



September 2007 Newsletter

## The Prado Project Grows – District 6

If you've been in the area of Roswell Road and I-285 in the last few months (and who hasn't), you've certainly seen the Big Dig at The Prado. While we're encouraged by Sembler's (the developer) sizable investment in this project, we are very concerned that it has morphed into another Regional Big Box Complex from what we had hoped would be a neighborhood village concept with "soul". The Prado could establish the new face of Sandy Springs and provide the impetus for other planners and builders to hone their craft on a model both functional and inherently pleasing to our Sandy Springs neighborhoods. Now, Sembler has proposed to add one more Big Box - a Circuit City which would be its fifth retailer of 20,000 square feet or more. The other large retailers are Target, Home Depot, Publix and Staples. This application goes before the City Council on September 18 at 6 pm.

Over the last two years, several SSCN board members have been meeting with Sembler's Director of Development to address the site plan, design and architectural elements of this project. SSCN also worked with the Carriage Gate neighborhood, which borders the project, to establish proper protection and transition. Several suggestions have been offered to make the site more attractive and "user friendly" including: improved design elements such as variable facades that alleviate the box-like looks; wider sidewalks; denser landscaping internally and along Roswell Road; outdoor seating; water feature(s); banded or stamped walkways; additional pedestrian access on Roswell Road; covering the retaining walls and exposed parking deck with brick; stone and/or decorative elements. MARTA stops have been addressed with Sembler and the City suggesting buses have pull-offs on Roswell Road to promote safety for passengers as well as improve traffic flow.

Although the majority of this project was approved under Fulton County, the City of SS still has great influence on its design, traffic and the addition of the Circuit City. We encourage you to energize your neighborhoods and have them contact your Councilperson and the Mayor. Let them know we demand a development that we'll support with pride. If you want any additional information please contact Katherine Feeman [KatherineFeeman@SandySpringsCouncil.org](mailto:KatherineFeeman@SandySpringsCouncil.org)