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MEMORANDUM

To: Mayor and City Council

From: Steve Foote, AICP

Date: November 14, 2016

Subject: Resolution to adopt Georgetown and Dunwoody Village LCI 5-year updates

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, Dunwoody Village Master Plan 5-Year LCI Update, and a resolution adopting both updates are attached. Staff recommends approval of the updates and submission of the update reports to ARC to maintain eligibility in the LCI program.

Attachments:

Resolution to Adopt Dunwoody Village Master Plan 5-Year LCI Update
 Report on Dunwoody Village Master Plan 5-Year LCI Update

**STATE OF GEORGIA
CITY OF DUNWOODY**

RESOLUTION 2016-XX-XX

RESOLUTION TO REVISE THE DUNWOODY VILLAGE 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 Dunwoody Village Master Plan to provide for uses and character areas of the Dunwoody Village Master Plan; and

WHEREAS, the Dunwoody Village 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 Dunwoody Village 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:

Dennis L. Shortal, Mayor

Attest:

Sharon Lowery, City Clerk

(Seal)

DUNWOODY VILLAGE MASTER PLAN

5-Year Livable Centers Initiative Update

City of Dunwoody
November 14, 2020



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 Dunwoody Village Master Plan is a Livable Centers Initiative (LCI) area located in the central portion of the City of Dunwoody. The study was developed in 2010 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 Dunwoody Village 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.

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 actions not yet accomplished and strategies developed to overcome barriers. The final section, *Plans and Reports*, lists updated plans to guide continued implementation from 2016-2021.

The 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 Dunwoody Village Master Plan was to create a more vibrant, walkable village center while maintaining the area’s unique identity and character, promoting linkages to local neighborhoods, and focusing on local businesses. With the LCI plan’s provision of data and guidelines to inspire improvements, inform design proposals, and maintain the community’s vision, the Dunwoody Village area saw multiple private and public investments over its first five years.





Private development activity that has occurred over the last five years includes upgrades to a number of local commercial uses including:

- Renovation of an aging restaurant into Novo Cucina
- Redevelopment of Sherwin Williams along Dunwoody Village Parkway
- Renovation and leasing of almost half of the 1420 Dunwoody Village Shopping Center
- Development of a new Chase Bank in conformance with the LCI plan and area's architectural standards
- Renovation of an existing building to house Marlowe's Tavern and First Watch along Dunwoody Village Parkway
- Rezoning of four aging office buildings into a new townhome development along Dunwoody Village Parkway in accordance with the LCI plan
- Renovation of an office building with streetscape improvements along Dunwoody Village Parkway
- Additions to Village Burger along Dunwoody Village Parkway

PRIVATE INVESTMENTS

- A. Commercial Development: Novo Cucina
- B. Commercial Development: Sherwin Williams
- C. Commercial Development and Medical Offices
- D. Commercial Development: Chase Bank
- E. Commercial Development: Marlow's Tavern and First Watch
- F. Residential Development
- G. Commercial Development: Professional Offices
- H. Commercial Development: Village Burger



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Additionally, the plan focused on developing stronger multimodal transportation options, creating parks that are linked via trails and sidewalks, and investing in *transportation improvements*. Transportation improvements completed over the plan's first five years have included:

- Transformation of Dunwoody Village Parkway from a four-lane divided parkway into a two-lane Downtown street with dedicated bicycle facilities, sidewalks, lighting, and landscaping
- Multimodal improvements to Mt. Vernon, including repaving, bicycle lanes, and sidewalks
- Sidewalk improvements to Chamblee Dunwoody Road
- Lane narrowing to better accommodate cyclists on Ashford Center Parkway
- Traffic signal and ITS enhancements in the area
- Purchase of a low-lying property in the Village to allow and promote joint stormwater retention
- Nandina Lane safety improvement at Mount Vernon Road

Since the reconstruction of Dunwoody Village Parkway, a number of community events, including the annual Dunwoody Arts Festival and the annual 4th of July Parade, have moved and/or returned to the parkway.

Additionally, the City of Dunwoody updated the zoning overlay for the Dunwoody Village following completion of the LCI plan, updated the City's zoning code with additional Dunwoody Village enhancements, and updated the City's Comprehensive Plan in 2015.

PUBLIC INVESTMENTS

- A. Dunwoody Village Parkway Multimodal Improvements
- B. Mount Vernon Road Multimodal Improvements
- C. Chamblee Dunwoody Road Multimodal Improvements
- D. Ashford Parkway Multimodal Improvements
- E. Optimization/Coordination of Traffic Signals and ITS Improvements
- F. Properties Purchased by City of Dunwoody for Stormwater Management
- G. Nadina Lane Safety Improvement





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CHALLENGES

In addition to continuing a focus on quality redevelopment and multimodal improvements, three significant initiatives of the Dunwoody Village Master Plan are not yet accomplished and continue to be pursued.

One of the plan's major goals was to create community greenspace in Dunwoody Village. In 2011, the City held a referendum for a \$66-million bond for parks and greenspace. The bond included funding to help create a greenspace within Dunwoody Village; however, the park bond did not pass and funding to acquire land in Dunwoody Village has not been available since the recession ended and property values began to increase.

A second barrier to implementation of the master plan has been the hesitancy from Regency Partners to consider more significant redevelopment of the back, east side of the Dunwoody Village shopping center. While the City has had and continues to have discussions with Regency and Dunwoody Village landowners, and although significant progress has been made on outparcels along Dunwoody Village Parkway, the shopping center property remains largely unchanged in the center of Dundwoody Village.

Connections to residential neighborhoods have been limited and are not currently a high priority for adjacent neighborhoods or the City; however, with the rezoning of the office properties along Dunwoody Village Parkway, there will be a connection from Dunwoody Village to the adjacent neighborhood to the east. It is possible that additional connections will be realized as Dunwoody Village continues to improve and local neighborhoods seek this connectivity.

One policy challenge that has been debated by the City through the first five years of implementation is the threshold of investment at which private property owners must fully comply with the Dunwoody Village design and development regulations. Currently, properties that invest more than 25% of their assessed value must fully comply with the guidelines, including moving buildings to the back of the sidewalk, placing all parking behind or beside the primary building, and fully complying with the Dunwoody Village streetscape standards. On several occasions the City has considered how this threshold is delaying, preventing, and/or promoting redevelopment of Dunwoody Village and helping achieve the community vision.

To overcome these barriers, the City has created a Redevelopment Task Force—which includes the City Ma Assistant City Manager, Department Heads, and consultants—to maintain a focus on redevelopment effort: Dunwoody Village (and the Georgetown area).

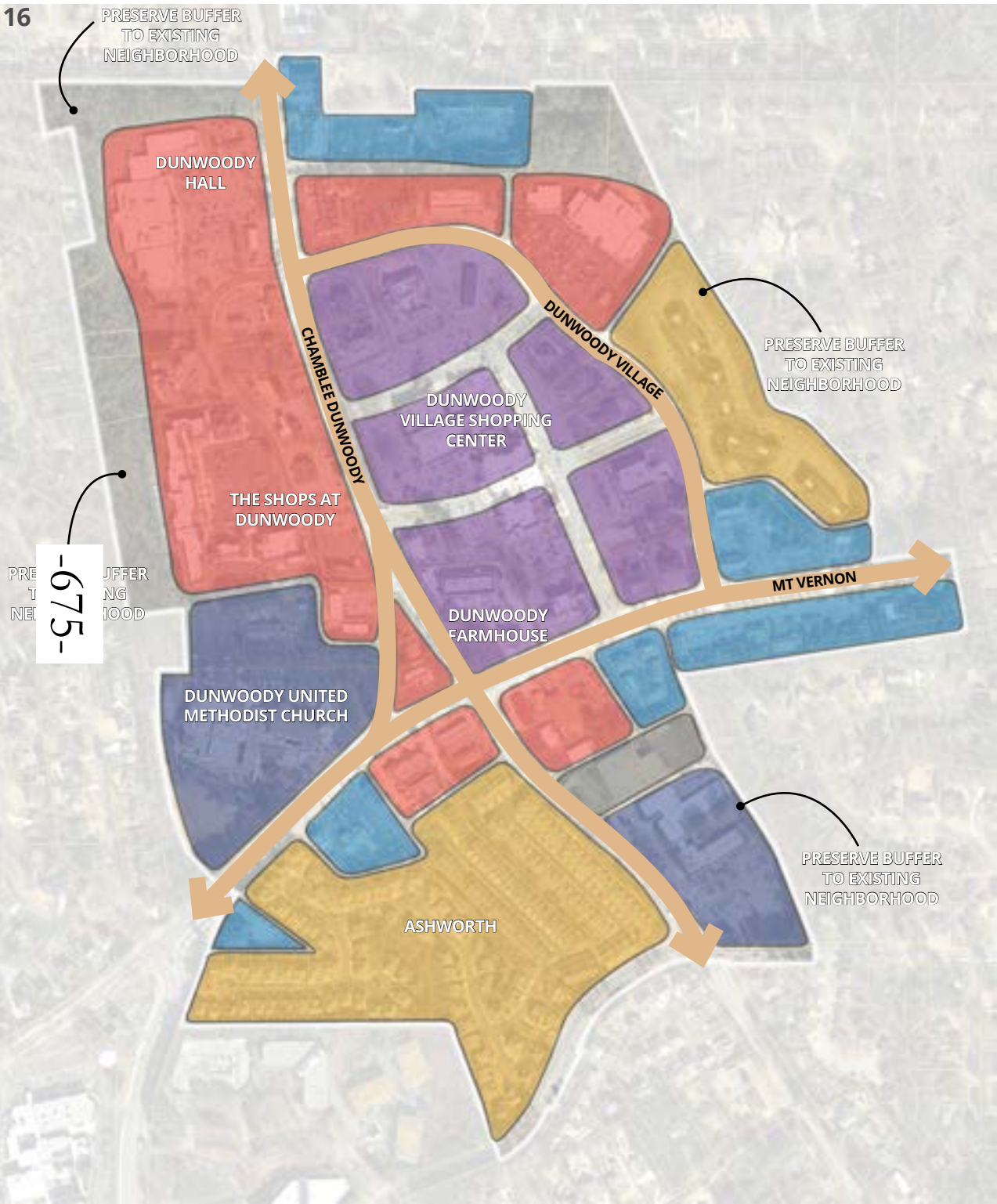
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PLANS AND REPORTS

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UPADTED LAND USE FRAMEWORK PLAN

- Neighborhood/Convenience Retail
- Small-scale Office
- Utility
- Civic/Institutional
- Mixed-Use
- Residential

UPDATED CIRCULATION AND OPEN SPACE PLAN

OPEN SPACES

- Town Green: 1.5 to 2.0 Acres (location TBD)
- Civic Green: 0.5 to 1.0 Acres
- Farmhouse Green
- Chamblee Dunwoody Road and Pocket Park

STREETSCAPE IMPROVEMENTS

- Sidewalks, decorative lighting, street trees, mast arms, and access management
- Chamblee Dunwoody Road
- Mount Vernon Road

PEDESTRIAN PATHS/TRAILS

- 12-foot-wide path/trail for pedestrians and recreational cyclists
- Some in the public right-of-way, some requiring easements on private property
- Potential trailheads connecting to adjacent neighborhoods (secured access to be explored)

NEW VILLAGE CENTER STREET GRID:

- 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

- Operational and access improvements to Chamblee Dunwoody Road north of Mount Vernon Road
- Potential signal timing, reduced/consolidated curb-cuts, interparcel connectivity enhancements, etc.

INTERSECTION IMPROVEMENTS

- Decorative pedestrian crossings
- Pedestrian signalization (if warranted)
- Operational improvements

- Open Spaces
- Streetscape Improvements
- New Roadway Connections
- Operational /Access Management
- Pedestrian Path/ Trails
- On-Street Bike Routes
- Intersection Improvements



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	
Dunwoody Village -676-	A	Village Burger	1426 Dunwoody Village Parkway	N/A	Commercial	2,292	N/A	Complete	March 2011
	B	Sherwin Williams	1300 Dunwoody Village Pkwy	N/A	Commercial	2,979	N/A	Complete	November 2013
	C	Chase Bank	5540 Chamblee Dunwoody Rd	N/A	Commercial	3,804	N/A	Complete	February 2013
		D	Marlowe's and First Watch	1317 Dunwoody Village Pkwy	N/A	Commercial	12,187	N/A	Complete
		Stormwater Facility	1380 Dunwoody Village Pkwy	N/A	Institutional	N/A	N/A	Complete	Acquired in 2014
	E	Private Offices	1441 Dunwoody Village Pkwy	N/A	Office	N/A	5,316	Complete	January 2015
	F	Novo Cucina	5592 Chamblee Dunwoody Rd	N/A	Commercial	3,104	N/A	Complete	April 2015
	G	Dunwoody Village Ct	1530-1536 Dunwoody Village Pkwy	79 townhomes	Residential	N/A	N/A	In Process	Approved, to be constructed in 2017
	Dunwoody Village Total			79 units		24,366 SF	5,316 SF		



REPORT OF ACCOMPLISHMENTS

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

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REPORT OF ACCOMPLISHMENTS
Dunwoody Village Master Plan
October 20, 2016

Transportation Projects			STATUS						Notes
Project	Description	Engineering Year	Construction Year	Complete	Underway	Not Started	Not Relevant		
1	Dunwoody Village Pkwy Multi-Modal Improvements	From Mt. Vernon Road to Chamblee Dunwoody Road (2,300 ft); reconfigure facility to become a two-lane roadway with on-street bike lanes; sidewalks; landscaped buffers; pedestrian crossing improvements; limited segment of on-street parking; landscaped median to remain; lighting; sheltered bus stops	2011	2014	✓			Construction is complete.	
2	Chamblee Dunwoody Rd Multi-Modal Improvements	From Mt. Vernon Road to Roberts Drive (2,700 ft); multi-use path to one side with narrower sidewalk on opposite side; landscaped buffer; access management plan; pedestrian crossing improvements; lighting; mast arms; sheltered bus stops; additional right-of-way	2012	2022		✓		Code amended to require redevelopment to accommodate. City improvements will be as a follow-up to this supplemental study.	
3	Mt. Vernon Road at Chamblee Dunwoody Road Intersection Improvements and Reconfiguration of Nandina Lane Intersections to be Right-In-Right-Out	Geometric reconfiguration of both Nandina intersections to become right-in right-out to eliminate left-turn conflicts; possible eventual removal of Nandina in conjunction with improvements to the main intersections; decorative mast arms; traffic impact study; additional turn lanes; additional right-of-way required (for turn lanes)	2016	2022			✓	DeKalb replaced underlying asbestos water pipes, and the road was resurfaced in 2016.	
4	Mt. Vernon Road Multi-Modal Improvements	From Ashford Dunwoody Road to Wickford Way (3,500 ft); multi-use path to one side with narrower sidewalk on opposite side; landscaped buffers; access management plan; partial landscaped median; pedestrian crossing improvements; lighting; landscaping; sheltered bus stops	2014	2016		✓		Bikelanes were added during 2016 resurfacing. Sidewalks were also completed on the south side to Vernon Oaks Drive.	
5	Chamblee Dunwoody Rd Multi-Modal Improvements	From Mt. Vernon to Ashford Center Parkway (XXXXXX)	2015	2017		✓			
6	Neighborhood Trails: Residential Bicycle / Pedestrian Connections to surrounding Neighborhoods:	Connection to the W from The Branches to adjacent retail - 2 places Connection to the NW from Wynterhall to adjacent retail Connection to the NE from Meadowcreek to adjacent retail Connection to the E from Vernon North to adjacent retail (Approx. 800 ft each); projects to include multi-use path; lighting; public involvement needed; some small bridge structures; (should allow 24 hr non-gated availability if funded with LCI funds - other funding sources will allow usage restrictions)	2016	2017		✓			
7	Enhanced Bicycle / Pedestrian Connections through Existing / Proposed Commercial Developments -paths to become public streets (project occurs west of Chamblee Dunwoody Road)	From Chamblee Dunwoody Road through Dunwoody Hall and the Shops at Dunwoody back to Chamblee Dunwoody Road (1,500 ft); sidewalks; landscaped buffer; bike sharrows/signage; parking lot reconfiguration for better-defined routes and fewer access points; lighting	2014	2018			✓		
8	Optimization / Coordination of Traffic Signals and ITS Improvements	At intersections in and around the LCI study area; ITS equipment; signal timing study and coordination plan	2012	2013	✓			Signals retimed in 2011	
9	Ashford Center Pkwy / Womack Rd Multi-Modal Improvements	From Ashford Center North to Wickenby Court (2,000 ft); Pedestrian crossing improvements using existing median as refuge; lighting; restriping to include bike lanes or wide outside lane with sharrows; median extension where feasible	2016	2021		✓		Lanes narrowed to better accommodate bikes in 2012	
10	Dunwoody Village Internal Multi-Modal Streets - Phase Ic	Initial retrofitted streets as part of major redevelopment (exact alignment and orientations to be determined in partnership with private developer) (Assumed 1,250 ft N/S and 1,700 ft E/W); sidewalks on both sides; on-street parking; landscaped buffer; lighting; two-lane roads; bikes in mixed traffic; safe pedestrian crossing locations	2013	2023			✓	Studied potential configurations in 2013.	
11	Dunwoody Village Internal Multi-Modal Streets - Phase Iic	Longer-term completion of grid network as part of phased redevelopment (exact alignment and orientations to be determined in partnership with private developer) (Assumed 1,000 ft N/S and 1,000 ft E/W); sidewalks on both sides; on-street parking; landscaped buffer; lighting; two-lane roads; bikes in mixed traffic; safe pedestrian crossing locations	2014	2023			✓		
12	Ashford Center Parkway extension	From Chamblee Dunwoody Rd to Mount Vernon Rd (1,500 ft); extension of Ashford Center Parkway to tie into southern end of Dunwoody Village Parkway					✓	Project studied, proposed and eliminated from City work plan in 2014	

REPORT OF ACCOMPLISHMENTS
Dunwoody Village Master Plan
October 20, 2016

Housing Initiatives			STATUS					Notes
Project	Description	Study Year	Complete	Underway	Not Started	Not Relevant		
1	Zoning Ordinance - Comprehensive Rewrite	Update regulations for concurrency with adopted plans.	2012	✓				Comprehensive rewrite adopted in October 2013.
2	Land Development Ordinance Update	Update regulations for concurrency with adopted plans.	2012	✓				
3	Senior Housing Strategy	Senior housing initiatives and incentives	2015		✓			
Other Local Initiatives			STATUS					Notes
Project	Description	Study Year	Complete	Underway	Not Started	Not Relevant		
1	Develop façade and landscape incentive program for local businesses		2012			✓		
2	Dunwoody Village Central Open Space	Create open spaces in conjunction with significant redevelopments	2012			✓		
3	Municipal Complex Open Space	Create open spaces in conjunction with municipal complex	2013				✓	
4	Dunwoody Library (Chamblee Dunwoody at Womack) Open Space	Create open spaces in conjunction with the library	2014		✓			Completed survey of library in 2013.
5	Dunwoody Farmhouse Open Space improvements	Create open spaces in conjunction with the Farmhouse	2013		✓			
6	Chamblee Dunwoody Access Management Study	Improve connectivity and transportation flow, including traffic study and traffic counts to inform analysis	2012		✓			Proposed as a minor function of this supplemental study.
7	Dunwoody Municipal Complex (City Hall and/or Library)	Create open spaces in conjunction with the Farmhouse	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 Road Multi-Modal Improvements	From Mt. Vernon Road to Roberts Drive (2,700 ft); multi-use path to one side with narrower sidewalk on opposite side; landscaped buffer; access management plan; pedestrian crossing improvements; lighting; mast arms; sheltered bus stops; additional right-of-way	2017	\$350,000	2020	\$1,000,000	2022	\$3,500,000	\$ 4,850,000	City of Dunwoody	City of Dunwoody, LCI, Federal Funds	City of Dunwoody	\$ 1,500,000
2	Chamblee Dunwoody Road Multi-Modal Improvements	From Mt. Vernon to Ashford Center Parkway	2017	\$350,000	2020	\$600,000	2022	\$3,000,000	\$ 3,950,000	City of Dunwoody	City of Dunwoody, LCI, Federal Funds	City of Dunwoody	\$ 1,500,000
3	Mount Vernon Road at Chamblee Dunwoody Road Intersection Improvements	Geometric reconfiguration of intersection; decorative mast arms; traffic impact study; additional turn lanes; additional right-of-way required (for turn lanes)	2018	\$200,000	2020	\$500,000	2023	\$2,500,000	\$ 3,200,000	City of Dunwoody	City of Dunwoody, LCI, Federal Funds	City of Dunwoody	\$ 1,000,000
4	Mount Vernon Road MultiModal Improvements	From Ashford Dunwoody Road to Wickford Way (3,500 ft); wide sidewalk; landscaped buffers; access management plan; partial landscaped median; pedestrian crossing improvements; lighting; landscaping; sheltered bus stops	2019	\$500,000	2021	\$500,000	2024	\$4,000,000	\$ 5,000,000	City of Dunwoody	City of Dunwoody, LCI, Federal Funds	City of Dunwoody	\$ 1,000,000
6	1 Center Pkwy / Womack Multi-Modal ements	From Ashford Center North to Wickenby Court (2,000 ft); Pedestrian crossing improvements using existing median as refuge; lighting; restriping to include bike lanes or wide outside lane with sharrows; median extension where feasible	2020	\$60,000	NA	\$0	2025	\$500,000	\$ 560,000	City of Dunwoody	City of Dunwoody, LCI, Federal Funds	City of Dunwoody	\$ 112,000
	Neighborhood Trails	Connection to the W from The Branches to adjacent retail - 2 places Connection to the NW from Wynterhall to adjacent retail Connection to the NE from Meadowcreek to adjacent retail Connection to the E from Vernon North to adjacent retail (Approx. 800 ft each); projects to include multi-use path; lighting; public involvement needed; some small bridge structures; (should allow 24 hr non-gated availability if funded with LCI funds - other funding sources will allow usage restrictions)	2020	\$350,000	2021	\$1,000,000	2022	\$1,500,000	\$ 2,850,000	City of Dunwoody	City of Dunwoody, LCI, Federal Funds	City of Dunwoody	\$ 570,000
7	Enhanced Bicycle / Pedestrian Connections through Existing / Proposed Commercial Developments	From Chamblee Dunwoody Road through Dunwoody Hall and the Shops at Dunwoody back to Chamblee Dunwoody Road (1,500 ft); sidewalks; landscaped buffer; bike sharrows/signage; parking lot reconfiguration for better-defined routes and fewer access points; lighting	2020	\$60,000	2021	\$600,000	2022	\$500,000	\$ 1,160,000	Private Development, City of Dunwoody	Private Development, City of Dunwoody, LCI, Federal Funds		\$ 232,000
8	Dunwoody Village Internal Multi-Modal Streets - Phase I	Initial retrofitted streets as part of major redevelopment (exact alignment and orientations to be determined in partnership with private developer) (Assumed 1,250 ft N/S and 1,700 ft E/W); sidewalks on both sides; on street parking; landscaped buffer; lighting; two-lane roads; bikes in mixed traffic; safe pedestrian crossing locations	2020	\$350,000	2022	\$0	2024	\$3,500,000	\$ 3,850,000	Private Development, City of Dunwoody	Private Development, City of Dunwoody	Private Development, City of Dunwoody	\$ 770,000
9	Dunwoody Village Internal Multi-Modal Streets - Phase II	Longer-term completion of grid network as part of phased redevelopment (exact alignment and orientations to be determined in partnership with private developer) (Assumed 1,000 ft N/S and 1,000 ft E/W); sidewalks on both sides; on street parking; landscaped buffer; lighting; two-lane roads; bikes in mixed traffic; safe pedestrian crossing locations	2020	\$25,000	2022	\$0	2024	\$2,500,000	\$ 2,525,000	Private Development, City of Dunwoody	Private Development, City of Dunwoody	Private Development, City of Dunwoody	\$ 55,000

Other Projects

	Project Name	Description	Cost	Year	Responsible Party	Funding Source
1	Update Village Overlay to include short-term renovation without full site upgrades		\$50,000	2017	City of Dunwoody	General Funds
2	Village Area Parking Study		\$30,000	2018	City of Dunwoody	General Funds
3	Develop façade and landscape incentive program for local businesses		\$25,000	2018	City of Dunwoody	General Funds
4	Dunwoody Village Central Open Space	Create open spaces in conjunction with significant redevelopments	\$3,000,000	2019	City of Dunwoody	General Funds
5	Dunwoody Library (Chamblee Dunwoody at Womack) Open Space	Create open spaces in conjunction with the library	\$150,000	2019	City of Dunwoody	General Funds

FIVE-YEAR ACTION PLAN

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

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