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City of Dunwoody ■ Comprehensive Plan
Community Assessment: TechnicalAddendum

CITY OF DUNWOODY
Established 2008
GEORGIA

POND
In Association With:
ARCADIS ■ Ross + Associates

COMMUNITY ASSESSMENT: TECHNICAL ADDENDUM

INTRODUCTION

The Community Assessment: Technical Addendum provides the supporting information gathered in conducting the Community Assessment. Given the City's recent incorporation, priority was given to consolidating city level data, which required utilizing different sources. The following data establishes a baseline and provides an informational foundation for the newly incorporated municipality.

This Technical Appendix contains all necessary information in accordance with Department of Community Affairs' (DCA) guidelines for the Comprehensive Plan.

REVIEW PROCESS

Prior to the development of a Community Agenda, the Department of Community Affairs (DCA) requires that the local jurisdictions transmit the Participation Plan along with a Community Assessment for review. The Atlanta Regional Commission (ARC) is the regional arm of DCA that reviews these two documents to determine whether or not they are complete; upon this verification, ARC in turn transmits these documents to DCA. DCA conducts a report of findings and recommendation, and ARC issues the local government a final report that includes DCA's comments.

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1. POPULATION

Methodological Introduction

Because Dunwoody is a new city, much of the existing data is not 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.

While block-level data yields basic population and household information, the type of information available from the Census Bureau at this level is limited, and does not include many of the indicators for the City that help describe its characteristics and planning needs. Therefore, a data set generated by ESRI-Business Analyst (ESRI is the geographic information company that produces ArcGIS), using Census block and tract data and additional sources such as permit data, zip code data, and Info USA market data (a massive, research collection source recognized nation wide) was used for the majority of the characteristics reported herein.

The ESRI Business Analyst Online (BAO) data serves several objectives. First, it reports 2000 census data (only one of the census tracts does not fall squarely within the City boundary; it is approximately 23% within the City, so different users of the census data will yield slightly different numbers). The GIS based BAO is capable of confining the data to the City boundary, which provides a much clearer picture of population and demographics. Moreover, utilizing ESRI's methodology for data collection helps maintain internal consistency for both current estimates, forecasting and a host of other data (housing, income, labor force, etc). Rather than generate separate methods across a varied set of sources, ESRI prepares current estimates and five-year forecasts that make the Community Assessment consistent internally.

To provide a point of comparison, many of the estimates and forecasts generated by the ESRI data were compared to the forecasts created by Atlanta Regional Commission (ARC), DeKalb County, and data analyzed by ARC from Woods and Poole, the data source for DCA's Dataview. This was done in an effort to verify accuracy and compatibility with regional trend analysis. However, it is important to note that ARC produces its estimates at the census tract level, which does not conform to the newly defined boundaries of the City of Dunwoody. One census tract, Tract 13089021304 had to be reduced by a percentage to modify estimates.

Population Trends and Growth Rate Comparison

The City of Dunwoody is expected to experience growth in the coming years. The population for the City of Dunwoody was projected by ESRI BAO to be 43,322 in 2008. This represents an addition of 4,624 new residents since 2000, or an Average Annual Rate of Increase of 1.5 %, or a total growth rate of 12% over the last 8 years. Reviewing permit data for the 2000-2004 time

period supports this projection. Several other municipalities in the northern Atlanta metropolitan area have experienced significant growth rates, triggering concerns about their respective county's capacity to provide adequate Level of Service. These concerns have become one of the primary reasons for the wave of recent incorporations, such as the City of Dunwoody.

Table 1-1

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 Woods and Poole 2008

Table 1-2

Dunwoody Population and Households						
	2000	**2008**	**2013**	**2020**	**2025**	**2030**
Population	38,698	43,322	46,795	49,465	51,323	53,019
Households	16,018	18,619	20,325	21,791	22,609	23,356
Average Household Size	2.38	2.30	2.27	2.27	2.27	2.27

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

At 2.27 people per household, the City of Dunwoody will serve an estimated **23,357 households** in 2030. The number of housing units available will be higher than this, given vacancies at any given moment (range of vacancies between 5% - 9% is in the normal range; based on recent historic trends, 2013 vacancies are projected at 11%). ESRI projects **22,905 housing units by 2013**.   2000 census data shows 16,962 units; the difference in housing units needed to 2013 is 5,943. From 2013 projections to the 2030 projected need, the difference is 452.

DeKalb County has experienced a tremendous amount of growth in the past twenty eight years, with a nearly 47% growth rate in the time span between 1980 and 2005. As one of the first suburbs of Atlanta to receive growth, the County has constantly had to face rapid population growth that continually outpaces its capacity for services and infrastructure.

Table 1-3

DeKalb Total Population and Comparison: 1980-2005						
Entity	**1980**	**1985**	**1990**	**1995**	**2000**	**2005**
DeKalb County	413,024	514, 430	545,837	585,400	665,865	711,577
Atlanta Region	1,896,182		2,557,800		3,429,379	3,813,700
Georgia	5,457,566		6,478,216		8,186,453	8,821,142

Source: DeKalb 2025 Comprehensive Plan

Based on ARC population projections, in 2008 Dekalb County had a population of 727,600 people and stood as the third most populous county in the ARC region. Fulton County had the highest population in 2008 with 951,500 people followed by Gwinnett County with 752,800 people. DeKalb County has come to represent nearly a fifth of metropolitan Atlanta's total population, a significant figure for a single county considering the region consists of ten counties. Moreover, the County represents 8.2% of the entire population of Georgia.

Table 1-4

DeKalb Population and Forecast: 2000-2025					
2000	**2005**	**2010**	**2015**	**2020**	**2025**
665,865	711,577	757,286	802,996	848,706	894,416

Source: DeKalb 2025 Comprehensive Plan

The following graphic, Figure 1-1, shows how over the past eight years certain locations in Dunwoody have grown at annual rate that is quite significant. On the other hand, some portions of the City have had noticeable decline in population. It is reasonable to assume that much of the increase can be attributed to the intensification of land use at Perimeter Center and the growth of high density residential along Interstate 285.

Figure 1-1: Rate of Population Change (2000 – 2008)
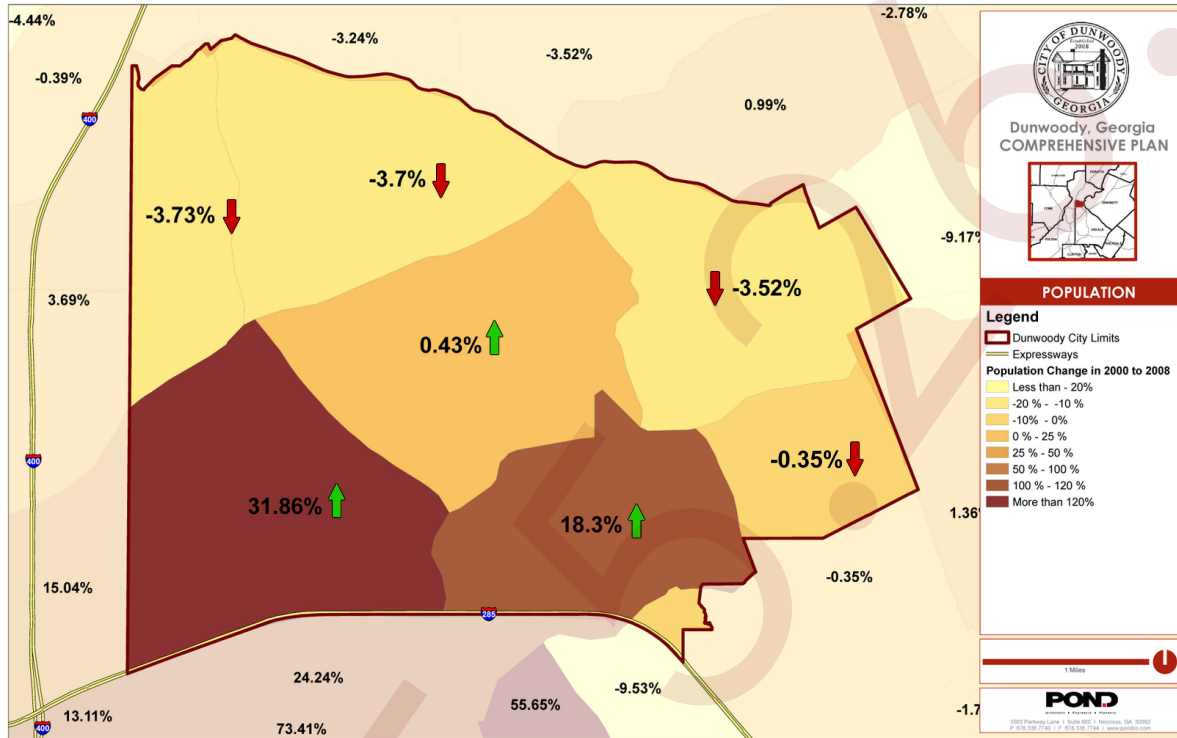
Source: Atlanta Regional Commission's Regional Population Estimate

Future growth projections for DeKalb County show a slowing of population increase. However, the county is still expected to increase its total population size by nearly a quarter. Still, these figures are simple modified linear projections, with no accounting for the recent economic downturn or other possible variables. Moreover, the DeKalb County Comprehensive Plan 2025 states that much of the growth will take place in the largely undeveloped southeasterly portion of the county.

Table 1-5

Dunwoody Population by Age 2000 - 2030						
Age Cohort	2000	Percent	2008	Percent	2013	Percent
Age 0 - 4	2,554	6.6%	2,556	5.9%	2,714	5.8%
Age 5 - 9	2,245	5.8%	2,556	5.9%	2,480	5.3%
Age 10 - 14	1,780	4.6%	2,556	5.9%	2,714	5.8%
Age 15 - 19	1,819	4.7%	2,123	4.9%	2,527	5.4%
Age 20 - 24	2,477	6.4%	2,513	5.8%	3,182	6.8%
Age 25 - 34	7,275	18.8%	7,018	16.2%	6,972	14.9%
Age 35 - 44	6,385	16.5%	7,278	16.8%	7,019	15.0%
Age 45 - 54	5,457	14.1%	5,892	13.6%	7,440	15.9%
Age 55 - 64	4,334	11.2%	4,982	11.5%	5,194	11.1%
Age 65 - 74	2,670	6.9%	3,206	7.4%	3,510	7.5%
Age 75 - 84	1,277	3.3%	1,993	4.6%	2,153	4.6%
Age 85+	426	1.1%	650	1.5%	889	1.9%
Age 18+	30,959.20	80.0%	34,396	79.4%	34,396	79.9%
			5,848	0.135		
Totals	38,699		43,320		46,795	
% Change 2000 - 2013						0.21
Age Cohort	2020	Percent	2025	Percent	2030	Percent
Age 0 - 4	2,936	5.9%	3,029	5.9%	3,221	6.1%
Age 5 - 9	2,470	5.0%	2,489	4.8%	2,583	4.9%
Age 10 - 14	2,081	4.2%	2,106	4.1%	2,145	4.0%
Age 15 - 19	2,369	4.8%	2,270	4.4%	2,300	4.3%
Age 20 - 24	2,582	5.2%	3,009	5.9%	2,887	5.4%
Age 25 - 34	5,792	11.7%	6,056	11.8%	6,787	12.8%
Age 35 - 44	5,402	10.9%	5,540	10.8%	5,682	10.7%
Age 45 - 54	7,097	14.3%	6,245	12.2%	5,780	10.9%
Age 55 - 64	9,793	19.8%	9,968	19.4%	9,441	17.8%
Age 65 - 74	6,346	12.8%	7,168	14.0%	7,981	15.1%
Age 75 - 84	1,941	3.9%	2,737	5.3%	3,394	6.4%
Age 85+	658	1.3%	707	1.4%	818	1.5%
Totals	49,465		51,323		53,019	
% Change 2020 - 2030						0.07

Source: 2000 Census; ESRI forecast 2008 and 2013; 2020, 2025, 2030 Pond & Company projections based on ARC analysis of Woods and Poole 2008 county data.

The largest cohort groups in Dunwoody are 25-34 and 35-40. Over half of Dunwoody residents are over 35. Similarly, the same conditions are seen in the City of Johns Creek. Children and teenagers (19 years and younger) make up 35.5 % of the total population in Johns Creek. A much lower percentage, 22.6%, of children and teenagers are seen in Dunwoody. This percentage is more in line with Roswell at 24% and the North Fulton Planning Area at 26%.

The median age in Dunwoody is 36.7 years of age in contrast to 35.2 years in Roswell, 36.2 years in Sandy Springs, 32.3 years in DeKalb and 32.7 years in Fulton County. The North Fulton/North DeKalb area and associated cities have similar median ages, although Dunwoody's is a bit higher. These are residents in the prime of their working and family lives which is indicative of the mission and values statements these communities support.

Table 1-6

Dunwoody Population Forecast by Sex and Average Age : 2000-2030					
	Census 2000	2008	2013	2008-2013	2008-2013
	Number	Number	Number	Change	Annual Rate
Population	38,698	43,322	46,795	3,473	1.55%
Households	16,018	18,619	20,325	1,706	1.77%
Average Household Size	2.38	2.30	2.27	-0.03	-0.26%
Median Age	36.7	38.2	39.4	1.2	0.62%
Median Male Age	35.5	37.0	38.2	1.2	0.64%
Median Female Age	37.9	39.5	40.7	1.2	0.60%

Source: ESRI Business Analyst Online estimates and projections for 2008 and 2013

Table 1-7

Dunwoody Population by Race						
	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
White Alone	30,379	78.5%	31,582	72.9%	32,381	69.2%
Black Alone	3,251	8.4%	3,856	8.9%	4,305	9.2%
American Indian Alone	77	0.2%	87	0.2%	94	0.2%
Asian or Pacific Islander Alone	2,786	7.2%	4,419	10.2%	5,662	12.1%
Some Other Race Alone	1,587	4.1%	2,426	5.6%	3,229	6.9%
Two or More Races	619	1.6%	910	2.1%	1,123	2.4%
Hispanic Origin	3,406	8.8%	5,199	12.0%	6,738	14.4%
Diversity Index		47.2		56.6		
Total	38,699		43,322		46,794	

Source: ESRI Business Analyst Online estimates and projections for 2008 and 2013

Table 1-8

DeKalb Forecast of Population by Racial Composition						
	1980	1990	2000	2010	2020	2030
White Alone	344,254	292,310	238,521	185,655	132,788	79,922
Black Alone	130,980	230,425	361,111	476,177	591,242	706,308
Asian and Pacific Islander	4,633	16,266	27,047	38,254	49,461	60,668
Some Other Race Alone	2,552	5,838	37,638	55,181	72,724	90,267
Hispanic Origin (Any Race)	7,470	15,619	52,542	75,078	97,614	120,150

Source: DeKalb 2025 Comprehensive Plan

Figure 1-2 below showcases the estimated racial distribution in 2008.

Figure 1-2
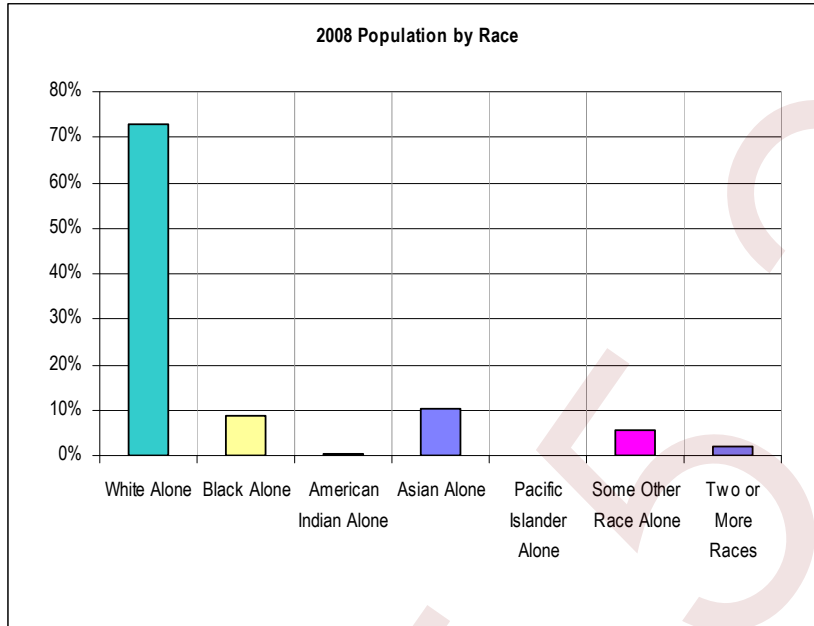
Source: ESRI Business Analyst Online

Table 1-9

Dunwoody Hispanic Population: 2000 Census		
Total Hispanic Population 18 Years and Over	2604	0.768
Hispanic Population 18+ of One Race	2504	0.962
White	1322	0.508
Black or African American	47	0.018
American Indian or Alaska Native	25	0.01
Asian	15	0.006
Native Hawaiian or Other Pacific Islander	3	0.001
Some Other Race	1092	0.42
Hispanic Population 18+ of Two or More Races	99	3.8%

Source: ESRI Business Analyst Online

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Table 1-10

Dunwoody Households by Income						
	2000		**2008**		**2013**	
	Number	Percent	Number	Percent	Number	Percent
< $15,000	880	5.5%	655	3.5%	562	2.8%
$15,000 - $24,999	791	4.9%	579	3.1%	515	2.5%
$25,000 - $34,999	1,233	7.7%	709	3.8%	545	2.7%
$35,000 - $49,999	1,836	11.5%	1,685	9.0%	1,102	5.4%
$50,000 - $74,999	3,038	19.0%	2,982	16.0%	3,062	15.1%
$75,000 - $99,999	2,453	15.3%	2,817	15.1%	3,031	14.9%
$100,000 - $149,999	2,935	18.3%	4,109	22.1%	4,702	23.1%
$150,000 - $199,999	1,435	9%	2,154	12%	2,119	10%
$200,000+	1,417	9%	2,930	16%	4,688	23%
Median Household Income	$76,756		$98,648		$116,008	
Average Household Income	$97,008		$131,209		$161,386	
Per Capita Income	$40,081		$56,254		$69,922	

Source: ESRI Business Analyst Online

Figures 1-3 and 1-4 offer a graphical representation of Median Household Income and Population Density. The most notable elements are that the southeastern portion of the city contains the highest density of population and the lowest MHI.

Figures 1-3, 1-4
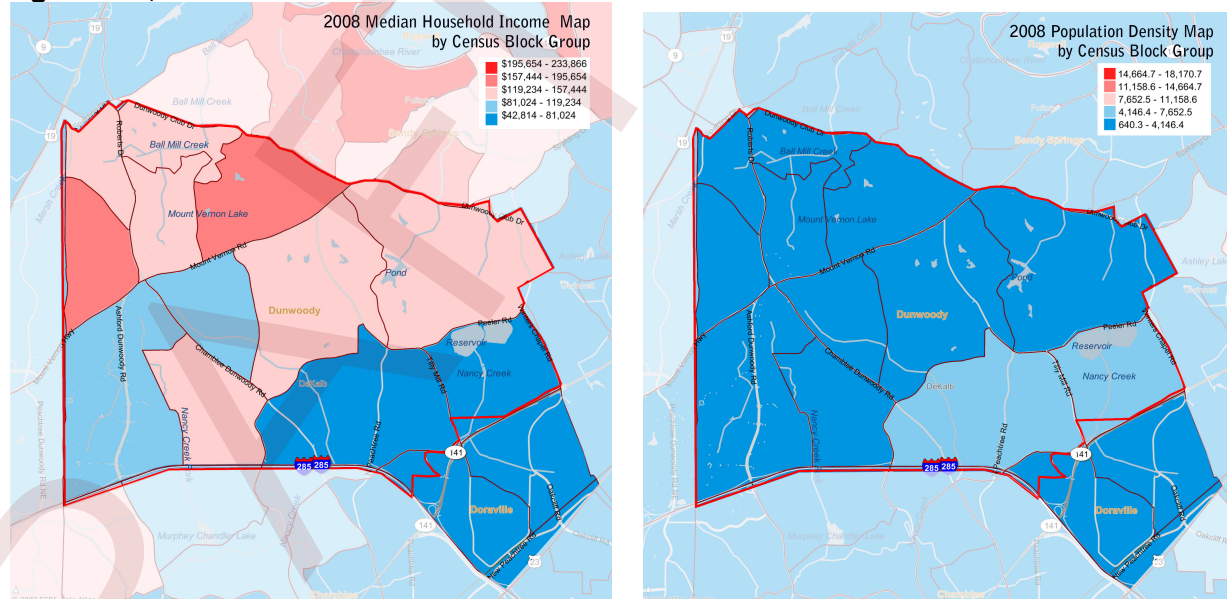
Source: ESRI Business Analyst Online, imagery generated from estimated figures of Census Block Group data

The median household income divides households into two equal segments with the first half of households earning less than the median household income and the other half earning more where as per capita income means how much each individual receives, in monetary terms, of the yearly income generated.

The City of Dunwoody's median household income in 2008 is $98,648 and the per capita income is $56,254. In comparison the median household income of Johns Creeks (2007) is $150,592 with a per capita income of $65,994. The median household income in Roswell was $71,726 with a per capita income of $36,012. Although the income in Dunwoody and Johns Creek is higher than that of Roswell it must be noted that the Roswell data is from 1999. DeKalb County (2007), in contrast has a median income of $51,753 and a per capita income of $23,968 with Fulton County a bit higher at a median income of $58,052 (2007) and a per capita income of $30,003 (1999). This illustrates that the North Fulton/North DeKalb cities have higher incomes than the counties they are contained within. Georgia and the Atlanta MSA are substantially lower at $32,227 and $39,453, respectively.

Table 1-11

Dunwoody Per Capita Income	
2008	2013
$56,254	$69,922
DeKalb County Projected Per Capita Income	
2010	2015
$31,751	$35,643

Source: ESRI Business Analyst Online and DeKalb County 2025 Comprehensive Plan

Table 1-12

Dunwoody Median Household Income and Forecast				
		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

Source: ESRI Business Analyst Online, DeKalb County 2025 Comprehensive Plan

Figure 1-5 below highlights the distribution of household income in Dunwoody.

Figure 1-5

2008 Household Income

Legend:
- < $15,000
- $25,000 - $34,999
- $50,000 - $74,999
- $100,000 - $149,999
- $200,000+
- $15,000 - $24,999
- $35,000 - $49,999
- $75,000 - $99,999
- $150,000 - $199,999

Pie chart values: 3.5%, 3.1%, 3.8%, 9.0%, 16.0%, 15.1%, 22.1%, 11.6%, 15.7%
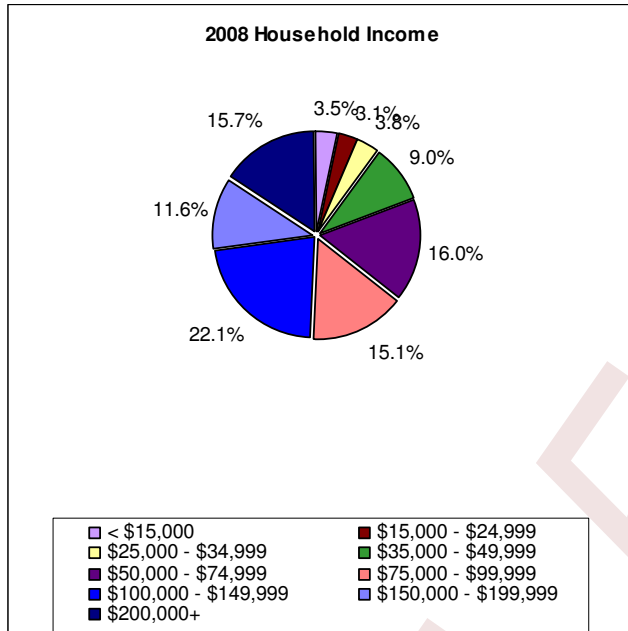
Source: ESRI Business Analyst Online

In 1999, 666 people living in what is now the City of Dunwoody were living below the **poverty level**, according to Census data. That number increased to around 2,000 people during the 2005-2007 survey period; of that number, 400 are children (under the age of 18). See tables 1-12 and 1-13 below.

Poverty data reported here includes data from the last Census as well as data from the "Census Designated Place – Dunwoody" level, using American Community Survey (ACS) data (2005-2007). The ACS source was used because it offers the most recent data available for such measures.   Even though the "Designated Place" boundary developed by the Census is somewhat smaller than the actual City boundaries, the difference between the geographic coverage primarily involves the reservoir area and a small portion of the city at the southwest portion, which are not included in the Defined Place. It is likely to contain a more accurate reflection than the 2000 census data in terms of understanding the City profile.

Table 1-13

Dunwoody - Census Designated Place: % of Population in Poverty		
Gender, Age	Estimate	% of Dunwoody
Male:	1,002	2.53%
Under 5 years	167	0.42%
5 years	0	0.00%
6 to 11 years	24	0.06%
12 to 14 years	103	0.26%
15 years	28	0.07%
16 and 17 years	35	0.09%
18 to 24 years	90	0.23%
25 to 34 years	119	0.30%
35 to 44 years	142	0.36%
45 to 54 years	140	0.35%
55 to 64 years	154	0.39%
65 to 74 years	0	0.00%
75 years and over	0	0.00%
Female:	897	2.27%
Under 5 years	0	0.00%
5 years	0	0.00%
6 to 11 years	118	0.30%
12 to 14 years	0	0.00%
15 years	25	0.06%
16 and 17 years	0	0.00%
18 to 24 years	249	0.63%
25 to 34 years	176	0.44%
35 to 44 years	67	0.17%
45 to 54 years	67	0.17%
55 to 64 years	54	0.14%
65 to 74 years	0	0.00%
75 years and over	141	0.36%
Total:	1,899	4.80%

Source: U.S. Census Bureau, 2005-2007 American Community Survey

Table 1-14

Households by Poverty Status in 1999 and HH Type		
Total Households	16,018	100.0%
Below Poverty Level	**666**	**4.2%**
Married-couple Family	148	0.9%
Other Family - Male Householder, No Wife Present	15	0.1%
Other Family - Female Householder, No Husband Present	74	0.5%
Nonfamily Households	429	2.7%
At or Above Poverty Level	**15,352**	**95.8%**
Married-couple Family	8,840	55.2%
Other Family - Male Householder, No Wife Present	512	3.2%
Other Family - Female Householder, No Husband Present	831	5.2%

Source: U.S. Census Bureau, Census 2000 Summary File 1 and 3

Educational Attainment

The City of Dunwoody has a very high level of educational attainment with 10.5% of the population with a High School (HS) diploma, 40 % with a Bachelor's Degree, and 21% with a Master's Degree (or higher) in 2000. This is consistent with Johns Creek at 9.6% with a HS Diploma, 22% with a Bachelor's Degree and 44% with a Master's Degree and Roswell at 13.3% with a HS Diploma, 35.6% with a Bachelor's Degree and 17% with a Master's Degree, respectively. This shows that each City has at least 50% of its population with an advanced degree. This is much higher than the Atlanta MSA at 35% with an advanced degree. Sandy Springs is similar with 60.8% of the population with a Bachelor's Degree. Johns Creek is the highest with 66% followed by Sandy Springs at 60.8%, Dunwoody at 57%, and Roswell at 52.6%. Furthermore, all jurisdictions have only around 5% of their population without a HS Diploma.   It is important for a city to have an educated workforce to compete for employers and business.

Table 1-15

Dunwoody: Population 25+ by Educational Attainment			
	Census 2000		1990-2000 Annual Rate of % Change
Total	**27982**	**100%**	**2.98%**
Less than 9th Grade	844	3%	10.22%
9th - 12th Grade, No Diploma	894	3%	0.45%
High School Graduate	2925	11%	-0.64%
Some College, No Degree	4801	17%	0.75%
Associate Degree	1457	5%	2.46%
Bachelor's Degree	11129	40%	3.96%
Master's/Professional/Doctorate Degree	5932	21%	5.63%

Source: ESRI Business Analyst Online

Table 1-16

Dunwoody (Census Place) School Enrollment			
		Percent of enrolled population	
Subject	Total	In public school	In private school
Elementary: grade 5 to grade 8	1,821	54.20%	45.80%
High school: grade 9 to grade 12	1,838	70.20%	29.80%
College, undergraduate	1,802	85.80%	14.20%
Graduate, professional school	909	45.90%	54.10%
Percent of age group enrolled in school --			
3 and 4 years	76.90%	20.00%	80.00%
5 to 9 years	97.10%	66.30%	33.70%
10 to 14 years	96.70%	59.30%	40.70%
15 to 17 years	100.00%	73.00%	27.00%
18 and 19 years	87.20%	89.20%	10.80%
20 to 24 years	56.80%	85.30%	14.70%
25 to 34 years	15.30%	49.10%	50.90%
35 years and over	3.00%	60.50%	39.50%
Population 18 years and over	29,570	(X)	(X)
Enrolled in college or graduate school	9.20%	72.40%	27.60%
Males 18 years and over	13,336	(X)	(X)
Enrolled in college or graduate school	8.80%	85.20%	14.80%
Females 18 years and over	16,234	(X)	(X)
Enrolled in college or graduate school	9.40%	62.60%	37.40%
Population 18 to 24 years	2,269	(X)	(X)
Enrolled in college or graduate school	59.90%	89.70%	10.30%
Males 18 to 24 years	906	(X)	(X)
Enrolled in college or graduate school	78.90%	90.80%	9.20%
Females 18 to 24 years	1,363	(X)	(X)
Enrolled in college or graduate school	47.30%	88.50%	11.50%

Source: Census American Community Survey (2005-2008 Three year estimate)

Regional Context: Population

After decades of massive growth, the entire Metro-Atlanta region entered a period of less rapid rates of new development. A recent statement from ARC documents a 28.4% decline in residential building permits from 2006 to 2007 for the ten ARC core counties. For the outer ten counties, permits fell 35.6%. While a sharper decline than other years due to the housing crisis that hit the nation starting in 2006, it occurs during a period of a longer trend in slower growth rates described below.

Between 1990 and 2000, the Metro-Region population grew 3% annually, on average. Since 2000, the 10-county Atlanta region has averaged almost 86,000 net new residents each year, or 2.3% annually. From 2000-2008 the 20 county Atlanta area added 337,000 housing units, 97% of it in the 10 core counties. The highest rate of increased housing units occurred in DeKalb County. This is a slight slowing of the rate of change.

In 2006, the 10-county Atlanta region reached a total population of 4,099,600 million. Fulton County led the region's growth that year, followed by Gwinnett. Fulton remains the region's largest county with an estimated population of 933,600. After averaging 14,521 new residents each year in the 1990s, Fulton has surpassed that growth pace this decade, averaging 16,800 new residents each year since 2000. DeKalb's 2008 population is 727,600. This is an average of 9,655 new residents per year from 1990 to 2008.

Trends and Implications

The City of Dunwoody remains a relatively homogenous community; this will change over time, and the slow pace of change offers an opportunity for the entire City to plan for and accommodate the benefits of diversity. The Hispanic and Asian communities will see the most growth at 4% and 3% respectively. By 2015 the Asian population will comprise 10.1% and the Hispanic Community will comprise 12%. By comparison, the Atlanta Regional Commission in a 2006 Regional Snapshot pointed out the region has a Hispanic population of 10%, an Asian population of 4%, and a black population of 30%.

This will be monitored and adjusted as American Community Survey data shows divergence from the forecasts. The impact on the City of Dunwoody is an increasing task of educating non-English speakers.

Already the children of recent Hispanic immigrants are learning English, and educational programs (including adult education) are focusing on English as a second language. DeKalb County schools shoulder the greatest responsibility for these efforts.

In regards to aging, Dunwoody will show a slightly higher proportion of residents 65 years and older by 2030 than the rest of the region. Projections show an aging population of 23% for

Dunwoody, compared to to ARC's projection of 20% regionally. The Housing section addresses this further.

Income

In general, the Metro-Atlanta region is a young, well paid region. In Dunwoody, 81% of the residents make over $50,000 dollars each year and 65% make over $75,000 each year. The ARC reports that the metro region's per capita income increased by 5.1 percent between 2000 and 2005; however the ARC also notes that this growth lags behind other metro areas.   When comparing Atlanta to the other most populous metro areas, Atlanta's per capita income growth from 2000 to 2005 is almost half of Dallas's growth rate, the next lowest. One explanation for stagnating income growth is the loss of high paying jobs in metro Atlanta between 2001 and 2005.   On average, jobs that metro Atlanta has added since 2001 pay almost $1,800 less per month than the jobs that were lost.

The slower rates of increase may not feel so painful to the region's residents, because, according to national studies, the Metro Atlanta region is the third lowest cost of living among the 10 most populated metro areas; the region has the fifth-lowest cost of living among the 10 fastest growing metro areas with a population larger than one million.

2. LAND USE

The purpose of this analysis is to understand the current development conditions and growth patterns in the newly incorporated City of Dunwoody. Analyzing the existing development patterns and existing land use helped quantify trends in Dunwoody's physical environment.
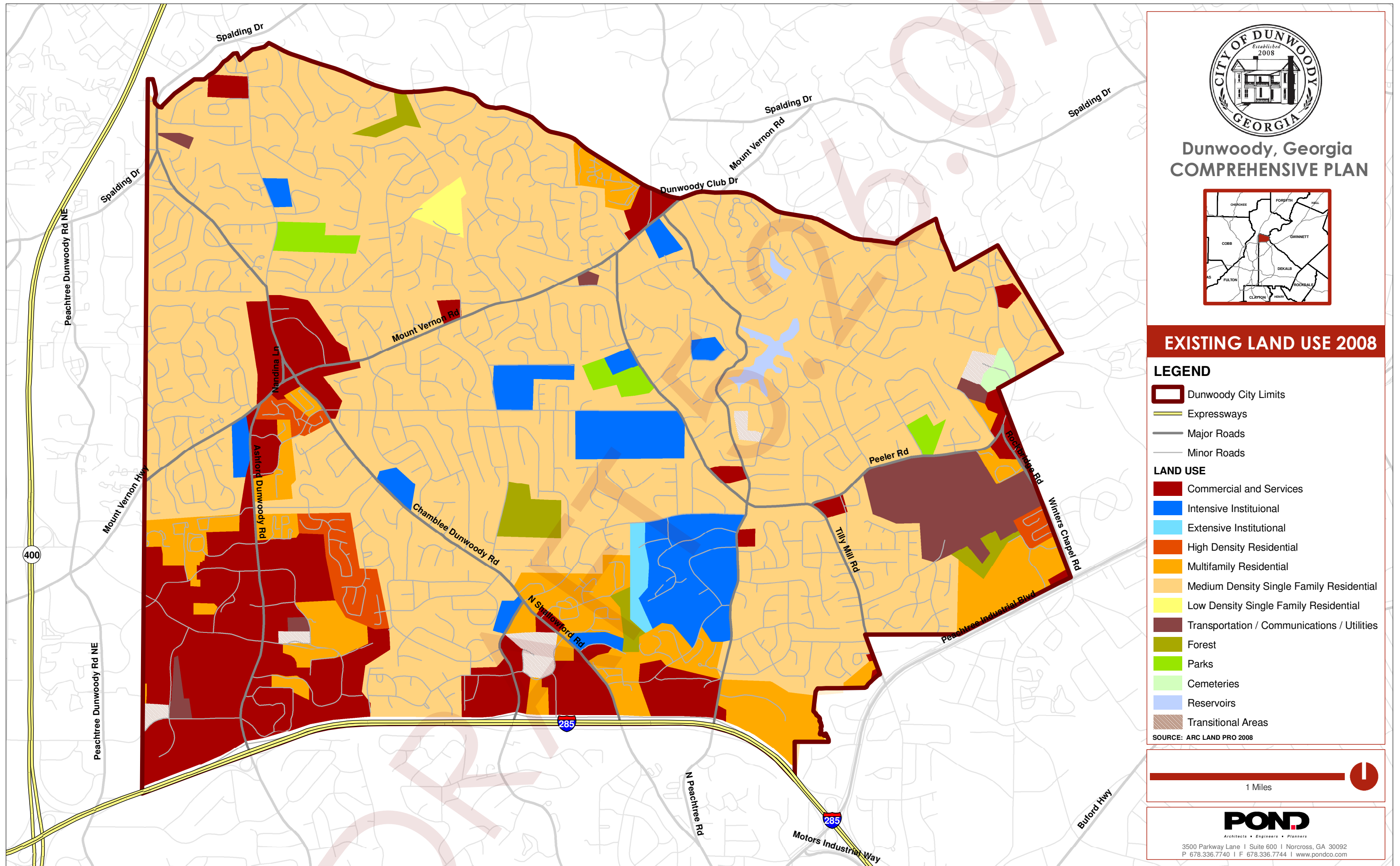
Existing Land Use

Land Use is defined as the functional dimension of land for different human purposes or economic activities. Figure 2-1 shows the Existing Land Use for the Dunwoody area as defined by the Atlanta Regional Commission with LandPro 2008. The data was collected by preparing geographic information system acreage estimates of existing land use inventory based on field reconnaissance and aerial photographic interpretation. Table 2-1 provides the acreage of existing land use by land use classification. Table 2-2 provides a brief definition of each existing land use classification.

Table 2-1

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

Source: Pond & Company generated GIS estimates

FIGURE 2-1: EXISTING LAND USE

CITY OF DUNWOODY
Established 2008
GEORGIA

Dunwoody, Georgia
COMPREHENSIVE PLAN
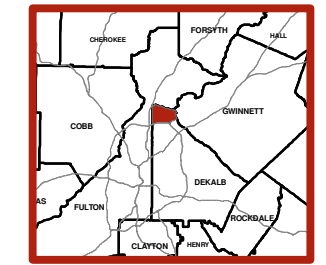
EXISTING LAND USE 2008

LEGEND

Dunwoody City Limits
Expressways
Major Roads
Minor Roads

LAND USE

Commercial and Services
Intensive Instituional
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

1 Miles

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Table 2-2

Classification System:
Low Density Single Family Residential - Areas that have generally been developed for single family residential use, usually with a significant mix of forested or agricultural landcover. These areas often occur on the periphery of urban expansion and are generally characterized by houses on 2 to 5 acre lots. Some examples of this category include rural housing, estates, and linear residential developments along transportation routes.
Medium Density Single Family Residential - Areas that have predominantly been developed for single family residential use, with or without a significant mix of forested or agricultural landcover. These areas usually occur in urban or suburban zones and are generally characterized by houses on 1/4 to 2 acre lots. This category accounts for the majority of residential landuse in the Region and includes a wide variety of neighborhood types.
High Density Residential - Areas that have predominantly been developed for concentrated single family residential use. These areas occur almost exclusively in urban neighborhoods with streets on a grid network, and are characterized by houses on lots smaller than 1/4 acre, but may also include mixed residential areas with duplexes and small apartment buildings.
Multifamily Residential - Residential areas comprised predominantly of apartment, condominium and townhouse complexes where net density generally exceeds eight units per acre. Typical apartment buildings are relatively easy to identify, but some high rise structures may be interpreted as, or combined with, office buildings, though many of these dwellings were identified and delineated in downtown and midtown for the first time with the 2003 update. Likewise, some smaller apartments and townhouses may be interpreted as, or combined with, medium- or high-density single family residential. Housing on military bases, campuses, resorts, agricultural properties and construction work sites is not included in this or other residential categories.
Commercial and Services - Areas used predominantly for the sale of products and services, including urban central business districts, shopping centers in suburban and outlying areas, commercial strip developments, junk yards and resorts. The main buildings, secondary structures and areas supporting the basic use are all included: office buildings, warehouses, driveways, sheds, parking lots, landscaped areas, waste disposal areas, etc. Commercial areas may include some non-commercial uses too small to be separated out. Central business districts commonly include some institutions such as churches and schools, and commercial strip developments may include some residential units.
Intensive Institutional - The built-up portions of institutional land holdings, including all buildings, grounds and parking lots that compose educational, religious, health, correctional and military facilities. Institutions occupying small areas (for example, many churches and some elementary and secondary schools) may be included in other categories, principally residential or commercial.
Extensive Institutional - Public or private land holdings devoted to educational, religious, health, correctional, or military landuse. This category is one of only two that is used exclusively for landuse classifications, the other being Park Lands (Code 175). As the Metropolitan Planning Organization (MPO) for Atlanta, ARC is required to produce long range population and employment forecasts which are used in transportation modeling. The landuse categories of Extensive Institutional and Park Lands are important to ARC's long range forecasts since large tracts of land controlled by governments and institutions are more likely to be withheld from residential, commercial, or industrial development. Unlike Intensive Institutional (Code 121) which is visible on, and delineated from, the digital aerial photography, Extensive Institutional can only be identified and mapped from collateral data sources. The primary source of this information comes from the GIS Coordinators for each of the 13 counties and the City of Atlanta who reviewed the previous designations and provided updated information and additional GIS or CAD data. Various secondary sources include hardcopy, digital and internet maps and files. Please note, the built-up landcover portion of these various tracts of land are generally identified as Intensive Institutional (Code 121). The Extensive Institutional landuse areas identify the full extent of these tracts which are both built-up and non-built-up, and whose undeveloped area is at least 25 acres in size.
Transportation, Communication and Utilities - Also referred to as "TCU," this category encompasses various landuse types associated with transportation, communication, and utilities. Much of the automotive transportation is accounted for in other categories, particularly highways and their right-of-ways, which are either absorbed into the context of a more dominant landcover (e.g. residential or commercial), or are covered completely within the Limited Access Highways category (Code 145) described below. Other types of transportation include service and terminal facilities, railways (including MARTA) and their stations, parking lots, roundhouses, repair and switching yards, as well as overland track and spur connections. Airport facilities may include runways, terminals, service buildings, navigation aids, fuel storage, parking lots, and intervening land. Similar to streets and highways, communication and utility networks generally fall below the minimum mapping standards, thus are not separated out of the context of the larger landuse with which they are associated. When practical, areas involved in the processing, treatment and transportation of water, gas, oil, and electricity, such as pumping stations and electric substations have been delineated. Likewise, areas used for airwave communications, such as radio, radar, or television may be mapped in this category.
Cemeteries - Public and private lands devoted to burial grounds, including primary and secondary buildings and associated infrastructure. Because of their unique photo "signature," many small cemeteries can be identified from the digital imagery at a scale of 1:14,000; many others, however, may be combined with residential, commercial, forest, or agriculture landcover. Forest areas and ponds are often included in this category, but may also be identified separately (Code 40 and 53, respectively) depending on their size.
Parks - Active recreation areas identified from aerial photography, including baseball and other sports fields, tennis courts, swimming pools, camp grounds, parking lots, structures, drives, and trails. Forest areas and ponds are often included, but may also be identified separately (Code 40 and 53, respectively) depending on their size.

Park Lands - Local, state, or federal land holdings devoted to preservation, conservation or recreation, as identified from secondary sources. This category is one of only two that is used exclusively for landuse classifications, the other being Extensive Institutional (Code 125). As the Metropolitan Planning Organization (MPO) for Atlanta, ARC is required to produce long range population and employment forecasts which are used in transportation modeling. The landuse categories of Park Lands and Extensive Institutional are important to ARC's long range forecasts since large tracts of land controlled by governments and institutions are more likely to be withheld from residential, commercial, or industrial development. Unlike Parks (Code 173) which are visible on, and delineated from, the digital aerial photography, Park Lands can only be identified and mapped from collateral data sources. The primary source of this information comes from the GIS Coordinators for each of the 13 counties and the City of Atlanta who reviewed the previous designations and provided updated information and additional GIS or CAD data. Various secondary sources include hardcopy, digital and internet maps and files. Please note, the built-up landcover portion of these various tracts of land are generally identified as Parks (Code 173). The Park Land landuse areas identify the full extent of these tracts which are both built-up and non-built-up, and whose undeveloped area is at least 25 acres in size.
Forest - All forested areas of coniferous and/or deciduous trees. Although the 5 acre minimum mapping standard generally applies with the identification of these areas in an urban context, for cartographic reasons it is not used in a rural context to separate out forest within larger agricultural delineations. Instead, these vast areas of mixed landcover are generalized with a minimum mapping unit of 25 acres.
Reservoirs, Lakes, and Ponds - Man-made impoundments, often referred to as "lakes" or "ponds," which are persistently covered with water. Please note, as there are no known naturally occurring lakes in the Region, the previous class called Lakes (Code 52) has been dropped from the classification system. For larger reservoirs, the water control structures themselves are often classified in Other Urban (Code 17).
Transitional Areas - Recently cleared or altered land in transition from one landuse activity, either built-up or non-built-up, to another unknown or undeterminable landuse.

Source: Metadata from Atlanta Regional Commission's 2008 Landpro GIS dataset

Land classified as Medium Density Single Family Residential defines most of the Dunwoody area, comprising more than 65 percent of the total land use. This land use is heavily intertwined with the character of Dunwoody, as even the City's seal prominently features a single family home. The medium density category includes all housing types from ¼ acre lots to 2 acre lots with "low density" reserved for 2 to 5 acres lots within areas with significant agricultural and forestry land.

Another land use category to note is Commercial and Services which represents 13 percent of the total area.

Other important categories of existing land use for Dunwoody include Intensive Institutional and Multifamily Residential.   Much of the acreage comprising the Intensive Institutional category is due to Georgia Perimeter College and Dunwoody's large number of both private and public K-12 schools.

Zoning Classifications
The city of Dunwoody has adopted the DeKalb County Zoning map. Figure 2-2 shows the zoning coverage in the new city.

FIGURE 2-2: EXISTING ZONING

CITY OF DUNWOODY · GEORGIA
Established 2008
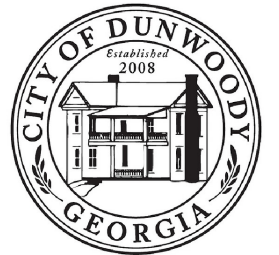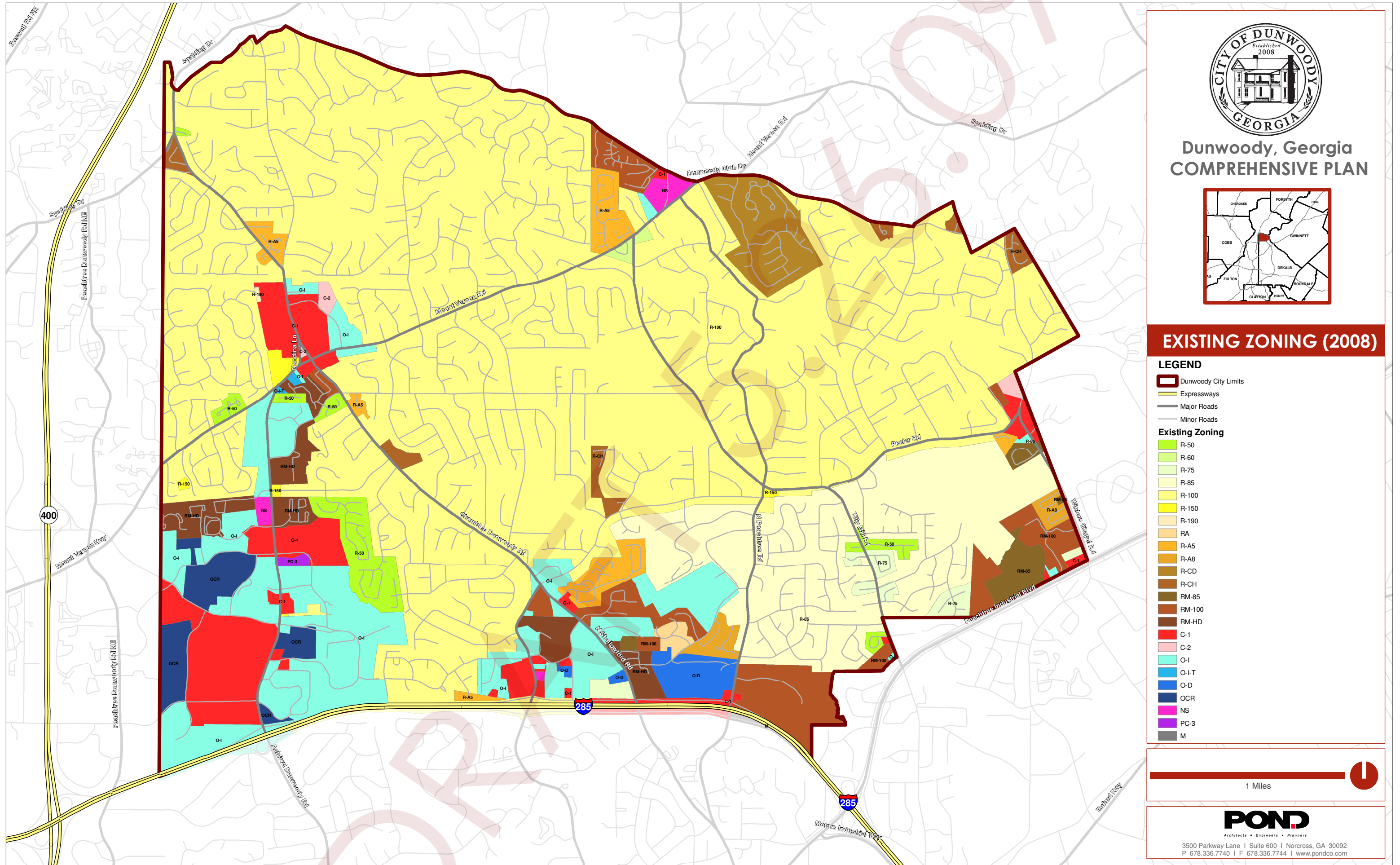
Dunwoody, Georgia
COMPREHENSIVE PLAN
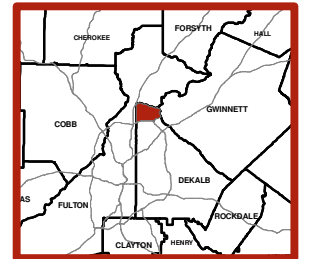
EXISTING ZONING (2008)

LEGEND

- ▭ Dunwoody City Limits
- ▬ Expressways
- ▬ Major Roads
- ▬ Minor Roads

Existing Zoning

- R-50
- R-60
- R-75
- R-85
- R-100
- R-150
- R-190
- RA
- R-A5
- R-A8
- R-CD
- R-CH
- RM-85
- RM-100
- RM-HD
- C-1
- C-2
- O-I
- O-I-T
- O-D
- OCR
- NS
- PC-3
- M
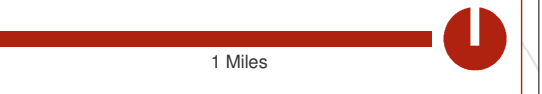
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Table 2-3 and Figure 2-3 organize zoning categories by percent of total acreage.

Table 2-3

Zone Type	Square Footage	Acreage	Zoning Acreage as % of Dunwoody
C-1	17,685,928.91	406.0	4.79%
C-2	680,505.63	15.6	0.18%
M	485,068.02	11.1	0.13%
NS	1,187,636.78	27.3	0.32%
OCR	5,032,812.77	115.5	1.36%
O-D	2,672,567.64	61.4	0.72%
O-I	30,700,577.56	704.8	8.32%
O-I-T	128,040.95	2.9	0.03%
PC-3	238,490.16	5.5	0.06%
R-50	5,605,355.67	128.7	1.52%
R-60	457,930.79	10.5	0.12%
R-75	2,606,407.57	59.8	0.71%
R-85	36,371,686.55	835.0	9.85%
R-100	226,272,262.98	5194.5	61.30%
R-150	851,449.07	19.5	0.23%
RA	662,131.73	15.2	0.18%
R-A5	5,549,020.00	127.4	1.50%
R-A8	1,669,753.42	38.3	0.45%
R-CD	6,011,204.71	138.0	1.63%
R-CH	2,482,894.78	57.0	0.67%
RM-85	2,524,848.27	58.0	0.68%
RM-100	12,224,347.08	280.6	3.31%
RM-HD	7,028,783.36	161.4	1.90%

Source: Pond & Company generated GIS estimates

Figure 2-3
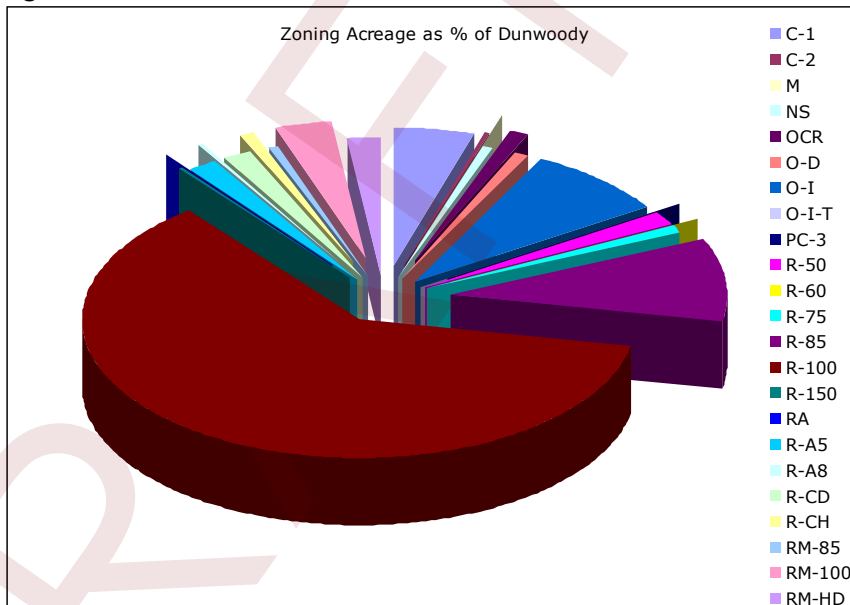
Source: Pond & Company generated GIS estimates

3. ECONOMIC DEVELOPMENT

Economic Base

The following table shows Dunwoody residents are employed in a wide range of industries, so the City is not dependent on one particular industry. In 2000, top employers were in the Professional (17%) and Finance and Real Estate (17%) industries, followed by Accommodation/Food (9.6%), Health (8.2%) and Wholesale trade (8.1%). Figure 3-1 on the next page displays employment centers within the city limits. .

Table 3-1 Industry Outlook

Employment Estimate by Industy										
	Year 2000				Year 2006				Year 2008		
	Dunwoody		Dekalb County	Chamblee Super Districts	Dunwoody		County	Chamblee Super Districts	Dunwoody		County	Chamblee Super Districts
	Number	Percent	Percent	Percent	Number	Percent	Percent	Percent	Number	Percent	Percent	Percent
Agriculture, Forestry Fishing and Hunting	1	0.0%	0.0%	0.0%	1	0.0%	0.0%	0.0%	0	0.0%	0.0%	0.0%
Mining	0	0.0%	0.1%	0.1%	0	0.0%	0.1%	0.1%	0	0.0%	0.1%	0.0%
Utilities	48	0.2%	0.5%	0.8%	68	0.2%	0.5%	0.3%	104	0.3%	0.3%	0.3%
Construction	721	2.5%	3.8%	3.9%	672	2.1%	3.7%	4.1%	460	1.4%	4.1%	2.9%
Manufacturing Non Durables	36	0.1%	0.9%	0.4%	52	0.2%	1.0%	0.8%	69	0.2%	0.8%	0.2%
Manufacturing Durables	259	0.9%	5.3%	6.1%	361	1.2%	5.1%	4.8%	234	0.7%	4.8%	5.7%
Wholesale Trade	2,304	8.1%	5.5%	8.9%	2,403	7.7%	5.5%	4.6%	2,074	6.1%	4.6%	6.2%
Retail Trade	2,105	7.4%	10.9%	11.5%	2,822	9.0%	11.3%	11.2%	4,173	12.3%	11.2%	12.4%
Transportation & Warehousing	392	1.4%	5.5%	2.1%	530	1.7%	5.8%	5.7%	408	1.2%	5.7%	2.2%
Information	1,249	4.4%	5.6%	7.9%	1,005	3.2%	4.7%	4.3%	647	1.9%	4.3%	6.1%
Finance	4,209	14.7%	4.2%	7.4%	4,384	14.0%	4.4%	3.4%	3,169	9.3%	3.4%	6.4%
Real Estate, Rental and Leasing	766	2.7%	1.8%	2.1%	610	1.9%	1.9%	1.5%	482	1.4%	1.5%	2.1%
Professional, Scientific and Technical	4,887	17.1%	6.6%	10.5%	5,424	17.3%	6.8%	7.0%	6,504	19.1%	7.0%	12.1%
Management of Companies	1,120	3.9%	1.8%	2.3%	1,085	3.5%	1.7%	2.2%	2,459	7.2%	2.2%	3.5%
Administrative/Waste Management	1,848	6.5%	6.5%	8.5%	2,886	9.2%	6.6%	7.7%	3,766	11.1%	7.7%	10.4%
Education Services	1,534	5.4%	10.3%	3.8%	1,584	5.1%	10.3%	11.5%	1,233	3.6%	11.5%	3.7%
Health & Social Assistance	2,351	8.2%	12.6%	4.7%	2,539	8.1%	12.6%	12.8%	2,863	8.4%	12.8%	6.2%
Arts, Entertainment & Rec	181	0.6%	0.7%	0.5%	169	0.5%	0.7%	0.8%	540	1.6%	0.8%	0.8%
Accommodation and Food Services	2,744	9.6%	7.2%	7.9%	3,047	9.7%	7.2%	7.3%	3,840	11.3%	7.3%	8.0%
Other Services (Not Pub. Admin)	1,502	5.3%	3.5%	3.5%	1,427	4.6%	3.4%	3.3%	810	2.4%	3.3%	2.9%
Public Administration	200	0.7%	6.3%	6.6%	203	0.6%	6.4%	6.4%	162	0.5%	6.4%	7.6%
Other	92	0.3%	0.4%	0.4%	74	0.2%	0.3%	0.1%	19	0.1%	0.1%	0.1%
Total	28,549	100.0%	100.0%	100.0%	31,343	100.0%	100.0%	100.0%	34,015	100.0%	100.0%	100.0%

Source: Pond & Co. calculated the estimate for City of Dunwoody by census tract; and for Dekalb County and Chamblee Super District based on ARC s Employment Estimates 2000 - 2006- 2008

Table 3-2

| Employment Forecast from 2000 to 2030 by Industry								
Year	Construction	Manufacture	Transportation / Communication / Utilities	Wholesale	Retail	Finance/ Insurance/ Real Estate	Services	Government	TOTAL
2000	844	734	6273	3182	9030	9075	18590	1297	**49025**
2005	850	2929	2335	2595	8615	5211	14216	1685	**38438**
2010	950	2984	2268	4190	9629	5070	14376	1732	**41198**
2015	984	2982	2310	4318	10775	4976	14794	1908	**43047**
2020	1046	2908	2285	4536	11508	5077	15364	2183	**44907**
2025	1080	2916	2402	5169	12079	4979	16575	2506	**47706**
2030	1117	2908	2500	5911	12843	4866	17780	2786	**50710**

Source: Pond & Co. calculated above data for City of Dunwoody by census tract based on ARC's 20 County Forecasts

Table 3-3

Change in Employment Forecast from 2000 to 2030 by Industry								
Year	Construction	Manufacture	Transportation / Communication / Utilities	Wholesale	Retail	Finance/ Insurance/ Real Estate	Services	Government	TOTAL
2005-00	6	2,196	-3,938	-587	-415	-3,864	-4,373	388	**-10,587**
2010-05	100	55	-67	1,594	1,014	-141	160	47	**2,760**
2015-10	34	-3	42	129	1,146	-94	418	177	**1,848**
2020-15	62	-74	-25	218	733	102	570	275	**1,860**
2025-20	34	8	117	633	571	-98	1,211	322	**2,799**
2030-25	37	-8	98	742	764	-113	1,204	280	**3,004**
2030-00	99	2,207	-3,843	2,875	3,925	-4,530	-1,164	1,442	**1,011**

Source: Pond & Co. calculated above data for City of Dunwoody by census tract based on ARC's 20 County Forecasts

Note: The total number of Employment from ARC's data and U.S.Census Bureau may differ because of the different methodology employed by the sources. The table above, however, serves the purpose of showing the magnitude of scale of employment for each industry in the city, county and the super district.
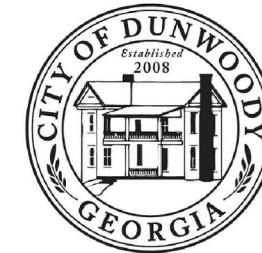
Dunwoody, Georgia
COMPREHENSIVE PLAN
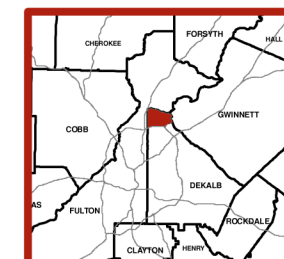
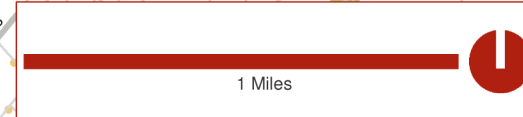## ECONOMIC DEVELOPMENT

LEGEND

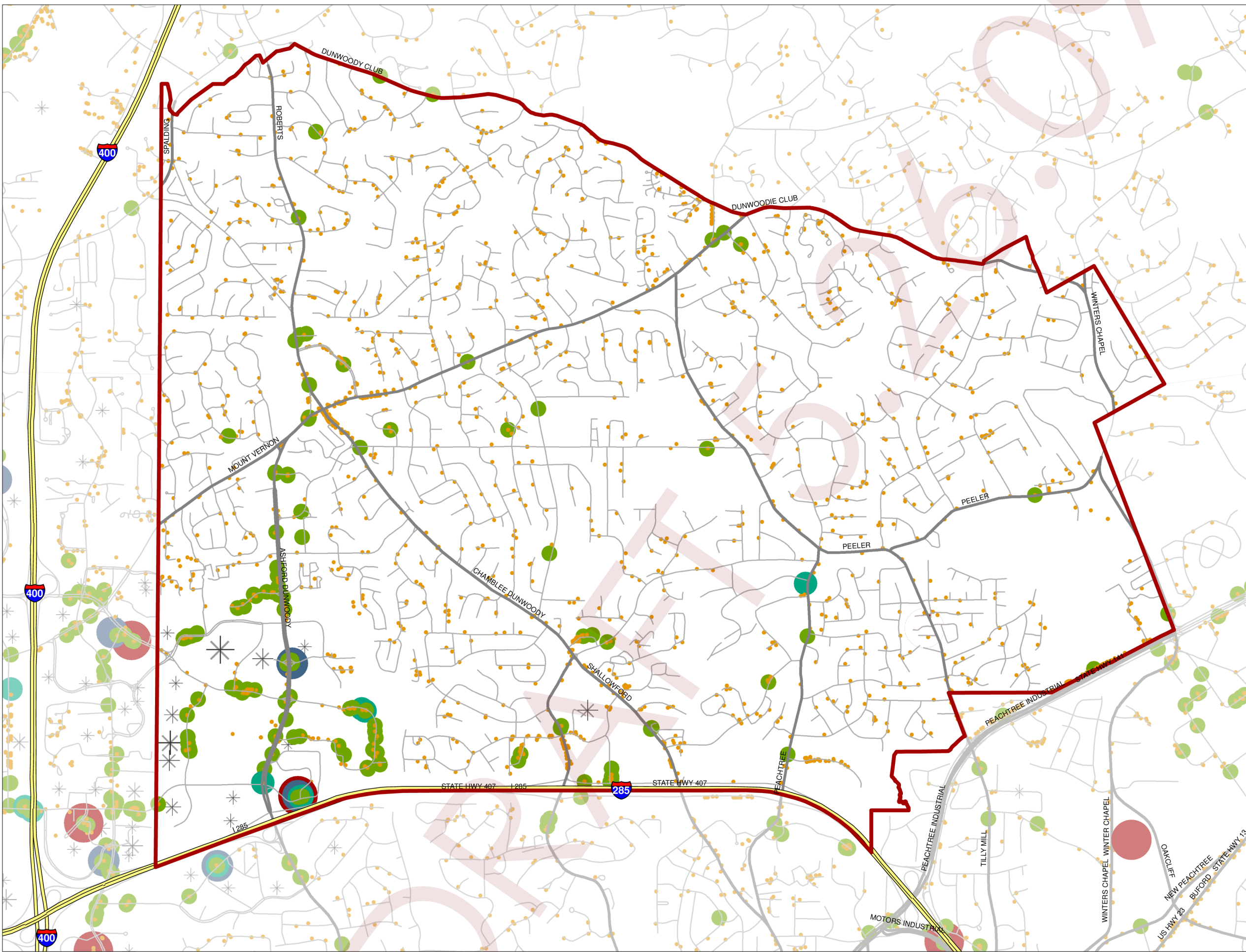**Business Location by Number of Employees**

- 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

1 Miles

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Labor Force

The following tables show that Dunwoody has a strong labor force, with its Civilian Unemployed rate 1.6 percent lower than the state, and 1.9 percent lower than the rest of DeKalb County. Furthermore, Dunwoody's female population has a significantly lower unemployment rate as compared to Georgia or DeKalb County. The other tables paint a picture of highly educated, primarily white-collar labor force.

Table 3-4

Labor Force Participation (Persons 16 Years and Over) : 2000			Dekalb County**	Georgia**
	Dunwoody*			
	Number	Percent	Percent	Percent
Labor Force	22,314	70.1%	70.8%	66.1%
Civilian Employed	21,664	68.0%	66.9%	61.4%
Civilian Unemployed	641	2.0%	3.9%	3.6%
In Armed Forces	9	0.0%	0.1%	1.1%
Not in Labor Force	9,538	29.9%	29.2%	33.9%
Total	31,852	100.0%	100.0%	100.0%

Source: *ESRI based U.S. Census Bureau - Census 2000 (SF3); **Pond & Co. calculated percentage from the DCA Dataviews data - U. S. Census Bureau 2000 (SF3).

Table 3-5

Labor Force Participation By Sex (Persons 16 Years and Over): 2000								
	Female				Male			
	Dunwoody*		Dekalb County**	Georgia**	Dunwoody*		Dekalb County**	Georgia**
	Number	Percent	Percent	Percent	Number	Percent	Percent	Percent
Labor Force	9,724	60.3%	66.2%	59.4%	12,590	80.0%	75.9%	73.1%
Civilian Employed	9,437	58.6%	62.4%	55.6%	12,227	77.7%	71.7%	67.7%
Civilian Unemployed	287	1.8%	3.7%	3.6%	354	2.2%	4.1%	3.6%
In Armed Forces	0	0.0%	0.0%	0.3%	9	0.1%	0.1%	1.9%

Source: *ESRI based U.S. Census Bureau - Census 2000 (SF3); **Pond&Co. calculated percentage from theDCA Dataviews data - U. S. Census Bureau 2000 (SF3).

Table 3-6

Population 16+ by Sex and Work Status in 1999			DeKalb County	Georgia
	Dunwoody			
	Number	Percent	Percent	Percent
Females	16,115	50.6%	52.3%	51.5%
Worked Full-time	5,990	18.8%	30.6%	25.6%
Worked Part-time	4,723	14.8%	7.5%	8.0%
Did Not Work	5,402	17.0%	14.2%	17.9%
Males	15,736	49.4%	47.7%	48.5%
Males Worked Full-time	9,351	29.4%	34.0%	33.4%
Males Worked Part-time	3,969	12.5%	5.1%	4.5%
Males Did Not Work	2,416	7.6%	8.6%	10.6%
Total	31,851	100.0%	100.0%	100.0%

Source: ESRI based U.S. Census Bureau - Census 2000 (SF3)

Table 3-7

Place of Work of Labor Force: 2000			Dekalb County**	Georgia**
	Dunwoody*			
	Number	Percent	Percent	Percent
Worked in State of Residence	21,200	98.8%	99.1%	97.5%
Worked in County of Residence	8,859	41.3%	44.0%	58.5%
Worked outside County of Residence	12,341	57.5%	55.1%	39.0%
Worked outside State of Residence	254	1.2%	0.9%	2.5%
Total	**21,454**	**100.0%**	**100.0%**	**100.0%**

Source: *ESRI based U.S. Census Bureau - Census 2000 (SF3), **U. S. Census Bureau - Census 2000 (SF3)

Table 3-8

Civilian Employed Population 16+ by Occupation: 2000			Dekalb County**	Georgia***
	Dunwoody*			
	Number	Percent	Percent	Percent
White Collar	**19,552**	**90.3%**	**67.6%**	**59.5%**
Management/Professional	12,301	56.8%	39.6%	32.7%
Sales/Office and Admin Support	5,849	27.0%	28.0%	26.8%
Service	**1,402**	**6.5%**	**13.1%**	**13.4%**
Blue Collar	**2,114**	**9.7%**	**19.3%**	**27.1%**
Farming/Fishing/Forestry	0	0.0%	0.1%	0.6%
Construction/Extraction/Maintenance	1,176	5.4%	8.3%	10.8%
Production/Transportation/Material Moving	938	4.3%	10.9%	15.7%
Total	**21,666**	**100.0%**	**100.0%**	**100.0%**

Source: *ESRI based U.S. Census Bureau - Census 2000 (SF3); **Dekalb County Comprehensive Plan; ***U.S. Bureau of the Census - Census 2000 (SF3)

Table 3-9

Travel Time to Work: 2000			Dekalb County**	Georgia**
	Dunwoody*			
	Number	Percent	Percent	Percent
Did not Work at Home	20,103	93.7%	97.0%	97.2%
Less than 5 minutes	350	1.6%	1.1%	2.4%
5 to 9 minutes	1,391	6.5%	4.5%	8.7%
10 to 19 minutes	5,710	26.6%	21.2%	28.6%
20 to 24 minutes	3,635	16.9%	14.4%	13.6%
25 to 34 minutes	5,154	24.0%	26.0%	19.4%
35 to 44 minutes	1,479	6.9%	8.4%	6.3%
45 to 59 minutes	1,262	5.9%	10.8%	9.1%
60 to 89 minutes	753	3.5%	7.1%	6.1%
90 or more minutes	369	1.7%	3.5%	2.9%
Worked at Home	1,351	6.3%	3.0%	2.8%
Total	**21,454**	**100.0%**	**100.0%**	**100.0%**

Table 3-10

Civilian Employed Population 16+ by Occupation: 2008	Number	Percent
White Collar	**18,074**	**84.50%**
Management/Professional	12,812	59.90%
Management / Business / Financial	6,545	30.60%
Professional	6,267	29.30%
Sales/Office and Admin Support	5,262	24.60%
Sales	3,187	14.90%
Administrative Support	2,075	9.70%
Service	**1,540**	**7.20%**
Blue Collar	**1,775**	**8.30%**
Farming/Fishing/Forestry	0	0.00%
Construction/Extraction/Maintenance	1,048	4.90%
Construction / Extraction	877	4.10%
Installation / Maintaenance / Repair	171	0.80%
Production/Transportation/Material Moving	706	3.30%
Production	278	1.30%
Transporation / Material Moving	428	2.00%
Total	**21,389**	**100%**

Source: Pond & Co. calculated the number of employed population by occupation from the percent of employed population in each occupation and total number of employed population provided by ESRI based U.S. Census Bureau - Census 2000 (SF3)

Commuter Patterns

Table 3-11

Means of Transportation to Work: 2000	Dunwoody*		Dekalb County**	Georgia**
	Number	Percent	Percent	Percent
Drove Alone - Car, Truck, or Van	16338	76.2%	70.5%	77.5%
Carpooled - Car, Truck, or Van	2086	9.7%	15.4%	14.5%
Public Transportation	1137	5.3%	8.2%	2.3%
Walked	178	0.8%	1.8%	1.7%
Other Means	364	1.7%	1.1%	1.1%
Worked at Home	1351	6.3%	3.0%	2.8%
Total	**21454**	**100.0%**	**100.0%**	**100.0%**

Source: *ESRI based U.S. Census Bureau - Census 2000 (SF3), **U.S.Census Bureau - Census 2000 (SF3)

Table 3-12

Travel Time to Work: 2000			Dekalb County**	Georgia**
	Dunwoody*			
	Number	**Percent**	**Percent**	**Percent**
Did not Work at Home	20,103	93.7%	97.0%	97.2%
Less than 5 minutes	350	1.6%	1.1%	2.4%
5 to 9 minutes	1,391	6.5%	4.5%	8.7%
10 to 19 minutes	5,710	26.6%	21.2%	28.6%
20 to 24 minutes	3,635	16.9%	14.4%	13.6%
25 to 34 minutes	5,154	24.0%	26.0%	19.4%
35 to 44 minutes	1,479	6.9%	8.4%	6.3%
45 to 59 minutes	1,262	5.9%	10.8%	9.1%
60 to 89 minutes	753	3.5%	7.1%	6.1%
90 or more minutes	369	1.7%	3.5%	2.9%
Worked at Home	1,351	6.3%	3.0%	2.8%
Total	**21,454**	**100.0%**	**100.0%**	**100.0%**

Source: *ESRI based U.S. Census Bureau - Census 2000 (SF3), **U. S. Census Bureau - Census 2000 (SF3)

The following figures, Figures 3-2 to 3-5 show various attributes of employment data with the numbers in the legend representing actual totals. For example, the 0-47 group in Figure 3-2 means that anything represented with that color contains only 0 to 47 jobs that fall under ARC's definition of "highest paying jobs." Moreover, this is presented with the surrounding region to provide job context. One of the most noticeable points is how Dunwoody contains census blocks of both the "highest paying jobs" and "lowest paying jobs" according to Figures 3-2 and 3-3. Also, Figures 3-4 and 3-5 show that there has been little job change from 2000 to 2008 and total employment remains notably strong in 2008.
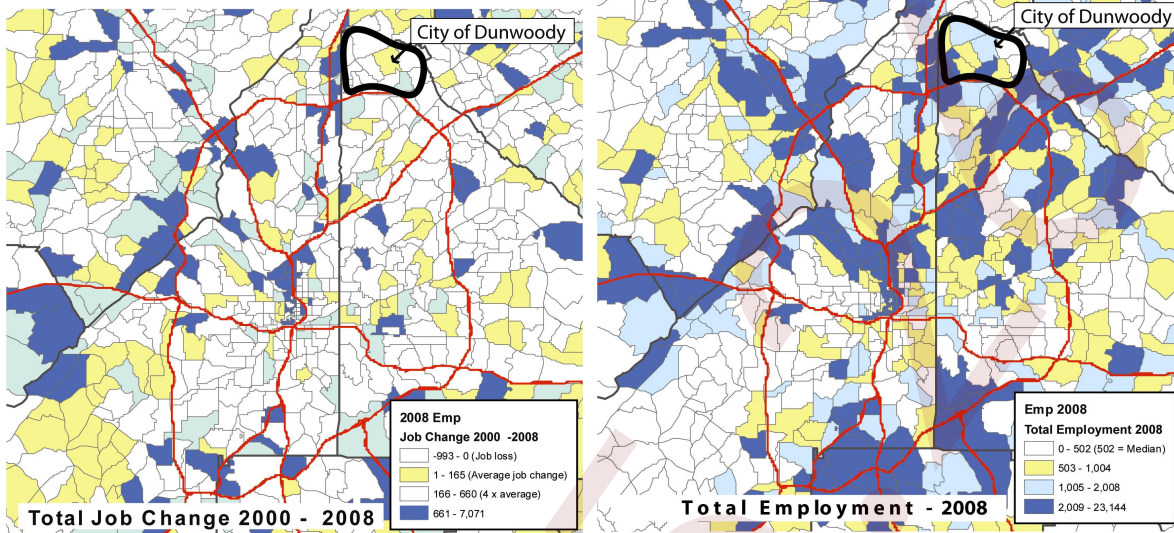
Figures 3-2, 3-3
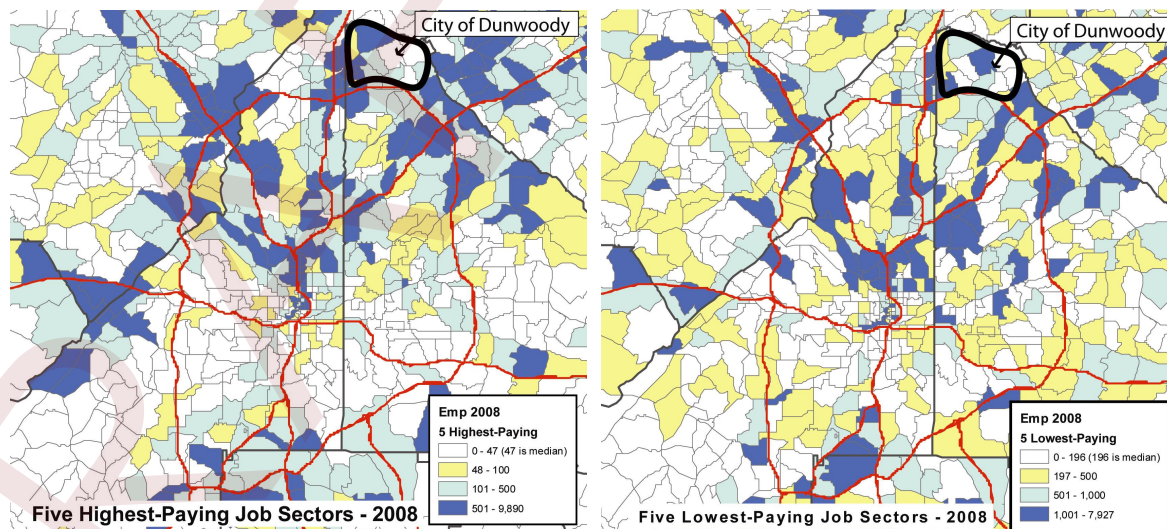
Source: Atlanta Regional Commission's Regional Snapshot

Figures 3-4, 3-5

Source: Atlanta Regional Commission's Regional Snapshot

Regional Context: Economic Development

<u>Sector Trends</u>
Employment sectors in Dunwoody generally follow trends of the Atlanta region as a whole. In terms of labor force, almost 50% of residents are employed in Services, followed by Retail and Finance, Insurance, and Real Estate (FIRE). ARC employment forecasts show continued, robust growth in employment through the 2030 planning period.

In Georgia, trade and government account for the greatest percentage of non-farm jobs (approximately 16% each). Professional and business services and manufacturing follow with 13.4 percent and 11.2 percent, respectively. Following national trends, the number of jobs in manufacturing fell between 2003 and 2005; the information industry also lost ground during this time period dropping nearly 6%. Professional and business services, education and health services, construction, and leisure and hospitality gained between 9 percent (professional and business services) and 6.7 percent (leisure and hospitality). The trade and government sectors also added jobs. (Selig Center 2007).

DeKalb County and the Atlanta region are expected to continue to grow, although the types of industry jobs are changing. The shift in the information industry hit the Metro-Atlanta region hard. According to ARC between 2002 and 2005, the region lost approximately 14,000 jobs in the Information sector. When the region began to rebound after 2003, jobs gained were primarily in the lower-wage sectors.

Economic Development Resources; Programs and Tools

The city benefits from several economic programs offered at the state level. The Georgia Department of Community Affairs offers several economic programs like financing, tax credits and development tools. Furthermore, the city has named a grants director to facilitate the pursuit of economic development resources. These programs offer incentives to create and protect businesses and jobs. Few of these programs include:

1. Community Development Block Grant

2. Financing Programs:
- Bond Allocation Program
- CDBG Loan Guarantee Program (Section 108 Program)
- Community Development Block Grant Program
- Downtown Development Revolving Loan Fund (DD RLF)
- Employment Incentive Program (EIP)
- Life Sciences Facilities Fund
- Local Development Fund
- One Georgia Programs (EDGE and Equity)
- Redevelopment Fund Program
- Regional Assistance Program (RAP)
- Regional Economic Business Assistance (REBA) Program
- Georgia Heritage Grant Program

3. Downtown Development Programs:
- Downtown Development Revolving Loan Fund (DDRLF)
- Local Development Fund
- Main Street Program
- Redevelopment Fund Program (CDBG)
- Redevelopment Opportunities in Georgia

4. Tax Credit Programs
- Georgia Job Tax Credit Program
- Housing Tax Credit Program
- Opportunity Zones

5. Development Tools:
- Enterprise Zones
- Local Development Fund
- Opportunity Zones
- Regional Economic Assistance Project (REAP)

Education and Training

A number of institutions in the city provide associate, career, and technical degrees which provide job training to the labor force. The city also benefits from several other universities in Dekalb County and Fulton County like the Georgia Institute of Technology, and Georgia State University.

DeKalb County Options

DeKalb Schools Community Based Vocational Training (CBVT) program is designed to provide on the job training for individuals with intellectual disabilities from 17 21 years of age. These

students require the extra time and support offered to obtain vocational skills necessary for supported employment upon graduation.

The purpose of the program is to provide students with the opportunities to acquire job skills in natural environments as these skills cannot be fully taught in the classroom setting. In order to accomplish this, all vocational training is taught in the business community. Business standards regarding work quality, production, safety, work attire and appropriate work behaviors are emphasized. Job training is part of the student's educational program; therefore, no monetary compensation is given.

State Options
In addition to County programs, there are also some state programs that provide job training services for qualified businesses. Georgia's QuickStart program offers businesses job training opportunities for their employees free of charge. The program is one of the state's key assets for supporting new and expanding industries. Quick Start delivers training in classrooms, mobile labs or directly on the plant floor, wherever it works best for a company. To ensure that all economic development personnel are prepared with the latest skills and strategies for workforce training, Quick Start also administers an ongoing program for professional development, the Certified Economic Developer Trainer program. Regional headquarters serving the Atlanta region are located in midtown Atlanta.

See the Community Facilities section for larger discussion.

4. HOUSING

Housing Types & Mix

Dunwoody is characterized predominately by single family, detached homes (85%). The dominance of single family homes in the City is a trend common throughout North Fulton and North DeKalb, which were relatively undeveloped prior to rapid suburbanization in the late 1980s and throughout the 1990s.

Table 4-1

Dunwoody Housing Units by Occupancy Status and Tenure						
	Census 2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	16,947	100.0%	20,582	100.0%	22,905	100.0%
Occupied	16,018	94.5%	18,619	90.5%	20,326	88.7%
Owner	9,866	58.2%	10,786	52.4%	11,401	49.8%
Renter	6,152	36.3%	7,833	38.1%	8,925	39.0%
Vacant	929	5.5%	1,963	9.5%	2,579	11.3%

Source: ESRI Business Analyst Online

Table 4-2

Dunwoody Census 2000 Vacant Housing Units by Status		
	Number	Percent
Total	**929**	**100.0%**
For Rent	484	52.1%
For Sale Only	63	6.8%
Rented/Sold, Unoccupied	76	8.2%
Seasonal/Recreational/Occasional Use	169	18.2%
For Migrant Workers	0	0.0%
Other Vacant	137	14.7%

Source: ESRI Business Analyst Online

Table 4-3

Dunwoody Owner Occupied Housing Units by Value	Census 2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
Total	9,867	100.0%	10,786	100.0%	11,401	100.0%
< $10,000	0	0.0%	0	0.0%	0	0.0%
$10,000 - $14,999	0	0.0%	0	0.0%	0	0.0%
$15,000 - $19,999	13	0.1%	4	0.0%	3	0.0%
$20,000 - $24,999	9	0.1%	14	0.1%	12	0.1%
$25,000 - $29,999	10	0.1%	13	0.1%	10	0.1%
$30,000 - $34,999	0	0.0%	10	0.1%	10	0.1%
$35,000 - $39,999	0	0.0%	8	0.1%	8	0.1%
$40,000 - $49,999	37	0.4%	0	0.0%	2	0.0%
$50,000 - $59,999	14	0.1%	29	0.3%	25	0.2%
$60,000 - $69,999	14	0.1%	14	0.1%	19	0.2%
$70,000 - $79,999	19	0.2%	13	0.1%	15	0.1%
$80,000 - $89,999	69	0.7%	17	0.2%	18	0.2%
$90,000 - $99,999	93	0.9%	16	0.1%	15	0.1%
$100,000 - $124,999	263	2.7%	151	1.4%	149	1.3%
$125,000 - $149,999	311	3.2%	243	2.3%	205	1.8%
$150,000 - $174,999	439	4.4%	226	2.1%	220	1.9%
$175,000 - $199,999	816	8.3%	311	2.9%	260	2.3%
$200,000 - $249,999	1,982	20.1%	1,042	9.7%	967	8.5%
$250,000 - $299,999	2,260	22.9%	1,397	13.0%	1,314	11.5%
$300,000 - $399,999	2,510	25.4%	3,553	32.9%	3,670	32.2%
$400,000 - $499,999	781	7.9%	1,734	16.1%	2,117	18.6%
$500,000 - $749,999	203	2.1%	1,812	16.8%	2,051	18.0%
$750,000 - $999,999	12	0.1%	145	1.3%	258	2.3%
$1,000,000 +	12	0.1%	34	0.3%	53	0.5%
Median Value	$264,945		$353,054		$366,717	
Average Value	$280,365		$379,900		$397,106	

Source: ESRI Business Analyst Online

The median household value in Dunwoody in 2000 was $264,945 compared to $207,700 in Roswell, $250,675 in Johns Creek, $316,600 in Sandy Springs, $180,700 in Fulton County, and $135,100 in DeKalb County. By contrast, in 2008 the median value in Dunwoody in 2008 is estimated at $353,054, the estimated median value in Johns Creek is $353,936 and the median value in Sandy Springs is $474,100. Furthermore, to provide another DeKalb comparison, the median value was $149,900 in the City of Chamblee.

Table 4-4

Census 2000 Occupied Housing Units by Age of Householder and Home Ownership				
		Age	Occupied Units	Owner Occupied Units	
				Number	% of Occupied
Total			**16,019**	**9,866**	**61.6%**
		15 - 24	740	34	4.6%
		25 - 34	3,657	1,007	27.5%
		35 - 44	3,518	2,221	63.1%
		45 - 54	3,040	2,280	75.0%
		55 - 64	2,471	2,180	88.2%
		65 - 74	1,578	1,439	91.2%
		75 - 84	800	620	77.5%
		85+	215	85	39.5%

Source: ESRI Business Analyst Online

Table 4-5

Census 2000 Occupied Housing Units by Age of Householder and Home Ownership				
		Race/Ethnicity	Occupied Units	Owner Occupied Units	
				Number	% of Occupied
Total			**16,018**	**9,866**	**61.6%**
		White Alone	13,060	9,208	70.5%
		Black Alone	1,386	183	13.2%
		American Indian Alone	32	13	40.6%
		Asian Alone	1,005	363	36.1%
		Pacific Islander Alone	6	3	50.0%
		Some Other Race Alone	322	30	9.3%
		Two or More Races	207	66	31.9%
		Hispanic Origin	790	170	21.5%

Source: ESRI Business Analyst Online

Table 4-6

Census 2000 Housing Units by Units in Structure and Occupancy		Housing Units		Occupied Units	
		Number	Percent	Number	Percent
Total		**16,962**	**100.0%**	**16,033**	**100.0%**
	1, Detached	9,638	56.8%	9,468	59.1%
	1, Attached	664	3.9%	635	4.0%
	2	83	0.5%	83	0.5%
	3 to 4	610	3.6%	588	3.7%
	5 to 9	1,464	8.6%	1,361	8.5%
	10 to 19	1,531	9.0%	1,413	8.8%
	20 to 49	921	5.4%	721	4.5%
	50 or More	2,035	12.0%	1,748	10.9%
	Mobile Home	16	0.1%	16	0.1%
	Other	0	0.0%	0	0.0%

Source: ESRI Business Analyst Online

Table 4-7

Census 2000 Specified Owner Occupied Housing Units by Selected Monthly Owner Costs	Number	Percent
Total	**9,285**	**100.0%**
With Mortgage	7,302	78.6%
< $200	0	0.0%
$200 - $299	7	0.1%
$300 - $399	33	0.4%
$400 - $499	31	0.3%
$500 - $599	105	1.1%
$600 - $699	125	1.3%
$700 - $799	164	1.8%
$800 - $899	275	3.0%
$900 - $999	250	2.7%
$1000 - $1249	910	9.8%
$1250 - $1499	930	10.0%
$1500 - $1999	2,170	23.4%
$2000 - $2499	1,451	15.6%
$2500 - $2999	449	4.8%
$3000+	402	4.3%
With No Mortgage	1,983	21.4%
Median Monthly Owner Costs for Units with Mortgage	*$1,689*	
Average Monthly Owner Costs for Units with Mortgage	*$1,760*	

Source: ESRI Business Analyst Online

Table 4-8

Census 2000 Specified Renter Occupied Housing Units by Contract Rent		Number	Percent
Total		6,165	100.0%
	Paying Cash Rent	6,105	99.0%
	< $100	8	0.1%
	$100 - $149	0	0.0%
	$150 - $199	19	0.3%
	$200 - $249	0	0.0%
	$250 - $299	3	0.0%
	$300 - $349	10	0.2%
	$350 - $399	21	0.3%
	$400 - $449	19	0.3%
	$450 - $499	43	0.7%
	$500 - $549	91	1.5%
	$550 - $599	141	2.3%
	$600 - $649	232	3.8%
	$650 - $699	328	5.3%
	$700 - $749	833	13.5%
	$750 - $799	658	10.7%
	$800 - $899	1,247	20.2%
	$900 - $999	810	13.1%
	$1000 - $1249	1,010	16.4%
	$1250 - $1499	257	4.2%
	$1500 - $1999	262	4.2%
	$2000 +	113	1.8%
	No Cash Rent	60	1.0%
Median Rent		$852	
Average Rent		$922	
Average Gross Rent (with Utilities)		$1,021	

Source: ESRI Business Analyst Online

Table 4-9

Dunwoody: Age of Housing Stock	
Total:	**14,599**
Built 1999 to March 2000	575
Built 1995 to 1998	2,309
Built 1990 to 1994	1,472
Built 1980 to 1989	2,648
Built 1970 to 1979	4,570
Built 1960 to 1969	2,653
Built 1950 to 1959	267
Built 1940 to 1949	46
Built 1939 or earlier	59
Median year structure built	**1979**

Source: Census 2000, Summary Table 3

Cost Burdened Homes and Housing Problems

The U. S. Department of Housing and Urban Development defines homeowners and renters "with housing problems" as households having at least one of the following conditions (1) Lacking complete plumbing facilities (2) Lacking complete kitchen facilities or (3) Having more than 1.01 persons per room.

In Dunwoody, about 12% percent of the population falls in the category of small households with housing problems, large households with problems represent 13% of the population, and overall owners with problems are 15 % of the population.

In the case of both owners and renters, small related households exhibit less housing with problems.

Table 4-10

Household by Type, Income, & Housing Problem	Renters					Total Housholds
	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Renters	
Household Income <= 50% MFI	198	114	10	415	737	1140
Household Income <=30% MFI	98	54	0	250	402	620
% with any housing problems	61.2	74.1	N/A	82	75.9	71.6
% Cost Burden >30%	61.2	74.1	N/A	82	75.9	71.6
% Cost Burden >50%	61.2	74.1	N/A	82	75.9	62.9
	Owners					
	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Owners	
Household Income <= 50% MFI	270	70	10	53	403	
Household Income <=30% MFI	125	30	10	53	218	
% with any housing problems	60	66.7	100	64.2	63.8	
% Cost Burden >30%	60	66.7	100	64.2	63.8	
% Cost Burden >50%	28	33.3	100	56.6	39	

Source: CHAS data 2000 provided by HUD

Table 4-11

Household by Type, Income, & Housing Problem	Renters					Total Households
	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Renters	
Household Income >50 to <=80% MFI	65	210	28	388	691	1248
% with any housing problems	100	76.2	85.7	87.4	85.1	69.8
% Cost Burden >30%	100	71.4	71.4	84.8	81.6	67.9
% Cost Burden >50%	30.8	14.3	35.7	13.9	16.5	22.4
	Owners					
	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Owners	
Household Income >50 to <=80% MFI	285	180	38	54	557	
% with any housing problems	42.1	55.6	89.5	53.7	50.8	
% Cost Burden >30%	42.1	55.6	89.5	53.7	50.8	
% Cost Burden >50%	15.8	44.4	39.5	46.3	29.6	

Source: CHAS data 2000 provided by HUD

Table 4-12

Household by Type, Income, & Housing Problem	Renters					Total Households
	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Renters	
Household Income >80% MFI	155	1050	104	1820	3129	11348
% with any housing problems	35.5	12.4	42.3	7.7	11.8	11.1
% Cost Burden >30%	25.8	3.8	3.8	6.3	6.4	9.4
% Cost Burden >50%	12.9	0	0	0	0.6	1.5
	Owners					
	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Owners	
Household Income >80% MFI	1755	4790	600	1074	8219	
% with any housing problems	10.3	9.2	6.7	21.3	10.8	
% Cost Burden >30%	10.3	9.2	4.2	20.9	10.6	
% Cost Burden >50%	2	1.7	0	3.7	1.9	

Source: CHAS data 2000 provided by HUD

Table 4-13

Household by Type, Income, & Housing Problem	Renters					Total Households
	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Renters	
18. Total Households	418	1374	142	2623	4557	13736
19. % with any housing problems	67	27.7	54.9	32.4	34.8	22.1
20. % Cost Burden >30	63.4	20.4	23.9	31	30.6	20.5
21. % Cost Burden >50	47.8	7.3	7	14.6	15.2	8.4
	Owners					
	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Owners	
18. Total Households	2310	5040	648	1181	9179	
19. % with any housing problems	20.3	11.9	13	24.7	15.8	
20. % Cost Burden >30	20.3	11.9	10.6	24.4	15.5	
21. % Cost Burden >50	6.9	3.7	3.9	8	5.1	

Source: CHAS data 2000 provided by HUD

The U.S. Department of Housing and Urban Development defines **cost-burdened** households as renter and owner households with monthly housing costs which exceed 30% of their household income. Severe cost burdened households are those households that allocate more than 50% of their monthly income toward housing. In Dunwoody renters are more likely than owners to be cost burdened as 30% allocate over 30% of renter households of monthly income, and 16% allocate over 50% of monthly income to housing as compared to 16% of owners over the 30% threshold and 5% of owners over the 50% threshold.

As with "housing with problems" the elderly are hit hard by rising housing costs. 63% of elderly renters are over the 30% threshold and **48% are over the 50% threshold**. Elderly owners faired

better than renters at 20% over the 30% allocation threshold, and 7% over the 50% allocation threshold. It is important to note that the percentage of elderly owners who are cost burdened is higher than other owners.

In the case of both owners and renters small related households have fewer percentages of cost burdened households.

Table 4-14

Cost Burdened Households outside the City of Atlanta in Fulton County in 2000			
Households	Total Renters	Total Owners	Total Households
Total Households	64,825	100,597	165,422
% with any housing problems	40.9	22.9	29.9
% Cost Burden >30	33.3	21.9	26.4
% Cost Burden >50	14.4	8	10.5

Source: Focus Fulton 2025 Comprehensive Plan

Table 4-15

Cost Burdened Elderly 1 & 2 Member Households outside the City of Atlanta in Fulton County in 2000		
Household Income	Total Renters	Total Owners
Total Households	5,140	16,390
% with any housing problems	55.2	25.4
% Cost Burden >30	53.6	25.1
% Cost Burden >50	30.6	11.6

Source: Focus Fulton 2025 Comprehensive Plan

Table 4-16

Fulton County Households with Needs						
Housing needs	Owners		Renters		Owners & Renters	
Category	Number	Percent	Number	Percent	Number	Percent
Cost Burdened	11,583	20.06%	15,115	48.56%	26,698	30.04%
Severely Cost Burdened	1,905	3.30%	6,743	21.66%	8,648	9.73%
Overcrowded	114	0.20%	3,601	11.57%	3,715	4.18%
Lacking Facilities	102	0.18%	0	0.00%	102	0.11%
Total Needs	11,799	20.43%	18,716	60.12%	30,515	34.34%
Total Inventory (1.)	57,731	100.00%	31,129	100.00%	88,860	100.00%
Notes: (1.) Total households are 98,388. Source: U.S. Census Bureau, 2000 Census, special tabulation by Dr. E. Larry Keating, Georgia Institute of Technology from 2000 Census tabulations.						

In comparison with Fulton County renters are more likely to be cost burdened or severely cost burdened at 33.3% and 14.4% as can be seen in table 4-14. The table also illustrates the owner cost burdened and severely cost burdened percentages which are significantly higher than Dunwoody. Table 4-17 and Table 4-18 illustrate the cost burdened percentage for DeKalb which are lower than Dunwoody.

Table 4-17

DeKalb County: Rental Housing Problems					
Household by Type, Income, & Housing Problem	Elderly 1 & 2 Member	Small related 2 to 4	Large Related 5 or More	All other Households	Total Renters
1. Very Low-Income (Household Income < = 50% MFI)	4,473	12,690	4,406	12,216	33,785
2. Household Income < = 30% MFI	2,837	6,186	2,237	6,353	17,613
3. % with any housing problems	60	83	94	75	78
4. % Cost Burden > 50% with other housing problems	1.9	13.7	40.5	2.5	11.2
5. % Cost Burden > 30% to < = 50% with other housing problems	1.2	1.5	11.5	0.1	2.2
6. % Cost Burden < = 30% with other housing problems	1.8	3.5	11.8	0.7	3.3
7. % Cost Burden > 50% only	42	57.1	24.1	67.4	54.2
8. % Cost Burden > 30% to < = 50% only	12.9	6.8	5.6	4.3	6.7
9. Household Income > 30% to < = 50% MFI	1,636	6,504	2,169	5,863	16,172
10. % with any housing problems	74	84.9	89.2	90.1	86.2
11. % Cost Burden > 50% with other housing problems	3.1	2	3.3	0.6	1.8
12. % Cost Burden > 30% to < = 50% with other housing problems	0.2	11.8	34.9	2.4	10.4
13. % Cost Burden < = 30% with other housing problems	1.5	3.5	25.3	0.3	5.1
14. % Cost Burden > 50% only	30.7	17.6	5.6	37.7	24.6
15. % Cost Burden > 30% to < = 50% only	38.5	50	20.1	49	44.5
16. Household Income > 50 to < = 80% MFI	1,541	10,048	3,869	10,032	25,490
17. % with any housing problems	56.3	41.5	67.2	50.7	49.9
18. % Cost Burden > 50% with other housing problems	1.3	0.1	0.3	0	0.2
18. % Cost Burden > 30% to < = 50% with other housing problems	0	2.6	3.9	0.7	1.9
19. % Cost Burden < = 30% with other housing problems	1.3	13.2	57.3	2.3	14.9
20. % Cost Burden > 50% only	14.2	0.8	0.9	3.5	2.7
21. % Cost Burden > 30% to < = 50% only	39.5	24.7	4.9	44.2	30.3
22. Household Income > 80% MFI	2,128	15,965	3,887	21,402	43,382
23. % with any housing problems	17.2	12.6	59.9	9.1	15.3
24. % Cost Burden > 50% with other housing problems	2.3	0.1	0	0	0.1
25. % Cost Burden > 30% to < = 50% with other housing problems	0.9	0.1	0	0.1	0.1
26. % Cost Burden < = 30% with other housing problems	1.8	10.3	59.4	3.6	11
27. % Cost Burden > 50% only	4.4	0.2	0	0.1	0.3
28. % Cost Burden > 30% to < = 50% only	7.7	2	0.5	5.2	3.7
29. Total Households	8,142	38,703	12,162	43,650	102,657
30. % with any housing problems	50.9	43.4	73.6	39.1	45.8

Source: 2003 CHAS Data Book, Department of Human and Community Development

Table 4-18

DeKalb County: Homeowner Housing Problems					
Household by Type, Income, & Housing Problem	Elderly 1 & 2	Small related 2	Large Related 5	All other Household	Total Renters
1. Very Low-Income (Household Income < = 50% MFI)	6,459	5,912	1,761	3,057	17,189
2. Household Income < = 30% MFI	3,151	2,092	787	1,600	7,630
3. % with any housing problems	66.1	85	89.3	83.3	77.3
4. % Cost Burden > 50% with other housing problems	0.3	3.9	25	1.3	4
5. % Cost Burden > 30% to < = 50% with other housing problems	0.3	0.9	2.3	0	0.6
6. % Cost Burden < = 30% with other housing problems	0.4	1.1	7.1	0.6	1.4
7. % Cost Burden > 50% only	45.9	70.6	51.8	74.7	59.3
8. % Cost Burden > 30% to < = 50% only	19.1	8.5	3	6.8	12
9. Household Income > 30% to < = 50% MFI	3,308	3,820	974	1,457	9,559
10. % with any housing problems	40.2	79.6	82.2	88.3	67
11. % Cost Burden > 50% with other housing problems	0.1	2.2	4.4	0.7	1.5
12. % Cost Burden > 30% to < = 50% with other housing problems	0	1.3	9.9	0	1.5
13. % Cost Burden < = 30% with other housing problems	0.4	0.9	13.4	2.1	2.2
14. % Cost Burden > 50% only	21.5	36.9	22.8	58.6	33.4
15. % Cost Burden > 30% to < = 50% only	18.2	38.3	31.7	27	29
16. Household Income > 50 to < = 80% MFI	5,254	9,299	2,829	4,633	22,015
17. % with any housing problems	25.3	57.6	47.9	61.2	49.4
18. % Cost Burden > 50% with other housing problems	0	0.5	1.1	0	0.3
18. % Cost Burden > 30% to < = 50% with other housing problems	0.2	0.7	4.7	0.4	1
19. % Cost Burden < = 30% with other housing problems	0.1	3.1	16.5	0.2	3.5
20. % Cost Burden > 50% only	7.8	10.9	2.8	17.3	10.5
21. % Cost Burden > 30% to < = 50% only	17.2	42.4	22.8	43.3	34
22. Household Income > 80% MFI	14,357	57,529	10,768	23,161	105,815
23. % with any housing problems	6.8	8.9	19.1	16.3	11.3
24. % Cost Burden > 50% with other housing problems	0	0	0	0	0
25. % Cost Burden > 30% to < = 50% with other housing problems	0.1	0	0.4	0	0.1
26. % Cost Burden < = 30% with other housing problems	4.2	4.2	16.2	7.6	2.9
27. % Cost Burden > 50% only	1.1	0.8	1.1	1.7	1.1
28. % Cost Burden > 30% to < = 50% only	5.6	6.8	3.9	14.2	8
29. Total Households	26,070	72,740	15,358	30,851	145,019
30. % with any housing problems	21.9	21.1	32	30	24.3
Source: 2003 CHAS Data Book, Department of Human and Community Development					

To provide some comparison to surrounding cities Sandy Springs and Roswell have been evaluated. Approximately 14.3% of Sandy Springs owners were cost burdened and 10.1 percent were severely cost burdened. 74.9 % were not cost burdened. 18.5 % of renters where cost burdened and 14.3% were severely cost burdened. 64.5% of the renting population was not cost burdened. In Roswell a similar pattern is seen. 19.8% of renters were cost burdened with 14.5% severely cost burdened. 62.6% were not cost burdened. 13.2 % of owners were cost burdened with 7.1% being severely cost burdened. 79.3% were not cost burdened.

The scope of these housing problems also varies proportionately with the level of household income. Usually, as the household income decreases, the degree of housing problems increases. Extremely-low-income households are more than twice as likely to have housing problems or be cost burdened compared to low-income households.

See also the Special Populations section.

Regional Context: Housing

Costs Compared to Wages

The National Low Income Housing Coalition (NLIHC) provides another way of understanding the affordability gap – the wage a single-earner household would need to earn to pay for the average unit (assumed at HUD's Fair Market Rent). NLIHC reports that a worker would need to earn $15.73 per hour to afford a two-bedroom unit while working 40 hours per week. A worker making minimum wage ($5.15) would need to work 122 hours per week to afford the two-bedroom FMR. Many low-income residents work more than one job and much more than 40 hours per week, but frequently the gap between market and affordable rents requires such households to spend more than 30 percent of their incomes on rent.

The Georgia Department of Labor lists various occupations paying wages that do not support the two-bedroom Fair Market Rent.

The table below presents the housing opportunities index (HOI), as provided by the National Association of Homebuilders and Wells Fargo, for comparable metropolitan areas within the Southeast. The housing opportunities index for a given area is defined as the share of homes sold in that area that would have been affordable to a family earning the median income.

The data below in Table 4-19 compare statistics from the fourth quarter of 2000 and the fourth quarter of 2005. It suggests that Atlanta MSA households earning the median income of $69,300 could afford 75.5 percent of the homes sold in the MSA in 2005, up from 69.2 percent in 2000. The increase in home affordability (for those earning the median family income) within the Atlanta MSA compared to other metropolitan areas in the region was due largely to the decline in mortgage interest rates, the slower increase in home appreciation (compared to other regions) and higher family income over the past five years.   It should be emphasized that this chart only illustrates housing affordability for those earning the median family income. Housing for low-income earners making less than 80 percent of Average Median Income ($56,950) are still limited by cost.

Table 4-19

Housing Opportunities Index (HOI) for Atlanta MSA and Nearby Metropolitan Areas						
	2005 (4th Quarter)				**2000 (4th Quarter)**	
Metropolitan Areas	HOI	Median Family Income	Median Sales Price	Regional Affordability Rank	HOI	Regional Affordability Rank
Atlanta, GA	75.5	$69,300	$175,000	6	69.2	38
Jacksonville, FL	56.8	$57,700	$182,000	19	74.6	16
Raleigh, NC	65.1	$69,800	$192,000	12	62.6	51
Charlotte, NC	69.5	$62,500	$165,000	9	65.7	47
Greenville, SC	77.3	$55,900	$140,000	5	73.8	22
Source: National Association of Home Builders/Wells Fargo; Bay Area Economics, 2006						

Special Populations

The census defines disability as: a long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business. 105,844 (Over 5 years of Age in 2000) people in DeKalb County are considered to be disabled. In the State of Georgia there are 1,456,812 persons in this category. Data for mental illness populations are not available for the City of Dunwoody and needs to be explored during the Community Agenda process.

The DeKalb County CTP utilized the 2000 census data to map the location and percentage of certain populations including those with disabilities. According to this map, Dunwoody registers low compared to the majority of the county in terms of percentage experiencing any of the disabilities included in the definition above. This data is not very refined, however, and the lowest range identified is between 0 and 30%. The majority of the City is under the county average of 30.9%. The area between Chamblee Dunwoody Road and Ashford Dunwoody Road shows that 31.9-42.9% of people in this area fall under the definition of disabled; a range of population and housing demographics could account for this concentration and should be reviewed during the Community Agenda process.

The U.S. Census defines persons with mental disabilities as those with a condition that substantially limits one or more basic mental activities such as learning, remembering, and

concentrating. This definition is quite broad, encompassing all types of individuals with varying degrees of mental ability.

Special Needs Housing

At this time, special needs housing data is only available at the county level. Dekalb County has several special needs populations with particular housing needs, including elderly, frail elderly, persons with severe mental and physical disabilities, substance abuse, and those with HIV/AIDS. Households may have one or more persons with these special housing needs. Comparable data are not available at the city level; however, it is assumed that the City represents a very small portion of the County's special needs population at this time. Since data is not available at the city level, there is no accurate way to assess whether the needs of these populations within the city are being met through City and County services. This will be an important issue to discuss with the Steering Committee.

This section provides a brief overview of special needs housing as presented in DeKalb County 2025 Comprehensive Plan.   "Overall, DeKalb County's housing stock appears to be sufficiently diversified. Future trends, such as the decreasing average household size, suggest that there will continue to be a demand for smaller housing units. With approximately 50.1% of the DeKalb County housing stock having been constructed in the last 20 years, the age and condition of the majority of the homes in DeKalb County should be satisfactory for the next twenty years. However, there will be a need to continue to enforce the housing code to ensure that properties are maintained and periodically upgraded. Despite a fairly equal distribution of housing values and rents, there is a need to continue to provide affordable housing for low and moderate income households and to address the housing needs of special populations such as the homeless, the elderly, the mentally ill, the drug or alcohol addicted and persons afflicted with AIDS."

Senior Housing

The population of seniors (age 65 and over) has steadily increased since 1995 (49,840). The senior population of DeKalb County increased from 53,224 in 2000, to 58,034 (estimated) in 2005. This number is projected to continue to increase to 77,275 in 2025. These figures are consistent with regional projections.

Elderly and Frail Elderly

This population includes those persons 65 years of age or older, with incomes up to 80 percent of AMI, spending more than half of their incomes on housing. Typically, an elderly person should have reasonably good health and mobility, be fairly active, have some discretionary income from pensions/retirement funds, and not need assistance to manage their affairs.

Frail elderly is defined as those individuals with two or more "personal care limitations". These are physical or mental disabilities that substantially limit one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying. Frail elderly often require some type of supportive living arrangement such as an assisted living community, skilled nursing facility, or an independent living situation with in-home health care. Individuals under the age of 75 may be frail elderly if their health/mobility is seriously limited.

HUD reports that millions of elderly households live in housing that is in substandard condition or fails to accommodate their physical capabilities or assistance needs. Lower-income elderly households, in particular, are more likely to live in physically substandard housing. Elderly households age 85 and over are particularly vulnerable to the above mentioned housing problems. In Dunwoody, Elderly renters are hit hardest by housing with problems at 67% which is more than three times that of elderly owners at 20%.

Housing needs for the elderly are multifaceted. A comprehensive approach is necessary to adequately address the housing needs of the elderly. There are a variety of facilities and services available for the elderly and the frail elderly in DeKalb County. There are facilities including Senior Centers, Retirement Communities, and Adult Day Care located in and around Dunwoody, Sandy Springs and Roswell.

Persons with Disabilities

The DeKalb Community Service Board (CSB) is a public, not-for-profit organization (set up by the State of Georgia) that helps children, adolescents, adults and seniors who suffer from mental health, developmental disabilities and addiction challenges to live more full and productive lives. With over 20 locations, the DeKalb CSB is available to provide outpatient mental health counseling, acute stabilization and detoxification, psychosocial rehabilitation and residential services, day and evening substance abuse treatment as well as a full range of developmental disabilities services. The DeKalb Community Services Board (CSB) is accredited by the Commission on Accreditation of Rehabilitation Facilities (CARF). According to their FY 2007 Annual Report, they serve over 10,000 people annually.

While figures regarding the housing costs of persons with disabilities in DeKalb County are not available, it can be assumed that the majority of this population spends over 50% of their income on housing. The National Low Income Coalition (1999) reports that people with disabilities receiving Social Security Insurance are among the lowest income households in the country and that there is not a single housing market area in the United States where a person with a disability receiving SSI benefits can afford to rent a modest efficiency apartment.

Persons with Alcohol or Substance Abuse Problems

Individuals with chemical dependencies are often unable to maintain permanent housing. Without supportive services to help them beat their addictions, many are at risk of becoming homeless.

Domestic Violence

In Fulton and DeKalb Counties and the City of Atlanta, an estimated 500 individuals and 995 families with children are in need of emergency shelter from domestic violence. There are two certified shelters for women and children fleeing domestic violence in South Fulton and none in North Fulton.

Persons with HIV/AIDS

Using current national statistics, 1 in every 250 persons is HIV-positive. When applying the national statistics to Dunwoody, the estimated number of HIV-positive persons in the City would be approximately 174. Since this is a relatively small number of persons, it is assumed that DeKalb County's programs address these needs at the current time and will continue to do so throughout the next 10 to 20 years.

5. NATURAL AND CULTURAL RESOURCES

Environmental Planning Criteria

PART V Requirements have been adopted and are enforced in the City of Dunwoody.

The following text provides an analysis of all the critical planning considerations for the PART V Requirements. Furthermore, Figure 5-1 and 5-2, both given at the end of this section, provide a graphical representation of natural resource elements and the soils that make up Dunwoody's topography.

Major water bodies

The Chattahoochee River runs about a mile north of the 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 the Georgia Stream Protection Ordinance which requires 25 foot wide buffer immediately adjacent to banks of the water body in its natural state. The Dunwoody Stream Protection Ordinance requires an additional 50 feet wide buffer immediately from the state buffer.

There are several lakes and ponds located within the city limits like Mt. 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's Georgia Environmental Protection Division which sets Environment Planning Criteria for developing land use with respect to wetlands.

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 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 the City of Dunwoody limits.

Undeveloped / Forest Land
According to existing land use the city has approximately 95 acres of land assigned as Undeveloped / Forest Land.

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 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.

Flood Plain
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 flood plain.

Protected Mountain:
There are no protected mountains within the City of Dunwoody limits.

Protected River:
There are no protected rivers within the City of Dunwoody limits.

List of Species (Updated May 2004)
• 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)
• Soils: See the Natural Resources: Soils by Type map in Figure 5-2.

FIGURE 5-1: NATURAL RESOURCES

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

1 Miles

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FIGURE 5-2: NAT. RESOURCES (SOILS BY TYPE)

Dunwoody, Georgia
COMPREHENSIVE PLAN

NATURAL RESOURCES:
SOILS BY TYPE

LEGEND

City of Dunwoody

Soils Type

AkA	MdC
AkB	MdD
AmB	MdE
AmC	MfC2
AuC	MfD2
AvF	MfE2
AwE	PfC
Ca	PfD
CeB	PfE
CeC	PgC2
CeD	PgD2
CfC2	PuE
CuC	SgD
CvF	SgF
GeB	Tf
GeC	Ub
GeD	Ud
GeE	W
GwC2	WeB
GwE2	WeC
MdB	WeE
	Wf

1 Miles

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Parks and Open spaces

As Table 5-1 shows, the City of Dunwoody has approximately 140 Acres of land allocated as park space.

Table 5-1

Dunwoody Parks and Amenity Areas					
NAME	OWNER	MANAGEMENT	JURISDICTION	TYPE	ACRES
Brook Run Park	DeKalb County	DeKalb County	DeKalb	County Park	102
Dunwoody Park / Dunwoody Nature Center	DeKalb County	DeKalb County	DeKalb	County Park	22
Vernon Springs Park	DeKalb County	DeKalb County	DeKalb	Community Park	0.61
Windwood Hollow Park	DeKalb County	DeKalb County	DeKalb	County Park	14.88

Brook Run Park:
The 102 acres park is planned to have four components: The Arts, Nature's Way, Play and Active Recreation. When completed the park will have theatre, pavilion, lawn, art house, nature education center, camp dormitories, aviary gardens, horticulture center, stream restoration, trails, children's adventure garden, skate park, multi-purpose court, picnic meadow and active recreation fields.

Dunwoody Nature Center:
The 22 acre park is developed as an education center for children. The park has a nature center, trails, playground, picnic area, boardwalk and meadows.

The other smaller parks are Windwood Hollow Park and Vernon Springs Park. A few other parks that lie right outside the city limits are Murphy Candler Park, Morgan Falls Park, and Island Ford Park.

Regional Context: Parks
The citizens of north Dekalb County established the City of Dunwoody for a number of reasons, but the needs for more parks, improved recreation facilities, and conservation of additional open space is always high on people's priority list. One standard approach to evaluate the need for new parks is to calculate the acres of parkland per 1,000 residents. 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. By any reasonable standard the City of Dunwoody has a substantial need for additional parks and recreation facilities; however, the city benefits from private and religious recreation facilities.

The 1983 NRPA guidelines classify local parks into three types: Mini-parks, neighborhood parks, and community parks.

- *Mini-parks* are small parks that address highly local recreational needs. The NRPA recommends that mini-parks be between 2,500 square feet and one acre in size. They have a service area of less than ¼ mile and are best located within neighborhoods and in close proximity to apartments, townhomes, and other high-density areas. The NRPA recommends ¼ to ½ acres of mini-parks per 1,000 residents.
- *Neighborhood parks* serve as the recreational and social focus of a neighborhood and are areas for intense recreational activities. NRPA recommends that neighborhood parks should be a minimum of fifteen acres, They usually serve a single neighborhood within a ¼ to ½ mile radius and a maximum population of 5,000. For each 1,000 residents there should be 1.0 to 2.0 acres of neighborhood parks.
- *Community parks* are intended to meet diverse needs for both active and passive recreational activities. They serve several neighborhoods in a 1 to 2 mile radius and are 25 or more acres in size. For each 1,000 residents there should be 5.0 to 8.0 acres of community parks.

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**.

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 Figure 5-3, 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.

State Archeological GIS Data has been requested and will be included when received.

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.

FIGURE 5-3: CULTURAL RESOURCES

Geffcken-Boggs House

McPherson's Troops March to Decatur

Ebenezer Primitive Baptist Church and Cemetery

Larkin-Martin Home

DUNWOODY CLUB

N.W. Ware House

DUNWOODIE CLUB

T.K. Peters House
(Dunwoody Nature Center)

Wardlaw House

Swancy Farmhouse

Lucy Anderson Farm House

Cassidy House

New Hope Cemetery

Calvary Baptist Church

Warnock Cottage

Railroad Section Houses
(2 Lost)

Last Railroad Section House

McPherson's Divergent
Line of March

Cheek Spruill Farmhouse (NHR)
Cheek-Spruill Barn

North Dekalb Cultural Center

Dunwoody United
Methodist Church Chapel

Spruill-Davis House

PEELER

PEELER

Eidson Homeplace

Wood House

ASHFORD DUNWOODY

The Norris "Little House"

400

Earl-Smith Summer Home

Spruill Center Art Gallery & Historic Home

Donaldson-Bannister House and Cemetery (Pending)

SHALLOWFORD

WINTERS CHAPEL

WINTER CHAPEL

Ross House

CHAMBLEE DUNWOODY

Logan's & Blair's Camp Nancy's Creek

STATE HWY 407   I 285

I 285

285

STATE HWY 407

PEACHTREE

PEACHTREE INDUSTRIAL

TILLY MILL

Stephen-Martin Cemetery

Garrard's Cavalry at Buchanan's

OAKCLIFF

NEW PEACHTREE

US HWY 23

BUFORD STATE HWY 13

MOTORS INDUSTRY

**Dunwoody, Georgia
COMPREHENSIVE PLAN**

CITY OF DUNWOODY
Established 2008
GEORGIA

CHEROKEE FORSYTH HALL
COBB   GWINNETT
DEKALB
FULTON
CLAYTON HENRY ROCKDALE

CULTURAL RESOURCES

LEGEND

- ▭ **City of Dunwoody**
- — **Major Roads**
- — **Expressways**
- — **Minor Roads**
- ▮ **Parks**
- ▮ **Cultural Resources**
- 🏛 **National Historic Register**
- ⬟ **Historic Marker**
- ● **Historic Site/Structure**
- ◉ **Lost Historic Site/Structure**
- ◆ **Cultural Center**

1 Miles

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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 Mt. 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 Ebeneezer Baptist Church which is still standing, although the school has long since disbanded.

Transportation Resources

Dunwoody grew from a rural, argricultual 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, Jim Perkins found some of the tracks for the railroad 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 crossroad 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 Mt. Vernon Road.

A description of some of the key resources are listed below:

• 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.

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 Homeplace (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".

Religious Buildings 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.

Religious Buildings:
- 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.

- Ebeneezer 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:

- Ebeneezer 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. Ebeneezer 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. 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. This is not an exhaustive documentation and can be added to as documentation becomes available. The initial list was procured from Lynne Byrd from the Dunwoody Preservation Trust.

6. COMMUNITY FACILITIES AND SERVICES

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 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.

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Water Supply and Waste Water

Figure 6-1 depicts the County water and sewer facilities.

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.[†]

Figure 6-1
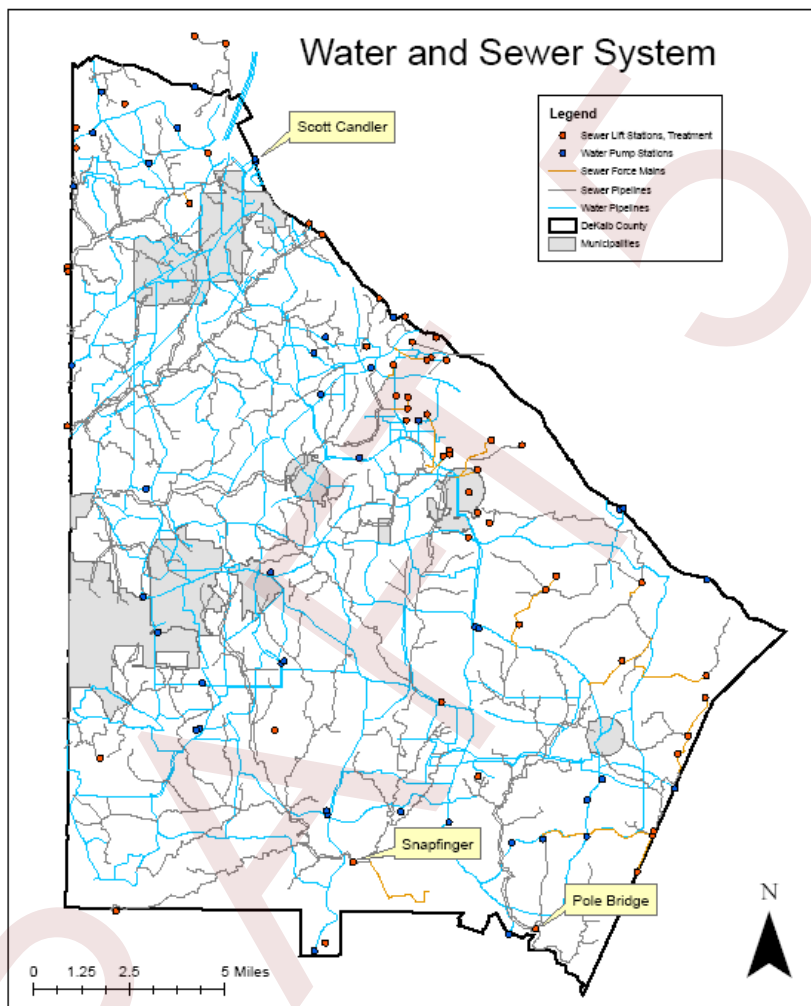
Source: DeKalb County 2025 Comprehensive Plan

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[*] Text from DeKalb County's Comprehensive Plan
[†] Text from DeKalb County's Comprehensive Plan

Public Safety

The assessment of community facilities is supported by identifying their locations. Figure 6.2 at the end of this section provides a map of all community facilities and institutions.

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. While the City Hall location meets the immediate office space needs for operations, long term considerations will include facilities that provide adequate evidence storage, secured parking and the 24 hour/7 days per week facilities police services require.

Dunwoody will rely on DeKalb County to provide much of its incarceration services.

DeKalb Fire Department

Fire protection is provided to the City of Dunwoody through 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.

This is important in that the backing up of another station is not a rare event; 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.

Educational Facilities

The assessment of community facilities is supported by identifying their locations. Figure 6.2 provides a map of all community facilities

Public vs. Private Education

Many residents in Dunwoody have the option of choosing public or private education. As shown in Table 1-15 in the Population section of the Addendum, 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 102,000 students in 143 schools and centers, and 13,285 full-time employees. 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. The campus continues to grow intensively, with its newest edition being a physical education building, which opened in the fall of 2003.

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.

Troy University, Atlanta site

Troy University's Atlanta Site opened in 1995 at the Atlanta Federal Building in downtown. The permanent staff at that time consisted of a single director/full-time faculty member. The site at that time offered Master's degrees in Human Resources and in Public Administration, but soon added a Bachelor of Science degree in Resource Management (now called Resource Technology and Management). Classes were originally offered to Federal employees only, but by 1998 the Atlanta Site had opened a second downtown location at 41 Marietta Street and was offering classes to the general population. Both downtown locations had two classrooms apiece.

In 1999, TROY's Atlanta Site moved to 600 Embassy Row in the northern Atlanta neighborhood of Dunwoody. The new facilities included four classrooms and a computer lab. The graduate programs at that time were expanded to four.

Troy University's Atlanta Site moved to its present location at 1117 Perimeter Center West in Dunwoody in 2004. Today the site boasts a director, 10 full-time staff members and 10 full-time faculty, as well as several adjunct faculty members. The facilities include six classrooms and a computer lab, with a 2008 expansion slated to add two more classrooms along with extra office and lab space.

The Troy Atlanta Site has a diverse student body made up mostly of adult learners balancing family, career and education in their lives. There are currently 547 in-house enrollments at Troy's Atlanta Site (including students who are completing their Masters in several cohorts away from the site), not including the Distance Learning enrollments.

Parks & Recreation

Parks & recreation services are currently provided to the citizens of Dunwoody by the DeKalb County Parks & Recreation Department. There are four specific DeKalb County parks that provide service in the immediate area:

- Brook Run (100 acres) – multi-use field, picnic area, trails
- Dunwoody Nature Center (35 acres) – ball field, playground, picnic area, trails
- Murphey Candler (135 acres) – ball fields, football field, soccer field, multi-use fields, tennis courts, swimming pool, playground, picnic area, trails, lake
- Vanderlyn School (10 acres) – multi-use field, multi-use court, playground, picnic area, trails

Health Facilities

Hospitals
There are no traditional hospitals located within the City of Dunwoody; the nearest such facility is Northside Hospital, roughly 7 miles from the City. 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.

Libraries and Other Cultural Facilities
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. Three additional branches are planned, and 4 branches will be expanded by 2010. 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.

The assessment of community facilities is supported by identifying their locations. Figure 6.2 provides a map of all community facilities.

FIGURE 6-2: COMMUNITY FACILITIES

Sandy Springs

Roswell

Garrard Landing

Fulton County F.D. Station 06

Spalding Dr

Dunwoody Club Dr

Mount Vernon Rd

Woodland Elementary School

Austin Elementary School

DeKalb County F.D. Station 12

Dunwoody Park and Nature Center

Forest Preserve

Peachtree Dunwoody Rd NE

North Springs MARTA Station

Mount Vernon Rd

Vernon Springs Park

Vanderlyn Elementary School

Kingsley Elementary School

Dunwoody Branch Library

Dunwoody High School

Vanderlyn School Park

Windwood Hollow Park

Peeler Rd

Nandina Ln

Tilly Mill Rd

New Elementary Under Construction (Opening Fall 2009)

Georgia Perimeter College - North

Ashford Dunwoody Rd

Mount Vernon Hwy

400

Sandy Springs MARTA Station

DeKalb County F.D. Station 21

Brook Run Park

DeKalb County WP

Peachtree Middle School

Winters Chapel Rd

Chamblee Dunwoody Rd

DeKalb County F.D. Station 18

Chesnut Elementary School

Peachtree Industrial Blvd

Chamblee Middle School

Dunwoody City Hall

North DeKalb Police Precinct

Charter Behavioral Health System

H

Peachtree Dunwoody Rd NE

Dunwoody MARTA Station

Hightower Elementary School

Doraville

Murphey Candler Park

Nancy Creek Elementary School

N Shallowford Rd

Halpern Bernard Park

Medical Center MARTA Station

Huntley Hills Elementary School

Montgomery Elementary School

Miller

Metro

285

Dunwoody, Georgia COMPREHENSIVE PLAN

CITY OF DUNWOODY GEORGIA Established 2008

CHEROKEE FORSYTH HALL
COBB GWINNETT
FULTON DEKALB
CLAYTON ROCKDALE
HENRY

COMMUNITY FACILITIES

LEGEND

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

1 Miles
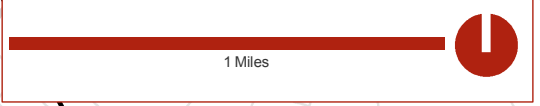
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7. INTERGOVERNMENTAL COORDINATION

This section provides an inventory of existing intergovernmental coordination procedures and agreements with other local governments and governmental entities. This chapter will provide data relevant to assessing the adequacy and suitability of these existing coordination mechanisms on the implementation of Dunwoody's comprehensive plan.

Prospective Entities

DeKalb County Government
As a newly incorporated entity, Dunwoody will be relying heavily on the existing infrastructure and institutional support that DeKalb County can provide. DeKalb County provides a variety of services and facilities to the citizens and institutions of the City of Dunwoody as highlighted in Chapter 5 of this Technical Appendix.

Many of the services provided by the County will be transitioned to the City, such as Police Services, once the City is able to initiate independent departmental operations. Still, others will continue to be the responsibility of the County, such as health, social services, courts, etc. Dunwoody will need to coordinate with DeKalb County for the following services and institutional operations:
• Maintain and amend the Intergovernmental Agreement for 911 Emergency Communications Services as needed.
• Maintain and amend the Intergovernmental Agreement for Police Services as needed.
• Maintain and amend the Intergovernmental Agreement for Fire Rescue Services
• Maintain and amend the Intergovernmental Agreement for Water and Wastewater Services
• Clarify roles and relationships for the provision of parkland and recreation facilities and services in Dunwoody.

DeKalb County Board of Education
The DeKalb County Board of Education will continue to be a critical stakeholder in the future land use decisions in the City of Dunwoody. The City and County will have to remain in cooperation for discussions of the school system's infrastructure improvements, involvement in reviewing and commenting on land use applications in the City, and intergovernmental agreements regarding parks and recreation facilities.

Other Local Governments
Creating a municipality out of a built-out, exurban County will immediately generate concerns relating to abutting municipalities. The cities of Doraville and Sandy Springs border Dunwoody and present an opportunity for coordination. Moreover, the Atlanta Regional Commission will

notify abutting local governments when the municipality undertakes a revision of their Service Delivery Strategy and ask for their comments on the land use plan's compatibility with their own plans.

Perimeter Community Improvement District (PCID)
A Community Improvement District (CID) is a public-private partnership in which property owners in a defined area establish a Board of Directors and elect to pay an additional tax in order to fund improvements to the district's public realm and trading environment. A CID consists of solely non-residential uses and is not a government entity. The CID is originated by a simple majority vote of commercial property owners agreeing to establish the district. One note, this simple majority must also represent at least 75 percent of the taxable value of the commercial property located within the proposed CID.

There is only one Community Improvement District in the City of Dunwoody, the Perimeter CID.

Staff from the Department of Public Works: Transportation Division and the Department of Community Development are the primary liaisons with the Perimeter CID. Staff members coordinate directly with the CID Administrator and meet quarterly to discuss planning issues that they may have.

Atlanta Regional Commission (ARC)
The Atlanta Regional Commission is the regional planning and intergovernmental coordination agency for the 10-county area including Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale counties, as well as the City of Atlanta. For 60 years, ARC and its predecessor agencies have helped to focus the region's leadership, attention and resources on key issues of regional consequence.

ARC is dedicated to unifying the region's collective resources to prepare the metropolitan area for a prosperous future. It does so through professional planning initiatives, the provision of objective information and the involvement of the community in collaborative partnerships.

The ARC provides services and performs regional planning and coordination in the areas of: aging services, community services, environmental planning, government services, job training, land use and public facilities planning, transportation planning, and data gathering and analysis. ARC is designated as the Area Agency on Aging by the Georgia Department of Human Resources and administers federal funds for projects. The regional agency is also working with the Georgia Regional Advisory Council (Region 3) in various workforce development programs. ARC provides demographic and transportation forecasts for a 20 county area that includes those areas in non-attainment for federal air quality standards. Therefore, the ARC travel demand model encompasses this 20 county area.

Metropolitan Atlanta Regional Transit Authority (MARTA)

With an existing station in the Dunwoody area, along Hammond Drive, MARTA is an important regional entity that has a number of critical infrastructure investments in the Dunwoody area. First and foremost, MARTA has a heavy rail station in the Dunwoody area along Hammond Drive. This station is in close proximity to Perimeter Center and has a number of implications for future development in the municipality. Furthermore, several of the transit agency's bus lines have stops in the city.

As the whole of north Fulton and DeKalb fights tough battles against traffic congestion, coordinating with MARTA will remain chiefly important as the area promotes transportation choices.

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) will need to coordinate with GRTA on Perimeter Center.

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.

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.

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.

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.

Federal Agencies

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.

Service Delivery Strategies

Integrating the comprehensive plans of the municipalities follows the intent of the Local Government Service Delivery Strategy Act (House Bill 489), enacted in 1997 by the Georgia General Assembly.

A principal goal of the Service Delivery Strategy Act adopted by the State Legislature in 1997 is to increase cooperation between local governments in developing compatible land use plans and resolving potential land use disputes.

Consistency with Service Delivery Strategy

The City of Dunwoody depends upon DeKalb County for a variety of services including Fire/EMS, water, and sewer. These agreements will need to be evaluated during the Community Agenda process for consistency with Dunwoody's future service plans.

Intergovernmental Agreements

This section provides an inventory of the intergovernmental agreements that have been executed by City of Dunwoody. It excludes reference to agreements with non-profit organizations.

DeKalb County – Fire Rescue Services

This agreement, entered into December 1, 2008, provides that the county of DeKalb will provide all services and equipment related to fire protection and prevention. The length of this interim contract is one year, beginning January 1, 2009 and ending December 31, 2009. This Agreement shall automatically renew without further action by the City or County on January 1st of each succeeding year for an additional one (1) year for a total lifetime Agreement of fifty (50) years, unless previously terminated in accordance with the termination provisions of this Agreement.

The agreement specifies that Dunwoody residents will be required to pay the same rate of tax for the fire prevention district tax as citizens of unincorporated DeKalb County. The agreement also allows the County to continue to collect and retain all ambulance transport fees. Level of Service standards delineated in the agreement require that fire rescue services provided by the county shall "equal or exceed" those of unincorporated DeKalb. Finally, the agreement ensures that response times will remain consistent with those in unincorporated DeKalb.

Responsibilities will continue to rest on the County for all of the operations, procedures, and staffing. DeKalb will provide all equipment, including motor vehicles, necessary to perform operations. Furthermore, the County will ensure maintenance of property and equipment. Lastly, all regulatory permitting and inspection for buildings will continue to be conducted by DeKalb.

DeKalb County – Water Wastewater Services

This agreement identifies DeKalb County as the provider of water and wastewater services for DeKalb County. It was agreed that the County would provide water treatment and distribution and wastewater collection pursuant to the terms of the Service Delivery Strategy Agreement approved by DeKalb County on August 24, 1999. Both the current rate structure and level of service will remain in accordance with the current Service Delivery Strategy.

The agreement becomes effective in December 1, 2008 and remains in place for 1 year, ending December 1, 2009. This Agreement shall automatically renew without further action by the City or the County on January 1st of each succeeding year for an additional one (1) year for a total lifetime agreement of fifty (50) years, unless previously terminated in accordance with the termination provisions of this agreement. Responsibilities for personnel are jointly administered by both the County and City. County employees will take an oath administered by an official authorized by the City of Dunwoody to administer oaths so they can appear in the Municipal Court of the City of Dunwoody as necessary to prosecute cases made therein.

8. TRANSPORTATION SYSTEM ANALYSIS

The following components of the local transportation system have been evaluated in terms of existing conditions and potential improvements:
- Road Network
- Alternative Modes
- Parking
- Railroads, Trucking, Port Facilities, and Airports
- Transportation and Land Use Connection

Road Network
The following facilities related to the road network have been evaluated:
- Roads, Highways, & Bridges
- Connectivity, Signalized Intersections, & Signage

Roads, Highways, & Bridges
Roadways in Dunwoody were assigned a classification based on the facility's function, accessibility and mobility. On one end of the spectrum are expressways or interstates, which provide the greatest mobility but the least accessibility. On the other end are local roads which provide the greatest accessibility but the least mobility. Characteristics about each roadway class are described below, and the functional classification of the Dunwoody roadway system is shown in Table 8-1.

- **Interstate Principal Arterial/Urban Freeway and Expressways** provide the greatest mobility because access is generally limited to intersections with the network at defined interchanges and permit high-speed movement.
- **Urban Principal Arterial and Minor Arterial Streets** serve as the backbone of the surface roadway network and typically connect major activity centers. Arterials carry large volumes of traffic at moderate speeds.
- **Collector Streets** connect activity centers and residential areas. Their purpose is to collect traffic from streets in residential and commercial areas and distribute it to the arterial system. Collector streets carry traffic at low to moderate speeds.
- **Local Streets** offer the greatest access but the least mobility. Local streets feed the collector system from low volume residential and commercial areas at low speeds. Local streets are often found in subdivisions.
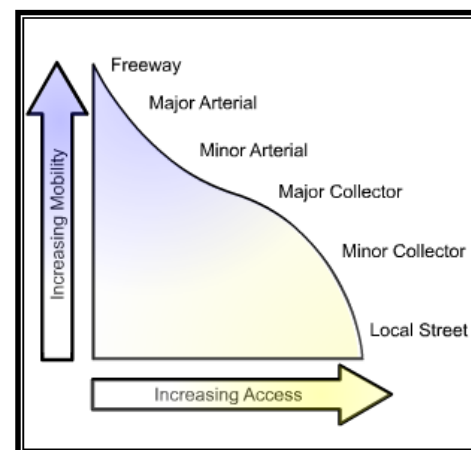
Table 8-1

Road Name	From	To	Speed Limit	Current GDOT Classification
Ashford Dunwoody Rd	Mount Vernon Rd	I-285	45	Urban Minor Arterial
Chamblee Dunwoody Rd	Spalding Dr	Roberts Drive	35	Urban Collector Street
Chamblee Dunwoody Rd	Roberts Dr	Mount Vernon Rd	35	Urban Minor Arterial
Chamblee Dunwoody Rd	Mount Vernon Rd	I-285	35	Urban Minor Arterial
Cotillion Dr	Chamblee Dunwoody Rd	N Peachtree Rd	45	Urban Collector Street
Hammond Dr	Fulton County Line	Ashford Dunwoody Rd	35	Urban Collector Street
Happy Hollow Rd	Dunwoody Club Dr	Peeler Road	45	Urban Collector Street
Mount Vernon Rd	Fulton County Line	Chamblee Dunwoody Rd	35	Urban Minor Arterial
Mount Vernon Rd	Chamblee Dunwoody Rd	Mount Vernon Way	35	Urban Minor Arterial
Mount Vernon Rd	Mount Vernon Way	N Peachtree Rd	35	Urban Minor Arterial
Mount Vernon Rd	N Peachtree Rd	Fulton County Line	35	Urban Minor Arterial
N Peachtree Rd	Tilly Mill Rd	Interstate 285	35	Urban Collector Street
Peeler Rd	N. Shallowford Rd	N. Peachtree Rd	35	Urban Collector Street
Peeler Rd	Tilly Mill Rd	Winters Chapel Rd	35	Urban Collector Street
Perimeter Center W	Fulton County Line	Ashford Dunwoody Rd	35	Urban Minor Arterial
Roberts Dr	Fulton County Line	Chamblee Dunwoody Rd	35	Urban Minor Arterial
Spalding Dr	Fulton County Line	Chamblee Dunwoody Rd	35	Urban Collector Street
Tilly Mill Rd	Mount Vernon Rd	N. Peachtree Rd	35	Urban Minor Arterial
Tilly Mill Rd	N. Peachtree Rd	Doraville City Limits	35	Urban Minor Arterial
Vermack Rd	Mount Vernon Rd	Chamblee Dunwoody Rd	35	Urban Collector Street
Winters Chapel Rd	Fulton County Line	Peeler Rd	40	Urban Minor Arterial
Winters Chapel Rd	Peeler Rd	Gwinett County Line	40	Urban Minor Arterial
Womack Rd	Chamblee Dunwoody Rd	Tilly Mill Rd	35	Urban Collector Street

All other roads not listed above in the City of Dunwoody are classified as local roads.

Figure 8-1 is the refined Atlanta Regional Commission (ARC) Travel Demand Model network for the year 2000. It shows the number of lanes on each roadway and includes all collector, arterial, and interstates/freeways within the City. While some roadways have changed since the year 2000, this figure is still generally representative of the roadways in the City. Most roadways that have more than one through lane in each direction are located in the southwest part of the City, in the Perimeter Mall area. I-285 on the southern edge of the City and Peachtree Industrial Boulevard/SR 141 on the eastern edge of the City also have more than one through lane in each direction.

Figure 8-1
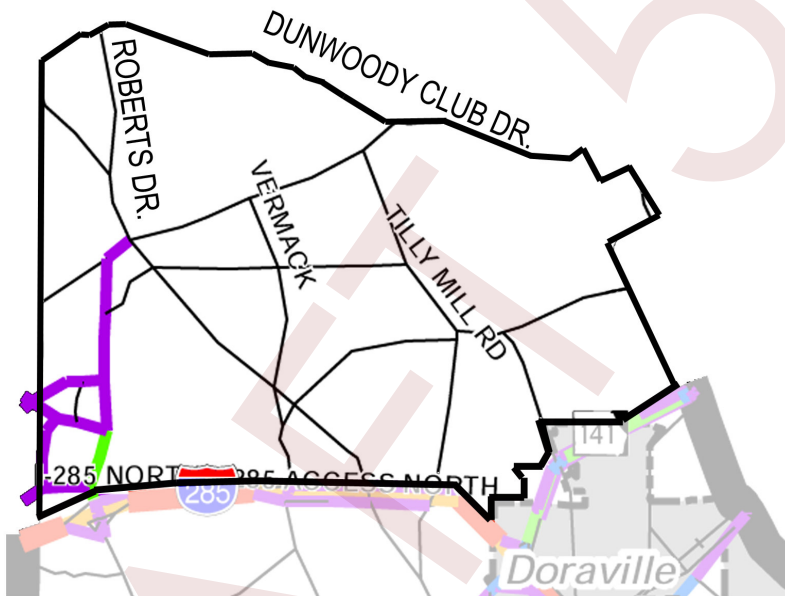
Source: Dekalb County Comprehensive Transportation Plan (CTP)

The remaining major roadways in the City have only one through lane in each direction. Many of these roadways have turn lanes at intersections or near major traffic generators, such as schools, but they only have one through lane for traffic in each direction. Local roadways in the City also have 1 through lane in each direction. Most of the local roadways consist of single family residential development, carry traffic at slow speeds, and are wide enough to allow on-street parking on one side of the roadway.

I-285, Peachtree Industrial Boulevard/SR 141, and GA 400, which is just outside the City in Sandy Springs, are the major roadways that provide access to and from the City. The Perimeter Center area on the southwest side of the City has numerous local roadways serving the work, residential, and shopping trips in the area. Ashford Dunwoody Road, Hammond Drive, and Perimeter Center West are the primary roadways that move traffic into and out of the Perimeter Center area.

A number of bridges, shown in Figure 8-2, are located in or adjacent to the City of Dunwoody. These primarily are small bridges that provide access across creeks located within the city. A small number of larger bridges provide access across other major roadways including I-285, GA 400, and Peachtree Industrial Boulevard/SR 141.

Figure 8-3 shows the roadway capacity projects within the City of Dunwoody identified in the Dekalb County Comprehensive Transportation Plan (CTP). However, widening Mt. Vernon is not a project supported by the cit and the Community Agenda will identify road improvement priorities, as will the city's own CTP planned for 2009-2010.

Figure 8-3
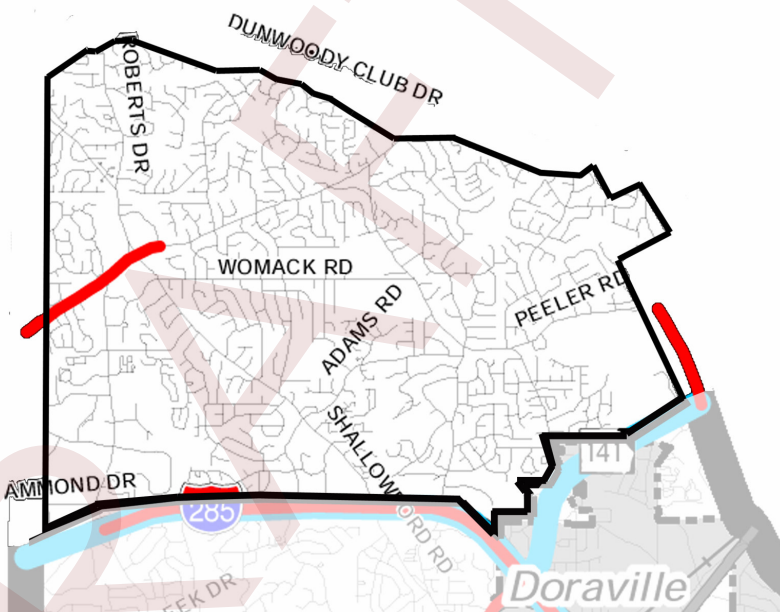
Source: Dekalb County Comprehensive Transportation Plan (CTP)

FIGURE 8-2: DUNWOODY BRIDGES
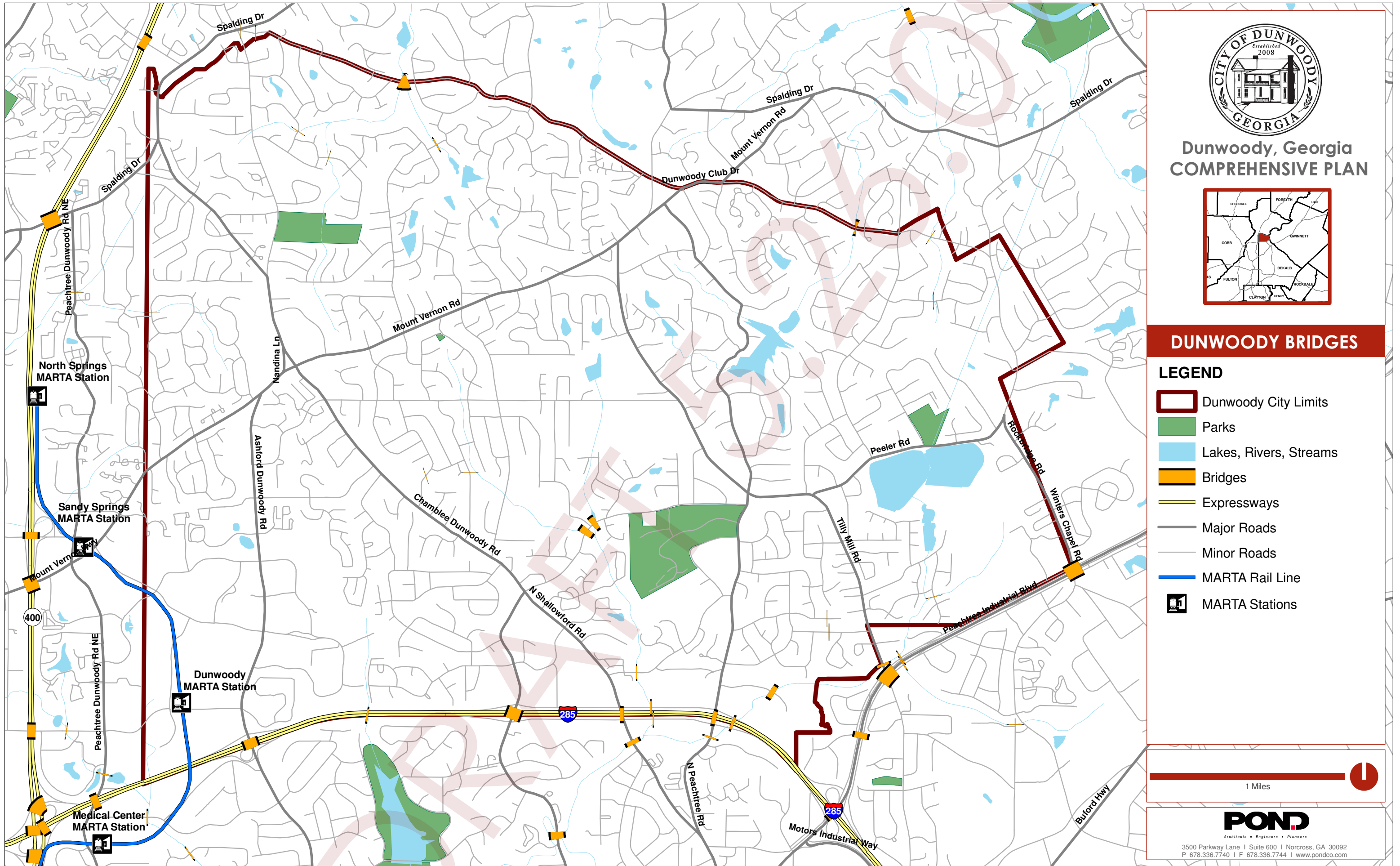
Dunwoody, Georgia
COMPREHENSIVE PLAN
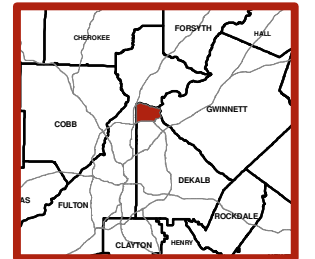
DUNWOODY BRIDGES

LEGEND

Dunwoody City Limits
Parks
Lakes, Rivers, Streams
Bridges
Expressways
Major Roads
Minor Roads
MARTA Rail Line
MARTA Stations

1 Miles
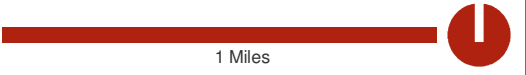
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Connectivity, Signalized Intersections, & Signage

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.

Figure 8-4 shows the operational and safety projects within the City of Dunwoody identified in the Dekalb County Comprehensive Transportation Plan (CTP).

A total of 52 intersections within the City of Dunwoody are signalized. Figure 8-5 shows the locations of these traffic signals.

Figure 8-4

DeKalb CTP Potential Program
of Projects (Operational/Safety/ITS)
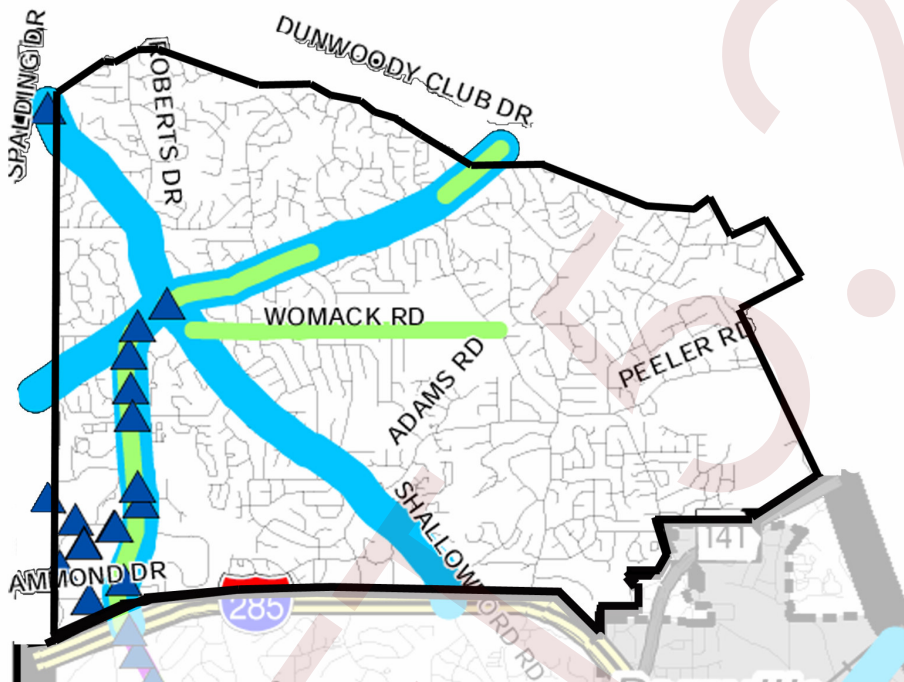
Source: Dekalb County Comprehensive Transportation Plan (CTP)

Alternative Modes

The following facilities, services, and significant issues related to alternative transportation modes were identified and evaluated:

- Bicycle Facilities
- Pedestrian Facilities
- Public Transportation
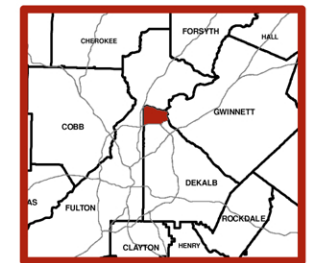- Other issues related to alternative transportation modes

Bicycle Facilities

Bicycle facilities are virtually nonexistent in the city. One project currently under construction on Perimeter Center West from the Fulton County Line to Ashford Dunwoody Road includes bike

FIGURE 8-5: TRAFFIC SIGNALS
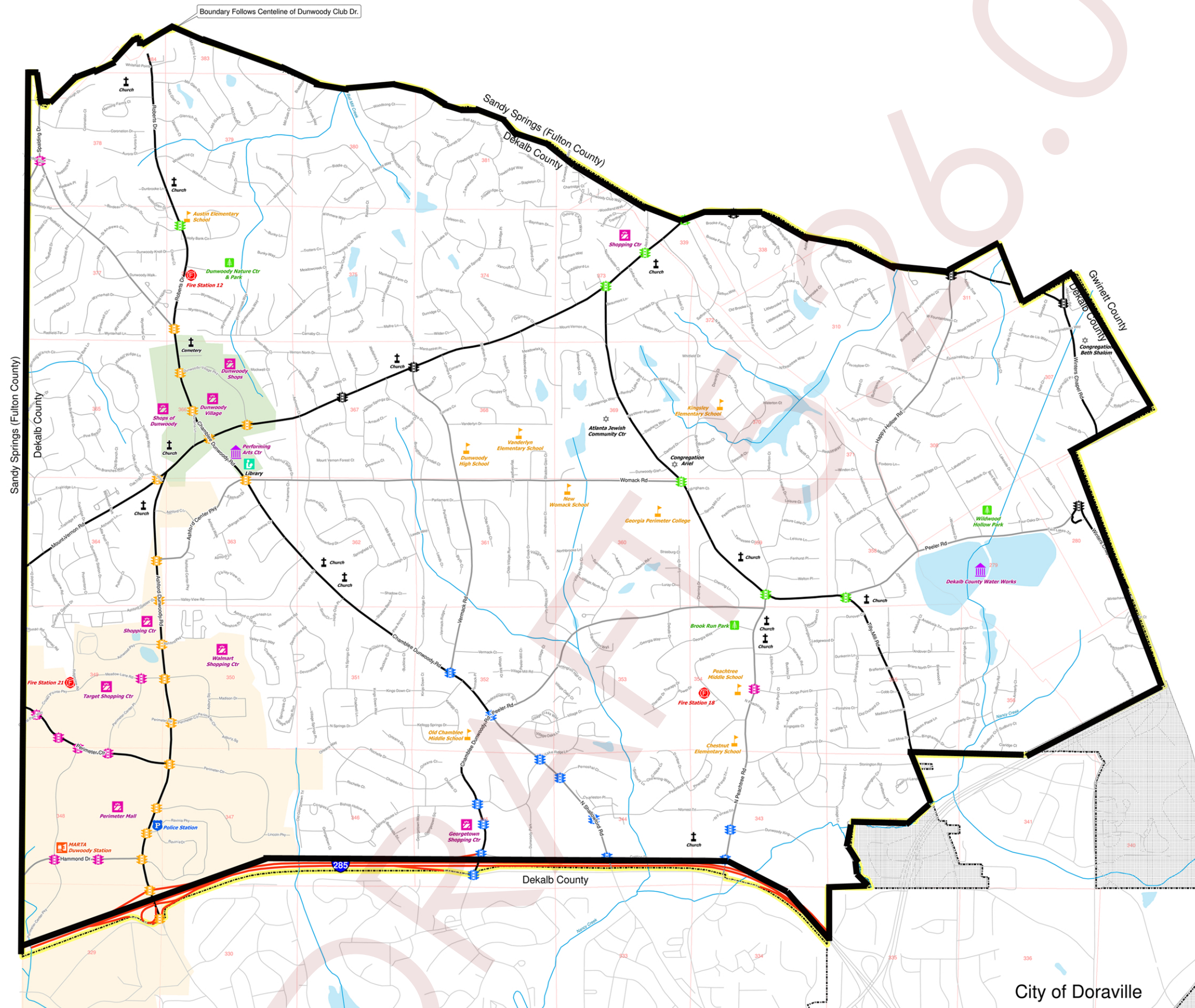
Dunwoody, Georgia
COMPREHENSIVE PLAN

TRAFFIC SIGNALS

LEGEND

Traffic Signals (52 Total)

GDOT Full Upgrade (12)
Metro Signal Timing (18)
GDOT/Dekalb Misc. (9)
L.E.D. Upgrade (6)
Not Upgraded (7)

1 Miles

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lanes as well as other upgrades. This project is funded by the Perimeter Center Community Improvement District (CID).

The Dekalb County CTP conducted an analysis of bicycle suitability for roadways within the city. A map of this analysis is shown in Figure 8-6. As the figure shows, 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.

Figure 8-6
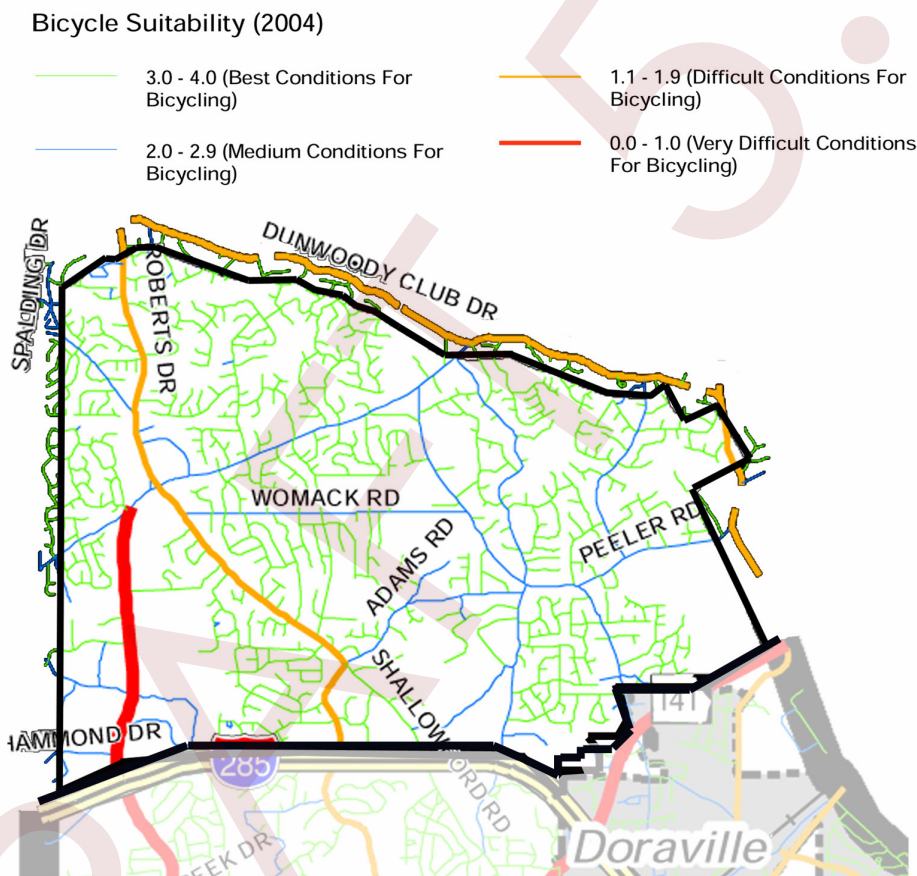
Source: Dekalb County Comprehensive Transportation Plan (CTP)

The Dekalb County CTP identified a number of potential bicycle projects within the city. Potential bicycle lanes are shown in Figure 8-7, while potential multi-use trail projects are shown in Figure 8-8.

Figure 8-7
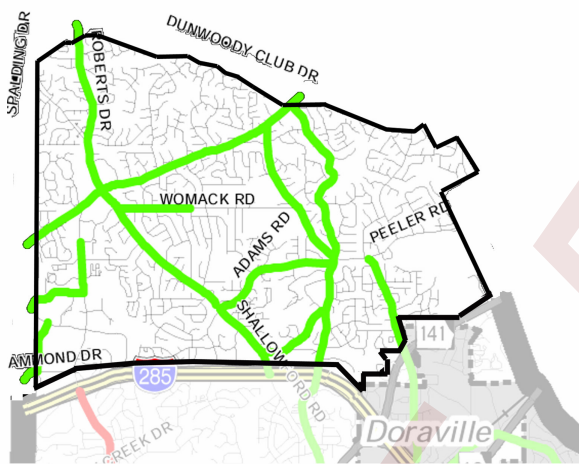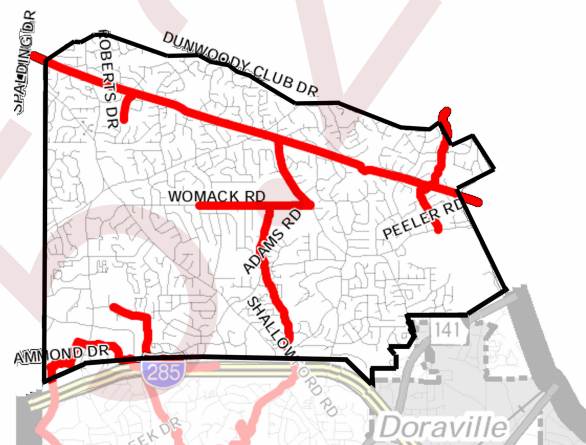
Figure 8-8

Source: Dekalb County Comprehensive Transportation Plan (CTP)

Pedestrian Facilities

There are over 42 linear miles of sidewalks in the City of Dunwoody, as shown in Figure 8-9. The Perimeter Center area has the best sidewalk coverage within the city as most roadways have sidewalks on both sides of the roadway. The highest density development within the city is located in this area. Additionally, a mix of office, retail, and residential development in the Perimeter Center area creates a greater demand for pedestrian infrastructure than single use development would.

Most arterials and collectors outside of the Perimeter Center area have sidewalks on at least one side of the roadway. 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. This low density development, made up primarily of single family homes, means that demand for pedestrian infrastructure throughout the rest of the city is generally lower than in the Perimeter Center area. This is due to the

FIGURE 8-9: SIDEWALKS & ADA RAMPS
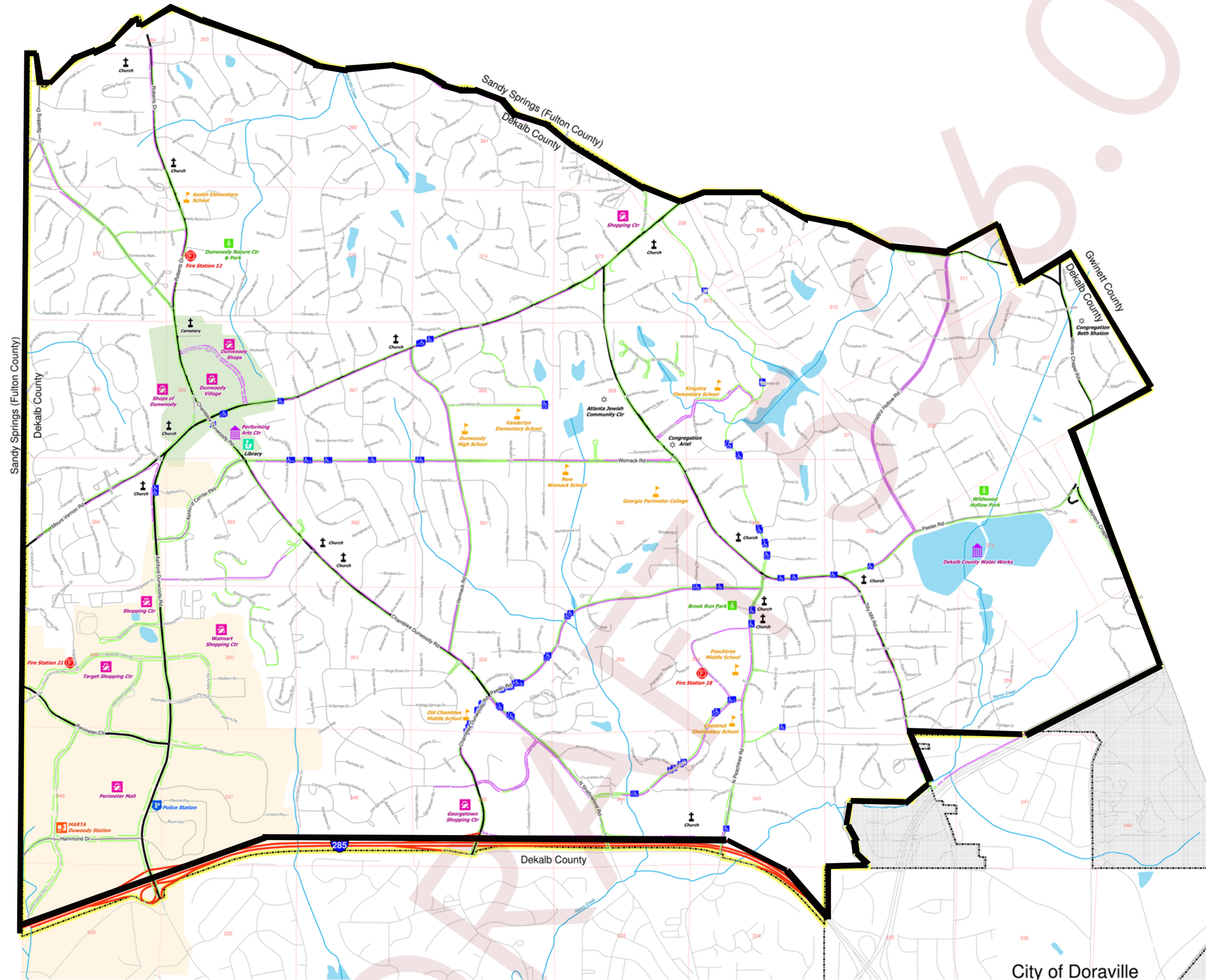
Dunwoody, Georgia
COMPREHENSIVE PLAN

SIDEWALKS & ADA RAMPS

LEGEND

Streets

——	Interstate
——	Minor Arterial
——	Collector Street
——	Local Street

Sidewalks (63.3 Total Miles)

——	Existing (42.6 Linear Miles)
——	Future (20.7 Linear Miles)
♿	Future ADA Ramps (87)

1 Miles

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distance pedestrians would have to walk to get to most destinations. However, small commercial nodes and schools do provide destinations for pedestrians throughout the city.

The Future Sidewalks identified in Figure 8-9 are an aspirations list of locations the city has identified as needing sidewalk infrastructure. These sidewalks would primarily connect existing single family residential development to commercial nodes and to schools. The Potential Program of Sidewalk Projects from the Dekalb County CTP is shown in Figure 8-10.

Figure 8-10
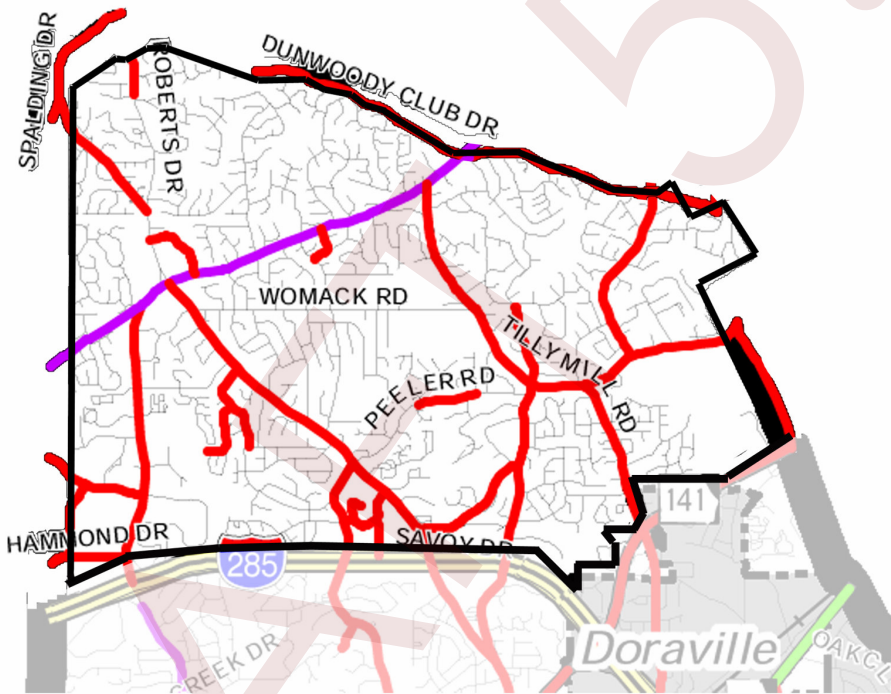
Source: Dekalb County Comprehensive Transportation Plan (CTP)

Public Transportation

The following summarizes existing transit service, describes previous transit planning recommendations located in the vicinity of Dunwoody, and provides an analysis of transit issues and opportunities in the City of Dunwoody.
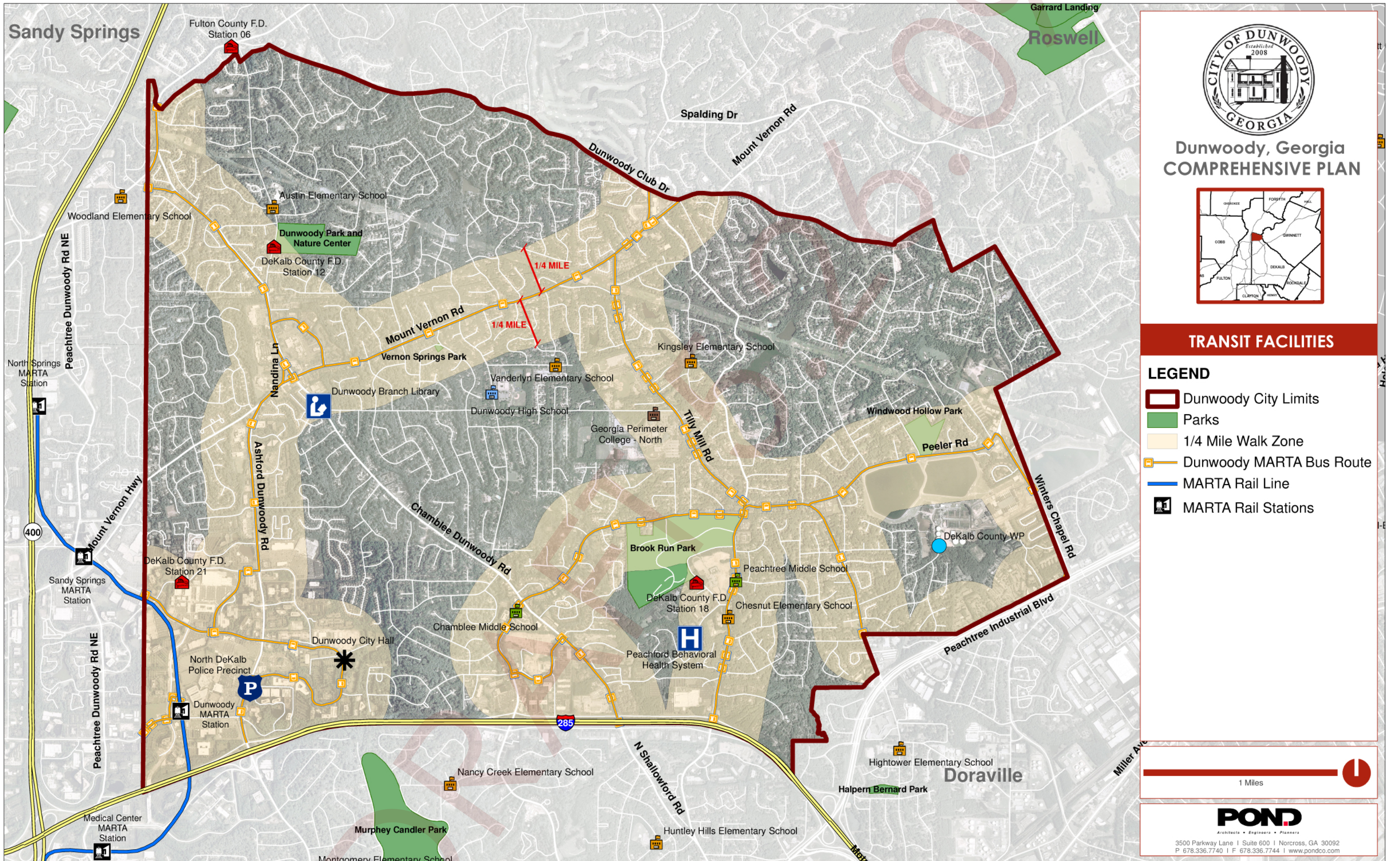
City of Dunwoody Transit Overview

The City of Dunwoody, located wholly in Dekalb County, 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. Existing MARTA bus routes (as of most recent available MARTA service map, dated September 2008) are shown in Figure 8-11 and include:

- *5 Piedmont Rd./Sandy Springs* (originates at Dunwoody Station, heads west out of study area to Roswell Rd. and south to Lindbergh Station)…15-20 minute peak period headway
- *87 Roswell Rd./Morgan Falls* (originates at Dunwoody Station, heads west out of study area to Roswell Rd. and north to North Springs Station)…20 – 30 minute peak period headway
- *103 Peeler/North Shallowford Rd.* (originates at Chamblee Station, heads north and east to Northeast Atlanta Industrial Park and back)…40 minute peak period headway
- *105 Barfield Rd./Glenridge Dr.* (originates at Dunwoody Station, heads west out of study area to Roswell Rd. and back)…30 minute peak period headway
- *132 Tilly Mill Rd.* (originates at Chamblee Station, heads north to Orchard Park Shopping Ctr., loops back; alternating buses proceed west across City of Dunwoody to North Springs Station)…40 minute peak period headway
- *150 Perimeter Center* (SW-NE trips, from Sandy Springs Station to Orchard Park Shopping Ctr. and back)…40 minute peak period headway
- *151 Perimeter Center/Chamblee* (N-S from Sandy Springs Station to Perimeter Center/Ravinia, then south across I-285 to Chamblee Station)…40 minute peak period headway
- *328 Spalding/Northridge* (north-south trips to the north of North Springs Station)…30 minute peak period headway

Summary of Transit Planning Efforts Potentially Impacting City of Dunwoody

1) The DeKalb County CTP (2007) identified the following potential transit projects in the vicinity of Dunwoody.
   1. Modifications to existing local bus service on:
      a. Chamblee-Dunwoody Rd.
      b. Mt. Vernon Rd.
      c. Tilly Mill Rd.
      d. Peeler Rd./Dunwoody Park
   2. New local bus service on:
      a. N. Shallowford Rd.
      b. Dunwoody Park
      c. Chamblee-Dunwoody Rd.
      d. Ashford-Dunwoody Rd.

FIGURE 8-11: TRANSIT FACILITIES

Sandy Springs

Roswell

Garrard Landing

Fulton County F.D. Station 06

Spalding Dr

Mount Vernon Rd

Dunwoody Club Dr

Austin Elementary School

Woodland Elementary School

Dunwoody Park and Nature Center

DeKalb County F.D. Station 12

1/4 MILE

1/4 MILE

Kingsley Elementary School

Mount Vernon Rd

Vernon Springs Park

Nandina Ln

Vanderlyn Elementary School

Dunwoody Branch Library

Windwood Hollow Park

Dunwoody High School

Tilly Mill Rd

Peeler Rd

Georgia Perimeter College - North

North Springs MARTA Station

Peachtree Dunwoody Rd NE

Ashford Dunwoody Rd

Winters Chapel Rd

DeKalb County WP

Mount Vernon Hwy

DeKalb County F.D. Station 21

Brook Run Park

Peachtree Middle School

Chamblee Dunwoody Rd

Sandy Springs MARTA Station

DeKalb County F.D. Station 18

Chesnut Elementary School

Peachtree Industrial Blvd

Chamblee Middle School

Dunwoody City Hall

North DeKalb Police Precinct

Peachford Behavioral Health System

Peachtree Dunwoody Rd NE

Dunwoody MARTA Station

Hightower Elementary School

Nancy Creek Elementary School

Doraville

Miller Ave

N Shallowford Rd

Halpern Bernard Park

Medical Center MARTA Station

Murphey Candler Park

Huntley Hills Elementary School

Montgomery Elementary School

CITY OF DUNWOODY
Established 2008
GEORGIA

Dunwoody, Georgia COMPREHENSIVE PLAN

CHEROKEE FORSYTH HALL
COBB GWINNETT
FULTON DEKALB
CLAYTON ROCKDALE

TRANSIT FACILITIES

LEGEND

Dunwoody City Limits

Parks

1/4 Mile Walk Zone

Dunwoody MARTA Bus Route

MARTA Rail Line

MARTA Rail Stations

1 Miles

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       e.   Perimeter Center Pl. [*]

       f.   Perimeter Center E. [*]

3.   Bus rapid transit (BRT) along I-285 (as identified in the Envision 6)

4.   Smaller circulator systems, particularly in the Perimeter Center area, to complement future transit improvements.

2)   The Atlanta Regional Commission Envision 6 Regional Transportation Plan includes the implementation of bus rapid transit (BRT) along the I-285 corridor. The current locally-preferred alternative for the line calls for a dedicated bus-only facility paralleling the I-285 corridor in the vicinity of the City of Dunwoody from the Perimeter Center area to the Doraville MARTA Station. (The BRT alternative would continue westward to the Cumberland/Galleria area near the interchange of I-285 and I-75.)

3)   The Transit Planning Board's "Adopted Concept 3" recommends light rail transit (LRT) along I-285 in the vicinity of the City of Dunwoody.

4)   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 **revive**285 *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:

    a.   The Georgetown shopping area

    b.   Ravinia office park

    c.   Hammond Drive near Perimeter Center Parkway

Other issues related to alternative transportation modes

How well residents and workers are served by alternative modes of transportation is based largely on where they are located. The Perimeter Center area is served by rail transit, bus transit, and has a well developed sidewalk network. A number of circulator shuttles also are operated in the area by major employers. Commuter trips to and from this area as well as local trips within the area are viable without a personal automobile.

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[*] MARTA bus service is now provided on Perimeter Center E. and Perimeter Center Pl.

The rest of the city is not as well served by alternative modes of transportation. Roughly half (52%) of the City of Dunwoody is located one-quarter mile or less from a MARTA bus or train route. (A caveat to these findings is that the quarter-mile distance was calculated as a radius from the transit stop rather than the actual walk distance a resident would take along the street network.)   However, the existing low density development does not meet the appropriate levels of density to justify the cost of frequent transit service. The infrequent headways of many of the bus routes within the city reduce the viability of transit use within the city. The sidewalk network is also not as well developed outside the Perimeter Center area. This makes walking to transit stops as well as to other destinations more difficult throughout parts of the city.

Parking

Parking is not a significant issue in the City of Dunwoody. The primary locations that experience parking problems are some churches within the city.

Railroads, Trucking, Port Facilities, and Airports

The following transportation facilities do not directly impact the city and have not been evaluated:

- Freight rail lines
- Passenger rail lines
- Major rail intermodal facilities
- Seaports
- Harbors
- Commercial and general purpose air terminals

The impact of non-rail freight operations on the overall transportation network has been evaluated. Non-rail freight operations, which consist of truck traffic, are not designated for travel on most roadways within the city. The existing and proposed truck routes in the city are shown in Figure 8-12. Freight truck traffic primarily serves the commercial developments within the city. In addition, a lack of freight rail and intermodal facilities and a lack of industrial development within the city mean that freight travel demand is relatively low.

Figure 8-12

DeKalb County Designated Truck Routes

    ——— DeKalb County Existing Truck Route

    ——— Proposed Truck Route (CTP)

GDOT STAA Routes

    ——— Federally Designated National Truck Route

    ——— Designated Access Routes for Oversize Trucks Allowing Single and Twin Trailers

    ——— Designated for All Interstate Routes
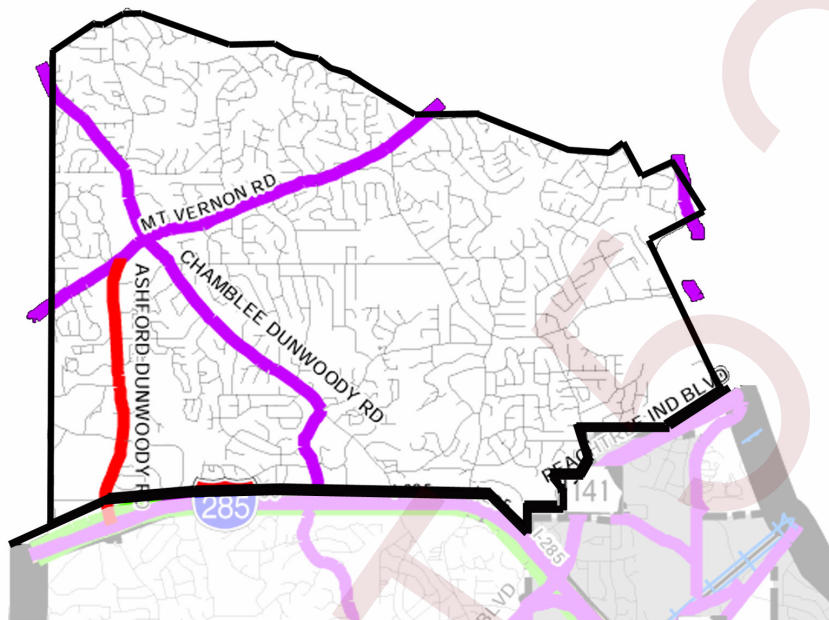
Source: Dekalb County Comprehensive Transportation Plan (CTP)

Transportation and Land Use Connection

Traffic congestion is a significant problem in the Metro Atlanta area. Congestion is a result of both the existing transportation infrastructure and the existing land use in an area. Existing development generates trips which travel on the area's transportation network, primarily on roadways. As development intensifies, more trips are made, increasing the demand on the transportation network.

Mobile pollutant emissions from traffic are a major contributor to common air pollutants in north Georgia. These include ozone and particulate matter. The National Environmental Protection Agency (NEPA) has set standards for air quality that have not been met for several years in the Atlanta Region. In order to maintain eligibility for federal transportation funds, the ARC Regional Transportation Plan (RTP) must demonstrate that it will lead to conformity with air quality standards. This is accomplished through pollution modeling based on output from the regional

travel demand model. Thus, linkage of transportation needs and improvement recommendations to the ARC travel demand model is critical to maintaining air quality conformity.

Figure 8-13 and Figure 8-14 show the existing traffic congestion on roadways in the City of Dunwoody in the year 2000. These figures are based on the ARC RTP Travel Demand Model, as incorporated into the Dekalb County Comprehensive Transportation Plan. Figure 8-13 shows the congestion levels during the AM peak hour, or the morning commute time when traffic volumes are heaviest. Figure 8-14 shows the congestion levels during the PM peak hour, or the evening commute time when traffic volumes are heaviest.

Figure 8-13

Figure 8-14

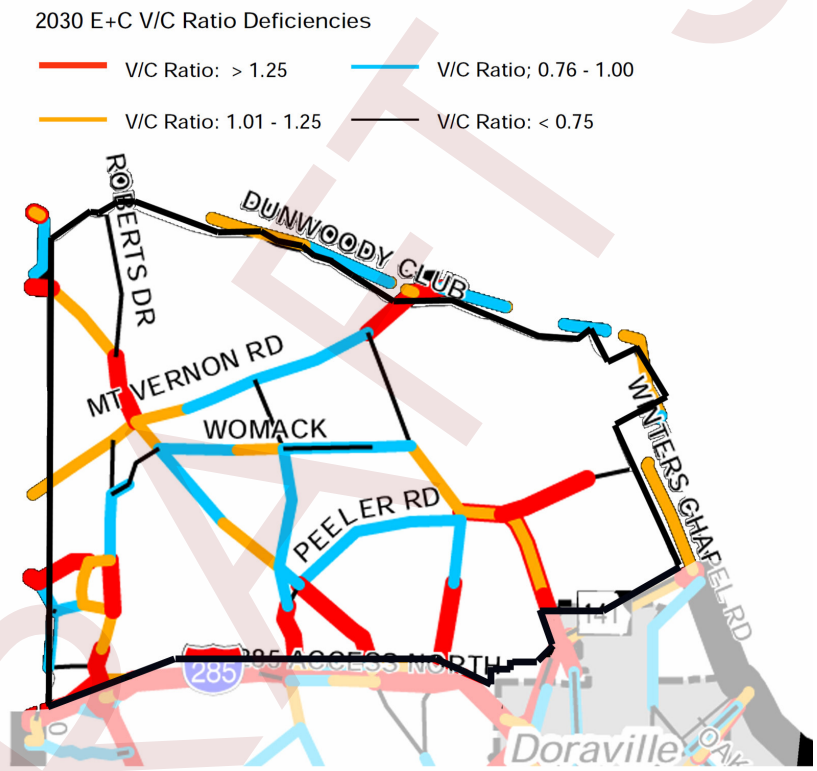Source: Dekalb County Comprehensive Transportation Plan (CTP)

During the AM peak hour the segment of Chamblee Dunwoody Road between Roberts Drive and Mt. Vernon Highway stands out as the only segment considered having a very high level of congestion. A number of other roadway segments, particularly near I-285, show medium or high levels of congestion. The PM peak hour shows even more roadway segments experiencing medium or high levels of congestion. Roadway segments near I-285 again show significant amounts of congestion. However, some roadway segments throughout the rest of the city also experience medium or high congestion levels. Overall, traffic congestion is worse during the PM peak hour than during the AM peak hour, which is normal in traffic congestion analyses.

It should be noted that the traffic congestion levels shown here are based on the capacity of the existing roadway segments and the traffic volume demand placed on these roadways. This provides fairly accurate results for most of the city. However, the model likely under reports traffic congestion levels in the Perimeter Center area. In this part of the city, block lengths tend to be shorter, traffic signals are more frequent, and development tends to be at higher densities. The large amount of office, retail, and residential development results in high volumes of commuter traffic as well as retail generated traffic. The travel demand model does not fully account for delays created by signalized intersections, which means that actual traffic congestion levels may be higher than those shown in the model. Field reviews have also shown that traffic congestion is a very significant problem in the Perimeter Center area.

Figure 8-15 shows the overall daily traffic congestion levels in the year 2030. The transportation network in this 2030 analysis includes all existing transportation infrastructure as well as all transportation projects that are a part of the Transportation Improvement Projects (TIP) list. The TIP is a list of projects that will begin construction in the next few years and have specific funding attached to them.

Figure 8-15

Source: Dekalb County Comprehensive Transportation Plan (CTP)

As Figure 8-15 shows, traffic congestion is projected to get worse by the year 2030 if only those projects in the TIP are completed. Roadway segments near I-285 as well as some roadway segments throughout the rest of the city will experience medium, high, or very high levels of congestion. The Perimeter Center area in particular will continue to experience significant traffic congestion problems on most roadways in the area.

Figure 8-16 shows the transportation projects planned for the City of Dunwoody that are part of the TIP. It also shows those projects that are part of the long range Regional Transportation Plan (RTP). The projects in the RTP extend through the year 2030 and do not have specific funding allocated to them yet. However, as projects in the TIP are completed, projects in the RTP are selected for the next TIP and are allocated funding as it becomes available.
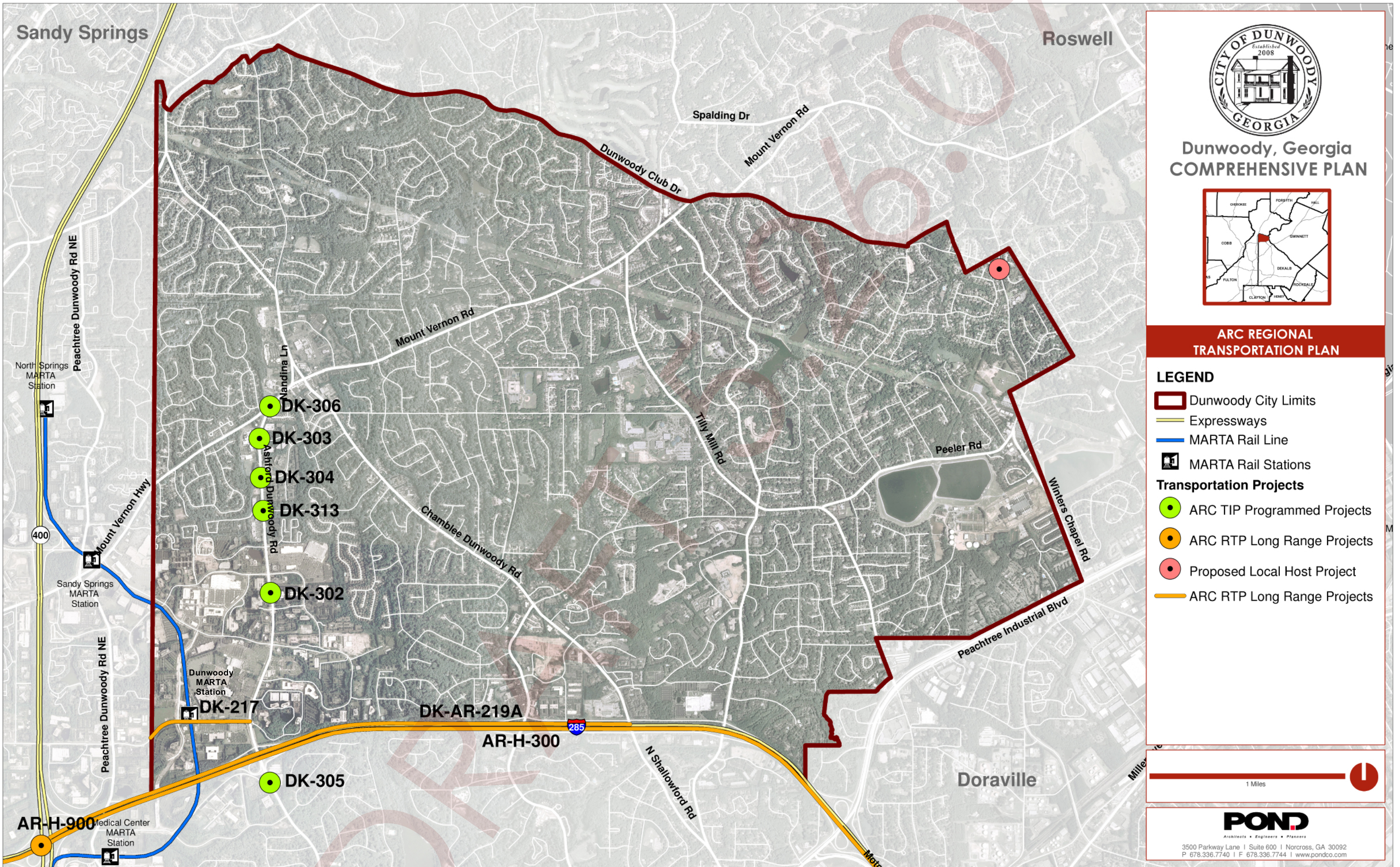
As Figure 8-16 shows, all projects in the TIP and the RTP are either in the Perimeter Center area or are along I-285. No projects in the TIP or the RTP are planned for the rest of the city. It should be noted that improvements to I-285 will typically improve traffic congestion on roadway segments near I-285 as traffic congestion on I-285 creates additional traffic congestion on adjacent roadways.

The roadways with the least existing and projected future traffic congestion levels are primarily in the center of the city, away from the Perimeter Center area and I-285. These low traffic congestion levels make these roadways viable (from purely a traffic perspective) for additional development. However, most of the existing development along these roadways consists of single family residential housing. Only small amounts of multi-family residential or commercial development are spread throughout the city. Existing single family residential neighborhoods are not expected to redevelop into higher density development. Residents of the city do not have an interest in redevelopment of the exiting neighborhoods.

This leaves areas of the city that primarily do not have single family residential development as the likely locations for future development. These locations are primarily in the Perimeter Center area and some locations near I-285.

Traffic congestion is already significant in these areas. However, the Perimeter Center area is well served by alternative transportation modes. The Perimeter Center area includes a well developed sidewalk network, employer operated shuttles, and one MARTA station in the City of Dunwoody. The Perimeter Center area extends into the City of Sandy springs. This overall area includes a total of 4 MARTA stations that can serve local trips as well as provide connections to downtown and midtown Atlanta, Buckhead, and Hartsfield-Jackson International Airport. The existing MARTA heavy rail and bus service in the City of Dunwoody is the primary part of the transportation infrastructure that is underutilized. As density increases and more mixed-use
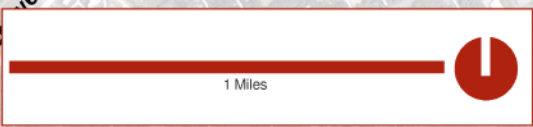
FIGURE 8-16: RTP PROJECTS

Figure 8-16: RTP Projects

Sandy Springs

Roswell

Spalding Dr

Mount Vernon Rd

Dunwoody Club Dr

Peachtree Dunwoody Rd NE

North Springs MARTA Station

Mount Vernon Rd

Nandina Ln

DK-306

DK-303

Ashford Dunwoody Rd

DK-304

DK-313

Mount Vernon Hwy

Sandy Springs MARTA Station

DK-302

Chamblee Dunwoody Rd

Tilly Mill Rd

Peeler Rd

Winters Chapel Rd

Dunwoody MARTA Station

DK-217

DK-AR-219A

AR-H-300

Peachtree Industrial Blvd

Peachtree Dunwoody Rd NE

N Shallowford Rd

DK-305

Doraville

AR-H-900

Medical Center MARTA Station

Dunwoody, Georgia COMPREHENSIVE PLAN

ARC REGIONAL TRANSPORTATION PLAN

LEGEND

Dunwoody City Limits
Expressways
MARTA Rail Line
MARTA Rail Stations

Transportation Projects

ARC TIP Programmed Projects
ARC RTP Long Range Projects
Proposed Local Host Project
ARC RTP Long Range Projects

1 Miles

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developments are constructed in the Perimeter Center area then transit use will become even more vital to mobility in the area. Traffic congestion will continue to increase although transit, bicycle, and pedestrian infrastructure will provide alternative mobility options for people in the area.