

SSRI MILESTONE

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A Publication of Sandy Springs Revitalization, Inc.

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Neighborhoods – Laboratories for Quality Living



Drivers clog major roads throughout the region, and neighborhood streets get the spillover as people desperately attempt to reach their destination.

Now Sandy Springs Revitalization, Inc. is using neighborhood design and the latest traffic calming techniques to help older Sandy Springs neighborhoods

tame their streets and preserve the quality of life they value so highly. Mount Vernon Woods completed traffic calming installation the first of March. Glenridge Forrest/Hammond Hills design is underway. And River Valley is next.

See story, page 2



Countdown to Construction:

SSRI Streetscape Begins
April 1st – No Foolin’



The big utility companies aren't "foolin" around. On April 1st, Georgia Power began removing those unsightly old wooden poles from the street, and relocating electric, phone and cable service lines underground or at the back of buildings. It's the first stage of a \$5 million dollar Transit Oriented Streetscape Project that

Sandy Springs Revitalization, Inc. (SSRI) is managing for Fulton County. BellSouth anticipates starting in about 60 days.

Continued page 5

SCHEDULE

April 1st	Begin utilities relocation
May 15th	Easements complete Begin Right-of-Way Certification
June	GDOT Fulton County negotiate construction contract (Local Government Participation Agreement)
July	SSRI/Fulton County bid the construction contract
August	SSRI/Fulton County hire construction contractor

Neighborhoods — Laboratories for Quality Living

Continued from page 1

Mount Vernon Woods Completes Traffic Calming Project

Mount Vernon Woods became the site of SSRI's third neighborhood project, with the installation of traffic calming measures on nine streets. The traffic calming devices — including textured entrances, chicanes, raised intersections and a traffic circle — are designed to slow cars by forcing both "horizontal and vertical displacement". That's traffic planner speak for *slow down* when you feel those bumpy bricks under your tires. And slow down for those brand new curves in the road planted with flowers and trees. The devices are based on the Fulton County Department of Public Works Traffic Calming Program standards.

Sandy Springs Revitalization, Inc. managed the \$250,000 design and construction contract for Fulton County, selecting O.L.S.I./Patterned Concrete to do the construction and U.S. Lawns of North Atlanta to landscape the traffic circle and chicanes. The project, which took ten weeks, was completed the first week of March. SSRI will install safety signs ("yield") and directional indicators at the traffic circle and at each chicane. To enhance community identity, the neighborhood plans to install new entry signs at Abernathy Road and Mount Vernon Highway, and Sandy Springs sign toppers on interior street signs.

Both the Mount Vernon Woods project and the Glenridge Forest/Hammond Hills neighborhood project are funded locally by Fulton County, with a budget of \$250,000 per project appropriated with the support of Commissioner Tom Lowe.

River Valley Engineering Set For 2003



Fulton County has selected Sandy Springs Revitalization, Inc. to manage its most ambitious neighborhood project to date, a \$1.3 million dollar streetscape and traffic-calming project for River Valley Road. The River Valley Neighborhood Master Plan calls for safety improvements, traffic calming, sidewalks, bike lanes and pedestrian lighting to be constructed on River Valley Road between Riverside Drive and Abernathy Johnson Ferry intersection. Additional traffic calming devices were recommended for locations inside the Rivershore Estates and Mountaire Springs neighborhoods.

The project will be paid for with a combination of local and federal funds. Commissioner Tom Lowe was instrumental in securing local funding for the Master Plan completed in 1998, and the \$120,000 needed for Engineering Design in 2003. The federal funds come through the Atlanta Regional Commission. When ARC released the draft 2003 – 2005 Transportation Improvement Program (TIP)

last February, the River Valley construction funds had vanished. Thanks to the active support of neighborhood residents and quick action on the part of local elected officials, the \$1.2 million in federal funds are now reinstated in the draft TIP, which is scheduled for final approval by the ARC Board this fall. Assuming that there are no further such emergencies, and that Fulton County is able to budget the required \$240,000 match money, construction could begin as early as 3rd quarter 2004.



River Valley Road Concept Plan

Evergreen Award Goes to Bob Brown



(l - r) In recognition of his efforts to improve the appearance of Roswell Road, SSBA President Adam Orkin and KSSNFB Director Karin Zarin presented local businessman Bob Brown, owner of Red Baron's Antiques, with a very special Evergreen Award at SSBA's March Breakfast meeting. Bob volunteered his crews to beautify a neglected traffic island at the Abernathy/Roswell Road intersection with handsome brickwork. Sandy Springs Revitalization, Inc., Keep Sandy Springs North Fulton Beautiful and Fulton County all had a hand in the project by purchasing the bricks, coordinating with Georgia DOT and installing the sidewalk.

Glenridge Forest-Hammond Hills In Design

The Glenridge Forest/Hammond Hills neighborhood has been working with Sandy Springs Revitalization, Inc. to slow down the traffic in their neighborhood as well. They selected Tunnell-Spangler as the lead design consultant to do the Neighborhood Master Plan. The GF/HH Steering Committee is currently in the process of circulating a petition endorsing the use of traffic calming devices as



required by Fulton County, with construction expected to get underway as soon as the petitions are in and the final design is approved. In addition to the traffic calming devices, the neighborhood will be installing neighborhood entry identity monuments at the major entrances into the neighborhood on Glenridge Drive, Hammond Drive and Johnson Ferry Road. A graphic design firm, The Visualab has been hired to design the new entrance signs and a new neighborhood logo.

To raise funds for the improvement effort, the Glenridge Forest/Hammond Hills neighborhood is planning several events, including a pine straw sale on April 13th and the first annual Renovation Innovation Tour of Homes on Saturday, April 27th, from 11:00 a.m. to 3:00 p.m. Tickets are \$10 and can be purchased on the day of the tour at any of the four featured homes. Call Shannon Taylor at 404-531-6440 for more information.



The Art of Taming Traffic

Traffic calming is a combination of mainly physical measures that reduce the negative effects of motor vehicle use, alter driver behavior and improve conditions for non-motorized street users.

Speed Hump - Raised section of the roadway, three to four inches high and 12 to 14 feet in length, used between intersections.

Speed Table/Raised Intersection - Raised sections of the street or intersection similar to speed humps, but wider and flat on top; typically 22 feet in the direction of travel with 6-foot ramps on each end and a 10-foot flat section in the middle.

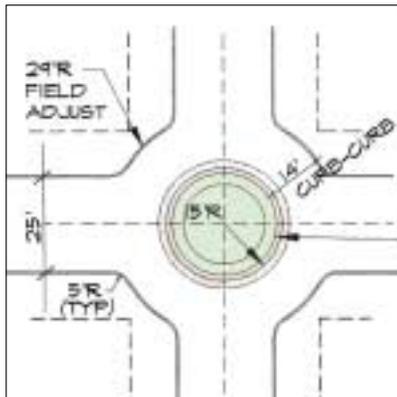
Chicanes - A series of curb extensions that alternate from one side of the street to the other, forming S-shaped curves appropriate for mid-block locations only.

Traffic Circle/Roundabout - A raised island located at the center of an intersection. Vehicles travel through the intersection in a counter-clockwise direction, while traffic approaching the intersection must yield to those cars that have already entered the circle.

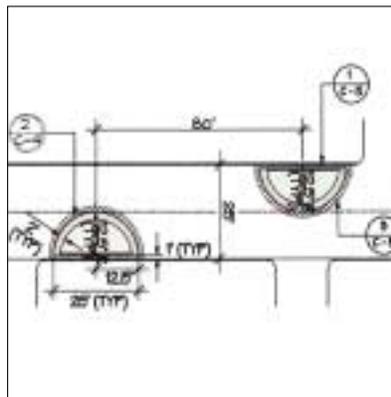
Street Trees - A beautiful alternative to the wide-open speedway feeling of a treeless neighborhood street.

Sometimes the best traffic calming is neighborhood education, since most people caught speeding are driving too fast in their own neighborhood. Neighbors can help each other break a bad habit by reminding each other of their mutual responsibility to the residents - and their children - to slow down.

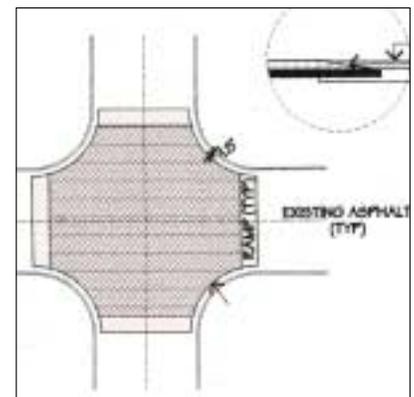
CIRCLE



CHICANE



SPEED TABLE



Overlay Ordinance Update



One of the keys to attracting private development is to have efficient zoning policies and procedures in place that make it easy to do projects. The

Sandy Springs Zoning Overlay Ordinance, which first went into effect in April of 1998, specifies special higher standards for new development in the heart of Sandy Springs. Applicants seeking land disturbance permits, building permits, sign permits, or variances go through a three-step process to determine if they conform to the Overlay Ordinance requirements.

Through the fall and winter, SSRI's Urban Design Committee has been working with the Fulton County Department of Environment and Community Development to identify changes to the *Sandy Springs Zoning Overlay Ordinance* that will encourage developers to incorporate the key *Livable Sandy Springs Plan* concepts - *town center, pedestrian friendly connectivity, open space* - into their new projects. The Fulton County Community Zoning

Board will consider the proposed changes to the Overlay Ordinance on April 16th, and the Board of Commissioners will take up the subject at their regular meeting May 1st.

The new regs will refine requirements for streetscape, landscape, architecture, lighting and signage, and will permit innovative development that will help Sandy Springs to take better advantage of its excellent demographics. For example, projects will be built closer to the street in the village center. Reduced parking requirements will discourage vast expanses of concrete typical of strip-style development. Parking decks that look like buildings from the street with electric vehicle charging stations will offer better pedestrian access and circulation. Inclusion of gathering places such as parks, plazas, patios, and fountains will be encouraged. The new Overlay District map will reflect new boundaries, expanded to include all the Roswell Road commercial areas north to the Chattahoochee River and south to the City of Atlanta.



LCI Town Center Concept



LCI Mixed-Use Redevelopment Concept



Sandy Springs Lighting Program Hits The Streets

*My tea is nearly ready
And the sun has left the sky.
It's time to take the window
To see O'Leerie going by.
For every night at teatime
And before you take your seat
With lantern and with ladder
He comes posting up the street.*

*For we are very lucky
With a lamp before the door.
And Leerie stops to light it
As he lights so many more.
And O! Before you hurry by
With ladder and with light.
O Leerie, see a little child
And nod to him to night!*

Robert Louis Stevenson

On October 31st, 2001, Whispering Pines continued its role as laboratory for neighborhood preservation when Sandy Springs Revitalization, Inc. completed Phase II of the Whispering Pines neighborhood plan – the design and construction of a Neighborhood Pedestrian Lighting Program. For Halloween eve, the WP homeowners association closed off a portion of Wright Road for a celebratory street party, while kids went trick-or-treating the old fashioned way – door to door – bathed in the light of brand new streetlights providing safe passage along neighborhood sidewalks.



l – r: Gunnar Lowe, Cameron Lowe, Sammie Rahn, Sammie Lowe, Angie Rahn (Mom), and Maddie Rahn.

Overlay Ordinance Helps Recapture That Village Appeal

In days gone by, the lamplighter was a familiar character in every neighborhood. He serviced anywhere from 75 to a 100 gas lamps daily, cleaning globes and adjusting burners, turning them on in the evening and off at morn. While the lamplighter has vanished from our modern urban environment, through the efforts of Sandy Springs Revitalization, Inc., downtown Sandy Springs is starting to recapture some of that old-fashioned village character. Pockets of streetscape set off by distinctive forest green streetlights are springing up throughout the revitalization district, evidence that the Sandy Springs Overlay Ordinance is working, and working well.

Eight new developments, including properties like The Reddington Townhomes, Bluestone Lofts and Sandy Springs Toyota, have already installed 40 of the new lights and 3,175 feet of streetscape in the commercial district. In October Whispering Pines became the first “demonstration” neighborhood to get pedestrian scale lights. And this fall, Sandy Springs Revitalization, Inc. will install another 104 streetlights as part of a public streetscape project planned along a mile and a half of Roswell Road and Johnson Ferry.

Crookneck or Poletop?

SSRI's Urban Design Committee chose the Sandy Springs fixture – a Lumec lamp on a Union Metal pole – for its human scale, quality of light, and easy maintenance. It is designed specifically for pedestrian environments. The crookneck streetlights as seen in SSRI's Roswell Road Demonstration streetscape are popular and appealing. As an urban design element, they create an attractive visual rhythm along the streetscape, and will continue to be a key feature at major intersections. Mid-block commercial areas and neighborhoods will employ a poletop light. The poletop lights have a globe that is designed to throw most of the light on the sidewalk and the street, and not back into yards and houses.

When Ghoulish Is Not Good

Did you ever hold a flashlight under your chin to look scary? The wrong angle and color of light in a pedestrian environment can be pretty scary too. Those tall sodium vapor roadway lights produce a yellowish orange light at a sharp angle that casts strange shadows and discolors skin tones and foliage. The human scale of the new Sandy Springs pedestrian lights causes the light to shine at a more normal angle. The lighting element is metal halide, which offers a broader lighting spectrum and a more natural white light. People look normal, and you can recognize who they are if you know them.

Creating a 24-7 Lifestyle

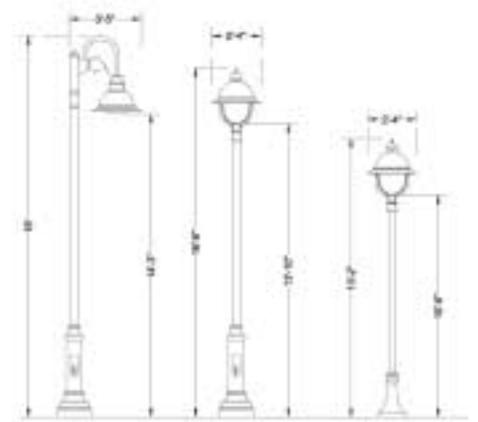
There's more to the Sandy Springs streetlights than just looking good. Placed in the streetscape between the automobiles and pedestrians, they give a sense of separation and hence greater comfort. The spacing between lights is designed so there are no long areas of darkness between the pools of light, making the pedestrian system comfortable and usable round the clock.

Through the combination of public improvements spearheaded by SSRI and the investment of private developers, Sandy Springs should soon be well on its way to tripling the amount of installed streetscape, and achieving the vision of the Livable Centers Plan as a walkable, livable 24-hour lifestyle community for all to enjoy.



One of the newest and most visible instances of the Overlay Ordinance at work – The Reddington Townhomes on Sandy Springs Circle at Hammond Drive.

PROPERTY	LIGHTS	FRONTAGE
<i>Streetscape installed as of March 2002</i>		
Reddington Townhomes	9	775'
Bluestone Lofts	8	660'
Sandy Springs Toyota	6	525'
Suntrust Bank	5	350'
Carriage Gates Townhomes	5	350'
Big Ten Tire	2	135'
Burger King	2	220'
Link Counseling Center	2	175'
Whispering Pines Neighborhood	57	6000'
TOTAL as of March 2002		9190'
<i>Streetscape installed beginning fall 2002</i>		
SSRI Transit Oriented Streetscape Roswell Rd./JF	104	14,400'



The distinctive 18-foot crookneck streetlight will be a featured element at major intersections in the commercial district, while the 16-foot pole top model will be installed mid-block. Neighborhoods will use the lower 13-foot pole top light.

Countdown to Construction: SSRI Streetscape Begins April 1st

Continued from page 1

Meanwhile, the staff at SSRI is busy gathering easements. The easements will grant Fulton County permanent use of the land for the purpose of installing and maintaining the new sidewalks, lights and landscaping planned along Roswell Road between

Hammond and Johnson Ferry, and along Johnson Ferry to the Abernathy intersection. Property owners along the way are being asked to provide anywhere from nine to fifteen feet of frontage for the streetscape. Where signs are affected, new monument style signs will be installed to replace non-conforming pole signs. In some instances, driveway access will be redesigned to reduce the number of curb cuts, enhance pedestrian safety and improve the flow of traffic along the busy roadway.

According to SSRI Project Manager Alan Steinbeck, the function and appearance of those first few feet of any commercial property are vital to the interests of the property owners and their tenants. It takes a great deal of time and several iterations of the design and easement language to strike the right balance between the needs of the property owners, the businesses and the community as a whole. But, says Steinbeck, the end result will ultimately increase property values and generate more business income by creating a more shopper friendly business district.

The many small properties and sheer number of easements complicate an already challenging bureaucratic process. By the first week of April, twelve easements were signed, sealed and delivered, while the remaining thirty-four property owners had given verbal approval that they are agreeable to the design and will execute their easements. Steinbeck is working out the tenant issues now, and expects to complete all the legal work by May 15th. "Of course we don't have to wait until May 15th to complete the certification process," adds SSRI General Manager John Cheek. "If all the easements came in tomorrow, we could move ahead immediately."

As soon as all the right-of-way easements for the streetscape itself are in hand, Fulton County will "certify" to the Georgia Department of Transportation that the right-of-way is available. GDOT will then authorize the funds and enter into the contract with Fulton County that will actually allow the project's construction with federal funds. SSRI General Manager John Cheek anticipates it will take four months, from the time the right-of-way is certified to groundbreaking.



Randy Hunt is among the 46 business and property owners who will see a few feet of property frontage transformed to create a more walkable environment for shoppers and residents in downtown Sandy Springs. (l - r) Randy Hunt, Alan Steinbeck.



More LCI for SSRI from ARC in the TIP



Community participants gathered 'round with SSRI staff and consultants to build a Styrofoam model of the village center and complete the grid for the village circulation system as part of the Livable Sandy Springs Plan visioning sessions sponsored by SSRI in 2001.

 If all goes well, Sandy Springs Revitalization could receive nearly \$1.66 million in LCI project funding for two new streetscape projects in Sandy Springs. This month the Atlanta Regional Commission announced that it has recommended that the Sandy Springs Circle Streetscape and the Hammond Drive/Sandy Springs Circle Streetscape be added to the draft 2003 – 2005 Transportation Improvement Program (TIP).

The Livable Centers Initiative (LCI) is the Atlanta Regional Commission's innovative and very competitive program to improve air quality and reduce congestion in the region by encouraging the implementation of "smart growth" principles in activity centers. Now in its third year, LCI promises \$1 million a year over five years for planning, and \$350 million

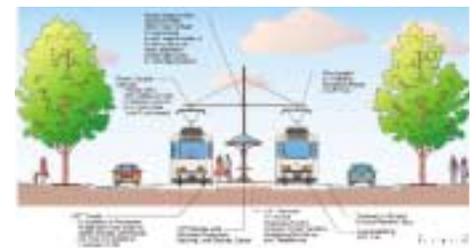
in the 25-year Regional Transportation Plan (RTP) for implementation of plan projects. Sandy Springs Revitalization, Inc. was among the first successful applicants to receive \$85,820 in planning money, which went toward the development of its *Livable Sandy Springs Plan* in 2001.

Since the LCI Plan was completed in 2001, SSRI has been looking for opportunities to fund projects identified in the plan. The LCI project money in the RTP is just one source. Another approach is to be sure that projects identified in the Sandy Springs Plan become part of other regional plans. SSRI staff and volunteers invest significant amounts of time participating on numerous regional task forces and committees devoted to transportation planning and smart growth initiatives. Keeping abreast of the ever-changing regional transportation scene is SSRI's

best hope of assuring that Sandy Springs can get the funds it needs to do these projects.

Regional studies and activities that will significantly impact Sandy Springs are the Marietta to Lawrenceville/I-285 Transit Corridor Study, the Northern Sub Area/GA 400 Corridor Study, and ARC's RTP/TIP process. In addition, SSRI is working with the Georgia Department of Transportation on the concept design for the I-285 Interchange at Roswell Road, and helping to facilitate the formation of a Civic Advisory Committee that will assist GDOT with concept design for the Abernathy/Johnson Ferry project expected to get underway later this spring.

Details on a variety of Sandy Springs transportation projects are available on the Sandy Springs Community Web Site at www.sandysprings.org. Be sure to check out "News & Community Announcements", and "Plans & Projects", and "Transportation Alphabet Soup." E-mail network subscribers will receive direct notification of any important developments.



ARC's I-285 Transit Corridor Study is planning for future light rail, possibly through the Hammond Drive corridor.

Sampling of Plans & Projects Recommended in the Livable Sandy Springs Plan	
Interchange	I-285 at Roswell Road Interchange Redesign
Roadway	Abernathy Transportation Greenway
Roadway	Boyleston Road Extension
Plan/Design	Sandy Springs Street Grid Analysis and Plan
Plan/Design	Conceptual Architectural Plan for Village Center Civic Facility
Plan/Design	Sandy Springs Shuttle Study
Plan/Design	Hammond Drive Transit Corridor Plan & Design
Plan/Design	Way-finding Signage System
Parking	Multi-Use Park and Walk Deck & Transit Circulator Stop



GDOT Urban Design Engineer Joe Palladi updates SSBA members on the status of major projects now in the design phase for Sandy Springs at the January Breakfast meeting.





Marcom chair Ron Comacho and Barb Prebble unveil the new logos.

Revitalizing the Corporate ID

Downtown is not the only part of Sandy Springs that is getting a makeover. Thanks to SSRI's Marketing Communications Committee, working with graphic design professionals Beth Thomas and Dana Mabey of The Visualab, Sandy Springs Revitalization, Inc. and the Sandy Springs Business Association now have a new corporate identity. The ID program includes new logos for SSRI and SSBA, and a fresh colorful appearance planned for all print and online materials. The *Milestone* newsletter, brochures and pamphlets, stationery and business cards, and even the Sandy Springs Community Web Site will all

eventually sport the new look.

Committee Chairman Ron Comacho and the other volunteer professionals of the MarCom Committee devoted countless hours to the process that eventually produced the new logos – for SSRI, the quiet power of stylized blue ripples of water set in an ellipse, and for SSBA an energizing upward sweeping “s” shape set in a slate blue diamond. Thank you committee and staffers: Don Rountree, Alan Gilbert, Pete Corteville, Ann Atwater, Barb Prebble, Donna Gathers, and John Cheek.

SSBA Membership Directory Now Available

The Sandy Springs Business Association has nearly 250 members – all local business owners, managers and professionals with an interest in improving the Sandy Springs business climate. The 2002 edition of the SSBA Business Directory is now available to all members with extras for clients, neighborhood residents and local hotels.

This edition will include a handy “need to know” reference section as well as numbers for permits, signage and elected officials. The searchable electronic version is available online from the home page of the Sandy Springs Community Web Site, www.sandysprings.org.

I'd Like to Know More . . .

SSRI MAILING LIST/ MEMBERSHIP FORM

Use this handy application form to request more information about Sandy Springs Revitalization, Inc. or the Sandy Springs Business Association. You will receive the *Milestone* newsletter and e-mail announcements about upcoming activities and happenings in Sandy Springs. Interested in membership? Simply enclose a check with this form and indicate the type of membership - SSRI or SSBA. SSBA members receive complimentary membership in Sandy Springs Revitalization, Inc. and a listing in the Sandy Springs Business Directory. Renew now in time for SSRI Annual Meeting, June 6th.

Name _____

Company/Organization _____

Mailing Address _____

City State Zip _____

Tel./Fax. _____/_____

E-Mail _____

SSRI

- Senior/Student \$15
- Individual \$25
- Family \$50
- Non-Profit \$50
- Neighborhood \$120

SSBA

- Sole Employer \$100
- 2-20 Employees \$125
- 21-100 Employees \$225
- 100+ Employees \$350

See us on the web at www.sandysprings.org



Sandy Springs Revitalization, Inc. is a private, non-profit tax deductible community organization funded by service contracts with Fulton County, memberships, contributions and grants.

MISSION

Our mission is to maintain and enhance Sandy Springs as one of the Atlanta metro region's premier business and residential communities by alleviating traffic congestion, improving the appearance and function of the business district and preserving neighborhoods.

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THE MILESTONE

Please contact us if you have questions about our programs and activities, or to share your revitalization news or calendar items.

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Donna Gathers *SSBA Executive Director*

Ginger Pepper *Office Manager*

Barbara Prebble *SSRI Communications Manager*

Chawnn Redden *Community Planner*

Alan Steinbeck *Project Manager*

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SSBA Presents Style Is Nothing New April 27th



On Saturday evening, April 27th, the Sandy Springs Business Association will again partner with Keep Sandy Springs North

Fulton Beautiful and the Sandy Springs Community Action Center to present the second annual **Style Is Nothing New Fashion Show & Silent Auction**.

The Silent Auction will have plenty of fantastic items with proceeds benefiting the Community Action Center, a local non-profit organization that provides emergency clothing, food and financial assistance to needy residents.

Your host for the evening will be TV Channel 11's feature reporter **Kay Flowers**. In keeping with the theme "reduce, reuse and recycle", models stylishly attired in fashions and accessories from local resale shops will once again demonstrate that looking fashionable doesn't necessarily require brand new clothing. Those who attended the event last year remember the fun and prizes, the celebrity models, and the fabulous food and live music. This year's event promises to be just as memorable—a perfect opportunity to show off your favorite vintage or outrageous recycled hat, to wine and dine with your friends, and to show your support for a worthy community cause.

The fun begins at 7:00 p.m. at the Dorothy Benson

Senior Center. Tickets are \$25.00 per person in advance, \$35.00 at the door. To charge your tickets, call the Phoenix & Dragon Bookstore, 404-255-5207.



Mark Your Calendars

p a g e 8

SSBA Monthly Breakfast Meeting

Wednesday morning, April 10, 2002, 7:15 a.m.
 Program: Fulton County Commission Chairman Mike Kenn
 New Location: Hammond Glen
 335 Hammond Drive at Boylston
 RSVP 404-255-5351 ssba@sandysprings.org

Style Is Nothing New Fashion Show & Silent Auction

Saturday, April 27th, 7:00 p.m.
 Dorothy Benson Senior Center
 6500 Vernon Woods Drive
 Tickets \$25.00 advance, \$35.00 at the door.
 Charge by phone 404-255-5207

S A N D Y S P R I N G S
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SSRI

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SSRI ANNUAL MEETING
Thursday, June 6th, 2002, 6:00 pm
 Please Renew Your Membership by May 30

