

# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

**DATE:** October 15, 2020

**ARC REVIEW CODE:** P2010151

**TO:** Mayor Lynn Deutsch, City of Dunwoody  
**ATTN TO:** Daniel Gaddis, Planner  
**FROM:** Douglas R. Hooker, Executive Director, ARC



Digital signature  
Original on file

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

**Name of Proposal:** 2020 City of Dunwoody Comprehensive Plan Update

**Review Type:** Local Comprehensive Plan

**Description:** A regional review of the 2020 five-year update to the City of Dunwoody local comprehensive plan.

**Submitting Local Government:** City of Dunwoody

**Action Under Consideration:** Approval

**Date Opened:** October 15, 2020

**Deadline for Comments:** November 5, 2020

**Earliest the Regional Review can be Completed:** Upon approval by Georgia DCA

## THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT  
ARC RESEARCH & ANALYTICS  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
MARTA  
CITY OF DORAVILLE  
CITY OF ROSWELL  
CITY OF NORCROSS  
NATIONAL PARK SERVICE-CRNR

ARC TRANSPORTATION ACCESS & MOBILITY  
ARC AGING & HEALTH RESOURCES  
GEORGIA DEPARTMENT OF TRANSPORTATION  
DEKALB COUNTY  
FULTON COUNTY  
CITY OF JOHNS CREEK  
CHATTAHOOCHEE RIVERKEEPER

ARC NATURAL RESOURCES  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GRTA/SRTA  
CITY OF CHAMBLEE  
CITY OF SANDY SPRINGS  
GWINNETT COUNTY  
GEORGIA CONSERVANCY

## Attached is information concerning this review.

If you have any questions regarding this review, please contact Greg Giuffrida at [ggiuffrida@atlantaregional.org](mailto:ggiuffrida@atlantaregional.org) or 470-378-1531. If ARC staff does not receive comments from you on or before **Thursday, Nov. 5, 2020**, we will assume that your agency has no comments and will close the review. Comments via e-mail are strongly encouraged. The ARC review website is located at <http://www.atlantaregional.org/land-use/planreviews>.

**NOTICE OF LOCAL PLAN SUBMITTAL AND HEARING/COMMENT OPPORTUNITY**

<b>Submitting Local Government:</b>	City of Dunwoody	<b>Date Received:</b>	October 15, 2020			
<b>Local Contact:</b>	Daniel Gaddis, Planner, City of Dunwoody					
<b>Phone:</b>	678-382-6717	<b>E-Mail:</b>	daniel.gaddis@dunwoodyga.gov			
<b>Fax:</b>		<b>Website:</b>	<a href="https://dunwoodyga.gov">https://dunwoodyga.gov</a>			
<b>Street</b>	4800 Ashford-Dunwoody Road	<b>City State, Zip:</b>	Dunwoody, GA 30338			
<b>Department of Community Affairs Review Required</b>						
<b>Review Title:</b>	2020 City of Dunwoody Comprehensive Plan Update					
<b>Description:</b>	A regional review of the 2020 five-year update to the City of Dunwoody local comprehensive plan.  Document can be viewed on the ARC website at: <a href="http://www.atlantaregional.org/landuse">http://www.atlantaregional.org/landuse</a> Under Plan Review, search for the City of Dunwoody.					
<b>The submitted documents are available for review at ARC and the local government.</b>						
<b>Reviewing Regional Commission:</b>						
Atlanta Regional Commission 229 Peachtree Street NE, Suite 100 Atlanta, GA 30303  Phone 404-463-3100   Fax 404-463-3254						
<b>Contact Person:</b>	Greg Giuffrida, Plan Reviews Program Manager					
<b>E-Mail</b>	<a href="mailto:ggiuffrida@atlantaregional.org">ggiuffrida@atlantaregional.org</a>					



[illegible]



4800 Ashford Dunwoody Road  
Dunwoody, GA 30346  
Phone: (678) 382-6800  
[www.dunwoodyga.gov](http://www.dunwoodyga.gov)

October 7, 2020

Atlanta Regional Commission  
229 Peachtree Street NE, STE 100  
Atlanta, GA 30303

RE: Comprehensive Plan Update Submittal

The City of Dunwoody has completed an update of its comprehensive plan and is submitting it with this letter for review by the Atlanta Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan<s> covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Richard McLeod, Community Development Director, at 678-382-6800.

Sincerely,

A handwritten signature in dark ink that reads 'Lynn Deutsch'. The signature is written in a cursive style with a large 'L' and 'D'.

Lynn Deutsch  
Mayor, City of Dunwoody



October 15, 2020 Draft



# CITY OF DUNWOODY 2020-2040 COMPREHENSIVE PLAN









***CITY OF DUNWOODY 2020-2040 COMPREHENSIVE PLAN***  
***ADOPTED TBD***





## ***CITY OF DUNWOODY 2020-2040 COMPREHENSIVE PLAN***

### **ACKNOWLEDGMENTS:**

#### **CITY OF DUNWOODY MAYOR AND COUNCIL MEMBERS**

Lynn Deutsch, Mayor  
Stacey Harris  
John Heneghan  
Tom Lambert  
Jim Riticher  
Joe Seconder  
Pam Tallmadge

#### **SOUNDING BOARD MEMBERS**

Lynn Deutsch  
Bob Dallas  
Ardy Bastien  
Terri Polk  
Lorna Sherwinter  
Ann Hanlon  
Richard McLeod  
Michael Smith  
Michael Starling  
Brent Walker

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Richard Hathcock, Senior Planner  
Daniel Gaddis, Planner  
Michael Starling, Economic Development Director  
Michael Smith, Public Works Director  
Brent Walker, Parks and Recreation Director  
Jennifer Boettcher, Communications Director  
Kathy Florence, Communications

#### **ATLANTA REGIONAL COMMISSION**

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Jared Lombard  
Ryan Schlom

#### **KIMLEY-HORN**

Eric Bosman  
Emily Smith



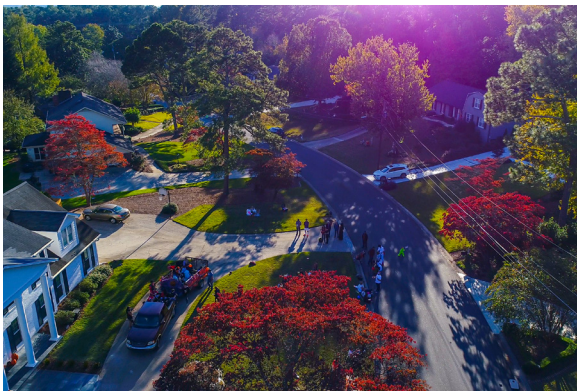


Placeholder for Resolution

Placeholder for Resolution

# EXECUTIVE SUMMARY

The Georgia Planning Act of 1989 requires each local government within the state of Georgia to prepare a long-range comprehensive plan. In addition, every five years, the Georgia Department of Community Affairs (DCA) requires updates to issues and opportunities, the community work program, and land use sections of the Plan. The 2020-2040 City of Dunwoody Next Comprehensive Plan (The Plan) is a 5-year update from the previous 2015-2035 Plan that was adopted by the City on October 12, 2015. The purpose of the Plan update is to highlight changes that have occurred in Dunwoody within the last five years, and revise the community's goals and objectives, as well as focus on implementation measures to aid in achieving those goals within the next 20-years. This update builds upon the efforts of the previous



▲ Single Family Neighborhood in Dunwoody



▲ Perimeter Center

plan, and incorporates the findings and recommendations of several subsequent planning studies, including Dunwoody Village Master Plan, three Livable Centers Initiative Studies, the Sustainability Plan, the Transportation Master Plan, the Parks and Recreation Master Plan, and the Economic Development Strategy. The 2020 update also builds upon the work program established in the previous plan and examines current trends to develop a framework and work program for the next 20-year planning period.

The Plan is one of the primary tools used by various City Departments, the Planning Commission, City Council and other policy bodies to make decisions concerning the location of land uses and community facilities, priorities for public investment, the extension of public services, business development, and how to meet transportation needs. Overall, the Plan provides the community, stakeholders, staff, and decision makers with a strategic long-term vision that includes basic goals, objectives, and recommendations that are used to guide future growth and development.

## THE VISION

***The City of Dunwoody will be a dynamic regional destination and a community where all people can thrive – with a balanced mix of urban and suburban environments and amenities; high quality employment; equitable housing and transportation options; a commitment to sustainability; and best-in-class infrastructure, facilities and services.***

This vision is supported by 9 overarching goals that will help shape the City's direction.



*Maintain and enhance residential amenities and housing types.*



*Expand parks and greenspace and improve recreational opportunities.*



*Foster a business friendly climate.*



*Expand housing choice and make aging in place an achievable reality.*



*Redevelop target areas.*



*Cultivate and expand access to arts and culture.*



*Promote connectivity and choice for all modes of travel.*



*Maintain and strengthen the commitment to sustainable practices.*

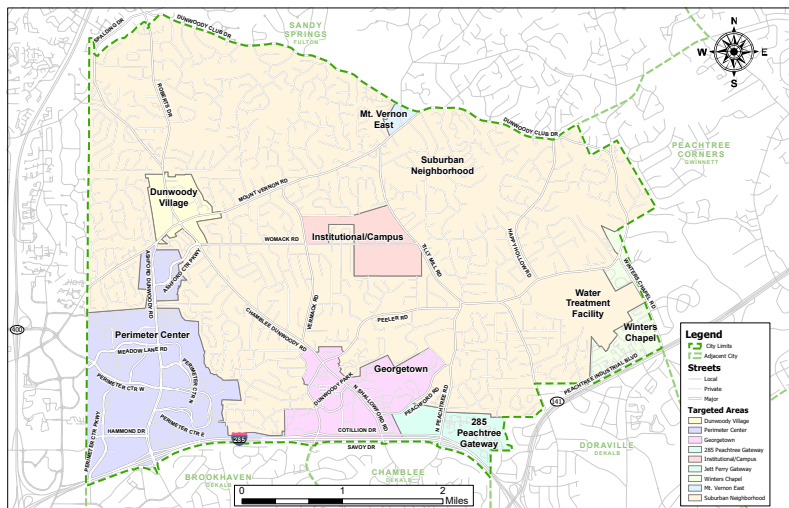


*Leverage Dunwoody's location.*

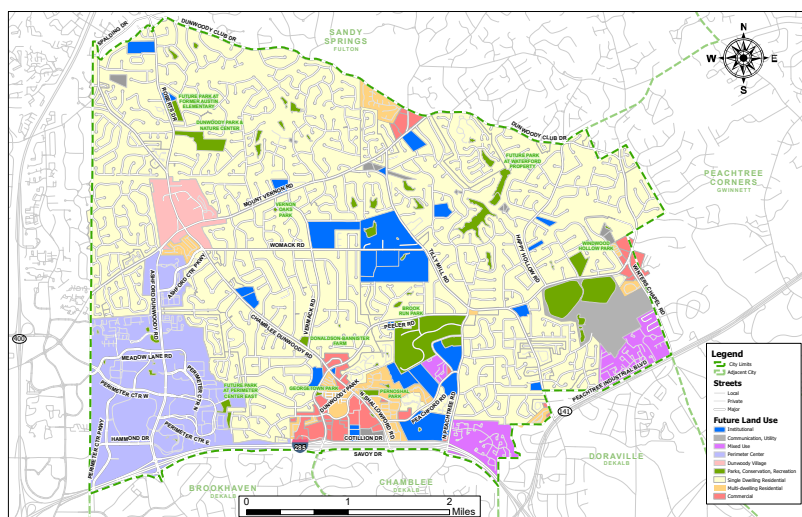
The community's vision is further defined by the **Character Areas Map**, which divides the City into unique character areas along with associated subarea visions, policies, and implementation measures. The Character Areas Map plays a key role in guiding Dunwoody elected officials and staff in future development and policy decisions. This Character Areas Map is further supported by the **Future Land Use Map**, which provides guidance on specific future land use that would be in keeping with the community vision.

## PRIORITY NEEDS AND OPPORTUNITIES

The recommendations of this plan were crafted to address a list of 16 Priority Needs and Opportunities identified through the public outreach effort and existing conditions analysis. They relate directly to the goals of the plan as outlined in the matrix on the following page.



▲ Character Areas Map, see page 19 for a larger version of the map












▲ Future Land Use Map, see page 37 for a larger version of the map.

## KEY RECOMMENDATIONS

Among the many recommendations of this plan, the following items stand out as key in achieving the community's vision for the future. These projects help the City to achieve multiple goals and its long-term vision.

- Undertake additional small area planning studies.
- Establish a comprehensive program to construct new gateways to the City and plan for beautification of public areas, including streets.
- Update and implement the Transportation Master Plan.
- Update and implement the Sustainability Plan.
- Better equip housing and public space for seniors.
- Promote supportive land use patterns along Peachtree Industrial Boulevard to capitalize on the redevelopment of the GM site in Doraville.
- Update and implement the Economic Development Plan in partnership with Discover Dunwoody.
- Prepare for I-285/400 managed lane expansion and infrastructure around gateways supporting higher intensity land uses.

GOALS	Maintain and enhance Neighborhoods.	Foster a business friendly climate.	Redevelop target areas.	Promote connectivity and choice for all modes of travel.	Expand parks and greenspace and improve recreational opportunities.	Expand housing choice and make aging in place an achievable reality.	Cultivate and expand access to arts and culture.	Maintain and strengthen the commitment to sustainable practices.	Leverage Dunwoody's location.
									
PRIORITY NEEDS AND OPPORTUNITIES									
1. Local development regulations and land use controls represent a key asset to be continuously monitored and enhanced.	■	■	■	■		■		■	
2. Traffic congestion is a challenge that needs to be addressed creatively.		■	■	■				■	■
3. The City's public rights-of-way are assets to maintain and improve.	■	■	■	■					
4. Dunwoody possesses a unique character that should be enhanced and accentuated.	■				■			■	
5. Dunwoody's strong employment core can support small business development and an entrepreneurial environment.		■	■						
6. Ensuring that the City's permitting process is straightforward and easy to understand, is an asset to be continuously monitored and improved.		■	■					■	
7. Dunwoody's economic development efforts must be strengthened and coordinated.		■	■				■	■	■
8. Encouraging the construction of a greater variety of housing options, including for seniors, is a key need.	■	■	■			■		■	
9. Encourage use of wider range of transportation options.				■		■		■	■
10. Transportation connectivity is a critical need that the City should address.	■		■	■	■			■	■
11. The City's comprehensive transportation plan remains an asset.				■		■			
12. Active recreational opportunities for all ages are a challenge to be addressed.	■		■	■	■	■	■	■	■
13. The City has a strong park and greenspace network that must be preserved, enhanced, and expanded.	■	■	■	■	■	■	■	■	
14. Dunwoody possesses existing resources that can be strengthened to create a vibrant arts and culture community.		■	■				■	■	
15. The Dunwoody Sustainability Plan is an asset that the City should continue to implement.	■	■		■	■	■		■	
16. Prepare for the I-285/400 managed lane expansion and infrastructure.			■	■					■



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**TECHNICAL ADDENDUM (Printed separately)**





# 1 PLAN OVERVIEW



## 1.1 PURPOSE

The City of Dunwoody Comprehensive Plan is a living document that is continually updated and shaped by its leadership, staff, and citizens. It is a policy guide for making zoning and capital investment decisions, and it sets policies for City officials and staff concerning the future development of the City. Dunwoody Next is a five-year update of the City's Comprehensive Plan, as required by the "Minimum Standards and Procedures for Local Comprehensive Planning," (Minimum Standards) adopted by the Georgia Department of Community Affairs (DCA). The latest version of these standards and procedures can be found in the DCA Rules at Chapter 110-12-1, effective October 1, 2018. In meeting these standards, this plan enables the City to maintain its Qualified Local Government Status, making it eligible to receive certain types of state funding. This update reassesses where Dunwoody stands today and how it intends to grow in the future. Following the requirements of the Minimum Standards, it presents an updated community vision, corresponding goals, and a work program designed to make that vision a reality.

## 1.2 SCOPE

Dunwoody's first Comprehensive Plan was adopted in 2010, shortly after the City was incorporated on December 1, 2008. This inaugural comprehensive plan was prepared under an earlier version of the Minimum Standards that required a different format and framework than the current standards. The City's next required plan update, adopted in 2015, was developed under a newer, heavily updated version of the Minimum Standards released in 2014. Though built on the 2010 inaugural plan's foundation, recommendations and findings of the 2015 plan update, looked very different and in many ways represented a fresh start for the community as it prepared to grapple with the anticipated challenges of the next five years. The aim of the current required 2020 update is not to overhaul the 2015 plan but to refresh and update it, based on new conditions, input, and priorities.

In keeping with the DCA Minimum Standards, this plan is organized into three major components that reflect three core elements required by those standards, as detailed below:

- 1. COMMUNITY VISION AND GOALS** – which lay out the future vision and goals that the community wants to achieve in text, maps and graphics;
- 2. NEEDS AND OPPORTUNITIES** – which provides a list of the various needs and opportunities that the community will address;
- 3. COMMUNITY WORK PROGRAM** – which provides a five-year Short Term Work Program designed to address the needs and opportunities and achieve the goals. This program includes activities, initiatives, programs, ordinances, and administrative systems to be put into place or maintained in order to implement the plan.

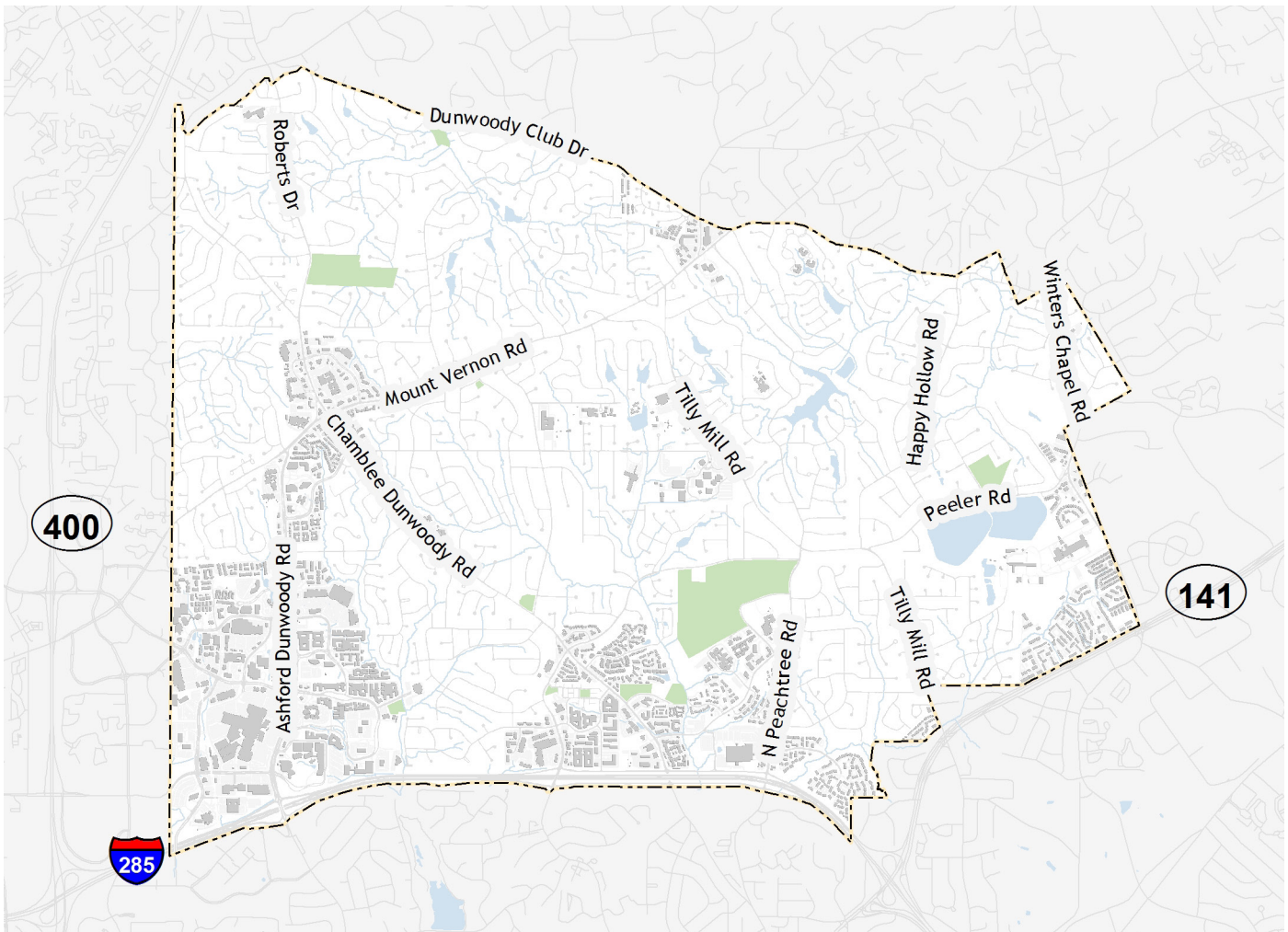


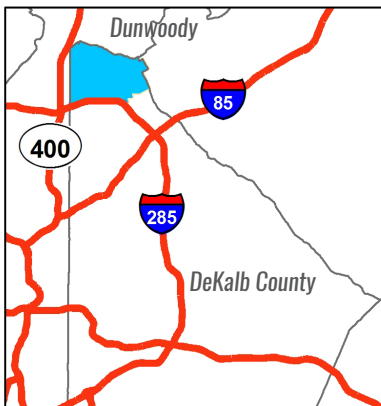
FIGURE 1: City Boundaries Map

**Legend:**

- Roads
- Lakes and Streams
- Non-residential buildings
- Parks
- - - Dunwoody City Boundary

In addition, the plan incorporates eight planning elements, as defined by the DCA Minimum Standards, that are important to shaping the future of the community. Several of these elements are required by the Minimum Standards based on Dunwoody's characteristics. For example, since the City has a zoning code, the plan must include a Land Use Element. Other incorporated elements are optional in relation to the Minimum Standards but are encouraged by DCA and are included to make the plan a useful, comprehensive, and informative document for the community.

These eight elements are woven throughout this main plan document, including in the Vision and Goals, Character Areas and Future Land Use, Needs and Opportunities, and Community Work Program. They are also specifically addressed in further detail in the Technical Addendum. They are listed below, with the planning elements required for Dunwoody noted by an asterisk.



1. Population and Housing
2. Economic Development
3. Natural and Cultural Resources
4. Community Facilities and Services
5. Intergovernmental Coordination

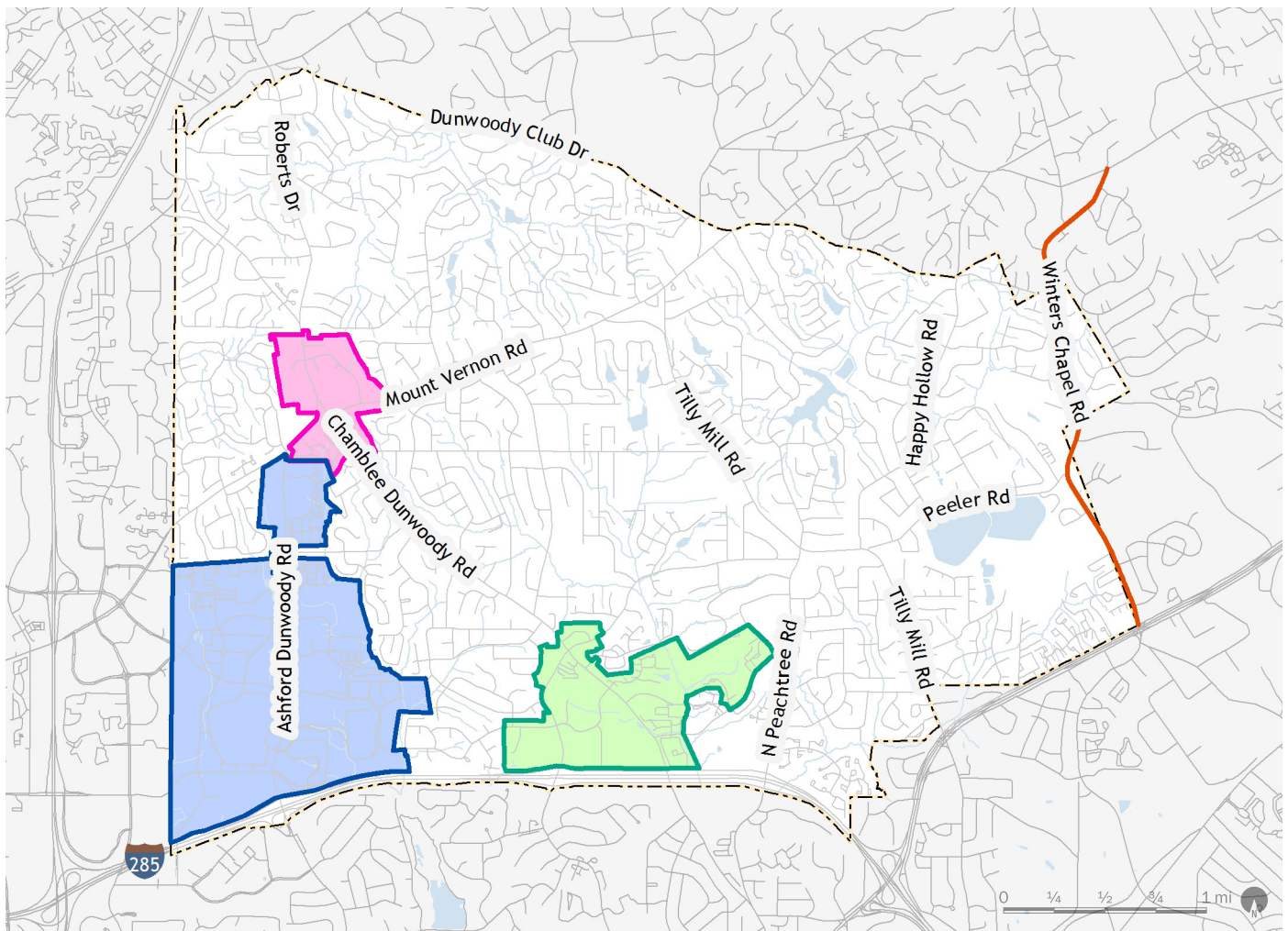


FIGURE 2: Previous Studies Map

6. Transportation\*
7. Land Use\*
8. Broadband Services\*

- Legend:**
- Winters Chapel Corridor Study
  - Perimeter Center LCI
  - Dunwoody Village LCI
  - Georgetown/Shallowford LCI

Besides the analysis for each element, the Technical Addendum also includes a Report of Accomplishments highlighting the success of the previous Community Work Program adopted as part of the last plan, a detailed description of the public involvement process utilized in preparing this plan update, and a report on how this plan is consistent with the Regional Water Plan and Environmental Planning Criteria.

The geographic area covered by this plan is that which is encompassed by the current incorporated boundaries of the City of Dunwoody. Dunwoody lies at the northern tip of DeKalb County, bounded by the Fulton County line on the north and west, Interstate 285 on the south, Peachtree Industrial Boulevard on the southeast, and the Gwinnett County line on the northeast. The City covers approximately 13.7 square miles of land area and can be seen in the City Boundaries Map, Figure 1.

## 1.3 METHODOLOGY

This plan update is the product of two previous comprehensive plans, multiple planning efforts undertaken by the City since the inaugural plan's adoption, and an extensive public outreach effort. The previous comprehensive plan, the 2015 Shape Dunwoody plan, laid the foundation for this effort, and where relevant, the findings and recommendations of that plan were maintained and updated. As with the previous plan, this plan continues to incorporate the recommendations of several planning studies, including three Livable Centers Initiatives (LCI), Winters Chapel Corridor Study, Transportation Master Plan, Parks and Recreation Master Plan, Sustainability Plan, and Economic Development Strategy. The Previous Studies Map, Figure 2, shows the study area boundaries of the previous LCI studies. The other studies were citywide.

The public outreach effort for this plan update included a kickoff public hearing, four Sounding Board meetings, a Public Open House, and public review and comment via an online survey mechanism. Because the 2015 plan was completed under DCA's then new 2014 rules, DCA does not require this plan update to be a complete overhaul. The scope of outreach reflects the more limited update nature of this 2020 plan.

As with the 2015 plan, to help direct the formulation of the update, a Sounding Board was formed comprised of members representing a cross-section of the community including elected officials, local business interests, key staff, and residents.

The goals of the Sounding Board were to:

1. Seek agreement on key issues.
2. Help to craft a common vision for the future.
3. Provide guidance on actions needed to achieve that vision.
4. Affirm public input.

The Sounding Board met four times during the course of the planning effort, and summaries of their meetings can be found in the Technical Addendum.



## 1.4 PUBLIC OUTREACH EFFORT

The Plan update kicked off in October 2019. As part of this effort, the Atlanta Regional Commission (ARC) was contracted in November 2019 as a consultant to lead the planning effort. In order to ensure that this Comprehensive Plan presented a true reflection of Dunwoody, the City Council approved a nine-member sounding board composed of city staff, residents and community leaders. The expectation of the sounding board was to work with ARC to develop and fulfill a one-year schedule to work with City Council, residents, and various stakeholders to complete the Plan update. As well, the sounding board reviewed draft materials, provided insight into public engagement, and served as facilitators of the planning process.

As preparations were made for public involvement for the 2020 Dunwoody Next Comprehensive Plan Update, the City of Dunwoody engaged the public in ways that went well beyond the minimum requirements as outlined by Georgia's Department of Community Affairs. Starting in March of 2020, the global pandemic Coronavirus (COVID-19) caused local and state leaders to issue stay at home orders for Georgia residents and to ban large gatherings of people. Before the shelter at home orders were issued, the first public kick-off meeting was held on Saturday, February 29 from 1-3 pm at Dunwoody City Hall at 4800 Ashford Dunwoody Rd, Dunwoody, Georgia. At this well-attended public meeting, a large gathering of stakeholders contributed to the robust discussion of where they felt Dunwoody was heading as a City and places where needs and opportunities needed to be addressed in the future.

A second public input session was originally scheduled for Saturday, April 25, 2020 at Dunwoody's Lemonade Days Festival. Due to the pandemic, this event was canceled and postponed to a later date. As an alternative, the Community Development team began to reassess the structure of public engagement opportunities. The Dunwoody Next Comprehensive Plan update draft was uploaded to the City's website on May 18, and citizens were invited to provide input through June 18 to give adequate time to make their opinions, comments, and concerns about the Plan draft known to the Community Development staff. Although this alteration of the format of public engagement was not something originally planned, the City of Dunwoody and the Georgia Department of Community Affairs recognize that we overcame a difficult obstacle while still providing a maximum opportunity for dynamic public engagement.

Detailed information on public engagement activities/techniques and meeting topics is found in Section B of the Technical Addendum.

Additionally, the City of Dunwoody released multiple press releases to the public inviting public engagement in the process. This outreach included several social media blasts, advertisements in the Dunwoody Crier newspaper, postings on the City Hall bulletin board, and several postings on the City website. At the City of Dunwoody, we know that public engagement is the foundation to a Comprehensive Plan that works for all citizens and through our multifaceted approach to public engagement, we are confident that we have exceeded expectations in regard to this all-important piece of updating the Dunwoody Next Comprehensive Plan.

### Sounding Board members

Lynn Deutsch - Mayor  
Bob Dallas - Chair, Planning Commission  
Villard Bastien – Chair, Zoning Board of Appeals  
Ann Hanlon - Perimeter CID  
Richard McLeod – Director, Community Development  
Terri Polk – resident  
Lorna Sherwinter – resident  
Michael Smith – Director, Public Works  
Michael Starling – Director, Economic Development  
Brent Walker – Director, Parks and Recreation



▲ Public kick-off meeting

## Additional Meeting and Outreach Information

Event	Date	Time	Location
Public Kickoff Announcement/ Hearing	November 18, 2019		City Hall
Sounding Board Meeting #1	January 23, 2020	9-11 AM	City Hall
Public Meeting	February 29, 2020	1-3 PM	City Hall
Sounding Board Meeting #2	March 10, 2020	9-11 AM	City Hall
Sounding Board Meeting #3	May 21, 2020	9-11 AM	Online via Zoom
Public Engagement Opportunity: Draft plan posted online with survey	May 18 - June 18, 2020		City of Dunwoody Website
Sounding Board Meeting #4	July 9, 2020	10 AM - 12 PM	Online via Zoom



▲ Public kick-off meeting



▲ Public kick-off meeting

## 1.5 COMMUNITY DEMOGRAPHICS AND DYNAMICS

The project team assessed and compiled a range of existing condition data as part of the plan update. This data was designed to stimulate discussion among the Sounding Board and members of the public and inform the direction of updating the City's vision, goals, needs, and opportunities. A summary is presented below - with visuals/charts, details, and source citations included in Section C.1 of the Technical Addendum.

### Who We Are

Dunwoody's population has grown steadily over the last few decades, but the growth rate has been leveling off as the City has become more built out. Between 1980 and 2000, Dunwoody's population nearly doubled from just under 20,000 to almost 40,000. The City then grew by roughly 20% from 2000 to 2010, during which the City incorporated (2008). Heading through and out of the Great Recession, growth has flattened, with the City growing by about 6% to nearly 50,000 residents between 2010-2018. For comparison, as of 2018, Dunwoody is currently almost the same size as Brookhaven (approx. 54,000 residents) but is considerably smaller than Alpharetta (66,000), Roswell (95,000), and Sandy Springs (109,000).

In terms of population composition, Dunwoody's age-sex distribution largely mirrors that of the Atlanta metro, with the largest cohort in the economically active age groups between 25 and 59 years of age. Dunwoody's population has a proportionally large over-70 population, however. The racial distribution in Dunwoody reflects that of the 10-county metro area loosely, although the City is home to a smaller proportion of residents of color. However, Dunwoody has become more diverse in the past decade. The proportion of all residents of color, and residents who identified as two or more races, has increased, while the proportion of white residents has decreased.

### Where and How We Live

According to the Metro Atlanta Housing Strategy (<https://metroatlhousing.org>), the character of the City's housing stock falls into three main subareas: neighborhoods near employment corridors, with a mix of newer and older higher priced homes and higher rents – concentrated in the southwestern corner of the City around Perimeter Center; moderate-to-higher-priced neighborhoods near employment centers with a mix of single-family and multifamily units housing both renters and owners – found in the southern and southeastern areas of the City; and moderate-to-higher-priced neighborhoods consisting almost entirely of single-family homes – making up northern Dunwoody.

Dunwoody is experiencing a moderate shift in the composition of its housing stock. While the City gained roughly 1,200 dwelling units since 2010, that growth has been concentrated in multifamily. Simultaneously, the proportion and raw number of single-family homes decreased. In terms of household income, 63% of home-owning households in Dunwoody have an income in excess of \$100,000 annually, whereas 31% of renters fall into that category. Area median home value estimates are between roughly \$418,000 and \$452,000. Median owner costs are around \$1,711 per month, while average monthly rent is about \$1,400. Importantly, about a quarter of the city's households are cost burdened, paying over 30% of their income toward housing. Roughly 12% of Dunwoody's households are severely housing cost burdened, paying more than 50% of their income toward housing.

### What We Do

Broadly speaking, Dunwoody is an affluent city in comparison to the metro region. The median household income in the City in 2019 is \$94,561, well above the metro area's median household income of \$67,625. Most Dunwoody households make at least \$75,000 a year, while 22% make below \$50,000 annually. Approximately 48% of the City's households earn over \$100,000 a year, whereas in the 10-county region, that figure is only about 31%.

In terms of the jobs within Dunwoody, the largest employment sector is Finance and Insurance by far,

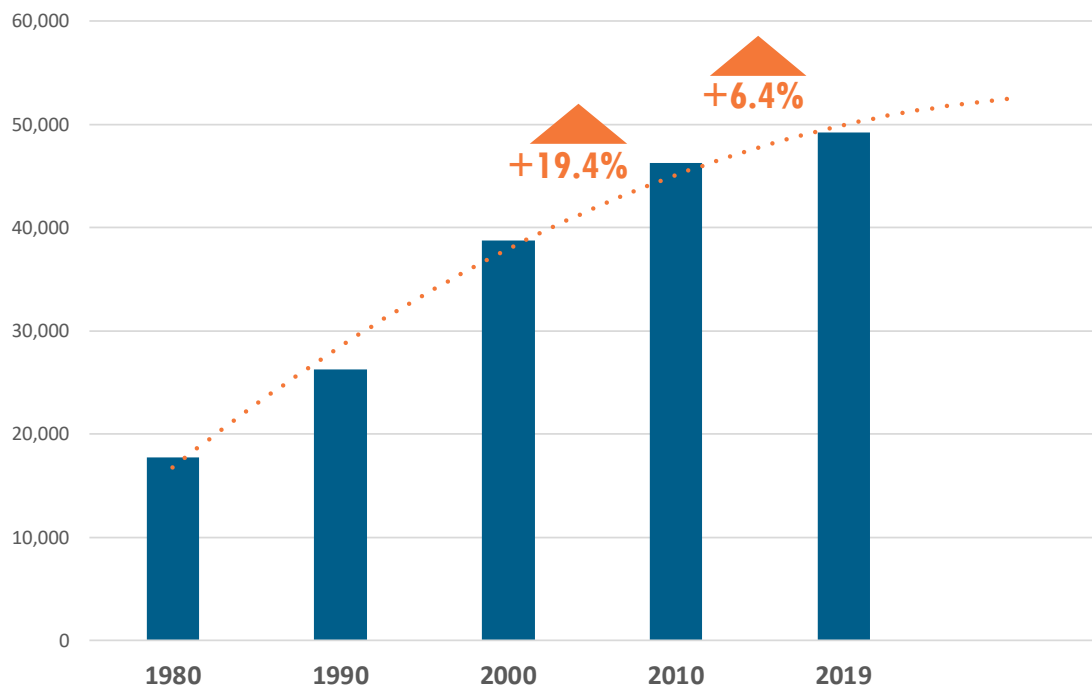
followed by Professional, Scientific, and Technical Services. Dunwoody residents – regardless of what area of the region they work in – concentrate in Professional, Scientific, and Technical Services, followed distantly by Health Care and Social Assistance.

## How We Move

Each weekday, Dunwoody experiences a dramatic change in population as people travel both into and out of the City for work. Just over 42,000 people living outside Dunwoody commute into Dunwoody for work, while about 19,000 Dunwoody residents leave the city to work elsewhere, creating a net influx of about 23,000 people into the City each day. Only 2,165 Dunwoody residents both live and work in the city limits.

The areas where Dunwoody residents work are largely concentrated in major regional employment centers from Atlanta northward, including Downtown and Midtown Atlanta, Emory/CDC, Buckhead, Cumberland, and Perimeter – as well as the major highway employment corridors north of I-285, including GA 400, I-75, and I-85. In contrast, the areas where Dunwoody workers live are spread more evenly across the entire metro area, covering south Cherokee, south Forsyth, Cobb, Fulton, DeKalb, Gwinnett, and north Clayton.

84% of Dunwoody residents use a car to get to work each day. The vast majority of those drives alone, while 8% carpool. 6% of residents use public transportation, 8% work from home, and another 2% use alternative modes of transportation such as walking or biking to get to work. Most commuters out of the city drive alone with 16% carpooling and 1% taking transit. About 60% of Dunwoody residents travel less than 30 minutes to work. Roughly 36% experience a commute between 30-60 minutes. The remainder commutes more than an hour each way.



▲ Population Change (Data Source: US Census, Esri Business Analyst)



## 2 COMMUNITY VISION AND GOALS

The Community Vision and Goals identify the City of Dunwoody's direction for the future and are intended to serve as a guide to Dunwoody officials in day-to-day decision making. They are the product of an extensive public involvement effort and are comprised of several components:

- Aspirational vision statement
- List of overarching community goals
- List of general policies
- Character Areas Map and defining narrative
- Future Land Use Map

With the exception of the Future Land Use Map, each of these components was already established as part of the City's inaugural 2030 Comprehensive Plan. Through the Shape Dunwoody plan update process community members were given the opportunity to revisit and update each component through a series of input activities. The same process was repeated in the 2020 Dunwoody Next planning process. The results of these activities are presented here, and reflect the changing conditions and evolving vision for the community.

The new addition to these policies is the Future Land Use Map, which is intended to provide guidance in making rezoning decisions at the parcel level. The map illustrates the appropriate future land use patterns that would be in keeping with the overall vision and goals for the community. It works in concert with the Character Areas Map. While the Future Land Use Map provides guidance on specific future land uses that would be in keeping with the community vision, the Character Areas Map provides guidance on the urban design and character related elements of rezoning decisions.

### 2.1 VISION STATEMENT

The community vision paints a picture of what the City of Dunwoody desires to become in the long-term, 20-year planning period extending out to 2040. To arrive at this vision, the project team and Sounding Board began with the community vision statement established in the 2015 Shape Dunwoody planning process - which itself was built and refined from the inaugural 2010 plan. Team members ultimately felt the 2015 vision statements still resonated in a broad sense but needed refinement in certain areas to reflect today's priorities. The resulting vision statement is shown below.

#### CITY-WIDE VISION STATEMENT

***The City of Dunwoody will be a dynamic regional destination and a community where all people can thrive - with a balanced mix of urban and suburban environments and amenities, high quality employment, equitable housing, and transportation options, a commitment to sustainability, and best in class infrastructure, facilities and services.***

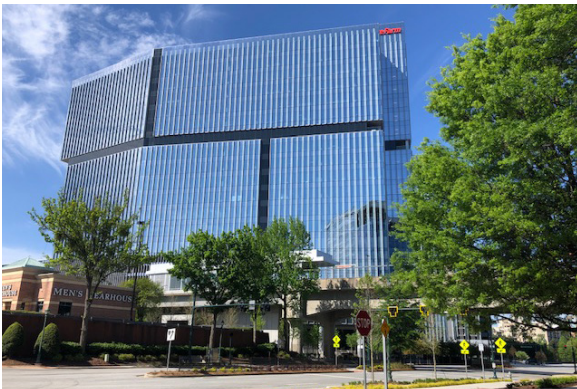
In many ways, this vision statement is reflective of existing conditions. Dunwoody is fortunate to already possess many fine attributes that make it a desirable community offering a high quality of life for its residents. It is home to many desirable and vibrant neighborhoods, has a strong economic base, and provides ready access to many recreational and cultural amenities. Nonetheless, time marches on and communities are always changing and evolving. It was widely recognized by participants in the Dunwoody Next planning process that continuing efforts to maintain and improve existing conditions must be made if the City wants to maintain its quality of life.

## 2.2 GOALS

The community identified a number of goals it needs to achieve in order to make this citywide vision a continuing reality. The following goals represent the recurring, dominant themes expressed by participants in the 2020 Dunwoody Next planning effort. Like the vision statement, they were derived from a reiterative vetting process involving the City staff, the Sounding Board, and members of the public.



▲ Twelve 24 in Dunwoody



▲ State Farm



### MAINTAIN AND ENHANCE RESIDENTIAL AMENITIES AND HOUSING TYPES WITHIN NEIGHBORHOODS

Throughout the planning process, preservation of Dunwoody's residential neighborhoods was a key goal expressed by participants. To most residents of the City, this goal centers around maintaining single family neighborhoods, which make up over 65 percent of the land area of the City. However, successful neighborhoods are far more than just brick and mortar - they are the people, community organizations, and services and facilities that support them. As a result, efforts to maintain what many consider Dunwoody's strongest asset, its neighborhoods, must involve a broad, comprehensive approach that involves all aspects of the community and allows for an appropriate balance between growth and preservation. As mentioned below, there is a broad desire to balance the traditional single family residential areas and character of the city with more diverse housing products and retail and employment in walkable locations within target redevelopment areas.



### FOSTER A BUSINESS FRIENDLY CLIMATE

At the heart of this goal is economic development and building long-term prosperity for all residents. It involves actively engaging the City and its economic development partners in business retention, attraction and expansion. Its benefits include a strong tax base, a stable job market, and ready access to services and goods. Plan input shows a desire to make Dunwoody a stronger regional destination, and the business climate is an important part of that effort.

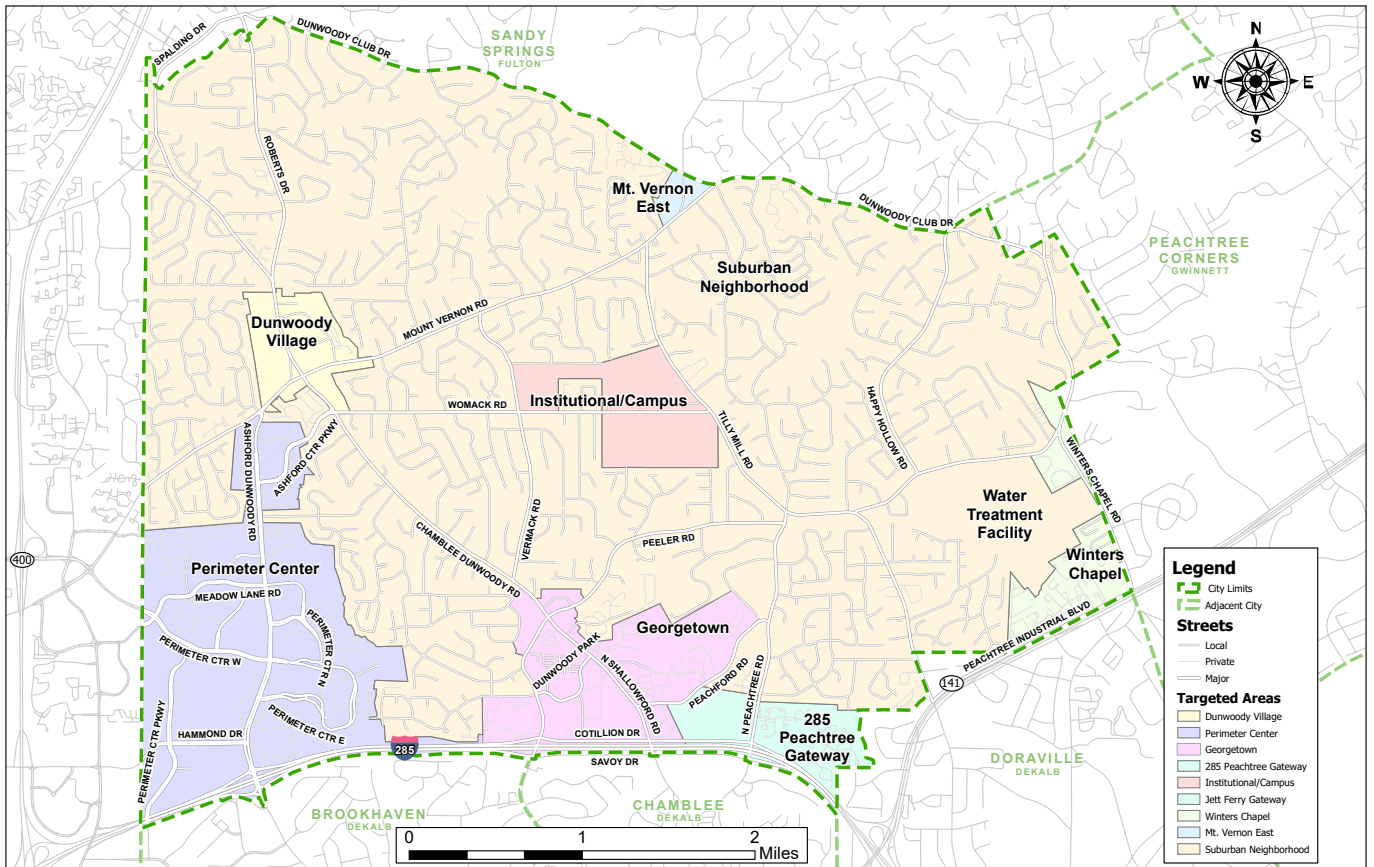


FIGURE 3: Targeted Areas



## REDEVELOP TARGET AREAS WITH A VIBRANT MIX OF USES, TRANSPORTATION OPTIONS, HIGH QUALITY DESIGN, AND AMENITIES

Though most of the city is unlikely to significantly change over the 20-year horizon of this plan, several areas have been identified as ripe for redevelopment and offer opportunities for new growth. There are very few tracts of undeveloped land in the City, so any new growth will have to take the form of redevelopment. In particular, many of the older shopping areas and aging multifamily developments are likely to change, and the City has planned for such growth through small area master planning efforts. Figure 3 on the next page identifies the Target Redevelopment Areas. Along those lines, there is a growing recognition that Dunwoody is evolving, including the mindset that target nodes across the city - which have been planned for redevelopment and experienced market driven infill in recent years - can and should accommodate a denser, more fine-grained mix of commercial, employment, housing uses. This approach can attract and accommodate a wider cross section of residents and workers to continue defining Dunwoody's character. As mentioned above, there is a broad desire to balance the traditional single family residential areas and character of the city with more diverse housing products and retail and employment in walkable locations within target redevelopment areas.



## **PROMOTE CONNECTIVITY AND CHOICE FOR ALL MODES OF TRAVEL, INCLUDING TRANSIT, BIKING, AND WALKING**

Dunwoody is fortunate to be located at the crossroads of several major highways with easy access to all the opportunities and amenities that the Atlanta metropolitan area has to offer. This convenient access comes at a cost, and like most communities in the Atlanta metropolitan area, Dunwoody is often plagued by highly congested roadways, particularly at peak hours. Although residents and workers have access to transit and multi-modal opportunities, much more needs to be done to increase transportation connectivity and access and to maintain the City's locational advantage. Input in the 2020 Dunwoody Next planning process shows a clear aspiration for continued improvement of streetscapes to promote walking and biking, filling in gaps in the existing bike/ped network, and linking the network seamlessly to transit stations. In addition, market trends supporting transit-orient development (TOD) in major metros in the U.S. have accelerated in the last 20 years, including in Dunwoody. Continued TOD around the city's transit stations remains a high priority that will help curb the growth of single occupant vehicle trips on the city's roadways and promote other transportation modes.



## **EXPAND PARKS AND GREENSPACE IN MORE LOCATIONS ACROSS THE CITY, AND IMPROVE RECREATIONAL OPPORTUNITIES**

Dunwoody is an active community that enjoys outdoor recreation, and is known for its tree lined streets and dense tree canopy. With an anticipated growth in population and limited undeveloped areas, the community needs to take an active role in preserving greenspace and expanding its recreational opportunities. This includes increased environmental protection measures to ensure that the expansive tree canopy remains a defining characteristic of Dunwoody for years to come. Parks, trails, and greenways resonated strongly with participants in the Dunwoody Next planning process.



## **EXPAND HOUSING CHOICE AND MAKE AGING IN PLACE AN ACHIEVABLE REALITY FOR RESIDENTS**

The Dunwoody Next plan process revealed acknowledgment that the city should work to diversify its range of housing options to attract, accommodate, and retain a wider cross-section of residents and workers. Dunwoody's housing types are concentrated in single family detached and larger multifamily products, with only a small percentage in single family attached (e.g., townhomes) and smaller multifamily products. Meanwhile, about a quarter of the city's households are cost burdened, paying over 30 percent of their income toward housing. Roughly 12 percent of Dunwoody's households are severely cost burdened, paying more than 50 percent of their income toward housing. As a result, the city should strive to incorporate "missing middle" and workforce housing development opportunities. Promoting housing options and policies that encourage greater diversity in housing product can help enhance equity and quality of life for all citizens. Public input showed that sensitivity in terms of location, design, construction quality, and school system impacts, are important factors to balance as part of this goal.

Residential options for seniors remain paramount as well. Dunwoody has a population that has strong roots and connections to the broader community. Unfortunately, most of the City's housing stock is single-family residential, designed for traditional, younger families with children. As a result, housing stock and other factors that make aging in place easy, are not present to meet the changing needs of this growing portion of the population. To retain and serve long-time residents, Dunwoody must work to provide better options for older adults to stay in their neighborhood or the wider community as they age. Tools can include regulatory changes such as allowing accessory dwelling units in certain areas, which



make it easier for older adults to move in with family or family to move in with them; and permitting smaller, lower maintenance senior-accessible housing in reasonable proximity to the traditional single-family residential neighborhoods that older adults are departing, to maintain their connection to familiar surroundings. Besides housing, other assets that make aging in place a reality include convenient access to transportation options, cultural and recreational amenities, quality health care facilities, and supportive social networks. A comprehensive strategy will be necessary to retain aging residents of Dunwoody who have contributed so much to its sense of community.



### **CULTIVATE AND EXPAND ACCESS TO ARTS AND CULTURE AS PART OF WHAT MAKES DUNWOODY SPECIAL**

The arts play a very important role in defining a community as unique and distinguish it as a desirable destination and location for residents and business. They include not only access to the fine arts and performing arts, but also the display of public art and even interpretation of historic assets. Participants in the Dunwoody Next process recognized that the City has an active arts community, but much more can be done to support its growth and establish Dunwoody as a widely recognized arts and culture community.



### **MAINTAIN AND STRENGTHEN THE CITY'S COMMITMENT TO SUSTAINABLE PRACTICES**

Dunwoody takes its responsibility toward sustainable practices very seriously, as is evident by the establishment and continued operation of a Sustainability Committee and its adoption in 2014 of a Sustainability Plan. The new forthcoming Sustainability Plan will have four main focus areas: Trees and Greenspace, Transportation and Air Quality, Resource Efficiency, Water Quality, and Communication and Outreach. Of the many priorities, residents expressed the value of Dunwoody's dense tree canopy; and as such, proper environmental protection measures should be taken to preserve it. Additional considerations include: protecting green space; improving watershed function; and encouraging alternative energy uses in homes, businesses, and vehicles.



### **LEVERAGE DUNWOODY'S LOCATION AT THE HEART OF GROWING JOB CENTERS, TRANSPORTATION SYSTEMS AND NEIGHBORING COMMUNITIES**

Dunwoody is closely linked to Sandy Springs and Brookhaven because of the shared Perimeter Center area, which itself is a regional employment center, drawing workers from the entire Atlanta metro. This area continues to evolve in a more walkable, mixed-use development pattern than in the past. Dunwoody also features employment and commercial areas elsewhere that are shared with neighboring jurisdictions. Along with its own growing activity centers and adjacent communities, Dunwoody is at the heart of multiple transportation networks, including MARTA rail and bus service, GA 400, and I-285, all of which are planned and expected to change in the coming years. These systems will create the potential for growth and development as well as challenges. Specific items to plan for include increased use of existing MARTA rail, new bus rapid transit (BRT) service, and managed lanes projects on GA 400 and the I-285 Top End.

Given its location in the center of these drivers of change, Dunwoody must coordinate and prepare in order to maximize its locational advantage – rather than insulate itself. Dunwoody Next plan participants expressed that the city should continue coordinating with its neighbors, regional agencies, and DeKalb County Schools, to prepare for the reality of development and change both inside and outside its limits. Doing so can help the city capture positive spillover effects.

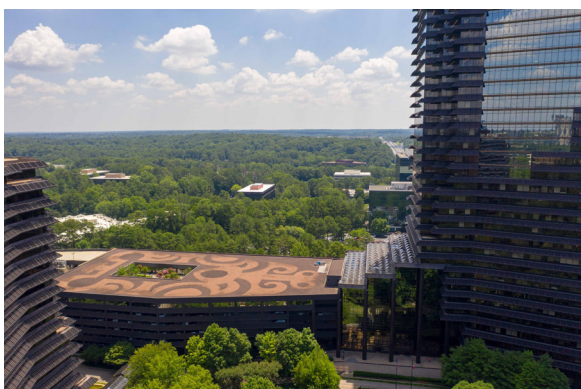
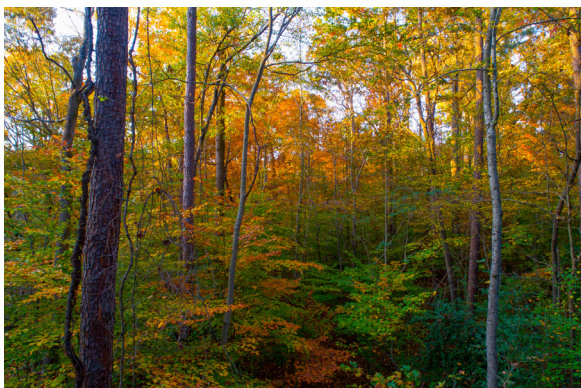
## 2.3 COMMUNITY POLICIES

The following policies are intended to provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Goals. For this reason these policies are organized by goal, through being comprehensive in nature, many individual policies likely will help to achieve multiple goals.



### MAINTAIN AND ENHANCE RESIDENTIAL AMENITIES AND HOUSING TYPES WITHIN NEIGHBORHOODS

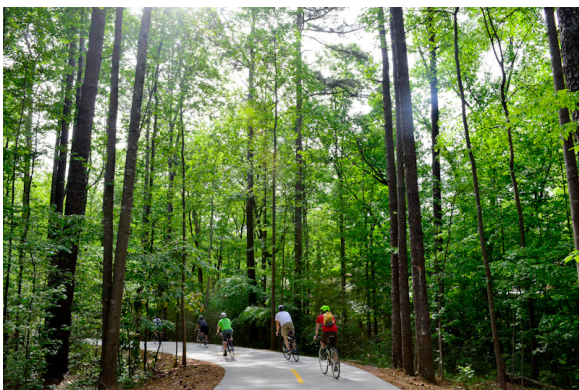
- Through careful planning, the City of Dunwoody seeks to ensure that population growth will not **exceed infrastructure investment**.
- The City will promote ways to achieve a greater level of **owner-occupied housing**.
- The City will regularly communicate with the **local school board** on decisions concerning new housing, and it is recommended that residential developers meet with local school board officials to discuss and mitigate any potential adverse impacts on local schools.
- New housing infill into existing neighborhoods will be **compatible** with surrounding properties.
- Preserve the character of **existing residential neighborhoods**.
- **Protect properties** located on borders of Suburban Residential Neighborhoods Character Area with compatible height, building placement, densities, massing and scale, buffers, tree protection and other associated site development and building regulations.
- Land use decisions will concurrently consider implications for **transportation and open space**.
- Promote small scale, conscientious redevelopment of our neighborhood commercial nodes designed to enhance the quality of life of our residential neighborhoods.



### FOSTER A BUSINESS FRIENDLY CLIMATE

- The City of Dunwoody is **business-friendly** and supports its **small businesses** that add to the character and quality of life for residents.
- The economic priority for the City is to protect a diversified, **healthy tax base** in order to function as a financially responsible





government and provide the services and capital improvements desired by its residents and business owners.

- Cultivate a healthy, cooperative relationship with nearby partners, including the Perimeter CIDs, Sandy Springs, Brookhaven, Dunwoody Perimeter Chamber of Commerce, and the Perimeter Business Alliance.
- Development in Dunwoody will be recognized for its **high quality design** throughout the City.
- The City of Dunwoody commits to maximizing resources through incentives and grants; this will especially target opportunities to promote **unique development**, such as adaptive reuse of buildings with historic value.
- Promote small business development to further an environment that promotes Dunwoody as a city of small business incubation and innovation.



## REDEVELOP TARGET AREAS WITH A VIBRANT MIX OF USES, TRANSPORTATION OPTIONS, HIGH QUALITY DESIGN, AND AMENITIES

- Encourage a mix of **compatible land uses** in future commercial development and redevelopment areas. As part of this consider reducing the minimum acreage thresholds for use of the planned development district.
- Promote the **conversion of surface parking** to other land uses (outparcels, plazas, open space) and encourage **structured and shared parking solutions in priority locations**.
- Encourage mixed-use development and design standards that enhance **pedestrian movement, lifelong communities and healthy living**. (See Universal Design Policies below).
- **Coordinate with neighboring jurisdictions**, to the extent of where interests are shared, especially for future improvements to Peachtree Industrial Boulevard and/or any improvements along the borders of Winters Chapel Character Area.



## PROMOTE CONNECTIVITY AND CHOICE FOR ALL MODES OF TRAVEL, INCLUDING TRANSIT, BIKING, AND WALKING

- **Promote walk- and bike-“ability”** to homes, schools, shopping, employment centers, civic uses, and open space.
- Implement the multi-modal transportation options in the City's Comprehensive Transportation Plan.
- Create a **community-wide pedestrian/bike path network**.
- Provide safe and secure parking to support **multi-modal transit services**.
- Increase **network connectivity** to accommodate demand between adjacent neighborhoods and developments without accessing the major thoroughfare system.

## UNIVERSAL DESIGN:

*Universal Design is the design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design.*

### UNIVERSAL DESIGN IN THE COMMUNITY:

Communities built around the elements of universal design meet the needs of seniors, people with disabilities, and people of all ages and ability. Universal design can simplify life for all ages by making the built environment more usable by as many people as possible. At the community scale Dunwoody supports the recommendations of the Atlanta Regional Commission's Lifelong Communities Program.

the changing needs of residents as they age. The intent is not to create a residential hospital setting, but to create a practical safe home that allows easy access, and functionality. At the dwelling unit scale Dunwoody applies universal design in the home to several key elements of the home, including entry, bedrooms, bathrooms, kitchens, overall circulation, etc. See Land Use Appendix for a list of possible criteria that should be evaluated and considered in adopting universal design standards.

### ELEMENTS AT THE COMMUNITY SCALE:

- Create a range of housing opportunities and choices
- Create walkable neighborhoods
- Encourage community and stakeholder collaboration
- Foster communities with strong sense of place
- Provide a variety of transportation choices
- Strengthen and direct development towards existing communities
- Encourage compact building design in target redevelopment areas.

### BENEFITS AT THE DWELLING UNIT SCALE:

- A home that is accessible to anyone regardless of age or ability
- Function home design that make everyday living easier
- Incorporated design features that appeal to a wider range of buyers
- A home that can adapt to the changes in lifestyle without the need of extensive remodeling

### UNIVERSAL DESIGN AT HOME:

Homes designed with the elements of universal design for aging-in-place are normal looking homes that meet

### Use in Zoning:

Consider a zoning amendment that would address the incorporation of universal design principals into new subdivisions, multi unit housing, and age restricted housing.

- Promote the use of zero-emission Low Speed Vehicles (LSV) and Neighborhood Electric Vehicles (NEVs) and consider other **emerging and innovative transportation technologies**.
- Promote **travel demand management (TDM)** strategies to reduce trips.
- Preserve current transportation investment through **effective maintenance** of transportation system.
- Work with Georgia Regional Transportation Authority (GRTA), Metropolitan Atlanta Rapid Transit Authority (MARTA), Atlanta Regional Commission (ARC) and Georgia Department of Transportation (GDOT) efforts related to express **transit service** and regional bus rapid transit (BRT) initiatives to connect Dunwoody to surrounding communities.



## EXPAND PARKS AND GREENSPACE IN MORE LOCATIONS ACROSS THE CITY, AND IMPROVE RECREATIONAL OPPORTUNITIES

- Preserve strategically located, **existing undeveloped land** that could be a viable option for functional greenspace.
- Create and maintain programs to support **historic preservation** and/or **campaign for grant dollars** that award historic preservation dollars.
- Encourage the acquisition of greenspace as a part of larger redevelopment areas.





## EXPAND HOUSING CHOICE AND MAKE AGING IN PLACE AN ACHIEVABLE REALITY FOR RESIDENTS

- The City of Dunwoody seeks to promote a strong quality of life by fostering active civic engagement by **all ages and demographic groups** and by celebrating the diversity of the community. Furthermore, City planning and programming will aim to make Dunwoody a “**lifelong community**,” that is, a place where individuals can live throughout their lifetime and which provides a full range of options for residents, including:
  - Transportation options: allow ways to remain mobile and retain independence.
  - Healthy lifestyles: create environments that promote physical activity, the production of local food, and social interaction.
  - Expanded information and access to services:
    - Provide housing options near services for the continuum of care needed through aging years.
    - Modernize and extend network of community information available to all residents .
- Utilize universal design as a component of all residential development where senior appropriate housing has been required, particularly within the Dunwoody Village, Georgetown, and Winters Chapel Character Areas
- Encourage the integration of senior appropriate housing, both active adult and assisted living, into the fabric of the community, thus offering multi-generational or lifelong housing opportunities.
- Remove barriers to the development of “missing middle” and workforce housing options.



## CULTIVATE AND EXPAND ACCESS TO ARTS AND CULTURE AS PART OF WHAT MAKES DUNWOODY SPECIAL

- Support the **arts and opportunities for cultural activities** and events.
- Support the recommendations of the Public Art Implementation Plan, including the participation of City departments, community organizations and private developers in creating public art.



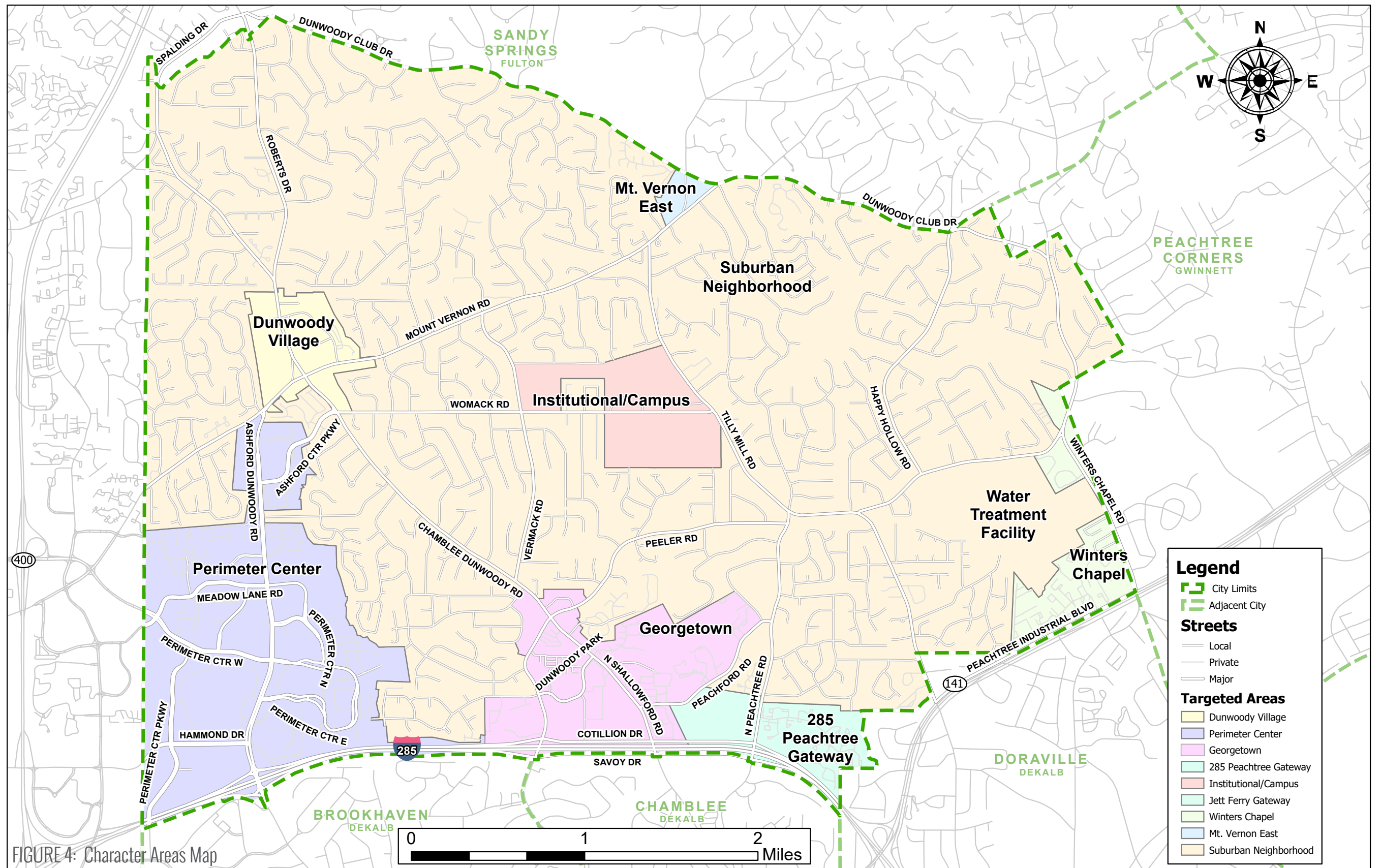
## MAINTAIN AND STRENGTHEN THE CITY'S COMMITMENT TO SUSTAINABLE PRACTICES

- Champion sustainable development in all land use and development practices.
- Provide conveniently located and efficiently managed City Administration services, demonstrating commitment to sustainable practices in managing City-run resources.
- Engage regional, state and federal resources for improving local sustainable practices.
- Support **community partnerships** for pursuing sustainable practices.
- Demonstrate **regional leadership** in promoting efficient and innovative use of resources.
- Prioritize environmental protection measures to preserve Dunwoody's dense tree canopy and other environmental features that make it unique.



## LEVERAGE DUNWOODY'S LOCATION AT THE HEART OF GROWING JOB CENTERS, TRANSPORTATION SYSTEMS AND NEIGHBORING COMMUNITIES

- Coordinate with neighboring jurisdictions, Community Improvement Districts (CIDs), regional agencies (e.g., MARTA, GDOT, ARC), and the DeKalb County Schools to monitor and prepare for future growth and infrastructure investments
- Given the link between transportation and land use, prepare for the potential effects of transportation network changes such as continued increases in transit ridership (existing MARTA rail, new bus rapid transit (BRT) service) and managed lanes projects on GA 400 and the I-285 Top End







## 2.4 CHARACTER AREAS

The Character Areas Map is a visual representation of the City's future development policy. It was originally developed as part of the City's inaugural Comprehensive Plan and was refined through the Shape Dunwoody and Dunwoody Next processes. This Comprehensive Plan Update also includes a Future Land Use Map that specifies the preferred use of each parcel of land in the future. The Future Land Use Map supplements the policies of the Character Area Map to provide more detailed guidance to City officials to inform rezoning and capital investment decisions.

Interpretation of the Character Areas Map is provided in the supporting text to be considered along with the City's zoning ordinance, the Future Land Use Map, and other local policies when decision-makers consider land development questions or requests. The supporting text provides written and graphic description of the types, forms, styles and patterns of development that the City will encourage in each area via **implementation measures, primarily zoning**. Whenever the character area descriptions refer to high quality materials it applies to brick, stone, stucco or other materials deemed appropriate by the city.

The specific land uses illustrated in the Future Land Use Map and the character features described in the Character Areas Map narratives that follow will inform rezoning and capital investment decisions appropriate for each character area, with regulations concerning permitted and conditional land uses, as well as criteria for urban design, environmental sustainability, connectivity, and infrastructure requirements. Furthermore, three sub-area plans fall within character area boundaries found here, specifically: the Perimeter Livable Centers Initiative Study (LCI) and the two City of Dunwoody master plans – the Georgetown/Shallowford Master Plan and the Dunwoody Village Revitalization Master Plan. The recommendations of those plans were incorporated into policies represented in both the Character Areas Map and Future Land Use Map.

As a City with limited undeveloped land, Dunwoody will experience change incrementally (lot by lot) in the majority of the City. Some areas, however, are likely to experience market pressure for redevelopment or are locations where the City intends to provide incentives for revitalization. The community desires that the **majority of its land use – designated as Suburban Neighborhood Character Area – remains stable**. The other development areas described below can be defined generally by use: Multi-family/Mixed-Use, Institutional, Regional Activity Center, Village Center, and Neighborhood Commercial. However, the Future Development Map identifies the different characters primarily based on the location – such as street names or historical reference, to provide geographic context.

The supporting narrative provides policy direction for regulating future scale and design with the goal of furthering consistent character within each area as defined by an orienting “vision.” Where appropriate, statements for policy and goals are also established. The City's eight character areas are identified by name and the color used on the map.





## SUBURBAN NEIGHBORHOOD

### *Vision/Intent*

Stable, owner-occupied single-family residential area with accessible sidewalks, extensive landscaping, and access to parks and functional greenspace, places of worship and schools.

### *Future Development*

**Form:** Traditional homes with quality design and long lasting building materials, such as stone or brick, streetscaping, and pedestrian and bicycle amenities.

**Use (See Future Land Use Map):** Single-family residential, public gathering spaces, places of worship, aging in place appropriate residential.

### *Action Items*

- Encourage paths, connectivity, and sidewalks.
- Identify potential trail easements.

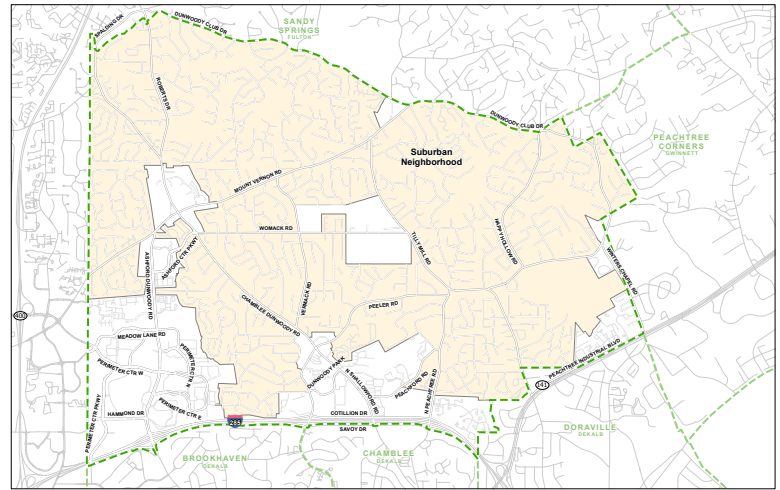
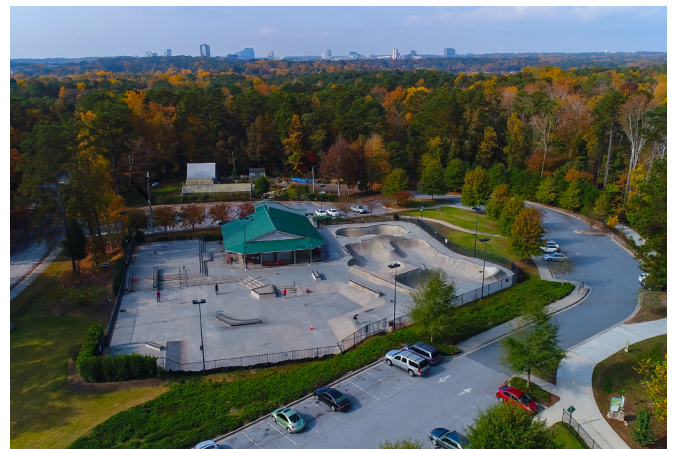


FIGURE 5: Suburban Neighborhood Character Area Map



▲ Brook Run Park



▲ Single Family Home

## DUNWOODY VILLAGE

### *Vision/Intent*

Dunwoody Village has historically been the “heart” of Dunwoody. A master planning process established a detailed vision for this center of the community, focused on pedestrian and bicycle amenities, functional public open space, a multi-modal transportation environment, architectural controls, connectivity and place making. A sense of history adds to the Village’s charm and sense of place. This area envisions a “village green” with civic activities and amenities, and redevelopment will draw community members to shopping, dining and entertainment. Furthermore, redevelopment efforts should have a residential component to provide day and evening activity to enliven the district and foster community. The design should embody the unique character of Dunwoody, while also improving and building upon traditional design elements.

### *Future Development*

**Form:** Master planned design, high quality building materials, civic amenities, integrated open space and appropriate transitions from greater to less intense uses. The periphery of the character area will include transitional areas to adequately protect single-family residential and other residential homes in the area.

- **Use (see Future Land Use Map):** Mixed-Use (containing a mix of office, retail and residential, including both either vertical or horizontal mixed-use through the district), townhomes, other owner-occupied housing, live-work units, civic institutional, community retail (not greater than 50,000 square feet per tenant space), local and unique business, boutique retail, public assembly and entertainment. The Dunwoody Village will have four distinct districts named DV-1, DV-2, DV-3, and DV-4. These districts include DV-1: Village Commercial, DV-2: Village Office, DV-3: Village Residential, and DV-4: Village Center.

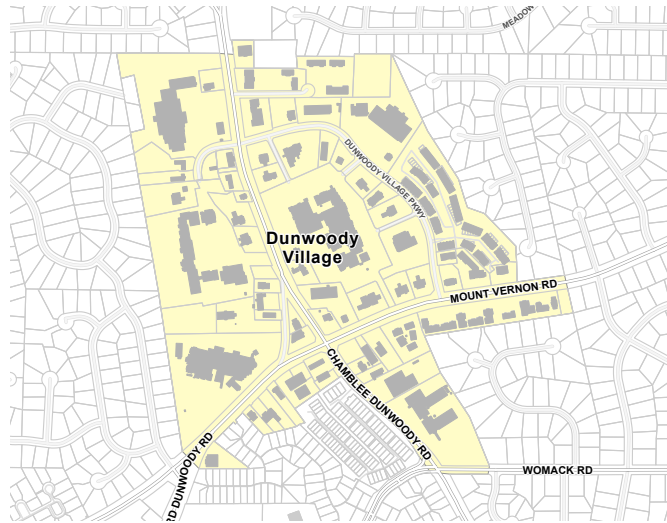


FIGURE 6: Dunwoody Village Character Area Map



▲ Dunwoody Village Townhomes



▲ Local Shops



## Action Items

- Create an active community center with public places to gather, following a master planning process that potentially supports a redevelopment investment program.
- Establish way-finding or landmark features that unify the Village and can be used across the City,
- Replace the Dunwoody Village Overlay with a new set of Dunwoody Village Zoning Districts.
- Regularly review and update the Dunwoody Village Zoning Districts to ensure that they meet the Character Area vision.
- Creatively address parking and congestion that new local activity may generate.
- Review and implement identified solutions for structured parking, public parking, and shared parking.
- Establish bicycle network for new connectivity throughout the City so that “all roads lead to the Village.”
- Create venues for cultural events and community gatherings.
- For detailed circulation and open space recommendations concerning the Dunwoody Village character area, see the Dunwoody Village Master Plan.
- Pursue the creation of a central green space and alternatives for acquiring that space.
- Consider a Village overlay district to support entrepreneurship.
- Work with adjacent neighborhoods to explore connectivity options and preserve buffers adjacent to neighborhoods.
- Explore options for preserving existing historic resources.
- Incorporate public art that enhances the sense of community and supports pedestrian mobility; focus on streetscapes, pedestrian areas and gathering spaces; encourage developers to include public art.
- Support the recommendations of the Public Art Implementation Plan for new public art in Dunwoody Village.

## REDEVELOPMENT WITH OPEN SPACE

Several regional examples of redevelopment with open space were referenced during Community Meeting discussions about Dunwoody Village. The City of Smyrna allows higher buildings adjacent to the plaza at the Market Village. The City of Dunwoody envisions similar development in which open space is consolidated into well-designed spaces and modest increases in height are provided.

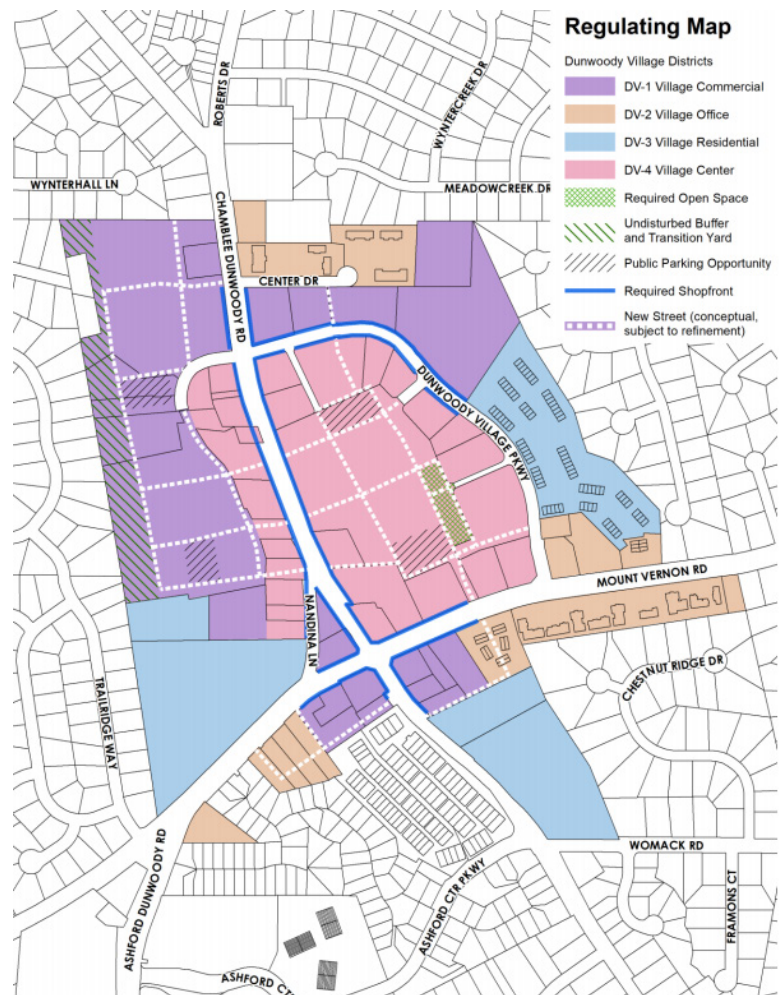


FIGURE 7: Dunwoody Village Master Plan from Draft Plan Update

# GEORGETOWN

## Vision/Intent

This area will redevelop into a pedestrian- and bicycle-oriented activity center, including a mix of commercial, office and residential uses with expanded access to regional mobility and transit connections. Redevelopment will incorporate functional open space and greenways and preserve adjacent single-family homes protected by adequate buffering. Ideally, this area includes a wide array of activities achieve the City's desire to be a "lifelong community," allowing options for aging in place. Multi-use paths and transit options will invite alternative transportation modes and greater connectivity; new pedestrian and bicycle options will link the area to Perimeter Center. It focuses more intense development along I-285 with transitions to adjacent residential subdivisions. The City seeks a dynamic mix of uses in the Georgetown area and generally discourages additional stand-alone apartments in favor of mixed-use developments and a greater variety of housing types. The City also encourages creative redevelopment of existing multi-family developments.

## Future Development

### Form:

- Buildings and site design organized to take advantage of the area's walkability and transit.
- Heights and densities will transition downward as development moves towards the adjacent Suburban Neighborhood Character Areas, protected by adequate buffering/transition zones.
- Characterized by transitions to adjacent uses (step down of building heights, buffers).
- Public functional green space and connectivity.
- Innovative parking solutions including underground and structured options and pedestrian- and bicycle-oriented features such as wrap-around parking, and landscaping.
- High quality, long lasting materials such as stone and brick.
- Transitional buffer zones to appropriately protect any adjacent residential uses.

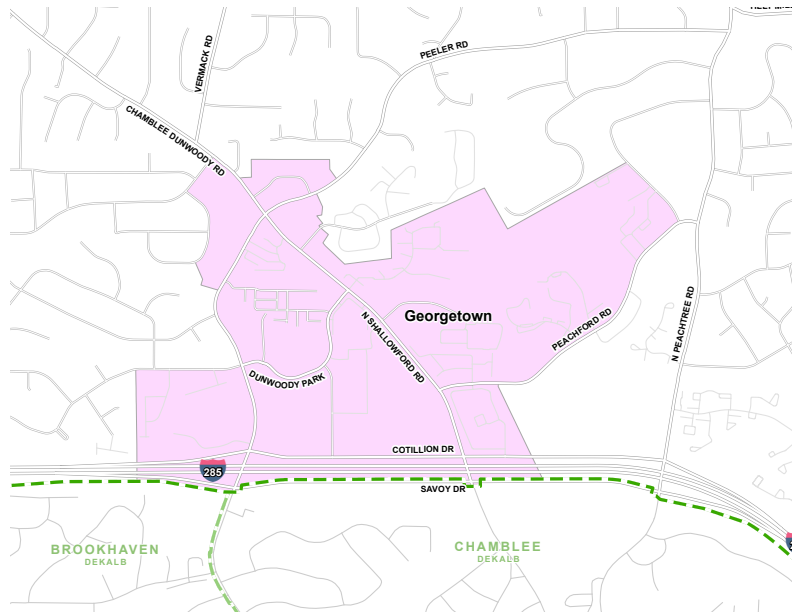


FIGURE 8: Georgetown Character Area Map



▲ New multi-use trail at Project Renaissance



▲ New Housing in Georgetown

### Use (see Future Land Use Map):

- Appropriate uses include a mix of quality, public space (plazas, pocket-parks) and civic institutional uses, commercial, office, townhome, other owner occupied housing, and mixed-use with residential components accommodating the creation of a lifelong community.
- Commercial: Big-box retail is not appropriate (75,000 square foot or greater).
- The area is also ideally suited for senior housing, including nursing homes, assisted living, age restricted communities, and single family homes when universal design has been adequately applied.



## Action Items

- Re-development projects demonstrate appropriate transitions between intense uses and adjacent neighborhoods; transitions include gradual increases only in height-plane, buffers and landscaping and intensity of uses.
- Incorporate sustainable building and site development practices.
- Multi-generational residential including active-adult housing and a range of continuing care options near new public amenities.
- The Dunwoody marker, logo or identifier should be prominent in this area
- Establish a bicycle network to allow cycling between Dunwoody Village, Georgetown and Brook Run.
- Bicycle, pedestrian, and alternative forms of transportation provide connectivity throughout character area.
- For detailed circulation and open space recommendations for the Georgetown Character Area, see the Georgetown/Shallowford LCI Master Plan.
- Encourage new retail and commercial development, including restaurants, to balance with and serve the growing residential community.
- Leverage connections to express lane access at North Shallowford Road and bus rapid transit facilities.
- Provide housing for senior populations, while also encouraging a vibrant community for young adults and children to thrive.
- Incorporate public art in new gathering spaces; add public art to existing parks, trailways and office areas; encourage developers to include public art.
- Support the recommendations of the Public Art Implementation Plan for new public art in Georgetown.

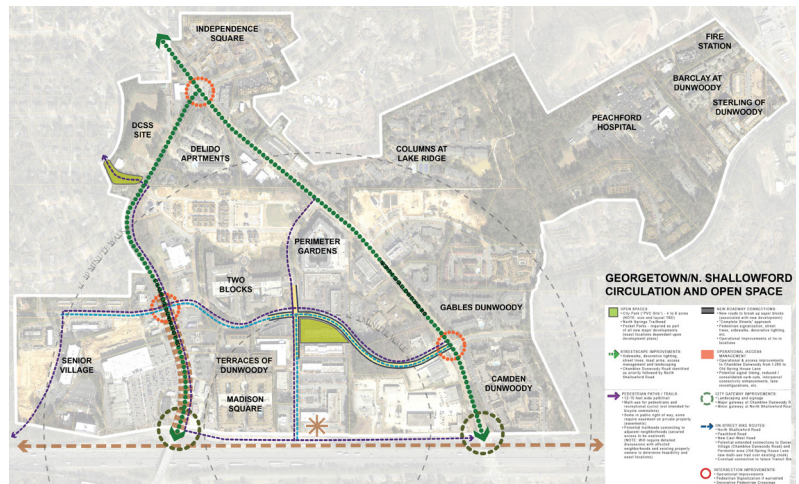


FIGURE 9: Georgetown/Shallowford Master Plan 5-Year Update Transportation Framework



▲ I-285 Top End Express Lanes Project

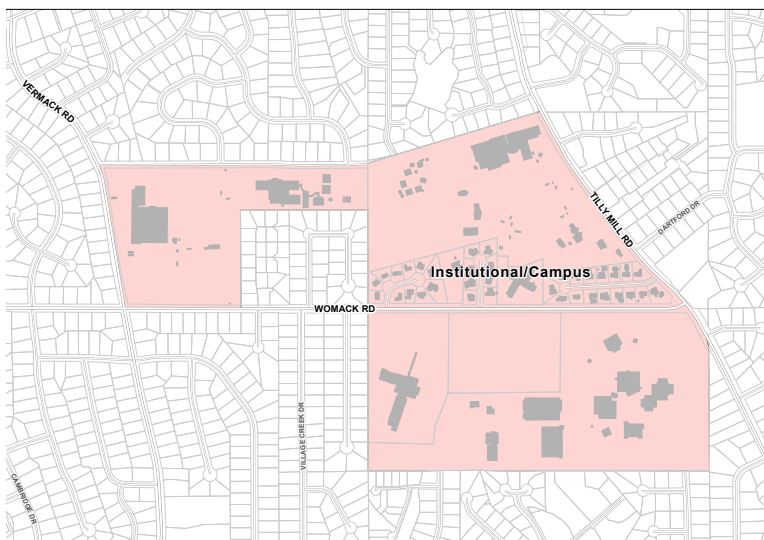


FIGURE 10: Institutional/Campus Character Area Map

## INSTITUTIONAL CENTER

### *Vision/Intent*

A defined area for academics, culture, places of worship, and recreation supporting the missions of its respective institutions while considering the mobility needs of Dunwoody residents.

### *Future Development*

**Form:** High quality design and building materials with managed access and parking; buffers and landscaping. Transitional buffer zones will appropriately protect any adjacent residential.

**Use (see Future Land Use Map):** Institutional and cultural facilities and accessory residential uses.

### *Action Items*

- Improved roads with better ingress and egress management.
- Improvement of existing pedestrian and bike networks should be explored.
- Promote/establish new connectivity, particularly for cycling and pedestrian movement.



▲ Dunwoody High School



▲ Georgia State University: Perimeter College - Dunwoody Campus



## MOUNT VERNON EAST

### Vision/Intent

Neighborhood-scale commercial node focused on providing a unique destination for surrounding residents, creating a pedestrian and bicycle friendly environment through multi-use paths, streetscape, and well-designed parking areas and vehicular access, which could potentially include the addition of a roundabout to improve traffic flow. Cohesive architectural design and streetscaping will define gateways into the City of Dunwoody. A unifying design feature such as way-finding signage or City marker will link the gateway with the rest of the City.

### Future Development

**Form:** The Mount Vernon East node with buildings oriented towards the three major commercial roads (Mount Vernon Road, Dunwoody Club Drive and Jett Ferry Road); public functional green space; new development will carefully consider parking; high quality building and landscaping materials; pedestrian and bicycle friendly streets with way-finding signage and/or public art. Transitional buffer zones will appropriately protect any adjacent residential.

**Use (see Future Land Use Map):** Retail use, neighborhood-scale commercial (no large-scale retail “big-box”); and mixed use.

### Action Items

- Allow for redevelopment of existing vacancies.
- Create public plaza and/or green space.
- Retain quality materials and landscaping.
- Leverage existing restaurants and gourmet food stores to cultivate a unique outdoor dining and café experience.
- Actively promote more neighborhood scaled mixed-use development.
- Provide additional pedestrian connectivity and amenities.
- Incorporate public art in new gathering spaces and gateways; encourage developers to include public art.
- Support the recommendations of the Public Art Implementation Plan for new public art in Mt. Vernon.



FIGURE 11: Mount Vernon East Character Area Map



▲ Shopping Center



▲ Local Restaurant

## 285 PEACHTREE GATEWAY

### Vision/Intent

Providing high density housing options along I-285 with high quality material and amenities that are contextually sensitive to the surrounding land uses. The City envisions aging, existing apartments to redevelop into mixed-use and transit-oriented developments, adding public functional green space and more owner-occupied options.

### Future Development

**Form:** Strong continuity between developments through high architectural standards, quality building materials, prominent placement of amenities such as functional greenspace and pedestrian walkways and bicycle paths. Transitional buffer zones will appropriately protect any adjacent single-family residential.

**Uses (see Future Land Use Map):** Multi-family as part of Mixed-Use, along with attached and detached single-family, and aging in place appropriate housing options.

### Action Items

- Re-development projects demonstrate appropriate transitions between intense uses and adjacent neighborhoods; transitions include gradual increases only in height-plane, buffers and landscaping and intensity of uses.
- Incorporate sustainable building and site development practices.
- Require elements of universal design as part of residential redevelopment.
- Establish a bicycle and pedestrian network to allow easier cycling and pedestrian movement.
- Undertake study of the redevelopment potential of the area. As part of the study get community input and study the impacts of new development along the I-285 corridor, such as the redevelopment of former GM site in

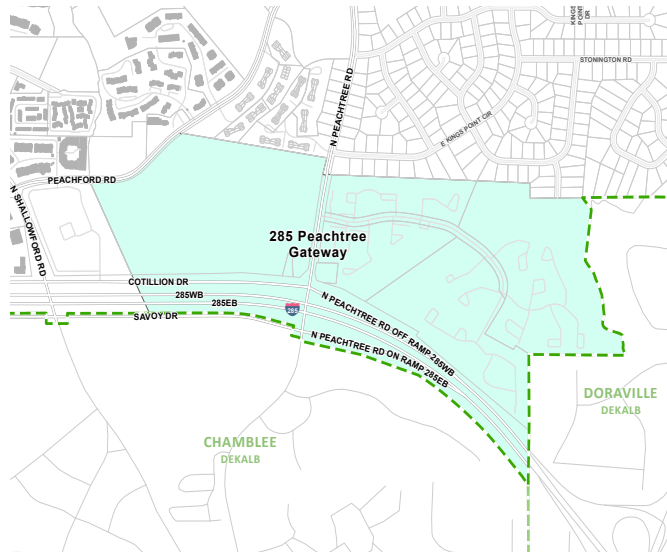


FIGURE 12: North Peachtree Character Area Map



▲ Apartments off of North Peachtree Road



▲ Apartments of off North Peachtree Road



## PERIMETER CENTER

### Vision/Intent

Perimeter Center will be a visitor friendly “livable” regional center with first-class office, retail, entertainment, hotels, and high-end restaurants in a pedestrian and bicycle-oriented environment. The area will serve as a regional example of high quality design standards. The City of Dunwoody works in partnership with the Perimeter Community Improvement Districts (PCIDs) and adjacent communities to implement and compliment the framework plan and projects identified in the Perimeter Consolidated Master Plan and its future updates.

In the future, the area should add public gathering space and pocket parks, venues for live music and entertainment and continue to create transportation alternatives, mitigate congestion, and reduce remaining excessive surface parking. The area creates the conditions of possible true “live-work” environment. All future development continues to emphasize high quality design standards and building materials and incorporates the current national best practices on energy efficiency, where possible.

The City of Dunwoody recognizes the value of creating mixed-use, transit-oriented development within walking distance of public transit stations. The City will work with the DeKalb County School System and the Public Works Department to mitigate the impact of such development on the City’s infrastructure and schools.

### Future Development

- The Perimeter Center Character Area is divided into four subareas (PC-1, PC-2, PC-3, and PC-4) with an adopted public space and design standard Overlay District. This area was the subject of a previous LCI Study. The cities of Dunwoody, Sandy Springs, and Brookhaven work in partnership with the Perimeter Community Improvement Districts (PCIDs) to implement and complement the framework plan and projects identified in the Perimeter Consolidated Master Plan and its future updates.

*For specific recommendations on height, density and use refer to the provisions of the Perimeter Center Overlay District and Zoning, available from the Dunwoody Community Development Department.*

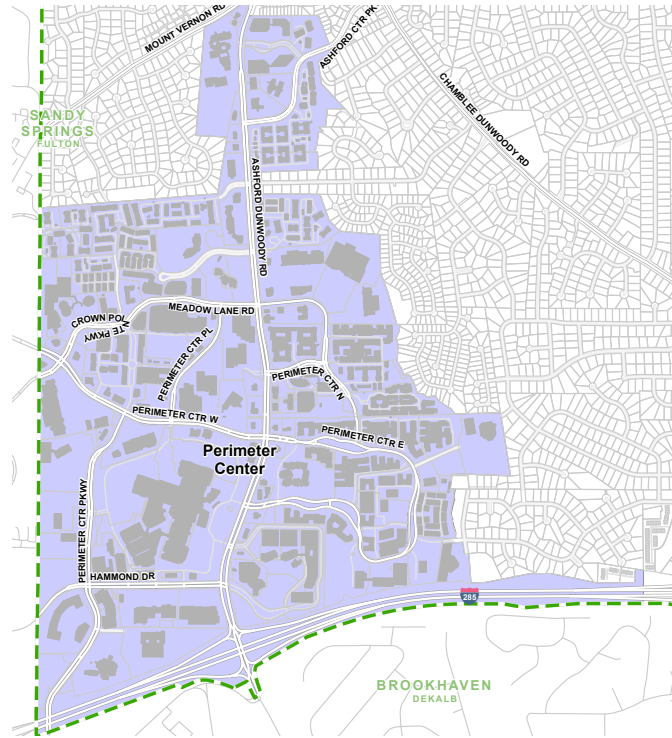


FIGURE 13: Perimeter Center Character Area Map



▲ High Street Rendering

PC-1: Applies to the central core area of Perimeter Center, including the area directly surrounding the Dunwoody MARTA train station. This district allows for the highest intensity of buildings, a high level of employment uses, and active ground story uses and design that support pedestrian mobility.

PC-2: Made up of uses including shop front retail, residential, and offices.

PC-3: A smaller scale, less intensive commercial district, permitting both shop front and office buildings.

PC-4: Made up primarily of residential uses at a scale that provides a transition between the intensity of Perimeter Center and the surrounding single-family residential neighborhoods.



## Action Items

- New development will include amenities and provide public functional green space.
- The City will work with the DeKalb County School System and the Public Works Department to mitigate the impact of such development on the City's infrastructure and schools.
- Reduce surface parking and promote livable, walkable centers in the immediate areas surrounding MARTA station.
- Encourage hotel and convention development near MARTA in order to foster commerce along the mass transportation route.
- Achieve a lifelong-community for residents who can age in place with safe access to medical, recreational and other necessary services.
- Create bicycle, pedestrian and non-auto related transportation options to connect with the rest of the City of Dunwoody, including multi-use paths and public space through the implementation of the hotel-motel tax.
- The 2012 PCID Commuter Trail System Master Plan proposed a network of commuter trails connecting to the MARTA station.
- The 2012 PCID Perimeter Circulator Implementation report recommended circulator transit to provide first/ last mile connectivity for commuters and reduction in CID area congestion.
- The PCIDs have proposed Perimeter Park at the Dunwoody MARTA Station.
- Work with the Perimeter Connects to actively reduce automobile dependency and emerge as a leader in alternative transportation for the region.
- Work to strengthen Board of Education relationship for creative solutions to school capacity.
- Work with the PCIDs' boards to implement vision.
- Coordinate with the City of Sandy Springs for LCI Updates and implementation efforts.
- Coordinate with the Atlanta Regional Commission (ARC) for implementation of future LCI study updates and funding.
- Coordinate with MARTA regarding Bus Rapid Transit (BRT) (or other regional service) connectivity and urban design surrounding all transit stations.
- Look for ways to encourage live entertainment for the benefit of visitors and residents.
- Incorporate public art that enhances the area's appearance, identity and functionality; focus on parks, multi-use trails, gathering spaces and transportation infrastructure; encourage developers to include public art.
- Support the recommendations of the Public Art Implementation Plan for new public art in Perimeter Center.

### COMMUNITY IMPROVEMENT DISTRICT (CID)

A Community Improvement District (CID) is an authorized self-taxing district dedicated to Infrastructure improvements within its boundaries. The PCIDs are governed by two boards – one each for Fulton and DeKalb. The PCIDs spent or leveraged public funds to invest \$55 million in Dunwoody alone; over \$7 million from ARC's LCI program was directed to the PCIDs. This makes it one of the most, if not the most, successful CIDs in the region. The PCIDs' mission focuses exclusively on transportation improvements:

***To work continuously to develop efficient transportation services, with an emphasis on access, mobility, diversification and modernization.***



▲ Perimeter Mall



▲ Housing in Perimeter Center

## WINTERS CHAPEL

### *Vision/Intent*

An attractive gateway to the City offering a mix of housing, shopping, and recreational options. The City envisions this area as a mixed-use area, preserving affordability while adding functional green space and more owner-occupied residential options, with existing and improved neighborhood scale commercial continuing to serve the surrounding residential area.

### *Future Development*

**Form:** Development should focus on providing public functional green space and buildings with high quality materials. Transitional buffer zones will appropriately protect any adjacent residential.

**Uses (see Future Land Use Map):** Multi-family as part of Mixed-Use, along with attached and detached single-family, small office and neighborhood scale commercial.

### *Action Items*

- Coordinate with Gwinnett County and the City of Peachtree Corners to promote redevelopment of surrounding area in conformity with the Winters Chapel Study.
- Leverage existing businesses to promote culturally diverse dining and retail.
- Enhance older commercial and multi-family stock, while maintaining affordability.
- Maintain occupancy and enhance retail areas.
- Promote public gathering spaces.
- Build on existing commercial activity to promote community events.
- Incorporate public art in new gathering spaces and gateways; encourage developers to include public art.
- Support the recommendations of the Public Art Implementation Plan for new public art in Winters Chapel.



FIGURE 14: Winters Chapel Character Area Map



▲ Townhouses off of Winters Chapel



▲ Apartments off of Peachtree Industrial Blvd



# GATEWAYS

## Vision/Intent

Cohesive design and streetscaping will define gateway areas into the City of Dunwoody. A unifying design feature such as way-finding signage or City markers will link gateways with the rest of the City.

## Action Items

- Construction of gateway features that define “arrival” to City of Dunwoody. Major gateways take priority over minor, and the construction of unique landmark architectural features should be encouraged.
- Partner with local community groups to maintain landscaping.
- Work with neighboring jurisdictions to encourage appropriate land uses and controls adjacent to gateway features.
- Features may include:
  - Quality of building materials and design,
  - Enhanced landscaping and streetscape,
  - Monument, public art, or unique landmark feature.

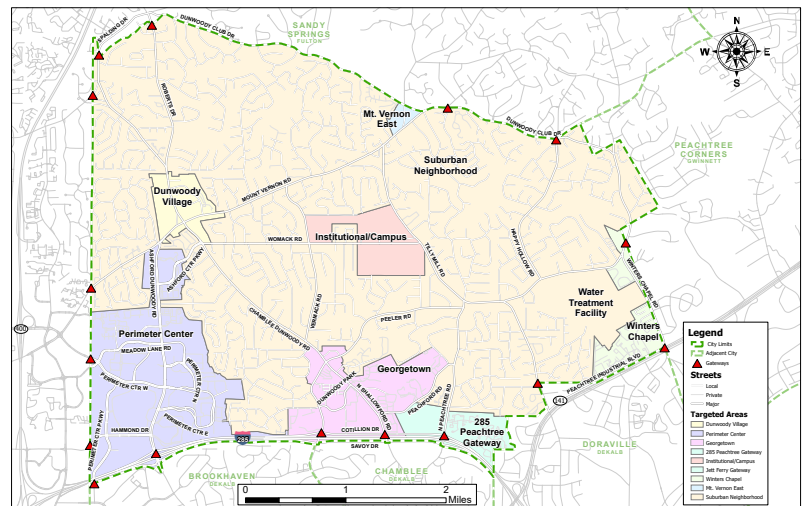


FIGURE 15: Gateway locations shown as triangles on the Character Areas Map



▲ GA 400/285 Project Rendering

## 2.5 FUTURE LAND USE

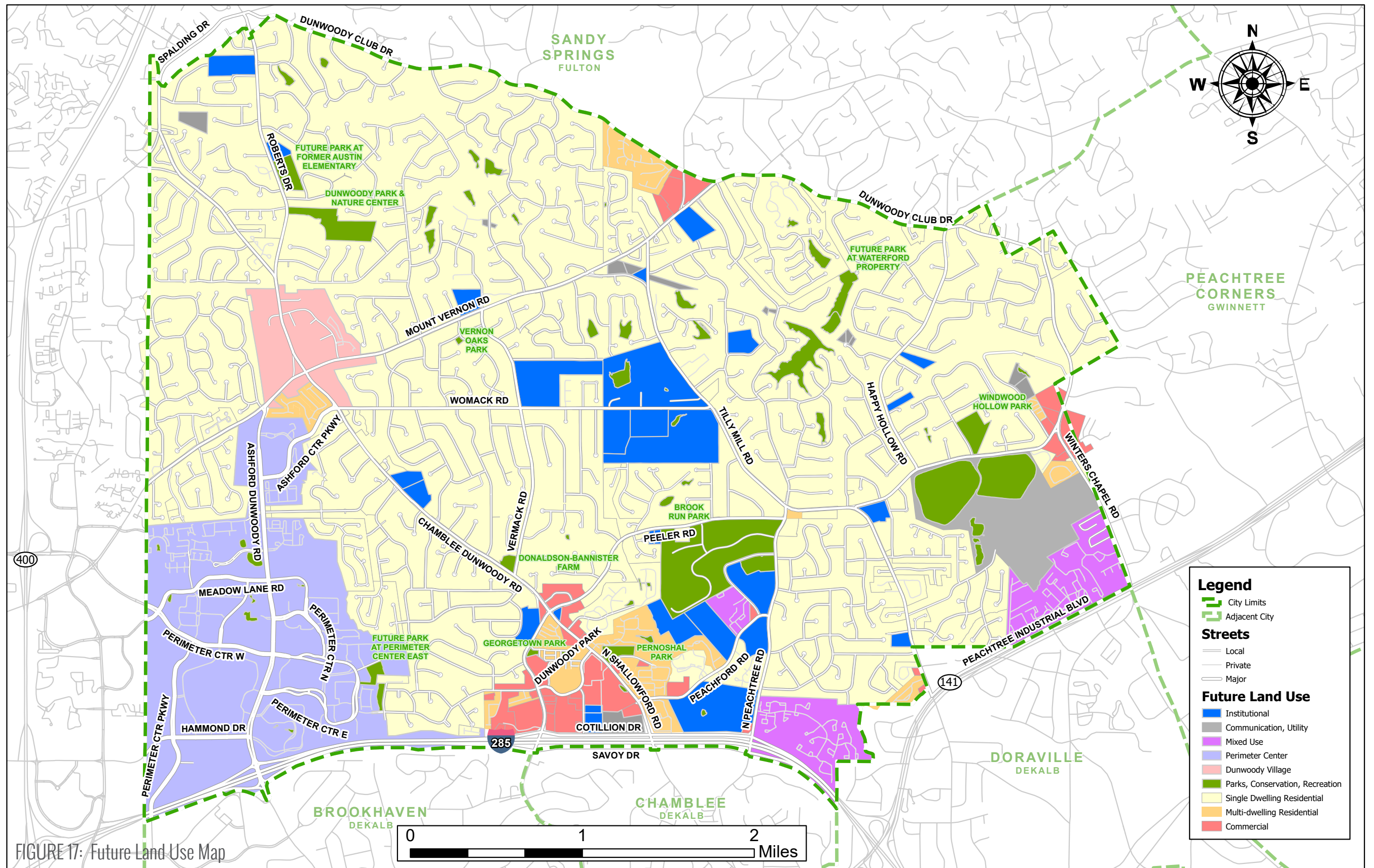
The Future Land Use Map like the Character Areas map is a **visual representation of the City's future development policy**. Interpretation of the map is provided in the supporting text to be considered along with the City's zoning, the Character Areas Map, and other local policies when decision-makers consider land development questions or requests.

FIGURE 16: Future Land Uses Table

	LAND USE	DESCRIPTION	ZONING CATEGORIES
	Single Dwelling Residential	The predominant use of land is for single-family dwelling units, including accessory dwelling units, townhomes, or a mix of housing types.	R- districts, RA- districts, PD
	Multi-dwelling Residential - Apartments	The predominant use of land is for multi-family dwelling units, typically 12 units per acre or more.	RM- districts, PD
	Multi-dwelling Residential - Other	The predominant use of land is for multi-dwelling units, 3 or more units attached, including townhouses and condominiums.	RM- districts, PD
	Commercial	Land dedicated to non-industrial business uses, including retail sales, office, service, and entertainment facilities. Accessory commercial uses may be located as a single use in one building or grouped together in a shopping center or office building.	O-I, O-I-T, C-1, C-2, NS, O-D, PD
	Public/ Institutional	Government uses at all levels, and institutional land uses. Government uses include City Hall, police and fire stations, libraries, post offices, schools, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Does not include facilities that are publicly owned, but would be classified more accurately in another land use category. For example, publicly owned parks and/or recreational facilities are classified under park/ recreation/conservation category; and general office buildings containing government offices (such as the current Dunwoody City Hall) are included in the commercial category.	Any zoning district.

	LAND USE	DESCRIPTION	ZONING CATEGORIES
	Transportation/ Communication/ Utilities	Major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.	Any zoning district, subject to applicable zoning restrictions.
	Parks/ Recreation/ Conservation - Public	Land dedicated to active or passive recreational uses held in public ownership or land trust. These areas may include playgrounds, public parks, nature preserves, community centers or similar uses.	Any zoning district.
	Parks/ Recreation/ Conservation - Private	Land dedicated to active or passive recreational uses in private ownership. These areas may include subdivision recreation areas, golf courses, swim and tennis centers, or similar uses.	Any zoning district.
	Mixed Use	A mixture of uses on the same parcel, vertical (same building) or horizontal (different buildings). Typically this is made up of a combination of commercial and residential uses, but could include a mix of other uses as well.	OCR, PD, CR-1
	Perimeter Center	Livable regional center with office, retail, mixed-use, and multi-use residential buildings.	PC- districts, PD
	Dunwoody Village	A true “downtown” with a more walkable and bikeable village. This would include a central public green space, a vibrant mix of civic, office, convenience retail, residential uses, and new streets with redevelopment.	DV- districts, PD







# City of Dunwoody Georgia

## 3 NEEDS AND OPPORTUNITIES

To achieve Dunwoody's vision and goals for the future, there are needs and opportunities that the community must address. A need can be defined as a condition of something that is required or wanted or a challenge to be addressed. An opportunity is a chance for progress or advancement or an asset to be strengthened. Needs and opportunities are constantly changing as the community grows, and should be regularly re-evaluated to keep the plan current. The Dunwoody Next process has identified and affirmed needs and opportunities which are unique to the community, based on the technical assessment prepared by the planning team, as well as by public input collected as a part of the community engagement process. The details of the technical assessment and the public input process can be found in the Appendix.



▲ Needs and Opportunities Workshop

### 3.1 PUBLIC INPUT

Community members participated in a Needs and Opportunities Workshop held by the City of Dunwoody on February 29, 2020. The public workshop was held to give the community an opportunity to help identify the needs and opportunities that would more directly impact the community's future. The workshop included opportunities for review of draft plan content and group discussions with City staff surrounding overarching community needs and area-specific needs, building off public input collected to date and content in the City's current comprehensive plan. The previous plan's priority needs and opportunities were developed using public workshops and a Sounding Board in 2015. Workshops included facilitated discussions of Strengths, Weaknesses, Opportunities, and Threats in the community, or a SWOT Analysis, per DCA guidelines.

The SWOT analysis was designed to identify citywide priorities for the City's long (5+ years) and short-term (5-year) future. The exercise was used to identify the perceived needs and opportunities underlying each overarching goal. The following two questions were asked for each goal:

- 1. What are the strengths and opportunities?** What assets does the City already have, or could have in the near future, to help achieve the goals presented?
- 2. What are the weaknesses and threats?** What obstacles stand in the way of taking advantage of these strengths and opportunities that the City should proactively address?

By framing the discussion around each goal, participants were able to grasp the comprehensive nature of the needs and opportunities, and how most of the needs and opportunities related to more than one goal. For this plan update, the Sounding Board convened on January 23, March 10, and May 21, and July 9 2020. The January and March meetings included discussions around the existing plan's needs and opportunities – items they felt still resonated, needed modification, or needed to be added. Community members also participated in a Public Open House on February 29 at City Hall, which had, among other things, activities designed to solicit input on this part of the plan. Activities included a review of the existing needs and opportunities and a discussion of what still resonates, similar to the process used to gather feedback from the Sounding Board. Another activity was a budgeting game in which participants placed "play money" in boxes representing community priorities such as transportation, economic development, trails and greenways, public safety, and arts and culture. Each participant received a finite number of bills in set denominations that were far fewer than the number of community priorities, meaning they had to prioritize and make decisions about what they felt was important. Broadly, the input received largely affirmed the existing plan's needs and opportunities but also offered areas for modification to certain items.










GOALS	Maintain and enhance Neighborhoods. 	Foster a business friendly climate. 	Redevelop target areas. 	Promote connectivity and choice for all modes of travel. 	Expand parks and greenspace and improve recreational opportunities. 	Expand housing choice and make aging in place an achievable reality. 	Cultivate and expand access to arts and culture. 	Maintain and strengthen the commitment to sustainable practices. 	Leverage Dunwoody's location. 
	PRIORITY NEEDS AND OPPORTUNITIES								
1. Local development regulations and land use controls represent a key asset to be continuously monitored and enhanced.	■	■	■	■		■		■	
2. Traffic congestion is a challenge that needs to be addressed creatively.		■	■	■				■	■
3. The City's public rights-of-way are assets to maintain and improve.	■	■	■	■					
4. Dunwoody possesses a unique character that should be enhanced and accentuated.	■				■			■	
5. Dunwoody's strong employment core can support small business development and an entrepreneurial environment.		■	■						
6. Ensuring that the City's permitting process is straightforward and easy to understand, is an asset to be continuously monitored and improved.		■	■					■	
7. Dunwoody's economic development efforts must be strengthened and coordinated.		■	■				■	■	■
8. Encouraging the construction of a greater variety of housing options, including for seniors, is a key need.	■	■	■			■		■	
9. Encourage use of wider range of transportation options.				■		■		■	■
10. Transportation connectivity is a critical need that the City should address.	■		■	■	■			■	■
11. The City's comprehensive transportation plan remains an asset.				■		■			
12. Active recreational opportunities for all ages are a challenge to be addressed.	■		■	■	■	■	■	■	■
13. The City has a strong park and greenspace network that must be preserved, enhanced, and expanded.	■	■	■	■	■	■	■	■	
14. Dunwoody possesses existing resources that can be strengthened to create a vibrant arts and culture community.		■	■				■	■	
15. The Dunwoody Sustainability Plan is an asset that the City should continue to implement.	■	■		■	■	■		■	
16. Prepare for the I-285/400 managed lane expansion and infrastructure.			■	■					■

FIGURE 18: Priority Needs and Opportunities



The matrix to the left illustrates how these priority needs and opportunities relate to each of the community goals. The priority needs and opportunities are roughly organized by community goal, and so position within the list does not indicate priority of one item over another.

## 3.2 PRIORITY NEEDS AND OPPORTUNITIES

This section describes the nature and intent of each of the top priority needs and opportunities identified through the 2015 Shape Dunwoody and Dunwoody Next community engagement processes. This list is used later to frame the development of implementation measures presented in the Community Work Program.

### 3.2.1 LOCAL DEVELOPMENT REGULATIONS & LAND USE CONTROLS REPRESENT A KEY ASSET TO BE CONTINUOUSLY MONITORED AND ENHANCED

The desire to have local control over land development regulations and land use policies was one of the primary motivators for Dunwoody's incorporation. Since becoming a City, many modifications and enhancements to the original DeKalb County land use regulations, which created the framework for the City's first zoning ordinance, have been made to better reflect the community's vision for the future. Such modifications include the creation of new residential infill standards and the work on the



Perimeter Center form based code. Zoning regulations and land use controls are constantly being reevaluated through regular use and interpretation, and participants in the Dunwoody Next planning effort recognized the importance of aligning the codes to match the vision of the comprehensive plan. In particular, interest was expressed in modifying the code to ensure that senior housing desires are adequately supported and aging in the community is possible, that the community sees better connectivity and reduction in traffic, and that requirements for new development provide provision for adequate recreational areas and greenspace.

### 3.2.2 TRAFFIC CONGESTION IS A CHALLENGE THAT NEEDS TO BE ADDRESSED CREATIVELY



One of the biggest concerns for residents and businesses is traffic congestion. The issue not only affects those who both live and work in Dunwoody; but also workers from outside Dunwoody who travel into the city, as well as Dunwoody residents who leave the city for work in other metro employment areas. Widely recognized as a broad regional challenge, traffic congestion predictably surfaced during the 2020 planning process. Plan participants recognized that simply adding more roadway capacity is not always the solution to the problem. The widening of local roads often induces more traffic and can destroy the charm of the city's neighborhoods. Instead, there is continued support for fixing and properly maintaining what the city already has - making operational improvements such as installing traffic calming measures, adding turn lanes, modifying intersection geometry and function, and continuously optimizing signal timing. Participants also recognized that as redevelopment occurs proper planning needs to be in place to mitigate the potential for further transportation problems.

### 3.2.3 THE CITY'S PUBLIC RIGHTS-OF-WAY ARE ASSETS TO MAINTAIN AND IMPROVE

Dunwoody's public rights-of-way are the gateways to the community, and play an important role in crafting the image and character of the community. General cleanliness and proper road, bike lane, and trail maintenance are important not only for public image, but also the safety of travelers. Potholes, cracked pavement, and debris create safety issues for motorists as well as pedestrians and cyclists. Input received in the 2020 plan update process revealed a clear desire to continue enhancing and upgrading the city's bike/pedestrian network. Many of the City's rights-of-way also lack complete sidewalks or bike facilities, and though the City has made ongoing improvements, more needs to be done to help ensure greater transportation safety. The planning process also uncovered demand for continued improvements at the its gateways, which will strengthen brand/identity building and beautification.

### 3.2.4 DUNWOODY POSSESSES A UNIQUE CHARACTER THAT SHOULD BE ENHANCED AND ACCENTUATED

The overall character and unique charm of Dunwoody is defined by several key factors:

- Dunwoody is a hybrid of older areas with new areas mixed in. This hybrid appeals to a variety of users.
- Dunwoody is a combination of Atlanta's "OTP (outside the perimeter)" and "ITP (inside the perimeter)" character merged into one.
- Dunwoody has an expanding employment core, especially around its MARTA stations.
- Dunwoody possesses opportunities for lower-density mixed-use and infill activity nodes in multiple areas that have already undergone small-area planning efforts as well as market-driven development.
- Dunwoody is primarily a two-lane road community; the two lanes create cohesion among a large residential area.



- Dunwoody is a community with historic charm; even though most of the City was built in the last fifty years, key prominent historic assets help to reflect a historic image.
- Dunwoody is a city of trees; this is particularly true not only in residential areas where the tree canopy is prevalent, but even in the more commercial areas, where street trees and aesthetically pleasing streetscapes contribute to this attribute.
- The tree ordinance for the City of Dunwoody directs development to occur without degrading the quality of Dunwoody's tree canopy.

Participants in the Dunwoody Next planning process affirmed the previous plan's focus on maintaining the existing Suburban Neighborhood Character Areas, which cover the majority of the city's land area. Likewise, they expressed a growing recognition that target nodes across the city, which have been studied and planned for redevelopment, can and should accommodate a mix of commercial, employment, and housing uses. The plan's Character Areas Map and adherence to its policies will be an invaluable tool to achieve the desired character for the community.



### **3.2.5 DUNWOODY'S STRONG EMPLOYMENT CORE CAN SUPPORT SMALL BUSINESS DEVELOPMENT AND AN ENTREPRENEURIAL ENVIRONMENT**

Dunwoody benefits from its healthy Perimeter Center area, which is concentrated in the southwestern corner of the City and serves as a strong, growing anchor for the City's economy. Dunwoody has a perennial opportunity to better leverage this major job center with large employers; the presence of young professionals looking for the ability to spin off or build firms from high-tech innovations; a vibrant retirement community ready for after-retirement opportunities; proximity to the City of Atlanta and its assets; and the presence of MARTA to encourage small business creation and growth in other areas of the City. Doing so will help the city get at a clear desire from plan participants that Dunwoody can evolve as more of a regional destination.



### **3.2.6 ENSURING THAT THE CITY'S PERMITTING PROCESS IS STRAIGHTFORWARD AND EASY TO UNDERSTAND, IS AN ASSET TO BE CONTINUOUSLY MONITORED AND IMPROVED**

It is important that Dunwoody understands its level of economic development competitiveness relative to nearby communities, including but not limited to Sandy Springs, Chamblee, Roswell, Brookhaven, and Buckhead, in terms of the ease of business owners to obtain permits. Surrounding communities are continuously refining their land use regulations and permitting processes in an attempt to encourage quality development. Dunwoody needs to continue to monitor this activity and its own permitting activity to remain competitive in marketplace.

### **3.2.7 DUNWOODY'S ECONOMIC DEVELOPMENT EFFORTS MUST BE STRENGTHENED AND COORDINATED**

The City of Dunwoody is an active leader in economic development and currently has several protocols in place to ensure that City officials understand the needs of existing businesses and that the City competes for relocation projects. The City funds and staffs a business retention and expansion program that visits over 100 businesses per year and has created beneficial programs such as Engage Dunwoody, which is a partnership with the Dunwoody Chamber of Commerce to connect its firms to nonprofit entities to build a better community. However, there is always room for improvement. This recommendation is to continue existing efforts and to build on the foundation the City of Dunwoody Department of Economic Development has laid. Participants in the Dunwoody Next process also expressed the need for the City to better align economic development efforts with redevelopment and infill development in target areas.



### 3.2.8 ENCOURAGING THE CONSTRUCTION OF A GREATER VARIETY OF HOUSING OPTIONS, INCLUDING FOR SENIORS, IS A KEY NEED



Aging in place was a frequent topic of discussion throughout the Dunwoody Next community engagement process. Consistent with national trends, seniors are choosing to work longer years prior to retiring, and also want to maintain their strong ties to the community. Besides retrofitting existing housing stock to better accommodate their needs, the community has also identified the need to incorporate universal design into new construction, offering a greater variety of senior appropriate housing options in the target redevelopment areas of the community. Indeed through the City's master planning efforts, several areas within Dunwoody Village and the Georgetown areas have already been viewed as appropriate for senior housing. Dunwoody residents have expressed a need for more diversity in senior housing from tools to retrofit their current home to meet the needs of aging, to active 55+ communities, all the way to memory-care/convalescent homes. Through appropriate policies and possible incorporation of such universal design criteria into the City's land development regulations, the development of a greater variety of senior-appropriate housing options will be encouraged. Plan input also demonstrated a broad need for the city to diversify its range of housing options in general, in order to attract, accommodate, and retain a wider cross-section of residents and workers. Dunwoody's housing types are concentrated in single family detached and larger multifamily products, with only a small percentage in single family attached (e.g., townhomes) and smaller multifamily products. Meanwhile, about a quarter of the city's households are cost burdened, paying over 30 percent of their income toward housing. Roughly 12 percent of Dunwoody's households are severely cost burdened, paying more than 50 percent of their income toward housing. As a result, there is a need for more "missing middle" and workforce housing options. Plan feedback showed that context-sensitivity in location, design, and construction quality are important factors to balance within this need.



### 3.2.9 ENCOURAGE USE OF A WIDER RANGE OF TRANSPORTATION MODES

Though operation improvements to the local road network can do much to reduce local traffic congestion, it does little to reduce the overall use of the car as the primary means of transportation in the City. Only through investment in facilities that support other modes of transportation, and appropriate land use planning that supports a non-auto dependent lifestyle can the overall use of the automobile hoped to be reduced. The City has increased the mileage of the mixed-use path network in the recent past with many more miles planned in the near future. Linking the bike/ped network to

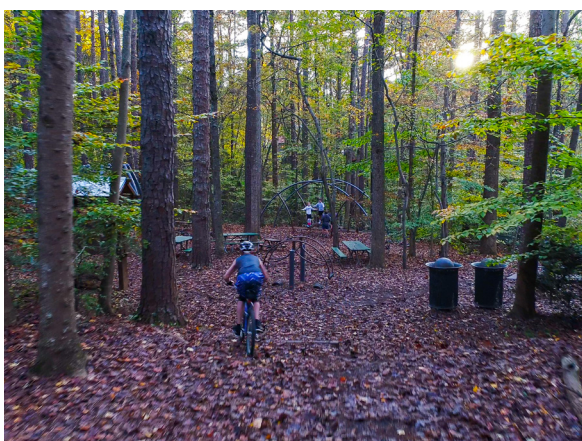




transit stations is a critical part of this overall need. Transit-orient development (TOD) itself, around the city's transit stations, is a key opportunity to increase economic activity and accommodate new housing types while minimizing single occupant vehicle trips on the city's roadways.

### **3.2.10 TRANSPORTATION CONNECTIVITY IS A CRITICAL NEED THAT THE CITY SHOULD ADDRESS**

Much of the City's traffic issues stem from the fact that most of the City is designed with limited arterial through-streets. Only few areas of the City offer alternative routes to popular destinations. However, the lack of interest in building more road capacity, forces most improvements in the way of connectivity to target redevelopment areas, and other modes of transportation such as trails and sidewalks. Trail and greenway networks, walking and biking received significant discussion in this planning process as critical needs to address. As the City works to improve its redevelopment areas, continuing efforts need to be made to incorporate better connectivity as well.



### **3.2.11 THE CITY'S COMPREHENSIVE TRANSPORTATION PLAN REMAINS AN ASSET**

Dunwoody conducted a Comprehensive Transportation Plan (CTP) in 2017 that by reference is incorporated into policies of this plan. The CTP directly addresses the transportation related needs and opportunities identified in this plan and is updated every 10 years. Participants in the Dunwoody Next effort recognized the need for ongoing transportation planning to address these ever changing conditions.

### **3.2.12 ACTIVE RECREATIONAL OPPORTUNITIES FOR ALL AGES ARE A CHALLENGE TO BE ADDRESSED**

The City operates seven parks offering approximately 170 acres of green space for the enjoyment of Dunwoody residents and visitors. The City does not own or operate recreational programs in its parks, but rather facilitates the use of the parks by organized groups who manage programming. Local churches and religious based organizations also play an active role in providing recreational services. Dunwoody United Methodist Church, North Atlanta Church of Christ, Dunwoody Baptist Church, Marcus Jewish Community Center of Atlanta (MJCCA), and North Peachtree Baptist Church all operate some athletic programs and offer a variety of athletic facilities. Despite these opportunities, the Parks, Recreation and Open Space Master Plan adopted in 2017 found that a priority is to continue the high level of basic park maintenance such as mowing, litter removal, sports facility maintenance, and to explore programs in the areas of education/enrichment, fitness/wellness, and youth sports. The Plan found that according to National Recreation and



Park Association standards and community input that the City should consider adding a variety of facilities including, tennis, baseball, softball, soccer, basketball, multi-use fields, aquatics, trails, community centers and playgrounds. In particular there is a lack of indoor programming space, such as a community center or an indoor aquatics facility. Based on these recommendations, the City has in recent years made improvements to Brook Run Park, built new trails and acquired new park lands in the Georgetown area. The Parks, Recreation and Open Space Master Plan was updated in 2017 and continues to guide parks and recreation planning and decision-making. Participants in the Dunwoody Next community engagement process indicated that trails and greenways were the highest priority for the City moving forward, and Parks and Recreation can work these priorities into future improvements.

### **3.2.13 THE CITY HAS A STRONG PARK AND GREENSPACE NETWORK THAT MUST BE PRESERVED, ENHANCED, AND EXPANDED**

The Parks, Recreation and Open Space Master Plan pointed out that the City has a stated goal of having a park within one-half mile of all residents, but currently falls short of meeting that goal. In particular the City's most densely populated area, Perimeter Center lacks a City park, though plans are underway to address that need with the development of Perimeter Park, and additional parkland close to the MARTA station. Due to the lack of vacant undeveloped land, the assemblage of linear parks and greenways is also being explored by the City to connect nearby activity centers. These potential greenways would run along major stream corridors where, due to flooding and development restrictions, good tree coverage still remains. Dunwoody Next participants affirmed the need for continued expansion of parks.



### **3.2.14 DUNWOODY POSSESSES EXISTING RESOURCES THAT CAN BE STRENGTHENED TO CREATE A VIBRANT ARTS AND CULTURE ENVIRONMENT**

The arts, in all its many forms, plays a very important role in defining the character of Dunwoody. In 2018, the Create Dunwoody Arts & Culture Master Plan was adopted by City Council and the plan has many strong ideas that are echoed by the public in the Dunwoody Next process. Leveraging the available parks and cultural buildings in Dunwoody to create more events including music and concerts, and to grow placemaking for the City are among the highest priorities. In 2020, the [City developed] [Council adopted] a public art implementation plan that set out an agenda for public art created by the City, partnering public agencies, community organizations and private developers, as well as policies and procedures for moving projects forward. Following this plan will help the City ensure that public art investments help address the City's other goals and priorities.

### **3.2.15 THE DUNWOODY SUSTAINABILITY PLAN IS AN ASSET THAT THE CITY SHOULD CONTINUE TO IMPLEMENT**

The City's commitment to sustainable practices was witnessed by the adoption of a Sustainability Plan in 2014 and is currently undergoing a Sustainability Plan update. Additionally, the City was awarded the 2019 Silver distinction for the Green Communities Award from the Atlanta Regional Commission. As described earlier, sustainability means more than just environmental stewardship, it is a holistic or comprehensive term that the City has applied to four broad categories:

- Resource Conservation & Waste Reduction;
- Ecology, Biodiversity, and Health & Wellness;
- Outreach and Education; and
- Economic Prosperity.

The Sustainability Plan includes over 100 action items, and by reference, this plan update supports its implementation.

### **3.2.16 PREPARE FOR THE I-285/400 MANAGED LANE EXPANSION AND INFRASTRUCTURE**

The City has multiple points where Georgia Department of Transportation is considering a managed lane entry and exit point. As these managed lanes have been established in the metro-Atlanta region, we have seen the landscape dramatically altered by construction and traffic patterns. It is the intent of the City to capitalize on these future entry and exit points to the managed lane infrastructure coming online in the next decade by considering connectivity, economic development, and appropriate housing in the area.

## **3.3 SUMMARY**

Through the 2020 Dunwoody Next planning and community engagement effort, the City's previously identified priority needs and opportunities have been affirmed and revised. These items continue to need to be addressed in order for the community to achieve its vision and goals for 2040. These seventeen items reflect a common desire in maintaining neighborhood character, supporting context-sensitive redevelopment in target areas, expanding economic prosperity, and furthering responsible governance practices that have made Dunwoody one of the premier communities in metro Atlanta. In its short history as a City, Dunwoody has done much to address concerns over transportation, recreational opportunities, and land development controls, but this list also reflects an ongoing effort to achieve greater success.

The Community Work Program outlines the overall strategy and action items for achieving the Community Vision and Goals and for addressing the priority Community Needs and Opportunities laid out in Chapter 3. These actions are supported by the policies provided as part of the Community Vision and Goals laid out in Chapter 2, and are presented here in two parts. The first part is the Implementation Program which outlines how the community addresses each of the priority needs and opportunities. The second part is the short term work program, which lists out the specific actions the City government and other partner entities will undertake to implement this plan within the first five-years of the planning horizon.





# 4 COMMUNITY WORK PROGRAM

## 4.1 IMPLEMENTATION PROGRAM

The implementation program outlines a variety of action items that need to be undertaken to address the priority needs and opportunities. These action items include policies, ongoing efforts, short term efforts, and long term efforts. Short term efforts are those that can be accomplished in the next five years and are later included in the Short Term Work Program. Long term item efforts are those that may be accomplished beyond the 5 year immediate time frame or as opportunity may arise.

### 4.1.1 LOCAL DEVELOPMENT REGULATIONS & LAND USE CONTROLS REPRESENT A KEY ASSET TO BE CONTINUOUSLY MONITORED AND ENHANCED

- Adhere to a policy that universal design is encouraged in target redevelopment areas. (Policy)
- Regularly review and incorporate revisions into the Dunwoody Zoning Ordinance, in particular incorporate requirements for universal design standards. (Short-Term)
- As part of implementation of the Sustainability Plan, review the City Zoning Regulations to see if it supports sustainability goals (tree protection, access, connectivity, etc.). (Ongoing)

### 4.1.2 TRAFFIC CONGESTION IS A CHALLENGE THAT NEEDS TO BE ADDRESSED CREATIVELY

- Make transportation improvements as part of implementation of the Dunwoody Comprehensive Transportation Plan. See transportation projects in the short term work program (Short Term).

### 4.1.3 THE CITY'S PUBLIC RIGHTS-OF-WAY ARE ASSETS TO MAINTAIN AND IMPROVE

- Regularly assess condition of local roads, and public rights of way. Assessment should include general cleanliness, pavement condition, and sidewalk condition. (Ongoing)
- Regularly sweep local roadways, bike lanes and trails. (Ongoing)
- Implement Streetscape projects that improve the overall aesthetics and multi-modal operation of the City's arterial roadways.. See projects in the short term work program. (Short Term).
- Manage litter cleanup volunteer events (Short Term)

### 4.1.4 DUNWOODY POSSESSES A UNIQUE CHARACTER THAT SHOULD BE ENHANCED AND ACCENTUATED

- Maintain and preserve historic resources that are owned by the City per the Parks, Recreation and Open Space Master Plan, and work with local non-profit interests to maintain and enhance the inventory of historic and cultural resources, see Natural and Cultural Resources assessment in the Appendix (Ongoing, Short Term)
- Preserve and enhance the character of the community as defined by the Character Areas Map and supporting action items and policies (Ongoing, Policy)
- Review Tree Protection Ordinance to determine how well the current tree ordinance serves the community and protects the tree cover. (Short Term)
- Complete site location evaluation and financing plan locating City Hall, Police and other civic functions, including options for joint public-private partnership. (Short Term)

#### **4.1.5 DUNWOODY'S STRONG EMPLOYMENT CORE CAN SUPPORT SMALL BUSINESS DEVELOPMENT AND AN ENTREPRENEURIAL ENVIRONMENT**

- Implement development tasks in the Dunwoody Village Master Plan, Georgetown/Shallowford Master Plan, Urban Redevelopment Plan, Sustainability Plan, and Transportation Plan to attract additional local serving businesses as well as destination businesses, particularly restaurants and retail in economic nodes outside of the Perimeter Center area. (Ongoing)
- Include specific questions for small business owners in the City's annual survey (Short Term)
- Work with Chamber to conduct a feasibility study for an innovation incubator/co-working space. Determine if this incubator/co-working space could be an initiative of Georgia State University after its consolidation with Georgia Perimeter College is complete. (Short Term)
- Work with Georgia State University to make its entrepreneurship assets directly accessible to Dunwoody businesses and talent. (Short Term)
- Establish additional incentives to further desirable development in City. Examples of best practice tools to consider that can be paired together for eligible projects include but are not limited to tax allocation districts (TADs), tax abatement bonds, redevelopment bonds, lease-revenue financing, and the EB-5 Immigrant Investor Program. Take advantage of Georgia Department of Community Affairs tools such as its Redevelopment Fund and its Energy Rebate Program. (Short Term)

#### **4.1.6 ENSURING THAT THE CITY'S PERMITTING PROCESS IS STRAIGHTFORWARD AND EASY TO UNDERSTAND, IS AN ASSET TO BE CONTINUOUSLY MONITORED AND IMPROVED**

- Periodically compare the cost and timeliness of permitting processes in surrounding communities to that of Dunwoody's. (Short Term)

#### **4.1.7 DUNWOODY'S ECONOMIC DEVELOPMENT EFFORTS MUST BE STRENGTHENED AND COORDINATED**

- Continue to regularly engage business community in feedback on City needs and concerns and vice versa. (Ongoing)
- Continue business retention and expansion visits. (Ongoing)
- Expand follow-up efforts after receiving business feedback. (Short Term)
- Work with the chamber to expand the Engage Dunwoody program. (Short Term)
- Develop and maintain database of the City's available and developable real estate portfolio. (Short Term)
- Make accessible a list of all real estate redevelopment opportunities sorted by character area and pulled from existing sources. (Ongoing)

#### **4.1.8 ENCOURAGING THE CONSTRUCTION OF A GREATER VARIETY OF HOUSING OPTIONS, INCLUDING FOR SENIORS, IS A KEY NEED**

- Adhere to a policy that universal design is encouraged in target redevelopment areas, and review for possible incorporation into Dunwoody Zoning Ordinance. (Policy and Short Term.)

- Consider and evaluate the benefits of amending the zoning code to encourage a more equitable housing market in the City.

#### **4.1.9 ENCOURAGE USE OF A WIDER RANGE OF TRANSPORTATION MODES**

- Promote the development of a variety of land uses in target redevelopment areas that reduce the demand for auto oriented trips. (Ongoing)
- Promote walk- and bike-“ability” to homes, schools, shopping, employment centers, civic uses, and open space. (Policy)
- Implement the multi-modal transportation options in the City’s Comprehensive Transportation Plan. (Short Term)
- Undertake a parking study of multi-modal transit hubs. This should evaluate existing facilities, end-of-trip facilities, electric charging stations, and bike parking on public and private properties (Short Term).
- Develop wayfinding signage to human scaled activity (Short Term)
- Support GRTA, MARTA, ARC and GDOT efforts related to express transit service and regional bus rapid transit (BRT) initiatives to connect Dunwoody to surrounding communities. (Policy)
- Focus future growth around the Perimeter Center MARTA Station. (Policy)

#### **4.1.10 TRANSPORTATION CONNECTIVITY IS A CRITICAL NEED THAT THE CITY SHOULD ADDRESS**

- Develop a citywide greenway system. Expand the City’s trail network by constructing new trails and greenways in keeping with the work program of the Parks, Recreation, and Open Space Master Plan, and LCI Plans with the goal of creating a community-wide pedestrian/bike path network. (Short Term)
- Increase network connectivity to accommodate demand between adjacent neighborhoods and developments without accessing the major thoroughfare system. (Policy)
- Collaborate with neighborhoods to identify connectivity projects. (Short Term)
- Study the possible connection between Ashford-Dunwoody and Perimeter Center Parkway (Slip ramp from I-285) along with the East-west connector between Perimeter Center Parkway and Peachtree Dunwoody Road. This may be done as part of the update of the Comprehensive Transportation Plan (Short Term)

#### **4.1.11 THE CITY’S COMPREHENSIVE TRANSPORTATION PLAN REMAINS AN ASSET**

- Implement the work program of the City of Dunwoody Comprehensive Transportation Plan (Ongoing).
- Update the City of Dunwoody Comprehensive Transportation Plan. (Short Term)

#### **4.1.12 ACTIVE RECREATIONAL OPPORTUNITIES FOR ALL AGES ARE A CHALLENGE TO BE ADDRESSED**

- Update and implement the work program of the Parks, Recreation and Opens Space Master Plan (Ongoing, Short Term)
- Maintain an inventory of recreational resources/assets to help document existing resources and identify opportunities for further expansion. (Ongoing)

#### **4.1.13 THE CITY HAS A STRONG PARK AND GREENSPACE NETWORK THAT MUST BE PRESERVED, ENHANCED, AND EXPANDED**

- Add publicly accessible green space and/or dedicated park space as a part of large scale new development/redevelopment projects. (Policy)
- Update Parks, Recreation and Open Space Master Plan (Short Term)
- Expand the City's greenway network as laid out in the implementation program of the Parks, Recreation and Open Space Master Plan (Short Term)

#### **4.1.14 DUNWOODY POSSESSES EXISTING RESOURCES THAT CAN BE STRENGTHENED TO CREATE A VIBRANT ARTS AND CULTURE ENVIRONMENT**

- Continue to support the arts and opportunities for cultural activities through the facilitation of community wide events. (Ongoing)
- Integrate public art throughout the City – including in public spaces, gathering places and gateways – as recommended in the public art implementation plan. (Policy)
- Implement processes, outlined in the public art implementation plan, for city agencies, other public agencies, community organizations and developers to support the City's public art goals. (Short Term)
- Create an Arts Council to promote, help fund and facilitate the arts in the Dunwoody community. (Short Term)
- Undertake an Arts Study in conjunction with private interests to study how to better inform the community of upcoming art events, and how to best support the facility needs of the fine arts. (Short Term)

#### **4.1.15 THE DUNWOODY SUSTAINABILITY PLAN IS AN ASSET THAT THE CITY SHOULD CONTINUE TO IMPLEMENT**

- Implement the work plan, in the Dunwoody Sustainability Plan. See Sustainability Plan Short Term Work Program, key provisions of the Sustainability work plan have been included in the Shape Dunwoody CWP as well and include the following:
  - Develop and implement a plan to install electric vehicle charging stations on City property (Short Term)
  - Develop ordinances that accommodate additional green building certifications (Short Term)
  - Ensure that any extended contract with DeKalb or new private contract in 2015 promotes recycling participation (Short Term)
  - Conduct remote sensing analysis for City wide assessment of trees (Short Term)
  - Install demonstration green infrastructure project (Short Term)
  - Develop a community garden at site of new City Hall (Short Term)
  - Install a regional stormwater management solution in Dunwoody Village (Short Term)
  - Undertake a parking study of multi-modal transit hubs. This should evaluate existing facilities, end-of-trip facilities, electric charging stations, and bike parking on public and private properties (Short Term).
  - Develop wayfinding signage to human scaled activity (Short Term)
  - Develop a citywide greenway system. (Ongoing)
  - Develop the framework for Comprehensive Ped/Bike Plan to be incorporated into the CTP (Short Term)
  - Collaborate with neighborhoods to identify connectivity projects. (Short Term)
  - Maintain Gold Level Certification in ARC's Green Communities Program and consider attaining a higher level of certification. (Short Term)
  - Develop Keep Dunwoody Beautiful Program. (Short Term)
  - Manage litter cleanup volunteer events (Short Term)



- Focus future growth around the Perimeter Center MARTA station (Policy)
- Update the Sustainability Plan (Short Term)

#### **4.1.16 PREPARE FOR THE I-285/400 MANAGED LANE EXPANSION AND INFRASTRUCTURE**

### **4.2 *COMMUNITY WORK PROGRAM***

The following CWP is comprised of projects that are ongoing or should be launched over the next five years to further the goals of the plan. The CWP is organized by element and lists implementation years, responsible party, estimated cost, and potential funding sources.

FIGURE 19: Community Work Program Table

ITEM	TYPE	PROJECT OR ACTIVITY	YEAR(S)					RESPONSIBLE PARTY	COST ESTIMATE					FUNDING SOURCE
			2021	2022	2023	2024	2025		2021	2022	2023	2024	2025	
COMMUNITY FACILITIES														
CF.1	Parks: Master Plan	Undertake Parks & Recreation Master Plan Update			√			Comm'y Dev, Parks and Recreation						General Fund
CF.2	Parks and Open Space: Acquisition	Acquire new park and open space, per results of Master Plan priorities	√	√	√	√	√	City Manager, Parks and Recreation, Finance	cost estimate dependent upon site locations and acreage resulting from Parks & Rec Master Plan process					Potential Park Bond/SPLOST/ General Fund
CF.3	Parks: Facilities	Implement Brook Run Park improvements		√				Parks and Recreation, Finance		\$100K				Potential Park Bond/SPLOST/ General Fund
CF.4	Parks: Facilities, Sustainability	Develop citywide greenway system/Multi-use path/Greenway construction	√	√	√			Public Works, Parks and Recreation, Community Dev, Perimeter CID	cost estimate dependent upon site locations and land values					General Fund/ potential park bond/SPLOST
CF.5	Stormwater: Infrastructure Projects	Installation, repair and replacement of stormwater infrastructure	√	√	√	√	√	Public Works, City Council	\$250K	\$250K	\$250K	\$250K	\$250K	Stormwater Utility Fee
CF.6	Sustainability, Facilities	Consider maintaining Gold Level in ARC's Green Communities Program		√	√			Sustainability Committee, Community Dev		Staff	Staff			General Fund, potential grant funding
CF.7	Sustainability	Manage cleanup and recycling efforts at volunteer events		√	√	√	√	Sustainability Committee, Community Dev		Staff	Staff	Staff	Staff	General Fund
CF.8	Cultural Arts	Support the development of an Arts Study	√					Arts Council, City Manager				Staff	Staff	General Fund
CF.9	Certification	Achieve Broadband Ready Certification			√			Community Development Department			Staff			General Fund
ECONOMIC DEVELOPMENT														
ED.1	Research	Include specific questions for small business owners in the City's annual survey		√	√	√	√	Economic Development, Marketing		Staff	Staff	Staff	Staff	General Fund

ITEM	TYPE	PROJECT OR ACTIVITY	YEAR(S)					RESPONSIBLE PARTY	COST ESTIMATE					FUNDING SOURCE
			2021	2022	2023	2024	2025		2021	2022	2023	2024	2025	
ED.2	Business Development	Work with GSU to make its entrepreneurship assets directly accessible to Dunwoody businesses	√	√	√	√	√	Economic Development	Staff	Staff	Staff	Staff	Staff	General Fund
ED.3	Coordination	Work with Chamber to expand the Engage Dunwoody Program	√					Economic Development	Staff	Staff				General Fund
ED.4	Research	Develop and maintain database of City's available and developable real estate portfolio	√	√	√	√	√	Economic Development, Community Dev	Staff	Staff	Staff	Staff	Staff	General Fund
ED.5	Plan/Study	Develop a citywide economic development plan		√	√			Economic Development		Staff	Staff			General Fund
INTERGOVERNMENTAL COORDINATION														
IC.1	Intergovernmental Coordination	Coordinate with DeKalb County and Gwinnett County on improvements carried out along border	√	√	√	√	√	City Manager, Public Works, Perimeter CID	TBD					General Fund
IC.2	Services, Sustainability	Ensure that any extended contract with DeKalb or new private contract in 2015 promotes recycling participation	√	√	√			City Manager (CM), Public Works		\$30K				General Fund (CM)
IC.3	Economic Development	Work with Sandy Springs and Brookhaven to solidify a unified marketing vision		√				Economic Dev		Staff				General Fund
LAND USE														
LU.1	Plan/Study, Sustainability	Update the Sustainability Plan	√					Comm'y Dev/ Public Works		Staff				General Fund
LU.2	Regulatory/ Infrastructure	Implement LCI recommendations for the Perimeter LCI, Georgetown/ Shallowford and Dunwoody Village LCIs.	√	√	√	√	√	Community Dev		Staff				General Fund/ PCIDs

ITEM	TYPE	PROJECT OR ACTIVITY	YEAR(S)					RESPONSIBLE PARTY	COST ESTIMATE					FUNDING SOURCE
			2021	2022	2023	2024	2025		2021	2022	2023	2024	2025	
LU.3	Design & Character	Update Master Plans for Dunwoody Village (2021) and Georgetown/N. Shallowford (2022)	√	√				Community Dev	Staff	Staff				General Fund
LU.4	Regulation	Update the zoning ordinance	√	√	√	√	√	Community Dev	Staff	Staff	Staff	Staff	Staff	General Fund
LU.5	Regulatory/ Sustainability	Develop ordinances that accommodate additional green building certifications				√		Community Dev/ Sustainability Committee				Staff		General Fund
LU.6	Economic Development/ Development Process	Periodically report on the comparative cost and timeliness of permitting processes in surrounding communities to that of Dunwoody's	√	√	√	√	√	Community Dev	Staff	Staff	Staff	Staff	Staff	General Fund, Development Authority
LU.7	Research	Historical and current zoning entitlement records-organization, scanning, and GIS mapping	√					Staff	Staff					General Fund
LU.8	Research	3D Mapping of Buildings (current and proposed) and trees	√	√	√			Staff	Staff	Staff	Staff			General Fund
LU.9	Plan/Study	Housing Study	√	√				Staff	Staff	Staff				General Fund
LU.10	Regulation	Develop a citywide Unified Development Ordinance		√	√			Staff		Staff	Staff			General Fund
NATURAL AND CULTURAL RESOURCES														
NCR.1	Sustainability	Conduct remote sensing analysis for City-wide assessment of trees		√				Community Development		Staff				General Fund



ITEM	TYPE	PROJECT OR ACTIVITY	YEAR(S)					RESPONSIBLE PARTY	COST ESTIMATE					FUNDING SOURCE
			2021	2022	2023	2024	2025		2021	2022	2023	2024	2025	
NCR.2	Sustainability	Install demonstration green infrastructure project for water conservation				√		Public Works				\$80K, Staff		General Fund/ Grants (PW)
TRANSPORTATION														
T.1	Infrastructure	Annual road resurfacing	√	√	√	√	√	Public Works	\$3.1 M	\$3.1 M	\$3.1 M	\$3.1 M	\$3.1 M	LARP/Bonds/ SPLOST/LMIG
T.2	Infrastructure	New sidewalks	√	√	√	√	√	Public Works	\$1 M	\$1 M	\$1 M	\$1 M	\$1 M	General Fund
T.3	Infrastructure	Intersection Improvements	√	√	√	√	√	Public Works	\$1 M	\$1M	\$1M	\$1M	\$1M	General Fund
T.4	Infrastructure	Traffic calming	√	√	√	√	√	Public Works	\$25K	\$25K	\$25K	\$25K	\$25K	General Fund
T.5	Streetscape	Streetscape projects		√		√	√	Public Works		\$150K		\$500K	\$1M	General Fund
T.6	Plan/Study	Comprehensive Transportation Plan Update				√	√	Public Works				\$100K		General Fund
T.7	Infrastructure	Road striping	√	√	√	√	√	Public Works	\$10K	\$10K	\$10K	\$10K	\$10K	General Fund
T.8	Infrastructure	Sign replacement	√	√	√	√	√	Public Works	\$10K	\$10K	\$10K	\$10K	\$10K	General Fund
T.9	Plan/Study	Construction of design standards and gateway and way-finding systems	√	√	√	√	√	Comm'y Dev, Public Works, Economic Development, Discover Dunwoody		\$200K	\$200K			General Fund/ PCIDs
T.10	Sustainability	Endorse/ assist with bike share program					√	Sustainability Committee, Community Dev, Economic Dev, PCIDs				\$150K		General Fund/ Grants (ED)
T.11	Sustainability	Develop framework for Comprehensive Ped/Bike Plan and integrated into the CTP		√	√	√	√	Public Works, Community Dev			\$5K	Staff	Staff	General Fund/ Grants (ED)
T.12	Sustainability	Collaborate with neighborhoods to identify connectivity projects	√	√	√	√	√	Public Works, Community Development			Staff			General Fund







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## A.1 REPORT OF ACCOMPLISHMENTS





Summary				
	Completed	Currently Underway	Postponed	Not Completed
Community Features	4	8	2	0
	29%	57%	14%	0%
Economic Development	1	2	2	2
	14%	29%	29%	29%
Intergovernmental Coordination	1	3	0	0
	25%	75%	0%	0%
Land Use	1	8	0	2
	9%	73%	0%	18%
Natural and Cultural Resources	1	2	1	2
	17%	33%	17%	33%
Transportation	3	11	0	1
	20%	73%	0%	7%
Total	11	34	5	7
	19%	60%	9%	12%

Item	Type	Project or Activity	Completed	Currently Underway	Postponed	Not Completed	Notes
Community Features							
CF1	Parks: Master Plan	Undertake Parks & Recreation Master Plan Update	X				Completed in 2017.
CF2	Parks and Open Space: Acquisition	Acquire new park and open space, per results of Master Plan priorities		X			This is always ongoing.
CF3	Parks: Facilities	Implement Brook Run Park Improvements		X			Phase I completed in 2020.
CF4	Parks: Facilities, Sustainability	Develop citywide greenway system/Multi-use path/Greenway construction		X			
CF5	Fire, 911, EMS	Undertake Fire, 911, EMS Study		X			
CF6	Stormwater: Infrastructure Projects	Install Culvert replacements		X			
CF7	Facilities	Develop and implement a plan to install electric vehicle charging stations on City property		X			Incoming municipal vendor is looking into this for 2021 and beyond.
CF8	Staff Research of Funding Sources	Identify available grant money		X			This is projected to be always ongoing.
CF9	Sustainability, Stormwater infrastructure project	Install a regional stormwater management solution in Dunwoody Village			X		This project was determined to be economically unfeasible
CF10	Facilities	Complete site location evaluation and financing plan locating City Hall, Police and other civic functions, including options for joint public-private partnership	X				
CF11	Sustainability, Facilities	Consider attaining Platinum Level Recertification in ARC's Green Communities Program			X		This project was determined to be economically unfeasible
CF12	Sustainability	Manage Litter Cleanup at volunteer events		X			Consistently part of the planning permitting process.
CF13	Cultural Arts	Endorse/Assist in the creation of an Arts Council	X				
CF14	Cultural Arts	Support the development of an Arts Study	X				

Item	Type	Project or Activity	Completed	Currently Underway	Postponed	Not Completed	Notes
Economic Development							
ED1	Research	Include specific questions for small business owners in the City's annual survey				X	
ED2	Business Development	Conduct Feasibility Study for innovation incubator/co-working space			X		This project was determined to no longer be a priority of the City.
ED3	Business Development	Work with GSU to make its entrepreneurship assets directly accessible to Dunwoody businesses			X		
ED4	Business Development	Establish additional incentives to further desirable development		X			
ED5	Research of Funding Sources	Identify available grant money	X				
ED6	Coordination	Work with Chamber to expand the Engage Dunwoody Program				X	
ED7	Research	Develop and maintain database of City's available and developable real estate portfolio		X			This is part of the financial asset review.

Item	Type	Project or Activity	Completed	Currently Underway	Postponed	Not Completed	Notes
Intergovernmental Coordination							
IC1	Intergovernmental Coordination	Coordinate with DeKalb County and Gwinnett County on improvements carried out along border	X				
IC2	Intergovernmental Coordination	Identify available grant money		X			This project is always ongoing.
IC3	Services, Sustainability	Ensure that any extended contract with DeKalb or new private contract in 2015 promotes recycling participation		X			This is always part of the consideration process during review.
IC4	Economic Development	Work with Sandy Springs and Brookhaven to solidify a unified marketing vision		X			



Item	Type	Project or Activity	Completed	Currently Underway	Postponed	Not Completed	Notes
Land Use							
LU1	Plan/Study, Sustainability	Update the Sustainability Plan		X			Completed in late 2020.
LU2	Regulatory/Infrastructure	Implement LCI recommendations for the Perimeter LCI, Georgetown/Shallowford and Dunwoody Village LCIs.		X			
LU3	Design & Character	Participate in Perimeter LCI update		X			
LU4	Design & Character	Update Master Plans for Georgetown/Shallowford and Dunwoody Village		X			
LU5	Regulation	Update the zoning ordinance		X			
LU6	Staff Research of Funding Sources	Identify available grant money		X			This is always ongoing.
LU7	Regulatory/ Sustainability	Develop ordinances that accommodate additional green building certifications		X			
LU8	Economic Development/Development Process	Periodically report on the comparative cost and timeliness of permitting processes in surrounding communities to that of Dunwoody's				X	
LU9	Plan/Study	Undertake Redevelopment Study of the Multi-family/Mixed-Use Character	X				
LU10	Regulation	Consider reducing the minimum acreage thresholds for use of the planned development district.				X	
LU11	Regulation	Consider incorporating Universal Design into requirements for new residential development.		X			

Item	Type	Project or Activity	Completed	Currently Underway	Postponed	Not Completed	Notes
Natural and Cultural Resources							
NCR1	Regulatory Incentives	Establish Incentives for large-lot land preservation				x	
NCR2	Sustainability	Develop Keep Dunwoody Clean and Beautiful Program		X			
NCR3	Sustainability	Conduct remote sensing analysis for City-wide assessment of trees			X		Not economically feasible for the City.
NCR4	Sustainability	Install demonstration green infrastructure project for water conservation		X			
NCR5	Sustainability	Develop a community garden at site of new City Hall				X	
NCR6	Sustainability	Maintain Gold Level Certification in ARC's Green Communities Program and consider attaining a higher level of certification.	X				

Item	Type	Project or Activity	Completed	Currently Underway	Postponed	Not Completed	Notes
Transportation							
T1	Infrastructure	Annual Road resurfacing		X			
T2	Infrastructure	New sidewalks		X			
T3	Infrastructure	Intersection improvements		X			
T4	Infrastructure	Traffic calming		X			
T5	Streetscape	Streetscape projects		X			
T6	Plan/Study	Comprehensive Transportation Plan Update	X				
T7	Operations	TMS/Signal management system study	X				
T8	Infrastructure	Road striping		X			
T9	Infrastructure	Sign replacement		X			
T10	Plan/Study	Construction of design standards and gateway and way-finding systems		X			
T11	Staff Research of Funding Sources	Identify available grant money		X			This is always ongoing.
T12	Sustainability	Endorse/assist with bike share program	X				
T13	Sustainability	Develop wayfinding signage to human scale activity		X			This is currently part of the ongoing 2020 sign code rewrite.
T14	Sustainability	Develop framework for Comprehensive Ped/Bike Plan and integrated into the CTP		X			This is part of the beginning steps that were started summer of 2020.
T15	Sustainability	Collaborate with neighborhoods to identify connectivity projects				X	This is part of the review of the trail system that was started in 2020.

## B.1

### REVIEW OF DUNWOODY Next COMMUNITY PARTICIPATION

The public involvement process for the City of Dunwoody Comprehensive Plan update spanned a multimonth process. The community outreach was initiated in November 2019 with a kick-off public hearing to City Council. The planning process was branded as Dunwoody Next and a Community Participation Plan was developed to help guide the community involvement throughout the process. A Sounding Board made up of a representative mix of residents and community stakeholders was formulated to help provide feedback on the planning and public involvement approach and general direction of the plan. Below is a brief summary of engagement opportunities with a focus on core elements of the community participation plan. The overall outcomes of the community involvement are reflected in the plan's vision and goals, priorities, and implementation plan. Public input, coupled with technical analysis and the reality of implementation practicalities, formed the basis of the plan update.

**B.1.1 COMMUNITY PARTICIPATION TECHNIQUES** The participation program was designed as to ensure a variety of mechanisms by which community members, including residents, businesses, property owners, area workers, and others with a vested interest in the community could be engaged. Specific participation activities included the following:

- Sounding Board, consisting of representative community members
- Web-based community survey
- A dedicated [dunwoodynext@dunwoodyga.gov](mailto:dunwoodynext@dunwoodyga.gov) email address for public input
- Communications about the planning process and outreach via the City's regular communications channel, including weekly email blasts, press releases, and inclusion of events on the community calendar; emails were also sent to the planning team including input for consideration
- Public hearings to initiate plan
- Public hearings with City Council to transmit and adopt plan (planned, not yet complete)

What follows below is intended to provide additional information and context around the communication participation activities highlighted above. This includes supporting documentation related to Sounding Board meetings; advertising/communication of the plan process to the public; online public engagement survey results; and the Public Meeting.



## Meeting Agenda

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1. Welcome and Introductions
2. Elements of the Comprehensive Plan and Why we are Updating the Plan
3. Vision and Goals Discussion
4. Land Use Elements and Updates
5. Next Steps/Homework

## What is a Comprehensive Plan?

---

- Broad Policy Document
  - Defends against litigation in zoning decisions
  - Used to inform and coordinate public investments and initiatives
- Developed in a process that includes intensive analysis and robust public engagement
- Written to provide direction for 10 to 20-year period after plan adoption.
- 5-Year update is typically a minor update to the existing plan, rather than a total overhaul

## Why are we updating the Plan?

1. To respond to changing conditions and community desires
2. State requires regular Comprehensive Plan updates
  - Each QLG must prepare, adopt, maintain, and implement a Comp. Plan to remain eligible for state funding programs
3. DCA requires that cities and counties update specific areas of a comprehensive plans every 5 years
  - Dunwoody Plan last updated in 2015
  - Update must meet certain minimum requirements
4. Revisions to the Plan are required to capture updates to:
  - Analysis (Population and household projections)
  - Needs and opportunities facing the community
  - 5-year work plan (Action Plan)
  - Future land use/Character area maps and narratives
5. Incorporate findings & recommendations of recent planning efforts, including LCIs, Masterplans, and Zoning

## 2015-2035 Comprehensive Plan

### Overview

- Adopted October 12, 2015
- Prepared in 2015, built upon the 2030 Comp Plan and several other subsequent studies
- Extensive public engagement efforts included press releases, an online survey, public workshops, an open house, sounding board meetings, and interviews with local leaders



# 2015-2035 Comprehensive Plan



## Community Vision and Goals

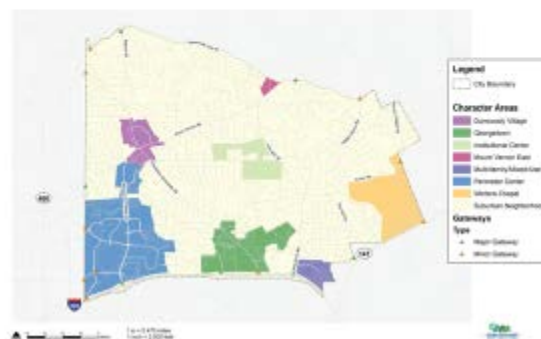
- **Vision:** *The City of Dunwoody strives to be a dynamic, innovative community where individuals, families, and businesses can thrive through all stages of life and career by encouraging a sustainable mix of land uses, facilities, and services.*
- **Goals:**
  - Preserve our neighborhoods
  - Nurture Dunwoody as a place to locate and grow business
  - Transform target redevelopment areas
  - Increase connectivity and enhance transportation options for all forms of travel
  - Expand the City's parks and greenspace and improve recreational opportunities
  - Make aging in place a more achievable reality
  - Grow the arts as part of what makes Dunwoody special
  - Maintain the commitment to sustainable practices

# 2015-2035 Comprehensive Plan



## Community Policies

- **Community policies** were developed to provide guidance for local government officials for making decisions consistent with Community Goals. The policies set forth were intended to maintain Dunwoody's character as well as plan for future development.
- **Character areas** were also identified to provide policy direction for future development to be encouraged via implementation measures, primarily zoning.





## Needs and Opportunities

Opportunities	GOALS	Develop and implement a comprehensive transportation plan	Improve the quality of life in the city	Promote economic development and job growth	Enhance the city's infrastructure	Increase the city's sustainability	Strengthen the city's community	Improve the city's safety
								
PRIORITY MEASURES AND OPPORTUNITIES								
1.	Develop and implement a comprehensive transportation plan							
2.	Improve the quality of life in the city							
3.	Promote economic development and job growth							
4.	Enhance the city's infrastructure							
5.	Increase the city's sustainability							
6.	Strengthen the city's community							
7.	Improve the city's safety							

## 2015-2035 Comprehensive Plan



## Community Work Program

- The **Community Work Program** outlines action items for achieving the Community Vision and Goals and addressing Community Needs and Opportunities. Action items included:

- Policies
- Ongoing efforts
- Short term efforts (< 5 years)
- Long term efforts (> 5 years)

[illegible]



## Tentative Schedule

---

	October 28, 2019	Kick-off meeting (City Council)
	January 2020	Sounding Board Meeting
	February 2020	Community Involvement Meeting
	March 2020	Sounding Board Meeting
	April 2020	Community Involvement Meeting
	May 2020	Sounding Board Meeting
	June 2020	Public Hearing (City Council) to collect public comments on draft plan
	June 2020	Submittal for Review
	July/August 2020	Report of Findings and Recommendations
	September 2020	Planning Commission Hearing
	October 2020	Adoption & notification (legal) by City Council
	October 31, 2020	Final Due Date

## Sounding Board Meetings

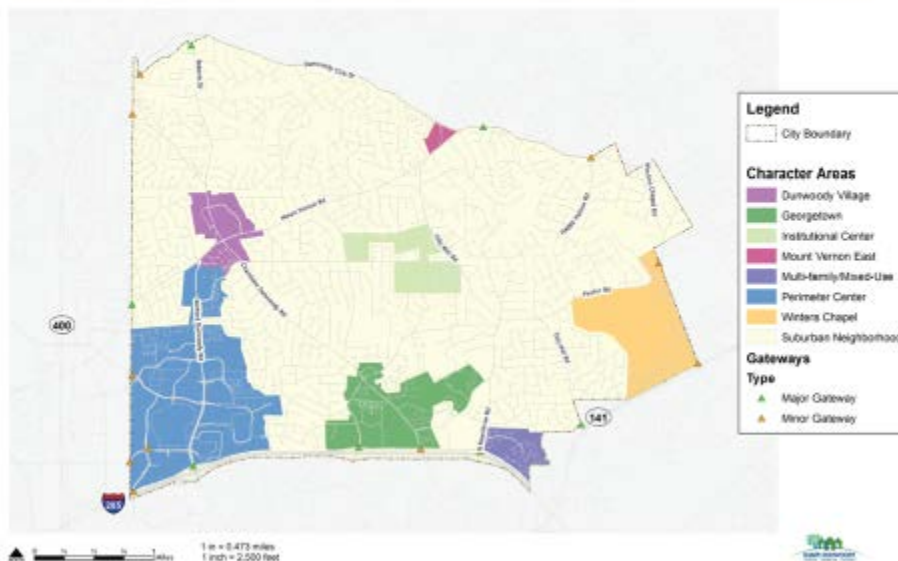
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- 
1. Vision and Goals
- 
2. Needs and Opportunities
- 
3. Work Program
- 
- 
- 

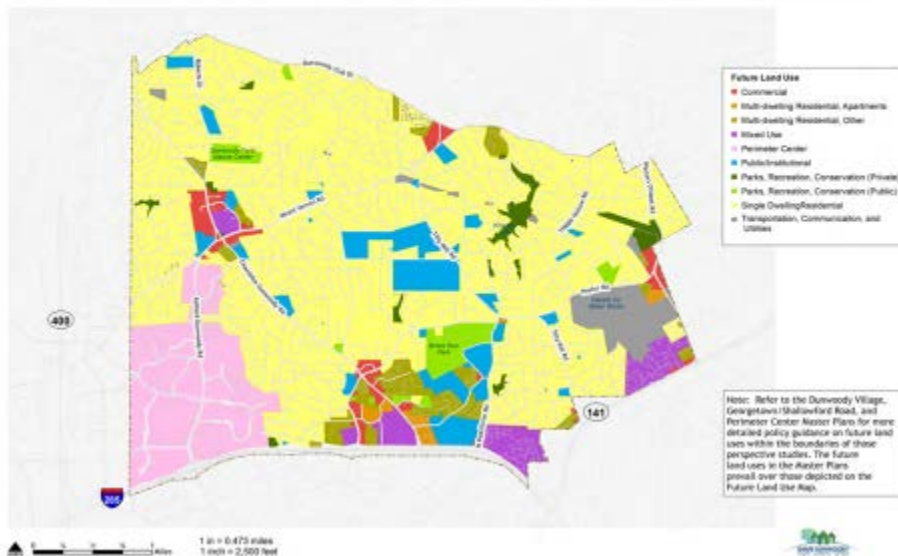
## Vision and Goals

- **Vision:** *The City of Dunwoody strives to be a dynamic, innovative community where individuals, families, and businesses can thrive through all stages of life and career by encouraging a sustainable mix of land uses, facilities, and services.*
- **Goals:**
  - Preserve our neighborhoods
  - Nurture Dunwoody as a place to locate and grow business
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  - Expand the City's parks and greenspace and improve recreational opportunities
  - Make aging in place a more achievable reality
  - Grow the arts as part of what makes Dunwoody special
  - Maintain the commitment to sustainable practices

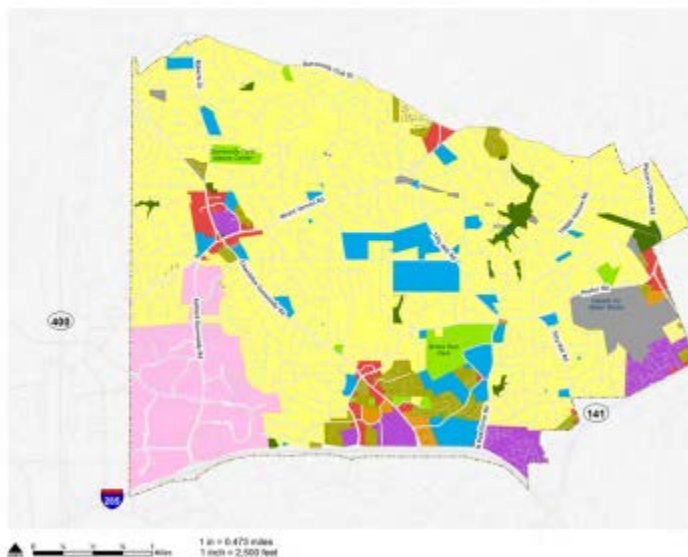
## 2020 Comprehensive Plan Updates



## 2020 Comprehensive Plan Updates



## 2020 Comprehensive Plan Updates



### Land Use Updates:

1. Dunwoody Village District
2. Parks District
3. New Institutional District
4. Reduce Number of Single-Family Zoning Districts
5. Remove Expired Districts
6. Reconsider Land Uses along I-285 Corridor?

## What's Next?

---



1. Review Character Areas for Sounding Board Meeting #2



2. Review Needs and Opportunities for Sounding Board Meeting #2



## Questions?





B.2.1 SOUNDING BOARD #1 SIGN IN SHEET



4800 Ashford Dunwoody Road  
Dunwoody, Georgia 30338  
dunwoodyga.gov | 678.382.6700



Dunwoody Next Comprehensive Plan Update Sounding Board Meeting #1  
Sign-up sheet

Name Michael Smith

Name Michael Starling

Name Richard McLeod

Name Bob Parker

Name Brent Walker

Name John Olson

Name Eric Bosman

Name Emily Smith

Name Ryan Schlom

Lynn Deutsch Mayor  
Eric Linton, ICMA-CM City Manager  
Sharon Lowery, CMC City Clerk

Pam Tallmadge City Council Post 1  
Jim Rittcher City Council Post 2  
Tom Lambert City Council Post 3

Stacey Harris City Council Post 4  
Joe Seander City Council Post 5  
John Heneghan City Council Post 6





4800 Ashford Dunwoody Road  
Dunwoody, Georgia 30338  
dunwoodyga.gov | 678.382.6700

Name Andrew Smith - ARC

Name Terri Polk

Name Katie Williams

Name Lynn Deutsch

Name ANN HANCON, PCID

Name \_\_\_\_\_

Name \_\_\_\_\_

Name \_\_\_\_\_

Name \_\_\_\_\_

Name \_\_\_\_\_

Name \_\_\_\_\_

Name \_\_\_\_\_

Name \_\_\_\_\_

Name \_\_\_\_\_

Lynn Deutsch Mayor  
Eric Linton, ICMA-CM City Manager  
Sharon Lowery, CMC City Clerk

Pam Tallmadge City Council Post 1  
Jim Ritcher City Council Post 2  
Tom Lambert City Council Post 3

Stacey Harris City Council Post 4  
Joe Seconder City Council Post 5  
John Heneghan City Council Post 6



## B.3 SOUNDING BOARD #2 AGENDA AND PRESENTATION

### Sounding Board Meeting #2 Agenda

Tuesday, March 10, 2020

City Manager's Conference Room

4800 Ashford Dunwoody Rd.

Dunwoody, GA 30338

## Meeting Agenda

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1. Revised Goal Statements
2. Needs and Opportunities Discussion
3. Character Areas Discussion
4. Hot Topics Discussion
5. Next Steps/Homework



## Meeting Agenda

---



1. Revised Vision and Goal Statements
2. Needs and Opportunities Discussion
3. Character Areas Discussion
4. Hot Topics Discussion
5. Next Steps/Homework

## Existing Vision and Goals

---

- **Vision:** *The City of Dunwoody strives to be a dynamic, innovative community where individuals, families, and businesses can thrive through all stages of life and career by encouraging a sustainable mix of land uses, facilities, and services.*
- **Goals:**
  - Preserve our neighborhoods
  - Nurture Dunwoody as a place to locate and grow business
  - Transform target redevelopment areas
  - Increase connectivity and enhance transportation options for all forms of travel
  - Expand the City's parks and greenspace and improve recreational opportunities
  - Make aging in place a more achievable reality
  - Grow the arts as part of what makes Dunwoody special
  - Maintain the commitment to sustainable practices



## Proposed Revised Vision – Thoughts?

---

*The City of Dunwoody will be a dynamic regional destination and a community where people can thrive - with a balanced mix of urban and suburban environments and amenities; high quality employment; housing and transportation options; and best-in-class infrastructure, facilities and services.*

## Proposed Revised Goals – Thoughts?

---

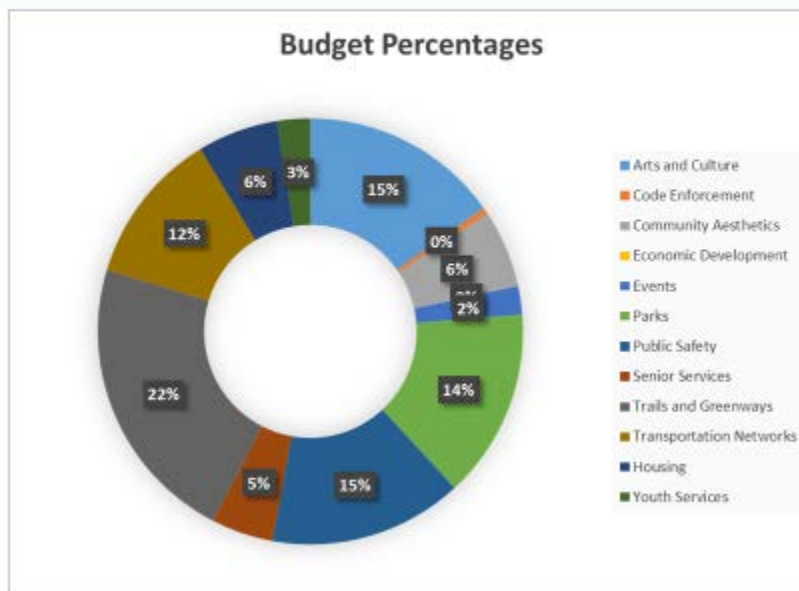
- Maintain and enhance Dunwoody's neighborhoods
- Foster a business-friendly climate
- Redevelop target areas with a vibrant mix of uses, transportation options, high quality design, and amenities
- Promote connectivity and choice for all modes of travel, including transit, biking, and walking
- Expand parks and greenspace in more locations across the City, and improve recreational opportunities
- Make aging in place an achievable reality for residents
- Cultivate and expand access to arts and culture as part of what makes Dunwoody special
- Maintain and strengthen the City's commitment to sustainable practices
- Leverage Dunwoody's location at the heart of growing job centers, transportation access and neighboring communities
- Continue to support relationships and coordination with neighboring cities, state and regional agencies, and the DeKalb County School District
- Expand and diversify housing options in the City

## Needs and Opportunities

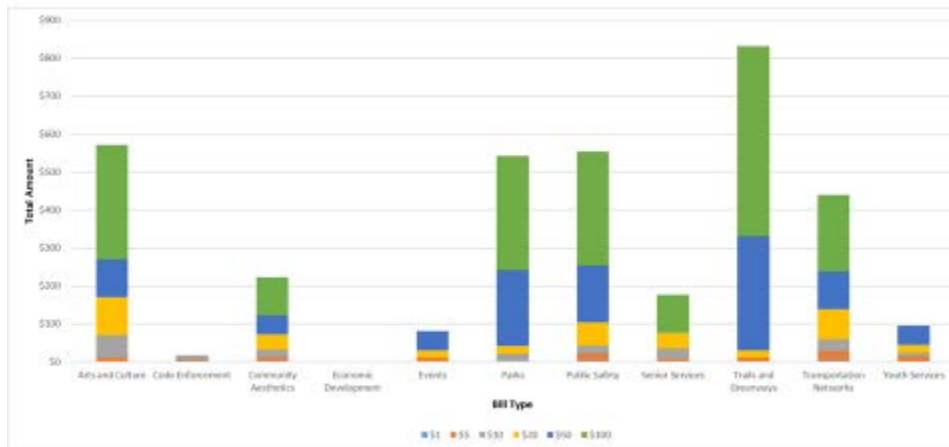
### Public Open House Input – Key Takeaways

- Everything is still a priority!
  - Traffic/intersections/signal timing (#2, 12)
  - Walkability/sidewalk infrastructure (#3)
  - Gateways and beautification (#3)
  - Definition of “character” (#4)
  - Not seen as a destination (#5)
  - Economic development should be linked to target redevelopment areas (#7)
  - More transportation options (#10, 11, 12)

## Needs and Opportunities



# Needs and Opportunities



# Needs and Opportunities

## Sounding Board Input – Key Takeaways

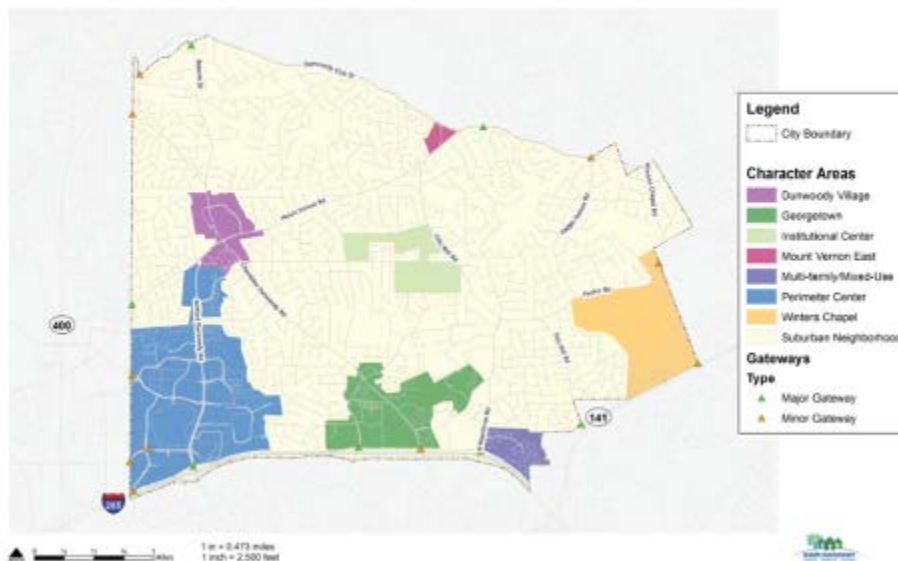
- Everything is still a priority! (and some new ideas)
- Tried to add/refine in Vision and Goals where appropriate
  - Gateways/wayfinding (#3)
  - Definition of “character” (#4)
  - Relationships w/ partners (#8)
  - Senior housing (#9)
  - Transportation (#10, 11, 12)
    - Preparing for transit and TOD both inside and outside Dunwoody
    - Biking, walking, micro-mobility
  - Parks/Recreation/Trails (#13, 14)
  - Arts and Culture (#15)
  - Leveraging location (somewhat fits with #8)
  - Housing choice/affordability (somewhat fits with #9)
  - Redevelopment – definition, prioritization, TOD, etc.

# Needs and Opportunities

## Two Ideas

- Recast these items more as assets to be built on and challenges to be addressed – and less as action or goal statements
- Better delineate between assets and challenges

## Character Areas





## Suburban Neighborhood



### Key Characteristics:

- Stable, owner-occupied single-family residential
- Accessible sidewalks
- Extensive landscaping
- Access to parks, greenspace, and places of worship/schools
- Quality design and long-lasting building materials



## Dunwoody Village



### Key Characteristics:

- The "heart" of Dunwoody
- Pedestrian and bicycle amenities to increase connectivity
- Multi-modal transportation
- Public open space and "village green"
- Master planned design
- Mixed-uses



## Georgetown



### Key Characteristics:

- Pedestrian- and bicycle-oriented activity center
- Open space and greenways
- Single-family homes protected by buffering
- "Lifelong community," allowing options for aging in place
- Transitions between intense uses



## Institutional Center



### Key Characteristics:

- Academics, culture, and recreation
- Managed access and parking
- Buffers and landscaping



## Mount Vernon East



### Key Characteristics:

- Neighborhood-scale commercial node
- Pedestrian- and bicycle-friendly
- Defined gateways
- Public functional green space



## Multi-Family/Mixed-Use



### Key Characteristics:

- High density housing along I-285
- Mixed-use developments
- Appropriate transitions between uses
- Strong continuity between developments



## Perimeter Center



### Key Characteristics:

- "Livable" regional center
- Regional example of high-quality design
- Public gathering space and pocket parks
- "Live-work" environment
- Mixed-use, transit-oriented development



## Winters Chapel



### Key Characteristics:

- Attractive gateway to the City
- Mix of housing, shopping, and recreational options
- Functional green space
- Transitional buffer zones between uses





## Gateways



### Key Characteristics:

- Wayfinding signage
- Gateway features that define “arrival” to the City
- Maintained landscaping



## Hot Topics

- Define “target redevelopment areas”
- Define “transportation options”
- Define “aging in place” and “senior housing”
- Define “arts and culture” and how it should grow
- Define “affordability” in housing

## Sounding Board Meetings

---



1. ~~Vision and Goals~~
2. ~~Needs and Opportunities~~
3. Work Program

## Tentative Schedule

---



October 28, 2019	Kick-off meeting (City Council)
January 2020	Sounding Board Meeting
February 2020	Community Involvement Meeting
March 2020	Sounding Board Meeting
April 2020	Community Involvement Meeting
May 2020	Sounding Board Meeting
June 2020	Public Hearing (City Council) to collect public comments on draft plan
June 2020	Submittal for Review
July/August 2020	Report of Findings and Recommendations
September 2020	Planning Commission Hearing
October 2020	Adoption & notification (legal) by City Council
October 31, 2020	Final Due Date

SOUNDING BOARD #2 SIGN IN SHEET



Sounding Board Meeting #2 March 10, 2020 9 am-11 am

City Manager's Conference Room

Dunwoody City Hall

Sign-in Sheet

Name Lorna Sherwin

Name Richard McLeod

Name Ann Hanson

Name Eric Rosman

Name Ardy Bastien

Name John Olson

Name Brian Walker

Name Michelle

Name Daniel Gattis



Name Lynn Deutsch

Name ANN HANLON, PCIDS

Name Andrew Smith - ARC

Name EMILY SMITH - KIMLEY-HORN

Name Ryan Schlom - ARC

Name Tenisha Pelt



#### B.4 DUNWOODY NEXT EMAIL ADDRESS COMMENTS

The City of Dunwoody set up an email address for comments about the draft Plan to be received at [dunwoodynext@dunwoodyga.gov](mailto:dunwoodynext@dunwoodyga.gov). Two emails were received and a general synopsis of the responses are captured below.

- Concern about numbers in the draft Plan that may not reflect the number of cars from households in Dunwoody. Overall strong concern about increased traffic congestion and potential inability to properly manage infrastructure.
- Parks and greenspace over active recreational venues.
- Concerns about declining tax revenue to support infrastructure replacement.
- Questions about the wording of “maintain and improve” and a desire to be more specific about which conditions will be prioritized.
- Concern about higher density and reducing new single occupancy vehicles from increased density.
- There were suggestions for smarter mix-used developments, requiring businesses/developers to pay impact fees and not afforded tax breaks.
- Suggestions to be specific about goals for senior housing separately from encouraging more housing options in order for those looking for the “missing middle” to be successful.
- Encouragement to work with nearby cities to share amenities like outdoor venues/amphitheaters in order to conserve land and resources.
- Increase the size and effectiveness of buffers between land uses.
- Suggestions for parking decks to be policed and well-lit to encourage less drive through traffic in the community.
- Maintaining roads and replacing infrastructure should be priority over beautification efforts like flower planting.
- Concerns were expressed about overall financial health of the City and how COVID will impact this year’s comprehensive plan update.
- Suggestions were made to establish a true “aging in place” program such as the one in Beacon Hill, Boston and concern about senior-centric housing with COVID-19 outbreaks.

## B.5 SOCIAL MEDIA POSTS


**City of Dunwoody - Government** May 19 · 🌐

The City of #Dunwoody is taking a new approach to seek additional public input as part of "Dunwoody Next," the Comprehensive Plan update for 2020. Starting today, community members are encouraged to go online to read the latest draft and provide feedback through a survey.

"The draft includes changes made after our first public input meeting in February," said Dunwoody Community Development Director Richard McLeod. "We planned another session in April but had to cancel it due to COVID-19. By moving the process online, we're providing the public with a safe and convenient way to participate."

Project page: <https://dunwoodyga.gov/dunwoodynext>  
 Draft plan: <https://bit.ly/2TjGAZB>  
 Survey link: <https://www.surveymonkey.com/r/XD2JRG3>  
 More details: <https://bit.ly/3bKyaRj>

**May 18, 2020 Draft - For Public Review**



You and 11 others · 6 Comments · 3 Shares

Like · Comment · Share

**City of Dunwoody - Government** February 20 · 🌐

We hope you can join us next Saturday to share your vision of what's next for #Dunwoody.



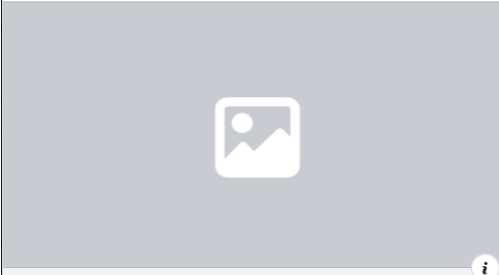
REPORTERNEWSPAPERS.NET  
**Dunwoody to hold Feb. 29 public input meeting on comprehensive plan update**

Joe Seconder and 3 others

Like · Comment · Share

**City of Dunwoody - Government** June 8 · 🌐

We want to hear from YOU! #Dunwoody is tweaking its 20-year plan by defining the vision for the future. Find links to the comprehensive plan update + survey here: <https://dunwoodyga.gov/index.php...>  
 #DunwoodyNext




AJC.COM  
**Dunwoody asks for online feedback on plan guiding next decade**

8 · 2 Shares

Like · Comment · Share

**City of Dunwoody - Government** February 2 · 🌐

Be a part of creating #Dunwoody's roadmap for long-range policy direction this Saturday, Feb. 8 from 1 to 3 p.m. at Dunwoody City Hall.  
 #DunwoodyNext




REPORTERNEWSPAPERS.NET  
**'Dunwoody Next' comprehensive plan update kicks off Feb. 8**  
 The city of Dunwoody is beginning its "Dunwoody Next" comprehensive...

1

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SATURDAY, FEBRUARY 29, 2020 | 1:00 PM

### Dunwoody Next Public Input Session

The City of Dunwoody will seek public input as part of Dunwoody Next, the Comprehensive Plan update for 2020. With guidance from Georgia's Department of Community Affairs, the City of Dunwoody revisits and revises its Comprehensive Plan every five years to help refine the community's vision for the future.

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COMMUNITY DEVELOPMENT

## Comprehensive Plan - 5 Year Update

City of Dunwoody updates its Comprehensive Plan

*Public input is an important part of "Dunwoody Next," the City's Comprehensive Plan update for 2020.*

**The City of Dunwoody seeks public input as part of "Dunwoody Next," the Comprehensive Plan update for 2020. With guidance from Georgia's Department of Community Affairs, the City of Dunwoody revisits and revises its Comprehensive Plan every five years to help refine the community's vision for the future.**

"The Comprehensive Plan is a roadmap for long-range policy direction," said Dunwoody Community Development Director Richard McLeod. "We use it to guide decisions about land use, transportation, economic development, housing, infrastructure and more. This is an important part of our continued evolution as a young and growing city."

The 2020 update includes two important public input sessions. Community

### RECENT PROJECT UPDATES

**Current DRAFT of Dunwoody Next: 5-year Comprehensive Plan, 05-18-2020**

For a three page summary of the comprehensive planning process, [click here](#).

To see a presentation on data about residents of Dunwoody and how trends shape comprehensive planning, [click here](#).

### LINKS TO ADOPTED DRAFTS

Comprehensive Plan ADOPTED 10-12-15

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# Dunwoody to begin update of its Comprehensive Plan

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DUNWOODY, Ga. — The City of Dunwoody will host public input sessions as part of “Dunwoody Next,” the comprehensive plan update for 2020.

With guidance from Georgia’s Department of Community Affairs, Dunwoody revisits and revises its comprehensive plan every five years to help refine the community’s vision for the future.

“The Comprehensive Plan is a roadmap for long-range policy direction,” Dunwoody Community Development Director Richard McLeod said. “We use it to guide decisions about land use, transportation, economic development, housing, infrastructure and more. This is an important part of our continued evolution as a young and growing city.”

The first public input session will be held on Saturday, Feb. 8 from 1 to 3 p.m. at Dunwoody City Hall, 4800 Ashford Dunwoody Road. The public will have a second chance to provide input during Lemonade Days at an informational booth set up between 1 and 3 p.m. on Saturday, April 25 at Brook Run Park, 4770 N. Peachtree Road.

A team from the Atlanta Regional Commission (ARC) will serve as project manager for this process, gathering input and providing analysis of opportunities and needs for the city. Later in 2020, recommended updates will be presented to the Dunwoody City Council for consideration.

The City has assembled a sounding board of staff and stakeholders to work with the ARC on the update.

### TALK BACK TO THE CRIER

#### Letter from the editor | A season of unknowns

By JOE PARKER [joe@appenmediagroup.com](mailto:joe@appenmediagroup.com)

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## SPORTS

NORTH ATLANTA 49, DUNWOODY 21

# Warriors' ground game hands Dunwoody fifth loss

By BOB FISCELLA  
For the Crier

CHAMBLEE, Ga. — Running on empty, Jackson Browne sang it, the Dunwoody Wildcats lived it against North Atlanta at North DeKalb Stadium on Friday night.

The Wildcats were running on empty after they were run over by a relentless Warriors' ground game led by the heroics of running back T.K. Mack.

The senior ran for over 100 yards and three touchdowns as the Warriors (5-3, 3-3) raced past Dunwoody (3-5, 2-4) 49-21, the Wildcats fourth loss in their last five games. Mack has rushed for over 1,300 yards this season.

"No question he's the best (running back) we have faced all year," said Dunwoody coach Mike Nash. "They had three guys who could flat out run the football. That is hard to defend. Our guys' effort was great. We just got outmanned."

It didn't take Mack long to warm up. On North Atlanta's third offensive play of the game, he found a small crease and scampered 49 yards for the game's first score. After Dunwoody missed a field goal on its next possession, Mack and

quarterback Wiley Hartley led the Warriors on a 10-play, 80-yard drive that resulted in a 14-nothing lead.

North Atlanta then recovered a perfectly executed onside kick, and on the very next play, Hartley connected with Tre' Mason on a 46-yard touchdown strike for a 21-0 lead. The Warriors never looked back.

"Offensively we were trying to slow it down due to their tough running game, and we were able to do that a little," Nash said. "However, when we got down early, especially after we lost a possession on the onside kick, we had to start trying to score quicker to get back in it. We still passed for 295 and had 353 overall yards, but we just couldn't quite keep up."

It didn't help the Wildcats cause when they lost their leading tackler, senior linebacker Isaac Anderson, to a shoulder injury in the first half. Linebacker Danny Megathlin filled in admirably with double-digits in tackles.

"Not surprising," said Nash. "Danny has great football IQ and great instincts. He is a very underrated player. He is always around the ball and doesn't miss tackles. He is very important to us."



KEN LANGLEY/SPECIAL

Dunwoody senior David Julian is touchdown-bound after receiving the ball on a crossing pattern.

Dunwoody now has back-to-back road games to finish the season, starting with Chattahoochee on Friday night in Alpharetta.

"It will be a tough task but our

kids will be up to it," Nash said. "We need this win in order to have our best season in the last five-or-six years. (We hope) to send this senior class out the right way."

### THE CITY OF DUNWOODY, GEORGIA NOTICE OF ZONING BOARD OF APPEALS MEETING

The City of Dunwoody Zoning Board of Appeals will meet on **Thursday, December 5, 2019 at 6:00 p.m.** in the Council Chambers of Dunwoody City Hall, which is located at 4800 Ashford Dunwoody Road, Dunwoody, Georgia 30338, to hear the following applications:

**ZBA 19-19:** Kurt Carlson, owner of 2326 Leisure Lake Drive, Dunwoody, GA 30338 seeks a variance from Chapter 27, Section 27-58 to encroach the street yard setback for construction of a detached garage. The tax parcel number for the site is 18 359 08 020.

**4. Crunchbase.com** — So I have no idea what this is but I wrote it down. The home page says "Discover innovative companies and the people behind them." This must be a sort of People Magazine that only focuses on entrepreneurs. Cool, and very voyeuristic!

**5. Tinsamion.com** — This one is close to my heart, and there is a story behind it. The short version is that Tina is a wonderful artist — that Christina and I discovered when we camped out in our RV in the middle of a desert. We were in a state park named Homolovi, a sacred 4,000-acre ancient Hopi burial ground about 5 miles from Winslow, Arizona. This land at Homolovi is magic. Go to [azstateparks.com](http://azstateparks.com). Watch the YouTube on the site.

For my other popular bookmarks, go to the longer version of this column on [NorthFulton.com](http://NorthFulton.com) and click on "Opinion" in the main tool bar.

Also, send me your favorite bookmarks, and why, to [RayAppen@gmail.com](mailto:RayAppen@gmail.com). In the subject line write "bookmarks." Include your name and the city you live in. If enough of you send in, I'll do a column of just yours!

Quote of the day: "I don't think it is a sin to be a little strong on cash when you are as big a company as we are." Warren Buffett whose company Berkshire Hathaway, at the time had like \$138 billion in cash parked on the side (as in not in the stock market). What does that tell you?

Topic for the next column: I am not sure but possibly writing about the future of the future, cut-du-sacs, labels, or possibly "words." I have a long list of column ideas — scraps of columns everywhere!

The state is not sending out absentee ballot request forms to every Georgia voter for the general election as occurred ahead of the primary, though a few counties like DeKalb have individually decided to send out those forms to all local registered voters. Ruffensperger said.

With huge numbers expected to vote by mail across the country during the pandemic, Christy McCormick of the U.S. Election Assistance Commission said absentee voters should plan to mail their ballots no later than a week before Nov. 3 to avoid the possibility of slowed delivery. Georgia voters can start mailing in their absentee ballots on Sept. 15. Early voting for the Nov. 3 election begins on Oct. 12.

reason I mention books in the cozy mysteries I write. My main character, Letta, belongs to a book club in the Cotswolds village of Astonbury. Once a month, she attends a meeting at the Book Nook on the High Street. My Atlanta readers will know I stole that name from the popular used book store in Decatur.

In the first book, "Bells, Tails, & Murder," Letta leads the discussion of Charlie Lovett's "The Bookman's Tale." In that novel, a North Carolina antiquarian bookseller relocates to an English village after his wife dies. There, he stumbles upon a book about Shakespeare forgeries that leads him to investigate the age-old mystery as to who Shakespeare was, if indeed the

populate the books.

For book three, "Whiskers, Wreaths, & Murder," which takes place in, you guessed it, December, I chose "Mr. Dickens and His Cats" by Samantha Silva as the book club selection. Dickens, the dog in my book, was very excited that a book about his namesake was featured. That book was released on Sept. 2. You may want to check to see if there are other parallels.

beyond those read for book club — are referenced throughout my books, and there are certainly enough to fill another column. Perhaps I'll revisit the topic of the books in my books one day and take a deeper dive. Stay tuned.

Author Kathy Manos Penn is a Sandy Springs resident. Find her cozy mysteries at the *Enchanted Forest* and on Amazon. Contact her at [tkpenn119@gmail.com](mailto:tkpenn119@gmail.com).

### THE CITY OF DUNWOODY, GEORGIA NOTICE OF PUBLIC HEARING

The City Council will hold a public hearing on **Monday, November 18, 2019 at 6:00pm** located in the Council Chambers of Dunwoody City Hall, 4800 Ashford Dunwoody Road, Dunwoody, Georgia 30338 to kick off the 5-year update of the Comprehensive Plan."

### THE CITY OF DUNWOODY, GEORGIA NOTICE OF PUBLIC HEARING

The City of Dunwoody Planning Commission will meet on **Tuesday, September 15, 2020 at 6:00 p.m.** in the Council Chambers of Dunwoody City Hall, which is located at 4800 Ashford Dunwoody Road, Dunwoody, GA 30338, for the purpose of due process of the following:

**RZ 20-02:** Peachland Housing group seeks to rezone the properties located at 5308, 5318, and 5328 Roberts Drive from their current R-100 (Single-dwelling Residential) District zoning classification to an R-50 (Single-dwelling Residential) District.

To join in via Zoom:

Join from a PC, Mac, iPad, iPhone or Android device:  
Please click this URL to join. <https://us02web.zoom.us/j/89811318070>

Or join by phone:

Dial (for higher quality, dial a number based on your current location):  
US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799  
Webinar ID: 898 1131 8070  
International numbers available: <https://us02web.zoom.us/j/keFYCpmZMY>

### THE CITY OF DUNWOODY, GEORGIA NOTICE OF PUBLIC HEARING

The City Council will hold a public hearing on **Tuesday, September 29, 2020 at 6:00pm** located in the Council Chambers of Dunwoody City Hall, 4800 Ashford Dunwoody Road, Dunwoody, Georgia 30338 to review the draft of the 5-year update of the Comprehensive Plan.

To join in via Zoom:

Join from a PC, Mac, iPad, iPhone or Android device:  
Please click this URL to join. <https://us02web.zoom.us/j/82102738100>

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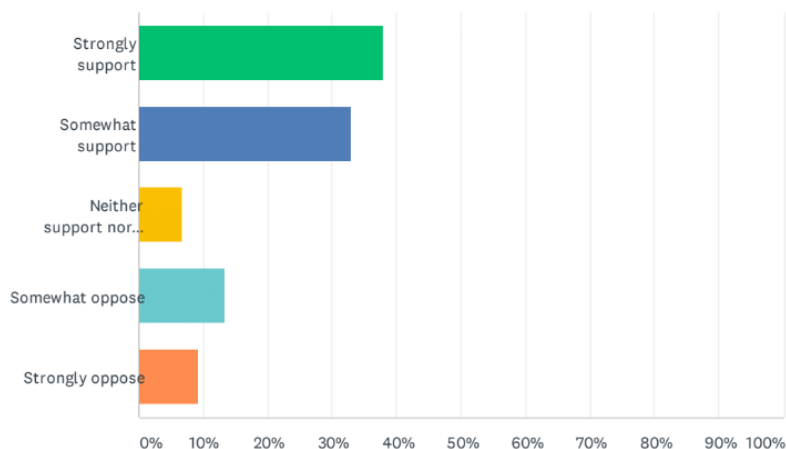
## B.6 COMMUNITY SURVEY RESULTS

Community Feedback Survey

SurveyMonkey

**Q1 How much do you support or oppose the revised Dunwoody Vision Statement?** The City of Dunwoody will be a dynamic regional destination and a community where people can thrive – with a balanced mix of urban and suburban environments and amenities; high quality employment; housing and transportation options; and best-in-class infrastructure, facilities and services.

Answered: 119 Skipped: 1



ANSWER CHOICES	RESPONSES	
Strongly support	37.82%	45
Somewhat support	32.77%	39
Neither support nor oppose	6.72%	8
Somewhat oppose	13.45%	16
Strongly oppose	9.24%	11
TOTAL		119

Community Feedback Survey

SurveyMonkey

#	OTHER (PLEASE SPECIFY)	DATE
1	We are a suburban community, not urban	6/12/2020 10:31 PM
2	We have too much traffic already that our roads can't support. Our schools are also overcrowded. Fix that before you try to bring in more people	6/9/2020 11:45 AM
3	I'm very upset that nobody seems to care about protecting nature. Everybody seems to be cutting trees without replacing them. Soon we will be call Dontwoody!	6/7/2020 7:22 PM
4	The ideas are great, but there is no mention of how to work with DeKalb to address the overcrowding of our schools. There needs to be land designated to the development as the city continues to grow. If not, future residents may not chose to move here if the schools don't have the space for their children.	5/29/2020 10:31 AM
5	it doesn't mention the small town feel which I would like Dunwoody to continue to strive for	5/24/2020 2:17 PM
6	There is no mention of green spaces or park amenities	5/23/2020 11:58 AM





## Q2 Following up to the previous question, why do you feel that way?

Answered: 93 Skipped: 27

Community Feedback Survey		SurveyMonkey
#	RESPONSES	DATE
1	The overall vision is great however, we are not in any way supportive of extending the connectivity of trails. We have plenty of parks with trails that can be visited singularly, we share the road with runners and bikers daily and from a safety perspective, there is no need for these parks to connect. The specific and alarming issues that we have seen (living in a home that borders a park, is the lack of fencing, the lack of patrolling after dark and the refusal by the city to introduce how the residents in the neighborhoods that border parks will be safe. While the trail is great for well meaning people during daytime hours, the lack of oversight for what occurs when the sun goes down is unacceptable. Parks are important, safety of residents is priority.	6/19/2020 8:07 PM
2	I'd like to attract like-minded families and professionals to live, work, and be happy to live in Dunwoody	6/19/2020 8:13 AM
3	The Perimeter area has been developed far too much. I do not want to see any more high rise buildings.	6/18/2020 4:59 PM
4	Due to the proximity to Atlanta and I285, Dunwoody has the urban vibe but being in the OTP, the family friendly neighborhoods and green areas displays the suburban environment. Regarding transportation options, the proximity of highways and MARTA give us transportation options, although I strongly believe we have to enhance the walkable and bicycle areas. I also think the City and Police have great communication services, always in touch with the community, including thorough non conventional channels (Dunwoody Facebook Forum, per example.)	6/18/2020 2:30 PM
5	Like the employment opportunities it will provide. Like the forward thinking infrastructure proposed.	6/18/2020 12:44 PM
6	Oversaturation of multi-family residences and apartments does NOT support the historical nature of Dunwoody. NO MORE APARTMENTS.	6/18/2020 12:31 AM
7	This sounds quite generic. How will Dunwoody distinguish itself from pretty much every other city who strives for more or less the same goals? Also, why is there no mention of social/racial equity, sustainability and ethical/transparent governance in the vision statement?	6/17/2020 10:28 PM
8	I looks great on paper but I am always concerned with the amazing amount of trees that have been cut down in Dunwoody..	6/17/2020 9:29 PM
9	I will always have concerns about any and all new residential until the schools aren't overcrowded	6/17/2020 6:29 PM
10	Agree with everything but there is no mention of maintaining and strengthening public safety.	6/17/2020 5:39 PM
11	Dunwoody has always been a small quaint town. That has been nestled by the big city that is why people wanted to come here and we have not see the big city will be in our backyard but the small quaint town Not filling up pounds, cutting down trees, and kills our nature that is not what Dunwoody is about so sad to see what greed can do to a town	6/17/2020 4:31 PM
12	It covers most of the areas that needed change when compared to the last update	6/17/2020 4:30 PM
13	Dunwoody residents already pay comparatively higher property taxes than neighboring cities or counties with little by way of additional benefits. If the changes discussed in the plan are going to come at the cost of higher tax property tax rates for single-family ownership, living in the city may become untenable owing to the financials implications.	6/17/2020 3:54 PM
14	I would like more suburban and less urban, with a focus on increased green spaces and parks instead of tearing down trees for buildings. Instead repurpose buildings that already exist.	6/17/2020 3:27 PM
15	I would like to see less emphasis on an "urban" environment. The true character of Dunwoody is in the single-family neighborhoods. This should be the priority.	6/17/2020 3:23 PM
16	Has positive words	6/17/2020 2:37 PM
17	I generally think it is good but there are some priorities I'd like added.	6/17/2020 1:18 PM
18	Making Dunwoody a hub for big business will only make Dunwoody better and housing value will continue to grow.	6/17/2020 1:05 PM
19	Emphasis on suburbanism is ignoring Dunwoody's future in favor of its long gone past.	6/16/2020 5:00 PM

## Community Feedback Survey

## SurveyMonkey

20	I do not want to see Dunwoody turn into what Sandy Springs is turning in or even Brookhaven/Chamblee. Tall building, more traffic(we already have too much) all ruin the feel that Dunwoody currently has. I would like to retain the one story building and not increase more homes. As we add more homes means the schools get more overcrowded than they already are.	6/16/2020 8:17 AM
21	We will be spending too many \$\$\$ for this extensive program. We need the outer beltway and it will be easy to build and more effective routing of traffic. Also with pandemic will have fewer cars and trucks on the road,	6/13/2020 12:24 PM
22	This puts too much weight on the urban part of Dunwoody, which feels like a nod to more office buildings and shopping centers. The actual residents of Dunwoody want walkable and bikeable spaces, a community center, an entertainment district around Dunwoody village and new schools. This mission statement seems to prioritize Perimeter Center vs prioritizing things that will improve residents' lives.	6/13/2020 8:13 AM
23	The plan doesn't act realistically. By the time you implement something, it's outdated.	6/12/2020 11:13 PM
24	Because of our location and the fact that Dunwoody is primarily single family homes. Since the city refuses to widen roads, I don't want more density and the associated traffic.	6/12/2020 10:31 PM
25	Concerns for extending pictures limits closer to 285 perimeter. Concerns for spending money to add bike and walking paths. Concerns for the cost of these projects during a recession	6/12/2020 10:09 PM
26	Agree with all goals.	6/12/2020 5:10 PM
27	It's a good start, but it says nothing about increasing walkability and making the areas in Dunwoody meld into each other better. Sometimes it feels like this city is a giant parking lot. Would be nice to just get out and wander around places.	6/12/2020 4:13 PM
28	I think this kind of change will be positive for the people living in Dunwoody and specifically young families or singles. As a young working professional in my 30's with two young children, I would love for the community to grow and provide more spaces for gathering and further grow the diversity of the community.	6/12/2020 1:54 PM
29	Captures it all.	6/12/2020 1:13 PM
30	The vision statement could perhaps be worded a little better, but it does convey an intention to provide a high quality life experience to those in the community.	6/12/2020 12:19 PM
31	As a 43 year resident, I am partial to living in a dynamic City where forward vision and constant improvements are the currency of progress and vitality.	6/12/2020 11:34 AM
32	Above	6/9/2020 11:45 AM
33	The semi colon behind employment. Don't we want high quality housing and transportation options?	6/8/2020 10:12 PM
34	I would like to learn more about what was meant by "regional destination". Dunwoody is nice because it's a bit of a sleepy community the further away you get from the mall and craziness of Ashford-Dunwoody. I would not want to see that level of traffic move further east.	6/8/2020 5:29 PM
35	Dunwoody is a growing city with a variety of options for both residence and visitors.	6/8/2020 2:38 PM
36	Lots of big words with little substance behind the statement. It's not focused and could pretty much be a statement about any city in America.	6/8/2020 1:47 PM
37	Love to think of Dunwoody as a more thriving community where people find it safe and fun to live here	6/8/2020 1:47 PM
38	Without addressing traffic and overcrowding in the schools first, I think it would be irresponsible to add more high density housing.	6/8/2020 1:16 PM
39	With the population growth that this area has experienced and will continue to experience, I think the plan is going to help meet housing needs for both young professionals as well as growing families and people who choose to downsize but remain in the area.	6/8/2020 11:10 AM
40	The vision statement is a lot of fluff.	6/8/2020 7:05 AM
41	We need to protect trees!!!! And wild life. Not trying to copycat our neighbor cities. How about we make that our unique feature?	6/7/2020 7:22 PM



42	Dunwoody is somewhat dormant and feels old, yet a very nice place to live. It is time to revitalize the city.	6/6/2020 10:10 AM
43	Overly wordy. Plan contain what specifically we are proposing to do. Why do we need to say that we will work with surrounding jurisdictions? If that were not in the plan, I am sure our leaders would do this. How many times do we need to say we will have walk/bike path? When I see the word dynamic, it's a word that either means nothing or whatever the reader wants it to mean.	6/5/2020 11:25 PM
44	Believe that there is a tremendous amount of office/rental space still available and that those spaces be occupied before any new commercial buildings be built.	6/5/2020 11:05 AM
45	lack of convenient parking, taking away from the character of the area, constricting traffic, following trendy ideas that could be out of favor by the time any of this comes to fruition, not researching the overall concept other than looking at Decatur or Roswell. Look at similar projects in other cities to learn what works and what doesn't. Look at Crocker Park in Westlake Ohio, Baldwin Park and Winter Park Village in Orlando along with Celebration created by Disney, Look at Downtown Crown in Gaithersburg Maryland. I do not understand this fascination with Decatur and Roswell both of which we will not visit due to lack of convenient and free parking. Look at how long businesses last there long before the current Covid and other issues. If you want a destination location you need to provide for people coming in other than locals walking. There are not enough locals to support what you are trying to create. Pushing trendy architecture will backfire as it will have run its course by the time your overall concept is completed then everything will need to be rebuilt to the fad at that time.	6/4/2020 9:45 AM
46	Dunwoody should be kept more of a suburb as opposed to turning it into a urban environment	6/4/2020 9:04 AM
47	Original: "can thrive through all stages of life and career by encouraging a sustainable mix of land uses, facilities, and services" -- speaks to respecting the diversity of people in Dunwoody + a commitment to our natural resources, country-like feel, and quiet, respectful neighborhoods for people of all ages. The NEW proposed vision speaks of bureaucratic city planning, ignores and disparages the elderly, families, land, forests and sustainable goals that make Dunwoody great. We do NOT want to be a city of Atlanta wanna-be, we WANT to be a community and a quiet, respectful, nature-loving, off-the-beaten-path respite from the clamor of Urban/Sub-urban development!	5/29/2020 11:54 PM
48	I only live in Dunwoody for the short commute, and would not choose Dunwoody otherwise for its paternalistic tone (i.e. no amount of rules and regulations are enough) and high taxes. Also the police give tickets to get revenue, not to make Dunwoody safe.	5/29/2020 12:55 PM
49	I'm concerned that we will not become a regional destination due to competing options throughout the Northern suburbs.	5/29/2020 12:47 PM
50	I think "best in class" is something that Dunwoody is capable of and should definitely strive for across the board but especially infrastructure. I'd like to see amenities and businesses of the quality that could draw others from the metro and keep Dunwoody residents closer to home.	5/29/2020 11:41 AM
51	For 15 years, overcrowding of schools has been an issue in Dunwoody. DeKalb doesn't seem to listen and their projections and results are too small and too late. I am not surprised that the schools are busting at the seams and continue to have more trailers put in and overcrowded classrooms. If we are a city, then we either need to find more land to designate to school as the city continues to grow. We should think of other ways to resolve the overcrowding, maybe alter the grades (elementary k-6, middle 7-9, dhs 10-12, have an additional middle school, building the schools vertically is better than adding trailers - alternating school schedules could be another solution, working with GPC - maybe there is space that we could have another HS campus built there to decrease the commute of dual enrollment students that continue to increase)	5/29/2020 10:31 AM
52	I will be impacted by the plan	5/28/2020 7:51 PM
53	The statement feels a bit like it's trying to be all things to everybody. Every city/community in Atlanta wants to have high-quality employment, housing, transportation, infrastructure, etc. It's good Dunwoody wants that, but what makes the city unique?	5/27/2020 4:13 PM
54	Too much availability, transportation, affordable housing, etc. is exactly why we moved away from areas like Buckhead that are going down now with criminal elements, poor community.	5/27/2020 10:22 AM
55	Other than changing a few words, it is essentially the same plan. That's not a bad thing - I just	5/27/2020 9:00 AM

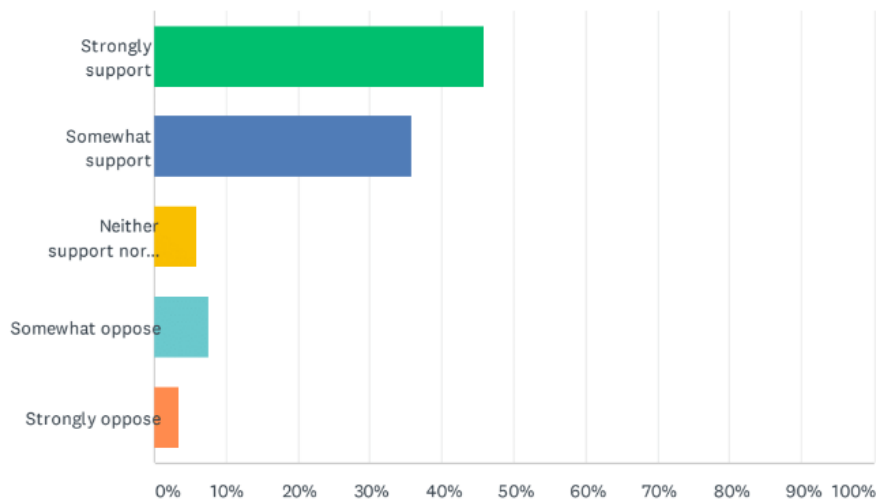
don't think these words ever really translate into exactly what they say. The market decides based on demographics and traffic counts, the plan vision is easily changed to fit what the market present, within its' outline.

56	I feel like Dunwoody is not focusing on existing residents, but rather on attracting developers for Dunwoody Village, Georgetown, etc, and adding multi unit housing with no plans to handle the already terrible traffic and cut thru traffic from Perimeter center.	5/26/2020 1:29 PM
57	Dunwoody (and Brookhaven) have been at the forefront of fascism, removing public amenities with no scientific basis for doing so, failing to return them even as this became more and more clear.	5/26/2020 9:07 AM
58	Why would priority be placed on being a regional destination rather than living and working in a safe community?	5/26/2020 6:54 AM
59	Suspicion of government motives	5/26/2020 6:40 AM
60	It's important to balance the business and transportation needs of the area with the neighborhoods, without favoring either.	5/25/2020 3:36 PM
61	see below	5/25/2020 2:18 PM
62	Big focus on development of many types, rather than maintenance and incremental improvement of what we have. We do not need to chase all idealistic goals (sustainability, bike-ability, housing for all, etc.	5/25/2020 11:30 AM
63	Would like to see more walk ability in Dunwoody similar to Roswell, Alpharetta, & Hendersonville, NC ; more of a Main Street in Dunwoody village; more outdoor central public spaces.	5/25/2020 10:00 AM
64	It's positive and doesn't shy away from growth met with balance.	5/25/2020 6:26 AM
65	That is the kind of place I want to live	5/24/2020 2:17 PM
66	Support most of plan, but disagree with city center vision, especially disagree with the addition of cross roads. Need more green, less cement. Without a "meaningful center" (Park, fountain, stage, whatever) and the store/restaurant fronts facing the center, we are just putting lipstick on a pig. The draw for walking and spending time in the area will not be achieved. Think of the square in Marietta or the walkability of Canton Street in Roswell. I am sure the challenges must be with the current owners of property in Dunwoody Village. But I wish we could totally redevelop the area inside Mt Vernon, Chamblee-Dunwoody, and Dunwoody-Village Pkwy. Use the natural topography (across from Village Burger) for multi-level parking so that the overall parking structure does not rise high above the area. Then redesign the rest of the interior in a planned way, rather than the ramshackle grouping of buildings that currently exist. Businesses serviced from alleys behind. Most restaurants and small shops facing the center. Grocery, Hardware, Automotive along busier road fronts. Improve walkability crossing Chamblee-Dunwoody.	5/24/2020 1:25 PM
67	What about the right to feel safe in one's home? or safe in the community? Allowing homeowner's to sell guns and assault rifles out of their homes does not make me feel safe or comfortable in a community that restricts home businesses (such as insurance broker or physical therapist) but allows assault rifles and silencer to be sold out of one's home with no limitations. Second amendment is about right to bear arms and not sell them from their house	5/23/2020 11:58 AM
68	I reviewed the presentation on residents of Dunwoody and how trends shape comprehensive planning. It is hard to get my buy in when the data used to support the comprehensive plan is misleading or erroneous at best. Two examples: Slide 6 Dunwoody has a proportionally large population over 70 to the 10 County Population. If you click on the data points in the powerpoint, the Atlanta data is rounded down or there are no males in the population over 80. Slide 17: Severely burdened households in Dunwoody: Almost everything is misleading. compiled from 2012-2016 data. No other slide uses data this old. The footnote indicates the Atlanta Metro AMI is \$67,500; however Dunwoody's median income is \$94,561. The plan cites data that I know is wrong or misleading so can't buy into it.	5/22/2020 11:59 PM
69	I want to keep a more suburban feel, not urban.	5/22/2020 11:01 PM
70	It's sort of namby pamby. What does it really mean? Where is the urban? Where is the suburban? How does Dunwoody define dynamic? Did you just torture a group of stakeholders until they wordsmithed that statement that was suggested by staff?	5/22/2020 7:08 PM

71	Sounds chic and modern. Out with the old , in with the new	5/22/2020 5:34 PM
72	Dunwoody needs to be able to change. As a renter in the area I am encouraged that I could possibly buy in this area if more real estate was available	5/22/2020 10:25 AM
73	If I wanted to live in a city, I'd live in Atlanta.	5/22/2020 4:33 AM
74	Sounds good and speaks to mix of urban and suburban with jobs.	5/21/2020 10:32 PM
75	The statement is ok, but it seems rather generic — not particularly specific to Dunwoody.	5/21/2020 9:46 PM
76	I like it b/c it does NOT mention the word diversity! Keeps focus on economics and personal values.	5/21/2020 10:59 AM
77	Some of the terminology sounds bigoted. "High quality employment" for example sounds like we look down on people that may work in our community for lower wages. It sounds snooty. There's also nothing in there about diversity of population and celebrating our cultural and racial differences.	5/21/2020 6:09 AM
78	It's too long ... focus! You can't be all things to all people.	5/20/2020 11:58 PM
79	i would like to live in a community where work and play are intertwined and where transportation options exist to diminish the impact of traffic.	5/20/2020 5:21 PM
80	Dunwoody has the potential to become the next Buckhead with focus on high paying jobs, logistical strength, and tourism.	5/20/2020 4:50 PM
81	This sounds great but traffic is a huge concern.	5/20/2020 2:37 PM
82	I'd like to see education included, particularly early childhood education 3 year old kindergarten, Pre-K, Kindergarten, early elementary.... these are vital development years that are falling behind in the state of Georgia.	5/20/2020 10:00 AM
83	Dunwoody needs to enhance the long term goals by updating single dwelling homes that dominate the city that have not been renovated. That way, it will entice a younger generation into the area that will ultimately spend more money in dunwoody village and potentially have a career in the perimeter center area.	5/19/2020 8:44 PM
84	Modest urban needs.	5/19/2020 7:53 PM
85	Don't like the word Urban, we should be more Suburban	5/19/2020 4:41 PM
86	The plan to both enhance neighborhoods and to foster a business friendly climate is schizophrenic. It's Jekyll and Hyde. Business, traffic, more and more people will never ever "enhance" a neighborhood. Especially if there is NO PLAN for providing a decent public education for the children living in the neighborhoods.	5/19/2020 4:41 PM
87	want to preserve more of the suburban feeling	5/19/2020 4:08 PM
88	Sounds like we will lose some of the hometown feel.	5/19/2020 2:20 PM
89	The plan seems to be a modern approach that enhances HOW we live and thrive in our community.	5/19/2020 1:55 PM
90	We cannot avoid our urban location, but can make our local retail areas and parks a better walkable amenity for residents.	5/19/2020 12:56 PM
91	High-density and "urbanized" areas are crime havens, requiring additional resources, offsetting the new income.	5/19/2020 12:55 PM
92	I really think Dunwoody should focus on infrastructure especially within the redevelopment of Dunwoody village.	5/19/2020 12:41 PM
93	We don't need anymore traffic. Keep Dunwoody the way it is and for everyone that isn't from Dunwoody originally, move on up to Cumming/Forsyth County.	5/19/2020 12:35 PM

Q3 How much do you support or oppose the identified goals of the draft Plan? -Maintain and enhance Neighborhoods.-Foster a business friendly climate.-Redevelop target areas.-Promote connectivity and choice for all modes of travel.-Expand parks and greenspace and improve recreational opportunities.-Expand housing choice and make aging in place an achievable reality.-Cultivate and expand access to arts and culture.- Maintain and strengthen the commitment to sustainable practices.- Leverage Dunwoody's location.

Answered: 120 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly support	45.83%	55
Somewhat support	35.83%	43
Neither support nor oppose	5.83%	7
Somewhat oppose	7.50%	9
Strongly oppose	3.33%	4
TOTAL		120



#	OTHER (PLEASE SPECIFY)	DATE
1	We do not support any form of recreational expansion, if it includes park connectivity.	6/19/2020 8:07 PM
2	Oppose redevelop of target areas. I do not want to see the village turn into what other local cities have done.	6/16/2020 8:17 AM
3	I would like to see more green space remain. I hope that nothing else will be developed in Brook run park	6/12/2020 12:25 PM
4	The goals do not have any metrics.	6/8/2020 7:05 AM
5	Again, please do something to protect the "green" look of our city instead of building more offices and Condos that only will make traffic even more miserable!	6/7/2020 7:22 PM
6	The goals support the OLD vision statement, not the new. Just saying! I support bullets 1,2,5, 7 and 8 and strongly oppose 3,4,6 and 9.	5/29/2020 11:54 PM
7	Traffic needs to be addressed, have been waiting for Dunwoody Village to feel more like a small town since we moved here - there needs to be places dedicated for the youth to go (ie an expansion of Village Burger or something like it - maybe even bring back drive in restaurants!)	5/29/2020 10:31 AM
8	Agree with some disagree with sum	5/26/2020 6:40 AM
9	Age in place is less of a goal imo and leverage location should be higher	5/25/2020 6:26 AM
10	I do not think we need to "leverage dunwoody's location"	5/24/2020 2:17 PM
11	What about achieving top-notch school system run by the city and not allowing the county to trample on our rights to have a good school system.	5/23/2020 11:58 AM
12	Again not enough detail. Aging in place? Why would seniors need or want big family homes?	5/22/2020 7:08 PM

## Q4 Following up to the previous question, why do you feel that way?

Answered: 76 Skipped: 44

#	RESPONSES	DATE
1	See above post.	6/19/2020 8:07 PM
2	Dunwoody needs a facelift. I love living here but we could use some modernizing if we want to compete with other metro areas. More art in parks, clear sidewalks, more options for shopping, Clean up PIB and Tilly mill area. I'd like to see what's going on in Chamblee creep up to Dunwoody. Chamblee has really improved.	6/19/2020 8:13 AM
3	These are the basics for a better quality of life. Additionally, I do think the future of living is about the following goals, so Dunwoody would be following the world's trend. -Maintain and enhance Neighborhoods. -Foster a business friendly climate. -Promote connectivity and choice for all modes of travel. -Expand parks and greenspace and improve recreational opportunities. -Expand housing choice and make aging in place an achievable reality. -Cultivate and expand access to arts and culture. -Maintain and strengthen the commitment to sustainable practices.	6/18/2020 2:30 PM
4	Increased green space is vital! Connectivity and walk ability important.	6/18/2020 12:44 PM
5	The tree ordinance is a joke - the city itself does not appear to follow tree ordinance guidelines and it seems like EVERY property developed has clear-cut before building.	6/18/2020 12:31 AM
6	Maintaining and enhancing neighborhoods go hand-in-hand with promoting connectivity and expanding greenspace. Would it not make more sense to revise the order of the goals to reflect this? I also urge that fostering diversity and social/racial equality be made a goal.	6/17/2020 10:28 PM
7	Still concerned about too many trees being cut down!	6/17/2020 9:29 PM
8	While I support the idea of aging in place, I have concerns about any new condensed housing. I also don't think aging residents will walk places, and traffic is already terrible.	6/17/2020 6:29 PM
9	No mention of public safety; no mention of maintaining trees	6/17/2020 5:39 PM
10	-Promote connectivity and choice for all modes of travel. -Expand parks and greenspace and improve recreational opportunities. -Expand housing choice and make aging in place an achievable reality. -Cultivate and expand access to arts and culture.	6/17/2020 4:30 PM
11	Maintaining and enhancing the neighborhood is a great idea, but sometimes it just takes too long as was in the case of the Mt.Vernon and Vermack Road, which took close to five years to complete. If there are going to such projects, then those have to be time bound to a compact timeframe and complete on time with penalties to contractors who do not complete on time and budget who would bear the additional cost and not the tax payer.	6/17/2020 3:54 PM
12	I like the expansion of parks and green spaces, as well as the commitment to sustainable practices.	6/17/2020 3:27 PM
13	Please be mindful of what "expand greenspace" means. We don't want to create a greenway by taking property from Dunwoody homeowners. Yes, I'm looking at you Joe Seconder for this preposterous idea.	6/17/2020 3:23 PM
14	Foster a business friendly environment. We are already way too crowded with traffic issues, overcrowded schools. Too many high rises for a suburban area. Need more parks & greenspace instead	6/17/2020 2:37 PM
15	These are a little vague but generally I agree.	6/17/2020 1:18 PM
16	If by expanding housing choice means adding more apartments, then I strongly disagree. We have enough apartments already and our schools in Dunwoody can not support anymore multi-use housing.	6/17/2020 1:05 PM
17	We need to be careful about offering tax breaks/abatements to businesses	6/17/2020 12:28 PM
18	Aging in place, and the frequently stated goal of increasing homeowner value prevent Dunwoody from being somewhere young families can actually live. I support the edits from the previous master plan as a significant update to reflect our current high density, high cost reality.	6/16/2020 5:00 PM
19	We had a great little city until we started building large office towers. We were a bedroom community and now its almost downtown Atlanta.	6/13/2020 12:24 PM
20	All good, but I think Dunwoody needs to aggressively pursue a best in class walkable entertainment district; otherwise there is no reason for non Dunwoody residents to want to	6/13/2020 8:13 AM

	come here.	
21	You added a theater & classrooms to Dunwoody High School but you have even more trailers on the campus. Why are people being bused to Dunwoody. Every school in the county should have the same quality teaching. There shouldn't be a reason to bus a child from their neighborhood. Also not every child wants to get a college degree. Our school system doesn't offer technical training to teach a child to make a living with a trade.	6/12/2020 11:13 PM
22	Seems like you want to draw more people into an already crowded situation. The people of Dunwoody do NOT want mount Vernon to expand 2 lanes all the way through. NOR do they want additional lanes added to the two lanes already	6/12/2020 10:09 PM
23	Articulate of key objectives.	6/12/2020 5:10 PM
24	I like the goals listed. I think there can be a stronger focus on what "redevelop" means. Target areas like the Village need to be redeveloped, but in favor of residents and people who use the facilities.	6/12/2020 4:13 PM
25	I have anything further to elaborate on.	6/12/2020 1:54 PM
26	Accomplishing these goals will contribute to the successful of the vision	6/12/2020 12:19 PM
27	See first response.	6/12/2020 11:34 AM
28	It includes 'aging in place' as a goal.	6/12/2020 11:08 AM
29	Stop overbuilding our wonderful city	6/9/2020 11:45 AM
30	Maintain and enhance Neighborhoods = YES! Expand parks and greenspace = YES! Cultivate and expand access to arts and culture = YES! Sustainable practices = YES PLEASE!	6/8/2020 5:29 PM
31	I visit Dunwoody often and the city has plenty to offer to its guest.	6/8/2020 2:38 PM
32	Again, that's a big list and all in very generic terms	6/8/2020 1:47 PM
33	Love to see the neighborhoods enhanced and green space to create a better sense of community	6/8/2020 1:47 PM
34	I like the idea of maintaining neighborhoods, prioritizing green space, and connecting Dunwoody. Sustainability too.	6/8/2020 1:16 PM
35	The plan outlined above will help foster a welcoming environment where people will want to move and where businesses will want to follow.	6/8/2020 11:10 AM
36	There seems to be little emphasis on public safety.	6/8/2020 7:05 AM
37	Traffic as it is is horrible, with no prospects of improvement. If we add the indiscriminate cut of trees that can help the absorption of carbon dioxide soon the pollution in our city will be really bad.	6/7/2020 7:22 PM
38	Dunwoody is somewhat dormant and feels old, yet a very nice place to live. It is time to revitalize the city.	6/6/2020 10:10 AM
39	For parks, what are we planning do do with Austin? I would like to see the a few tennis courts, basketball courts like what we have at Pernoshal, a field for Lacrosse (which was missed in the Brook Run fields). No building and no theater. I am in favor of spending money on improving the Stage Door Player facility, which I love.	6/5/2020 11:25 PM
40	We don't need any more apartments. We need permanent residents who will take an active role in the growth and development of our great city.	6/5/2020 11:05 AM
41	The goals are directionally sound but the method of getting there is not	6/4/2020 9:45 AM
42	Don't support the continued building of apartments as Dunwoody has the highest ratio of housing to apartments close to 50%. Dunwoody has started to move away from it's core principals on the design on which it was founded. Some good and others not as much. We understand that some of the apt. housing which continues was approved years ago and was grandfathered in.	6/4/2020 9:04 AM
43	Dunwoody was attractive BECAUSE it was QUIET. Out of the way, reserved, woody, low traffic and development, reasonably priced yet safe. All the recent developments of the past 10 years	5/29/2020 11:54 PM



have made it NOISY, cluttered, deforested, high-traffic and chaotic. It is MUCH LESS pleasant now than 10 years ago.

44	I'd love to see all of those things accomplished for Dunwoody.	5/29/2020 12:47 PM
45	I would only comment to temper the "business friendly climate" in that I advocate this but NOT at the expense of the residents. I really don't want to see business interests veto or drown out residents' interests.	5/29/2020 11:41 AM
46	Preserving the past is important but moving forward is key for the true feeling of a city - addressing the much needed "downtown-mainstreet" and improving traffic is critical for this to happen	5/29/2020 10:31 AM
47	I agree with all those goals, but I would rank transportation the most important. Traffic is the most common complaint. Dunwoody has built-in advantages like a MARTA station and a highly-concentrated business district to really push multi-modal transportation and be a leader in decreasing car dependency. Expanding housing options addresses aging in place but should also address housing affordability. Do service/low-income workers and young people without kids have sufficient alternatives to owning a house?	5/27/2020 4:13 PM
48	These are all admirable goals, their implementation often takes on a form that may or may not be what is desirable. "...for all modes of travel." can easily become centered on the premise that everyone should be on bicycles.	5/27/2020 9:00 AM
49	Again, it's the addition of roads that disturb existing neighborhoods and the attitude of adding roads in a grid format to handle the existing traffic and additional traffic that will increase.	5/26/2020 1:29 PM
50	Love bullets 1-5 & 7. The last 2 items don't mean anything to me. Needs to be written for citizens to understand. It's missing an item about being a great place for businesses.	5/26/2020 6:54 AM
51	Some economic support Foster a business friendly climate. Disagree cultivate arts	5/26/2020 6:40 AM
52	We have enough parks and greenspace. The endless pursuit of "greenspace" and "parks" in every development wastes space and directly inhibits urbanization and walkability. "Business friendly" is usually code for corporate welfare. Company profits are at all-time highs; they don't need our money.	5/25/2020 3:36 PM
53	See below	5/25/2020 2:18 PM
54	Need to focus on function, not social ideals.	5/25/2020 11:30 AM
55	See previous answer	5/25/2020 10:00 AM
56	Our location is one of greatest assets and helps to drive and shape the other goals	5/25/2020 6:26 AM
57	that sounds like you want to bring more people here and it is crowded enough. the streets are full of cars, the parks are full of people, the schools are full of students... there is no more room	5/24/2020 2:17 PM
58	The trailers at the schools are a blight on Dunwoody. Paint can't hide the condition of the trailers and they are unstable sitting atop cement blocks. Why can't something be done about the overcrowding? What code inspector would allow unsafe trailers filled with mold and ants? Let's challenge the law and allow Dunwoody to stop being ruled by the county.	5/23/2020 11:58 AM
59	There is not enough focus on intersection improvement projects.	5/22/2020 11:01 PM
60	Why is Dunwoody asking for input now that the Plan has been written? Why not ask the people who contributed to the content of the plan if you got it right?	5/22/2020 7:08 PM
61	Less low income housing , sustain charter schools and improve bars/restaurant options	5/22/2020 5:34 PM
62	See 2	5/22/2020 10:25 AM
63	All sound ideas, but we should pick a few doable items and not pile in the sky marketing messages for selling Dunwoody	5/22/2020 4:33 AM
64	I'm not following on the aging in place need or how that can be achieved.	5/21/2020 10:32 PM
65	I believe these islands of neighborhoods can be isolating and pit neighborhoods against each other at times. Also, again there's nothing about enriching or celebrating the community, people, or cultures.	5/21/2020 6:09 AM
66	Overall okay but leaning hard into the social engineering. Governing should be about protecting	5/20/2020 11:58 PM



	and getting out of the way so the market and people can decide for themselves.	
67	It does not address affordability and NYMBYism.	5/20/2020 5:21 PM
68	I agree with all of these points, but alleviating traffic is also necessary. Promoting connectivity for all modes of travel doesn't solve the issue for most residents.	5/20/2020 2:37 PM
69	Same as before. We just moved to Dunwoody. We're 30 years old with a 4-month old. In the next 5 years, I will be considering Kingsley Elementry versus private school - my option in Dunwoody are limited. Kingsley is a Title One school, could our community better support the families that attend there to provide the support they need?	5/20/2020 10:00 AM
70	High density housing is not sustainable In this area due to traffic and overcrowded schools	5/19/2020 10:54 PM
71	Balanced multifunctional approach putting neighborhoods first.	5/19/2020 9:35 PM
72	Dunwoody needs to enhance the long term goals by updating single dwelling homes that dominate the city that have not been renovated. That way, it will entice a younger generation into the area that will ultimately spend more money in dunwoody village and potentially have a career in the perimeter center area.	5/19/2020 8:44 PM
73	As mentioned above, the "leveraging" of Dunwoody's location is not beneficial to the people who live here. Building up business is not beneficial to people who live here. What, exactly, will the increased tax base provide the people who live in Dunwoody? Wider roads? Cutting down huge swaths of trees to build more houses and "venues" and sports fields? Not sure how that enhances the neighborhoods. Sounds like more traffic, more noise, more trailers at the schools, no trees, no peace.	5/19/2020 4:41 PM
74	Encouraging redevelopment of target areas, trail connectivity and paving roads should be our City's primary focus.	5/19/2020 12:56 PM
75	Arts and culture are not roles of government. Expanding housing options will diminish the quality of life for single family homeowners.	5/19/2020 12:55 PM
76	Business friendly climate	5/19/2020 12:41 PM

## Q5 What do you like about the draft Plan?

Answered: 57 Skipped: 63

#	RESPONSES	DATE
1	Love the idea of approaching commercial growth and allowing concepts that appeal to younger residents and families.	6/19/2020 8:07 PM
2	Expand greenspace and recreation areas. More access to arts and culture.	6/18/2020 4:59 PM
3	Enhance Dunwoody features, understanding its soul: live-work environment; Dunwoody is a city of trees; On the other hand, the Plan focus on improving relevant areas as pedestrian and bicycle-oriented environment; safe access to medical, recreational and other necessary services; and also also the need to meet aging, 55+ communities necessities.	6/18/2020 2:30 PM
4	Nice talk about pocket parks - WHERE are they?	6/18/2020 12:31 AM
5	More walking areas, more cultural areas	6/17/2020 9:29 PM
6	More parks!	6/17/2020 6:29 PM
7	Maintenance of greenspace	6/17/2020 5:39 PM
8	Nothing	6/17/2020 4:31 PM
9	continues fine tuning of the document to give the city support in court if challenged because Mayor and Council could choose to deny a redevelopment application if it does not cater to the policies in the plan	6/17/2020 4:30 PM
10	Thoughts about mass transit	6/17/2020 3:54 PM
11	I like that there is an increased focus on walking/biking and moving between each part of the city.	6/17/2020 3:27 PM
12	I like that it continues to emphasize the single-family nature of Dunwoody. We have the opportunity to have a real oasis right here in our little town. Let's not wreck it with overpopulating multi-family house.	6/17/2020 3:23 PM
13	Maintain & enhance neighborhoods & expand parks & greenspace	6/17/2020 2:37 PM
14	I like the parks/greenspace portion but really want tree canopy preservation, especially protection from real estate developers, to be an explicit goal. Also, I would like wooded greenspace to be specifically mentioned as something we need to preserve.	6/17/2020 1:18 PM
15	Bringing in more big business, green space and boosting up already existing neighborhoods	6/17/2020 1:05 PM

16	The increased emphasis on biking and walking as modes of transit as well as creating additional greenspace. However, recent planning approvals have seemed to immediately trash any greenspace requirement upon request from developers, completely invalidating the overlay district requirements	6/16/2020 5:00 PM
17	Oppose the expanded 285 expansion	6/13/2020 12:24 PM
18	I'm glad that green space is being upgraded. Families need the opportunities to stay in Dunwoody to have good family time. I'm glad sidewalks are being installed to make our neighborhoods more walkable.	6/12/2020 11:13 PM
19	The	6/12/2020 10:31 PM
20	Adding a YMCA would be nice.	6/12/2020 10:09 PM
21	Key goals make sense. Stages objectives to spread expenses.	6/12/2020 5:10 PM
22	I like that there is an expansion for greenspace and that there is an emphasis on arts and culture. We have a theatre here that the younger crowd really doesn't seem to know about and that's insane to me.	6/12/2020 4:13 PM
23	That there is a draft plan!	6/12/2020 12:19 PM
24	Love the idea of maintaining neighborhoods, love the intent around greenspace, and love the potential for the new Dunwoody village.	6/8/2020 5:29 PM
25	The plan to improve recreational opportunities is nice. Sandy Springs has kicked our butts in this department.	6/8/2020 1:47 PM
26	Redevelopment, parks, promote connectivity and all modes of transportation	6/8/2020 11:10 AM
27	It is comprehensive.	6/8/2020 7:05 AM
28	I like the idea to developing mixed used areas yet preserving nature and enhance transportation.	6/6/2020 10:10 AM
29	Aging in place as a goal	6/5/2020 11:25 PM
30	The addition of green space	6/5/2020 11:05 AM
31	Better equip housing and public space for seniors. Promote supportive land use patterns along Peachtree Industrial Boulevard to capitalize on the redevelopment of the GM site in Doraville.	6/4/2020 9:04 AM
32	parks enhancements; transportation enhancements; multiple living choices; aging in place	6/3/2020 9:26 AM
33	Nothing. You changed some key points and added a lot of fluff. It could all be said in 1/2 the space, much more clearly and transparently. Most of the documentation is pure rhetoric and says nothing.	5/29/2020 11:54 PM
34	no comment	5/29/2020 11:41 AM
35	It's diverse, addresses the needs of the city if we keep my talking points in mind that I stated above (schools/traffic/downtown-mainstreet feeling)	5/29/2020 10:31 AM
36	Not a big change	5/27/2020 9:00 AM
37	The more vibrant offerings in Dunwoody Village.	5/26/2020 1:29 PM
38	1-5 & 7 reflect why I love living in Dunwoody	5/26/2020 6:54 AM
39	See 4	5/26/2020 6:40 AM
40	Recognizing the need for multiple travel modes is critical to Dunwoody's survival. Despite the DHA's windmill-tilting, improved transportation infrastructure is good for everyone. The ability to get to work quickly, efficiently, and via a range of options improves property values. This includes rapid bus lanes, bike lanes, MARTA, and even 3 and 4 lane roads.	5/25/2020 3:36 PM
41	-Maintain and enhance Neighborhoods. -Promote connectivity and choice for all modes of travel. -Expand parks and greenspace and improve recreational opportunities. -Expand housing choice and make aging in place an achievable reality. -Cultivate and expand access to arts and culture.	5/24/2020 2:17 PM

42	Connecting biking, sidewalks, and public transportation. Like there is thought behind aging in place, and aging in Dunwoody.	5/24/2020 1:25 PM
43	Enhancement of parks and green spaces. However, need regulation of drones especially at Brook Run park. The noise/buzzing of the drones and the real risk that they are going to hit someone walking on the trail takes away from the pleasure of using the parks.	5/23/2020 11:58 AM
44	I like the focus on improving streetscapes in the gateway areas.	5/22/2020 11:01 PM
45	Modern vision.	5/22/2020 5:34 PM
46	Most points make sense. Location enhancing, parks, transportation options.	5/21/2020 10:32 PM
47	We're starting to get past the 1970's colonial Williamsburg era.	5/21/2020 6:09 AM
48	It covers a lot.	5/20/2020 11:58 PM
49	Revitalizing the Dunwoody Village to a modern standard	5/20/2020 6:26 PM
50	Focus on greenspace and walkability. We LOVE having the options to walk to dinner and CANNOT WAIT to have concerts start at Brook Run Park!	5/20/2020 10:00 AM
51	Parks, restoration and business focused.	5/19/2020 8:44 PM
52	Mall area density	5/19/2020 7:53 PM
53	Nothing.	5/19/2020 4:41 PM
54	making the area better for pedestrians and cyclists	5/19/2020 4:08 PM
55	It encourages continued smart growth and connectivity.	5/19/2020 12:56 PM
56	Protecting existing neighborhoods	5/19/2020 12:55 PM
57	Business friendly climate	5/19/2020 12:41 PM

## Q6 What do you not like about the draft Plan?

Answered: 66 Skipped: 54

#	RESPONSES	DATE
1	see above post.	6/19/2020 8:07 PM
2	I want to be business friendly to the businesses in the Village area. I don't want large tax benefits going to those building the large buildings.	6/18/2020 4:59 PM
3	I did not see any project to address the environmental changes that will take place during the development of the Plan. I've noticed the removal of various trees in the construction at Dunwoody Baptist Church ( Mt Vernon). I am especially concerned about the Perimeter Place: the pond currently harbors wild life (adult geese and just born goslings, egrets, turtles, fishes and several birds). Thus, I believe we should try to adjust the new enterprises with the current green areas. In fact, I'd love to hear that the pound would be preserved, its an oasis in the middle of the city and we could explore it in a touristic way.) Lastly, in my point of view, we cannot close our eyes to the fact that being near I285 and MARTA station can also bring violence to our community, as we experienced at Perimeter Mall in the end of May. Therefore, I believe we have to be prepared for any increase of crimes, developing plans to address it, strengthening and training our Police.	6/18/2020 2:30 PM
4	What is the 'future park at perimeter center' - more apartments? It has to STOP.	6/18/2020 12:31 AM
5	It is generic and uninspiring.	6/17/2020 10:28 PM
6	Not sure	6/17/2020 9:29 PM
7	New housing.	6/17/2020 6:29 PM
8	No mention of public safety or maintaining trees	6/17/2020 5:39 PM
9	to many places when the plan encourages rather than requires. Like giving lip service to ageing in place which only townhomes and no stacked flats have been built here in the years since the last plan update in 2015. In it's first decade the City spent \$ on Wayfinding studies twice. Never implemented except what the PCID implemented. Are we going to spend \$200,000 on a third study before taking any action on installing wayfinding? Looks like Pork to a third party...	6/17/2020 4:30 PM
10	Concerned it is not flexible enough to meet changing economy and demographics. Does nothing to address Dekalb County schools mess.	6/17/2020 4:25 PM



11	Not enough focus on addressing core issues such as traffic congestion on major thoroughfares such as Mt.Vernon. No thoughts on how to manage the planned enhancements without additional tax burden to Dunwoody residents The Dunwoody downtown district needs to be preserved so that it blends in with entities like the Spruill Farm House. However, development in the area seems to be focused around townhomes and and strip malls which don't fit into the overall aesthetic for that area. If the intent is to modernize, then might as well tear down all the historical objects of interest and rebuild everything to give it a uniform modern look.	6/17/2020 3:54 PM
12	I wonder about the Mixed Use areas, as these seem to be located in what are currently apartment heavy areas. I wonder how this will impact the individuals who live there, as it seems they might/will likely be priced out of their homes.	6/17/2020 3:27 PM
13	The city should be actively identifying a parcel of land in the Perimeter Center area that can be used for the construction of a new elementary school to service this area. You will not attract families to the area for single-family housing if you continue to completely disregard their wishes for quality schools. The Austin project was such a waste of money. If we were going to have a "new" school it was the cities duty to find land in a different area to build on rather than swap for something down the street. This "replacement" school was not a "new" school and has done nothing to ease our heavy burden of overcrowding. It's the cities duty to now identify other viable land before nothing is left. We are pleading for leadership!	6/17/2020 3:23 PM
14	Redevelop target areas and leverage Dunwoody's location is too vague	6/17/2020 2:37 PM
15	I am not sure that the Dunwoody Village update is a good idea at all.	6/17/2020 1:18 PM
16	Adding anymore apartments or condos	6/17/2020 1:05 PM
17	In multiple maps there are ponds marked as conservation that have been approved to be filled in. Also, while I understand some timetables are slow, as someone who lives and works in Dunwoody, with a young family, it would be nice for homeownership to be achievable and for me to be able to walk to a park with my children before they're too old for them. In the 5 years we've been here, one planned park adjacent to Perimeter has been canceled, and there is no meaningful way to get to another park without a car.	6/16/2020 5:00 PM
18	See the above issues	6/13/2020 12:24 PM
19	It seems to take forever to implement anything. Why does it take over a year to upgrade an intersection.	6/12/2020 11:13 PM
20	All this talk about aging in place, but older people do not prefer to walk to the grocery store. They like their space and driving 4 minutes to the grocery store. They don't want increased traffic They don't need additional parks. They need distance and a safe, uncrowded place to live.	6/12/2020 10:09 PM
21	Still feel that in 5 years, we will still have traffic congestion, not enough park/recreation, and not pedestrian/bike friendly community.	6/12/2020 5:10 PM
22	I don't like the emphasis on transportation and connectivity. I think the city should become more walkable before we start talking about how to better vehicle transportation.	6/12/2020 4:13 PM
23	I would like to see more green space remain. I hope that nothing else will be developed in Brook run park. I would also like to see larger sidewalks where people can bike and walk. Biking on the roads in Dunwoody is treacherous with the narrow bike lanes.	6/12/2020 12:25 PM
24	We have good and responsible people on the committee that took the time to consider the needs and potential of this community and I trust their decisions.	6/12/2020 12:19 PM
25	Too much new building of apartments	6/9/2020 11:45 AM
26	I have a lot of concerns about the I-285/400 managed lane expansion and infrastructure, but I trust Mayor Lynn's judgment, and I hope she will be able to fight the good fight for what is best for Dunwoody.	6/8/2020 5:29 PM
27	Dunwoody's location is actually part of the problem. Our neighborhoods are cut throughs to commuters and there is nothing in the plan to address that.	6/8/2020 1:47 PM
28	The plan does not address overcrowded schools, from the elementary level to the high school.	6/8/2020 11:10 AM
29	It is too long and too verbose.	6/8/2020 7:05 AM
30	Environmental consequences.	6/7/2020 7:22 PM

31	The lack of public transportation and allowing towers and billboards.	6/6/2020 10:10 AM
32	See above	6/5/2020 11:25 PM
33	To much commercial development	6/5/2020 11:05 AM
34	Please see response to question 2	6/4/2020 9:45 AM
35	Urban development, continued development of apartment complexes Prepare for I-285/400 managed lane expansion and infrastructure around gateways by supporting higher intensity land uses.	6/4/2020 9:04 AM
36	Dunwoody needs a community recreation center with fitness, gym and community pool. This rec center could support many community programs similar to Roswell's rec centers	6/2/2020 12:00 PM
37	1. DO NOT ALLOW townhomes and semi-detached and apartments, etc. to replace full standing single-use family homes with a minimum of 0.25-1 acre of land! 2. Partner with the existing Dunwoody small businesses to enhance investment in the area and provide job opportunities locally. Right now, the city does not encourage businesses to invest or grow or stay here. That needs to change. 3. Reinstate NCR5 and NCR6. Those are things that mean something and we're proud of! Reinstate NCR1 and NCR2. During this "lockdown" it was obvious that Dunwoody residents could use encouragement to understand that the use of trash cans and picking up after themselves is a vital community activity. The amount of trash spread across the neighborhoods is appalling. We WANT large land lot preservation. We do NOT want more development projects destroying the little green space that remains! 4. Invert the budget for new sidewalks and traffic calming in T2 to T4. We need reduced speeds and traffic, not more cement 5. I have no interest in funding T.6. "transportation" plan for \$100K - return the money to fixing the existing roads! 6. Are LU9&10 just an excuse to pay Interdev more money?	5/29/2020 11:54 PM
38	The details and plans for the Winters Chapel area has not meat or actual directives... as always, the east part of Dunwoody is undeserved by the city. Perimeter Center, Dunwoody Village, Georgetown... multiple pages, multiple updates, a clear priority of the current administration. Would love to see more than some wording edits to other areas because its really just written lip service.	5/29/2020 12:47 PM
39	Not enough emphasis on improving infrastructure and traffic flow	5/29/2020 12:31 PM
40	no comment	5/29/2020 11:41 AM
41	That the school issue/overcrowding was not addressed - we need a plan for where new schools would be built.	5/29/2020 10:31 AM
42	Cutting trees will not be right	5/28/2020 7:51 PM
43	Dunwoody should not "support higher intensity land uses" around gateways in response to managed lanes on I-285/400 unless those lanes include robust public transit options. Otherwise doing so will only exacerbate traffic congestion and the associated negative environmental affects.	5/27/2020 4:13 PM
44	I strongly disagree with removal of nice green areas around Dunwoody like the pond in the park area next to P.F. Chang's restaurant.	5/27/2020 10:22 AM
45	Not a big change.	5/27/2020 9:00 AM
46	Impact to existing neighborhoods- the Branches and neighborhoods adjacent to the village.	5/26/2020 1:29 PM
47	See above	5/26/2020 6:54 AM
48	See 4	5/26/2020 6:40 AM

49	Again, but louder: EVERY DEVELOPMENT DOES NOT NEED GREEN SPACE. It's literally a waste of land. If you want densification, drop the green space requirements. If you're worried about keeping the city green and full of trees, how about stop cutting down hundreds of them per year in our parks?	5/25/2020 3:36 PM
50	too commercial . The feel good buzz words. We are surrounded by urban areas two miles down the road. We will never be Avalon or Duluth city center or for the that matter any of the new areas being developed.	5/25/2020 2:18 PM
51	-Foster a business friendly climate. -Redevelop target areas. -Leverage Dunwoody's location.	5/24/2020 2:17 PM
52	Village Center plans. There is nothing I like about the plan. The overall vision I support, but the plan does not change the area enough to achieve the vision.	5/24/2020 1:25 PM
53	NO mention about improving the schools. Regulation of drones not included.	5/23/2020 11:58 AM
54	I don't like that there is an attempt to change the Williamsburg character of the Dunwoody village area. I believe that has a lot of character.	5/22/2020 11:01 PM
55	More houses	5/22/2020 5:34 PM
56	Outside of ageing call out..might be too many items	5/21/2020 10:32 PM
57	See above cultural statements.	5/21/2020 6:09 AM
58	Too much ... I would like to see more "Dunwoody" in it versus what appears to be outside people putting words in our heads.	5/20/2020 11:58 PM
59	We have a Title One school in our community, which means we have neighbors experiencing poverty - what are we, as a community, doing to help them? Insuring food banks and grocery stores are easily accessible via public transportation is just one example.	5/20/2020 10:00 AM
60	Need more involvement into East Dunwoody schools (Kingsley) that would attract people to that area and increase demand.	5/19/2020 8:44 PM
61	City village impact on neighboring homes. Do not Work with adjacent neighborhoods to explore connectivity options and preserve buffers adjacent to neighborhoods.	5/19/2020 7:53 PM
62	Everything.	5/19/2020 4:41 PM
63	need more strength in dealing with school overcrowding and coordinating/dealing with the county school board	5/19/2020 4:08 PM
64	It forgets to link economic efforts, required to increase tax revenue and incentives.	5/19/2020 12:56 PM
65	Using public funds to promote art and culture.	5/19/2020 12:55 PM
66	I think something should address having more trendy restaurants!!!	5/19/2020 12:41 PM

## Q7 Do you have a recommendation for something else to be included in the draft Plan?

Answered: 63 Skipped: 57

#	RESPONSES	DATE
1	Would love to see specific information on Park Expansion, specifically for the Windwood North Park.	6/19/2020 8:07 PM
2	More attention to the elderly.	6/18/2020 4:59 PM
3	I did not see any project to address the environmental changes that will take place during the development of the Plan. I've noticed the removal of various trees in the construction at Dunwoody Baptist Church ( Mt Vernon). I am especially concerned about the Perimeter Place: the pond currently harbors wild life (adult geese and just born goslings, egrets, turtles, fishes and several birds). Thus, I believe we should try to adjust the new enterprises with the current green areas. In fact, I'd love to hear that the pond would be preserved, its an oasis in the middle of the city and we could explore it in a touristic way:) Lastly, in my point of view, we cannot close our eyes to the fact that being near I285 and MARTA station can also bring violence to our community, as we experienced at Perimeter Mall in the end of May. Therefore, I believe we have to be prepared for any increase of crimes, developing plans to address it, strengthening and training our Police.	6/18/2020 2:30 PM
4	More green space	6/18/2020 12:44 PM
5	Where is the goal of retaining the nature of the city? We seem to be proudly getting a larger ant-hill. Enough is enough.	6/18/2020 12:31 AM
6	I strongly urge that fostering diversity and social/racial equality be made a specific goal.	6/17/2020 10:28 PM
7	Include a statement to support and strengthen public safety	6/17/2020 5:39 PM
8	Save the pond on Ashford Dunwoodie Road	6/17/2020 4:31 PM
9	How will the City " ■ Collaborate with neighborhoods to identify connectivity projects. (Short Term) (page 49)" the 2017 Comprehensive Transportation Plan update gave lipservice to the concept, but made responsibility for identification of Easements to any neighborhood who wanted connectivity before the City would get involved. The Public Works manager refused to give any indication that the City would actually pay for an easement and associated landscape screening. So nothing positive has happened on that topic in the last four years., since the Homeowner associations for any neighborhood do not have the \$ to fund easements and the associated costs.	6/17/2020 4:30 PM



10	Address Dekalb County school mismanagement - both academically and permitting/environmentally	6/17/2020 4:25 PM
11	Please try to not increase property taxes on account of this.	6/17/2020 3:54 PM
12	I believe it is important to show in these plans all the parcels of land the city currently owns. I was surprised to have read in the paper so many months ago that the city owned the Emory Medical building on Shallowford. What else does the city own?	6/17/2020 3:23 PM
13	Improve Dunwoody Village area. Quit building apartments—makes for overcrowded schools and traffic. Update Perimeter Mall	6/17/2020 2:37 PM
14	A general goal of protecting Dunwoody's tree canopy.	6/17/2020 1:18 PM
15	Dunwoody needs a community center. Many affluent suburban communities nationwide have gorgeous community centers (which have fitness centers, indoor and outdoor pools, rock climbing walls, meeting rooms, after school programs etc). I can't emphasize enough how desirable these are to prospective residents. The JCC is a model for this, but a taxpayer funded center for all would be very welcome.	6/13/2020 8:13 AM
16	Do not widen Mt Vernon. Just sink up the traffic lights to make traffic flow.	6/12/2020 11:13 PM
17	Less money spent	6/12/2020 10:09 PM
18	Would like to see addition of making Dunwoody Village more center of Dunwoody by rerouting traffic around core. Also making biking more feasible as transportation by re configuring bike lanes as dedicated/separated space from cars. Examples of these exist around Atlanta. Also the acquisition of more recreation and parks as opportunities arise. Also bike lane along power line ROW as long term goal.	6/12/2020 5:10 PM
19	PLEASE include something about making outdoor seating a PRIORITY. A lot of people who live here also work from home and the village's outdated codes that forbid outdoor seating are antiquated and don't fit what people in Dunwoody want at all. It would be so nice to have a glass of wine outside here either on a patio or a rooftop. Redevelopment should prioritize getting people OUTSIDE so that we can actually connect together as citizens.	6/12/2020 4:13 PM
20	Better multi use paths/sidewalks. Paths like you see in Hilton head where there's plenty of room for walkers and bikers. More and more people are biking and Dunwoody and I would love to see Dunwoody accommodate that.	6/12/2020 12:25 PM
21	Not at this time.	6/12/2020 12:19 PM
22	Stop building	6/9/2020 11:45 AM
23	Commitment to diversity and inclusion amongst all in the community	6/8/2020 10:12 PM
24	I will say this in every survey... I want to see more green space, parks and connected trails through the city. I was raised in Peachtree City, and they are truly a model when it comes to a connected city with their bike path system.	6/8/2020 5:29 PM
25	We need more emphasis on the neighborhoods and less on the big businesses that are increasing traffic around our neighborhoods.	6/8/2020 1:47 PM
26	I know schools fall within the county, but as a city, we should be pushing for less overcrowding... and until it is addressed, let's not add to the current problem.	6/8/2020 1:16 PM
27	Please include a plan to address overpopulation in the schools. There is only one middle and one high school for the entire city of Dunwoody and they are both bursting at the seams. We must address this as more families move to the area with all of the development and redevelopment outlined	6/8/2020 11:10 AM
28	The plan needs to be easier on the eyes. It was a bit much. I don't have any vision issues and the colors were overboard.	6/8/2020 7:05 AM
29	Let's start talking about protecting the environment.	6/7/2020 7:22 PM
30	To extend public transport to Marta station to avoid being chocked in traffic as it is happening now.	6/6/2020 10:10 AM
31	If we support aging in place, every new multifamily building must have 2 elevators in case one is out. Old people have trouble with stairs. My mother in law lives in a 4 story Condo with a single elevator, which is often out. When it happens on a Friday, they wait until Monday to fix it. This should not be allowed.	6/5/2020 11:25 PM

32	Think it through in terms of order of change. There is no thought currently being put into construction projects. Roads are resurfaced only to be torn up weeks later, new sidewalks are installed only to be torn up shortly after for utility issues, quality of road and sidewalk repairs are disgraceful.	6/4/2020 9:45 AM
33	Dunwoody has done some amazing things especially with developing parks which target all age groups. Would like to see a plan that focus on reduction the overall debt of the city making it more self sufficient and reducing resident property taxes.	6/4/2020 9:04 AM
34	Dunwoody needs a community recreation center with fitness, gym and community pool. This rec center could support many community programs similar to Roswell's rec centers	6/2/2020 12:00 PM
35	<p>1. A commitment to preserve the tree canopy in line with the greater Atlanta understanding and to ensure replacement actually covers and maintains tree coverage. This is all that makes the city quiet and cool 2. Reappraise the improvements slated for Brook Run based on the fact we no longer have the money to pay for them and they are devastating the ecology of that park! 3. Make transparent and discourage conflicts of interests (developers making the plans, contractors making the budget) -- there's an unfortunate level of corruption infecting the Dunwoody City government efforts. 4. Let each neighborhood create their own development plans for their areas based on what is most important to them. Stop trying to centrally dictate this. The perimeter area of Dunwoody obviously has it's own needs and interests that differ radically from Kingsley/Tilly Mill area. Why aren't our council-persons emailing/visiting/calling us to discuss the plan and get our input? Why is there only 1 public meeting which I thought was about Dunwoody Village Overlay, not the Comprehensive Plan, instead of a series of opportunities for us to propose meaningful input, rather than just being annoyed that this edited plan is put in front of us and we're told to put up or shut up? 5. Every single item should be tied</p> <p>to the proposed financial cost which we the taxpayers will bear. Only 1-2 of them are and most of the items are stated in ways that can be misinterpreted. 6. Be honest and direct -- for example: 4.1.2 MANAGE TRAFFIC CONGESTION IS A CHALLENGE THAT NEEDS TO BE ADDRESSED CREATIVELY ■ Make transportation improvements as part of implementation of the Dunwoody Comprehensive Transportation Plan. See transportation projects in the short term work program (Short Term). This isn't even proper English! It says nothing. Dunwoody residents are united in wanted reduced Traffic and improvements in congestion. This requires: - discouraging commuter traffic by enforcing no thru-traffic neighborhood postings and requiring Google/Waze to update their map applications to remove routes through Dunwoody neighborhoods - enforce posted speed limits - implement intelligent traffic signals - implement traffic calming in neighborhoods - give incentives for telecommuting such as reduced city taxes to businesses that operate out of homes/remotely (I still don't understand why occupational tax is charged when you're not "occupying" a commercially zoned establishment... ;-)) - introduce Dunwoody City provided high-speed internet to break the Comcast/AT&amp;T monopoly and enhance remote work capabilities</p>	5/29/2020 11:54 PM
36	Get rid of the city and go back to being a part of Dekalb. It would be lower cost, and we wouldn't have nuisance tickets from the police.	5/29/2020 12:55 PM
37	Higher prioritization of connected multi-use paths within the city.	5/29/2020 12:47 PM
38	none at this time	5/29/2020 11:41 AM
39	Dunwoody Village if implemented correctly could be a truly amazing place for people to gather. It needs to be pedestrian/biker/family/teen friendly. There needs to be green space with a fountain and movies show at night & bands playing. Additionally, the streets throughout Dunwoody need to be improved (there are some that have been here for over 15 years and they need to be replaced) - it's important that it is wide enough for people to walk 2-3 side by side and enough room for people to pass. Also, the bike lanes are great, but am concerned that it is still dangerous for kids/teens to be riding in the street vs. the sidewalks. Traffic needs to be controlled especially on Roberts Rd - the traffic that comes from Spalding to Austin backs up because as the traffic continues to make a right on red, the cars that have waited to for the light to change so they can make a left have no where to enter. There should be a police person stationed there in the morning to control this because the crossing guards don't think this is their responsibility.	5/29/2020 10:31 AM
40	Leave impacted neighbors	5/28/2020 7:51 PM

41	More emphasis on redevelopment of other nodes, not just the Village.	5/27/2020 9:00 AM
42	Businesses need to know they are welcome here. We can't draw new restaurants, small business owners, and large corporations without including this	5/26/2020 6:54 AM
43	Auto traffic study	5/26/2020 6:40 AM
44	The city is not an HOA. The Dunwoody Village changes should have put the council on notice that residents at large want less rigid developmental requirements, not more.	5/25/2020 3:36 PM
45	More green space and eliminate apartments in commercial Zones. More residential for seniors.	5/25/2020 2:18 PM
46	Ultimately I'd like to see stronger investment and vision implementation in the winters chapel/pib area. The east side of Dunwoody is woefully under addressed for infrastructure or growth. The excuse of property values being too high to encourage developers to invest there is a tired one. Build the vision, get Doraville and Peachtree corners involved (we'll have to take a stronger lead as we're financially more viable) and let's make the east side of Dunwoody as viable and desirable as the west side.	5/25/2020 6:26 AM
47	-Working toward reducing traffic I have read that cities (similar to ours) have lowered their speed limits to reduce cut through traffic - that may help. -work with school board to reduce overcrowding we need to be using the lot on shallowford as a school to reduce the overcrowding in the schools - there needs to be a school built there	5/24/2020 2:17 PM
48	See above	5/23/2020 11:58 AM
49	More transportation focus, as traffic is terrible and there are not other good modes of transportation available.	5/22/2020 11:01 PM
50	Put your land use and transportation plan together. Plan together with neighboring communities.	5/22/2020 7:08 PM
51	Concentrate on quick wins that will get more people on board	5/22/2020 4:33 AM
52	Improve centralized community activities and attract more young families.	5/21/2020 10:32 PM
53	I believe we should try to figure out the school issues. Perhaps that means funding city employees to manage a charter district application and conversion. Right now that process is all voluntary on behalf of parents. But what if it became a city staffed priority. Would our Fortune 2000 companies not want to be a part of such a major educational transformation?	5/21/2020 6:09 AM
54	NO! Should be less, not more. Focus and concentrate on one thing you can do well versus aiming for more than you can ever achieve.	5/20/2020 11:58 PM
55	N/A	5/20/2020 10:00 AM
56	Rezoning of southeast Dunwoody (Hightower district) out of Dunwoody High School district.	5/19/2020 8:44 PM
57	Dense commercial area near mall	5/19/2020 7:53 PM
58	I recommend it be completely gutted and a new one drawn up based on input from residents only. Door to door inquiry in the neighborhoods that are supposed to be enhanced by the atrocity that is currently called The Plan.	5/19/2020 4:41 PM
59	Would like more focus on building bike/pedestrian paths and creating a viable Dunwoody Village. Too much focus on the development near Perimeter.	5/19/2020 2:20 PM
60	Spell out and add economic incentives and components for the City's own benefit, and for real estate investors, even if not required by law.	5/19/2020 12:56 PM
61	Less government involvement	5/19/2020 12:55 PM
62	walkability and connected green spaces should be called out more significantly. sense of community and identity, consistent character and presentation while not stifling creativity or smart growth. reduced reliance on automotive means of travel. protection of and favorability towards established neighborhoods for infrastructure and connectivity.	5/19/2020 12:43 PM
63	More restaurants!!	5/19/2020 12:41 PM



B.7 Sign in sheets/Pictures from February 28, 2020 public meeting



4800 Ashford Dunwoody Road  
Dunwoody, Georgia 30338  
dunwoodyga.gov | 678.382.6700



Dunwoody Next Comprehensive Plan Update Public Input 2/28/2020

Name <u>PHIL CRENSHAW</u>	Email <u>[REDACTED]</u>
Name <u>R Weir</u>	Email <u>[REDACTED]</u>
Name <u>Despina Lanas</u>	Email <u>[REDACTED]</u>
Name <u>Anna Hill</u>	Email <u>[REDACTED]</u>
Name <u>Sue Weinschenker</u>	Email <u>[REDACTED]</u>
Name <u>Rosemary Watt</u>	Email <u>[REDACTED]</u>
Name <u>Jim Riticher</u>	Email <u>[REDACTED]</u>
Name <u>Pam Tallmadge</u>	Email <u>[REDACTED]</u>
Name <u>Angeen Maynard</u>	Email <u>[REDACTED]</u>
Name <u>Shawn Teel</u>	Email <u>[REDACTED]</u>

Lynn Deutsch Mayor  
Eric Linton, ICMA-CM City Manager  
Sharon Lowery, CMC City Clerk

Pam Tallmadge City Council Post 1  
Jim Riticher City Council Post 2  
Tom Lambert City Council Post 3

Stacey Harris City Council Post 4  
Joe Seconder City Council Post 5  
John Heneghan City Council Post 6







Dunwoody Next Comprehensive Plan Update Public Input 2/28/2020

Name RICHARD THAYER Email [REDACTED]

Name Sam Shenbaga Email [REDACTED]

Name Robert W. James Email [REDACTED]

Name Carl Mobley Email [REDACTED]

Name Jodie Pearson Email [REDACTED]

Name John Heneghan Email [REDACTED]

Name MIKE MURRISKEY Email [REDACTED]

Name Debi Shendelman Email [REDACTED]

Name Hazel Segall Email [REDACTED]

Name Tricia Rockliffe Email [REDACTED]

Lynn Deutsch Mayor  
Eric Linton, ICMA-CM City Manager  
Sharon Lowery, CMC City Clerk

Pam Tallmadge City Council Post 1  
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Tom Lambert City Council Post 3

Stacey Harris City Council Post 4  
Joe Seconder City Council Post 5  
John Heneghan City Council Post 6



Dunwoody Next Comprehensive Plan Update Public Input 2/28/2020

Name Stacey Hydrick Email [REDACTED]

Name ROBERT WITTENSTEIN Email [REDACTED]

Name Meredith Barclay Email [REDACTED]

Name TRACY FOLK Email [REDACTED]

Name JOE SECONDER Email [REDACTED]

Name Ann Hicks Email [REDACTED]

Name PETER PETRECCA Email [REDACTED]

Name Tony Torbert Email [REDACTED]

Name ANISHA KANDIRA Email [REDACTED]

Name Ellen Holloway Email [REDACTED]

Lynn Deutsch Mayor  
Eric Linton, ICMA-CM City Manager  
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Tom Lambert City Council Post 3

Stacey Harris City Council Post 4  
Joe Seconder City Council Post 5  
John Heneghan City Council Post 6



Dunwoody Next Comprehensive Plan Update Public Input 2/28/2020

Name Max Lehmann Email \_\_\_\_\_

Name ADRIENNE DUNCAN Email \_\_\_\_\_

Name David Ratonyi Email \_\_\_\_\_

Name Felicia Voloschin Email \_\_\_\_\_

Name Douglas SCHRIEFER Email \_\_\_\_\_

Name Jim Wright Email \_\_\_\_\_

Name Nancy Dreisbach Email \_\_\_\_\_

Name Andrew Gutenshteyn Email \_\_\_\_\_

Name CARLA MASECAR Email \_\_\_\_\_

Name Amy McMorrow Email \_\_\_\_\_

Lynn Deutsch Mayor  
Eric Linton, ICMA-CM City Manager  
Sharon Lowery, CMC City Clerk

Pam Tallmadge City Council Post 1  
Jim Riticher City Council Post 2  
Tom Lambert City Council Post 3

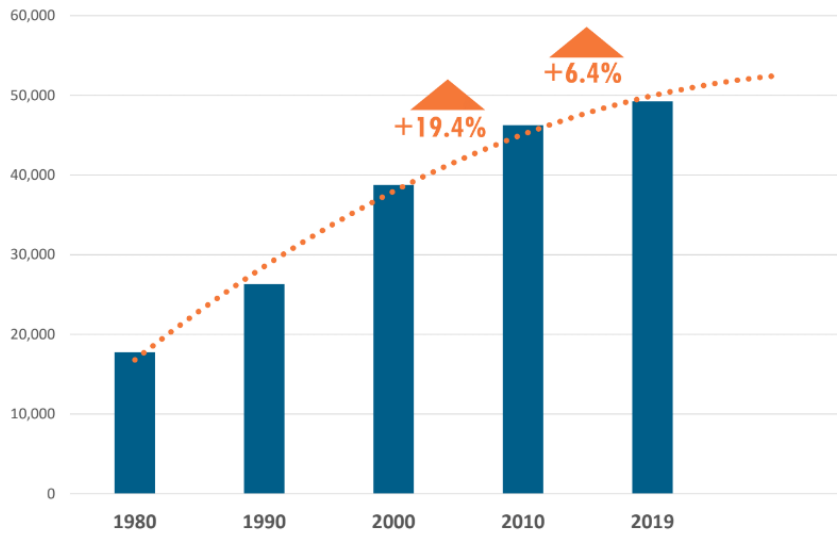
Stacey Harris City Council Post 4  
Joe Seonder City Council Post 5  
John Heneghan City Council Post 6





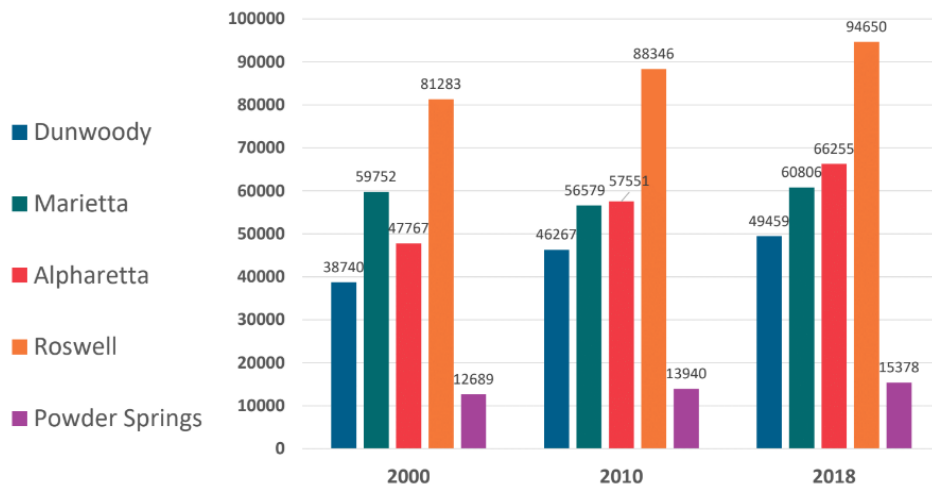
## C.1 POPULATION AND HOUSING

### POPULATION CHANGE



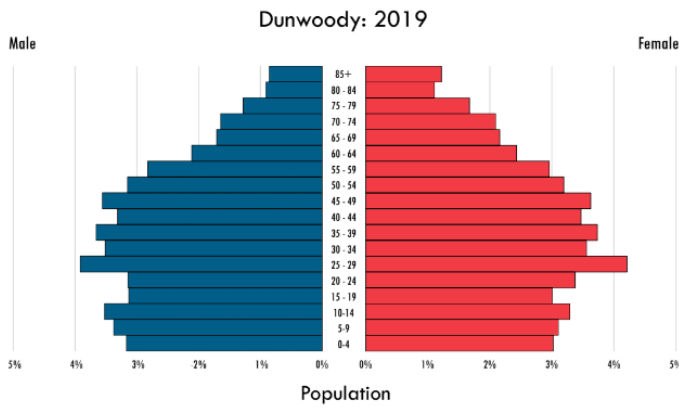
Data Sources: US Census; Esri Business Analyst

### POPULATION COMPARISON



Data Source: US Census; American Community Survey

## AGE DISTRIBUTION

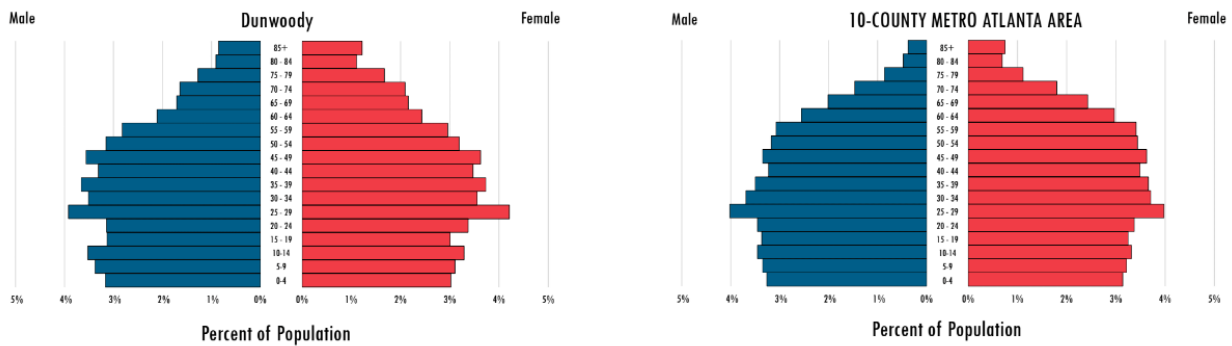


This population pyramid illustrates the distribution of age groups in Dunwoody.

The square-like structure of Dunwoody's population, with a bulge toward the middle ages, reflects the city's large economically active age group.

Data Source: Esri Business Analyst

## AGE DISTRIBUTION COMPARISON



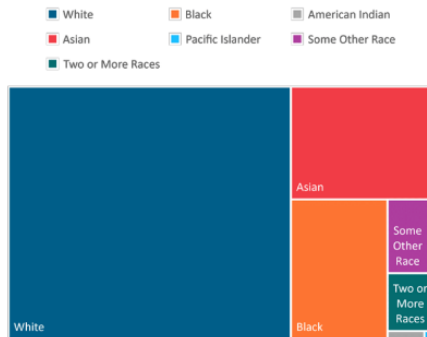
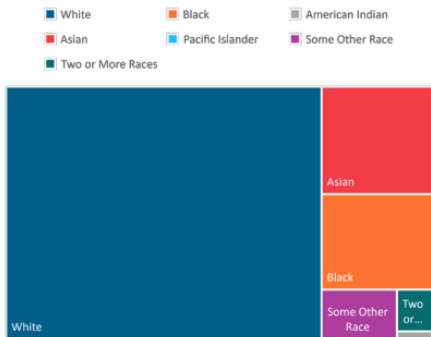
These charts depict a comparison between the age group proportions in the City of Dunwoody to those for the entire Atlanta Metro. The age-sex distribution in Dunwoody closely mirrors the distribution of the metro, though Dunwoody's population has a proportionally large over-70 population.

Data Source: Esri Business Analyst

## RACIAL COMPOSITION

2010

2019



Between 2010 and 2019, the City of Dunwoody became more diverse.

The proportion of all residents of color, and residents who identified as two or more races increased, while the proportion of white residents decreased.

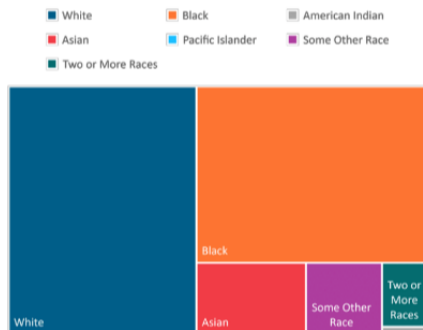
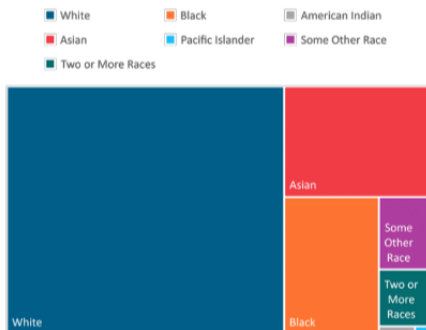
9.6% of residents of any race identified as Latino in 2010, and this percentage increased slightly, to 9.7% by 2019.

Data Sources: US Census, Esri Business Analyst

## RACIAL COMPOSITION

Dunwoody  
2019

10-COUNTY ATLANTA METRO  
2019

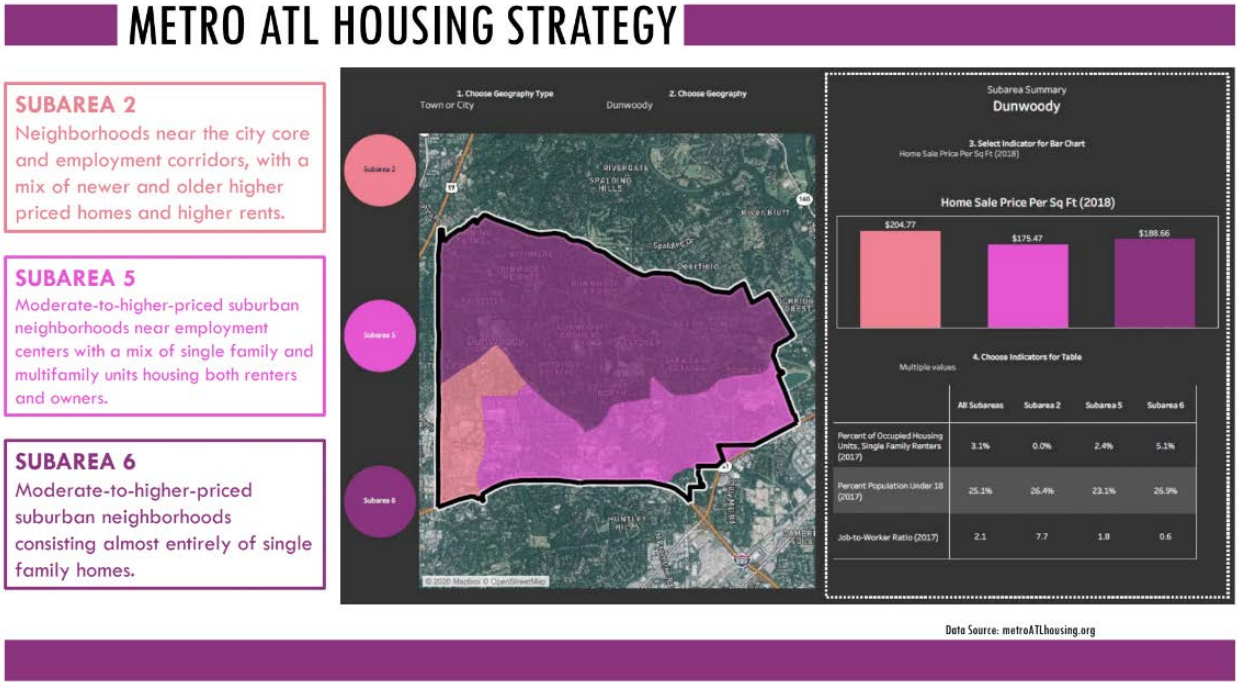
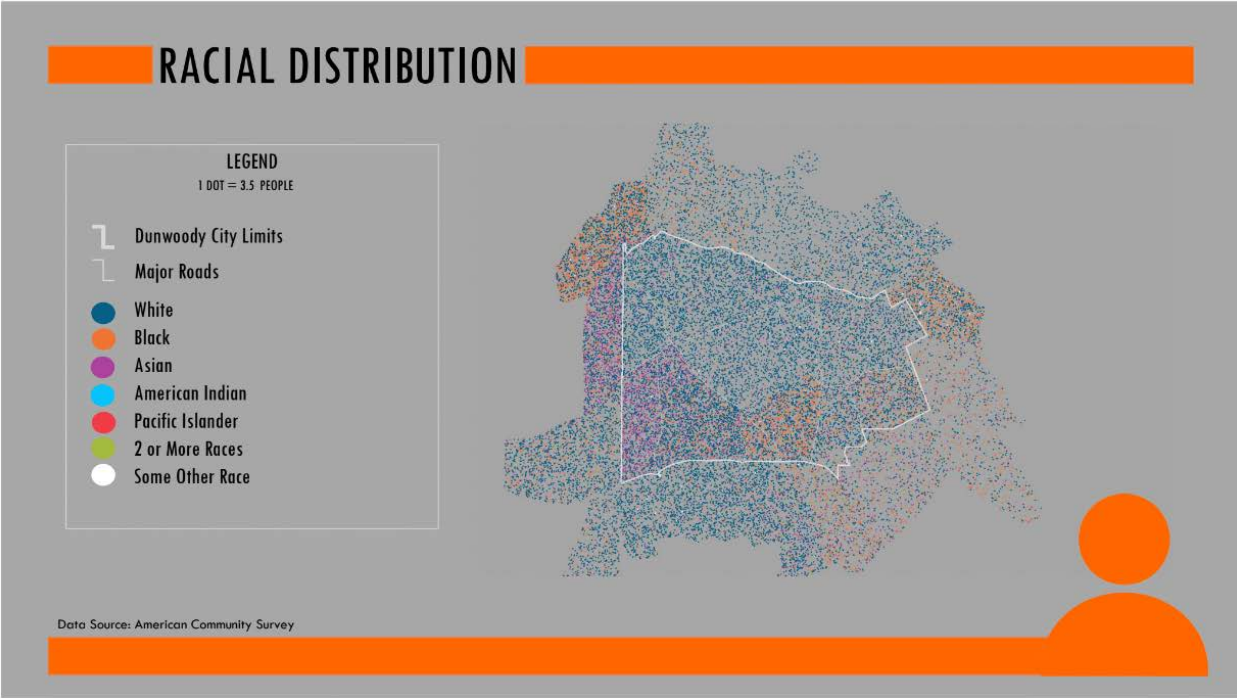


The racial distribution in Dunwoody reflects the racial distribution in the 10-county metro loosely, though Dunwoody is home to a smaller proportion of residents of color than the Metro Area.

Dunwoody's population is proportionately more white and Asian than that of the Metro Area.

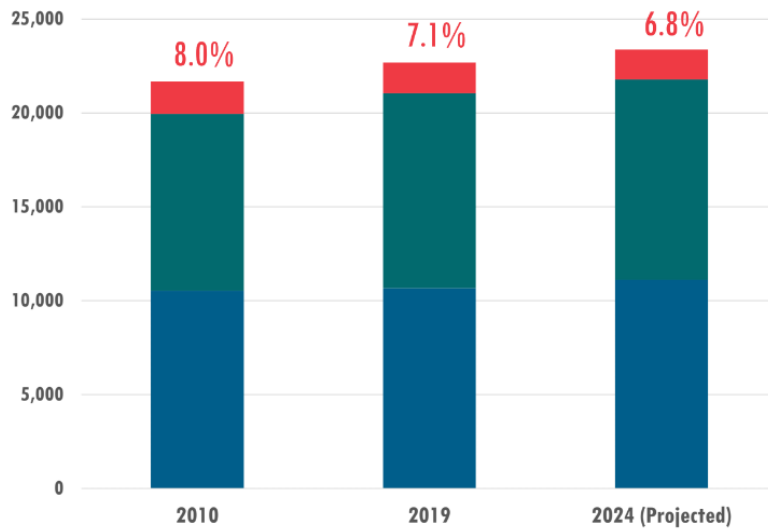
Data Source: Esri Business Analyst

Dunwoody's Hispanic population is also smaller than that of the Metro Area, with Hispanic residents comprising only 9.7% of the population, while 12% of the Metro's population is Hispanic.

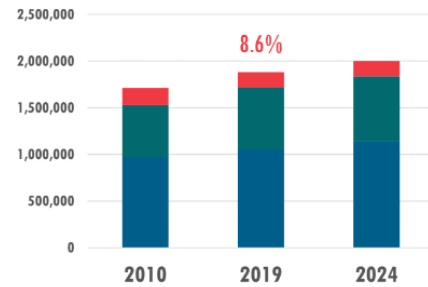




## HOUSING TENURE



10-County Atlanta Metro Occupancy Projections

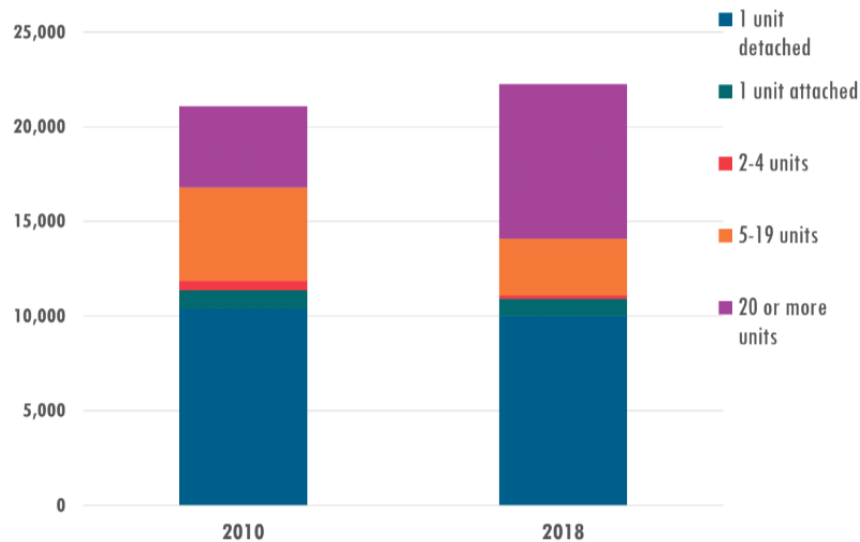


Owner Occupied  
Rented  
Vacant

Data Source: Esri Business Analyst



## HOUSING TYPES

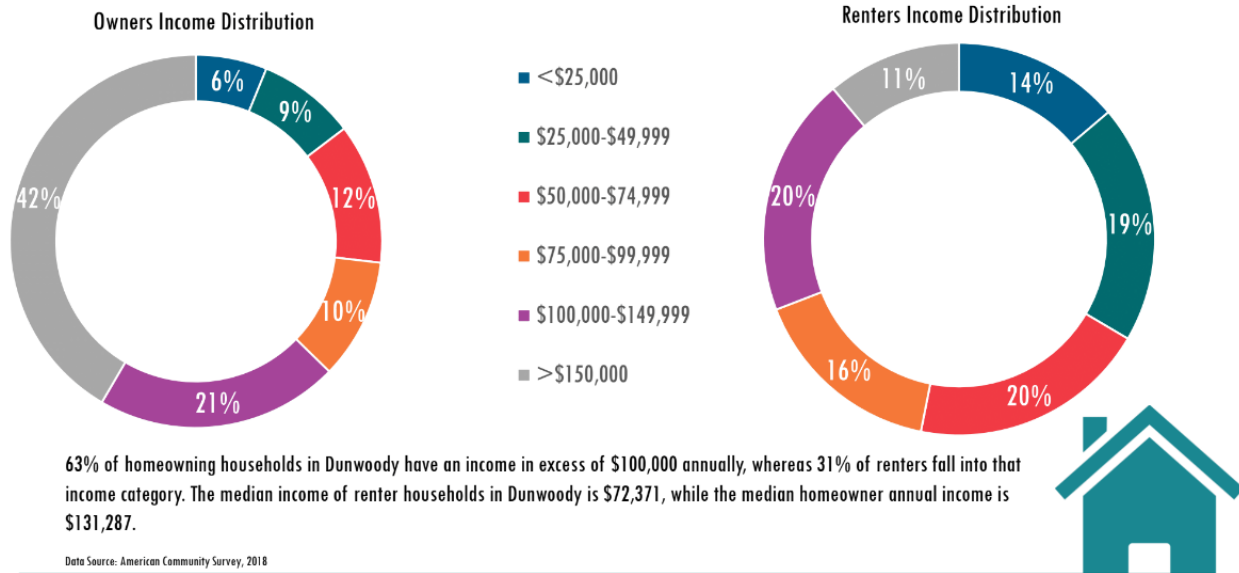


Dunwoody is experiencing a moderate shift in the composition of its housing stock. While the city has gained roughly 1,200 dwelling units, that growth has been concentrated in multifamily homes. Simultaneously, the proportion and count of single family homes have decreased.

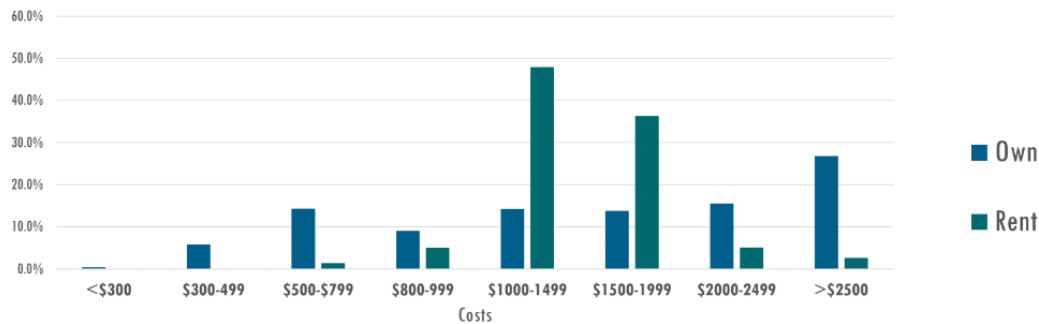
Data Source: American Community Survey, 2018



## HOUSEHOLD INCOME DISTRIBUTION: RENT V. OWN



## MONTHLY HOUSING COSTS: RENT V. OWN



The vast majority of renters spend between \$1,000 and \$1,999 on housing costs each month, while housing costs for homeowners are more evenly distributed. The largest percentage of homeowners spend above \$2,000 on housing costs monthly.

Data Source: American Community Survey, 2018



## HOUSING EXPENDITURES

### Area Median Home Value Estimates

American  
Communities Survey  
Estimate 2018:

\$418,800

Zillow Estimate, 2019  
Average:

\$451,608

ESRI Business Analyst  
Online Estimate 2019:

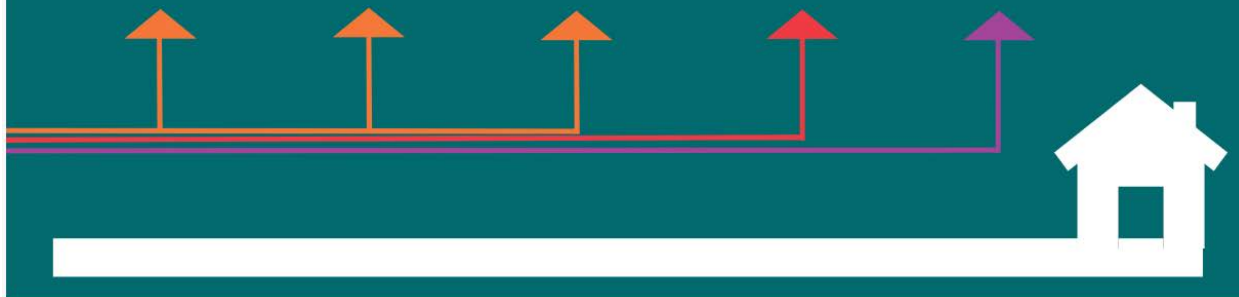
\$437,516

Selected Median Owner  
Costs, 2018:

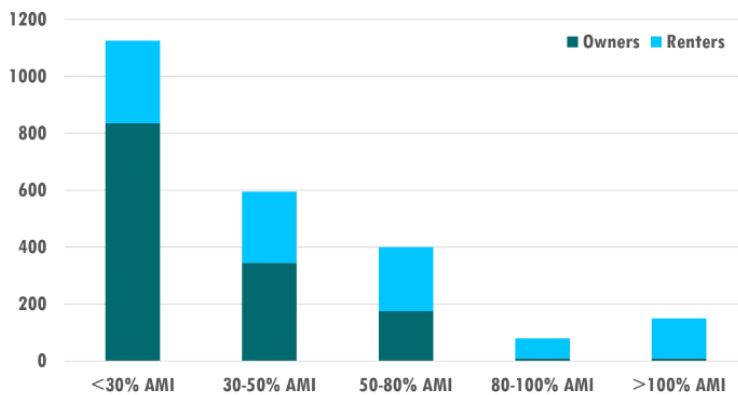
\$1,711/mo

Average Monthly Rent  
2018

\$1,453/mo



## SEVERELY COST BURDENED HOUSEHOLDS



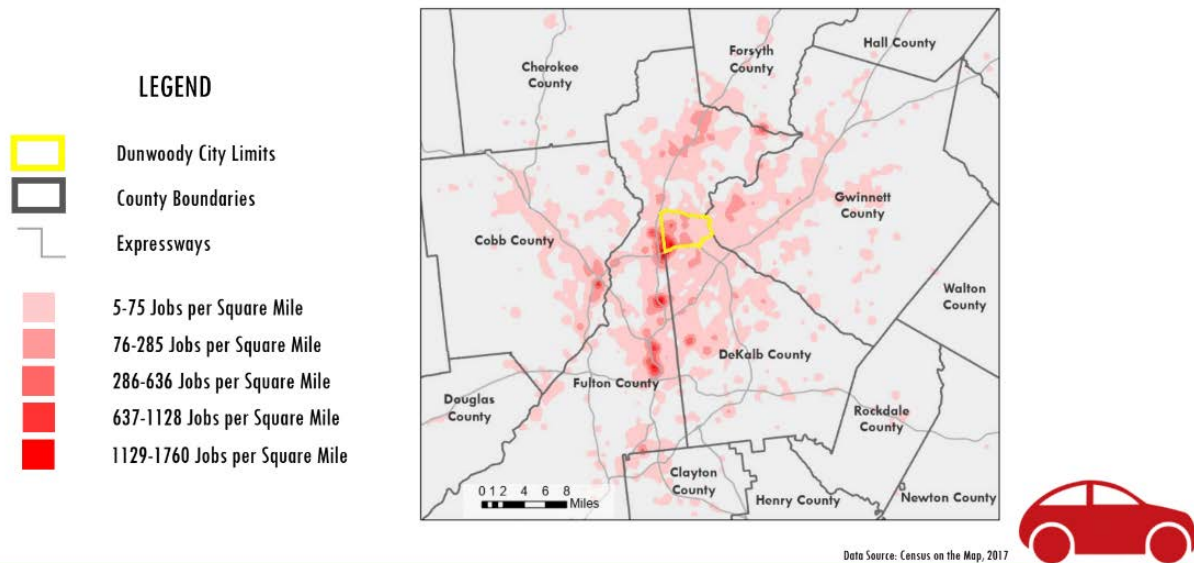
AMI — Area Median Income — is calculated by the U.S. Department of Housing & Urban Development. In 2016, the AMI for the Atlanta Metro Area was \$67,500.

Dunwoody's lowest income households struggle to pay for housing and other basic necessities. About a quarter of the city's households are cost burdened, paying over 30% of their income toward housing. In addition, roughly 12% of Dunwoody's households are severely housing cost burdened, paying more than 50% of their income toward housing.

Data Source: U.S. Department of Housing & Urban Development, CHAS 2012-2016 5-Year American Community Survey, Dunwoody City. Note: These are rough estimates.



## WHERE DUNWOODY RESIDENTS WORK



**C.2 DUNWOODY ECONOMIC DEVELOPMENT** Dunwoody has long been considered an attractive place to do business due to strong public infrastructure, transportation access and geographic proximity to the regions educated workforce; however, we need to re-imagine economic development to fit Dunwoody's unique circumstances and the current reality within the Metro Atlanta region. The days of economic development focusing only on recruitment of businesses are long past. We need to focus our efforts on a holistic approach that takes into account all of the factors that impact our economic performance such as walkability, education, quality of jobs, access to amenities, and transportation infrastructure.

**C.2.1 CURRENT CONDITIONS** The City of Dunwoody has grown rapidly since incorporation and the end of the "Great Recession." Adding new commercial developments, mostly in-fill developments within the Perimeter Dunwoody Market:

- **Park Center** – State Farm selected Dunwoody for the site of their third Regional Employment Hub and started construction on the 21 acre site in 2014, completing Building I (602,000 SF) in 2016, Building II (670,000 SF) in, and Building III (440,000 SF) is scheduled for completion in 2021. A fourth building pad is being marketed as a development site for up to 700,000 square foot office building. Park Center will consist of 50,000 square feet of retail space constructed around a central green space and public plaza, fully integrated into the urban fabric of the area.
- **Twelve24** – Trammel Crow finished the new mixed-use project in early 2020 across the street from Park Center. The project consists of a 335,000 square foot office building and 177 room hotel. The four acre site was purchased from Perimeter Mall and was an under-utilized parking deck that was leased to MARTA and a surface parking lot. The Office and Hotel have direct access to the Dunwoody MARTA Station.
- **Perimeter Marketplace** – Branch Properties is re-developing 10 acres on Ashford-Dunwoody Road that was originally built in 1999 as three restaurants constructed around a storm water pond that acted as an amenity for the project. The new development will consist of a Grocery



Anchored Shopping Center with the Retail/Restaurants pulled up to Street. Although not urban in density, this design offers surface parking for the development but also creates street facing retail along Ashford-Dunwoody Road and Meadow Lane and creates a more walkable and connected site.

- **Hospitality** – Four new hotels have been constructed in Dunwoody since incorporation consisting of 593 rooms. The Hospitality sector represents a potential growth market for Dunwoody as business travelers and visitors look for more convenient options outside the urban core.

These in-fill developments, or more accurately re-developments, represent the future of Dunwoody's development patterns – high density development around the Dunwoody MARTA Station with less dense development occurring at the edges of the Market closer to the existing single-family residential.

### C.2.2 UPDATED ECONOMIC DEVELOPMENT STRATEGY

Dunwoody's first economic development plan was created in 2011 and updated in 2015 during the Shape Dunwoody Comprehensive Plan update. These strategies were created during the depths of the "Great Recession" and during the resulting economic expansion respectively. Since that time, our economy and circumstances have changed. In addition, Covid-19 is re-shaping our economic future in ways we are only beginning to understand. Given these changing circumstances, Dunwoody needs to take a fresh look at our economy and develop a new strategy that is attuned to these new realities.

While the battle against COVID-19 has just begun, it is almost certain that the Pandemic will leave a lasting legacy on our economy. We are confronting a crisis unlike anything we've dealt with before, and the longer the crisis persists, the more likely we are to see transformative and lasting changes in consumer, employer, and worker behavior.

Prior to the outbreak of COVID-19, the Economic Development Department was planning to write a new Economic Development Strategy internally, using the update of the City's Comprehensive Plan as a starting point. However, the challenges and opportunities that we are now facing require a more thoughtful analysis of our economic position and more engagement with the community on what our long-term vision for growth and development looks like.

The Dunwoody Development Authority will take the lead on this conversation with support from Dunwoody Staff and include the following Boards as Stakeholders: Dunwoody Urban Redevelopment Agency, Discover Dunwoody, Dunwoody Perimeter Chamber, Dunwoody Representatives from the Perimeter CIDs, and the City Council.

### C.2.3 REGIONAL ECONOMIC DEVELOPMENT

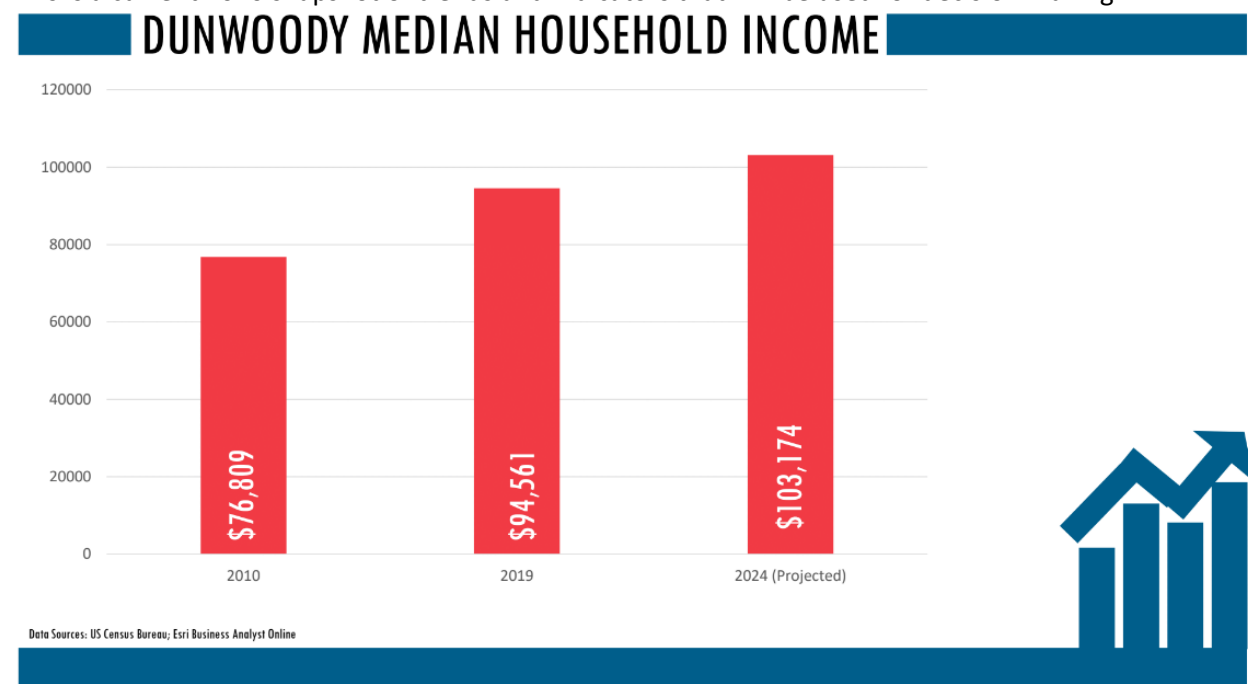
Ensuring metro Atlanta remains a vibrant, thriving community that is competitive on the global stage requires a comprehensive, actionable approach for economic development, education, economic mobility, and other critical factors. With a core goal of empowering upward economic mobility for all, CATLYST (<https://atlantaregional.org/atlanta-region/CATLYST>) is a strategy designed to improve regional competitiveness and collaboration throughout the 10-county region, which includes DeKalb County and the City of Dunwoody. CATLYST will ensure that metro Atlanta has good jobs, a well-trained workforce, and the regional collaboration needed to invigorate economic growth. CATLYST serves as the

Comprehensive Economic Development Strategy (CEDS) for the Atlanta region, and allows communities and organizations to receive grants and assistance from the U.S. Economic Development Administration for projects and technical assistance that support the four focus areas.

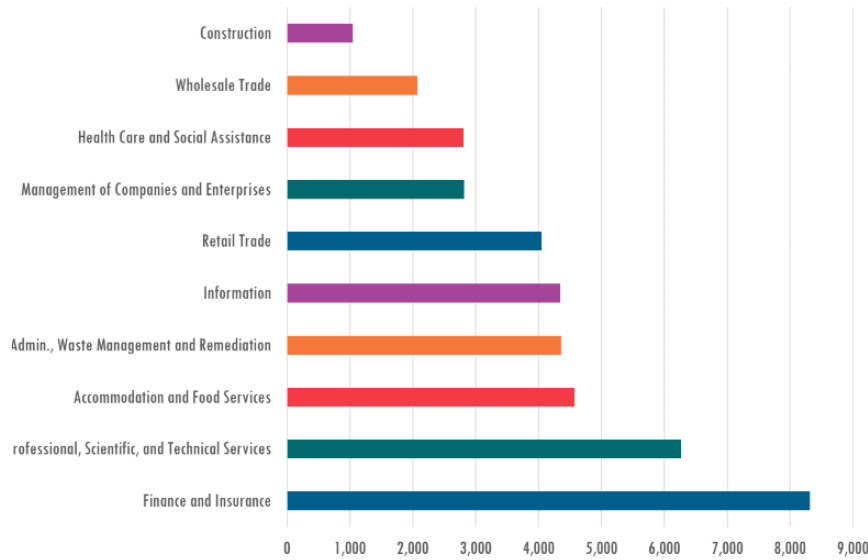
Maintenance and implementation of the plan occurs through the work of project teams consisting of leaders from across the region's public, private, and nonprofit spheres. Work began in 2017 – after the development of the 2015 Shape Dunwoody plan – with an evaluation of the region's economy, including data analysis and extensive outreach (interviews, focus groups, public forums, and workshops). This work built on the 2012 Regional Economic Competitiveness Strategy. The City of Dunwoody will work to continue coordination and collaboration with CATLYST as a high-level guide for local economic development policies, priorities, and initiatives.

#### C.2.4 ECONOMIC TRENDS AND INCOME

In the following section is presented the economic trends data from the Atlanta Regional Commission. This is a current 2020 snapshot of trends and indicators that will be used for decision making.



## WORKPLACE AREA CHARACTERISTICS



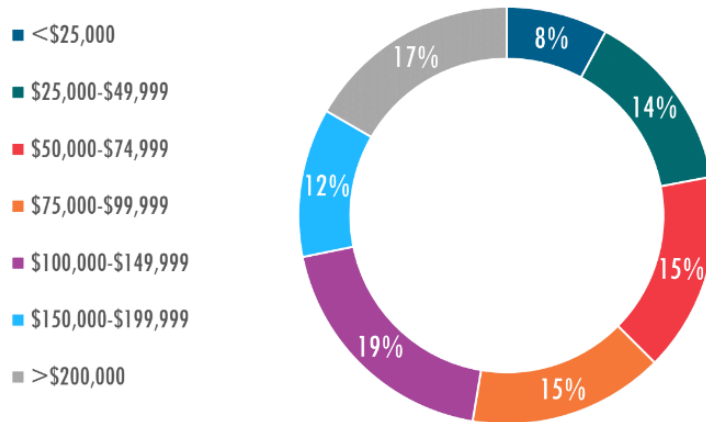
### What jobs exist within Dunwoody?

In terms of employment, the largest industry within Dunwoody is Finance and Insurance by far, followed by Professional, Scientific, and Technical Services.

Note: This only represents the top ten Workplace Area Characteristics.  
Data Source: US Census on the Map, Workplace Area Characteristics.



## INCOME DISTRIBUTION

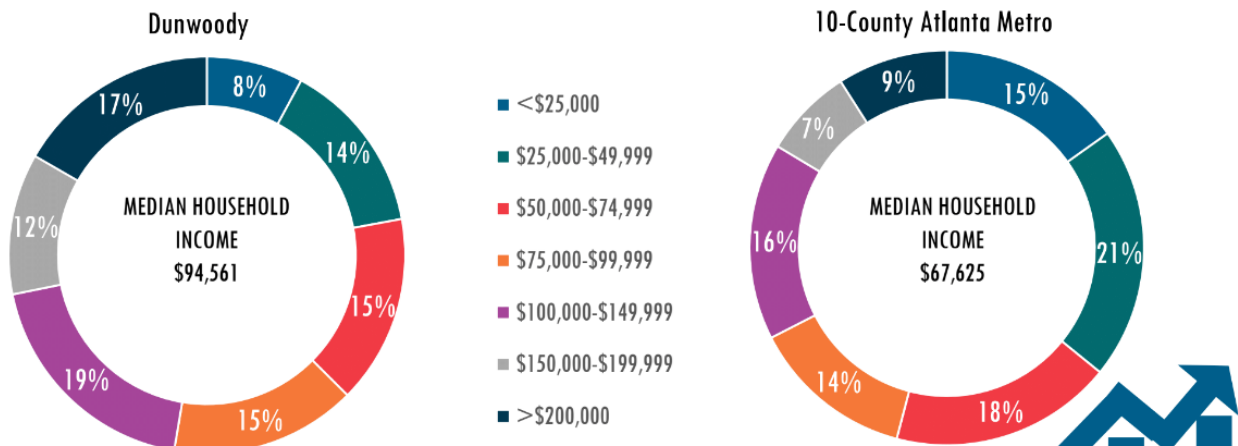


The median household income in Dunwoody in 2019 is \$94,561.  
Most Dunwoody households make at least \$75,000 a year. 22% make below \$50,000 annually.

Data Source: Esri Business Analyst Online



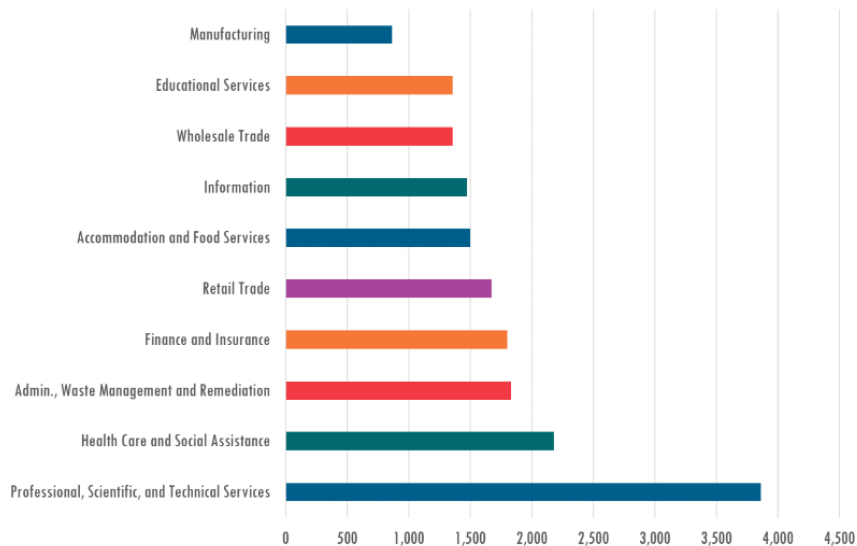
## INCOME DISTRIBUTION COMPARISON



The City of Dunwoody has a large proportion of households earning well above the Metro Area's median household income.

Data Source: Esri Business Analyst Online

## RESIDENT AREA CHARACTERISTICS



What industries do Dunwoody residents work in?

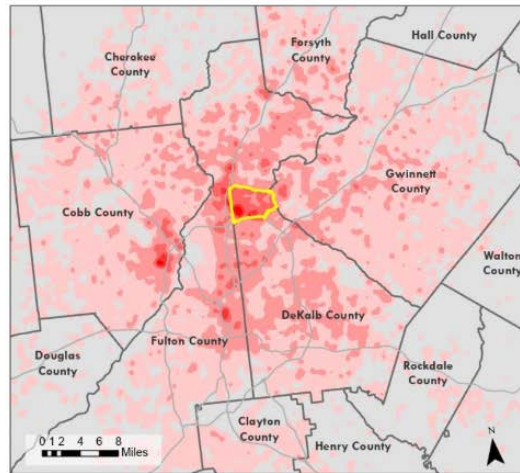
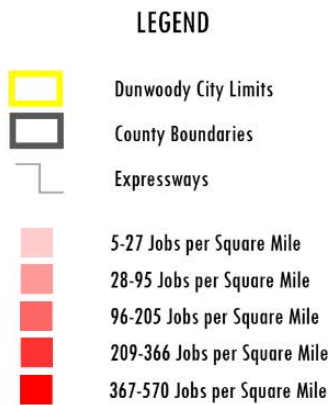
In terms of employment, the largest industry among Dunwoody's residents is Professional, Scientific, and Technical Services, followed by Health Care and Social Assistance.

Note: This depicts only the top 10 industries occupied by residents of Dunwoody. Others may be represented in the data that aren't shown here.

Data Source: US Census on the Map, Resident Area Characteristics.



## WHERE DUNWOODY WORKERS LIVE



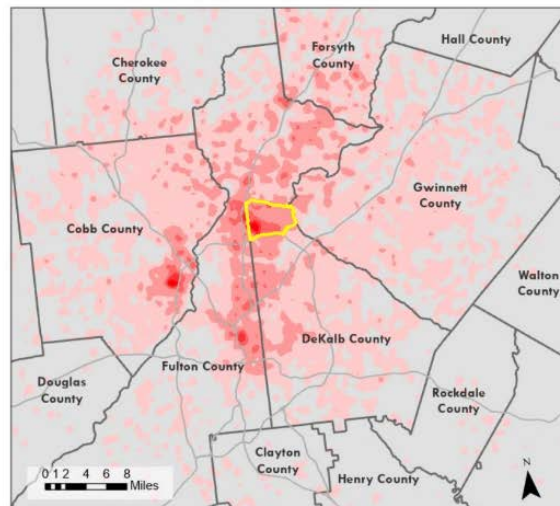
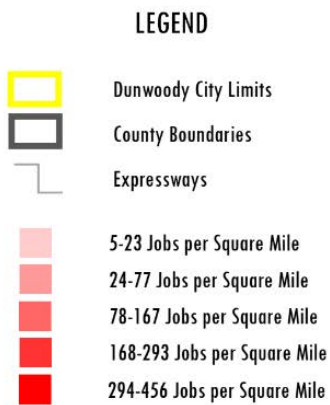
This map provides a visualization of where the people who work in Dunwoody call home.

During workdays, Dunwoody accommodates roughly 42,000 workers from outside the city, while only 19,000 Dunwoody residents leave the city for work, creating a daily influx of around 23,000 people.

Data Source: Census on the Map, 2017



## WHERE DUNWOODY WORKERS LIVE



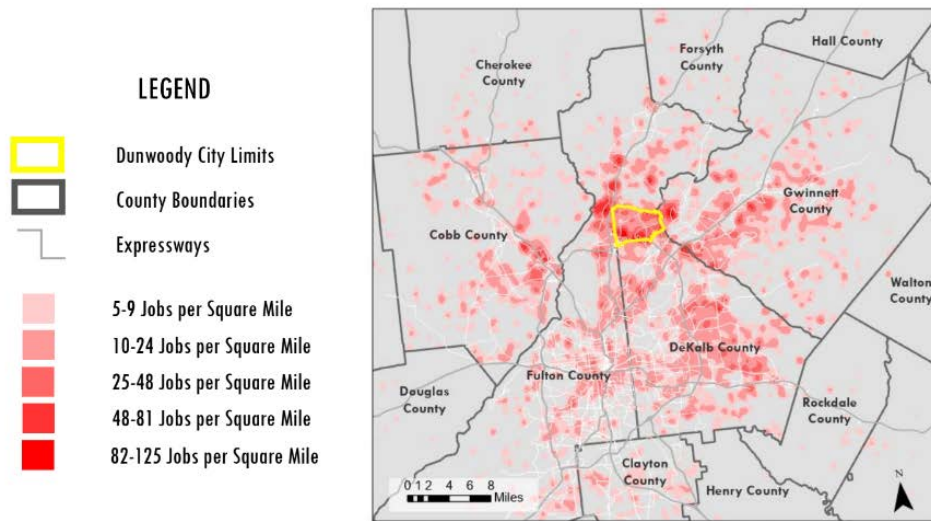
This map provides a visualization of where the people who work in Dunwoody call home.

This map is filtered to show only where people earning greater than \$3,333 per month (roughly \$40,000 annually) live.

Data Source: Census on the Map, 2017



## WHERE DUNWOODY WORKERS LIVE



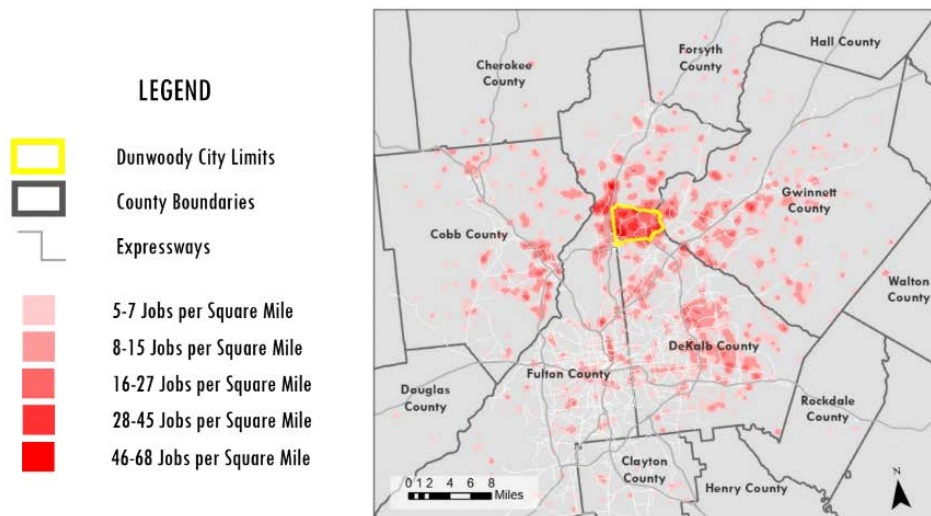
This map provides a visualization of where the people who work in Dunwoody call home.

This map is filtered to show only where people earning between \$1,251 and \$3,333 monthly (between \$15,000 and \$40,000 annually) live.

Data Source: Census on the Map, 2017



## WHERE DUNWOODY WORKERS LIVE



This map provides a visualization of where the people who work in Dunwoody call home.

This map is filtered to show only where people earning less than \$1,250 monthly (\$15,000 annually) live.

Data Source: Census on the Map, 2017



### C.2.5 ANALYSIS

#### Economic Development Partners and Resources

What follows below is economic analysis commissioned as part of the 2015 Shape Dunwoody plan, which has been used to help guide economic development strategy, policy and decision-making over the past five years. It is retained here in the current Dunwoody Next plan update because of its continued value

and use for reference and planning purposes until an updated Economic Development strategy is developed. Economic development is a “team sport” and requires partnerships, collaboration, and ongoing communication. Below is a list of existing and potential partners for economic development initiatives.

### **Local**

- City of Dunwoody
  - Department of Economic Development
  - Department of Community Development
  - Dunwoody Development Authority
  - Urban Redevelopment Agency
  - Convention and Visitors Bureau of Dunwoody
- Dunwoody Chamber of Commerce and local businesses
- Public and private K-12 schools
- Georgia Perimeter College
- Perimeter Community Improvement Districts (PCIDs)
- Perimeter Business Alliance

### **County-level**

- DeKalb County Development Authority
- DeKalb Chamber of Commerce
- DeKalb Workforce Development

### **Region- and state-level**

- Georgia Power
- Atlanta Regional Commission
- Metropolitan Atlanta Rapid Transit Authority (MARTA)
- Georgia Department of Economic Development
- Technology Association of Georgia
- Georgia Economic Development Association
- Southern Economic Development Council
- Georgia Department of Community Affairs

### **Employment Changes during the Recession**

Greater Dunwoody, like most communities, was hit hard by the Great Recession. The 2-ZIP code area lost 8 percent of its jobs between 2007 and 2010, a greater loss than Sandy Springs but less than in the remaining comparison geographies. Since then, Dunwoody has added over 2,000 of the approximate 3,000 jobs lost, the only city examined that has not fully recovered from the effects of the recession.

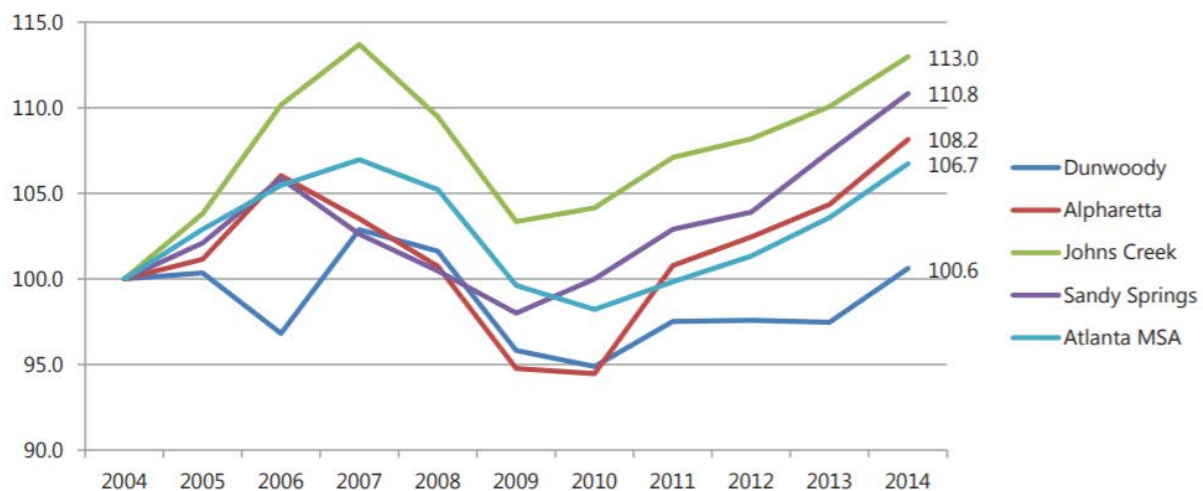
### EMPLOYMENT THROUGH THE RECESSION

		Before	During	Since
	2014	2004-2007	2007-2010	2010-2014
Dunwoody	38,842	2.9%	-7.8%	6.0%
Alpharetta	46,991	3.5%	-8.7%	14.5%
Johns Creek	71,991	13.7%	-8.4%	8.5%
Sandy Springs	106,004	2.6%	-2.5%	10.8%
Atlanta MSA	2,611,377	7.0%	-8.2%	8.7%

Source: EMSI

The following chart indexes employment for an apples-to-apples comparison of employment growth over a ten-year period. Dunwoody's peak employment was in 2007 after a major decline. The lowest level of employment for Dunwoody was in 2010, along with Alpharetta and the Atlanta MSA, who continued to experience declines even after the recession's official end in June 2009. Alpharetta and Johns Creek hit their employment lows and began growing again in 2009.

### EMPLOYMENT INDEX, 2004=100



Source: EMSI

Although Dunwoody's average annual wage is greater than that of the Atlanta MSA, it is significantly less than the comparison cities. Average annual wages in Dunwoody have increased at a pace on par with Sandy Springs and the Atlanta MSA. Between 2004 and 2014, Dunwoody's overall wage growth has lagged



behind that of Alpharetta and Johns Creek; however, wage growth in Dunwoody over the most recent five years has been more rapid than its northern counterparts.

#### AVERAGE ANNUAL WAGES

	2004	2009	2014	5-Year Change	10-Year Change
Dunwoody	\$42,922	\$47,529	\$52,829	11.2%	23.1%
Alpharetta	\$59,692	\$70,298	\$76,081	8.2%	27.5%
Johns Creek	\$53,512	\$63,083	\$68,504	8.6%	28.0%
Sandy Springs	\$55,504	\$61,754	\$68,699	11.2%	23.8%
Atlanta MSA	\$41,498	\$45,688	\$50,739	11.1%	22.3%

Source: EMSI

#### Economic Base Inventory

Location quotients (LQs) are a commonly-used measure for evaluating the composition of a local or regional economy. Location quotients measure the relative concentration of a given sector in a local economy – as measured by its share of total employment – relative to the national average for that same sector. If a location quotient is greater than 1.0 for a given sector, the community has a larger share of employment in that sector than the nation, indicating that such economic activities are more heavily concentrated in that community than the average American community. Firms operating in sectors that are highly concentrated in a given regional often “cluster” because there is some competitive advantage to be derived from that geographic location. Such advantages could include an abundance of a specific labor pool, proximity to key natural assets, or proximity to infrastructure needs such as a port or intermodal terminal, among many other potential advantages.

Many of Greater Dunwoody’s most concentrated sectors provide wages higher than the Greater Dunwoody average of \$52,829. Presented in the following table with location quotients higher than 1.10 and wages higher than the average highlighted in green, these sectors are Management of Companies and Enterprises (3.79), Professional, Scientific, and Technical Services (2.49), Finance and Insurance (2.30), Information (1.72), and Wholesale Trade (1.27). These sectors are knowledge-driven and have high percentages of jobs requiring college degrees, a good match with city residents since roughly two-thirds of adults aged 25 and up in Dunwoody hold at least a bachelor’s degree. An added competitive advantage is that of these highly concentrated, high-wage sectors, all but Finance and Insurance offer annual average wages higher than the U.S. average, which is a draw for prospective talent.

Dunwoody, on the edge of the I-285 corridor, in DeKalb County, and bordering Fulton and Gwinnett counties, is in a special geographical location. While Dunwoody is a suburb of the City of Atlanta, with the presence of MARTA and the large employers in the Perimeter Center area, it also has qualities of an urban city. Existing and prospective talent value quality of life options, and Dunwoody can provide the urban and suburban living options that appeal to various segments of today’s workforce. Most recently, State Farm’s investment to develop three roughly 20-story buildings to house its customer operations center along with street-level retail and restaurant space and a park. Companies cited the area’s access to hotel,

retail, and restaurant options, the existing strength of the Perimeter Center commercial district, proximity to Hartsfield-Jackson Atlanta Airport, and access to public transportation as strong assets. Because young professionals are becoming less car dependent, employers are becoming more attracted to cities with existing public transit infrastructure—in fact, State Farm’s new development is located on acreage across from and will connect to the Dunwoody MARTA station. Programs such as Perimeter Connects, a free transportation consultancy service for Perimeter area businesses launched by the PCIDs, are important steps to making Dunwoody easier and quicker to get around, qualities will make the area even more attractive to both prospective firms and prospective talent.

Dunwoody is the home of some of the region’s major employers, including Six Continents Hotels, Hewlett Packard, Cox Enterprises, and Bellsouth.net, each with over 800 employees located in Dunwoody. The City has a solid foundation of economic activity, and with redevelopment efforts and infrastructure improvements, Dunwoody has the opportunity to leverage its existing concentration of jobs to create other thriving job nodes in other segments of the city, but still geographically close to its Perimeter Center area.

**ECONOMIC STRUCTURE, GREATER DUNWOODY, 2014**

NAICS Code	Description	Employment	Location Quotient	5-Year Change	10-Year Change	Average Annual Wage	Percent of National Wage
	<b>Total</b>	<b>38,842</b>		<b>5.0%</b>	<b>0.6%</b>	<b>\$52,829</b>	<b>109.4%</b>
54	Professional, Scientific, & Technical Svcs	6,081	2.49	-2.6%	16.1%	\$68,928	87.0%
56	Admin & Support & Waste Mgmt/Remediation Svcs	5,934	2.46	-0.4%	-7.5%	\$37,611	112.2%
44	Retail Trade	4,669	1.16	-4.9%	-12.0%	\$23,557	83.8%
72	Accommodation & Food Svcs	3,798	1.18	12.5%	20.1%	\$18,536	100.9%
52	Finance & Insurance	3,623	2.30	25.5%	7.1%	\$85,118	92.0%
62	Health Care & Social Assistance	3,483	0.72	6.4%	13.1%	\$41,652	93.0%
81	Other Svcs (except Public Administration)	2,197	1.18	3.7%	3.1%	\$25,689	97.6%
55	Mgmt of Companies & Enterprises	2,048	3.79	19.3%	14.8%	\$118,308	105.9%
42	Wholesale Trade	1,917	1.27	-6.6%	-35.2%	\$91,290	132.6%
51	Information	1,246	1.72	44.1%	-2.1%	\$94,358	107.9%
53	Real Estate & Rental & Leasing	953	1.49	10.1%	-10.7%	\$44,449	95.0%
23	Construction	659	0.32	3.0%	7.4%	\$45,548	96.7%
90	Government	641	0.11	-7.0%	7.6%	\$67,572	137.5%
71	Arts, Entertainment, & Recreation	580	0.90	15.7%	29.1%	\$18,132	56.7%
31	Manufacturing	347	0.11	2.1%	-32.4%	\$57,457	93.2%
61	Educational Svcs	317	0.32	5.0%	8.8%	\$46,762	125.2%
48	Transportation & Warehousing	164	0.13	92.1%	131.0%	\$52,075	107.1%
22	Utilities	106	0.76	-16.9%	-57.9%	\$93,901	97.2%

Source: EMSI

Note: NAICS codes 11 (Agriculture, Forestry, Fishing and Hunting), 21 (Mining, Quarrying, and Oil and Gas Extraction), and 99 (Unclassified) are excluded from this table. These sectors comprise less than 0.2 percent of jobs in the 2-ZIP code Greater Dunwoody region.

## Employment Projections

The Atlanta Regional Commission (ARC) provides employment projections for every Transportation Analysis Zone (TAZ) in the ARC Travel Demand Model. The figures below display the projected employment densities for each Dunwoody TAZ based on this ARC model, for both 2015 and 2040. As of 2015, the Perimeter Center maintains an employment density of between 32 and 38 persons per acre, making it the densest employment center in the city. The southern portion of Dunwoody Village and

northern Perimeter Center area maintain an employment density of 12 persons per acre. The Georgetown area, the only other notable employment center as of 2015, maintains an employment density of 3.7 persons per acre. The remainder of the city is primarily residential and has an employment density of less than two persons per acre, with few employees found in the northern portions of the city.

ARC projections indicate a general continuation of past employment growth trends out to 2040. These projections indicate that the western portion of Perimeter Center will increase employment density to 45 persons per acre, while the remainder of Perimeter Center will remain near 2015 levels of employment. The northern portion of Dunwoody Village will increase in density to 2.4 persons per acre, indicating growing employment in the central Village. The Georgetown Area will also experience increased employment density, growing to 6.4 persons per acre. These trends reflect the densification and growth of the southern portions of the city as Atlanta urbanization spreads outwards from the metropolitan core. The northern, residential portions of the city are expected to retain their minimal employment densities while Perimeter Center will continue to grow. Dunwoody Village and Georgetown are expected to grow as local employment nodes, and the implementation of master plans for these areas will need to occur to ensure that they grow into the vision the City of Dunwoody and its residents have.

**C.2.6 NEEDS, OPPORTUNITIES AND RELATED WORK PROGRAM ITEMS:** The following needs and opportunities have been identified as a result of an analysis of economic trends as well as a series of interviews and community workshops. It is important to note that quality economic development also depends on the successful implementation of community development needs, particularly those related to Dunwoody's infrastructure.

- Encourage Dunwoody's small business and entrepreneurial environment.

Dunwoody benefits from its healthy Perimeter Center area, which is concentrated in the southwestern corner of the city and serves as a strong anchor for the city's economy. Dunwoody has an opportunity to leverage this major jobs center with large employers, presence of young professionals looking for ability to spin-off or build firms from high-tech innovations and a vibrant retirement community ready for after-retirement opportunities, proximity to the City of Atlanta and its assets, and the presence of MARTA to encourage small business creation and growth in other areas of the city.

**Action Items:**

- Implement development tasks in the Dunwoody Village Master Plan, Georgetown Master Plan, Urban Redevelopment Plan, Sustainability Plan, and Transportation Plan to attract additional local serving businesses as well as destination businesses, particularly restaurants and retail in economic nodes outside of the Perimeter Center area.
- Include specific questions for small business owners in the city's annual survey
- Work with Georgia State University to make its entrepreneurship assets directly accessible to Dunwoody businesses and talent.
- Establish additional incentives to further desirable development in city. Examples of best practice tools to consider that can be paired together for eligible projects include but are not limited to tax allocation districts (TADs), tax abatement bonds, redevelopment bonds, lease-revenue financing, and the EB-5 Immigrant Investor Program. Take advantage of Georgia

Department of Community Affairs tools such as its Redevelopment Fund and its Energy Rebate Program.

- Ensure that the permitting process is straightforward and easy to understand and follow.

It is important that Dunwoody understands its level of competitiveness relative to nearby communities, including but not limited to Sandy Springs, Chamblee, Roswell, Brookhaven, and Buckhead, in terms of the ease of business owners to obtain permits.

Action Item:

- Periodically compare the cost and timeliness of permitting processes in surrounding communities to that of Dunwoody's.
- Strengthen Dunwoody's economic development efforts.

Dunwoody is lead economic development organization and currently has several protocols in place to ensure that city officials understand the needs of existing businesses and that the city competes for relocation projects. The City funds and staffs a business retention and expansion program that visits over 100 businesses per year and has created beneficial programs such as Engage Dunwoody, which is a partnership with the Dunwoody Chamber of Commerce to connect its firms to nonprofit entities to build a better community. However, there is always room for improvement. This recommendation is to continue existing efforts and to build on the foundation the City of Dunwoody Department of Economic Development has laid.

Action Items:

- Continue to regularly engage business community in feedback on city needs and concerns and vice versa.
- Continue business retention and expansion visits.
- Expand follow-up efforts after receiving business feedback. o Work with chamber to expand the Engage Dunwoody program.
- Develop and maintain database of the city's available and developable real estate portfolio.
- Make accessible a list of all real estate redevelopment opportunities sorted by character area.
- Continue to strengthen relationships with local, regional, state, and federal partners.

Cooperation and regionalism are hallmarks of successful communities. This is especially true of Dunwoody, which is closely tied to Sandy Springs because of the shared Perimeter Center area despite being located in different counties. Similarly, Dunwoody shared retail areas with other cities on its borders. Dunwoody is also a recognized suburb of the City of Atlanta and benefits from the close proximity to Atlanta's assets as well as the metro's labor shed. These relationships are and can be increasingly mutually beneficial as the City of Dunwoody and its local partners continue to build their relationships across city, county, and even metro lines.

Action Items:



- Encourage a conversation between local chambers of commerce in the cities in and near the Perimeter Center area and the PCID Business Alliance regarding combining and/or coordinating efforts.
- Work with Sandy Springs and Brookhaven to solidify a unified marketing vision.
- Continue building rapport with Metro Atlanta Chamber and Atlanta Regional Commission and leverage regional resources and opportunities.
- Continue working with the City of Sandy Springs to host state project managers for joint tours of the cities to highlight economic development opportunities.

### **C.3 NATURAL AND CULTURAL RESOURCES**

Following is an inventory of Dunwoody's many natural and cultural resources highlighting protected features that may impact future development. See Appendix D. Consistency with Regional Water Plan and Environmental Planning Criteria, for a description of how water resources are being protected. The Natural Resource Map displays the location of many of resources described below.

**C.3.1 WATERWAYS** The Chattahoochee River runs about a mile north of the City of Dunwoody. There are a few creeks such as Ball Mill Creek, Nancy Creek, and North Fork Nancy Creek running within the city limits. These water bodies are protected by the Georgia Stream Protection Ordinance which requires a 25-foot wide buffer immediately adjacent to all waters of the state in its natural state. This ordinance applies to all waters of the state as defined by the Georgia Environmental Protection Division. The Dunwoody Stream Protection Ordinance requires an additional 50-foot wide buffer immediately from the state buffer. There are several lakes and ponds located within the city limits including Mount Vernon Lake and Kingsley Lake. The city also has a DeKalb County Water Works plant within its boundary. The wetlands of Georgia are protected by the Department of Natural Resources Georgia Environmental Protection Division which sets Environment Planning Criteria for developing land use with respect to wetlands.

**C.3.2 WATER SUPPLY WATERSHED** The City is entirely within the Chattahoochee River Watershed, but not all of it is within the water supply watershed portion of the river. Those parts of the City draining into Nancy Creek, which is a tributary of Peachtree Creek, are not in the Chattahoochee water supply watershed as Peachtree Creek enters the Chattahoochee downstream of the public water supply intakes on the river in the Region. The watershed portion of the Chattahoochee is subject to the requirements of the Part V Environmental Planning Criteria of the 1989 Georgia Planning Act, which require protection measures in public water supply watersheds throughout the state. The criteria are administered by the Environmental Protection Division of the Georgia Department of Natural Resource and vary with the size of the watershed. Under these criteria, in large water supply watersheds (over 100 square miles, which includes the Chattahoochee) with river run intakes, the only requirements are limitations on hazardous material and waste handling and storage.

**C.3.3 PRIME AGRICULTURE LAND:** There is no prime agricultural land within the City of Dunwoody limits.

**C.3.4 UNDEVELOPED / FOREST LAND** According to existing land use, the city has approximately 95 acres of land assigned as Undeveloped / Forest Land.

**C.3.5 GROUNDWATER RECHARGE AREA** The northern region of the city, mostly north of Mount Vernon Highway and east of Roberts Drive, is designated as Groundwater Recharge Area. The recharge area has

been designated as the probable area of thick soil. The area falls under the “Most Significant Ground-Water Recharge Areas of Georgia” published in 1989 in Georgia Geologic Survey Hydrologic Atlas 18 map. The Groundwater Recharge Areas are protected by Department of Natural Resources which has set Environmental Planning Criteria for storage and disposal of hazardous and agriculture wastes design of septic / drain systems and new developments.

C.3.6 FLOODPLAIN The city has approximately 250 acres of land as flood plain, mostly 100 year floodplain. Some of the areas along North Fork Nancy Creek and near the Brook Run Park have been mapped as 500 year floodplain.

C.3.7 PROTECTED MOUNTAIN: There are no protected mountains within the City of Dunwoody limits.

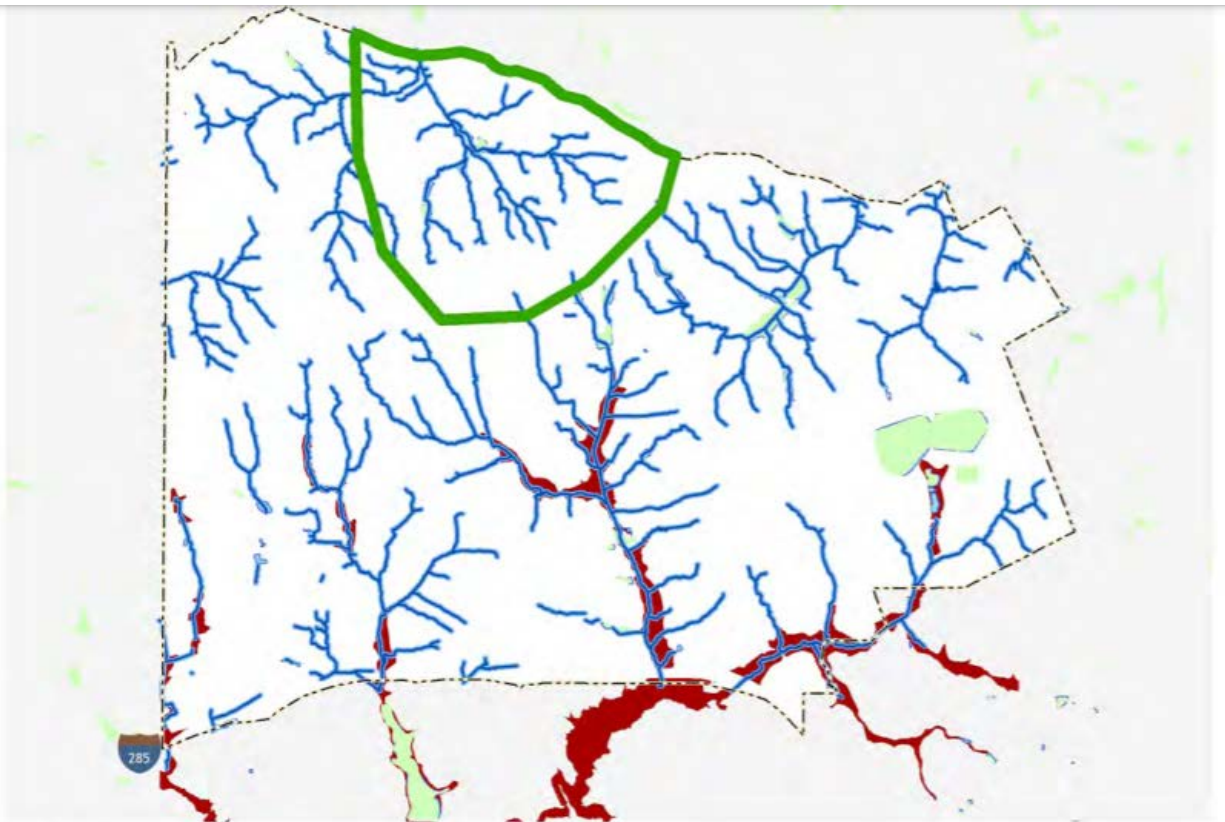
C.3.8 PROTECTED RIVER: There are no protected rivers within the City of Dunwoody limits.

C.3.9 LIST OF ENDANGERED SPECIES:

- Bird: Bald eagle (*Haliaeetus leucocephalus*)
- Fish: Bluestripe shiner | (*Cyprinella callitaenia*)
- Plant: Bay star-vine (*Schisandra glabra*); Black-spored quillwort (*Isoetes melanospora*); Flatrock onion (*Allium speculae*); Granite rock stonecrop (*Sedum pusillum*); Indian olive (*Nestronia umbellula*); Piedmont barren strawberry (*Waldsteinia lobata*); Snorkelwort (*Amphianthus pusillus*)

C.3.10 PARKS AND OPEN SPACES See the Community Facilities Assessment for description of the local parks in Dunwoody.

C.3.11 SIGNIFICANT HISTORIC RESOURCES The preservation of historic resources provides cultural, educational, and economic benefits for a community. Historic sites are among the top destinations for Georgia’s tourists, and tourism is one of the largest and fastest growing industries in the state, creating thousands of jobs and millions of dollars in revenue annually. Preservation of irreplaceable assets such as these have immeasurable benefits in maintaining the City of Dunwoody as a unique community as the city continues to experience changes linked to rapid growth and development. Although historic preservation has become more important as more structures age, it is also about timing as some structures have not been saved or preserved in a timely manner. This is an impetus for the City of Dunwoody to plan to undertake a city-specific Historic Resources Inventory. There has not been an inventory covering the area aside from National Register nomination research and documentation and extensive work by the Dunwoody Preservation Trust.



**Water Resources Map**

- City Boundary
- Ground Water Recharge Area
- Streams
- 75 ft Stream Buffer
- Wetlands
- Lakes
- Floodplain

The synopsis included here is from the resources found at the DeKalb History Center, the Historic Preservation Division of the Department of Natural Resources and the Dunwoody Preservation Trust.

**Cultural Resources** including historic structures and sites as well as structures and sites known to be lost, is included in this section. The figure also identifies the one house, Cheek-Spruill House, listed on the National Register and the Donaldson-Banister House which has a National Register nomination pending. It is important to note resources lost in the recent past because they play an important role in the development of Dunwoody and could also be resources for archeological work in the future. This map could be used as the baseline for a local historic resources survey.

Potential archeological resources as identified in the State Archeological GIS database are also noted on the map. As a policy to prevent potential looting, the state does not reveal unprotected sites by a specific location or type.

Property types identified include single dwellings, churches, cemeteries, commercial, industrial, transportation, and agricultural. The area considered Dunwoody prior to incorporation is not exactly the same as the formal city boundaries. The Dunwoody Preservation Trust has a historic marker program (18 properties) which shows the name of the resource and the date constructed. The Dunwoody Preservation Trust has decided to leave the historical markers up in these areas because historically this was considered “Dunwoody”.

The date of construction of the properties surveyed range from the mid-1800’s to the mid-1900’s. There is a large amount of ranch style neighborhoods that have not been evaluated. Some of the resources are considered to be threatened due to their condition or due to change in the land use. None of the historic resources is protected by local ordinance.

**C.3.12 SIGNIFICANT RESOURCES INVENTORY** Many of the residences in the area are associated with agricultural uses. They would be considered Victorian Vernacular and retain landscape elements and some outbuildings. Some of these were once part of a small farm while others were located at crossroads communities. Many of the houses have become endangered or lost as land uses change. Those located on large parcels are endangered in the process of subdivision and developed for residential and commercial uses.

**Commercial Resources** The commercial resources in the area have been lost. There is documentation of commercial buildings, cotton gin and a medicinal laboratory and store in the Chamblee Dunwoody Road and Mount Vernon Road area, in the vicinity of the area known as Dunwoody Village.

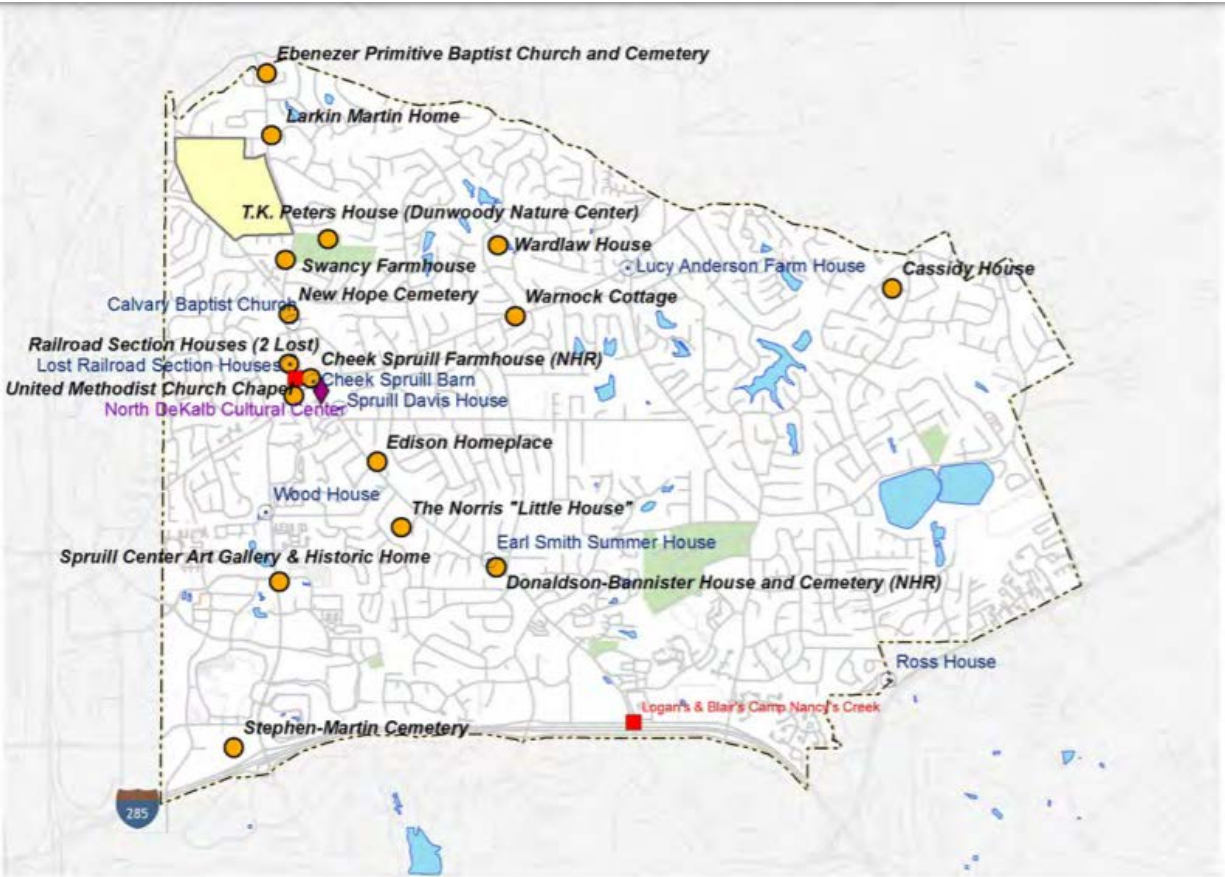
#### **Industrial Resources**

Very few industrial buildings, if any, were located in the City of Dunwoody.

#### **Institutional Resources**

- Government Buildings - There are no historic government buildings in the City of Dunwoody.
- Schools - There are no historic schools left in the city. The first private “school” was held at the Ebenezer Baptist Church which is still standing, although the school has long since disbanded.





Cultural Resources Map

- City Boundary
- Cultural Center
- Historic Marker
- Historic Site/Structure
- Potential Archaeological Resources
- Lost Historic Site/Structure

Transportation Resources

Dunwoody grew from a rural, agricultural town as a result of the construction and operation of the Railroad which began operation in 1881 and remained through 1921. This railroad connected Roswell, Chamblee and Dunwoody to Atlanta. One historic railroad section house still remains and houses the Chamber of Commerce. The other two section houses were lost to development pressures. These structures were built to temporarily house railroad workers while rails were being repaired. In 1994, some of the tracks for the railroad were found along Chamblee Dunwoody Road.

Rural Resources

Since DeKalb developed as an agricultural area, most of the historic resources in unincorporated DeKalb County could be considered to be rural resources.

Dunwoody is considered a crossroads community, which are frequently located at the intersection of two or more roads and are located throughout unincorporated DeKalb County.

Crossroads communities were the hub of activities and services in the farming communities. A variety of community institutions were located near the major intersection with residential development extending along the roads. The main crossroads area was Chamblee Dunwoody Road and Mount Vernon Road.

A description of some of the key resources are as follows:

- Cheek-Spruill Farm (c. 1881 and 1909 addition) This structure is known as the heart of Dunwoody. It was a rallying point by the Dunwoody residents when encroaching development threatened it. It is currently the headquarters of the Dunwoody Preservation Trust. The house was built in 1881 and was one story. It was originally the home of Jobberry Cheek who had a saw mill, cotton gin and corn and flour mill across the street. The second story was added in 1909. It is an “L” shaped folk Victorian farm house. This house was purchased by the Spruill family and Mrs. Florence Spruill lived here until she died. The community was able to move and save the associated smokehouse and shed barn as well as marked trees.
- Donaldson-Bannister House and Cemetery (c. 1870) This is one of the last surviving farmsteads with a family cemetery. There are seven marked graves and twenty without inscriptions. Some changes were made to the structure in the 1930’s which are attributed to the Williamsburg style.
- Edison home place (1931) This was the first brick house in Dunwoody. It is a single family bungalow.
- The Last Rail Section House (c. 1880) This was a two room house where the section hands stayed while they worked on the railroad. There were three of these houses until 1994. There is eyewitness documentation that there may have been more. Two sections of rail were found when the other two were removed. The structure is unchanged except for the addition of railings and steps. The original bead board ceiling is still present.
- The Warnock Cottage (c. 1913) Mr. William Warnock built a log cabin near Ashford Dunwoody Road. He then purchased the land where this Victorian Cottage sits. Vinyl siding has been added over the original wood and the back porch has been enclosed.
- The Swancy Farmhouse (c. 1889) This property features a farm/rural landscape with a tin roofed farm shed. This house would have been just below the junction of the railroad as it turned down Chamblee Dunwoody Road.
- The Norris “Little House” (c. 1901) This was the vacation cottage of the family who owned the Norris candy company. There were a number of other vacation houses in the area.
- The Wardlaw House (c. 1929) This was another vacation home similar to the Norris “Little House”.
- Larkin Martin House (c. 1840, oldest surviving home in Dunwoody). Once of the home of Larkin Martin, an early member of Ebenezer Primitive Baptist Church. The home was originally part of a 300 acre estate, which subsequent owners sold off for residential development, including property now called Sellers Farm and the Mill Glen subdivision.
- Cassidy House (C. 1930). Built originally as a hunting lodge and summer home for Mrs. Clara B Cassidy.

## Religious Building and Cemeteries

The City of Dunwoody has not conducted an inventory of archeological and cultural resources within its boundaries. There are a number of religious buildings and church cemeteries in the area that need to be outlined here not included here.

- **Dunwoody United Methodist Church:** The original church was organized in 1903. The original frame church is no longer in existence. The existing Chapel was constructed in 1941 and sits across the street from where the original church sat.

- **Ebenezer Primitive Baptist Church:** Established in 1829 and is known as the oldest church in Dunwoody. It is now bricked but still active. A discussion of this building and associated cemetery is provided under cemeteries.

Church Cemeteries with existing congregations: Where the church is still active, the cemetery is generally maintained. Many of these churches have a cemetery maintenance committee that raises funds and is responsible for the maintenance of the cemetery. The cemeteries can be categorized as follows:

- **Ebenezer Primitive Baptist Church:** Established 1829 This church is the oldest church in Dunwoody. The Yellow River Primitive Baptist Association was active in the area during the 1820's. Ebenezer may have been a result of these efforts. A brick exterior has been applied to this structure but would have been wood originally. Sources note that the congregation is about 50 members, who still sing in the Sacred Harp or Fa-So-La tradition. The cemetery has a large pre-war section and monuments. Some vandalism has occurred.

Church Cemeteries where the churches no longer exist: In some cases, a church congregation has moved or disbanded. As a result, the church building no longer stands or is in a state of disrepair and the cemetery is abandoned. One example of a church cemetery in Dunwoody is the New Hope Cemetery. New Hope Cemetery dates back to 1859 and was originally associated with the New Hope Presbyterian Church, which was disbanded in 1917 and the building was removed. Founding families of Dunwoody such as Cheek, Duke, and Spruill can be found buried here.

- **Family Cemeteries:** These are located within what is or was a family's farm or property. Family cemeteries are often small and not maintained and are abandoned.

- **Donaldson-Banister House and Cemetery:** This house was built along the railroad. This is one of the oldest houses in the area. It is the last farmstead which features a family cemetery.

- **The Martin/Spruill Cemetery:** This cemetery dates to at least 1866. It is currently hidden between commercial and office space. It is the resting place of many of the Stephen Martin family and many of the Spruills. The grave of Mr. Martin and his second wife are marked with a rare custom of surrounding the grave with a rock wall. The Dunwoody Preservation Trust has a marker here and because of its hidden location not much vandalism appears to have occurred. This cemetery was at one time in the back of the Spruill farmstead.

Several trends adversely affect the preservation of cemeteries. Over time, some have disappeared while others have deteriorated.

• **Development and encroachment of development:** As the City of Dunwoody has become more urbanized and agricultural production has declined, former farms, where family cemeteries were located, have changed land uses to residential, commercial, or industrial. Also large swaths of property associated with religious structures have been subdivided. Removal of vegetation and grading of land adjacent to burials can change the topography of the soil, the drainage, the pattern of stormwater flow, and the stability of the soil. This could have an adverse effect on burials by increasing run-off and soil erosion. Water and soil erosion can shift marker placement, destabilize markers and unearth stones.

• **Abandonment:** Many family cemeteries have been neglected or abandoned as land use patterns have changed, descendants have moved away or died, the family property has been sold and younger generations have been unaware of the cemetery, thus leaving no one to care for it. In these cemeteries, vandalism and vegetation can go unchecked.

• **Natural Environment:** The natural environment, freeze/thaw cycles, acid rain and unchecked vegetation can negatively affect walls, stones, markers and paths. Invasive vegetation can attach itself to stones and trap water and soils that can harm it. Diseased limbs or trees can fall and shatter stones and walls. An overgrown and uncared for site can fall prey to vandalism.

• **Vandalism:** Cemeteries are an easy target for vandalism. Lack of security, infrequent visitation, overgrown grounds and a neglected appearance can make cemeteries attractive to vandals and thieves. Removal of stones and fences by theft leaves graves unmarked and destroys the integrity of the cemetery.

The Abandoned Cemeteries and Burial Grounds legislation in Georgia protects cemeteries from development.

As presented here, the content from the various research data provides an overview of the potential historic resources in Dunwoody. These are significant on a local level, and there may be many more specific names and locations that can be added should the city decide to conduct or administer a new historic resources survey or receive further input from citizens. The new survey should start by utilizing the research materials presented here.

A historic resource commission or historic preservation commission would be recommended if the city finds concentrations of structures that could represent historic districts, or individual structures that are eligible and have potential to be listed on the historic register. A historic preservation commission or review board would also be recommended if the city implements local historic preservation guidelines at any time in the future.

### **Lost Historic Site/Structure**

These structures or sites were added to raise awareness in the Dunwoody Community about the lack of protection for existing historic resources and to document areas that might be available for further archeological research. While not an exhaustive documentation, Cultural Resources Map provides the general location for some of the notable sites. The initial list was procured from Lynne Byrd from the Dunwoody Preservation Trust.

## **C.4 COMMUNITY FACILITIES AND SERVICES**

Following is an overview of the community facilities and services available to Dunwoody residents and businesses. The Community Facilities Map at the end of this section shows the locations of local facilities.



See the Intergovernmental Coordination Assessment for a list of services agreements with other government entities, of which DeKalb County is a major provider.

#### C.4.1 GENERAL GOVERNMENT

Dunwoody is governed by a Mayor and City Council. The City Council is comprised of the Mayor and six members who are elected to Posts 1 through 6. Each person desiring to offer as a candidate for councilmember shall designate the council post for which he or she is offering. The mayor and councilmember's serve for terms of four years and until their respective successors are elected and qualified. The City Council enacts ordinances and resolutions, adopts an annual budget, establishes the tax levy, and otherwise takes such actions as necessary for the security, welfare, and interest of the city.

The City Manager is tasked to independently organize and manage the daily operations of Dunwoody's city government in accordance with local ordinances, laws and policies prescribed by the elected officials. The City Manager's responsibilities and authorities include orchestrating the full spectrum of activities of the city and making key decisions to keep day-to-day operations running smoothly.

#### C.4.2 WATER SUPPLY AND WASTE WATER

The Water and Sewer Systems map depicts the County water and sewer facilities that serve all of DeKalb County, including the City of Dunwoody. The map is from the 2025 DeKalb County Comprehensive Plan, and much of the assessment below is also from that document.

## Water and Sewer Systems Map, DeKalb County



Source: DeKalb County 2025 Comprehensive Plan

### Distribution and Treatment Systems

DeKalb County provides direct water delivery service to the unincorporated areas of the County and some of the Cities. The County relies on Lake Lanier to supply its fresh water for residential and commercial customers. The County's Department of Water Resources manages drinking water, stormwater, and wastewater.

### Water System

DeKalb County currently holds a water withdrawal permit from the Georgia Department of Natural Resources Environmental Protection Division, allowing a maximum daily withdrawal of 150 million gallons. In 2006, the County averaged withdrawals of approximately 90 million gallons per day. The County supplies water to its 225,000 customers through two Water Filtration Plants, each of which can draw water from two separate Raw Water Intakes located on Lake Sydney Lanier. There are approximately 3,271 miles of water lines in the County, ranging in size from 2" to 78". Approximately 64 million gallons of distribution storage is available, with pumping capacity to raise water pressure in local areas to acceptable levels, situated at various locations in the system.

## **Wastewater System**

In total, there are approximately 254,000 sewer customers in DeKalb County. These customers are served by 2,000 miles of sewer pipeline. Because the county's drainage patterns rarely conform to political boundaries, the county has established a number of shared facilities and joint use agreements with adjacent municipalities and counties.

### **C.4.3 PUBLIC SAFETY**

#### **Police Department**

Dunwoody established its own police protection services on April 1, 2009. The City police force relies upon 40 sworn officers and 8 civilian employees serving to provide public safety. The current City Hall location satisfies the immediate office space operational needs. However, identifying a long-term facility should be considered as there are many needs unmet at the current location such as, adequate space for evidence storage, parking that is secured and available 24 hours a day, 7 days – a – week, availability that police services require. Dunwoody relies on DeKalb County to provide much of its incarceration services.

#### **DeKalb Fire Department**

Fire protection is provided to the City of Dunwoody through an agreement with the DeKalb County Fire Department. DeKalb County has three stations in the city: Station 12, Station 18 and Station 21. In addition, Fulton County operates a fire protection facility just north of the city, which is also available for service in Dunwoody through a mutual aid agreement between the two counties. In addition to these local facilities, DeKalb County's other fire stations provide backup to the stations located within the city limits, making Dunwoody one part of a county-wide network of fire protection facilities.

Mutual support between stations is not rare; it is the essence of good fire protection planning. All stations do not serve the same types of land uses, nor do they all have the same apparatus. It is the strategic placement of personnel and equipment that is the backbone of good fire protection. Thus, as patterns of development and demand change over time, the specific apparatus housed in the facilities within the city limits should be expected to change in order to meet those needs.

### **C.4.4 EDUCATIONAL FACILITIES**

#### **Public vs. Private Education**

Many residents in Dunwoody have the option of choosing public or private education. It has been estimated that 30-40% of school age children attend private educational facilities. A number of private educational institutions are located in the Dunwoody area.

#### **DeKalb County Public Schools**

The DeKalb County School System (DCSS) serves more than 101,000 students in 143 schools and centers, and 14,000 full-time employees, including 6,000 teachers. The school district is governed by a nine member Board of Education [seven district representatives and two at-large representatives] who are elected for four year terms.

- 84 Elementary schools
- 20 Middle schools

- 21 High schools
- 20 Centers

(Includes: 14 Magnet Programs, 7 Theme Schools, 104 state-funded Pre-K classes, 6 Title I funded Pre-K classes, 3 Montessori programs, 1 science planetarium, 1 Open Campus High, 1 alternative school, 5 alternative programs, 3 vocational/technical schools, 6 exceptional student centers, 1 international center)

The district has many comprehensive programs and initiatives to support student learning. A sampling includes: International Baccalaureate Diploma, Magnet and Theme School Choice programs, Montessori, Advanced Placement and joint enrollment classes, nine Parent Centers, After School Extended Day programs, Driver Education, English Language Learner (ELL) Studies, Gifted Education, DeKalb Online Academy, The Early Intervention Program (EIP) for K-5 and the Remedial Education Program for grades 9-12, and the Dropout Roundup.

### **Georgia Perimeter College**

Georgia Perimeter College opened its third campus, the Dunwoody Campus, in 1979. The school owns 100 acres off of Womack Road at its intersection with Tilly Mill Road. The Dunwoody campus has the largest enrollment of any of the Georgia Perimeter College campuses, at approximately 8,000 students.

### **American InterContinental University (AIU Dunwoody)**

Founded in 1970, American InterContinental University offers a wide range of Associate, Bachelor's and Master's degree programs AIU Dunwoody has a recognized forensics programs, but offers many other degree programs as well, including Associate's, Bachelor's and Master's degrees in Business Administration (with many career-relevant concentrations available); Bachelor of Fine Arts in Visual Communications with concentrations in Digital Design and Animation; a Master's degree in Information Technology that offers multiple concentrations in IT career fields ; and a Bachelor of Science in Criminal Justice, just to name a few.

### **C.4.5 PARKS & RECREATION**

As the table below shows, the City of Dunwoody owns and manages has approximately 190 acres of park land. A detailed inventory of the facilities and plans for each park can be found in the Dunwoody 2011 Parks, Recreation and Open Space Master Plan.

<b>Park/Facility</b>	<b>Classification</b>	<b>Acres</b>
Brook Run	Community/Large Urban Park	102
Donaldson-Chesnut House	Special Use/Neighborhood	3
Windwood Hollow	Neighborhood	35
Vernon Springs	Mini	0.5
Dunwoody Park	Community	35
Dunwoody Nature Center	Natural Area	NA (located in Dunwoody Park)
North DeKalb Cultural Arts Center	Special Use	6
Perimeter Park	Natural Area/Neighborhood	3
Pernoshal Park	Neighborhood	5



#### C.4.6 HOSPITALS

Though no traditional hospitals are located within the City of Dunwoody, the nearest such facility is Northside Hospital, roughly 3 miles away from Dunwoody Village. There is one specialized medical facility in the city limits: Peachford Hospital. Peachford, in existence since 1973, is a treatment facility that focuses on emotional, behavioral and substance abuse problems.

#### C.4.7 LIBRARIES

Library services are provided to the citizens of Dunwoody through the DeKalb County Public Library, which is made up of 22 branches in the county. There is a single library branch in the city itself, available to all residents. Collection materials may be requested from other branches within the system and delivered to the Dunwoody branch for use or check-out.

### C.5 INTERGOVERNMENTAL COORDINATION

This section provides an inventory of existing intergovernmental coordination procedures and agreements with other local governments and governmental entities. This chapter will provide an overview of existing coordination mechanisms related to the implementation of Dunwoody's comprehensive plan.

#### C.5.1 DEKALB COUNTY GOVERNMENT

Dunwoody relies heavily on the existing infrastructure and institutional support that DeKalb County provides for a variety of services and facilities. Under intergovernmental agreements the county provides the following services:

- Elections
- Property Tax Collections/Tax Billing
- Fire
- 911
- Public Safety Dispatch
- Medical Examiner
- Emergency Management (Joint Agreement)
- Libraries
- Water Treatment/Water Distribution
- Refuse Collection
- Recycling Programs

Besides these services, the county is also responsible for the following:

- Sheriff/Jail & Evictions
- Animal Control

- EMS
- Sewer
- Water Treatment/Water Distribution
- Wastewater Collection & Treatment
- Landfill
- Health & Social Services – Physical health/Environmental Health, Hospital, Mental/Substance Abuse, Welfare, Senior Services

#### C.5.2 GEORGIA REGIONAL TRANSPORTATION AUTHORITY (GRTA)

GRTA assists the Governor's office to develop transportation policies. GRTA partners with state and regional agencies to prioritize transportation plans and programs and cooperatively establish investment priorities and resource allocations to accomplish GRTA's mission. GRTA/GDC measure effectiveness in improving air quality, mobility, accessibility and land use practices, and in reducing congestion. GRTA/GDC encourages land use practices that promote efficient use of transportation investments. GRTA develops transit plans for areas within its jurisdiction.

GRTA coordinates transit services to provide seamless and accessible connections within the areas of its jurisdiction. GRTA implements transit services through a combination of entities including local transit authorities, cities, counties and private operators. The entity is also tasked with reviewing Developments of Regional Impact (DRIs). The entity has the ability to give approval for the use of transportation dollars in big development projects.

The City of Dunwoody Public Works (Transportation Planning) and Department of Community Development (Planning Division) coordinate with GRTA on a variety of issues.

#### C.5.3 GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT)

GDOT is charged with the responsibility of developing the prioritization of projects that will be developed and constructed in areas less than 50,000 in population. GDOT does this in cooperation with county and city officials. GDOT has several partners, which includes organizations representing transportation operations (rail, ports, bikeways, public transit, aviation and highways), their employees, environmental and conservation groups, as well as interested citizens. Review and input is received through numerous annual regional forums, as well as a yearly meeting with each county. The city currently has three state maintained roads, necessitating coordination with GDOT.

Georgia DOT is governed by a 13-member State Transportation Board which exercises general control and supervision of the Department. The Board is entrusted with powers which include: naming the Commissioner; designating which public roads are encompassed within the state highway system; approving long-range transportation plans; overseeing the administration of construction contracts; and authorizing lease agreements. Board Members are elected by a majority of a General Assembly caucus from each of Georgia's thirteen congressional districts. Each board member serves a five-year term.

#### C.5.4 METROPOLITAN NORTH GEORGIA WATER PLANNING DISTRICT

The Metropolitan North Georgia Water Planning District (Metro Water District) was created by the Georgia General Assembly in 2001 to establish policy, create plans and promote intergovernmental coordination of all water issues in the District from a regional perspective. The Metro Water District includes fifteen counties and over ninety cities within the metro Atlanta region.

The primary purpose of the Metro Water District is to develop regional and watershed-specific plans for stormwater management, wastewater treatment and water supply and conservation.

The Metro Water District generates funding from state appropriations and per capita local government dues. The Metro Water District operates on a calendar year budget. It is governed by an elected/appointed Governing Board, which sets policy and direction. Plans and policies are guided by the Board Executive and Finance Committees, the Technical Coordinating Committee and the Basin Advisory Councils. Staffing is provided by the Atlanta Regional Commission (ARC) Environmental Planning Division.

Local governments and utilities are responsible for implementing the plans at the local level. Compliance with the plans is enforced through the Georgia Environmental Protection Division's permitting process.

#### C.5.5 GEORGIA DEPARTMENT OF NATURAL RESOURCES

The Department of Natural Resources has statewide responsibilities for the management and conservation of Georgia's natural and cultural resources. Most of this work is conducted by DNR's six operating divisions which include: Coastal Resources Division, Environmental Protection Division, Historic Preservation Division, Pollution Prevention Assistance Division, Parks, Recreation & Historic Sites Division and Wildlife Resources Division. The Board of Natural Resources, which is appointed by the Governor, oversees rulemaking for the agency.

#### C.5.6 GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS (DCA)

The Georgia Department of Community Affairs was created in 1977 to serve as an advocate for local governments. On July 1, 1996, the Governor and General Assembly merged the Georgia Housing and Finance Authority (GHFA) with the Department of Community Affairs. Today, DCA operates a host of state and federal grant programs; serves as the state's lead agency in housing finance and development; promulgates building codes to be adopted by local governments; provides comprehensive planning, technical and research assistance to local governments; and serves as the lead agency for the state's solid waste reduction efforts.

#### C.5.7 FEDERAL EMERGENCY MANAGEMENT AGENCY

On March 1, 2003, the Federal Emergency Management Agency (FEMA) became part of the U.S. Department of Homeland Security (DHS). The primary mission of the Federal Emergency Management Agency is to reduce the loss of life and property and protect the Nation from all hazards, including natural disasters, acts of terrorism, and other man-made disasters, by leading and supporting the Nation in a risk-based, comprehensive emergency management system of preparedness, protection, response, recovery, and mitigation.

Most importantly, FEMA has to coordinate with local governments to ensure that development only occurs within areas not limited by flood plain regulations.

## C.6 TRANSPORTATION

The transportation element of the comprehensive plan update provides an assessment of the ability of the local transportation system to serve the needs of the community throughout the planning period. Dunwoody conducted a Comprehensive Transportation Plan (CTP) in 2017. This section of the Dunwoody Comprehensive Plan provides a brief update to that plan, with a focus on changes that have either been effected or funded during the interim. It also identifies transportation needs that may have been overlooked in the previous plan or arisen since the time of that plan's completion.

### C.6.1 ROAD NETWORK

Dunwoody's transportation network is shaped by the duality of its major development patterns. The City is home to both a major regional employment and activity hub in Perimeter Center and an original Atlanta suburb. The area features both major highways designed to accommodate commuter traffic to and from major employment centers and small, suburban local roadways with cul-de-sacs and unstriped lanes. This contrast in roadway design is displayed in Figure C.6.1, where the predominance of two lane roadways in Dunwoody is visible. Arterial roadways only grow to three to four lanes near major activity centers such as Perimeter Mall, Georgetown Shopping Center, and Dunwoody Village. Center turn lanes provide turning storage on only a few arterial segments. I-285, which makes up the city's southern boundary, and GA400, which traverses Sandy Springs just west of the city boundary, deliver vehicles to the busy Perimeter Center on the city's west side. Ashford-Dunwoody Road, Perimeter Center West, and Hammond Road, once suburban arterials, have been widened to four to six lanes to carry the great number of vehicles traveling to the Perimeter Center area for work during the week and shopping on the weekends. The remaining portion of the existing Dunwoody road network reflects the suburban style of the area's development in the 1960s. Neighborhoods and residences are connected to the system of larger roads, arterials and collectors, with smaller local roads. This structure is visible in Figure C.6.2. Arterials and collectors provide the organizing framework of the system, but these roads wind along the contours of the land, rather than having been arranged in grid pattern. In the residential portions of the city, all collector roads and most arterials are two lanes. This suburban-style network configuration limits connectivity and contributes to the bottlenecks throughout residential areas during peak hours.

Adding capacity to the Dunwoody road network may initially reduce congestion on the city's local roads; however, as Dunwoody residents are keenly aware, there are external costs associated with wider roads. Furthermore, the phenomenon of induced demand indicates that, as roadway capacity grows, demand will also grow over the long term to match new capacity levels, ultimately leading to congestion levels similar to those prior to the capacity improvement. Dunwoody residents are unwilling to surrender any portion of their neighborhoods' personalities, safety, and livability to increase throughput on their local roads. Dunwoody's location—between the suburbs further north and many commuting destinations to the south (I-285, Dunwoody's own job center at Perimeter Center, access to I-285, and the Atlanta Midtown and Downtown employment areas)—mean that it is likely that even widened roads would experience congestion soon after their upgrades are completed. However, responding to immediate and medium-term traffic issues is a policy that the City takes into consideration. The City, where possible, projects traffic to 20-25 year demands and will make design recommendations on that model. These conditions indicate that the implementation of multi-modal improvements is a critical strategy for improving connectivity throughout Dunwoody.



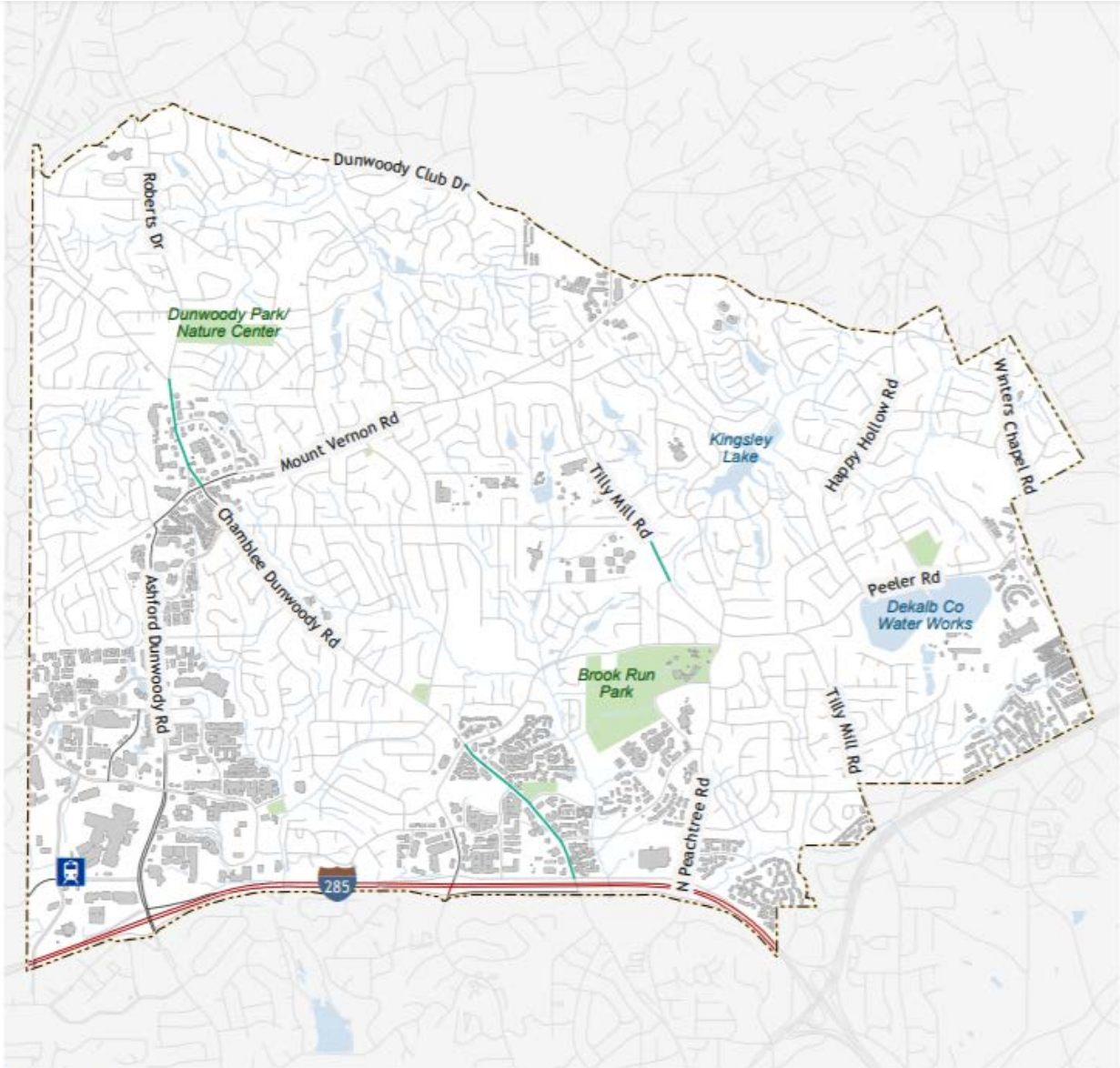
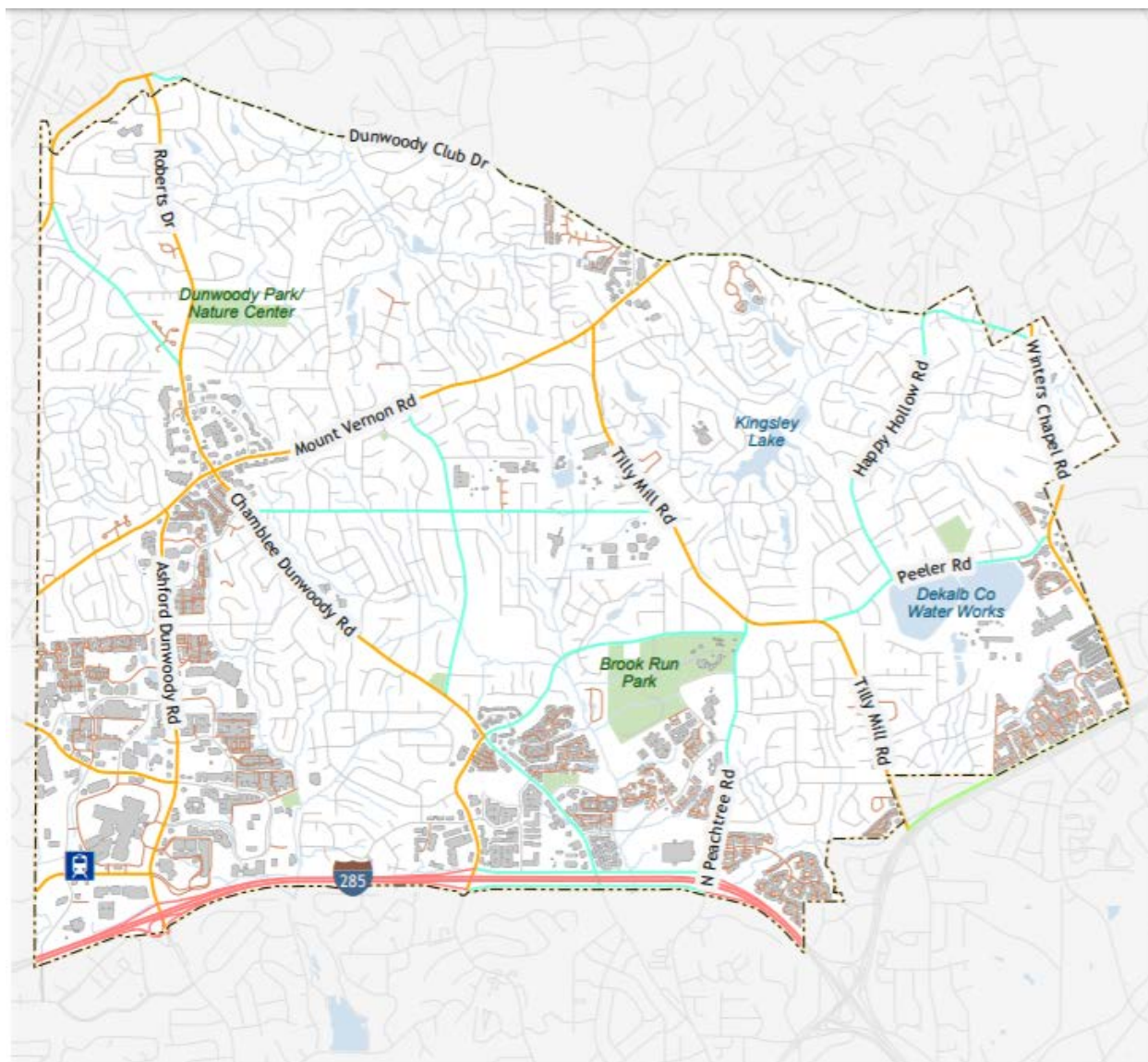


Figure C.6.1 Dunwoody Roadway Laneage

Number of Travel Lanes

- 1 - 2
- 3 - 4
- 5 - 6
- Center Turn Lanes
- City Boundary
- Non-Residential Buildings
- Parks
- Lakes
- Streams
- Rail Station



**Figure C.6.2. Dunwoody Roadway Functional Classification**

**Functional Class**

Interstate Principal Arterial	Urban Collector	City Boundary	Lakes
Interstate Ramp	Urban Local	Non-Residential Buildings	Streams
Urban Freeway	Private	Parks	Rail Station
Urban Minor Arterial			

Traffic is a real issue in Dunwoody, one so large that one workshop participant noted that it threatens to overshadow the city’s many assets. Dunwoody residents feel like they live a short drive away from Atlanta’s many activity centers, except during peak hours when slow-moving commuting traffic takes over their roads. The strains placed on the Dunwoody network during peak periods create a need for additional operational improvements that would aim to optimize safety and transportation network performance

rather than vehicle volumes. These improvements include continuous center turn lanes and new turning lanes at intersections, and may include traffic calming measures to deter excessive speeds during non-peak hours. Public input so far indicates a willingness to invest in these types of improvements selectively.

#### C.6.2 CONGESTION AND DELAY

At the initial set of public workshops, attendees were asked to identify those intersections that they spent the most time sitting at on the way to or from work or errands. Public input indicated that seven intersections were causing the most delay. The intersection of Mount Vernon Road at Ashford Dunwoody Road was the intersection of topmost concern in this exercise, which stands to reason given its location in the Perimeter Center area, Dunwoody's employment center. Four of the identified intersections form a cluster in northwest Dunwoody: Perimeter Center at Ashford Dunwoody Road, Chamblee Dunwoody Road at Mount Vernon Road, Chamblee Dunwoody Road at Roberts Drive, and Chamblee Dunwoody Road at Womack Road. Tilly Mill Road at Womack Road is located in the eastern portion of the city, surrounded by residential uses. The pattern of the locations of publicly identified intersections indicates that congestion and delay is not limited to Perimeter Center, where one would expect commute-related congestion, but is a problem across the city.

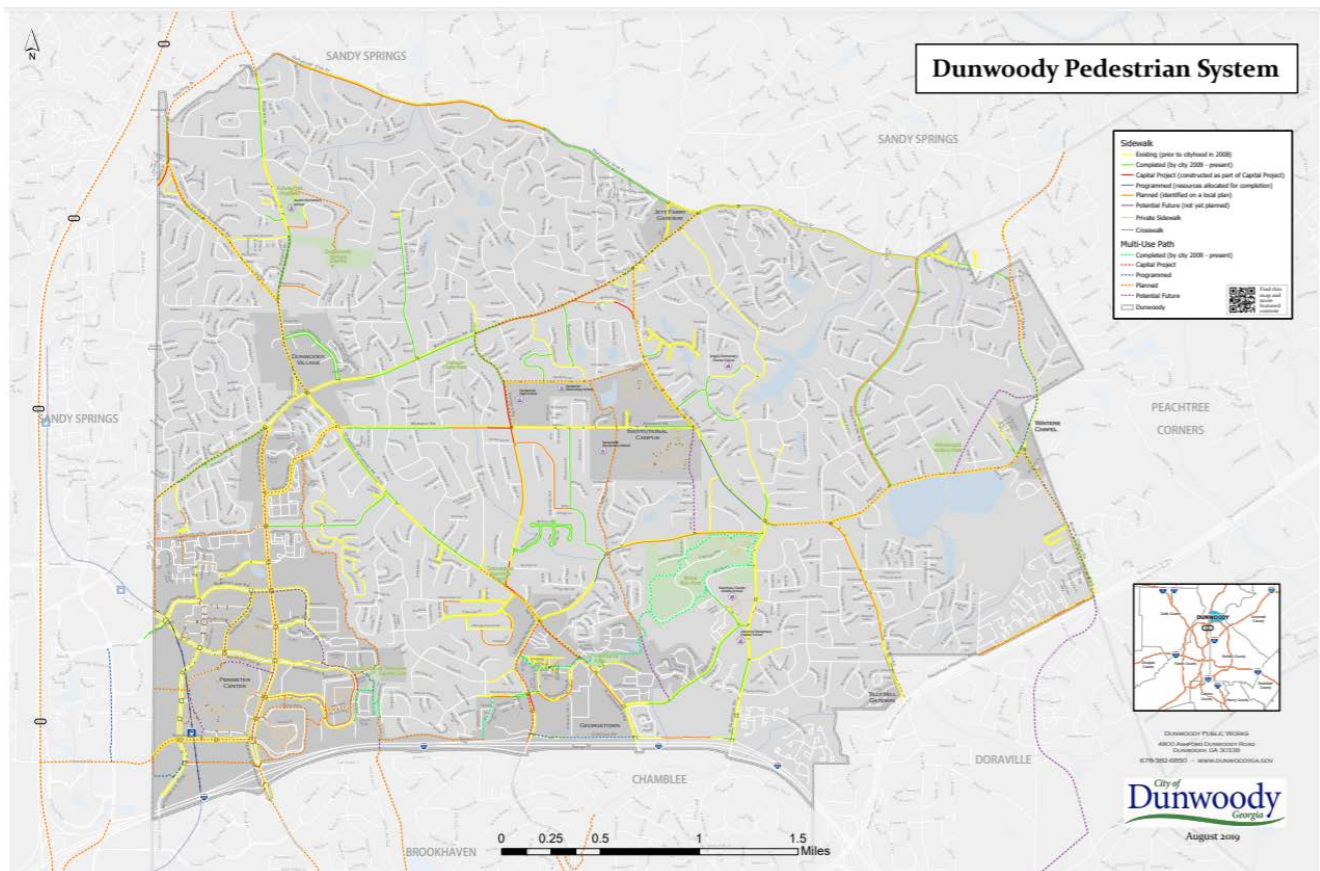
#### C.6.3 I-285 AT GA-400 INTERCHANGE RECONSTRUCTION

GDOT's reconfiguration of the interchange at I-285 and GA-400 (PI #0000784), as well as PCID adding a lane to the I-285 westbound on ramp from Ashford-Dunwoody Road (PI # 0017430) will allow for easier, safer travel through the north side of the perimeter and increase access to and from Dunwoody, especially the Perimeter Community Improvement District (PCID) employment center. The project is larger than its name suggests; it includes the reconstruction of existing ramps between I-285 to GA-400 and collector distributor lanes that would extend across I-285 and up GA-400. Barrier-separated collector-distributor lanes in Dunwoody as included in the project would extend from GA-400 west of Dunwoody to approximately .75 miles east of Ashford-Dunwoody Road. Construction started in 2016 with the project continuing through 2021.

#### C.6.4 ALTERNATIVE MODES

This section considers how well the mobility needs of the community are met by alternative transportation modes, transit, pedestrian infrastructure, bicycle lanes and multi-use trails. Dunwoody is currently served by multiple MARTA bus routes, a MARTA rail station, and nearby access to two additional rail stations. Regional bus services are also available through the Georgia Regional Transportation Authority (GRTA). Dunwoody also offers a growing bicycle facility network. In addition to these public facilities, a variety of private shuttles operate in the area and provide circulator service and connectivity to MARTA for employees of various firms at Perimeter Center.





## Transit

The MARTA Dunwoody Rail Station is located on MARTA's north-south red line within Perimeter Center at Hammond Drive and Perimeter Center Parkway Northeast. The station offers a parking deck with 1,048 spaces. In addition, there are MARTA stations just outside the city in Sandy Springs to the west and at Medical Center to the south.

In the Perimeter Center, employers increasingly see the access to MARTA rail as an asset. State Farm and KDC Real Estate Development are jointly developing a 2.2 million square foot mixed use project that will eventually house 8,000 State Farm employees as well as retail and other uses. Site selection for that development considered access to and from transit, and the new buildings will be across from and connect to the Dunwoody MARTA station.

Access from the Dunwoody station to surrounding land uses is discouraging on foot. The overall style of development in the area is auto-centric, and the station is separated from uses across Hammond Drive by six lanes of traffic, and from Perimeter Center mall by a large surface parking lot. The City's Comprehensive Transportation Plan recognized this issue and prioritized pedestrian and bicycle links between transit and community destinations. It suggested that the walking environment be made more inviting through adequate sidewalks, buffers from vehicular traffic, and compatible adjacent land uses, as well as streetscaping facilities such as benches, bus shelters, and shade trees.



Further out from the rail stations, transit use becomes less attractive. Because local roads are so congested during peak hours, the drive to a transit station on the far west side of the city might be the most arduous portion of a commuter's journey to work. Many find it easier to continue on to their employer via one of the nearby interstates once the local roads have been negotiated.

Buses in Dunwoody operate on two-lane roads in mixed traffic under congested conditions. Since MARTA bus routes in Dunwoody all feed into one of the nearby rail stations, the efficacy of bus transit diminishes with distance from the rail system. Increased multimodal connectivity may allow Dunwoody residents and employees better access to regional transit. While roadways are congested, increased bicycle and pedestrian infrastructure that connects directly to Dunwoody Station offers a transit connectivity solution which is not affected by automobile traffic. This may increase the attractiveness of transit for regional trips to and from Dunwoody.

There are also opportunities to coordinate private shuttle services and to develop public circulator services as a means of reducing total vehicle volume on the roads in and around Perimeter Center. This strategy received a lot of support in initial public workshops, as did shuttle service on thoroughfares in the more residential portions of the city. A public Dunwoody circulator with short headways and direct connectivity with MARTA rail would greatly enhance the area's utilization of its regional rail access, an extremely valuable transportation asset.

### **Alternatively Fueled Vehicles**

Dunwoody residents expressed a desire for more electric vehicle charging stations at major activity centers. Development codes that require these facilities in major hubs such as Perimeter Center, Georgetown, and Dunwoody Village may facilitate growth of this infrastructure, increasing the viability of alternative vehicle usage in the Dunwoody community. Designated parking for alternatively fueled vehicles may also increase their attractiveness. Currently, the City offers electric charging stations at Brook Run Park and at the Dunwoody Nature Center.

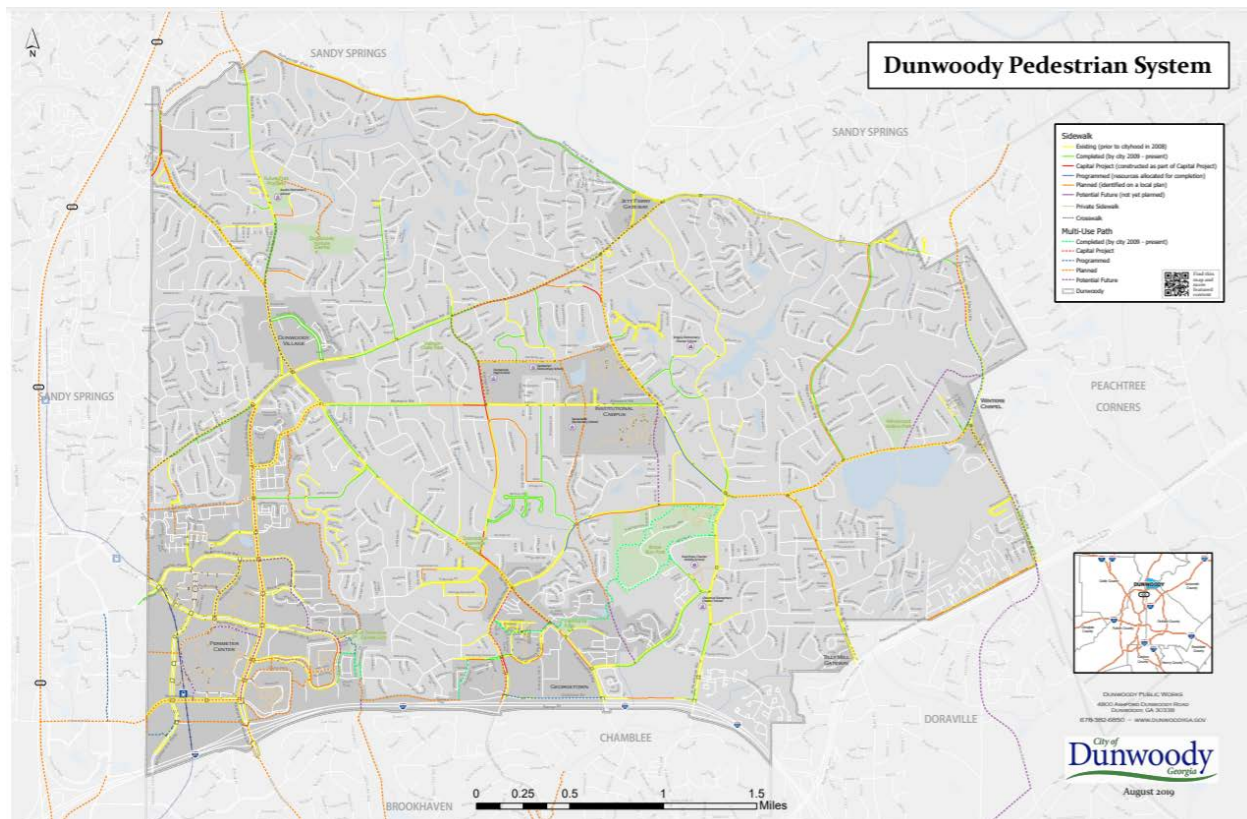
### **Sidewalks**

The 2011 CTP recommended the implementation of the 2010 Sidewalk Improvement Policy. To this end, the city established a program for the prioritization of sidewalk improvement projects and planned for the construction of new and improved segments annually. Sidewalk standards specified in the CTP include an eight-foot wide sidewalk with a four-foot buffer in the Dunwoody Village and Georgetown areas, five foot sidewalks with two-foot buffers in neighborhoods, and sidewalks in the PCID area to be built to their standards. In some cases, the CTP recognized, a wider buffer may be necessary. The below figure displays the existing and planned trail and sidewalk network in Dunwoody, as well as the progress made since the 2011 CTP.

Dunwoody is a very active community, where people spend time outdoors with their family in the evenings and on weekends. Much of the walking and biking traffic that Dunwoody must accommodate is recreational in nature rather than for transportation. Tilly Mill Road and Mount Vernon Road both have strong recreational activity. Improvements made in these locations, such as filling in gaps in the sidewalk network, should seek to provide room for people to walk side by side.

Residents attending the goal-setting workshops walked most often to Dunwoody Village, Brook Run Park, Georgetown Shopping Center, the Dunwoody Library, and the Nature Center. Even more residents were

interested in walking to Brook Run Park and Dunwoody Village if the pedestrian conditions were enhanced. Increased trail connectivity and improved sidewalks may also benefit Dunwoody employees who may wish to explore and use services in the community located near their workplaces. Improved walking conditions will allow these individuals to feel more comfortable making use of Dunwoody's restaurants, recreational facilities, and other services over the course of their work days.



## Bike Lanes

Bicycling provides a key alternative transportation mode and recreational activity for both urban and suburban communities. Bicycles contribute to an active lifestyle and provide a means to bypass automobile-generated congestion along arterial roadways. While Dunwoody residents bicycle primarily for recreation and health, increased bicycle infrastructure will allow this mode to serve as a primary alternative to driving for trips to major activity centers.

Due to the suburban roadway network seen throughout Dunwoody, walking is often not a viable mode for trips to activity hubs. However, the increased speed offered by bicycles allows for the lengthier trips dictated by a roadway network which lacks access through neighborhoods on many corridors. While bicycling for transportation purposes is uncommon among Dunwoody residents, it may become a crucial mode as the importance of transit grows due to roadway congestion. While walking may never be adequate as the primary connectivity mode to transit for Dunwoody, bicycles have the potential to fulfill this need as infrastructure grows.

Dunwoody's 2011 CTP called for an enhanced and expanded bicycling network. Whereas the Perimeter Center area was home to the City's only bicycle lanes prior to 2011, bicycle infrastructure now supports several key Dunwoody arterials, including Chamblee Dunwoody Road and Mount Vernon Road. Further enhancements to this growing network are planned to allow direct connectivity with Dunwoody Station and to increase neighborhood access to local activity centers.

While the currently planned bicycle facility network in Dunwoody is adequate, it does not provide optimal connectivity to Dunwoody Station or between the three major activity centers of Dunwoody Village, Perimeter Center, and Georgetown Shopping Center. Additional trails or bicycle lanes may be necessary to fully connect Dunwoody residents with their preferred recreational sites and to the regional transit network.

Dunwoody residents indicated during the workshop process their preferred bicycling destinations. These consist of the region's key activity centers and recreational facilities. Bicycle infrastructure that is able to connect the sites listed below through a safe and efficient network will greatly enhance the bikeability of Dunwoody for residents who wish to enjoy the recreational opportunities in their City with their families. This enhanced network will also allow increased connectivity to transit that will grow in importance over coming decades due to automobile congestion.

- Brook Run Park
- Georgetown Shopping Center
- Perimeter Mall
- Ashford Place Shopping Center (Ashford Dunwoody)
- Dunwoody Village

### **Trails and Paths as a Solution to Connectivity Issues**

Connectivity issues abound in Dunwoody. The city's suburban-style roadway and sidewalk network winds around a natural stream network, both of which are impediments to through-travel for cars and pedestrians alike. Dunwoody residents have expressed an interest in travelling around their city on foot and safely away from the vehicular traffic that clogs their streets. In addition, they would like to be able to reach park space on foot or on bicycle from their neighborhoods in safety. A wider trail network, such as Dunwoody is in the midst of developing, that would connect to Brook Run Park's popular trail and out through the city would aid in retrofitting Dunwoody for pedestrian connectivity.

Due to Dunwoody's unique combination of suburban and urban development, trails which separate cyclists and pedestrians from cars and allow shortcuts which bypass the meandering roadway network are a critical strategy for increasing multimodal connectivity in the community.

### **C.6.5 PARKING**

With the possible exception of peak Christmas shopping season, there is an excess of surface parking in Dunwoody. Dunwoody Village and Georgetown have large surface parking lots, and Perimeter Mall is surrounded by surface parking on all sides. In a car-centric area such as Dunwoody, convenient parking is essential to merchants and restaurants. At the same time, massive parking lots are inconvenient and uninviting for pedestrians walking around these areas, or trying to access them from bus and rail stops.

As the value of land in Dunwoody makes large paved areas attractive for redevelopment, the city's residents and employees are enthusiastic about being able to walk to restaurants and services from their homes and jobs. Dunwoody Village in particular has residents' support as a future multi-use node. These identified multi-use nodes may benefit from the removal of surface parking and implementation of alternative mode infrastructure, below or above ground parking decks, street parking facilities, and parking lots which are relocated behind mixed land uses rather than in front of them to facilitate a more comfortable walking environment.

#### C.6.6 TRANSPORTATION RECOMMENDATIONS

As a young and growing city, Dunwoody must prioritize the creation of an effective, attractive, and sustainable transportation system. While regional enhancements to the highway network help to accommodate Dunwoody's major developments, local initiatives are necessary to provide residents and employees with the infrastructure that they need to live healthy, active, and rewarding lifestyles. The Dunwoody Comprehensive Transportation Plan, approved in 2011, is the foundation of the City's ongoing transportation improvement efforts. Only minor additions to this plan are proposed for this update. Dunwoody should complete a full Comprehensive Transportation Plan Update in 2016 to ensure that current and future needs continue to be met by the original 2011 plan.

##### **Regional Planned Projects**

Planned projects include bicycle and pedestrian improvements in the Georgetown area, managed lanes and a potential rapid transit project on I-285.

Other recommendations for transportation improvements come from the Perimeter Community Improvement Districts' (PCID) plans, the Georgetown 2011 master plan, the Dunwoody Village master plan, and the Winters Chapel Road study. Dunwoody should strive to coordinate with PCID and other stakeholders to implement the detailed, neighborhood-level recommendations found in these plans.

##### **PCID Plans**

PCID's planning strategies are to further urbanize with smaller blocks and to add bike lanes and trails to enhance connectivity to the MARTA station at Perimeter Center. The City of Dunwoody should coordinate with PCID to ensure that all resources are leveraged and that the PCID planning vision for Perimeter Center aligns with the City's goals such as small intersection projects to improve intersection traffic flow.

##### **Georgetown Plan, 2011**

The Georgetown Plan recommended the following:

- New city park on the site of the Pipe Farm
- Streetscape improvements on Shallowford Road and Chamblee Dunwoody Road
- New roadways between Shallowford Road and Chamblee-Dunwoody Road to break up blocks and provide east-west connectivity
- On-street bike route on existing Old Spring House/Dunwoody Park Road plus its new roadway extension and eastward on Peachford Road



- New pedestrian trails and paths throughout site and connecting to Brook Run Park as well as to points west.
- Access management corridor on Chamblee Dunwoody Road at the entrance to the city
- Operational improvements at intersections

### **Dunwoody Village**

The Dunwoody Village Plan recommended the following:

- Breaking up the block with a new grid of internal roads
- Adding mixed uses and condos
- Adding a civic area for a city hall
- Including open spaces along the periphery (by streams)
- New streetscape improvements along Mount Vernon Road, Dunwoody Village Parkway (recently completed), Chamblee Dunwoody Road, Ashford Center/Womack Road
- New pedestrian paths connecting directly into neighboring communities
- Intersection improvements at nearly all intersections
- Access Management along Chamblee-Dunwoody Road through the village

### **Winters Chapel Road Study**

The Winters Chapel Road Study recommends a variety of enhancements to the study corridor, most of which align with a complete streets vision for the roadway. These recommendations include:

- Landscaping, including street trees every forty feet along the roadway where overhead utilities do not interfere
- Improved crosswalks that are Americans with Disabilities Act (ADA) compliant and highly visible
- Bus shelters at all stops south of Peeler Road which increase the convenience and desirability of transit
- Five foot wide sidewalks for most of the corridor where they do not currently exist
- Pocket parks which beautify the corridor and provide an attractive pedestrian environment
- Site furnishings, such as benches, trash receptacles, and pedestrian lighting, which improve the pedestrian environment

### **Dunwoody Comprehensive Transportation Plan, 2017**

The 2017 Comprehensive Transportation Plan (CTP) serves as the leading document for transportation recommendations for the City of Dunwoody. It provides a detailed project list that includes safety, operational, and bicycle and pedestrian improvements and should be referred to for project-specific information.

The CTP recommended the following strategies to optimize and improve existing transportation infrastructure:

- A complete streets policy
- Adoption of an access management policy
- Implementation of the city's Pavement Management Analysis Report recommendations

Residents of Dunwoody have expressed that traffic is degrading the quality of life in the community. Besides the effect on quality of life, cut-through traffic can contribute to residents' perceived level of safety and the ability to use the street zone for other purposes, such as walking and biking. Traffic calming is one means to be able to maintain connectivity and traffic flow for vehicles while lessening the negative effects of excessive speed and traffic volume, particularly on neighborhood streets. The City adopted a traffic calming policy in 2009 and should continue working with neighborhoods and community residents to implement the City's adopted traffic calming policy.

Operational and signal timing recommendations were also provided in the CTP. These include Automated Traffic Management Systems and Intelligent Transportation Systems implementation in the Perimeter CID as well as Dunwoody Village and Chamblee Dunwoody Road, North Shallowford Road, and North Peachtree Road corridors, as well as signal timing, controller upgrades, and signal interconnection. Additionally, the City now has a state-of-the-art fiber optic fed traffic control center that can help with responding to immediate needs and overall much improved monitoring.

### **Alternative Modes**

The Dunwoody CTP provided extensive recommendations for alternative transportation modes. The following sections reflect the policies approved in this CTP and evaluate the progress made on proposed sidewalks, trails, and bicycle facilities since 2011.

#### **Transit**

The CTP recommended increased coordination between PCID and the City in terms of transit and circulator services. While many private shuttle and circulator services exist in the Perimeter Center area, these services may also prove useful to Dunwoody residents who cannot comfortably walk or bike to the Dunwoody MARTA station, but still prefer a regional transportation alternative to driving.

The CTP also recommended a possible shuttle service between Georgia Perimeter College and Dunwoody MARTA Station. Ultimately, Dunwoody should strive to increase bicycle and pedestrian connectivity to existing transit assets in order to leverage its unique proximity to a major regional rail network.

#### **Sidewalks and Pedestrian Facilities**

The CTP recommended the implementation of the City's Sidewalk Improvement Program, first proposed in 2010. This program prioritizes improving routes to schools, pedestrian safety, and connectivity to commercial and community centers, parks, and transit. Dunwoody should strive to continue work on its Sidewalk Improvement Program as funding becomes available.

#### **Bicycle Facilities**

The CTP recommended implementation of a bicycle facility network designed to serve both dedicated cyclists, whose primary means of transportation is a bicycle, and recreational users. Dedicated, striped bicycle lanes were recommended as the primary facility type for the proposed bicycle network, while off-street trails were also proposed where appropriate.

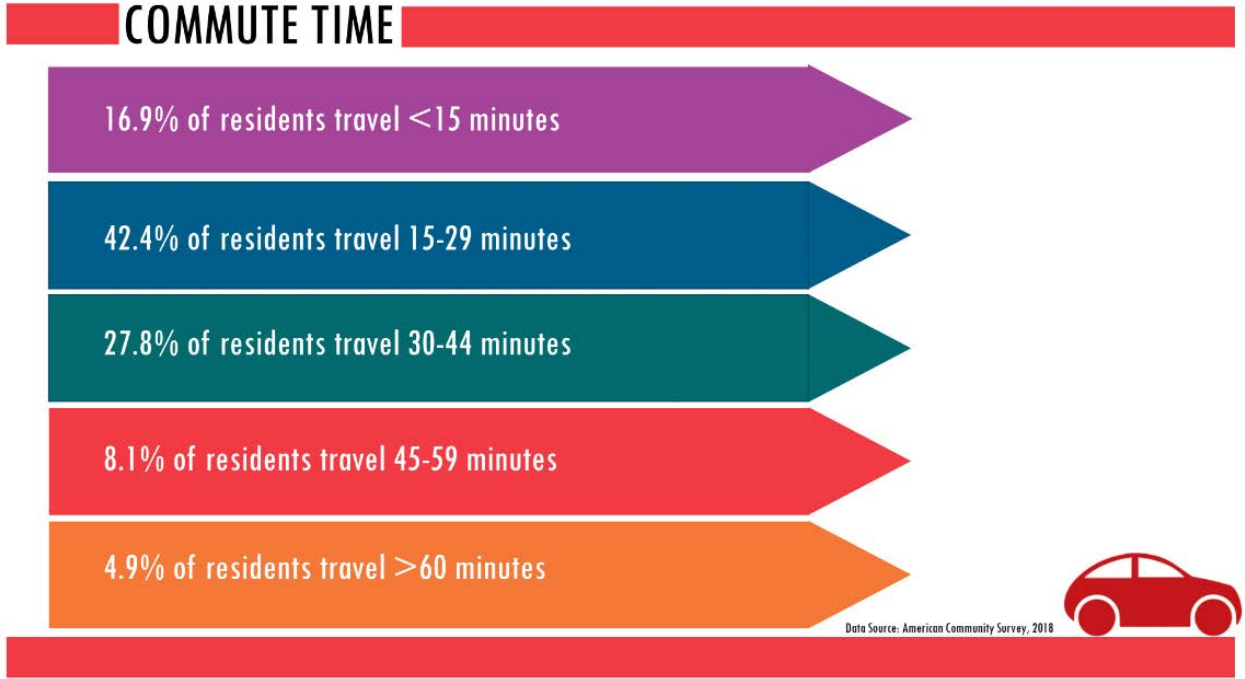
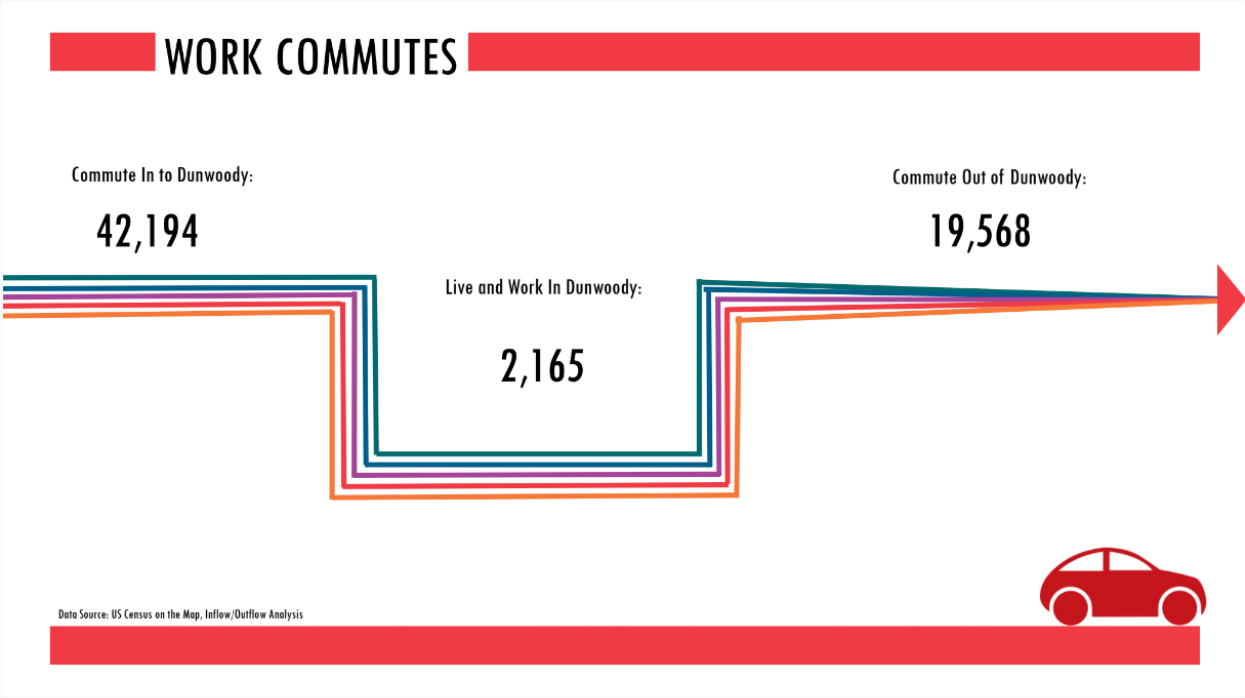
### **Trails**

The CTP recommended that the city seek additional trail connections to destinations throughout the City along utility easements as part of its Parks and Greenspace Plan. It is stipulated that a multi-use trail should be wide enough to accommodate two-way bicycle and pedestrian use without conflict. Ten feet to 14 feet is the suggested width for a trail that will accommodate such mixed uses. Trails built in Georgia are typically 12 feet wide, which is usually the minimum required for projects receiving Georgia DOT funding. High-demand corridors, such as Cobb County's Silver Comet Trail, are experiencing demands that warrant a wider facility. When constructed parallel to roadways, 5 feet of separation is required to buffer the trail from the roadway. An 8-foot setback is necessary to incorporate street trees along a designated state route. These paths can be located along scenic creeks or other natural areas for recreational use or for transportation use. The City should pursue the possibility of a multi-use trail within the power line easement that bisects Dunwoody that would connect with the already planned trails along Peeler Road towards Brook Run Park.

### **Proposed Improvement Updates**

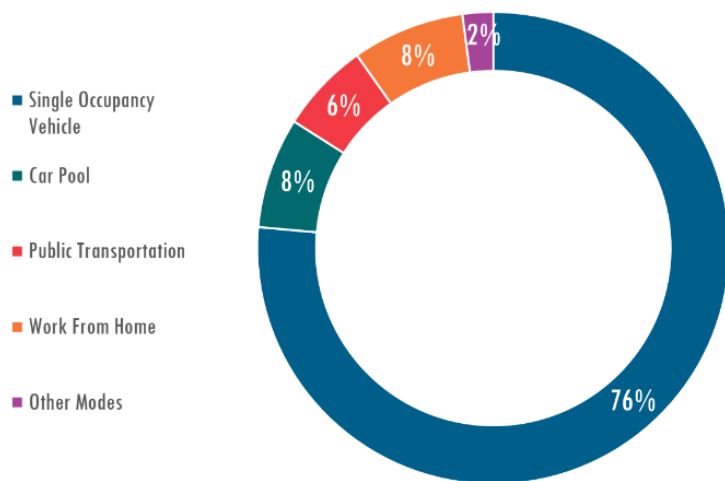
The CTP provides an extensive foundation for Dunwoody's transportation projects and policies. The City's progress towards implementation of the sidewalk, trail, and bicycle facility portions of the CTP is noteworthy. Many of the proposed improvements, however, are still needed but not yet implemented. This plan reaffirms the need to implement these policies and projects.







## MODE OF TRANSPORTATION



84% of Dunwoody residents use a car to get to work each day. The vast majority of those drive alone, while 8% carpool. 6% of residents use public transportation, 8% work from home, and another 2% use alternative modes of transportation such as walking or biking to get to work.

Data Source: American Community Survey, 2018



### C.7 LAND USE

Land uses are, in many ways, the basic building blocks of a community's plan. The relationships and connections between land uses drive many of the other topic areas addressed by a city's Comprehensive Plan. The Georgia Department of Community Affairs' (DCA's) Minimum Standards and Procedures for Local Comprehensive Planning require that communities with zoning, or equivalent land development regulations subject to the Georgia Zoning Procedures Law, prepare a Land Use Element as part of their Comprehensive Plan. DCA also *recommends* the preparation of a Land Use Element for communities that are considering new land development regulations, include Target Areas in their comprehensive plan, and/or wish to improve aesthetics of specific areas or protect the character of specific parts of their community. Dunwoody meets all of these specifications, and therefore the City's plan needs to include this Element.

The Land Use Element of the Dunwoody Next Plan represents one of the plan's critical components and is primarily addressed in Sections 2.4 (Character Areas) and 2.5 (Future Land Use) of the main plan document. These sections provide the vision of how the City of Dunwoody intends to grow, develop, mature, and change over the coming years. The Character Areas Map and accompanying descriptions comprise both a visual and narrative representation of the City's future development policy. This section was originally developed as part of the City's inaugural Comprehensive Plan and was refined through the 2015 Shape Dunwoody and the 2020 Dunwoody Next plan development processes. The Future Land Use Map specifies the preferred future use of land in the City on a parcel-by-parcel basis. The map and accompanying descriptions supplement the Character Areas section to provide City officials with more detailed guidance to inform future zoning/rezoning, development, and capital investment decisions. In addition to the Character Areas and Future Land Use sections of the main plan document, land use is also addressed throughout the Vision, Goals, and Needs and Opportunities sections of the plan.

### C.7.1 UNIVERSAL DESIGN CRITERIA

Universal design is a concept that is incredibly important to the residential land use - the largest part of the land use in Dunwoody. The concepts of universal design help to ensure that residents of all ages can thrive in their home throughout the course of their life. Residents have indicated that ageing in place is a concept that should be encouraged within the City and following these criteria is a step towards expanding the livability of the City of Dunwoody. Universal design addresses several key elements of the home, including entry, bedrooms, bathrooms, kitchens, and overall circulation. Following is a sample list of universal design criteria that should be evaluated and considered for possible adoption by the city. Such criteria would be included in every floor plan where universal design is required.

- Entry

Step less - At least one entry into the home shall be step less with a maximum ½" threshold.

Covering - Must provide weather protection at the step less entry and front entry (if different) by installing a structural cover that extends out at least 5' from the door.

Entry Lighting – Install exterior motion-sensor lighting at the front and back entry doors.

- Bedroom

Ground floor – At least one room shall be located on the ground floor, which is a bedroom or can be converted to a bedroom in the future. This room must be located within close proximity of a ground floor bathroom which meets the bathroom criteria.

Carbon monoxide detectors – Provide carbon monoxide detectors outside all bedrooms.

Bedroom lighting – Provide switched overhead lighting (recessed or ceiling mounted) in all bedrooms.

- Bathroom

Ground floor – At least one full bathroom shall be located on the ground floor.

Clear Space – Ground floor bathroom should provide 3' of clear space in front of the toilet and 30" x 48" clear space in front of a sink. At a minimum, center of toilet shall be placed 16"-18" from any side wall, cabinet, or tub.

Reinforcement – All full bathrooms shall have reinforced walls surrounding all sides of shower/tub area, on side walls or toilet area and at towel bar walls. Reinforcement shall be ¾" structural plywood or 2" lumber.

Towel bars – Towel bars shall be installed no higher than 48" from finished floor, and must be rated for falls and reinforced properly.

Bathtub - Provide one bathtub with a wide enough rim section for sitting (minimum rim depth of 10") or an inset tub with built-in seat/deck.

Power outlets – Provide power outlets on each side of bathroom vanities where double sinks occur. Outlets should be no higher than 44" from finished floor.

Flooring – Shower and bathroom flooring surface shall be slip resistant with a frictional coefficient of at least 0.6. Exceptions may apply if alternative methods create slip resistance (i.e. added grout due to small tiles, etc.)

Bathroom lighting – In all bathrooms, in addition to general lighting, install overhead lighting directly over shower/bathing area.

- Kitchen

Clear Space – Provide 5' diameter clearance in u-shaped kitchen or 42" minimum aisle space for other kitchen configurations. If island(s) create space constraints, the floor must be finished under the island and island must be portable or pedestal style.

Kitchen Vent and Hood Controls – Install kitchen vent and hood controls so they are easily reached while seated. A remote switch or front-cabinet mounted switches are good options.

Garbage Disposal – Install garbage disposal switch so it is easily reached while seated.

Light switch - Primary light switch in kitchen should be easy to reach and not on the backsplash.

- Overall Clearances and Circulation

Exterior Doors – All exterior doors shall be a minimum of 36" wide

Interior Doors – All interior doors shall be a minimum of 34" wide. Reach-in storage doors are exempt from this requirement.

Hallway widths – All hallways shall be a minimum of 42" wide (48" is preferred). Exceptions may occur where architectural relief is provided, such as archways, where 39" is acceptable.

Travel path – Ground floor shall have a step less path of travel.

- Multi-level homes (if applicable)

Stairway design – Stairways shall be a minimum of 48" wide with electric power outlets install at the top and base of stairwell to accommodate future stairway elevator installation. Stairs should have 7 to 7.5/11 to 12 rise over run ratio, have equal risers, and graspable handrails on at least one side of stairs.

OR

Elevator – install an elevator that reaches all levels of the home,

OR

Stacked closets: - Install one set of stacked closets with knock-out floor for future elevator shaft conversion. Allow 8" for recessed elevator pit in slab. Allow for minimum 32" clear opening and proper overhead clearances (96" minimum). Size closets to match standard elevator shaft requirements. Install 2" x 12" blocking requirements in wall. Make electrical provisions for power and lighting for elevator equipment.

- Accessories

Kitchen faucet - Install pull out spray faucet at kitchen sink

Faucet handles - Use lever style handles on all faucets.

Light switches - Install illuminate or LED locator light switches in all bathrooms and bedrooms that are either rocker, touch or motion-sensitive.

Door handles – Use lever style handles on all doors. Entry door should be thumb-lever or lever style with locking mechanism.

Overhead Lighting – Provide switched overhead lighting (recessed or ceiling mounted) in all common spaces and hallways.

Ceiling Fan – Either install a ceiling fan, or install wiring and ceiling fan rated electrical box with brace for future ceiling fan installation in all bedrooms and the living room.

Security – install a security alarm with remote alert feature.

- Convenience

Power outlets – provide a minimum of one electrical outlet in all hallways.

HVAC – locate HVAC filter near floor level where top of filter is no more than 42” from finished floor.

Garage – Where one car garage is provided, it shall have a minimum overall width of 14’. Where a two car garage is provided it shall have a minimum overall width of 22’.

Windows – Operable windows shall be easy to use with opening hardware within easy reach. Windows intended for viewing and/or egress shall be installed with sills no higher than 36” from the floor.

## **C.8 BROADBAND SERVICES ELEMENT**

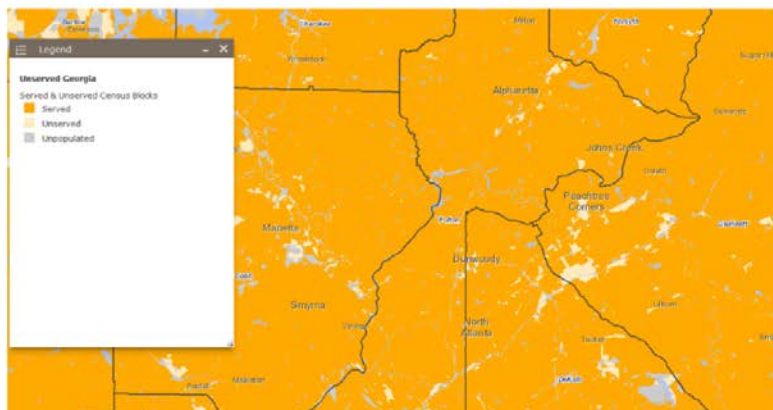
The Georgia Department of Community Affairs’ (DCA’s) Minimum Standards and Procedures for Local Comprehensive Planning require that all communities statewide include a Broadband Services Element in their plan. The overarching goal of this element is to emphasize the importance of broadband deployment across the state, and to stress that broadband services should be considered as important as other necessary utilities.

According to the most recent available data from the Federal Communications Commission (FCC) and the Georgia Broadband Center, only 1% of households and businesses in DeKalb County were unserved by broadband as of 2017. This is against the background of the FCC reporting that as of 2017, 8% of locations statewide were unserved by broadband. This information is illustrated in the visual below, which shows that the vast majority of Dunwoody is served by broadband. Some pockets of unserved locations can be observed in the Perimeter Center area. One of these pockets appears to be the current Park Center/State Farm redevelopment area, which was likely underway as a construction site in 2017 when this data was recorded. Other unserved pockets may be representative of extensive surface parking, undeveloped lots, or simply older developments.



Broadly, Dunwoody staff and leaders should actively promote the deployment of broadband services throughout the City, including to currently unserved areas. City officials should take necessary steps to achieve state certification as a Broadband Ready Community or designation of facilities and developments as Georgia Broadband Ready Community Sites.

## BROADBAND AVAILABILITY



According to the most recent available data, only 1% of households and businesses in DeKalb county were unserved by broadband in 2017. The FCC reports that in 2017, 8% of locations statewide were unserved by broadband.

Source: Federal Communications Commission (FCC), 2017; Georgia Broadband Center, 2017



### D CONSISTENCY WITH REGIONAL WATER PLAN AND ENVIRONMENTAL PLANNING CRITERIA

The City of Dunwoody development regulations include a series of provisions that maintain consistency with state environmental planning criteria. These criteria include the Metropolitan North Georgia Water Planning district plans and the Part 5 Environmental Planning Criteria of the Georgia Planning Act that are administered by the Environmental Protection Division (EPD) of the Georgia Department of Natural Resources. Following is a detailed description of how this consistency is accomplished.

#### D.1 WATER RESOURCES

DeKalb County and its member municipalities have adopted Part V of the Georgia Planning Act, the environmental planning criteria developed by the Department of Natural Resources (DNR). These standards include requirements governing development in water supply watersheds, groundwater recharge areas, and river corridors (DNR Rules for Environmental Planning Criteria). Dunwoody has all of these natural features, except river corridors, so only parts of the City's development will be subject to these requirements.

## **WATER SUPPLY WATERSHEDS**

The Georgia EPD Environmental Planning Criteria define a water supply watershed as land in a drainage basin upstream of a governmentally owned public drinking water supply intake. The Criteria divide water supply watersheds by size (small, or less than 100 square miles, or large, 100 square miles or greater) and type of intake (direct river intake or from a reservoir). The greatest restrictions are in small water supply watersheds and in large water supply watersheds that are above a public water supply reservoir. All of the City of Dunwoody is in the Chattahoochee River Watershed, but not all of the city is within the Chattahoochee Water Supply Watershed. Those portions of the city draining into Nancy Creek, which is a tributary of Peachtree Creek are not in the water supply watershed, as Peachtree Creek enters the Chattahoochee downstream of the intakes. The Chattahoochee Water Supply Watershed is a large water supply watershed that is upstream of direct river intakes and is not tributary to a water supply reservoir. In such watersheds, there are minimum criteria as per Section 391-3-16-.01(6)(b), Criteria for Water Supply Watersheds, Minimum Criteria for Large Water Supply Watersheds of the Georgia EPD Rules for Environmental Planning Criteria related to limitations on hazardous materials and waste handling and storage.

### **Stream Buffers**

While buffers are not required in the City of Dunwoody under the Part 5 Criteria, Stream Buffer Protection is addressed through adoption of a Stream Protection Ordinance as required under the Metropolitan North Georgia Water Planning District's District-wide Watershed Management Plan. The City has adopted a Stream Buffer Protection Ordinance (Dunwoody Code of Ordinance, Chapter 16, Article II, Division 4 – Stream Buffers), which is equivalent to the District Model Ordinance, and requires a 50-foot undisturbed vegetative buffer and an additional 25-foot impervious surface setback (total of 75 feet) along all streams meeting the ordinance definition. In addition, all state waters in the City are subject to the 25-foot Georgia State Sedimentation and Erosion Control Buffer.

### **Groundwater Recharge Area**

A portion of Dunwoody is within a groundwater recharge area, mostly north of Mount Vernon Highway and east of Roberts Drive. In the Piedmont region of Georgia, most groundwater is stored in overlying soils, particularly those with thicker soils. To protect our groundwater from pollution, DNR has implemented regulations regarding landfills, hazardous waste disposal, chemical storage, agricultural waste, septic tanks and drain fields, wastewater irrigation and spreading, permanent storm infiltration basins, and new wastewater treatment basins.

Communities seeking to promote water supply protection measures could seek low impact development and other techniques for increasing on-site infiltration of stormwater within groundwater recharge areas.

### **Wetlands**

Dunwoody has several different types of wetlands, many of which are riverine wetlands associated with streams. According to DNR rules, local governments must consider wetlands in their planning decisions, mapping and identifying them in land use plans. DNR outlines a number of considerations that must be addressed and the minimum types of wetlands that the city must identify. Under federal policy, development should not alter or degrade wetlands without showing that there will be no adverse impacts

or net loss of wetlands. The City of Dunwoody's Stream Buffer Ordinance helps protect wetlands and wetland features that are found along streams.

### **Floodplains**

Dunwoody has 250 acres of land within 100-year floodplains, which means that the probability of a flood reaching the 100-year flood elevation on such land in any given year is 1 in 100, or 1 percent. Most of the 100-year floodplain areas in the City are located along stream corridors, such as the North Fork Nancy Creek and some areas near Brook Run Park. City regulations, including a Floodplain Management/Flood Damage Prevention ordinance required under the Metropolitan North Georgia Water Planning District's District-wide Watershed Management Plan, manage the use of floodplains and other flood-prone areas. The goal is to minimize stream modifications, reduce flood hazards and protect beneficial uses such as water quality protection. Under City requirements, development in floodplain areas may not alter flood characteristics or create hazardous velocities of water. Development in the floodplain is also restricted to public parks, agriculture, dams, bridges, parking areas, fences, and signs and sign structures.

## **D.2 METROPOLITAN NORTH GEORGIA WATER PLANNING DISTRICT PLANS AND ORDINANCES**

The Metropolitan North Georgia Water Planning District was created by the Georgia General Assembly in 2001 to establish policy, create plans and promote intergovernmental coordination of all water issues in the District from a regional perspective. The District includes 15 counties and over 90 cities within Metro Atlanta, including DeKalb County and the City of Dunwoody.

The primary purpose of the District is to develop regional and watershed-specific plans for watershed management, wastewater treatment, and water supply and conservation. The Water Supply/Conservation and Wastewater elements of the Plan are generally implemented through water and wastewater service providers. For the City of Dunwoody, that is DeKalb County Public Works. The Watershed Management element of the Plan includes local management measures that are to be undertaken by all jurisdictions in the District. These measures include Model Ordinances that are to be adopted by all local jurisdictions in the District, covering policy areas such as post-development Stormwater Management, Floodplain Management and Flood Damage Prevention, Stream Buffer Protection, Illicit Discharges and Illegal Connections, and Litter Control. The City has adopted all of the required ordinances.

The goal of the district is to develop comprehensive regional water resources plans that protect water quality and water supply in and downstream of the region, protect recreational values of the waters in and downstream of the region, and minimize potential adverse impacts of development on waters in and downstream of the region. The planning district also facilitates multi-jurisdictional water-related projects and enhances access to funding for water-related projects among local governments in the district area. The district develops regional and watershed-specific plans for stormwater management, wastewater treatment, water supply, water conservation, and the general protection of water quality. The planning district comprises all local governments within a 15-county area, including DeKalb County.