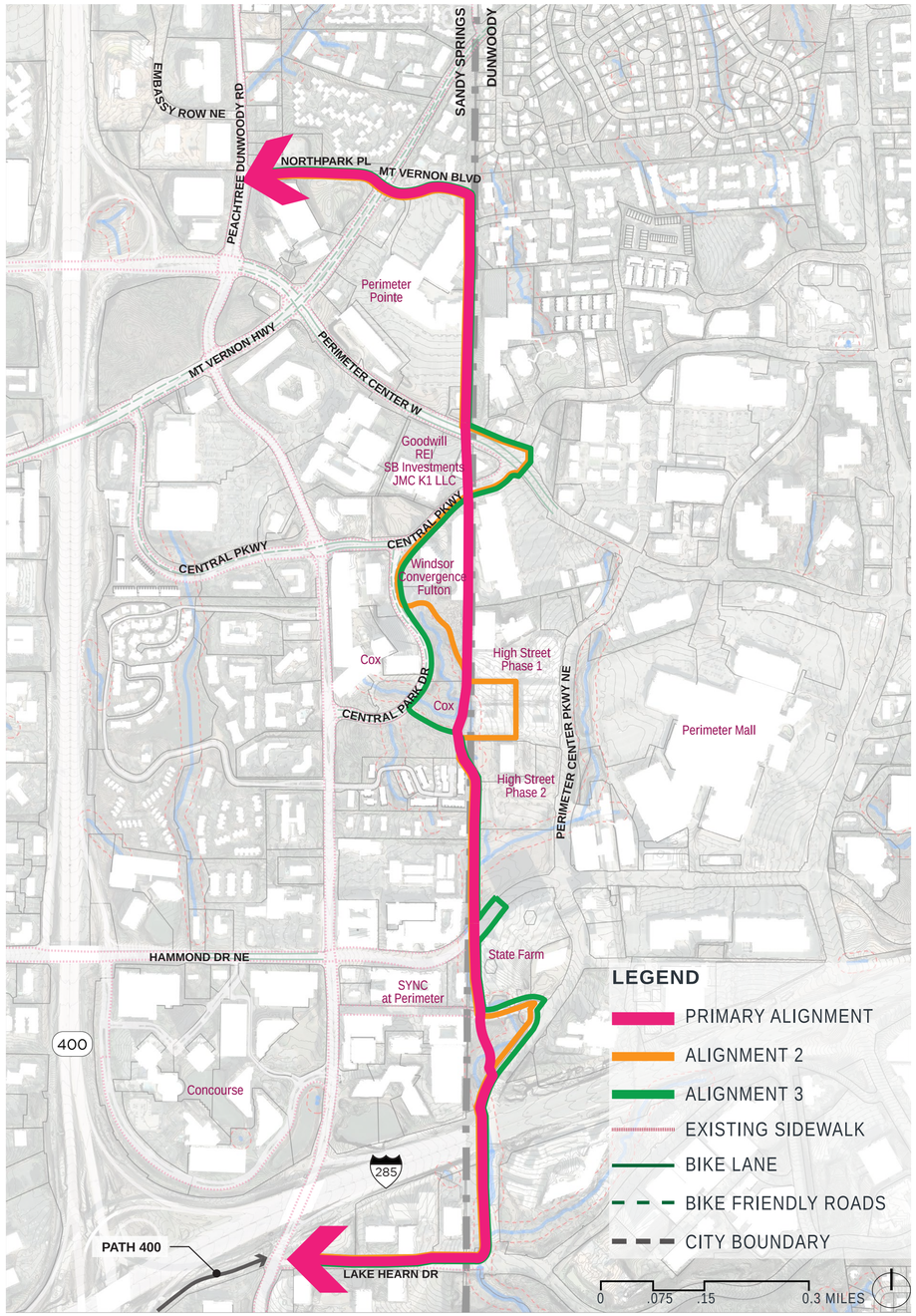


OPPORTUNITY SITES WITHIN 2026 PLAN BOUNDARY



THE CENTERLINE - ALIGNMENT

ALIGNMENT



THE CENTERLINE

2.15-MILE MOSTLY UNINTERRUPTED TRAIL

CONNECT EXISTING AND PLANNED EAST-WEST TRAILS

LINK DIRECTLY TO ADJACENT DEVELOPMENT

PROMOTE HOUSING, OFFICE LEASING AND JOB GROWTH

SUPPORT TRAIL-ORIENTED ECONOMIC DEVELOPMENT

CREATE A REGIONAL DESTINATION WITH A STRONG "WOW" FACTOR

ACTIVITY

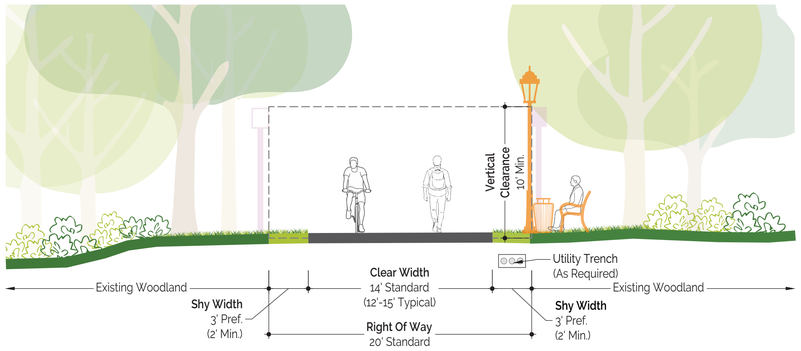
1. ON THE CENTERLINE DRAFT ALIGNMENT MAP, PLACE A DOT WHERE YOU WOULD LIKE TO SEE A CONNECTION, ACCESS POINT, OR DESTINATION ALONG THE TRAIL

- PLACES THAT THE TRAIL CAN CONNECT
- OPPORTUNITIES FOR TRAILSIDE AMENITIES OR PUBLIC SPACES

2. SHARE WHAT WOULD MAKE THAT CONNECTION VALUABLE OR WHAT IMPROVEMENTS WOULD ENCOURAGE YOU TO USE THE TRAIL. PLACE A STICKY NOTE WITH YOUR COMMENTS, IN THE BLANK SPACE BELOW.

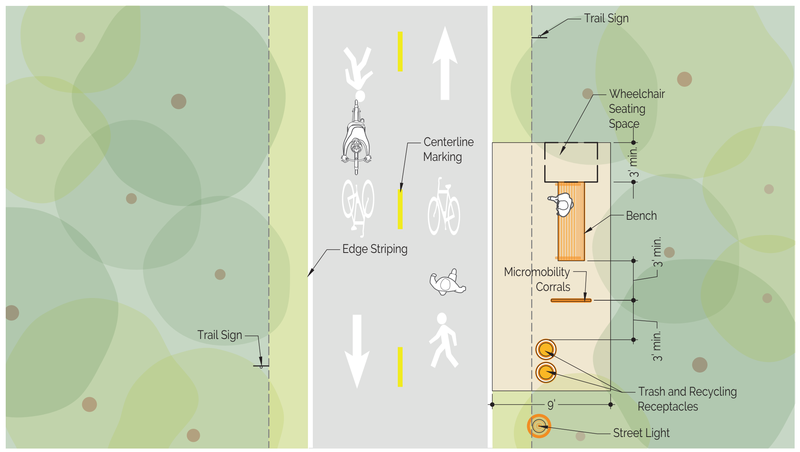
THE CENTERLINE - TYPOLOGIES OF TRAIL SEGMENTS

TRAIL THROUGH WOODLAND



Typical Section

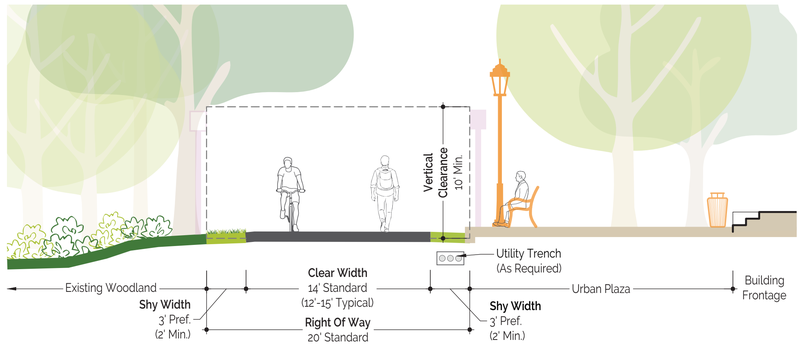
0' 1' 2' 4' 8'



Typical Segment Plan

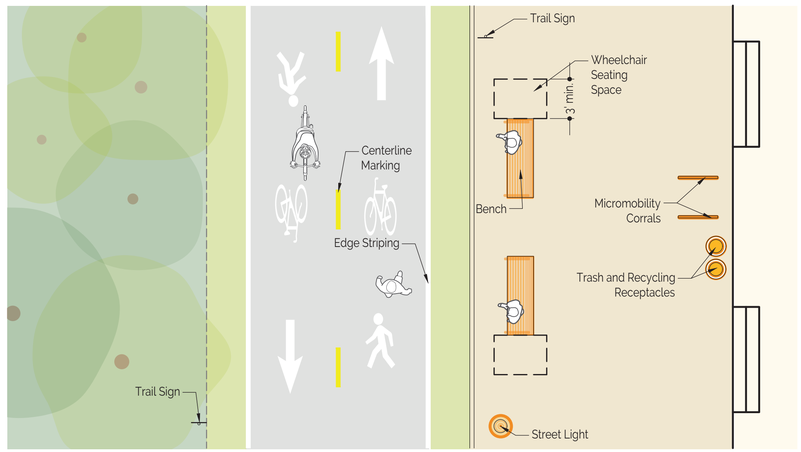
0' 1' 2' 4' 8'

TRAIL THROUGH URBAN SETTING



Typical Section

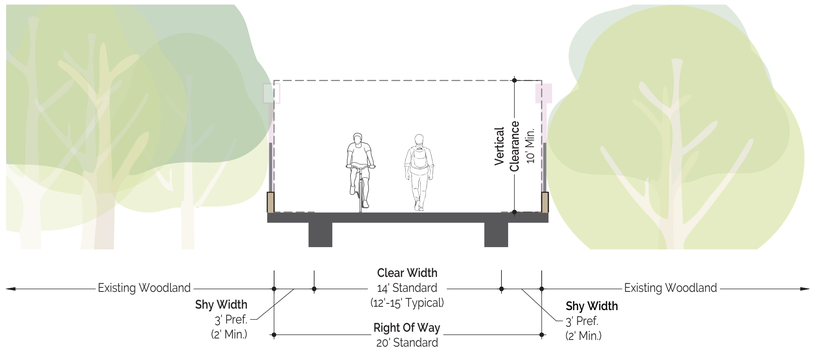
0' 1' 2' 4' 8'



Typical Segment Plan

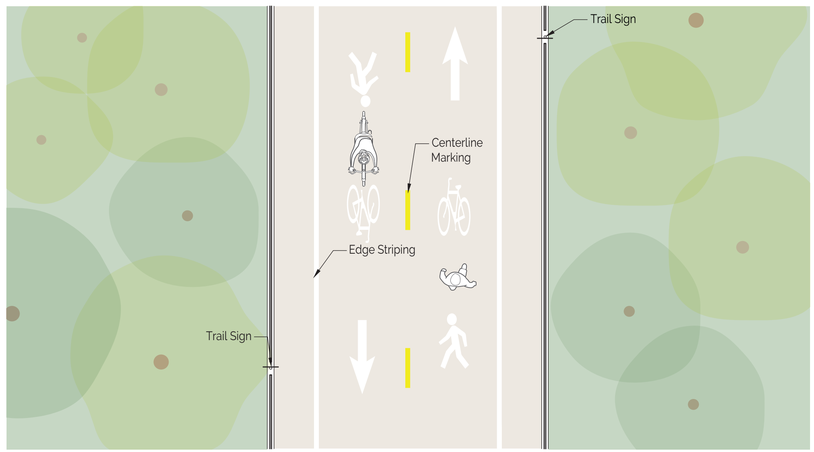
0' 1' 2' 4' 8'

ELEVATED TRAIL



Typical Section

0' 1' 2' 4' 8'



Typical Segment Plan

0' 1' 2' 4' 8'

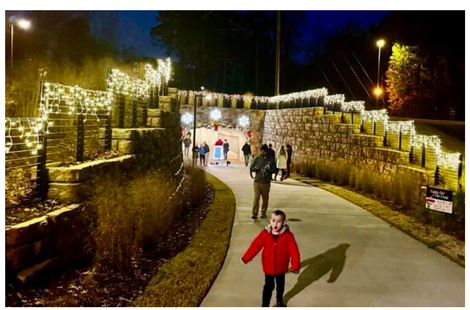
TYPICAL CHARACTERISTICTS: PRECEDENT IMAGES



TACTILE URBANISM, BELTLINE, ATLANTA



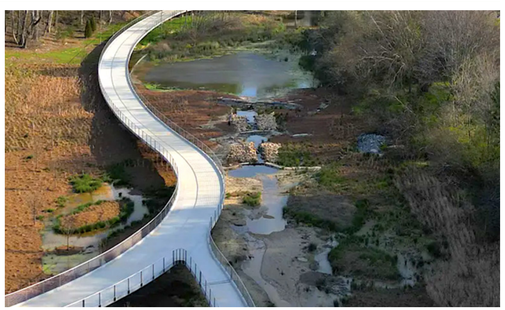
TRAIL THROUGH WOODED AREA, ALPHA LOOP TRAIL, ALPHARETTA



TRAIL RETROFIT IN URBAN FABRIC, ALPHA LOOP TRAIL, ALPHARETTA



URBAN TRAIL, CHERRY CREEK NORTH, DENVER



ELEVATED TRAIL, JOHN'S CREEK BOARDWALK, ATLANTA