



TO: Mayor and Council, City of Sandy Springs
CC: John McDonough, City Manager; Jim Tolbert, Assistant City Manager; Michael Casey, City Clerk
FR: Michelle M. Alexander, Director of Community Development
DA: October 18, 2016
RE: RZ16-0095 – Northside Hospital, Applicant

With this memo, Staff respectfully requests Mayor and Council to allow submission of the attached “Exhibit A” into the public record for the zoning case RZ16-0095. This rezoning concerns the Northside Hospital campus area and the need for additional beds and parking. The attachment “Exhibit A” delineates an alternative set of conditions to the rezoning request, differing from Staff’s original, recommended conditions provided in your Staff Report and Agenda package.

First, Staff wishes to thank the dedicated efforts and substantial time provided by the Northside Hospital representatives in discussing the impacts of the proposed project, and their commitment as a community and regional partner to enhance the area considered the Perimeter Medical Center. We look forward to supporting this prestigious and award winning hospital and its counterparts in Sandy Springs as we work together to improve customer experience in the area.

We extend thanks to the Mayor, as well for the many hours dedicated to encouraging strategic planning for the area.

Staff wishes **hereby to amend the Staff Report** section entitled “Department of Community Development Recommendation” to **replace the conditions in their entirety and insert as written in “Exhibit A”** (attached).

A summary of the changes and rationale follow:

- The condition related to the site plan now specifies only the location of the tower and parking deck.
- Following the Planning Commission recommendation, Staff’s recommended total square footage allows their existing entitlement, which provides a “cushion” given uncertainty about actual built inventory.
- Northside amended their application to request additional beds. Therefore, Staff finds their proposed number of associated additional parking appropriate. Applicant has provided documentation showing commitment to “smart parking” technologies that will help assist in off-setting unnecessary circulation.
- Northside has clarified ways in which they will work with the City and our employers in the Perimeter area on a variety of planning efforts.
- Northside and Staff have identified the benefits of the infrastructure required by the Development Regulations, and the necessity for certain flexibility during final design to serve the hospital operations.

Attachment: Exhibit A – Amended, Recommended Zoning Conditions - RZ16-0095 and U16-0024

Exhibit "A"
RZ16-0095 and U16-0024
**Application of Northside Hospital for 960 - 1000 Johnson Ferry Road
and 5780 Peachtree Dunwoody Road**

Amended, Recommended Zoning Conditions

1. To the location of the new tower and parking deck situated as depicted on the conceptual zoning site plan prepared by Long Engineering dated June 15, 2016 and received by the Department on June 17, 2016. In the event of a conflict between the site plan and these conditions, the written conditions will control.
2. To restrict the use of the Property (including the Tower Parking Deck Tract) as follows:
 - a. Maximum of 1,756,000 sq. ft. of gross floor area;
 - b. Maximum of 5,673 parking spaces.
3. To the following planning activities:
 - a. Enter into a written agreement to participate in the Shared Congestion and Traffic Management Strategy initiated by the City of Sandy Springs;
 - b. The Applicant has submitted a copy of its campus wayfinding program to the City and will work with the City to implement the program in the Perimeter Medical Center area;
 - c. The Applicant will develop a bicycle/pedestrian circulation plan for the Property in accordance with the most current standards published by the National Association of City Transportation Officials (NACTO) and will begin construction of improvements required by the plan prior to issuance of a certificate of occupancy for the new bed tower.
4. To the following site improvements:
 - a. Lot coverage shall not exceed 1,240,000 square feet (**Concurrent Variance 1**)
 - b. Bicycle parking spaces shall be provided at the number and in the locations identified in the bicycle/pedestrian circulation plan and shall be under construction prior to issuance of a certificate of occupancy for the bed tower;
 - c. A minimum of five percent (5%) of employee parking spaces will be dedicated to carpooling (vehicles carrying at least one passenger in addition to the driver); and
 - d. Street frontage improvements shall be constructed as follows:
 - i. Along Hollis Cobb Circle, improvements shall be provided to include sidewalks on both sides of the roadway, at a minimum, and may include additional enhancements as identified by the Northside Hospital bicycle/pedestrian circulation plan, and construction of any required improvements shall begin prior to issuance of a certificate of occupancy for the bed tower;
 - ii. Along Peachtree Dunwoody Road and Johnson Ferry Road:
 - 1) The Applicant will bring the existing sidewalks and landscape strips into compliance with the applicable Public Space Standards of the Perimeter Community Improvement District including a protected bicycle lane; provided, however, that the landscape strip and sidewalk dimensions may be adjusted as needed to preserve existing surface parking spaces and ensure patient and emergency access to the Hospital, as approved by the Public Works Director;

- 2) The City will support Northside's project design to the degree possible, including restriping lanes to add up to four additional feet for bicycle and pedestrian facility construction
- 3) ~~The City will not reduce or redirect SPLOST or TSPLOST funds currently planned or programmed for the Perimeter Medical Center area as a result of construction of these improvements by the Applicant.~~ *NOTE: Applicant proposed this conditional language; however Staff does not have a basis by which to recommend support.*
- 4) Construction shall begin prior to the issuance of a certificate of occupancy for the bed tower or by the certification of completion (final building approval) for the parking deck, whichever occurs later.