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## **MEMORANDUM**

**To:** Mayor and City Council

**From:** Steve Foote, AICP

**Date:** December 12, 2016

**Subject:** Resolution to adopt Georgetown/North Shallowford LCI 5-year update

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### **UPDATE**

The attached document and accomplishment list for the Georgetown/North Shallowford LCI Update has been amended to reflect the Georgetown area.

### **BACKGROUND**

The City adopted the Dunwoody Village Master Plan and Georgetown/North Shallowford Master Plan in March 2011. Both plans were completed to fulfill the requirements of the Atlanta Regional Commission (ARC) Livable Centers Initiative (LCI) program. LCI plans serve as a guide for development, redevelopment, and enhancement efforts for a particular area, and provide eligibility for funds from ARC including federal funds for transportation infrastructure improvements. To remain eligible for LCI funds, ARC requires all plans to complete a 5-year update.

The 5-year update requirements include:

- An Evaluation and Appraisal Report that highlights completed actions, new investment since the completion of the plan, and strategies to overcome any barriers encountered
- Updated 5-year Action Plan
- Updated land use and transportation concept plans

The 5-year updates should be submitted to ARC by the end of the calendar year to keep the City's LCI plans current and eligible for all program benefits.

### **RECOMMENDATION**

The Georgetown/North Shallowford Master Plan 5-Year LCI Update and a resolution adopting the updates are attached. Staff recommends approval of the updates and submission of the update report to ARC to maintain eligibility in the LCI program.

### **Attachments:**

Resolution to Adopt Georgetown/North Shallowford Master Plan 5-Year LCI Update  
 Report on Georgetown/North Shallowford Master Plan 5-Year LCI LCI Update

**STATE OF GEORGIA  
CITY OF DUNWOODY**

**RESOLUTION 2016-XX-XX**

**RESOLUTION TO REVISE THE GEORGETOWN/NORTH SHALLOWFORD  
MASTER PLAN**

**WHEREAS**, the City of Dunwoody's Comprehensive Land Use Plan, adopted in 2010, provides and vision and direction for the City of Dunwoody; and

**WHEREAS**, as part of the City's Comprehensive Plan Land Use Map, the City adopted the Georgetown/Shallowford Master Plan to provide for uses and character areas of the Georgetown/Shallowford Character Area; and

**WHEREAS**, the Georgetown/Shallowford Master Plan was created to fulfill the requirement of the Atlanta Regional Commission (ARC) Livable Centers Initiative (LCI) Program; and

**WHEREAS**, to be eligible for continuous LCI funds from the ARC for transportation infrastructure improvements, the ARC requires such plans to be revised every five (5) years; and

**WHEREAS**, the 5-year update requirement includes an Evaluation and Appraisal Report that highlights completed actions, new investments and strategies to overcome barriers encountered, an updated 5-year Action Plan, and updated land use and transportation concept plans; and

**WHEREAS**, the updated plans must be submitted to the ARC by the end of this calendar year.

**NOW THEREFORE BE IT RESOLVED**, by the Mayor and City Council of the City of Dunwoody that by passage of this Resolution the City of Dunwoody Mayor and City Council hereby adopt the updated Georgetown/Shallowford Master Plan for the City of Dunwoody, and hereby direct the City Manager and Community Development Director to transmit same to the ARC as required before the end of this calendar year.

**SO RESOLVED AND EFFECTIVE**, this \_\_\_\_ day of \_\_\_\_\_, 2016.



**STATE OF GEORGIA  
CITY OF DUNWOODY**

**RESOLUTION 2016-XX-XX**

Approved:

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Dennis L. Shortal, Mayor

Attest:

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Sharon Lowery, City Clerk

(Seal)

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# GEORGETOWN/NORTH SHALLOWFORD MASTER PLAN

5-Year Livable Centers Initiative Update

City of Dunwoody  
November 14, 2018





## ACKNOWLEDGEMENTS

### **Mayor and City Council**

Denis Shortal, Mayor  
 Pam Tallmadge, Council Post 1  
 Jim Riticher, Council Post 2  
 Douglas Thompson, Council Post 3  
 Terry Nall, Council Post 4  
 Lynn Deutsch, Council Post 5  
 John Heneghan, Council Post 6

### **City of Dunwoody Redevelopment Taskforce**

Eric Linton, City Manager  
 Jessica Guinn, Assistant City Manager  
 Steve Foote, Director of Community Development  
 Kevin McOmber, Deputy Director of Community Development  
 Michael Smith, Director of Public Works  
 Jeff Timler, Special Projects Director  
 Eric Bosman, Planner  
 Ben Miskelly, Planner



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## INTRODUCTION

The Georgetown/North Shallowford Master Plan is a Livable Centers Initiative (LCI) area located in the southern portion of the City of Dunwoody. The study was developed in 2010/11 and was approved unanimously by the Mayor and Council in March 2011.

The LCI plan serves as a guide for development, redevelopment, and enhancement efforts in the Georgetown/N. Shallowford Community area. The plan's *Land Use Framework Plan* and recommendations as well as the *Transportation Framework Plan* provide a direction based on and consistent with the community's vision for the area. The LCI plan was incorporated (by reference) into the City's Comprehensive Plan and was reinforced and referenced in the City's recent 2015 Comprehensive Plan Update. Additionally, the 2015 Comprehensive Plan considered expanding the LCI area to include the North Peachtree Road Area.

The following sections include an evaluation of implementation efforts over the first five years of the plan, including completed actions, new developments, and infrastructure upgrades and investments. The *Appraisal Report* also identifies tasks not yet accomplished and strategies developed to overcome barriers. The final section *Plans and Reports*, includes updated plans to guide continued implementation from 2016-2021.

**The original LCI process included a robust public engagement process including, but not limited to:**

- Stakeholder interviews
- A Sounding Board composed of community residents
- In-person and online surveys
- A series of four interactive, public workshops
- Three draft plan open houses



## COMPLETED ACTIONS

The focus of the Georgetown/N. Shallowford Area Master Plan was to enhance the quality of development/redevelopment in the area while transforming the Georgetown area from an automobile-dominated commercial center into a more balanced, multimodal activity center. The plan also focused on redeveloping three significant parcels of land in the center of the LCI Area: a 16-acre failed multifamily site, a 19-acre defunct hospital site, and a 156-acre property with a closed DeKalb County School System school facility.

Over the first five years of the plan, the most significant accomplishment has been Project Renaissance. This public-private development effort began with the City's purchase of a 16-acre failed multifamily site. In early 2011, the City was able to purchase the property out of foreclosure from Wells Fargo Bank. Soon thereafter, the City put a contract for purchase on the 19-acre hospital site. With control over the two sites of greatest importance to the community and most in need of redevelopment, the City organized a \$66-million bond referendum for parks and green space. Due to factors outside of the Georgetown area, the bond referendum did not pass and the City developed a Plan B to transform these important parcels.

In March 2012, the City unveiled a public/private revitalization partnership for the 35 acres. Issuing an Invitation for Proposals, the City set out to enter into a partnership for redevelopment, which resulted in an agreement to build approximately 100 single-family homes and a network of four public parks connected with a multiuse trail. To date, 38 homes have been completed and three of the four public parks have been constructed, including a children's playground, a central square, and a 5-acre active recreation park with basketball courts, picnic shelter, and multi-purpose sports fields. The second phase of residential construction is expected to begin in 2017. The multiuse trail not only connects the three parks, but also has been extended east across a tributary of Nancy Creek to connect to the City's Brook Run Park. Efforts are currently underway to extend the trail west along Chamblee-Dunwoody Road to Old Spring House Lane toward the Perimeter Business District.







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In addition to transformation of the 16-acre and 19-acre sites, the LCI Plan's provision of data and guidelines to inspire improvements, inform design proposals, and maintain the community's vision has generated the following *private developments* within the Georgetown/N. Shallowford area from 2011-2016.

- Emory Healthcare leased and renovated a building south of the Park at Pernoshal Court, as well as a building opposite N. Shallowford Road for use as a family medicine and outpatient surgery center
- A low-scale office building on Old Spring House Lane was demolished and a new townhome development is currently under construction in accordance with the LCI plan
- A series of older office buildings in Georgetown Square has been demolished and a new 55-unit townhome community is currently under construction in accordance with the LCI plan
- The Jewish Family Services Center on Chamblee Dunwoody Road has been renovated and expanded
- A former U.S. Postal Service facility on N. Shallowford Road was acquired and renovated by a local religious institution
- Retail centers along Chamblee Dunwoody Road have also continued to upgrade their tenant mix and sites—the Georgetown Shopping Center, in particular, has added Farm Burger and undertook a major Kroger renovation and expansion; with these renovations, the shopping center made significant parking lot improvements and pedestrian and landscape improvements along Chamblee Dunwoody Road consistent with the LCI design standards





## PRIVATE INVESTMENTS

- A. Commercial Renovation
- B. Residential Development: Dunwoody Green
- C. Medical Offices: Emory Family Medicine
- D. Residential Development: Townhomes
- E. Residential Development: Townhomes
- F. Atlanta Jewish Family Services Investments
- G. Religious Institution
- H. Toptel Investments on City of Dunwoody Property
- I. Residential Development





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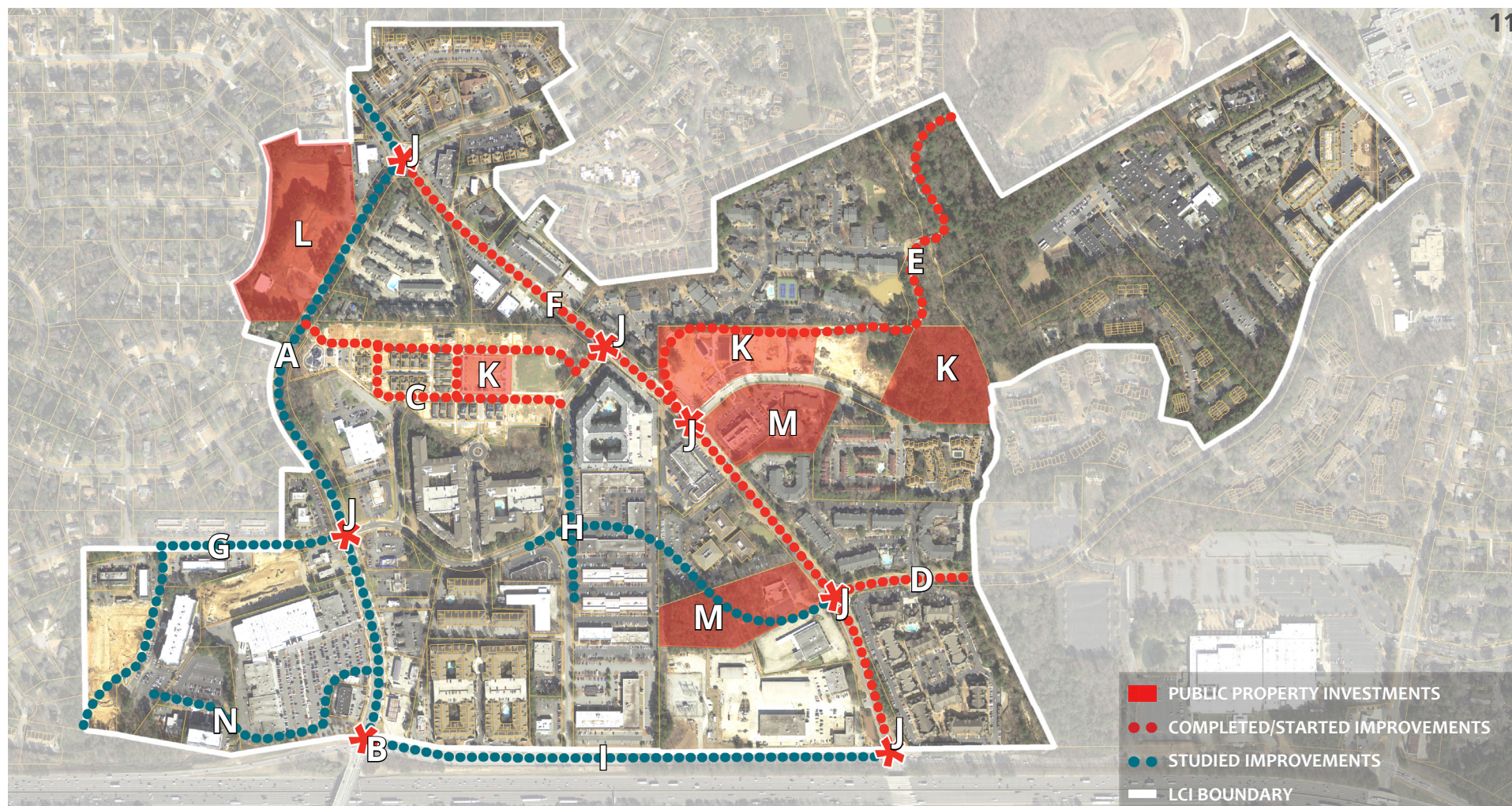
Additionally, the City purchased a property west of the intersection of N. Shallowford Road and Peachtree Road to preserve the future potential to extend Peachford Road to Dunwoody Park. In the short-term, the building was leased for office space and interior improvements were completed.

The Georgetown/N. Shallowford Area Master Plan also focused on enhancing connectivity, accessibility, and walkability within the activity center. *Public investments and transportation improvements* over the plan's first five years have included:

- Multimodal improvements to N. Shallowford Road from Cotillion Drive to Peeler Road
- Multimodal improvements to Old Spring House Lane that will be completed as part of new residential development
- Multimodal improvements to Cotillion Drive, which are currently under design
- Optimization and coordination of traffic signal equipment and timing as part of the City's ITS improvements
- Study of connectivity from Chamblee Dunwoody Road to Georgetown Square through the Georgetown Shopping Center
- Multimodal improvements on Peachford Road
- Multimodal improvements to Chamblee Dunwoody Road, which are currently under design
- Study of the Peachford Road extension from N. Shallowford Road to Chamblee-Dunwoody Road

The City of Dunwoody has also enacted code and policy changes to match the LCI plan, including updates to the City's zoning code and incorporation into the City's 2015 Comprehensive Plan.





## PUBLIC INVESTMENTS

- |   |  |
|---|--|
| A. Chamblee Dunwoody Road Multimodal Improvements                           | I. Cotillion Drive Multimodal Improvements                                     |
| B. Chamblee Dunwoody Road Gateway Landscaping and Signage at Cotillion Road | J. Optimization/Coordination of Traffic Signals and ITS Improvements           |
| C. Multimodal Improvements to Roadways through "PVC Site"                   | K. Develop 6-8 acre Community Open Space on former "PVC Site" (Pernoshal Park) |
| D. Peachford Road Multimodal Improvements                                   | L. Demolition of Vacant School Building  |
| E. Nancy Creek Greenway Trail   | M. Properties Purchased by City of Dunwoody                                    |
| F. N. Shallowford Road Multimodal Improvements                              | N. Georgetown Square Parkway Concept Plan and Study                            |
| G. Old Spring House Lane Multimodal Improvements                            |  |
| H. Peachford Road Extension   |  |



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# CHALLENGES

In addition to the success of Project Renaissance and the continued focus on quality development and redevelopment, several major improvements with the Georgetown/N. Shallowford area are not yet accomplished and continue to be pursued.

While significant progress has been made improving multimodal connectivity along N. Shallowford and Chamblee Dunwoody Roads, the plan envisioned a new east-west, multimodal connection by extending Peachford Road from N. Shallowford, west to Dunwoody Park and Chamblee Dunwoody Road. The roadway would both provide a direct east-west connection and alleviate congestion at other nearby intersections as well as provide an economic development incentive for properties between N. Shallowford and Chamblee Dunwoody, which previously has limited access and visibility. In 2011, the City purchased one of the two properties necessary for this roadway connection. The other property is the Dunwoody Park Office Complex. Multiple discussions have been held with the property owner of the 1970s office complex and several concepts have been developed; however, currently, redevelopment is not imminent and, thus, the roadway connection is stalled.

The DeKalb County School Site on the north end of Chamblee-Dunwoody Road was identified as one of the top three redevelopment sites in the study area. While DCSS demolished the old school building, the site remains under the school system's ownership. Periodic discussions are held between the City and the school system and DCSS is currently updating their Master Plan with the potential for the site to be designated as surplus property and prepared for sale.

One component of Project Renaissance not yet completed is the neighborhood commercial node envisioned for the intersection of N. Shallowford and Dunwoody Park. The City has developed concepts for the property and is expected to release a Request for Proposals (RFP) for developers once the housing development is complete and market fundamentals are right for the sale and development of the neighborhood commercial node.

The City continues to pursue the expansion of the multiuse trail network to the west to connect the Georgetown area to Perimeter Center. The City has explored several potential routes and continues to work with property owners and neighborhood residents to explore the extension of the trail.

To continue pursuing these improvements and others within the LCI area, the City created a Redevelopment Taskforce that meets monthly. The taskforce includes the City Manager, Assistant City Manager, Department Heads and consultants to maintain a focus on area redevelopment and development efforts. Additionally, the City has commissioned multiple follow-up studies to take LCI projects to the next level of detail, including the Chamblee-Dunwoody Gateway project, Cotillion Drive sidewalk and trail enhancements, and multiuse trail connectivity studies.



# PLANS AND REPORTS

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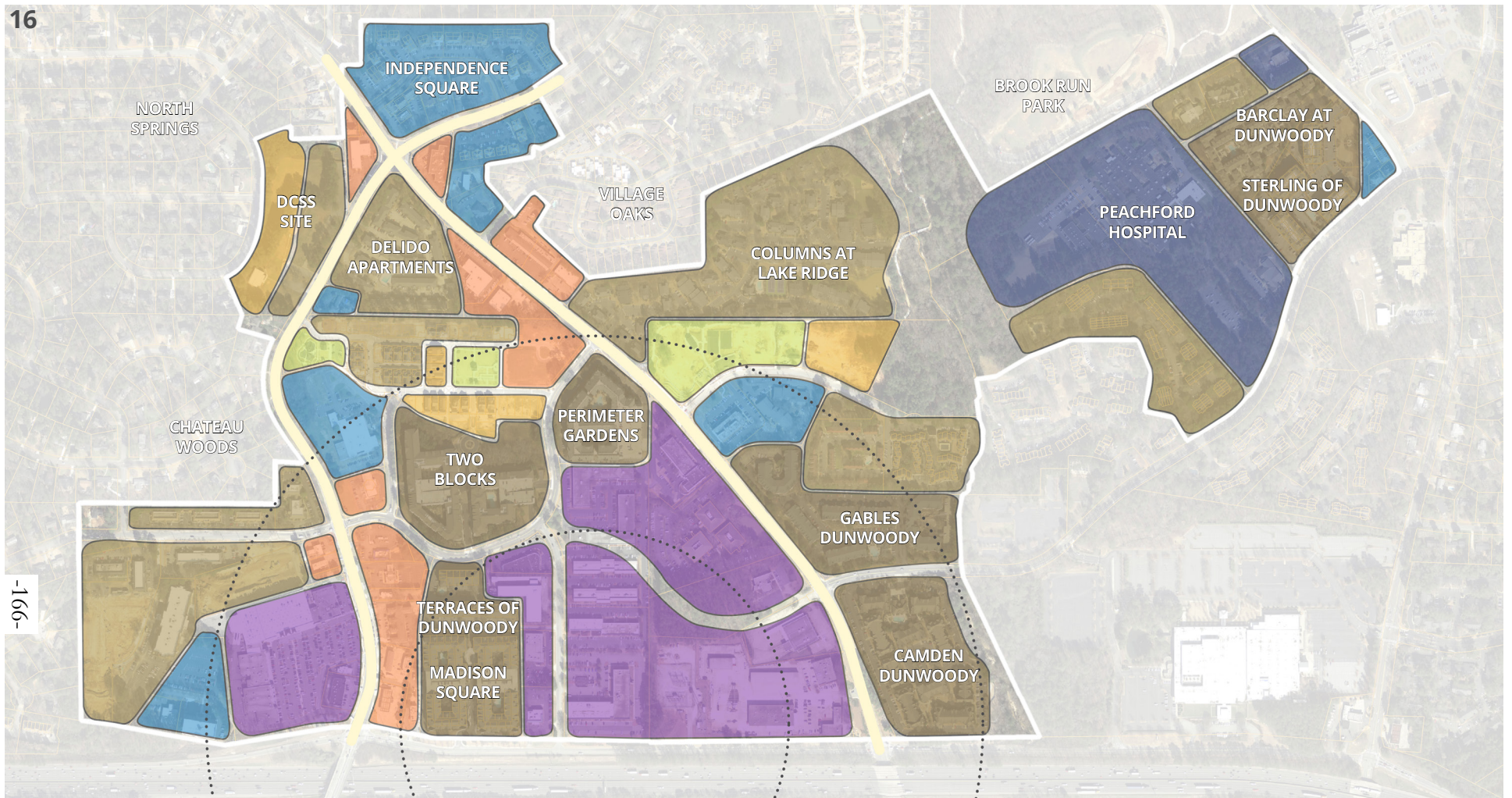


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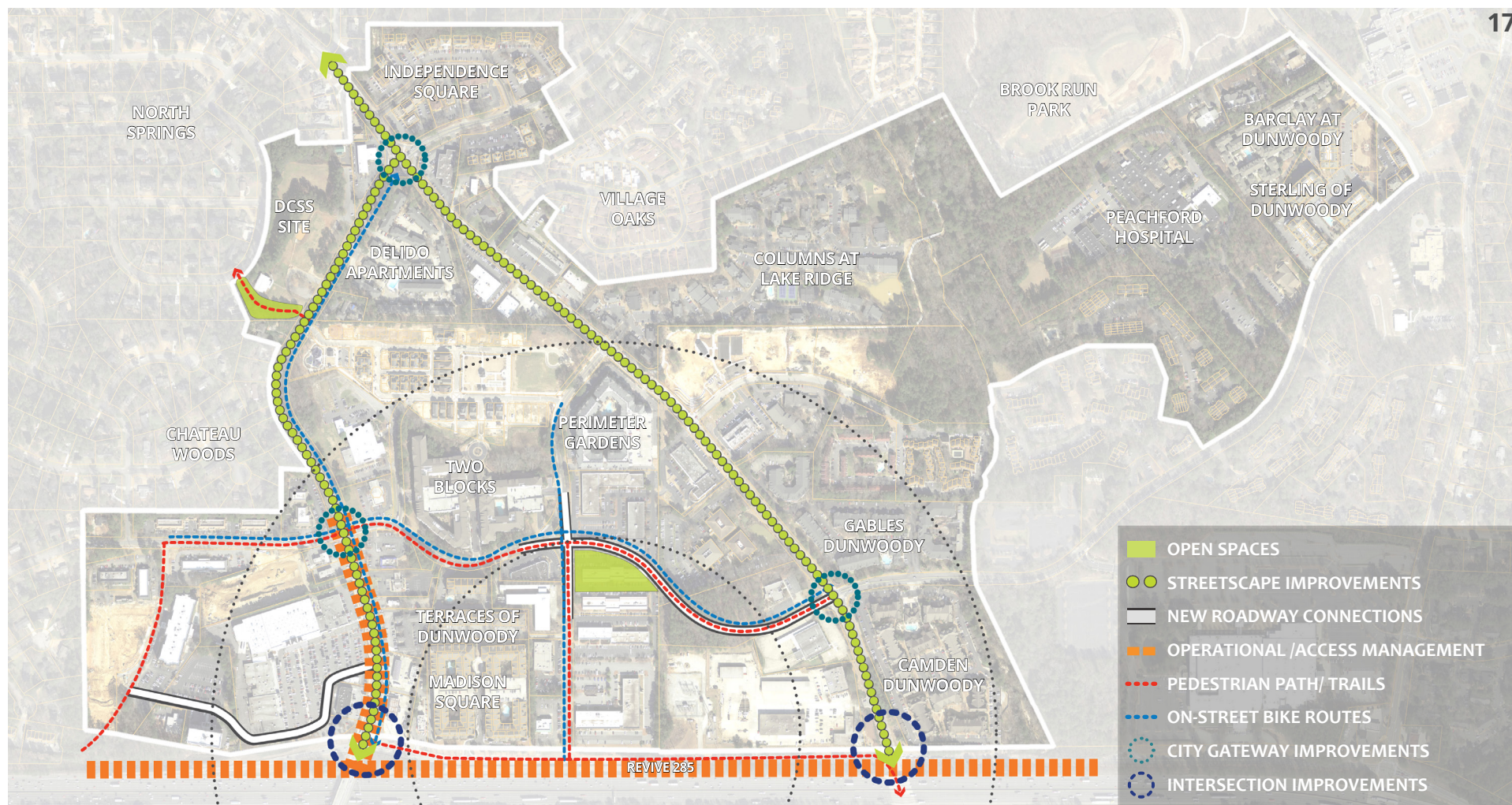




## UPDATED LAND USE FRAMEWORK PLAN

- Convenience Retail
- Small-Scale Office
- Attached Residential
- Civic/Institutional
- Mixed-Use
- Single-Family Residential
- Multi-Family
- City Park





## UPDATED CIRCULATION AND OPEN SPACE

### OPEN SPACES

- Pocket parks required as part of all new major developments (exact locations dependent upon development plans)

### STREETSCAPE IMPROVEMENTS

- Sidewalks, decorative lighting, street trees, mast arms, and access management
- Chamblee Dunwoody Road identified as a priority followed by North Shallowford Road

### NEW ROADWAY CONNECTIONS

- New roads, utilizing “Complete Streets” approach, to break-up super blocks, including pedestrian signalization, street trees, sidewalks, and decorative lighting
- Operational improvements at tie-in locations

### OPERATIONAL/ACCESS MANAGEMENT

- Chamblee Dunwoody from I-285 to Old Spring House Lane
- Signal timing, reduced/consolidated curb-cuts, interparcel connectivity enhancements, and lane reconfigurations

### PEDESTRIAN PATHS/TRAILS

- 12-foot-wide path/trail for pedestrians and recreational cyclists

### ON-STREET BIKE ROUTES

- North Shallowford Road
- Peachford Road
- Potential extended connections to Dunwoody Village (Chamblee Dunwoody Road) and the Perimeter Area (Old Spring House Lane)

### CITY GATEWAY IMPROVEMENTS

- Landscaping and signage
- Major gateway at Chamblee Dunwoody Road
- Minor gateway at North Shallowford Road

### INTERSECTION IMPROVEMENTS

- Operational Improvements
- Pedestrian Signalization
- Decorative Pedestrian Crossings

DEVELOPMENT  
ACTIVITY

2011-2016 Development Activity within the LCI area

	LCI Study Area	Project Name	Project Location	Number of Residential Units	Type	Commercial Space (SF)	Office Space (SF)	Construction Stage	Est. Completion Date
A	Georgetown/Shallowford	Emory Family Medicine	4500 N Shallowford Rd	N/A	Medical	N/A	18,523	Complete	August 2010
B	Georgetown/Shallowford	Toptel	4470 N Shallowford Rd	N/A	Institutional	N/A	12,000	Complete	June 2014
C	Georgetown/Shallowford	Pilates of Dunwoody	4681 N Shallowford Rd	N/A	Commercial	1,772	N/A	Complete	January 2016
D	Georgetown/Shallowford	Pernoshal Park	4575 N Shallowford Rd	N/A	Park	~5 Acre Park	N/A	Complete	April 2016
E	Georgetown/Shallowford	Dunwoody Green	4424 N Shallowford Rd	~65 Townhomes and detached homes	Residential	N/A	N/A	In Process	Some units completed in 2016, others in 2017
F	Georgetown/Shallowford	Providence Residential	1745 Old Spring House Lane	41 Townhomes	Residential	N/A	N/A	In Process	2017
G	Georgetown/Shallowford	Minerva Residential	4330 Georgetown Square	54 Townhomes	Residential	N/A	N/A	In Process	2017
H	Georgetown/Shallowford	Atlanta Jewish Federation	4549 Chamblee Dunwoody Rd	N/A	Office	N/A	~9,000 Remodel ~8,200 New Structure	In Process	2017
I	Georgetown/Shallowford	Religious Institution	4444 N Shallowford Rd	N/A	Institutional	21,272--Religious	N/A	On Hold	TBD by Reiligious Org
Georgetown/Shallowford Total				160 units		23,044 SF	47,723 SF		







**REPORT OF ACCOMPLISHMENTS**  
**Georgetown / North Shallowford Master Plan**  
**October 20, 2016**

**Transportation Projects**

Project	Description	STATUS						Notes
		Engineering Year	Construction Year	Complete	Underway	Not Started	Not Relevant	
1	Chamblee Dunwoody Rd Multi-Modal Improvements (from I-285 to N. Shallowford Rd)	2015	2018	✓				Georgetown Shopping Center streetscaping plans under Master Plan guidelines completed; the remainder is a function of the CDR multi-modal project underway
2	Chamblee Dunwoody Gateway Improvements (at Chamblee Dunwoody Rd and Cotillion Dr / I-285)	2015	2018	✓				Survey completed in 2013, concept being studied as part of Last Mile Connectivity and TAP. Quick Response projects to add a second ramp meter and add a separated right turn lane from Chamblee Dunwoody are underway.
3	PVC Site Multi-Modal Improvements (between Chamblee Dunwoody Rd, Dunwoody Park, and N. Shallowford Rd)	2012	2014	✓				Completed multi-use trail that crosses the entire 16-acre site and connects the two new Georgetown Park areas.
4	Peachford Dr Multi-Modal Improvements (from N. Shallowford Rd to N. Peachtree Rd)	2012	2015	✓				Completed restriping for bike lanes in 2013. Sidewalk constructed in 2015.
5	Nancy Creek Greenway Trail (from N. Shallowford Rd to Georgia Way / Brook Run Ave)	2012	2016	✓				
6	N. Shallowford Rd Multi-Modal Improvements (from Cotillion Dr to Peeler Rd)	2011	2014 (Bike Lanes)	✓				Bike lanes completed from Cotillion to Peeler in 2011. Sidewalks to fill remaining gaps will be installed as a future project.
7	N. Shallowford Gateway Improvements (at North Shallowford and Cotillion Dr / I-285)	2014	TBD		✓			
8	Old Springhouse Lane Multi-Modal Improvements (from Chamblee Dunwoody to Perimeter Center East)	2015	TBD		✓			Sidewalks added at Chamblee Dunwoody. Trail route consultant selected, studying potential connections.
9	Peachford Road Extension (from N. Shallowford Rd to Dunwoody Park)	2020	TBD		✓			Conceptual design and purchase of first parcel completed in 2011. A feasibility study was conducted in 2016.
10	Cotillion Dr Multi-Modal Improvements (from N. Shallowford Rd to Chamblee Dunwoody Rd)	2014	2017		✓			Concept complete, Design underway
11	Optimization of Traffic Signals and ITS Improvements	2013	2015	✓				2013 partnered with GDOT to coordinate traffic signals along North Shallowford and Chamblee Dunwoody.
12	Dunwoody Park Multi-Modal Improvements (from Chamblee Dunwoody to Peachford Rd Extension/ Dunwoody Park S.)	2016	TBD			✓		
13	Dunwoody Park Multi-Modal Improvements (from N. Shallowford Rd to Peachford Rd Extension/ Dunwoody Park S.)	2016	TBD			✓		
14	Dunwoody Park North Multi-Modal Improvements (from Dunwoody Park to the PVC Site)	2016	TBD			✓		
15	I-285 Transit Station for Revive285 Implementation	TBD	TBD			✓		

## REPORT OF ACCOMPLISHMENTS

This plan shows the scope of all the actions planned in the 2011 Georgetown LCI. Each projects shows the status, timeframe, and any associated comments (to the right).

**REPORT OF ACCOMPLISHMENTS**  
**Georgetown / North Shallowford Master Plan**  
 October 20, 2016

**Housing Initiatives**

Housing Initiatives					STATUS			
	Project	Description	Study Year	Complete	Underway	Not Started	Not Relevant	Notes
1	Zoning Ordinance - Comprehensive Rewrite	Update regulations for concurrency with adopted plans.	2013	✓				Comprehensive rewrite adopted in October 2013.
2	Land Development Ordinance Update	Update regulations for concurrency with adopted plans.	2013	✓				
3	Senior Housing Strategy	Senior housing initiatives and incentives	2015		✓			

**Other Local Initiatives**

Other Local Initiatives						STATUS		
Project	Description	Study Year	Complete	Underway	Not Started	Not Relevant	Notes	
1	PVC Site Open Space	Create significant open space as part of redevelopment of PVC Site	2012	✓				Georgetown Park opened in May 2014.
2	Georgetown Area Specimen Tree Survey		2012		✓			City wide tree survey on public property completed in 2012
3	Chamblee Dunwoody Access Management Study	Improve connectivity and transportation flow, including traffic study and traffic counts to inform analysis	2013		✓			Included as a minor function of this Chamblee Dunwoody concept and design work.
4	Develop Georgetown Area Architectural Design Standards		2013	✓				Incorporated into new zoning code, developed in 2013
5	Dunwoody Municipal Complex Site Study		2016	✓				
6	DCSS Site Open Space	Create significant open space as part of redevelopment of DCSS site	2012			✓		DCSS listed a surplus in 2013. DCSS demolition began in summer 2014.
7	Park at Pernoshal		2016	✓				

Transportation Projects

	Project Name	Description	Engineering Year	Engineering Costs	ROW Year	ROW Costs	Construction Year	Construction Costs	Total Project Costs	Responsible Party	Funding Source	Local Source	Match Amount
1	Chamblee Dunwoody Rd Multi-Modal Improvements (from I-285 to N. Shallowford Rd)	Complete an access management plan; create a multi-use path on one side and add sidewalk on other side; add landscaped buffers and pedestrian amenities on both sides of road facility.	2015	\$ 575,000	2018	\$ 750,000	2020	\$ 6,400,000	\$ 7,725,000	City of Dunwoody	City of Dunwoody, LCI, Federal Funds	City of Dunwoody	\$ 3,200,000
2	Chamblee Dunwoody Gateway Improvements (at Chamblee Dunwoody Rd and Cotillion Dr/ I-285)	Enhance Chamblee Dunwoody / Cotillion Dr / I-285 gateway with addition of landscaping and signage	2015	\$ 30,000.00	2018	\$ 50,000	2020	250000	\$ 330,000	City of Dunwoody	City of Dunwoody, LCI, Federal/State Funds, GDOT Gateway Grant	City of Dunwoody	\$ 66,000
3	Cotillion Dr Multi-Modal Improvements (from N. Shallowford Rd to Chamblee Dunwoody Rd)	Create a multi-use path protected by a landscaped buffer along the north side of Cotillion Dr	2015	\$ 150,000.00	2019	\$ 200,000	2019	1200000	\$ 1,550,000	City of Dunwoody	City of Dunwoody,	City of Dunwoody	\$ 1,200,000
4	Old Springhouse Lane Multi-Modal Improvements (from Chamblee Dunwoody to Perimeter Center East)	Add sidewalks (or multi-use path to one side), landscaped buffer, sharrows / increased bike signage	2018	\$ 180,000	2019	\$ 500,000	2020	\$ 1,500,000	\$ 2,180,000	City of Dunwoody/Perimeter CID	City of Dunwoody, LCI, Federal Funds, PCID	City of Dunwoody, PCID	\$ 436,000
5	N. Shallowford Gateway Improvements (at North Shallowford and Cotillion Dr/ I-285)	Enhance N. Shallowford / Cotillion Dr / I-285 gateway with addition of landscaping and signage	2019	\$ 500,000	2020	\$ 500,000	2021	\$ 3,000,000	\$ 4,000,000	City of Dunwoody	City of Dunwoody, LCI, TE	City of Dunwoody	\$ 800,000
6	Dunwoody Park Multi-Modal Improvement (from Chamblee Dunwoody to Peachford Rd Extension/ Dunwoody Park S.)	Add on-street parking, on-street bike facilities, landscape buffers, wide sidewalks, and pedestrian amenities	2020	\$ 250,000	TBD	\$ 1,000,000	TBD	\$ 2,000,000	\$ 3,250,000	Private Development, City of Dunwoody, LCI, Federal Funds	Private Development, City of Dunwoody, LCI, Federal Funds	City of Dunwoody	\$ 650,000
7	Dunwoody Park Multi-Modal Improvements (from N. Shallowford Rd to Peachford Rd Extension/ Dunwoody Park S.)	Add on-street parking, on-street bike facilities, landscape buffers, wide sidewalks, and pedestrian amenities	2021	\$ 150,000	TBD	\$ 500,000	TBD	\$ 1,200,000	\$ 1,850,000	Private Development, City of Dunwoody, LCI, Federal Funds	Private Development, City of Dunwoody, LCI, Federal Funds	City of Dunwoody	\$ 370,000
8	Dunwoody Park North Multi-Modal Improvements (from Dunwoody Park to the PVC Site)	Add on-street parking, on-street bike facilities, landscape buffers, wide sidewalks, and pedestrian amenities	TBD	\$ 150,000.00	TBD	\$ 500,000	TBD	\$ 1,200,000	\$ 1,850,000	Private Development, City of Dunwoody, LCI, Federal Funds	Private Development, City of Dunwoody, LCI, Federal Funds	City of Dunwoody	\$ 370,000
9	I-285 Transit Station for Revive285 Implementation	Create a multi-modal facility integrated with surrounding bicycle, pedestrian, vehicular, and local bus facilities	TBD	\$ 400,000	TBD	\$ 2,000,000	TBD	\$ 4,000,000	\$ 6,400,000	Federal Funds	Federal Funds	N/A	N/A

**Other Projects**

	Project Name	Description	Cost	Year	Responsible Party	Funding Source
1	Georgetown Area Specimen Tree Survey		\$15,000	2018	City of Dunwoody	General Funds
2	Develop Georgetown Area Architectural Design Guidelines	Generally for commercial development (materials, massing, and architectural style)	\$25,000	2018	City of Dunwoody	General Funds
3	DCSS Site Redevelopment and Open Space	Create significant open space as part of redevelopment of DCSS site	TBD	TBD	City of Dunwoody	TBD



## FIVE-YEAR ACTION PLAN

This plan shows the scope of all the actions planned in the Georgetown LCI update. Each project shows the status, timeframe, and any associated comments (to the right).



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