



SANDY SPRINGS

GEORGIA

TO: John McDonough, City Manager

FROM: James E. Tolbert, Assistant City Manager

DATE: March 13, 2018 for Submission onto the Agenda of the March 20, 2018 City Council Regular Meeting

ITEM: A Resolution to Confirm Appointment of a Task Force to Plan for the Redevelopment of the North End of Sandy Springs

Background

A priority of the City Council for this year and future years is the redevelopment of the North End of the City of Sandy Springs. To guide this redevelopment the Mayor is proposing a task force that will work to develop a vision for the area that will lead to a redevelopment plan. Staff has identified Civic Strategies, Inc. to work with and manage the efforts of the task force. The outline below is taken from their proposal.

Sandy Springs' North End is a candidate for redevelopment partly because it has low-density rental housing typical of the 1960s and 1970s, partly because its retail environment is faring poorly, and partly because it is disconnected from other parts of Sandy Springs, which are doing well. For these reasons and others, the City of Sandy Springs would like to develop a plan for redeveloping this part of the city.

Redevelopment is a process undertaken mostly by private interests, including landowners, businesses and developers, but it can be encouraged and facilitated by local government. One of the most important contributions a government can make is to create a vision for an area and, working with citizens and business interests, develop a plan for achieving the vision.

That, in short, is what the City of Sandy Springs has in mind in creating a task force for the North End: to develop a vision and plan for redevelopment that are shared by the residents and private interests in the area – and will benefit the city as a whole. It is likely that the plan will suggest a role for city government, which would be framed as a set of recommendations for the City Council to consider.

Discussion

The process for the development of the vision must involve the community to include residents, landowners and business owners. Any vision must include a wide range of options for housing

and rents to foster change but also to provide that families can continue to work and live in Sandy Springs.

Therefore, we propose a task force process that includes four sets of activities:

-) Citizen engagement sessions with people living in the North End, and those living elsewhere in the city. We suggest two rounds: As the task force begins its work, to hear the hopes for the North end and concerns about redevelopment, and later in the process, when the task force has some tentative recommendations to share with the community.
-) A set of five to seven work sessions, during which task force members would learn about the North End's current situation, explore different visions of what the North End could be, consider the obstacles that might stand in the way, draft the best possible vision for the North End and plan for achieving the vision, and make a set of recommendations for the City Council.
-) An organized way of bringing feedback into the task force's work from landowners and businesses in the North End and nonprofit organizations involved with workforce housing.
-) A written report of the task force's findings and recommendations. There would probably be a presentation as well by task force members to the City Council and others.

The aim is to create a plan that brings out the best in the North End, is achievable and sustainable, ensures a place for working families, resonates with landowners and businesses in the area, and uses the city government's powers and resources wisely and strategically.

We propose that Civic Strategies assist the North End task force in the following ways:

-) Working with task force leaders and the city manager's office, design and facilitate an orientation meeting for task force members.
-) Working with task force leaders and the city manager's office, design and facilitate two rounds of citizen engagement events: at the beginning of the task force's work and near the end of the work.
-) Design and facilitate five to seven task force work sessions.
-) Write post-meeting reports for each work session and citizen engagement event.
-) Working with task force leaders and the city manager's office, design a consultation process that landowners and businesses in the North End and nonprofit organizations involved in workforce housing can use to offer feedback and advice to the task force.
-) Write the final report and recommendations for the task force.

Later on, we will know better how many work session the task force should schedule. But we do understand that we face a deadline of January 1, 2019 for its work.

We propose a substantial role for others to play in the task force process. Among them:

-) We will need task force leaders to reach out to citizens, neighborhood leaders, businesses and landowners and encourage them to participate in the task force's work.

-) We will need the city government to manage task force logistics, including meeting space, room setup, refreshments, and so on.
-) We will need the city government to assemble research about the north End's current situation that can guide the task force's deliberations.
-) We will also need the government's help in facilitating citizen engagement events, including staffers who can assist with setup and facilitation.
-) There will likely be strategic decisions and policy decisions that the task force will have to answer along the way. We will need task force leaders and the city manager's office to assist in making those decisions.

Recommendation

Mayor Paul recommends the appointment of the North Springs Revitalization Task Force members as follows:

-) Jack Arnold
-) Carolyn Axt
-) David Couchman
-) Melanie Couchman
-) Charles Crosby
-) Jeff Garrison
-) Colin Hubbard
-) Patrick Jones
-) Richard Munger
-) Meaghan Shannon-Vlkovic
-) Rhonda Smith
-) Steve Soteres
-) Gabriel Sterling

Attachments

1. Resolution

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION APPOINTING MEMBERS TO THE NORTH END REVITALIZATION
TASK FORCE**

BE IT RESOLVED, by the Mayor and City Council of the City of Sandy Springs, Georgia that the following persons as recommended by Mayor Paul for membership on the North End Revitalization Task Force are approved by the City Council.

SECTION 1.

-) Jack Arnold
-) Carolyn Axt
-) David Couchman
-) Melanie Couchman
-) Charles Crosby
-) Jeff Garrison
-) Colin Hubbard
-) Patrick Jones
-) Richard Munger
-) Meaghan Shannon-Vikovic
-) Ronda Smith
-) Steve Soteres
-) Gabriel Sterling

SECTION 2. That this resolution shall become effective upon its adoption.

RESOLVED this the 20th day of March, 2018.

Approved:

Russell K. Paul, Mayor

Attest:

Michael D. Casey, City Clerk
(Seal)