

Comprehensive Plan
Community Meeting June 2, 2009



Community Meeting Kick-Off

- Introductions: Planning Team
- Presentation
 - Comprehensive Plan Structure and Process
 - Community Assessment
 - Schedule
- Input from group: Issues & Opportunities
- Exercise: Change and Preserve



What is a Comprehensive Plan?

- A vision for the future of a community
- An assessment of:
 - Existing conditions
 - Trends (anticipated growth and change)
 - Future needs
- A policy guide addressing local issues and opportunities
- A plan of action to implement policies



Components Comprehensive Plan

- Community Assessment
- Community Participation Plan
- Community Agenda
 - Created with community input
 - Vision
 - Policies
 - Implementation Plan



Activities to date

- Per Department of Community Affairs (DCA) rules, Public Participation Plan and Community Assessment prepared
- 1st Public hearing – May 26
- Presented Community Assessment
- Community Assessment



The Community Assessment

- Objective and professional analysis of the current state of the community
- Future trends of population, housing, environmental impacts, etc.
- The Community Assessment includes the following:
 - Areas Requiring Special Attention
 - “Character Areas”
 - Identification of Issues and Opportunities
 - Analysis of the Quality Community Objectives



Data Assessment

- A variety of data tables were compiled to provide a clear picture of Dunwoody

Dunwoody Median Household Income		Dunwoody Population: 2000-2030														
		2000 (Census)		2008		2013		2020				2025		2030 (2013)		
		38,698		43,322		46,795		49,465		51,323		53,019		Percent		
	< \$15,000	6,753		\$98,648		\$116,008		655		3.5%		562		2.8%		
Source: ESRI Business Analyst Online, Projections by Pond & Company from 2020 to 2030 based on								579		3.1%		515		2.5%		
DeKalb County State of Georgia: Projected Median Household Income								709		3.8%		545		2.7%		
Jurisdiction	\$35,000 - \$49,999		2005		1,836		2010		1,685		9.0%		1,102		5.4%	
	\$50,000 - \$74,999		(estimate)		(projection)		2,982		16.0%		3,062		15.1%			
DeKalb County		\$35,721		\$49,117		\$53,560		\$59,251		2,817		15.1%		3,031		14.9%
	\$100,000 - \$149,999		2,935		18.3%		4,109		22.1%		4,702		23.1%			
Georgia	\$150,000 - \$199,999		1,435		9%		2,154		12%		2,119		10%			
Source: ESRI BAO for Dunwoody estimates and projections, Pond and Company for 2020 to 2030 Dunwoody								2,930		16%		4,688		23%		
DeKalb Couny 2025 Comprehensive Plan for DeKalb projections																
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





Existing Land Use

Existing land use was assessed based upon the 2008 Existing Land Use Map prepared from Atlanta Regional Commission's LandPro 2008 data.

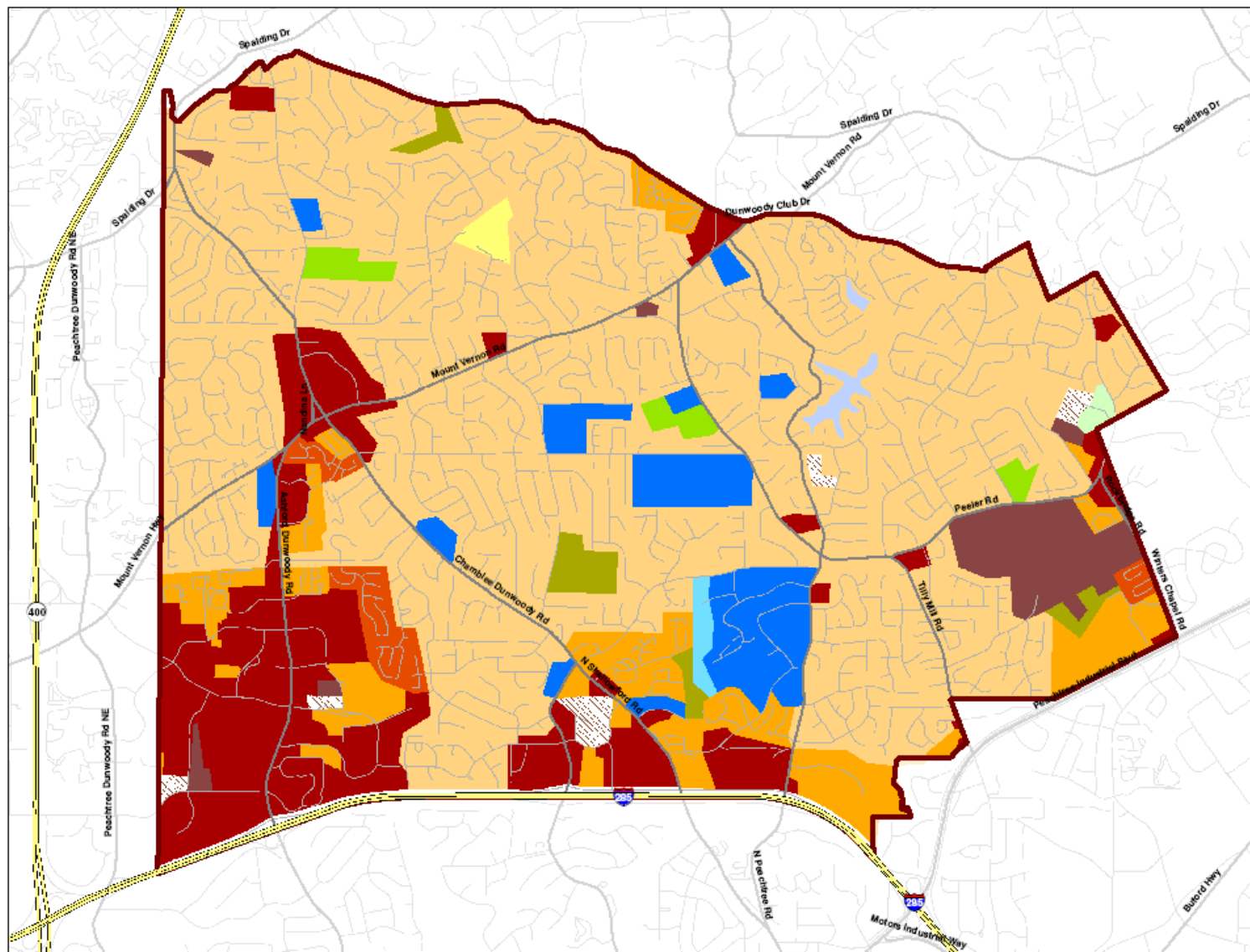
• Calculating all residential **LAND USE CATEGORIES** dedicates 85% of all land to residential uses, primarily medium density. Nonresidential uses such as commercial and institutional comprise 18% of existing land-use, of which 13% is commercial alone.

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

Category	%	Acreage
Cemeteries	0.19%	15.54
Commercial Extensive Institutional	13.14%	1,092.84
Forest	1.16%	96.15
Institutional Extensive Residential	0.94%	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-Transportation / Communications / Utilities	7.85%	653.06
Reservoirs	0.36%	30.25
TCU Forest	2.94%	244.67
Transitional	0.73%	60.70
Total Acreage	1.00	8316.86

	Cemeteries
	Reservoirs
	Transitional Areas

SOURCE: ARC LAND PRO 2008



Dunwoody, Georgia COMPREHENSIVE PLAN



EXISTING LAND USE 2008

LEGEND

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

SOURCE: ARC LAND PRO 2008



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Issues and Opportunities

- DCA requirement – preliminary Issues and Opportunities and then final list (Agenda)
- help frame and prioritize the city's discussions when developing the Community Agenda.
- Based upon:
 - DCA's Quality Community Objectives survey (1999 the Board of the Department of Community Affairs)
 - existing conditions identified in Community Assessment



Housing Issues

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

Opportunities

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

Population Issues

- the rise in Hispanic population is likely underreported
- by 2030, 23% of the Dunwoody population over 65 years old

Opportunities

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



Land Use

Issues

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

Opportunities

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

Economic Development

Issues

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

Opportunities

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



Transportation

Issues

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

Natural/Cultural Res.

Issues

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

Opportunities

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

Opportunities

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



Community Facilities and Services

Issues

- the ratio of parks to population is somewhat low, at 3.3 acres per 1,000 people
- need to develop solid waste plan
- police services will need long term facilities
- review senior services and facilities

Opportunities

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



Areas Requiring Special Attention

Likely Land Use Change

This category signifies locations in the county that are likely to experience land use change in the relative short term

Redevelopment

This category highlights areas that would benefit from redevelopment.

Disinvestment

This category identifies locations that are experiencing an increase in vacancies in commercial areas or lack of investment in maintenance of properties.

Natural and Cultural Resources

This category identifies areas of critical or sensitive natural resources, including ground water recharge areas.

Structures / Sites

This category identifies abandoned structures that present issues but also possibilities.

Special Economic or Aesthetic Potential

This category highlights areas that are vital nodes for a community in terms of identity and significant economic input.



Character Areas

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

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



Dunwoody, Georgia COMPREHENSIVE PLAN



EXISTING CHARACTER AREAS

Legend



Activity Nodes

Character Areas

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

1 Mile

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Schedule

City of Dunwoody Comprehensive Plan Proposed Schedule March 2 - Dec. 31

TASK ITEM	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Community Participation (CP & CP Plan)										
Draft (CP Plan)		-								
City Council Work Session: Comp. Plan Kick-off and Present Participation Plan Draft		April 20th								
Community Meetings										
				June 2nd June 23rd						
					July 7th	August 3rd				
							Sept. 24th			
Community Agenda (CAg)										
Draft Due: Nov. 16th									November 16th	
Public Hearing #2 PC (CAg):										December 8th
Public Hearing #3 City Council (CAg):										December 21st
Public Hearing #4 Community Council:										December
City Transmit DCA (60 day approval)										December



Community Meetings

Jun 2	Kick-Off Process and Community Assessment Preliminary Issues/Opportunities Change/Preserve exercise
Jun 23	Transportation, Gateways and Urban Design
Jul 7	Parks, Facilities and Funding
Aug 3	Putting it all together: Vision & Future Development
Sept 24	Open House – Community Agenda Drafts
December	Public Hearings (3) Review the draft Community Agenda

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