



Dunwoody Village Master Plan Workshop #3

November 18, 2010

Urban Collage, Inc. with

Houseal Lavigne, RCLCo, Kimley-Horn/Urban Resource Group, & Market + Main

Agenda

1. Welcome & Introductions
2. Overview of Previous Public Workshops
3. Presentation of Preliminary Dunwoody Village Concepts
4. Community Review and Discussion

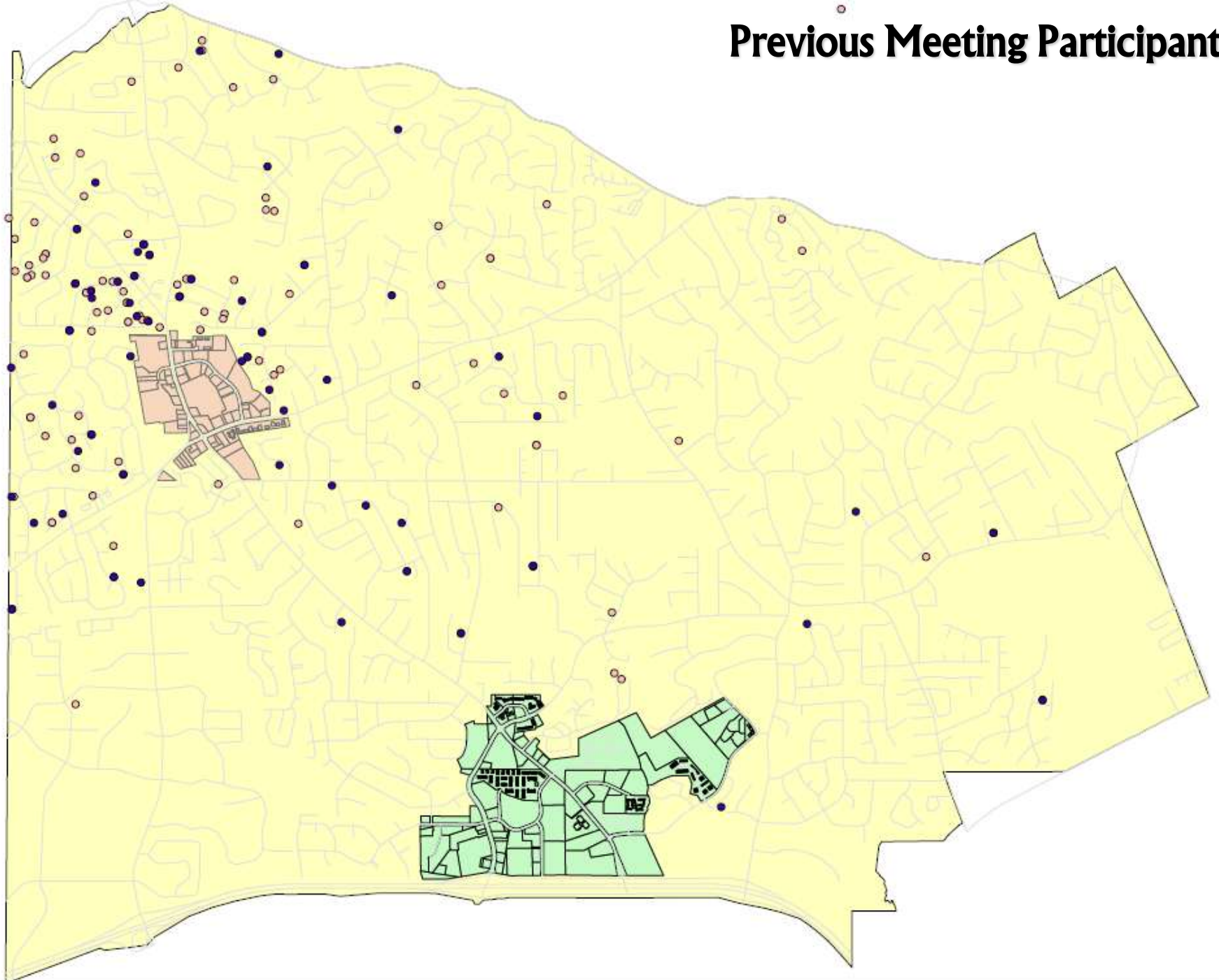
Dunwoody Village Workshops

1. September 21, 2010
2. October 28, 2010
3. **November 18, 2010**
4. January 20, 2010

www.dunwoodyga.gov/home

("projects" tab on right)

Previous Meeting Participants



Public Workshop #1

- Tuesday, September 21st, 7pm
- Dunwoody Baptist Church Chapel
- +/-180 Participants



Workshop Agenda:

1. Process Overview
2. Existing Conditions, Issues and Opportunities
3. Village Compass Survey
4. Planning Stations

Public Workshop #2

- Thursday, October 28th, 7pm
- Dunwoody Baptist Church Chapel
- +/- 100 Attendees (+/- 80 participants in planning groups)

Workshop Agenda:

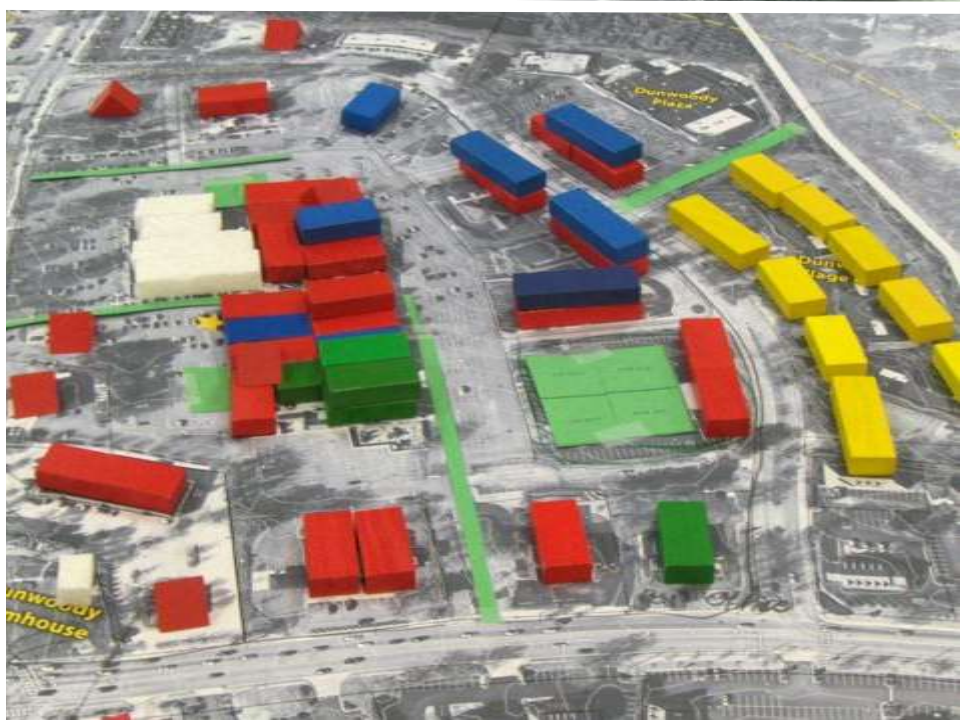
1. Overview of September 21st Workshop/Survey Results
2. Dunwoody Village Opportunities
3. Community Planning Exercises



Public Workshop #2

- Participants randomly distributed into 8 working groups
- Each table facilitated by a member of the Planning Team
- 3 key questions- public institutions, open space, and residential uses
- Photo preference exercise
- Building Block exercise- blocks constrained to market expectations





Market Opportunities

When lending loosens up, the market is poised to provide the following:

- Unmet demand for midscale restaurants and boutiques
- Office opportunity in near term is to solidify existing properties
- Very strong opportunity for townhome development in mid-term

Market Opportunities

There is potential to improve the quality of the Dunwoody Village through “sense of place” and/or walkability enhancements

- Area does not lack for retail space but could better meet market demands and enhance quality through “sense of place” and/or a more walkable environment
- Mid-term local office opportunities if in a different format
- Potentially strong residential opportunities
 - Age-targeted or age-restricted
 - Niche, quality product above retail or office

REDEVELOPMENT POTENTIAL

POTENTIAL REDEVELOPMENT AREAS

SMALL-SCALE OPPORTUNITIES:

Individual "out-parcel" style development; generally not in keeping with community desires for a walkable "village"

These properties may be better suited to redevelopment if assembled into larger opportunities

LARGE-SCALE OPPORTUNITIES:

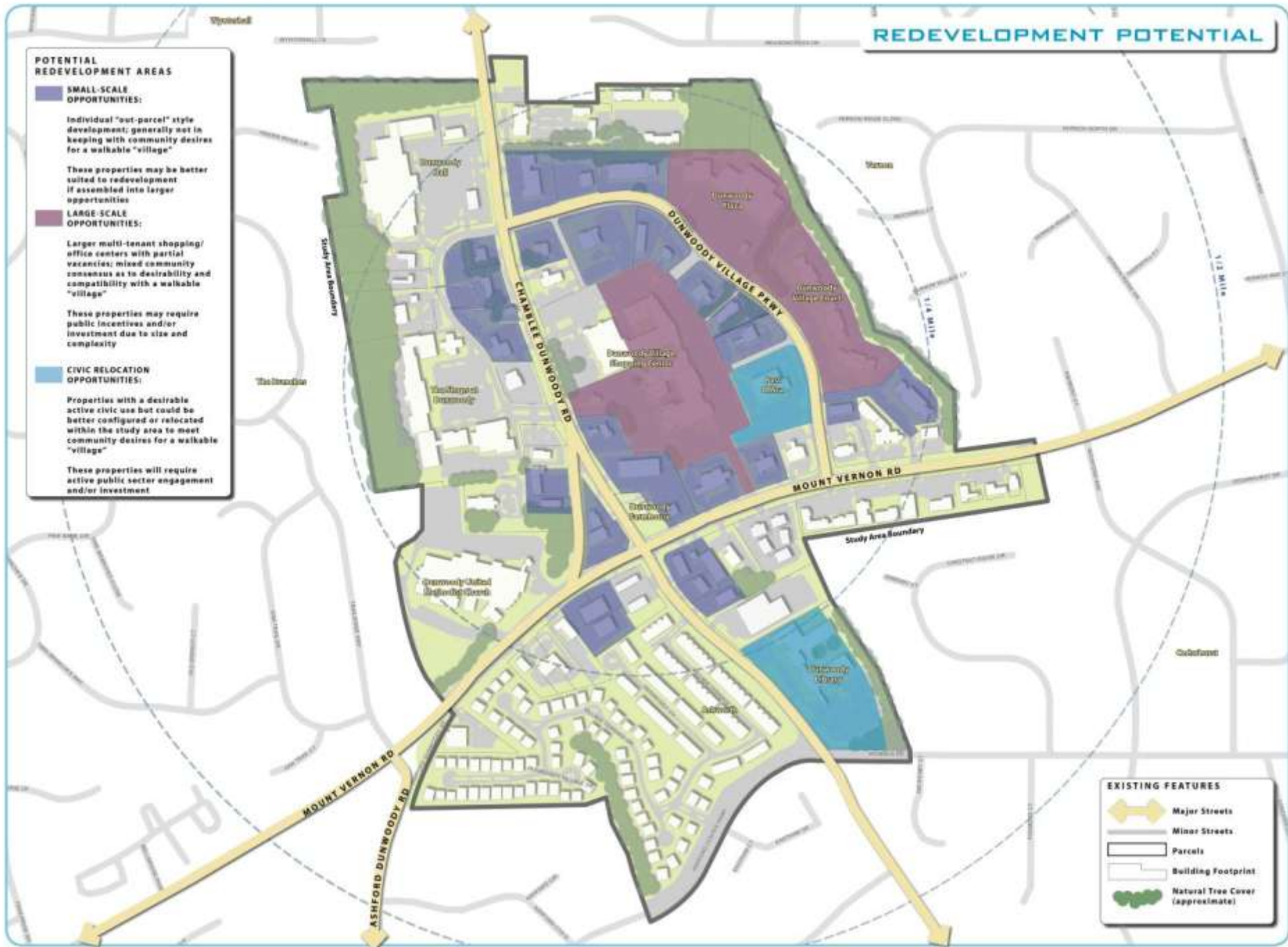
Larger multi-tenant shopping/office centers with partial vacancies; mixed community consensus as to desirability and compatibility with a walkable "village"

These properties may require public incentives and/or investment due to size and complexity

CIVIC RELOCATION OPPORTUNITIES:

Properties with a desirable active civic use but could be better configured or relocated within the study area to meet community desires for a walkable "village"

These properties will require active public sector engagement and/or investment



EXISTING FEATURES

- Major Streets
- Minor Streets
- Parcels
- Building Footprint
- Natural Tree Cover (approximate)

Preliminary Dunwoody Village Concepts



Computer model of Dunwoody Village today

Preliminary Dunwoody Village Concepts

Preliminary concepts are based upon:

- 1. Community desires**
- 2. Economic real estate realities**
- 3. Professional recommendations of the planning team**

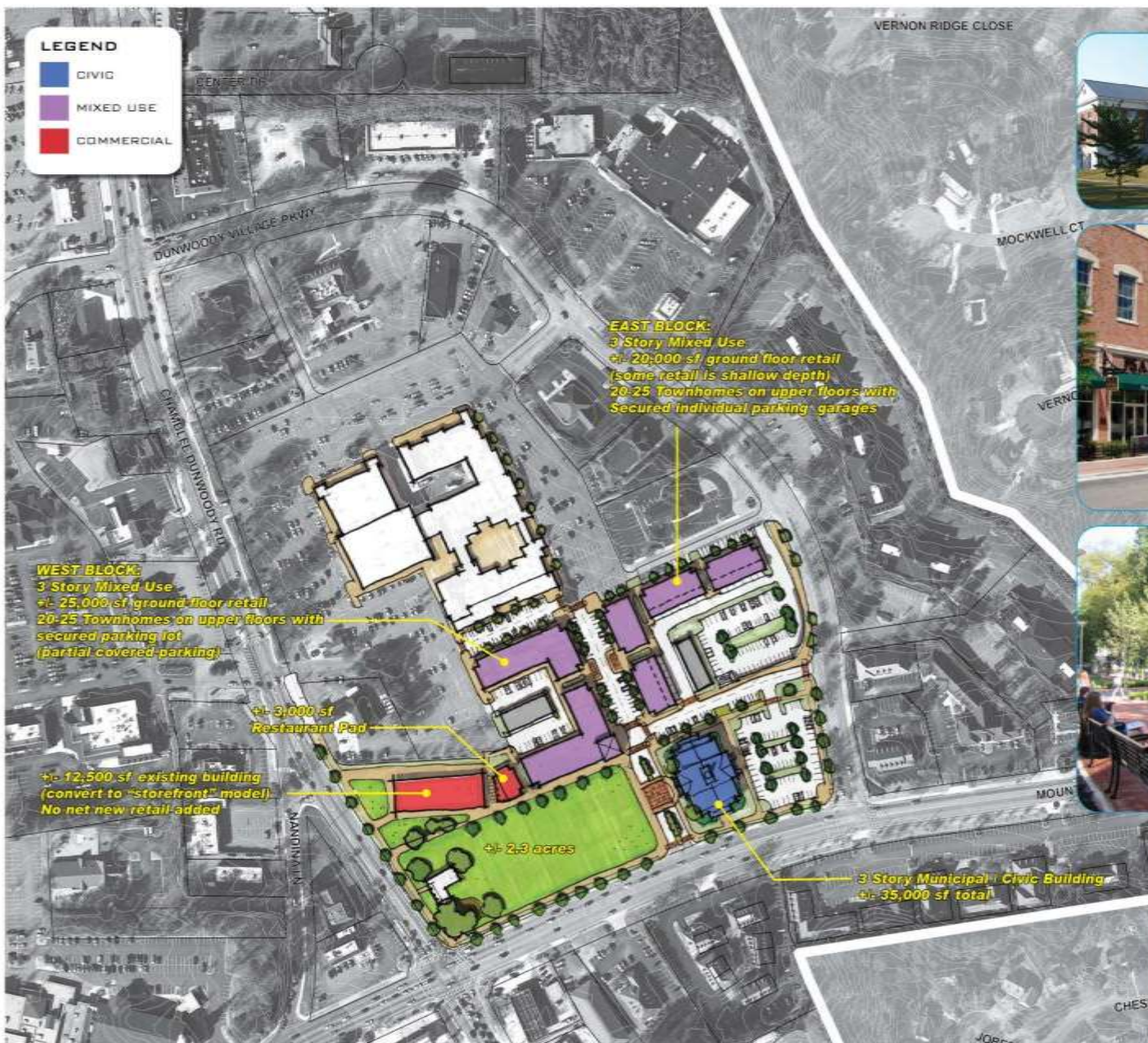
Preliminary Dunwoody Village Concepts

- Six preliminary concepts for review and discussion
- Concepts vary by size and location of potential open space, mix of uses, and impact to various parcels
- Concepts reflect similar intensities based on community desires and may require public/private partnerships to be economically viable
- The concepts are not the complete plan... several concepts may move forward as preferred short and mid-term strategies, but flexibility will be maintained to react to changing conditions

Preliminary Dunwoody Village Concepts

Updated consensus points/goals from Workshop 1:

- **Reinforce Dunwoody Village as a focal point of the Community**
- **Maintain the area's uniqueness and identity including the concentration of local businesses**
- **Make the Village more walkable**
- **Create community green space and maintain mature tree cover**
- **Strengthen the Village as a City of Dunwoody destination**
- **Preserve and enhance the Farmhouse as a community icon**
- **Maintain a consistent architectural character in the Village**
- **Maintain and enhance buffers to single-family neighborhoods**
- **Evaluate potential for a desired civic presence in the Village**
- **Recognize community preferences to limit residential densities and rental properties**



CHARACTER IMAGES

CONCEPT PLAN SCALE: 1" = 80'

CONCEPT A

ALL IMAGES ARE PRELIMINARY AND CONCEPTUAL AND DO NOT REPRESENT ACTUAL DEVELOPMENT PROPOSALS OR COMMITMENTS BY ANY STAKEHOLDERS, PUBLIC OR PRIVATE. PREPARED FOR INITIAL REVIEW AND DISCUSSION NOVEMBER 18, 2010.

AERIAL VIEW

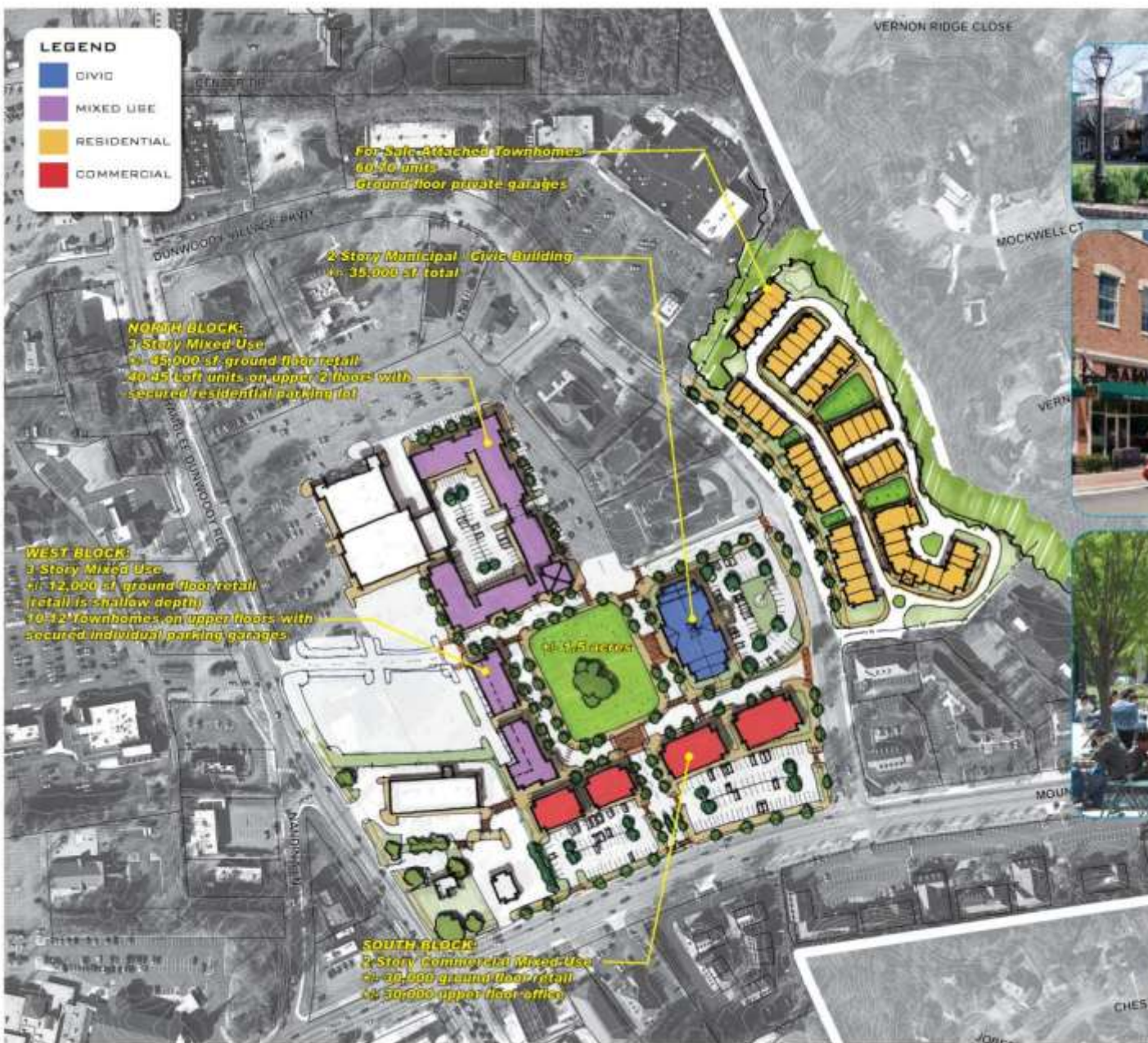


SECTION KEY



SITE SECTION SCALE: 1" = 40'

NOTE:
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CHARACTER IMAGES

CONCEPT PLAN SCALE: 1" = 50'

CONCEPT B

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AERIAL VIEW

CONCEPT B

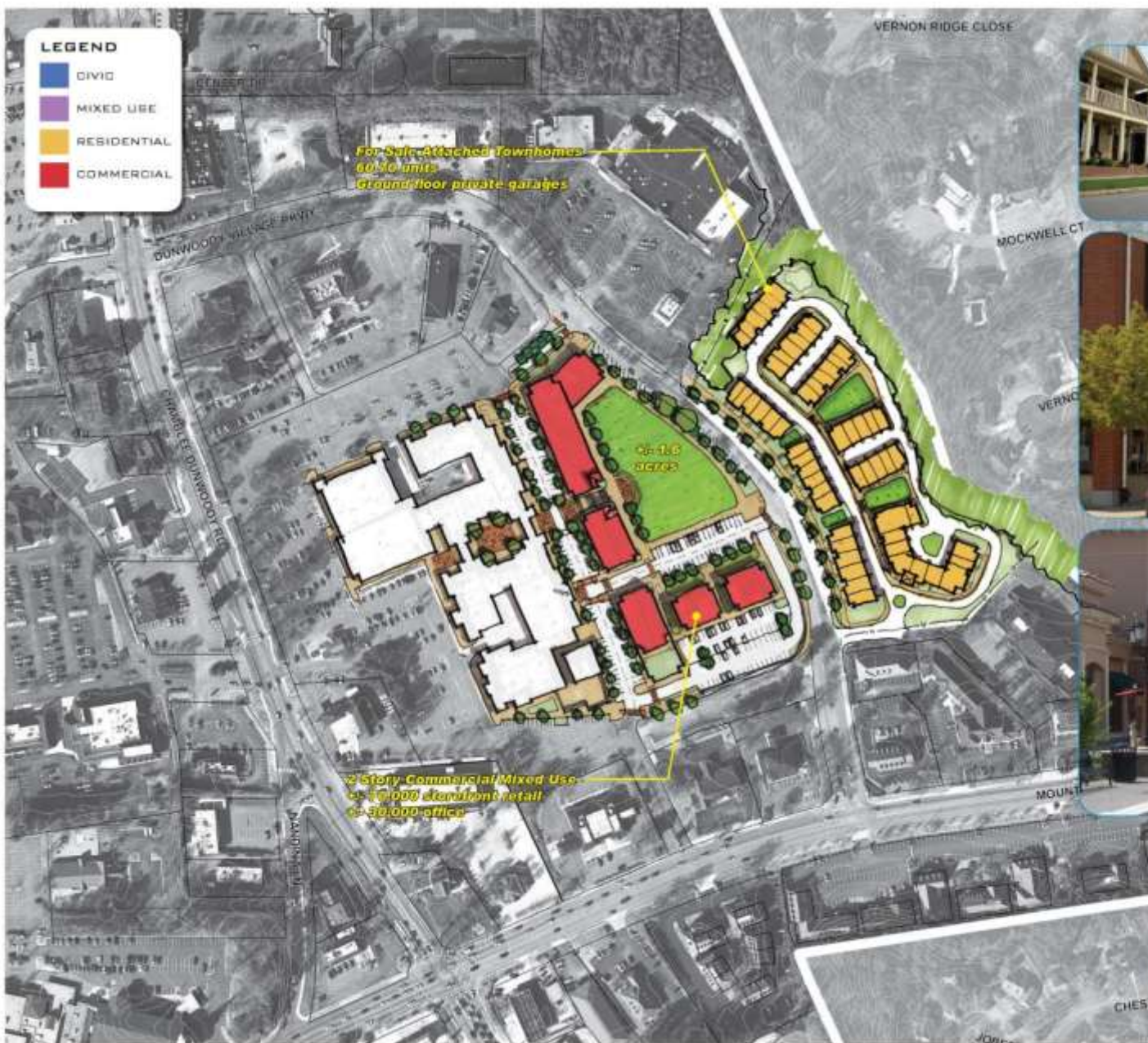


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CONCEPT C

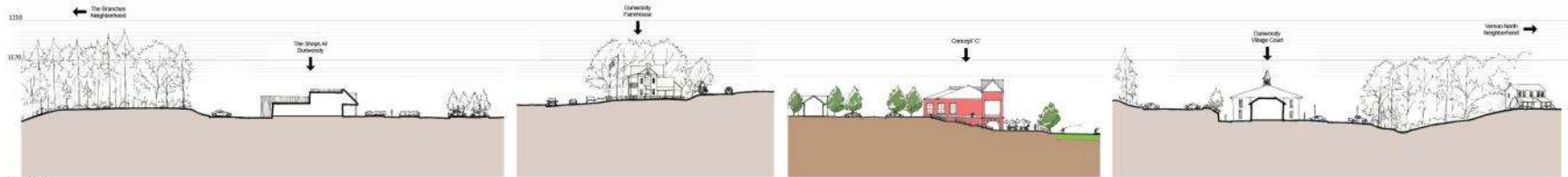
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AERIAL VIEW

CONCEPT C



SECTION KEY



OPTION C

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CONCEPT D

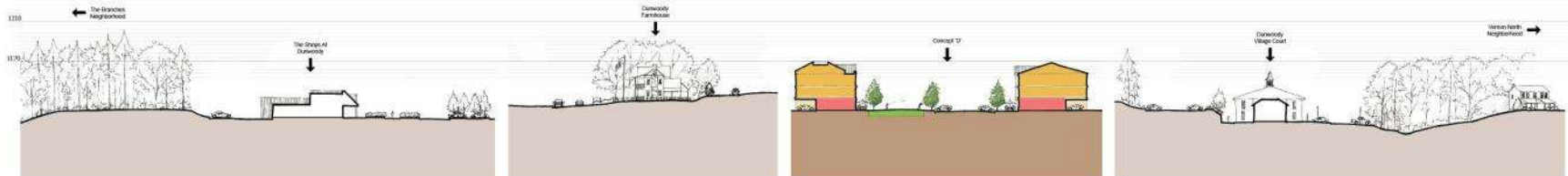
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AERIAL VIEW

CONCEPT D



SECTION KEY



OPTION D

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CONCEPT PLAN (SCALE: 1" = 80')

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AERIAL VIEW

CONCEPT E

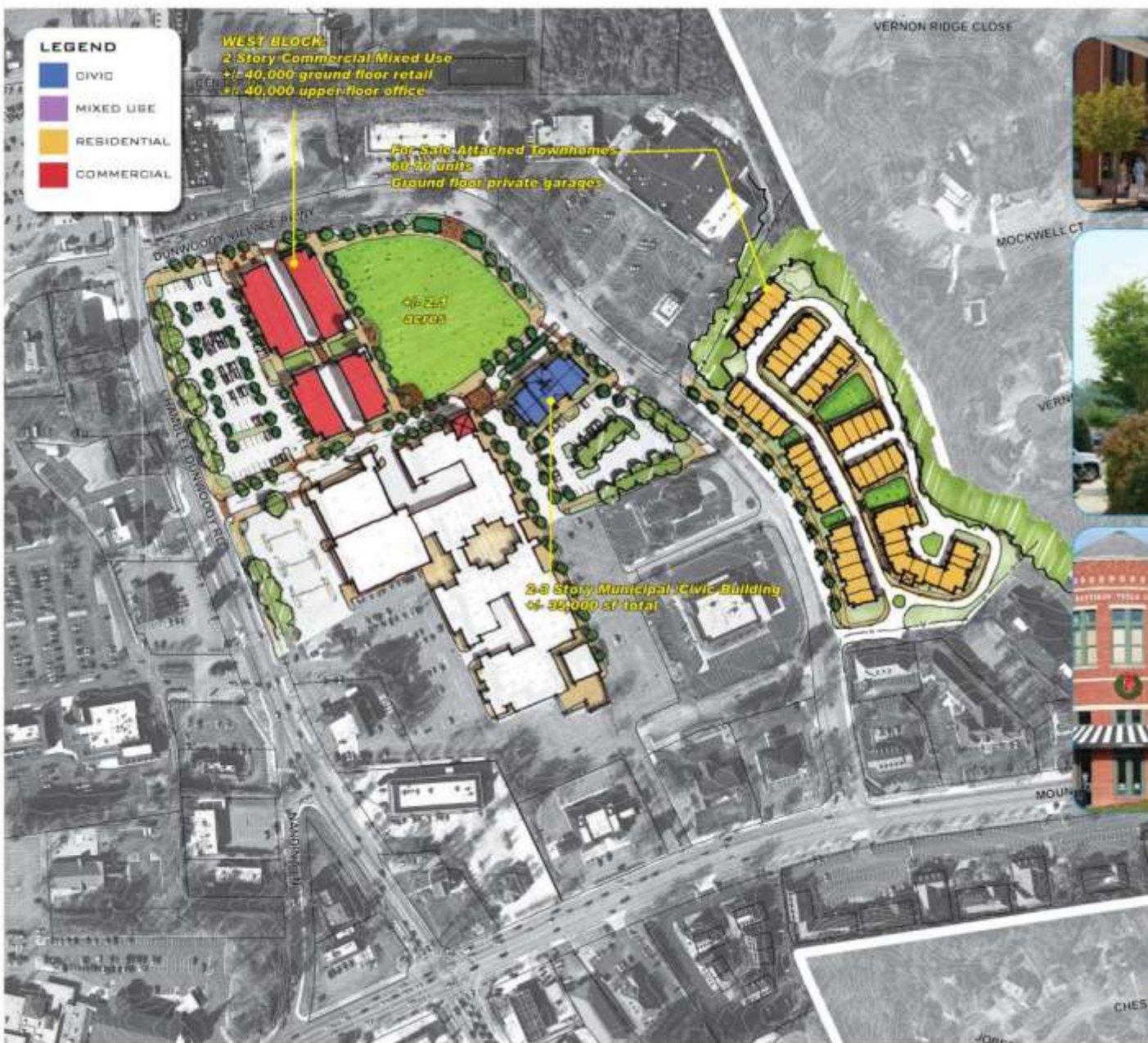


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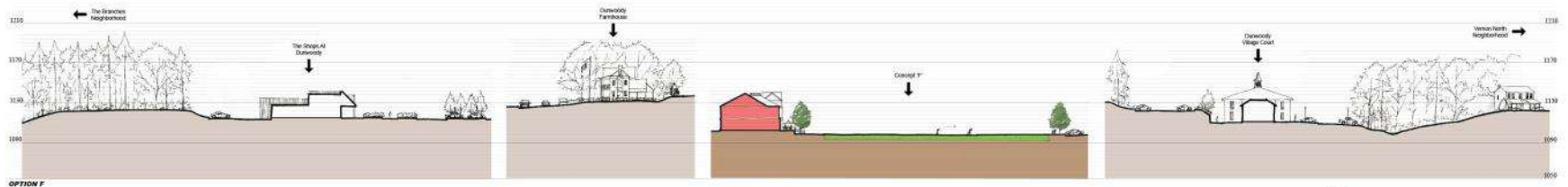
CONCEPT F

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AERIAL VIEW



SECTION KEY



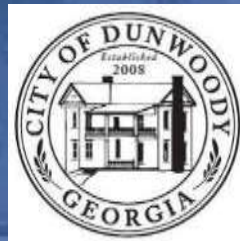
SITE SECTION

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City of Dunwoody

Dunwoody Village Master Plan Public Workshop #4



January 20, 2011
Dunwoody United Methodist Church Fellowship Hall