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City of Dunwoody  Comprehensive Plan
Community Assessment

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COMMUNITY ASSESSMENT

INTRODUCTION AND OVERVIEW OF PLANNING PROCESS

The City of Dunwoody has begun the process of creating its first Comprehensive Plan. The Community Development Department leads this effort, but the process will coordinate policy across city departments. A team of consultants facilitates in engaging the community and preparing the components comprising the Comprehensive Plan. Once completed and adopted, the document will serve as a source for key city data and a strategic plan guiding city officials and staff concerning the future development of the city.

The Comprehensive Planning effort contemplates the **2009-2030 planning period**, and is undertaken per the Rules of the Georgia Department of Community Affairs (DCA), O.C.G.A. Chapter 110-12-1, and effective May 1, 2005. It asserts a long-range vision and commits the city to a short term action plan.

DCA rules state the format of the Comprehensive Planning process consists of three distinct components as follows:

- Community Assessment:** Summary of existing conditions with supporting data
- Community Participation:** Program for providing public input opportunities
- Community Agenda:** Policy goals and strategies for plan implementation

The Community Assessment provides an analysis of existing conditions, issues, and trends facing the City of Dunwoody and reports detailed data in a Technical Addendum to support key findings. Furthermore, the Assessment identifies unique opportunities and advantages the community has at its disposal. These elements are combined to inform a strategic plan for the municipality over the 20 year Comprehensive Plan horizon. The Assessment contains this Executive Summary, which presents salient data, and is supplemented by an attached Technical Addendum which includes the full data analysis for existing conditions.

As a base-line resource from which community members can draw during the development of that Community Agenda, the Community Assessment helps communicate the City's profile. A primary component of the Assessment is the **Character Area** map (categorizing areas of Dunwoody and their respective character type), from which a future development map will be derived during the creation of the Community Agenda. Additionally, a map identifying **Special Areas of Attention**, along with a series of Cultural Resource, Natural Resource, Community



Facilities and Transportation maps help to graphically visualize the infrastructure, institutional and natural features of the city of Dunwoody. The Community Assessment should serve government officials and the public as a concise reference document.

The Community Participation Program details what measures a local government will undertake in order to ensure that community members can participate in the creation of an Agenda for future planning. The **Community Agenda is the heart of the Comprehensive Plan**; it articulates the **community vision** for a 20 year planning period and provides the policy that guides land-use decision making. It also specifies the strategies by which the community intends to pursue its vision, with a five-year action plan detailing implementation of goals and policies.

ORGANIZATION OF COMMUNITY ASSESSMENT

This document contains four (4) substantive sections that incorporate DCA requirements:

Section I presents a summary profile of the City, based on a comprehensive review of existing City regulations, adopted plans, site analysis and the tables, graphs and data sources documented in an attached **Technical Addendum of Data**.

Section II presents potential **Issues and Opportunities** that the community may wish to address during the planning process; this list is generated from a an assessment of the addendum data, existing official documents, field observations, and the Quality Community Objectives survey.

Section III analyzes **existing development patterns** and areas of the City that require special attention. This section presents an Existing Land Use map that also delineates **potential "character areas."** DCA uses the concept of **Character Areas** as a tool for categorizing the city's built and natural environment by development type and future potential. A map and discussion of **Areas of Special Attention** supplements the geographical analysis of the city by identifying areas that deserve special attention – whether to preserve or create special features, and/or to remedy problematic conditions. Areas are specific to the local context, and thus the special attention they receive during the formulation of the Community Agenda will vary in form. The community may recommend action such as sub-area planning, investment, regulations, or some other appropriate measure. This section will provide a foundation for preparing the **Future Development Map** during the Community Agenda.

Section IV presents the **"Quality Community Objectives,"** as formulated by DCA policy, it was used to prepare Sections I and II. This section serves essentially as a policy reference for residents and decision makers.



CITY OF DUNWOODY PLANNING ENVIRONMENT

Since its incorporation on December 1, 2008, the City has established procedures and review boards to assist in the development process. To provide continuity in land management services as it transitioned from county governance, the City adopted the City of Dunwoody Interim Comprehensive Plan 2025 and Future Land Use Map in January 2009. These documents were developed and adopted by DeKalb County in 2006.

A local Zoning Ordinance, which included Chapter 27 (Zoning) and related Chapter 14 (Land Development) and 21 (Signs) was adopted on December 18, 2008. The Official Zoning Map was also adopted and approved on the same date. The City of Dunwoody made minor modifications to these documents, as needed, to meet the immediate needs of the new citizenry and the newly formed government. However, the City will use this inaugural Comprehensive Planning process to provide the policy directive necessary to undertake more substantive re-writing of its zoning, design and development regulations.

While DCA requires that, at a minimum, jurisdictions update their Comprehensive Plan every ten years, local governments may conduct major or minor amendments at any time. If changing conditions render an adopted Future Development Map untenable or inappropriate as a policy guide, an amendment would be needed to modify the map per the evolved policy context.

Established Boards and Commissions

The Dunwoody Planning Commission: Established January 26, 2009

The purpose of this board is to serve as a recommending body to the Mayor and City Council for the purpose of upholding and implementing the vision and objectives as outlined in the Comprehensive Plan and accompanying regulatory ordinances such as Zoning Regulations of the city.

The Board of Zoning Appeals: Established January 26, 2009

This board is a decision making board, in that any appeal to their decisions shall be made to the Superior Court of DeKalb County. Their purpose is to decide on cases requesting variances and/or code interpretations on the regulatory ordinances of the city including but not limited to: Zoning Ordinance, Land Subdivision Regulations, and the Land Development Regulations. Further, the board hears cases requesting an appeal to a staff interpretation and/or decision on the above referenced ordinances. Other ordinances adopted in the future that include regulatory requirements that affect building and development may come under the purview of this Board.



Community Council

The Community Council serves as a recommending board to the Planning Commission and the Mayor and City Council. The members of this group are appointed by Council. Their main function is to provide the public additional opportunity to review rezoning, special land use request and land use amendments. The members of this group are charged with relaying information to their neighborhood organizations and associated interested parties.

Sustainability Commission

The Sustainability Commission's mission is to harness the individual and collective abilities of our citizens, businesses, institutions and government in order to create a more sustainable city that meets the needs today and tomorrow of our *specific* community in relation to a changing world. In addition this group intends to assist the City of Dunwoody in its pursuit of Atlanta Regional Commission Green Community certification.

Ethics Board

The City of Dunwoody Ethics Committee was established on January 26, 2009 with the appointment of its first committee members. The Ethics Committee reviews and decides ethics violation complaints.

Development Authority

The City of Dunwoody Development Authority was established on January 26, 2009. along with the appointment of its first directors. The directors of the Authority shall have such power and authority as is conferred upon them by the Georgia Development Authorities Law,

Construction and Appeals Board

This appeals board has been established but not yet staffed because of the professional requirements associated with this board which is not operational.

Future Boards and Commissions to be Established

The City has identified its intent to establish the following boards to assist in the planning and development process in the City of Dunwoody. The time frame to establish each is not specified. As the City continues to develop other boards and commissions may be established as specific needs are identified.

Design Review Board

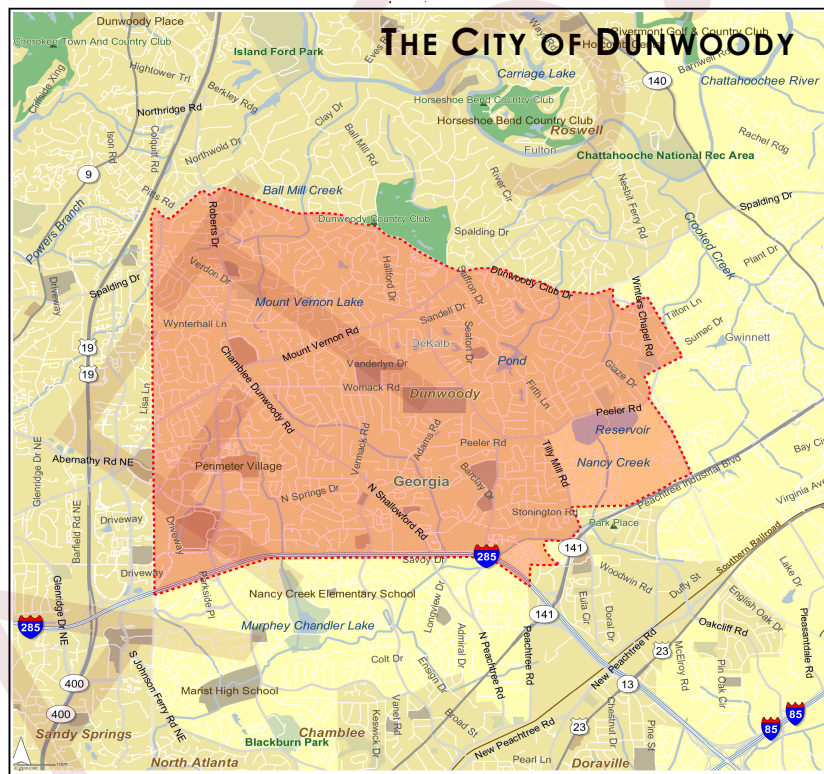
The purpose of this board will be to serve as a recommending body to the Mayor and City Council for the purpose of hearing cases that pertains to the adopted architectural standards, themes, and elements of the city including streetscape and landscape.



1. CITY PROFILE

History and Background

Dunwoody became a city at midnight on December 1, 2008 following a community lead movement to incorporate the City. Located in northern DeKalb County, west of Norcross and east of Sandy Springs, the City of Dunwoody is bordered to the north by Dunwoody Country Club and to the south by Interstate 285. Although not formally recognized as a City, the residents in this area have always identified themselves as living in “Dunwoody”, with a unique history separate from unincorporated DeKalb County. Recent “Dunwoody” residents have a history of community involvement from the establishment of the Dunwoody Home Owner's Association in 1969/1970 to the eventual preservation of the Cheek-Spruill House in 1998 (in the heart of Dunwoody), which local residents raised well over \$200,000 to purchase the property and negotiated with the developer to save the house and surrounding outbuildings.



This area was originally inhabited by Cherokee tribe of the Creek Indian Confederation. The Chattahoochee River made the area and ideal place to live was the largest and busiest trading center. The area was identified by the indigenous population as the “standing peach tree” or the “pitch tree”. The site was marked by a peach tree planted here before 1813. Other trails and roads in the area received their names from this population. By 1820 Cherokee farms



dotted the area around the Chattahoochee. It was at this time that white settlers began to arrive. In 1814, Andrew Jackson and his militia broke the power of the Creeks at the battle of Horseshoe Bend in east central Alabama. The Creeks then gave up a huge tract of land from part of which Georgia formed five counties (Monroe, Dooly, Houston, Fayette, and Henry) in 1822. In 1823, the legislators took portions of Fayette and Henry to form DeKalb County, with Decatur being the County seat. In 1853 the 17th District was moved from DeKalb into Fulton County. Georgia was the only state which used the lottery system to distribute land ceded from the Indians. In 1821, Elias Redfields was granted land lot #377 which would eventually become part of the estate of Stephen T. Spruill. This land also passed through the hands of C. A. Dunwoody, in 1862.

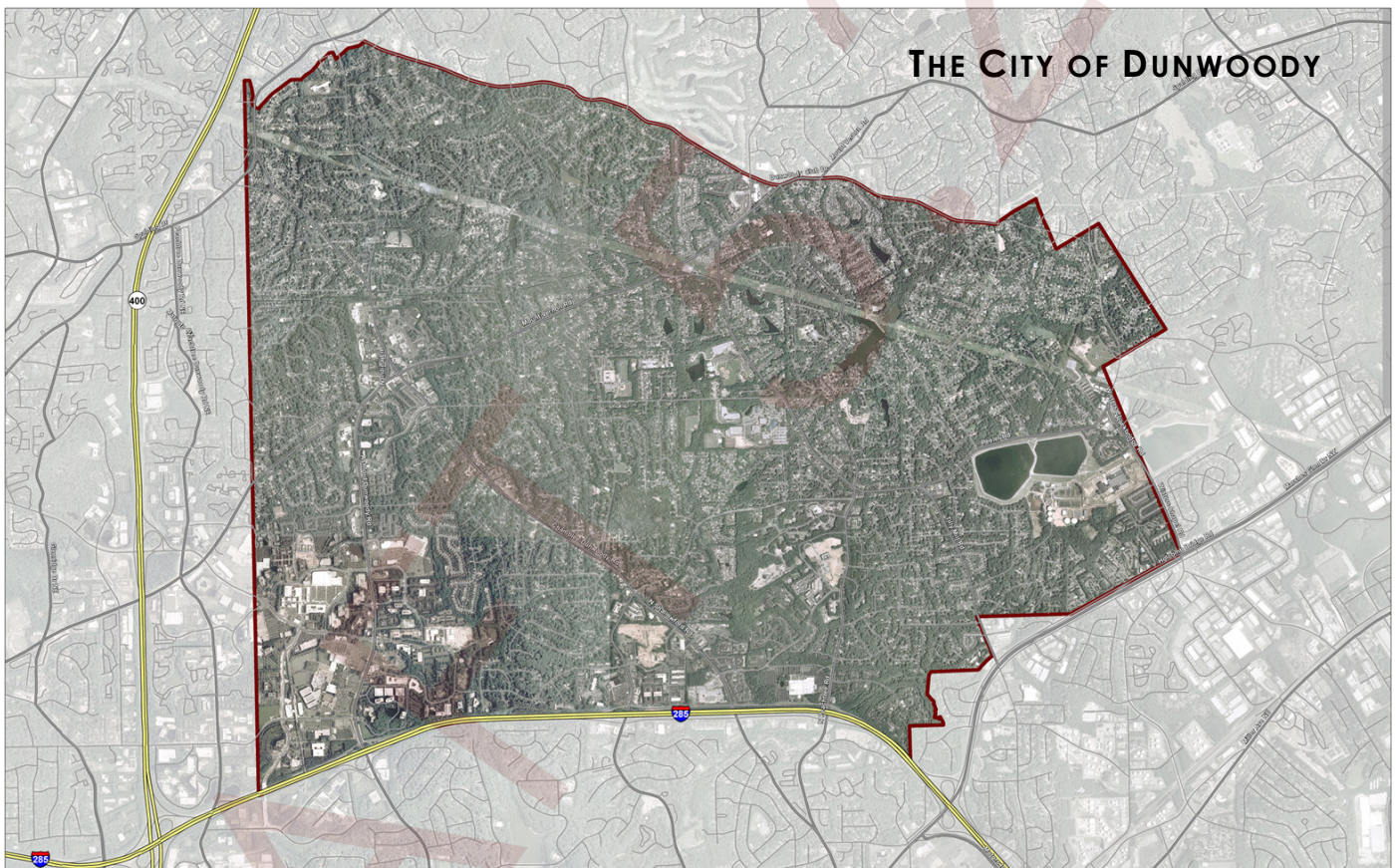
Until the coming of the railroad in 1881 records show that there was a Methodist Church, primitive Baptist Church (Ebenezer), a Presbyterian Church, two schools, a millinery shop, a laboratory which sold medicines, a cotton gin and corn flour mill, two general stores, a post office and two doctors. Chief exports were farm produce and lumber.

Charles Alexander Dunwoody (Dunwoody namesake, 1828-1905) was the son of John Dunwoody (also spelled Dunwoody) who was one of the founders of the mills in Roswell. The Dunwoody family moved to Roswell in 1839. Charles owned a company which manufactured shoes in Roswell. In 1853 the Roswell Manufacturing Company had two cotton mills and employed about 300 people. It was the largest cotton factory complex in North Georgia. Barrington King authorized a committee to investigate building a railroad to transport mill products to Atlanta, 18 miles away. Because of the need for mill products for the Civil War a charter was secured by the State of Georgia in 1863 to build the railroad. Both Charles Dunwoody and James King (son of Barrington) were members of the Roswell Guards and Roswell Battalion, respectively.

They returned to the Roswell area after much damage by fire had been done. Mayor Charles Dunwoody decided to build a new home in the vicinity of Chamblee-Dunwoody Road and Spalding Drive. The railroad construction resumed and was in business September 1, 1881. The line would run between the Air-Line Railroad and the Chattahoochee River and would be 9.8 miles long. The Roswell railroad tied into the Air-line at Roswell Junction which is now Chamblee. After leaving the junction, the next stop was five miles away at a place called Dunwoody Station, across the street from the present day Burger King. The railroad carried produce from Dunwoody and fabric from the mills in Roswell. In 1903 the narrow gauge track was replaced with standard modern and was called "The Dinkey" or "Old Buck" Dunwoody developed as a crossroads community (Chamblee-Dunwoody, Mt. Vernon and Nandina Road) with the establishment of the railroad which continued to operate until 1921. During this time president Theodore Roosevelt rode through Dunwoody on October 20, 1905 during his Presidential Tour of the South on his way to his boyhood home, Bulloch Hall, in Roswell.



Many other “crossroads” communities ceased to exist after the railroad days but Dunwoody continued to flourish. The Spruill family owned a large amount of land in the area and sold a portion of their property for the construction of Perimeter Mall (1971) and surrounding commercial. In this area you can find a testament to the founding fathers and land owners visible in a cemetery preserved behind commercial buildings, the Stephen Martin/ Spruill Cemetery at the corner of Hammond Drive and Ashford Dunwoody Road.





Population and Housing

Because Dunwoody is a new city, there does not exist years of data organized by city boundary; sources rely upon the 2000 Census data organized by “block” and “tract” as the base data from which to derive city estimates and projections¹.

The estimated 2008 population is **43,322**. According to Census data, the population of the area now comprising the City of Dunwoody was **38,698** in 2000. This represents a 27% increase in growth since 1990 when the same area had a population of 30,575.

Based on growth trends, the projected population for the city by **2030** is approximately **53,000**. While the actual population will be higher or lower depending on development decisions, as a significantly built out city, the available acreage for new and re-development will not likely lead to much higher population by 2030. DeKalb County's projected 2025 population is 894,416.

In 2008 an estimated **5,848 people are 65 years** an older, which constitutes 13.5% of the total community; this proportion is projected to increase to **23% by 2030**, with 12,193 people in this age cohort.

Dunwoody Snapshot:

- 43,000 people, of which 20% are under 18 and 13.5% are 65 or older (2008)
- Households earn a median income of \$98,648 in (2008)
- 73% White, 10% Asian, 12% Hispanic and 9% African-American estimated (2008)
- In 2000, 40% held Bachelor's and 21% held Master's degrees
- 52% units occupied by home owners; 36% by renters (2008)
- \$354,054 estimated 2008 median home value (2008)

Dunwoody Population: 2000-2030					
2000 (Census)	2008	2013	2020	2025	2030
38,698	43,322	46,795	49,465	51,323	53,019

Source: ESRI Business Analyst Online, Projections by Pond & Company from 2020 to 2030 based on ARC analysis of Woods and Poole 2008

Approximately three-quarters of Dunwoody's population are white. This is more typical of North Fulton demographics, where in 2000, 83% were white, than of DeKalb County where 36% were white. Following regional trends, however, the city is slowly diversifying. The greatest increase in change between 2000 and 2008 is occurring in the Hispanic and Asian households, increasing as a percent of total from 9% to 12% and from 8% to 10%, respectively. African-Americans increased only a fraction from 8.2% of the total population to 8.9% in 2008.

¹ Different methods will yield slightly different results; see the Technical Addendum for a detailed description of the methods used in the Community Assessment.



Dunwoody residents are wealthy and well-educated, compared to the state and region as a whole. The median income per household in **2008 is estimated at \$98,648**, compared to \$76,756 in 2000. At that time the Atlanta MSA median income was \$39,453 (1999) and for DeKalb, \$49,117 (2000). The city boasts a population where 40% obtained Bachelor's degrees and 21% hold Master's, proportions shared by nearby Johns Creek.

Dunwoody Median Household Income 2000 – 2013				
	2000	2008	2013	
	\$76,756	\$98,648	\$116,008	
DeKalb County, State of Georgia: Projected Median Household Income				
Jurisdiction	1990	2000	2005 (estimate)	2010 (projection)
DeKalb County	\$35,721	\$49,117	\$53,560	\$59,251
Georgia	\$29,021	\$42,433	\$49,502	\$54,344

Still, Dunwoody does experience some poverty within the community. There is approximately **2,000 people living below the poverty** threshold, and of these, 400 are under the age of 18. The Census defines poverty based upon several factors related to family size, type, the yearly inflation level and several other variables; hence it changes each year. For reference, a family of four, with two children and earning \$21,393 was considered at the poverty line in 2007 (US Census Bureau).

Furthermore, although data suggests that home owners account for nearly 60% of all the occupied dwelling units, some of them - 16% - are actually considered "cost burdened" because they spend either more than 1/3 of their income on housing. Around 5% are spending more than half of their income on housing, an indication of severe cost burden.

Renters in Dunwoody are struggling more; 30% of all those who rent spend more than one-third of their income on rent. 16% of all renters are spending **more than half of their income** on rent. The 2000 Census data shows the average gross rent with utilities for the Dunwoody area was \$1,021.

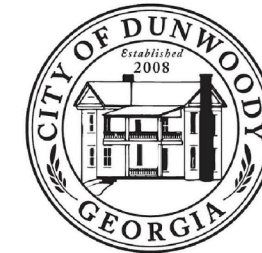


Economic Development

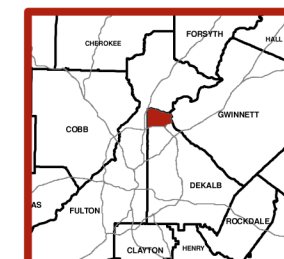
Although the land use mix suggests only a 16% of Dunwoody's land use dedicated to commercial and institutional activity, the City's tax base benefits from the intensity of commercial and office use. The City concentrates high paying professions and enjoys a diverse economic base; the industry sector of **Professional, Science and Technology provides 19% of all employment** in 2008. Retail follows at 12% of all employment, with Administration/Waste Management and Food Services both at 11% each. ARC forecast data suggests that the area will reach around 50,000 in employment numbers by the year 2030, based on employment growth trends.

Dunwoody's highly educated labor force is overwhelmingly classified as **white collar, with 90%** of the nearly 22,000 work force participants. Dunwoody's residents appear strategically located as far as commuter patterns are concerned; around 40% work within DeKalb County and 60% outside of it, most residents (74%) drive 34 minutes or less to work 34% drive less than 20 minutes to their place of employment.

See the following page for a map of employment concentration.



Dunwoody, Georgia COMPREHENSIVE PLAN



ECONOMIC DEVELOPMENT

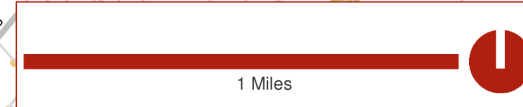
LEGEND

Business Location by Number of Employees

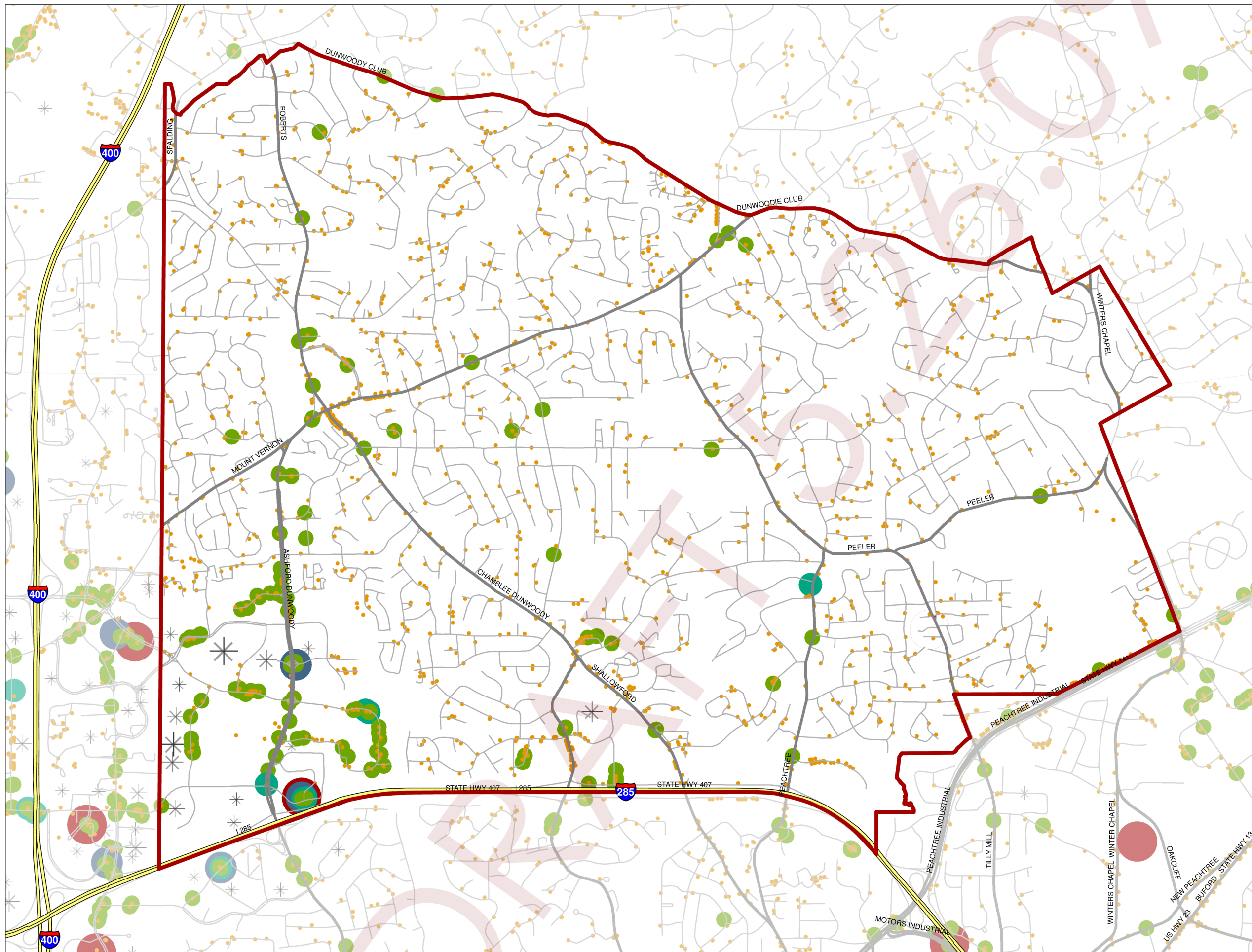
- Less than 50
- 50 - 500
- 500 - 1000
- 1000 - 2000
- More Than 2000

Development of Regional Impact by Acreage

- < 10
- 11 - 20
- 21 - 30
- 31 - 40
- > 40



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Natural and Cultural Resources

One indicator that Dunwoody takes its responsibility toward natural resources seriously is the establishment of a **Sustainability Commission**. This appointed body considers development regulations, green-growers support and other sustainable issues facing the city. The group provides recommendations to City Council for measures that will allow the city to achieve the Atlanta Regional Commission's Green Community certification, which recognizes best practices related to water, energy, and air.

According to the existing land use map, the city has approximately **95 acres of land designated as Undeveloped / Forest Land**. The city also enjoys 140 acres of park space, including the **Dunwoody Nature Center**, which is a 22 acre park is developed as education center for children. The park has nature center, trails, play ground, picnic area, board walk and meadows and senior activities. In 2008 Dunwoody had approximately 43,322 residents and 134 acres of City parkland for a **ratio of 3.23 acres of parkland per 1,000 residents**. For comparison, the 1983 National Recreation and Park Association (NRPA) minimum "core" standard for local parkland is a range from 6.25 to 10.5 acres per 1,000. A recent inventory of metropolitan Atlanta greenspace found 7.40 acres of local parkland per 1,000 residents.

Brook Run Park is the largest of the parks in the City. The park provides a number of opportunities and challenges. Older vacant buildings present community hazards; however, new investments, such as the playground and skate park, provide the park with significant amenities.

The other smaller parks are Wildwood Hollow Park and Vernon Springs Park. Few other parks that lie right outside the city limits are Murphy Chandler Park, Morgan Falls Park, and Island Ford Park.

The Chattahoochee River runs just about a mile above the northern border of City of Dunwoody. The city lies in the Chattahoochee River watershed which is protected by the Chattahoochee River Basin Watershed Protection Plan created by the Environmental Protection Division of Georgia.

There are a few creeks like **Ball Mill Creek, Nancy Creek, and North Fork Nancy Creek** running within the city limits. These water bodies are protected by Georgia Stream Protection Ordinance which requires 25 feet buffer immediately adjacent to banks of the water body in natural state. The Dunwoody County Stream Protection Ordinance requires an additional 50 feet wide buffer immediately from the state buffer.

Dunwoody Snapshot:

95 acres of undeveloped or forested land

140 acres of park space; 3.23 acres of park land per 1000 residents

City within Chattahoochee watershed; follows North Metropolitan Georgia Water District model ordinances for water quality and supply

Partial inventory of historic resources prepared by the Dunwoody Preservation Trust



There are several lakes and ponds located within the city limits like Mt. Vernon Lake and Kingsley Lake. The city also has Dekalb County Water Works plant within its boundary.

Wetlands within the State of Georgia are protected by Department of Natural Resources's Georgia Environmental Protection Division which sets Environment Planning Criteria for developing land use with respect to the wetlands. The Part V environmental requirements have been adopted and are enforced in the City of Dunwoody, as well as model stormwater and stream buffer regulations, as per the North Metropolitan Georgia Water District. These regulations were adopted from DeKalb County regulations, and will be reviewed by the City as it prepares a comprehensive approach to updating its zoning and development regulations after the Comprehensive Planning process.

Water Supply Watershed: The City of Dunwoody falls under the **Chattahoochee water supply watershed**. The watershed in Georgia is protected by the Department of Natural Resources's Georgia Environmental Protection Division which sets Environment Planning Criteria for any development of water supply watershed; protection of water supply reservoirs and large and small drainage basins. The criteria ensure quality of drinking water by protecting the watershed for public health, safety and welfare.

Prime Agriculture Land: There is no prime agricultural land within City of Dunwoody limits.

Ground water recharges area: The northern region of the city, mostly north of Mt. Vernon Highway and east of Roberts Drive, is designated as Ground Water Recharge area. The recharge area has been designated as the probable area of thick soil. The area falls under "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 DNR which has set Environment Planning Criteria for storage and disposal of hazardous and agriculture wastes; design of septic / drain systems; and new developments.

Flood Plain: The city has approximately about 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 flood plain.

Historical Resources. 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.

A figure showing Cultural Resources including historic structures and sites as well as structures and sites known to be lost, is included in the Technical Addendum. The figure also identifies the one house, **Cheek-Spruill House**, listed on the National Register and the **Donaldson-Banister**



House, more commonly known as the Donaldson-Chestnut 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.

Property types identified include single dwellings, churches, cemeteries, commercial, industrial, transportation, 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”.

Up until now the City of Dunwoody has been fortunate enough to have the Dunwoody Preservation Trust recording sites on the National Register; however, **the city has not formally adopted into its municipal code historic preservation regulations.**

The Technical Addendum provides a partial inventory of marker properties, including historic religious resources like the oldest church in Dunwoody - the Ebenezer Primitive Baptist and several church and family cemeteries.

The following map provides a graphical representation of Natural Resources and Dunwoody's topography.



Dunwoody, Georgia COMPREHENSIVE PLAN



NATURAL RESOURCES

LEGEND

Environmental Constraints

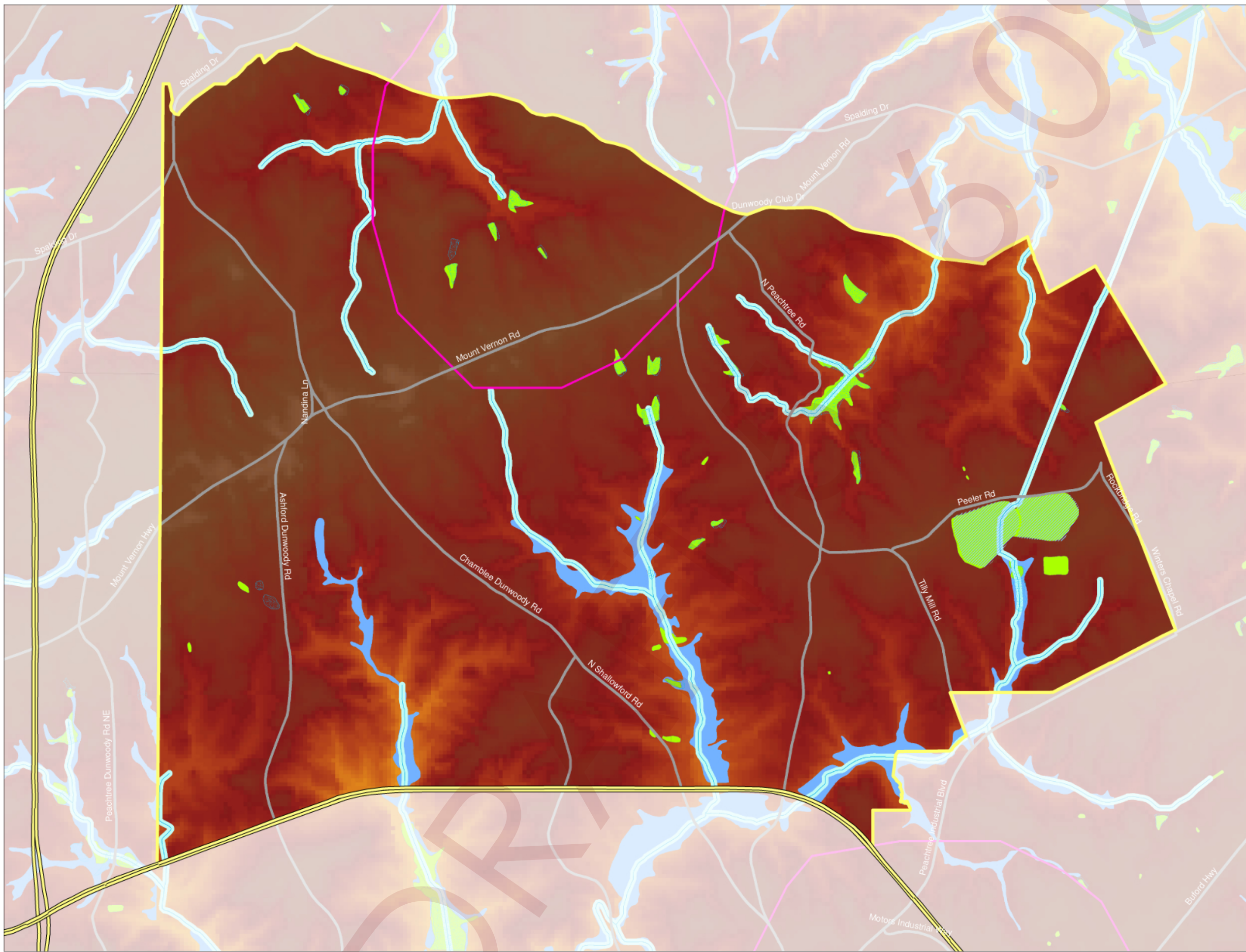
- City of Dunwoody
- Expressways
- Major Roads
- Ground Water Recharge Area
- Creeks
- Lake/Pond
- Reservoir
- Stream/River
- 80 ft. Stream Buffer
- Wetlands
- Flood Plain

Elevation Model (feet)

- High : 1101 ft
- Low : 0 ft



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Community Facilities and Services

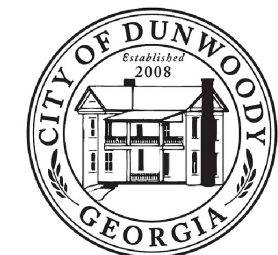
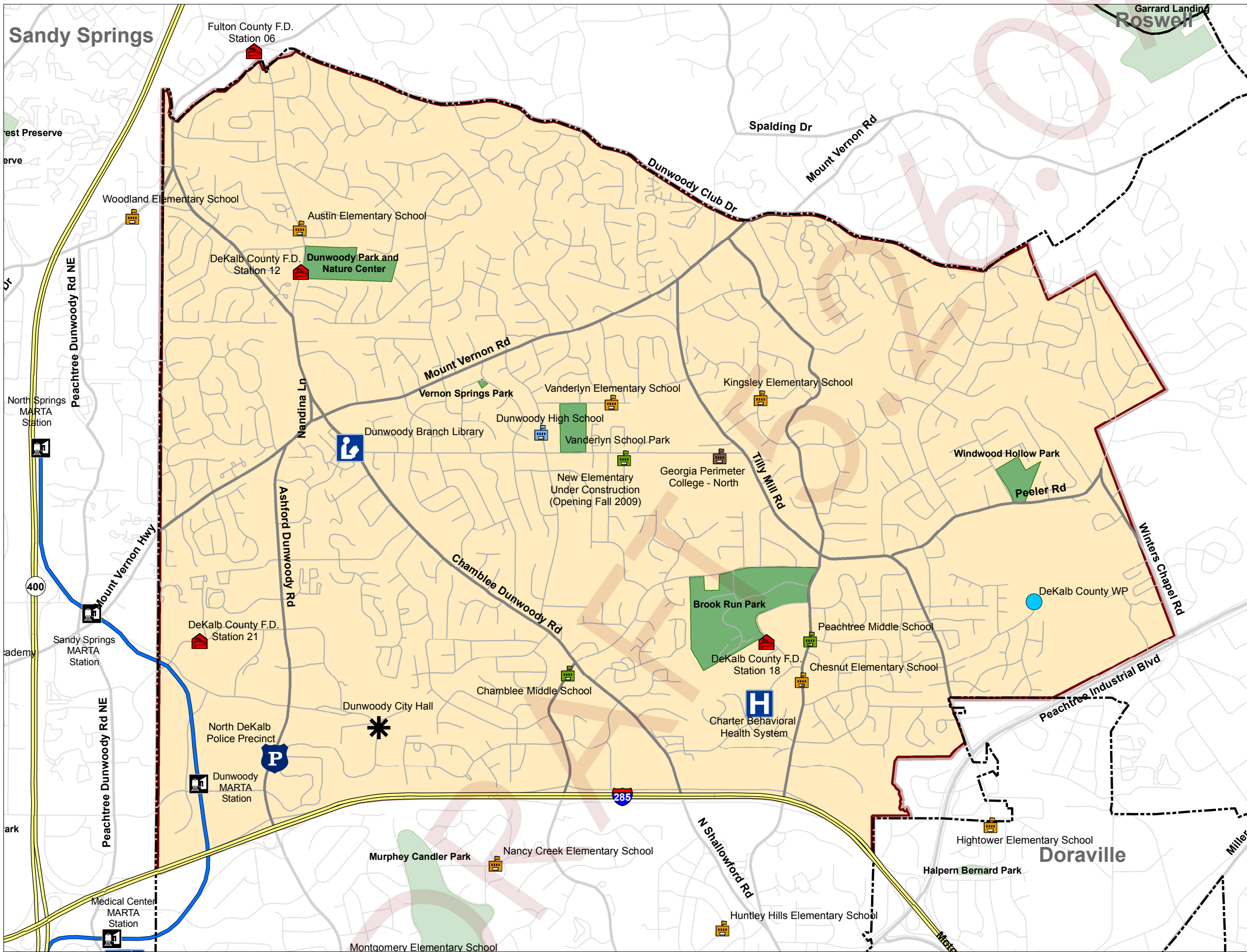
Within five months of incorporation, the City of Dunwoody moved from transitional office spaces to city hall offices along Ashford-Dunwoody for daily operations and customer service that will serve the short term needs of the city.

The city counts on inter-government agreements with DeKalb County to provide services such as fire, E-911, solid waste, water, sewer, and is currently negotiating parks and recreation agreements.

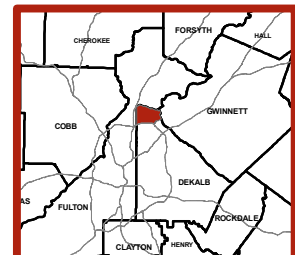
Dunwoody residents reside in DeKalb County **School District**, which locates a high school, a charter middle school and four of its elementary schools within city boundaries. Nearly half the school age children, however, attend private schools. Residents enjoy the proximity of three **higher-education** facilities for college course options – Georgia Perimeter College, American InterContinental, and the Atlanta campus of Troy University.

For public safety, an immediate priority for the city was to establish an independent **police force**. Dunwoody's police force relies upon **40 sworn officers and 8 civilian employees** providing public safety services. While the new city hall location meets the immediate office space needs for operations, long term site factors will need to consider facilities that provide adequate evidence storage, equipment storage, secured parking and the 24 hour/7 days per week facilities police services required. The current assessment does not anticipate detention as a component of the city's own facilities; agreements with DeKalb County provide for managing suspects at no cost. However, the city will be analyzing the staff, travel and court requirements involved with this current arrangement.

See the following page for a map of Community Facilities.



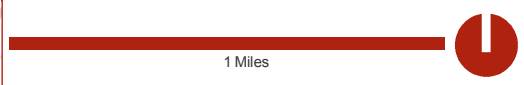
Dunwoody, Georgia COMPREHENSIVE PLAN



COMMUNITY FACILITIES

LEGEND

- Dunwoody City Hall
- Elementary School
- Middle School
- High School
- Two-Year College
- Fire Station
- Hospital
- Library
- Police Station
- Water System
- Dunwoody City Limits
- Adjacent City Limits
- Parks
- Expressways
- Major Roads
- Minor Streets
- MARTA Rail Line
- MARTA Stations



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Intergovernmental Coordination

The Technical Addendum identifies the full range of government entities the city coordinates with for comprehensive service delivery, including DeKalb County, Atlanta Regional Commission, neighboring cities like Doraville and Chamblee, DeKalb County School District, MARTA, the Metropolitan North Georgia Metropolitan Water District, and state agencies such as the Department of Community Affairs and Department of Transportation.

Transportation System Analysis

The Technical Addendum documents the transportation network and transit system available to the city. The city has a full sidewalk and road inventory, and the Addendum identifies the road classification system, potential improvement projects, and areas of congestion.

The city is committed to improving its **bicycle facilities**, which are a priority concern for a number of residents. The DeKalb County Comprehensive Transportation Plan conducted an analysis of bicycle suitability for roadways within the city. A map of this analysis is shown in Figure 8-6 of the Technical Addendum. It shows that most roadways in the city have either the medium or best conditions for bicycling. However, development along these roadways consists primarily of single family homes, meaning there are few destinations to bicycle to along these roadways. The major job centers and retail destinations within the city are located along roadways with difficult or very difficult bicycling conditions. This limits the viability of bicycle travel within the city.

There are, however, 42 linear miles of **sidewalk** that provide a solid pedestrian accessible foundation for most of the city. However, some roadway segments have sidewalks on both sides of the roadway while others have no sidewalks at all. Most local roadways within the city have no sidewalks. Development along these roadways consists largely of single family homes along with small amounts of multi-family residential and commercial.

The City of Dunwoody lies within the Metropolitan Atlanta Rapid Transit Authority (MARTA) rail and bus service area. One rail station, **Dunwoody Station**, is located within the city limits and serves the Perimeter Center commercial and residential node in the city's southwest corner. Dunwoody is also served by **eight MARTA bus routes**.

The Georgia DOT and GRTA are in the process of identifying a preferred solution for the I-285 corridor from I-75 North to I-85 North. This initiative, called **revive285 top end** is currently developing the concepts for the various alternatives and completing the various technical tasks required for concept design, such as transit planning, traffic data analysis, as well environmental impact analyses. Completion date for this phase, Assess Potential Benefits & Impacts, is



anticipated in December 2010. At this time, transit options under consideration include express bus and Fixed Guideway. As part of the FGT alternatives, several locations within the City of Dunwoody are being considered for transit stations although specific transit station sites have not been determined. Potential areas include: The Georgetown shopping area, Ravinia office park, and Hammond Drive near Perimeter Center Parkway

Congestion is a concern for residents as it is with all who live in the metro-Atlanta region. Segments of Chamblee Dunwoody (to Roberts), Ashford-Dunwoody, and Mount Vernon have known congestion especially during evening peak hours.

Connectivity, Signalized Intersections, & Signage. With the exception of the Perimeter Center area, development in the City of Dunwoody consists of a large amount of suburban residential development with small amounts of other land uses. The typical street patterns of this type of development are present, consisting of a large amount of cul-de-sacs, looping roadways, and a **lack of connectivity** between neighborhoods. Traffic is funneled onto the collectors and minor arterials in the city where it then goes to existing job and retail centers such as Perimeter Center, or to other interstates/freeways including I-285, I-85, Peachtree Industrial Boulevard/SR 141, and GA 400.

The city does not have any multi-lane roadways that cross the city and act as major commuter routes. However, the city does have a number of 2-lane roadways that are not local roads and pass throughout the city. These include Chamblee Dunwoody Road, Tilly Mill Road, Mt. Vernon Highway, Dunwoody Club Drive, and others. These roadways provide local connectivity within the city, but do not have the capacity and are not designed to act as major commuter routes.

Perimeter Center is located in the City of Dunwoody and to the west of the City in Sandy Springs. This part of Dunwoody has the best connectivity in the city. Ashford Dunwoody Road, Perimeter Center Parkway, Hammond Drive, Perimeter Center West, and Crown Pointe Parkway create part of a grid of streets within this area. Other roadways in Perimeter Center outside the city that contribute to this grid include Peachtree Dunwoody Road, Barfield Road, Glenridge Drive, and Johnson Ferry Road.

While Perimeter Center is well connected internally, the east side of the area does suffer from a lack of connectivity to the rest of the City of Dunwoody. Development located on the east side of Ashford Dunwoody Road consists primarily of looping roadways that do not connect to the adjacent residential developments further to the east. Because of this, the nearest connection north of I-285 between Ashford Dunwoody Road and Chamblee Dunwoody Road is over 1.5 miles from I-285. However, if a new connection or connections were created, then large amounts of cut-through traffic would likely pass through the existing single family neighborhoods located between Ashford Dunwoody Road and Chamblee Dunwoody Road. New connections would have a significant impact on these neighborhoods.



2. ISSUES AND OPPORTUNITIES

Overview and Purpose

This section identifies a series of issues and opportunities that can help frame and prioritize the city's discussions when developing the Community Agenda. DCA offers a list of topic areas to consider. Only those that are relevant to the city are included here. As they assess the list of Issues and Opportunities here, community members may wish to also refer to Section IV, which reviews Georgia policy regarding "quality communities" and benchmarks that local governments should use in pursuing improved quality of life for their residents. The survey tool is known as the Quality Communities Objectives (QCO).

Several of the items below were drawn from the QCO Survey and an analysis of the existing conditions in the Dunwoody area. These items provide a simplified list of assessment points to provide to the community for affirmation or revision. Below are **issues and opportunities** that emerge from a synthesis of these various sources; it should be noted that many of them emerge because the city is too young to have launched programs to address them.

Population

Opportunities:

- the city is slowly diversifying
- 1/5 of the Hispanic population in the city own their homes
- highly educated population

Issues:

- the rise in Hispanic population is likely underreported, and the city will need to coordinate with region wide efforts for the implications of English as second language
- by 2030 23% of the Dunwoody population over 65 years old

Housing

Issues

- no special needs or housing authority (QCO)
- no zoning/development allowing for small lot housing (5,000 square feet) (QCO)
- lack of housing choice potentially for aging population
- increased vacancies anticipated in the future
- 16% of all renters spend more than half their income on rent (monthly gross rent with utilities \$1,021)
- residential developments along the east side of Dunwoody near Peachtree Industrial Boulevard have aged badly and would benefit from redevelopment

Opportunities:

- employment and housing densities generated by Perimeter Center provide sufficient conditions for transit necessary for the development of senior housing.
- Diverse housing options; 58.2% home ownership and 36.2% renter occupied



Land Use

Issues

- no inventory of vacant sites
- no local agricultural networks, but there is a concerted set of local relationships for local growers through the farmers markets allowed
- no local conservation or greenspace program
- no natural resources inventory (just that conducted by the state and recorded in Technical Addendum)
- lack of GIS parcel data hinders immediate capacity for analysis desired for planning purposes

Opportunities

- preparing Comprehensive Plan prior to undertaking re-write of zoning ordinance

Economic Development

Issues

- no Business Development strategy
- incorporated during recession, which will affect new city's first budget cycles
- around 2,000 community members live at or below the poverty level

Opportunities

- diversified economic base not hit as hard as other jurisdictions during recession
- high income and highly educated workforce
- slow down in development gives city time to prepare for the series of approved DRIs and remaining development within the Perimeter Center
- the P-CID program for streetscape and other improvements tested and proven
- Perimeter Center successfully beats typical life cycle of regional development mall; serves as high quality design example for the region

Transportation

Issues:

- lack of bicycle network and complete sidewalk network for residential areas
- several congestion hot spots are on roads where increasing capacity (adding lanes) is not possible given existing constraints
- Perimeter College presents the challenge of having an institutional use in a residential neighborhood with few alternatives for public transportation

Opportunities:

- location of future transit site to be determined by 2010
- several public transit options, especially needed by the 20% of population under 18 and the 13.5% over 65 who may begin considering alternative modes of transportation
- excellent sidewalk network in intensely developed areas but need improved connectivity from surrounding residential



Natural and Cultural Resources

Issues:

- the region faces a draught and needs local government leadership for sustainable water –quality and supply management
- no clean public areas/public areas safety programs (QCO)
- no city ordinance regarding historic preservation (QCO)

Opportunities:

- a Sustainability Commission at the foundation years positions the city for leadership in establishing responsible policy and gaining immediate recognition through the Atlanta Regional Commission's certification program for Green Communities
- the city has the foundation for conducting a complete historic inventory
- several large community centers managed by a diverse religious community

Community Facilities and Services

Issues:

- the ratio of parks to population is 3.3 acres per 1,000 people, somewhat low
- need to develop solid waste plan
- police services will need long term facilities
- review senior services and facilities
- long term needs for all City Hall facilities have to be addressed and an appropriate site identified and evaluated

Opportunities:

- the city enjoys many private and religious community center and recreation services



3. EXISTING DEVELOPMENT PATTERNS

Dunwoody is primarily comprised of stable, built-out single family neighborhoods with the signature Perimeter Mall/Perimeter Center regional activity center with high-end landscaping and streetscape design.

Land Use

Existing land use in Dunwoody is shown on the map following the table below, which details the breakdown of acreage per land use within the city limits.

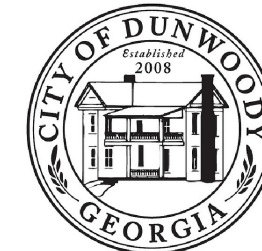
Existing Land Use and Zoning

Existing land use was assessed based upon the 2008 Existing Land Use Map prepared from Atlanta Regional Commission's LandPro 2008 data. Calculating all residential uses shows that the city dedicates 85% of all land to residential uses, primarily medium density. Nonresidential uses such as commercial and institutional comprise 18% of existing land-use, of which 13% is commercial alone.

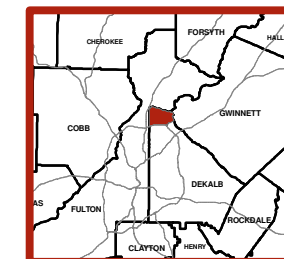
Dunwoody Existing Land Use		
Category	%	Acreage
Cemeteries	0.19%	15.54
Commercial	13.14%	1,092.84
Forest	1.16%	96.15
Institutional Extensive	0.34%	28.13
Institutional Intensive	4.87%	404.70
Parks	0.91%	75.78
Residential High	1.51%	125.54
Residential Low	0.36%	29.96
Residential Medium	65.64%	5,459.54
Residential Multi	7.85%	653.06
Reservoirs	0.36%	30.25
TCU	2.94%	244.67
Transitional	0.73%	60.70
Total Acreage	1.00	8316.86

Analyzing existing zoning, the results show that 16% of the city is zoned non-residential or mixed-use (the OCR and PC districts allow both residential and commercial development).

There are a handful of projects that have zoning approval for development in the Perimeter Center that have been impacted by the downturn in the economy.



Dunwoody, Georgia COMPREHENSIVE PLAN



EXISTING LAND USE 2008

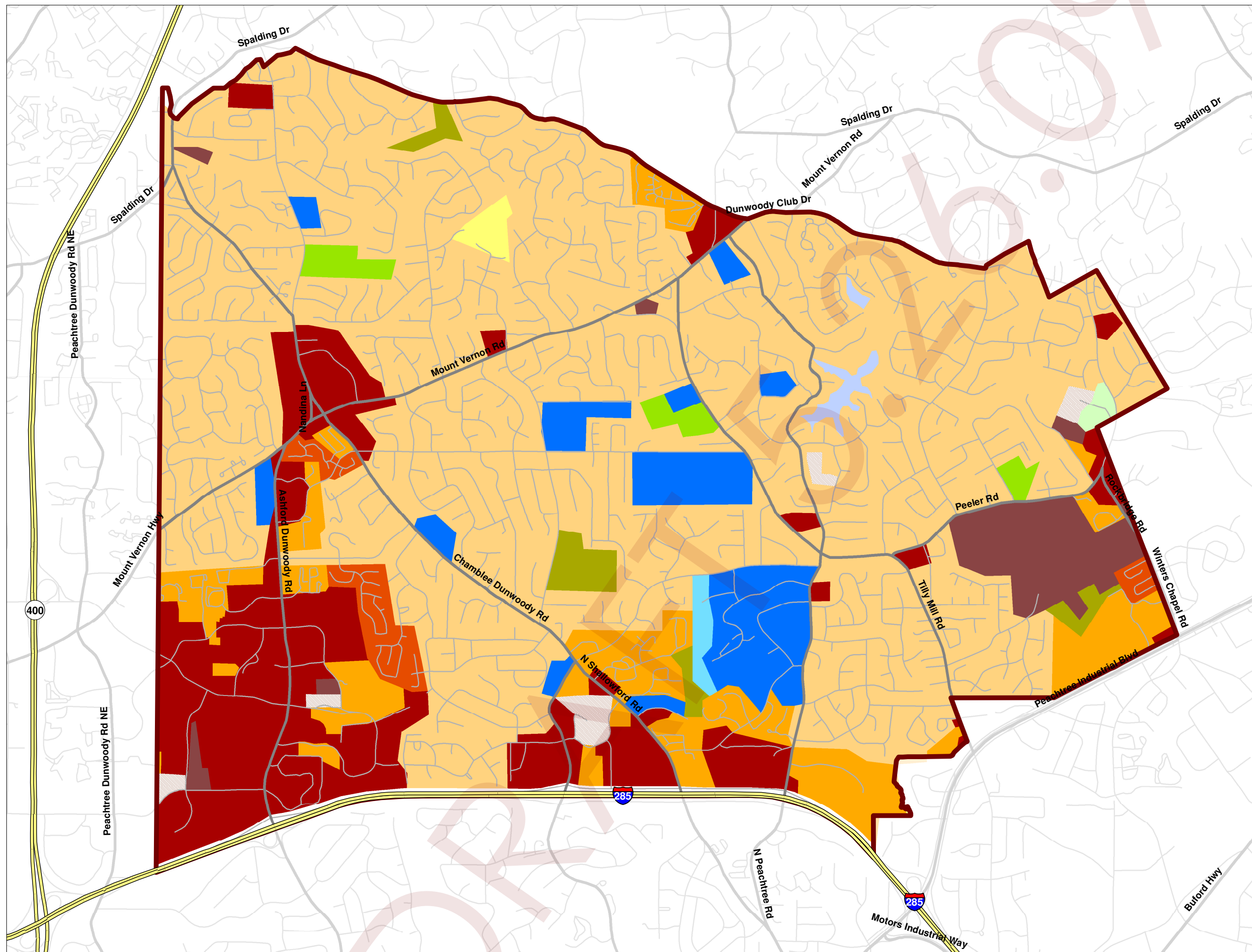
LEGEND

- Dunwoody City Limits
- Expressways
- Major Roads
- Minor Roads
- LAND USE**
- Commercial and Services
- Intensive Institutional
- Extensive Institutional
- High Density Residential
- Multifamily Residential
- Medium Density Single Family Residential
- Low Density Single Family Residential
- Transportation / Communications / Utilities
- Forest
- Parks
- Cemeteries
- Reservoirs
- Transitional Areas

SOURCE: ARC LAND PRO 2008



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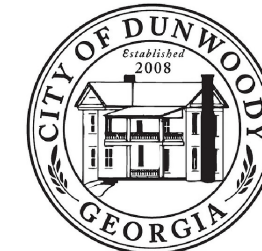




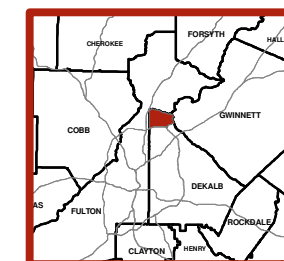
Character Areas

Character Areas in Dunwoody are identified based on the visible characteristics of existing development patterns as well as the colloquial names associated with neighborhoods and historic communities within Dunwoody.

Furthermore, many of the character areas draw upon the knowledge provided by the citizens of Dunwoody. The Zoning and Land Use Taskforce, a citizens group formed during the movement for incorporation, generated a final report of recommendations on June 18, 2008. This report provided a starting point for delineating character areas supported by the assessment.



Dunwoody, Georgia COMPREHENSIVE PLAN



EXISTING CHARACTER AREAS

Legend

Activity Nodes

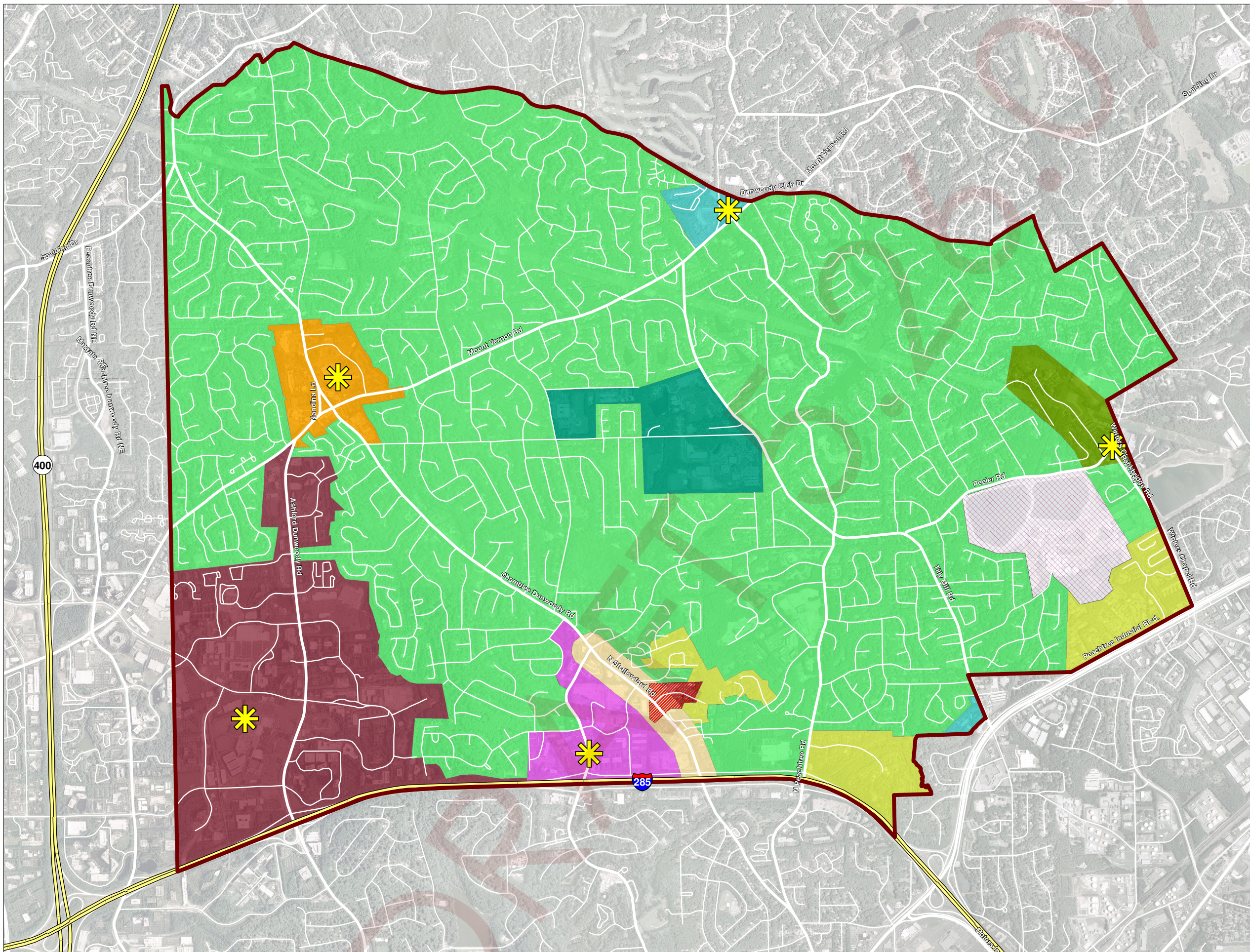
Character Areas

- Dunwoody Village
- Institutional / Office / Campus
- Georgetown Shopping
- Perimeter Center
- Shallowford Rd. Redevelopment Corridor
- Tilly Mill Commercial Gateway
- Urban Residential
- Winters Chapel Gateway Redevelopment
- Suburban Neighborhood
- Community Facility / Water Treatment
- Hospital Redevelopment

1 Miles



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Perimeter Center

One of the most identifiable areas of the city, Perimeter Center is strikingly different in character from the majority of the city. Still, it provides a strong economic engine and provides diversity to the city's land use. Dunwoody's Land Use and Zoning Task Force have made several recommendations to further define the character of Perimeter Center.

The task force promoted sound planning principles and included in their report that main corridors in the area need to be developed with a boulevard design with building setback off the street and a multitude of pedestrian amenities on the wide sidewalks. Building designs need to incorporate storefronts, restaurants and pedestrian walkways. Designs should be developed to encourage pedestrian traffic. People driving to the area should be encouraged to park their cars and walk the area. While the PCID has plans for sidewalks and crosswalks, zoning and development need to go one step further and mandate buildings and projects where this type of pedestrian traffic is encouraged. Wide sidewalks and pedestrian-friendly amenities will draw people from their cars and encourage them to feel safe walking.



Character areas such as Perimeter Center come with inherent issues due to the high intensity of land use. For example, Perimeter Center generates a large number of car trips since it is a retail and employment center. The high level of vehicular traffic creates a need for parking and roads, reducing space available for greenspace and other pedestrian amenities.



Suburban Neighborhood

The bulk of Dunwoody is made up of single family residential homes. These neighborhoods strongly define the character of the city. The single family neighborhood is even highlighted by the city's seal, which prominently features the Dunwoody farmhouse, a prototypical single family residence. Emphasizing the advantages and character of these neighborhoods will remain a top priority for the city.



Shallowford Road Redevelopment Corridor

This corridor presents an excellent opportunity for redevelopment in the Dunwoody area. Characterized by largely office and commercial uses, the corridor represents a lack of consistent theme in design. Furthermore, the corridor has a significant amount underutilized land, such as the closed Dunwoody Hospital. Furthermore, the character area is of particular importance as it runs through the heart of the city.





Hospital Redevelopment

As stated above in the Shallowford Road Redevelopment Corridor, the Dunwoody Hospital site is an area of deserved special attention. Although largely experiencing disinvestment, the character of the area is characterized mostly by office use and medical support services. Interestingly, this disinvestment provides an opportunity because the city is highly limited in its amount of available land.



Tilly Mill Commercial Gateway

This is the entranceway to the new city from the east. Peachtree Industrial Boulevard is the major north/south highway from I-285 to the Duluth and Johns Creek communities. This area also shares a boundary with the City of Doraville.

To the east of Peachtree Industrial is a heavily developed commercial area that is the home to the old Friday's Plaza (subject of many redevelopment plans) and one of the original Home Depots. The Dunwoody side of Tilly Mill is currently zoned for light commercial. As one travels into the city, there is a transition from commercial to residential

The interior of Tilly Mill Road Corridor is surrounded by Dunwoody North. There are several large tracts of land on Tilly Mill that could offer assemblages for redevelopment opportunities

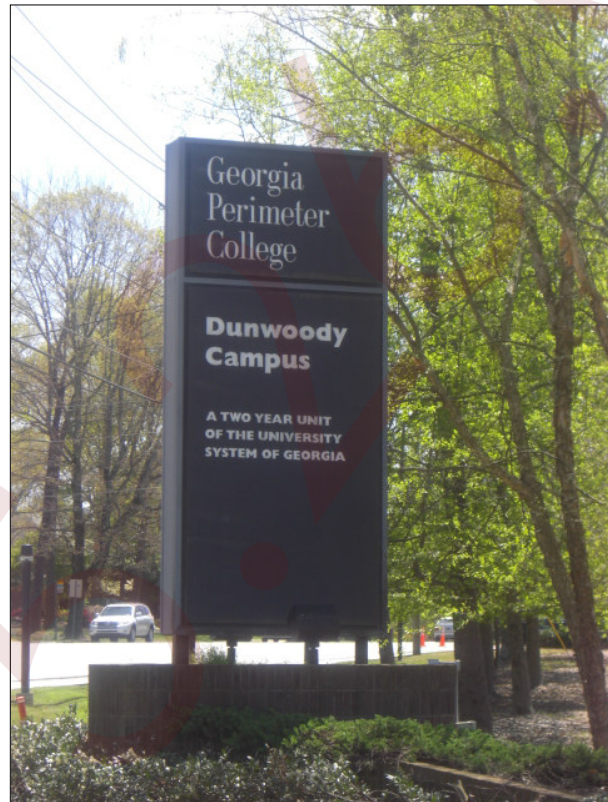


Institutional/ Campus / Office

Georgia Perimeter College- Dunwoody Campus serves as the focal point of this character area. On a day when school is in session, the campus and surrounding area has a flurry of activity. This adds to both a spirit of liveliness and sense of vitality to the heart of the city, but should be monitored to ensure that it does not impinge on the surrounding single-family neighborhoods. This will require accommodating the needs of the student body in a manner that also strives to limit any unnecessary stress on the local streets and thoroughfares.



implications for planning efforts in Dunwoody. Each institutions' needs and plans for expansion should be identified.



The character area also includes another institutions, Dunwoody High. The close proximity of these institutions to one another has distinct implications for planning efforts in Dunwoody. Each institutions' needs and plans for expansion should be identified.



Tilly Mill Commercial Gateway (Dunwoody North)

This area is located at the intersections of Mount Vernon Highway and Jett Ferry Road and runs east to the Sandy Springs Border and the Orchard Park commercial center.

The area is primarily a commercial center with no residential or office use. Directly to the north and west of this area there are condominiums, cluster homes and Williamsburg office parks. These developments provide the transition from the commercial activity of the areas and single-family R-100 homes located in Dunwoody Club Forest.



Urban Residential

This area is characterized by high intensity residential development, usually five or more story residential complexes, with some small office, institutional, or commercial uses interspersed. Most of the residential developments are new and it should be recognized that these types of development will probably continue to be the predominant housing products in the area.

One important thing to note, given the downturn in the economy, is the large development parcel in the area. The future of this parcel will have a strong impact on the surrounding area.





Winters Chapel Gateway Redevelopment

This area is the northeastern corner of the City of Dunwoody, located at the Gwinnett County line. This area serves as the northern entrance to the city coming for Peachtree Industrial Drive on Winters Chapel Road.

The area is mostly a commercial center surrounded by older single family housing stock and newer medium density town home development. Much of the commercial uses are older and some vacancies exist within the area. Another unique aspect to this particular character area is its proximity to the North Atlanta Memorial Park and Chapel Mausoleum.



Community Facility/Water Treatment

A distinct element to the city, the Water Treatment Plant in the southeastern part of the city is large enough to warrant its own character area. Fortunately, the perimeters of the reservoirs have been thoroughly amenitized with linear parks and greenways.





Georgetown

The Georgetown community is one of the two main gateways to the new City of Dunwoody. This character area is similar to the Winters Chapel character area as it contains dated commercial developments. However, the intensity of land use and vehicular travel is a bit higher than the Winter's Chapel area. This is most likely due to the area's proximity to Interstate 285.

As this is a highly visible character area, it will be important to closely define the architectural and development standards for the Georgetown area.



Dunwoody Village

The defining character area for Dunwoody. This area is characterized by small scale commercial uses with historic design elements. Common design elements include façade articulation with a focus on historic elements. Massing and height limited to single story with only the exception of design features. Materials consist of mostly brick and wood. Dunwoody Village offers true "village" scale and is often thought of as "the heart of Dunwoody."

The Village was the first commercial district in DeKalb County to have a Zoning Overlay District adopted to protect the character and integrity of the Village. The current Overlay has height as well as architectural requirements that preserve the Williamsburg legacy of the village.





Areas Requiring Special Attention

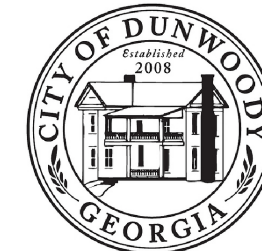
The Department of Community Affairs has required that communities geographically identify the following seven special conditions and address them when they are apparent in the community:

- Natural or cultural resources;
- Areas where rapid development is likely to occur;
- Areas where the pace of development has and/or may outpace the availability of public facilities and services;
- Redevelopment areas;
- Large abandoned structures or sites;
- Infill development opportunities; and
- Areas of significant disinvestment and/or under-utilized areas.

Areas of Special Attention are locations within the City of Dunwoody with current or expected future conditions that warrant special planning interventions or targeting of incentives and resources. These areas include sections of the city with such characteristics as redevelopment potential, specific service deficiencies such as too few parks and recreation facilities, and areas of special resource value such as historic sites or local landmarks.

Moreover, while the seven special conditions offer a good starting point, communities are encouraged to identify categories beyond the baseline considerations. Thus, a category for economic and/or aesthetic opportunities – meant to cultivate existing or potential resources is included in the assessment below.

The following maps provide a graphic representation of the Areas of Special Attention.

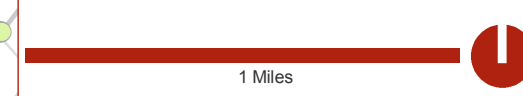


Dunwoody, Georgia COMPREHENSIVE PLAN

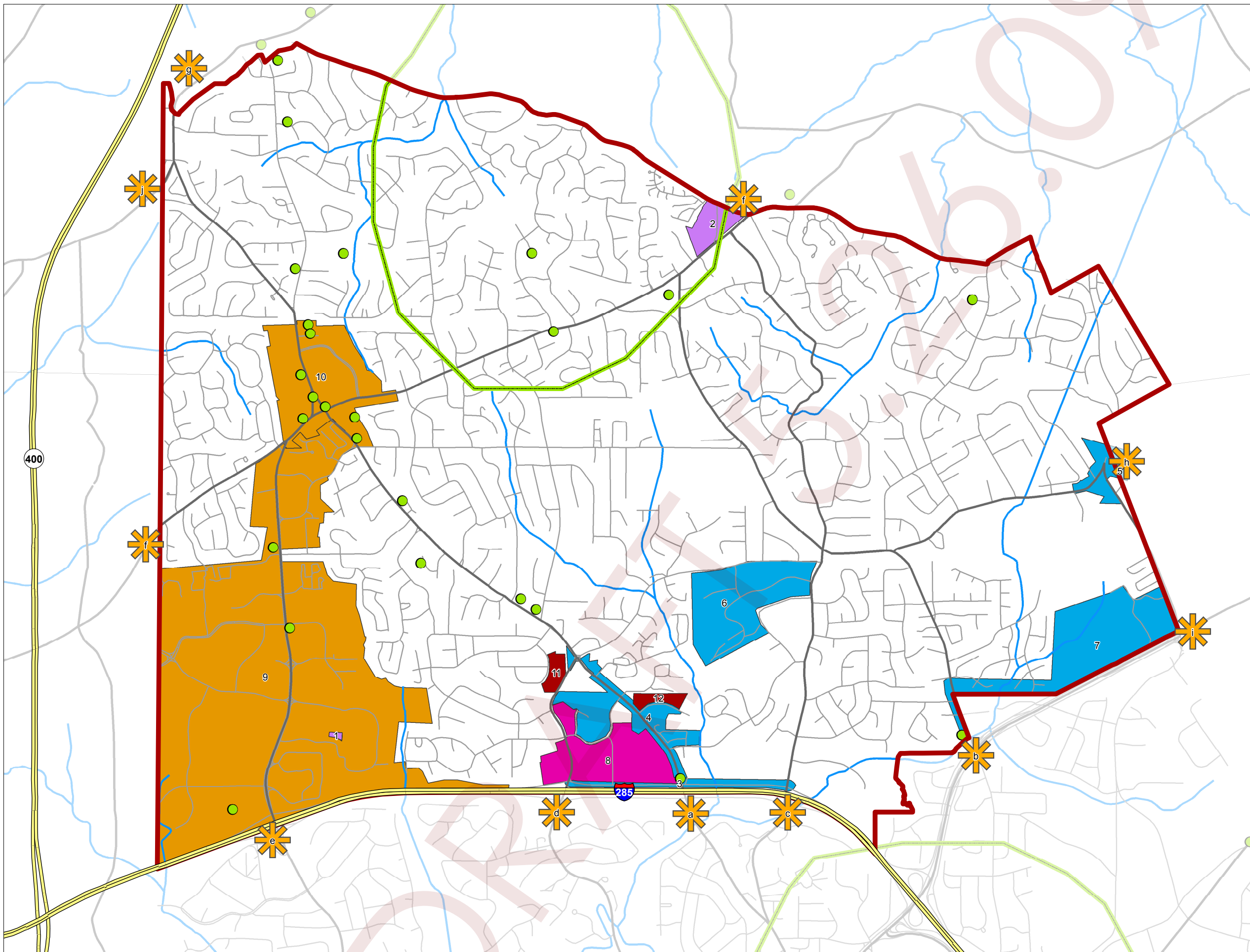


AREAS OF SPECIAL ATTENTION

- City of Dunwoody
- Areas of Special Attention**
- Likely Land Use Change
 1. Perimeter Center Area Parcel
 2. Mount Vernon Highway and Jett Ferry Road
- Redevelopment Areas
 3. Cotillion Drive Corridor
 4. Shallowford Road Corridor
 5. Peeler / Winters Chapel
 6. Brook Run Park
 7. Tilly Mill Area
- Areas of Significant Disinvestment
 8. Georgetown Area
- Areas of Aesthetic or Economic Potential
 9. Perimeter Center
 10. Dunwoody Village
- Large Abandoned Structures or Sites
 11. Chamblee Middle School
 12. Shallowford Hospital Site
- Ground Water Recharge Area
- Streams & Rivers
- Historic Properties
- Major Gateways
 - a. Shallowford Road
 - b. Tilly Mill Road
 - c. Peachtree Road
 - d. Chamblee Dunwoody Road
 - e. Ashford Dunwoody Road
 - f. Mount Vernon Road (Both Ends)
 - g. Roberts Drive
 - h. Peellers Road
 - i. Winters Chapel
 - J. Spalding Drive



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Areas requiring special attention within the City of Dunwoody have been designated as follows:

Likely Land Use Change ■

This category signifies locations in the city that are likely to experience land use changes in the relative short term. This category highlights a diversity of locations, from intense activity centers to neighborhoods. Furthermore, it represents areas where the county promotes new development based on future infrastructure and current trends.

- Perimeter Center Area parcel: East of Ashford Dunwoody, behind Park Place Shopping Center. This is an undeveloped parcel that needs to be integrated into the surrounding development and designed with the vision of the City of Dunwoody in mind.
- Mount Vernon Highway and Jett Ferry Road: The redevelopment in this area should take into account the surrounding residential neighborhoods.

Redevelopment ■

This category highlights locations identified as potential redevelopment sites. Redevelopment areas differ from the Likely Land Use Change areas because they focus more on revitalization and reinvestment as opposed to new construction and development.

- Cotillion Drive Corridor: This road is the boundary to the south of the city. There is no cohesive development or appropriate gateway features identifying the city limits.
- Shallowford Road Corridor: The majority of the commercial and residential (multi-family) development would benefit from redevelopment.
- Peeler/Winters Chapel: This area is underutilized and partially abandoned. The area also features single family homes which have been converted to commercial.
- Brook Run Park: Although an asset to the city, this park has a number of underutilized or deteriorating structures.
- Tilly Mill: This area includes the city's Southeastern boundary with a number of high density residential developments in need of redevelopment.

Areas of Significant Disinvestment ■

- Georgetown: This area contains outdated, vacant and underdeveloped parcels. This is a major gateway into the city from I-285 and is marked by disinvestment and no thoughtful design controls.

Areas with special economic or aesthetic potential that should be cultivated or promoted ■

- Perimeter Center: This area is an economic engine of the city and the region. Careful planning for future development in and around this area is necessary. Design oriented regulations need to be supported (height/massing), implemented and formulated to ensure cohesive, pedestrian friendly, compatible aesthetic development. This includes infrastructure and greenspaces. In addition to the area already developed, areas for expansion and regulating the few vacant parcels need to be considered, especially those with site-plan specific zoning.



- Dunwoody Village: As this area continues to thrive and develop possible overlay boundary expansions or residential protections should be investigated. In addition to design controls and boundaries, allowed uses in the area should be revisited.

Abandoned Structures or Sites ■

- Chamblee Middle School: This school sits on a significant piece of property near the intersection of Chamblee Dunwoody Road and Shallowford Road. The size of the parcel and its proximity to a commercial node will be beneficial for future development.
- Dunwoody Hospital: The closed hospital and former medical support offices are an excellent redevelopment opportunity. At the present time they suggest blight for the community.

Natural and Cultural Resources ■

Natural resources areas are particularly important for this land-locked city. Moreover, it is important to identify the ground water recharge areas. Identified Natural and Cultural resources are as follows.

- Historic Properties: Dunwoody has experienced the loss of a number of historic structures and sites because of development pressure. There is no preservation ordinance and only one structure is currently on the National Register (does not provide local protection). See Historic Properties Map for these locations.
- The ground water recharge areas are identified on the map.
- See also the separate Natural Resources Map

Gateways *

All major entrances to the new city need to be studied. These include:

- Shallowford Road
- Tilly Mill
- Peachtree Road
- Chamblee Dunwoody
- Ashford Dunwoody
- Mount Vernon (both ends)
- Roberts Drive
- Peeler Road
- Winters Chapel
- Spalding Drive

Even if the entrance is in a residential area, care must be taken to brand and establish the boundaries



4. QUALITY COMMUNITY OBJECTIVES

DCA adopted the Quality Community Objectives as a statement of the development patterns and options that will help Georgia preserve unique cultural, natural and historic resources while looking to the future and developing to its fullest potential. As a planning tool, the Quality Community Objectives Assessment delineates a series of indicators for 15 policy objectives, organized into the form of a checklist meant to help conduct the analysis for the Community Assessment.

While generating the Community Assessment summary, including Issues and Opportunities, each indicator of these objectives was reviewed. The 15 Objectives are abbreviated below along with the policy statement in italics.

A comment is made to identify which sections of the Community Assessment address the policy objective or where elaboration will be needed during the Community Agenda process. The purpose of this section is to include them for the public to understand the state policy recommendations considered in preparing the entire Community Assessment document, per State mandate. It serves as policy reference for the community as they prepare participate in developing the Community Agenda.

1. Development Patterns: *Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of on each other, and facilitating pedestrian activity.*

COMMENT: The City of Dunwoody is largely built out, but redevelopment sites identified in the Areas of Special Attention may be appropriate candidates for TND development; the zoning ordinance would likely need to be amended to allow smaller lots with other quality design standards that characterize a TND development.

2. Infill Development Communities: *should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.*

COMMENT: These are identified in the Land Use section and Areas of Special Attention.

3. Sense of Place: *Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.*



COMMENT: The Dunwoody Village area would meet this definition of "traditional downtown" and is addressed in the Character Areas section.

4. Transportation Alternatives: *Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.*

COMMENT: The Transportation Section details alternatives including pedestrian, bicycle and transit strengths, weaknesses and opportunities.

5. Regional Identity: *Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.*

COMMENT: The City of Dunwoody offers a nearly iconic regional resource through the Perimeter Mall/Perimeter Center, which sets the standard for highly landscaped and streetscape design and serves as an economic anchor for the area.

6. Heritage Preservation: *The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.*

COMMENT: Section I details natural and historic resources and the need to conduct a comprehensive inventory and implement preservation regulations. The city has benefited from the volunteer, non profit efforts of the Dunwoody Preservation Trust, but will achieve methodical review if formal regulations were to be added to the City Code.

7. Open Space Preservation: *New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.*

COMMENT: Open Space is considered in the Community Facilities, Natural Resources and the Issues and Opportunities discussions (conservation).

8. Environmental Protection: *Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.*



COMMENT: The city meets Part V planning criteria and has stream buffer and stormwater regulations in place per the water district; the Community Assessment discussion on natural and cultural resources identifies where protected natural features exist and highlights the city's Sustainability Commission and its role. The City of Dunwoody relies upon the Department of Natural Resources for its inventory of natural resources.

9. Social and Economic Development: Growth Preparedness *Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.*

COMMENT: The city relies primarily on county and regional agencies for infrastructure and will coordinate with them, as identified in the Intergovernmental Coordination sections.

10. Social and Economic Development: Business Appropriateness *The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.*

COMMENT: The Community Assessment identifies the resources available in the community and indicates the need to develop a Business Development plan in the Issues and Opportunities section.

11. Social and Economic Development: Employment Options *A range of job types should be provided in each community to meet the diverse needs of the local workforce.*

COMMENT: The Community Assessment identifies the resources available in the community.

12. Social and Economic Development: Education Opportunities *Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.*

COMMENT: Opportunities in the city boundary are identified in both the community facilities section and education and training discussion.

13. Social and Economic Development: Housing Choice *A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a*



mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

COMMENT: Housing is discussed in housing, population profile and in the special populations sections.

14. Governmental Relations: Regional Solutions. *Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.*

COMMENT: The city has an inter-governmental agreement in place with DeKalb County for this purpose and is active in regional coordination.

15. Governmental Relations: Regional Cooperation. *Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.*

COMMENT: The city has an inter-governmental agreement in place with DeKalb County for this purpose and is active in regional coordination. The City of Dunwoody particularly looks forward to working with MARTA in siting new station locations and BRT planning on the 285 Corridor.