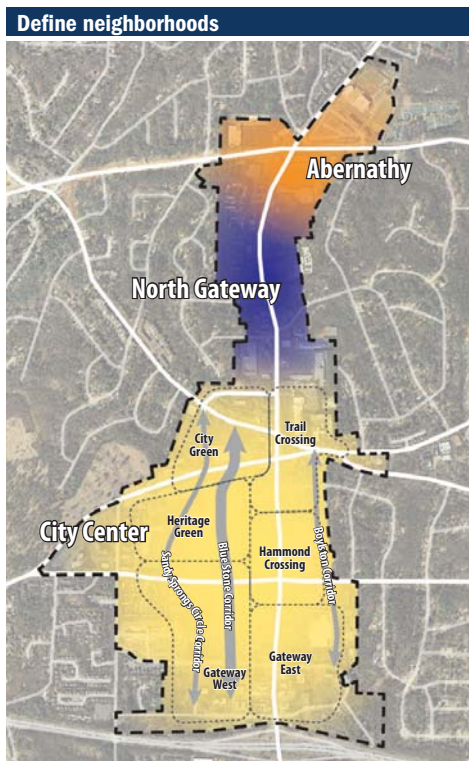


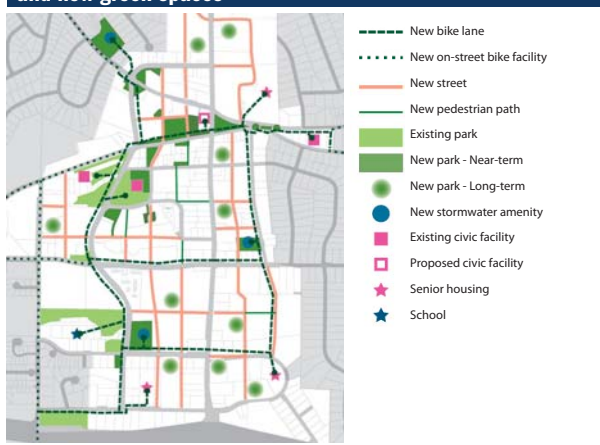
Strategies to Guide Plan Implementation

STRATEGIES		ACTION STEPS
Create mixed-use neighborhoods designed for people		
1	Define neighborhoods within the center.	<ul style="list-style-type: none"> Define three larger character areas, as well as unique neighborhoods in the City Center character area, within the LCI study area through their activities and appearance (see neighborhoods diagram).
2	Bring a mix of activities together.	<ul style="list-style-type: none"> Revise the zoning code to allow—and encourage, through incentives—at least two, and preferably more uses (principally housing, retail, office and hotel) to occupy each block in the City Center area, and other blocks wherever possible. Establish specific development prototypes eligible for as-of-right zoning approval, through zoning code revisions. The development prototypes should address both program (land use) and design approaches for sites and buildings.
3	Support mixed use neighborhoods with a network of walkable streets .	<ul style="list-style-type: none"> Define a range of street types according to their function. Use the street type definitions to indicate appropriate land uses and building/site design approaches along them (see Strategy 2). Also use the street type definitions to guide street improvements. For each street type, incorporate characteristics of walkable streets Evolve the existing road layout into a finer-grained network of walkable streets. Make interim improvements to Roswell Road and other priority streets to address immediate traffic and identity challenges. Enhance availability and convenience of transit services
4	Take a cost-effective approach to utility infrastructure.	<ul style="list-style-type: none"> Manage stormwater using new retention facilities serving whole areas within the City Center. Bury or relocate overhead utilities where cost-effective benefits to property value are possible Screen the power substation along Hilderbrand and Mt. Vernon Roads. Enable installation of district energy infrastructure (i.e. cogeneration facilities) if desired by developers.
Create places of community serving all of Sandy Springs		
5	Expand Sandy Springs' network of parks and greenways .	<ul style="list-style-type: none"> Create a City Green to serve as a center of community activity and identity. Create a series of smaller parks and plazas distributed among the blocks of the City Center to help enhance value and sense of place in all areas. Create green network connections among parks, plazas and greenways.
6	Attract more arts, cultural and civic events to City Center.	<ul style="list-style-type: none"> Create the Community Hall: a multi-purpose venue accommodating cultural events as well as city government activities. Work with local and regional arts organizations to expand programming.
Encourage investment		
7	Identify a clear, predictable process for development in the City Center.	<ul style="list-style-type: none"> As part of zoning code revisions (see Strategy 2), streamline the development review and approval process. Engage in public-private partnerships where appropriate to enable private development investments. Actively promote investment opportunity to potential developers, businesses and residents. Partner with the Sandy Springs Chamber of Commerce and other organizations to announce City Center's new opportunities and identity. Recruit businesses, developers and/or others who would be a particularly valuable part of City Center.



Define neighborhoods. Creating distinctive places amidst the relatively anonymous character of much of the study area's commercial landscape will attract market interest for higher-value development and provide the clearer sense of identity sought by Sandy Springs residents. This approach will also enhance quality of life and value in the established residential neighborhoods of Sandy Springs by placing more amenities nearby, promoting economic development, and decreasing longer-term traffic growth.

Connect neighborhoods with a walkable network and new green spaces



A more extensive street grid, new green spaces, and enhanced transit and bike corridors combine to form a walkable network of recreational amenities that supports diverse activities and connects the city center to surrounding neighborhoods, schools and senior residences.