



Can our roads handle the proposed Lakeside Project?

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Can the Perimeter area of Sandy Springs really handle another 10,000 to 11,000 vehicle trips PER DAY? The rezoning request for the Lakeside property (located on Glenridge Drive between Hammond Park and 285) went before the Sandy Springs Planning Commission in late December. The new owners (Greenstone Properties and Met Life) are requesting to rezone the office park to Mix Use in order to add a 300 unit apartment building, a 200 room 8 story hotel, an additional 800,000 square feet of office space in the form of two 16 story towers, and 50,000 square feet of retail space along Glenridge Drive. The Planning Commission was very concerned about the magnitude of the project and voted to recommend to City Council that the case be deferred for 90 days so that the plans could be further reviewed. It was also suggested that the applicant explore additional solutions for dealing with the 10,000 to 11,000 incremental daily vehicle trips that the project will add to Glenridge Drive. Currently, that stretch of Glenridge handles about 20,000 vehicle trips daily. The applicant estimates that there will be 3,000 more office workers that will be added to the commuter mix each day.

The primary concern that has been repeatedly conveyed in meetings between surrounding neighborhoods and the developer is the issue of traffic and how it will be handled. Nearby residents also expressed that the project will likely cause a large increase in cut through traffic on residential roads. There have been some minor road improvements suggested by the applicant, including the addition of a second entrance lane from Glenridge Drive onto 285 west. SSCN; Glenridge Hammond Neighborhood Association; High Point Civic Association and Winfield Glen Homeowners Association are all of the opinion that the current road infrastructure and projected changes will not be sufficient to handle the additional traffic demand that this project will create. SSCN has scheduled meetings with the City and the developer to address these concerns.

The rezoning case is scheduled to be heard by the Mayor and City Council on January 15th at 6:00 PM at City Hall. While the Planning Commission has voted to have the case deferred, the Mayor and Council are not required to follow that recommendation. You are urged to let the Mayor and City Council know your feelings and that this application should be rejected as it has been presented. Send your email to pz@sandyspringsga.org and have them directed to the Mayor and each of the Council members.

Read this recent [article](#) on the Lakeside Project in the SS Neighbor Newspaper