

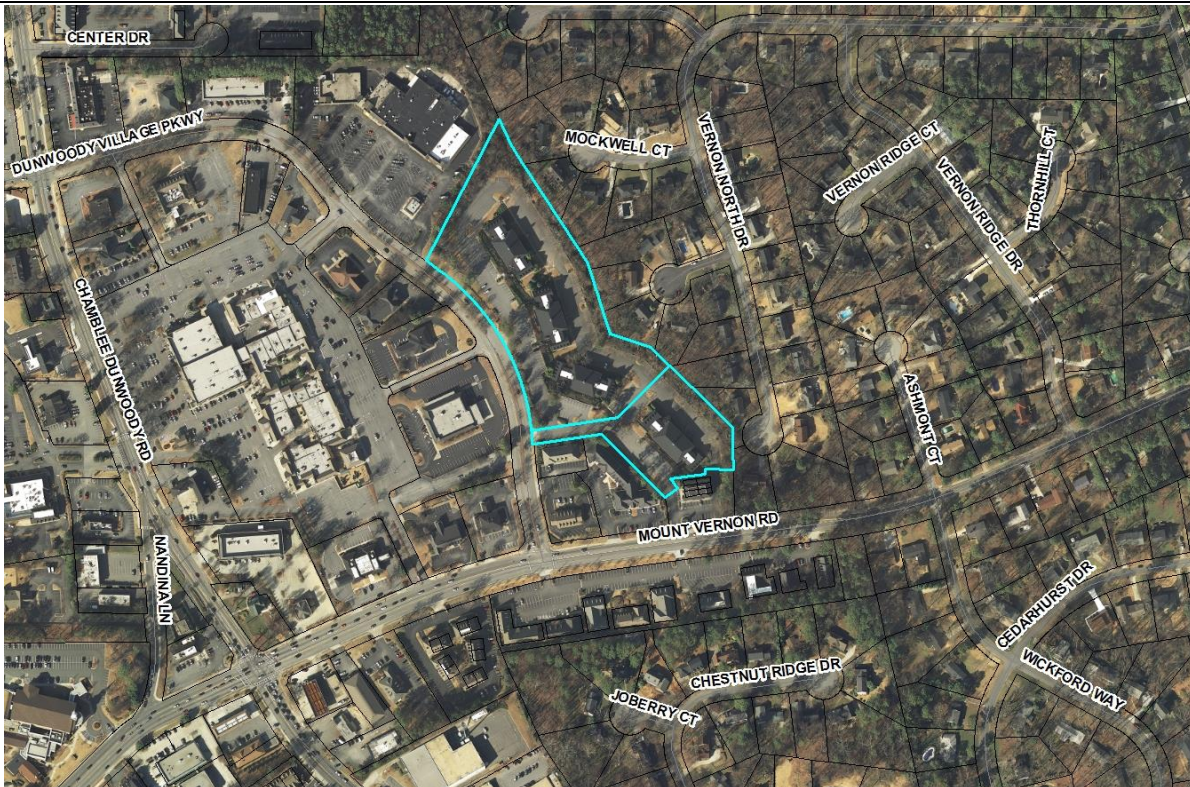
MEMORANDUM

To: Community Council

From: Rebecca Keefer, AICP

Date: December 11, 2014

Subject: **RZ 15-021:** Pursuant to the City of Dunwoody Zoning Ordinance, §27-330, applicant, Lonnie Moss, on behalf of CQ Dunwoody Village Court, LLC, seeks permission to rezone property currently zoned Office-Institution (O-I) District to Multi-dwelling Residential District (RM-100) to allow for construction of an 81-unit townhome development. The subject property consists of two parcels: tax parcel 18-366-060-61 located at 1530 Dunwoody Village Parkway, Dunwoody, GA 30338, and tax parcel 18-366-060-65 located at 1536 Dunwoody Village Parkway, Dunwoody, GA 30338.



BACKGROUND

The site is located on the eastern side of Dunwoody Village Parkway, just north of its intersection with Mount Vernon Road. The property consists of two parcels, both currently zoned Office-Institution (O-I). The subject property, consisting of two tax parcels, contain approximately 8.38 acres of land located at 1530 and 1536 Dunwoody Village Parkway, Dunwoody, Georgia 30346.

According to the site plan dated November 24, 2014, the developer proposes to construct 11 multi-unit buildings, containing a total of 81 units, on 8.38 acres of land. By ordinance, the maximum building length may not exceed 250 feet, and the maximum density for RM-100 is 12 dwelling units per acre. The subject property will contain 9.66 units per acre. Parking will consist of 2 spaces in each garage and 2 in each driveway for a total of 324 spaces, plus two overflow parking lots consisting of 27 spaces—a total of 351 total spaces. Staff is concerned that vehicle parking in front of unit garages will extend into the drive aisles and interfere with vehicle movement and emergency vehicles. At a minimum, the design creates a situation where enforcement issues are created.

The townhomes are to have front-facing two-car garages with a minimum private driveway length of 12 feet from back of proposed curb to face of garage doors. The current internal street network will be removed and replaced with a private drive spanning 24 feet from back of curb to back of curb. The typical dimensions of each townhome are 20 feet wide and 50 feet deep with a deck of approximately 7 feet in depth on the front above the private driveway and a height no higher than 35 feet (three-stories) above grade, "measured as the vertical distance from finished grade along the exterior building wall to the...average distance between the eaves and the ridge level for gable, hip, and gambrel roofs" (§ 27-577(2)).

The proposed plan calls for four "landscaped courtyard" areas and classifies there to be 55 percent common open space, equivalent to 3.78 acres; the Code requires 20 percent of the lot area to be open space with a maximum of 35 percent lot coverage (§27-58). The applicant will be amending the application to provide the appropriate calculation of impervious surface according to the procedures for determining lot coverage.

Lot coverage in the November 24, 2014 site plan is calculated at 31 percent using the 2.6 acres that consist of "townhomes, driveways, and sidewalks" but does not take into account the 2.0 acres that consist of "private drives." Taking into account the private drive area increases the total lot coverage to a total of 45 percent. The developer will be applying for a variance from the lot coverage maximum (§27-58) and a variance from the 75-foot stream buffer regulation (§16-98).

Direction	Zoning	Use	Current Land Use
N	C-2	Commercial	Office
S	O-I	Office-Institution	Office/Commercial
E	R-100	Residential	Single-Family Residential
W	C-1	Commercial	Office/Retail

Dunwoody's residential zoning districts are primarily intended to create, maintain and promote a variety of housing and living opportunities for individual households and to help ensure consistency with the comprehensive plan. When the zoning ordinance refers to "RM" zoning districts, it is referring to the multi-dwelling zoning districts: RM-150, RM-100, RM-

85, RM-75 and RM-HD. The primary purposes of the RM, multi-dwelling zoning districts are as follows:

- a. To accommodate the development of multi-dwelling residential development in areas designated for such development by the comprehensive plan;
- b. To accommodate infill development that is in keeping with the physical character of existing neighborhoods; and
- c. To accommodate uses and structures designed to serve the housing, recreational, educational, religious and social needs of the neighborhood.

ANALYSIS

Comprehensive Plan

The subject parcel is located in the 'Dunwoody Village Character Area,' and within the Village Transition area, as designated by the Dunwoody Village Master Plan. The property is located on the periphery of the envisioned multi-use node, bordered by single-family residential to the east. The Comprehensive Plan prioritizes the enhancement of buffers surrounding single-family neighborhoods adjacent to these more intense districts. The Dunwoody Village Master Plan recommends that the use of the subject parcel should include an attached residential product at 10 to 12 units to the acre. Characteristics of the Comprehensive Plan and its adopted sub-area master plan call for development character with considerations for transitional building heights, material specifications, multi-modal transportation design, and age-targeted design. Staff has concerns over building materials that will be used where the developer has stated brick will be used and another material is depicted in the plan. Portions of both the Comprehensive Plan related to the Dunwoody Village Character Area and its addendum, the Dunwoody Village Master Plan, are attached for consideration.

Review and Approval Criteria

In accordance with Georgia and local law, the following review and approval criteria shall be used in reviewing the respective amendment applications:

Section 27-335. Review and approval criteria.

- b. *Zoning Map Amendments.* The following review and approval criteria must be used in reviewing and taking action on all zoning map amendments:
 1. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan;
 2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;
 3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
 4. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
 5. Whether there are other existing or changing conditions affecting the use and development of the property that provide supporting grounds for either approval or disapproval of the zoning proposal;
 6. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources; and

7. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The Community Council meeting is the first opportunity for the application to be discussed—the result of which will be heard in January by the Planning Commission at their regularly scheduled January 13, 2015 meeting.

Attachments

- Location Map, Zoning Districts Map
- Comprehensive Plan excerpt
- Dunwoody Village Master Plan excerpt
- Application packet

AMENDMENT APPLICATION

Dunwoody
Smart people – Smart city

41 Perimeter Center East | Dunwoody, GA 30346
Phone: (678) 382-6800 | Fax: (770) 396-4828

*** Applicant Information:**

Company Name: Cypress Communities, LLC

Contact Name: Lonnie Moss

Address: 2970 Peachtree Rd., Suite 850, Atlanta, GA 30305

Phone: 404-456-8067 Fax: _____ Email: lonnie@cypress-communities.com

Pre-application conference date (required): _____

* **Owner Information:** ☐ Check here if same as applicant

Owner's Name: CQ Dunwoody Village Court, LLC

Owner's Address: 7390 McGinnis Ferry Rd., Suite 200, Suwanee GA 30024

Phone: 404-429-6337 Fax: _____ Email: warren.base@gmail.com

*** Property Information:**

Property Address: 1530, 1532, 1534, 1536 Dunwoody Village Pkwy Parcel ID: 1836606061 and 1836606065
Current Zoning Classification: O-I
Requested Zoning Classification: RM-100


*** Applicant Affidavit:**

I hereby certify that to the best of my knowledge, this amendment application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinance. I certify that I, the applicant (if different), am authorized to act on the owner's behalf, pursuant to this application and associated actions.

Applicant's Name: Lonnie Moss / Cypress Communities, LLC
Applicant's Signature: Lonnie Moss Date: 11-17-14

*** Notary:**

Sworn to and subscribed before me this 17th Day of NOV, 2014
 Notary Public: Susan B. Kauffman
 Signature: Susan B. Kauffman
 My Commission Expires: April 7, 2015



RECEIVED
11/18/14

Additional Property Owner(s) Notarized Certification


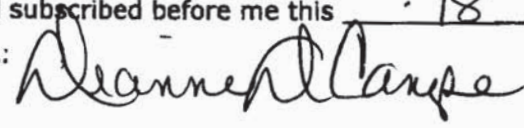
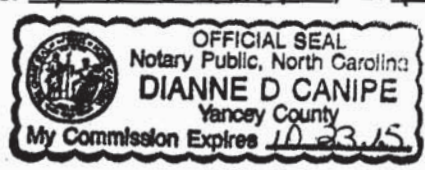
Dunwoody

Smart people – Smart city

41 Perimeter Center East | Dunwoody, GA 30346
Phone: (678) 382-6800 | Fax: (770) 396-4828

I hereby certify that to the best of my knowledge, this amendment form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinance. I certify that the applicant(s) (if different) are authorized to act on my behalf, pursuant to this application and associated actions.

* Property Owner (If Applicable):

Owner Name:	CQ Dunwoody Village Court, LLC		
Signature:		Date:	11/18/2014
Address:	7390 McGinnis Ferry Road., Suite 200, Suwanee, GA 30024		
Phone:	404-429-6337	Fax:	
Email:	warren.bafe@gmail.com		
Sworn to and subscribed before me this	18	Day of	November, 2014
Notary Public:			
			

* Property Owner (If Applicable):

Owner Name:			
Signature:		Date:	
Address:			
Phone:		Fax:	
Email:			
Sworn to and subscribed before me this		Day of	, 20
Notary Public:			

* Property Owner (If Applicable):

Owner Name:			
Signature:		Date:	
Address:			
Phone:		Fax:	
Email:			
Sworn to and subscribed before me this		Day of	, 20
Notary Public:			

Campaign Disclosure Statement

Dunwoody

Smart people - Smart city

41 Perimeter Center East | Dunwoody, GA 30346

Phone: (678) 382-6800 | Fax: (770) 396-4828

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Dunwoody City Council or a member of the City of Dunwoody Planning Commission?

☐ YES ☒ NO

* Applicant / Owner:

Signature: <u><i>Kevin M. [Signature]</i></u>	Date: <u>11-17-14</u>
Address: <u>2970 Peachtree Rd. Ste. 850 Atlanta, GA 30305</u>	

If the answer above is yes, please complete the following section:

Date	Government Official	Official Position	Description	Amount

Project Explanation Statement

Project Name: Dunwoody Village Townhomes

Address: 1530, 1532, 1534 and 1536 Dunwoody Village Parkway

Explanation of Project:

This proposal requests the rezoning from O-I to RM-100 to redevelop an existing office development into 81 townhomes as shown on the site plan. Variances will also be requested pursuant to a separate application. Enclosed with this application are pictures reflecting the proposed design intent for the interior and exterior finishes.

Total Acreage: 8.38 acres

Total Number of Lots: 81 townhomes

Zoning Map Amendments

a. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan;

The zoning proposal to rezone from O-I to RM-100 to develop for sale townhomes at a density of 9.66 units per acre is consistent with Dunwoody's comprehensive plan. The Dunwoody comprehensive plan places the site in the Dunwoody Village character area and in the Village Transition area. Development of up to three stories at a residential density of up to 12 units per acre is contemplated by the comprehensive plan on this property. The comprehensive plan also contemplates preservation of the buffer next to the adjacent single family uses and this proposal accommodates such a buffer.

b. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;

Adjacent and nearby properties are developed with a mix of uses including commercial, office, bank and single family uses. The location of the property on the edge of the Dunwoody Village Overlay District adjacent to single family residential, makes the proposed townhome use more suitable than the uses permitted by the existing O-I zoning. The proposed townhomes will provide a transition to the single family homes in the Mount Vernon North subdivision located to the east.

c. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The narrow shape of the site and the location of a stream along the entire eastern boundary limit the economic viability of development of the site for office uses. The proposed townhome use provides a more reasonable economic use of the property.

d. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

The rezoning will benefit the adjacent and nearby property by providing a less intensive use of the property than the existing O-I zoning would permit. Further, the proposed townhomes will be more environmentally sensitive to the existing stream than an office development would be. The townhomes create an appropriate residential buffer between the single family homes to the east and the commercial and institutional uses to the north, south and west of the property.

e. Whether there are other existing or changing conditions affecting the use and development of the property that provide supporting grounds for either approval or disapproval of the zoning proposal;

The subject property is part of an area which went through a master planning effort in 2011. The Dunwoody Village Master Plan recommends for sale residential uses on the subject property at a density of 10 to 12 units per acre, which is consistent with the proposal. The proposed development will also substantially reduce the existing encroachment into the stream buffer.

f. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources; and

There are no historic buildings, sites, districts or archaeological resources on or adjacent to the property. None of the above will be impacted.

g. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

Typically residential use has a lesser impact than office use on existing streets and transportation facilities due to the nature of the use. Utilities will not be adversely impacted by the proposal. There will be an impact on schools due to the change in use to residential, however, the impact is not anticipated to be over burdensome based on the number of townhomes proposed.

Neighborhood Communication Summary

In pre-application meetings with staff regarding the project, we were advised of the zoning history of this property and that one of the Councilmembers, Terry Nall, is an immediate neighbor. Carl Westmoreland, the attorney for the Applicant, contacted Mr. Nall by email on October 22, telling him that a plan had been submitted for concept review, generally describing the proposal and offering to meet with him and other interested neighbors. Mr. Nall replied on October 24 and we began trying to find a date to meet. On October 29, Mr. Nall said that "5-6" neighbors would represent the neighborhood and we have continued to attempt to schedule a meeting with that group before the December 11 Community Council meeting. Attached hereto are copies of the described correspondence.

Carl Westmoreland

From: Terry Nall <Terry.Nall@dunwoodyga.gov>
Sent: Friday, October 24, 2014 8:24 PM
To: Carl Westmoreland
Cc: Terry Nall
Subject: Re: Dunwoody Village Parkway

Hi Carl,

I would like to meet with you to learn more. I think it would be productive to arrange a meeting with our neighborhood, if you're receptive.

I can assure you that density and height of the units abutting our neighborhood will be of concern to my neighbors.

Are you able to meet me around 6:00pm one evening? I know it's after hours, but I'm in the middle of a really big project in my day job.

Thanks for connecting with me. I really appreciate it.

Terry Nall
Dunwoody City Council (At Large)
Cell: (404) 915-6693
Email: Terry.Nall@DunwoodyGA.gov

-- Sent from my mobile phone. Please excuse any misspellings.

On Oct 22, 2014, at 10:15 AM, "Carl Westmoreland" <CWestmoreland@mmmlaw.com> wrote:

We have submitted a plan for concept review which proposes redevelopment of the 8 acres of office buildings on Dunwoody Village Parkway for townhomes. Although this would not come to Council for several months, I understand that you live behind the property and I would like to offer to meet with you to discuss this on the front end if you would like. Please let me know if you would like to meet and, if so, a convenient time and place.

<image001.gif> **Carl Westmoreland**
Morris, Manning & Martin, LLP
1600 Atlanta Financial Center
3343 Peachtree Road, NE
Atlanta, Georgia 30326
Direct: 404.504.7799
Fax: 404.365.9532
cwestmoreland@mmmlaw.com

Please consider the environment before printing this email.

Page 2 of 4

Carl Westmoreland

From: Terry Nall <Terry.Nall@dunwoodyga.gov>
Sent: Wednesday, October 29, 2014 6:52 AM
To: Carl Westmoreland
Cc: Terry Nall
Subject: RE: Dunwoody Village Parkway

Hi Carl,

I'm sorry to report the days/times below have conflicts. Let me get back to you with a range of alternatives.

I wrote the entire neighborhood and have received commitments from 5-6 neighbors to represent the neighborhood's interest. This is an important first step.

Back to you soon.

Terry Nall
 Dunwoody City Council Member (At Large)
 Cell: (404) 915-6693
 Email: Terry.Nall@DunwoodyGA.gov

From: Carl Westmoreland [CWestmoreland@mmmlaw.com]
 Sent: Monday, October 27, 2014 1:27 PM
 To: Terry Nall
 Subject: RE: Dunwoody Village Parkway

My client and I could meet at 6:00 this Wed or Nov 3 or 10. Please let me know if one of those will work for your group and, if so, where you would like to meet.

[cid:image001.gif@01CFF1E9.B084A230]

Carl Westmoreland
 Morris, Manning & Martin, LLP
 Direct: 404.504.7799
cwestmoreland@mmmlaw.com<<mailto:cwestmoreland@mmmlaw.com>>

From: Terry Nall [<mailto:Terry.Nall@dunwoodyga.gov>]
 Sent: Friday, October 24, 2014 8:24 PM
 To: Carl Westmoreland
 Cc: Terry Nall
 Subject: Re: Dunwoody Village Parkway

Hi Carl,

Page 3 of 4

Carl Westmoreland

From: Terry Nall <Terry.Nall@dunwoodyga.gov>
Sent: Wednesday, October 29, 2014 1:37 PM
To: Carl Westmoreland
Subject: Re: Dunwoody Village Parkway

Carl,

Thanks. I'll call you to discuss.

Terry Nall
Dunwoody City Council (At Large)
Cell: (404) 915-6693
Email: Terry.Nall@DunwoodyGA.gov

-- Sent from my mobile phone. Please excuse any misspellings.

> On Oct 29, 2014, at 1:35 PM, Carl Westmoreland <CWestmoreland@mmmlaw.com> wrote:

>

> OK. If your preferred time is still 6:00 pm, I could meet Nov 17, 19 or Dec 1. If none of those work, maybe we could look at a Sunday afternoon, late.

>

>

> Carl Westmoreland
> Morris, Manning & Martin, LLP
> Direct: 404.504.7799
> cwestmoreland@mmmlaw.com

>

>

>

>

> -----Original Message-----

> From: Terry Nall [<mailto:Terry.Nall@dunwoodyga.gov>]

> Sent: Wednesday, October 29, 2014 6:52 AM

> To: Carl Westmoreland

> Cc: Terry Nall

> Subject: RE: Dunwoody Village Parkway

>

> Hi Carl,

>

> I'm sorry to report the days/times below have conflicts. Let me get back to you with a range of alternatives.

>

> I wrote the entire neighborhood and have received commitments from 5-6 neighbors to represent the neighborhood's interest. This is an important first step.

>

> Back to you soon.

>

> Terry Nall

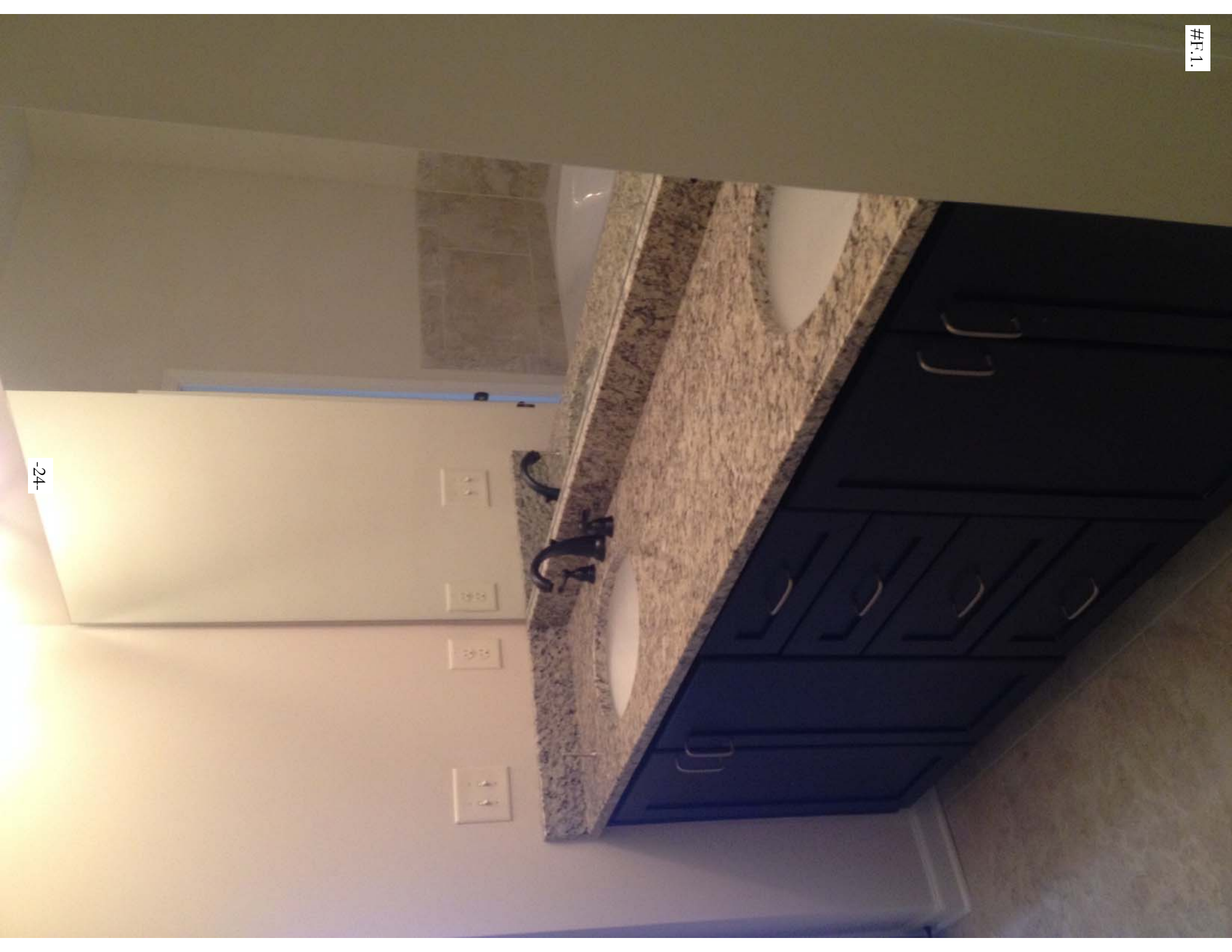
Page 4 of 4

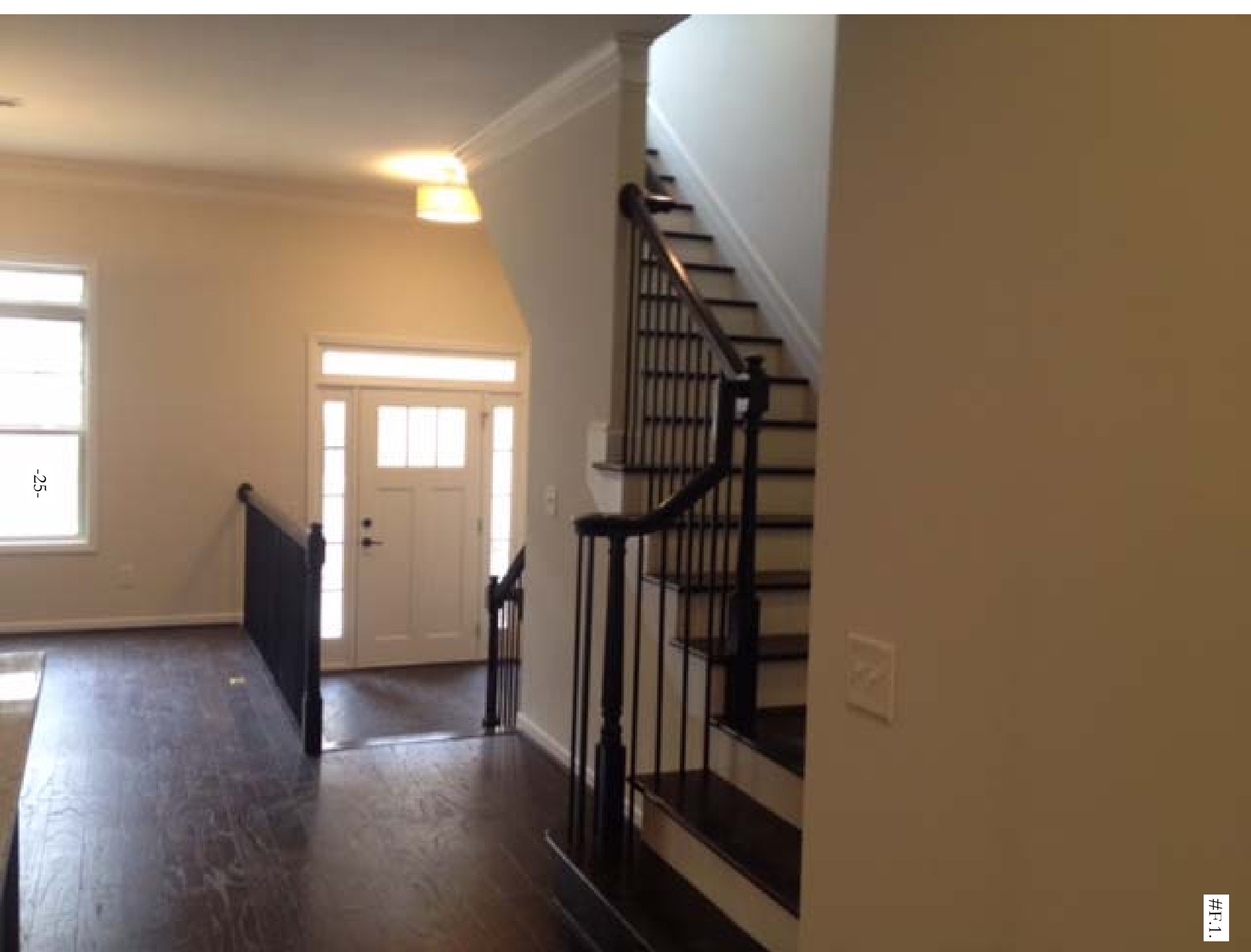


#F.1.























PLAN NOTES:

1. SURVEY INFORMATION TAKEN FROM AS-BUILT SURVEY BY ESSENTIAL ENGINEERING SERVICES OCTOBER 2014, AS PROVIDED BY CLIENT. TREE INVENTORY PROVIDED BY TERRABUILD, USA, DATED 11-13-2014.
2. CURRENT ZONING: O-1
PROPOSED ZONING: RM-100
3. PROPERTY IS LOCATED BETWEEN ON DUNWOODY VILLAGE PARKWAY, JUST NORTH OF MT. VERNON ROAD, LAND LOT 366, 18TH DISTRICT, CITY OF DUNWOODY, DEKALB COUNTY, GEORGIA.
TAX PARCEL ID:1836606061 & 1836606065
EXISTING BUILDINGS EXIST ON-SITE WITH THE FOLLOWING ADDRESSES: 1530, 1532, 1534 & 1536 VILLAGE PARKWAY, DUNWOODY GA 30338.

OWNER INFORMATION: CQ DUNWOODY VILLAGE COURT, LLC
7390 McGINNIS FERRY ROAD, SUITE 200
SUWANEE, GA. 30024

6. BY GRAPHIC PLOTTING ONLY, THIS SITE IS NOT WITHIN THE LIMITS OF A 100 YR FLOOD HAZARD AREA PER FIRM PLANS 13089C0012J LAST REVISED MAY 16, 2013. THIS SITE IS WITHIN ZONE "X".
7. THE SITE CURRENTLY CONTAINS 4 BUILDINGS WITH ASSOCIATED DRIVES/PARKING/ETC. ALL BUILDINGS/DRIVES/PARKING TO BE REMOVED TO CONSTRUCT THE PROPOSED SINGLE FAMILY TOWNHOUSE DEVELOPMENT.
8. PROPOSED SITE TO BE RE-DEVELOPED WITH SINGLE FAMILY TOWNHOUSE UNITS. TOWNHOMES TO BE SOLD IN FEE-SIMPLE (FOUNDATION OF EACH UNIT). ALL OTHER AREA TO BE OWNED/MAINTAINED BY MANDATORY HOMEOWNERS ASSOCIATION.
9. ALL ON-SITE PRIVATE DRIVES TO BE 24' BACK OF CURB TO BACK OF CURB AS DELINEATED ON PLANS. ALL DRIVEWAYS TO TOWNHOUSE UNITS TO BE A MIN. OF 12 FEET IN LENGTH FROM BACK OF PROPOSED CURB TO FACE OF GARAGE DOORS. SUBDIVISION WILL NOT BE GATED AND WILL HAVE TWO MAIN ENTRANCES AND A THIRD ENTRANCE FOR ACCESS. PEDESTRIAN ACCESS TO BE ACCOMMODATED AT ALL ENTRANCES.
10. DEVELOPER TO REMOVE (1.27 AC) OF EXISTING CURBING, ASPHALT THAT IS PRESENTLY WITHIN THE 75' UNDISTURBED BUFFER. THE DEVELOPMENT WILL IMPACT (0.28 AC) OF THE 75' UNDISTURBED BUFFER. THIS WILL RESULT IN A 78% DECREASE IN IMPACTS TO THE 75' UNDISTURBED BUFFER.
11. SIDEWALKS TO BE PROVIDED AS FOLLOWS:

12. THERE ARE BUFFERED STATE WATERS ALONG THE NORTHEAST PROPERTY BOUNDARY. THE STREAM IS AN UN-NAMED TRIBUTARY THAT FLOWS INTO BALL MILL CREEK.

14. ALL UTILITIES TO BE UNDERGROUND.

15. NO STORMWATER MANAGEMENT IS PROVIDED FOR THE EXISTING

DEVELOPMENT. THE PROPOSED RE-DEVELOPMENT OF THE PROPERTY WILL

REQUIRE COMPLIANCE WITH THE CITY OF DUNWOODY STORMWATER

REGULATIONS AND WILL LIKELY INCLUDE, ON-SITE UNDERGROUND STORAGE

PROVIDE CHANNEL PROTECTION VOLUME/ROUTING: PROPRIETARY AND C

POTENTIAL STRUCTURAL /NON-STRUCTURAL WATER QUALITY CONTROLS

POTENTIAL STRUCTURAL/NON-STRUCTURAL WATER QUALITY CONTROLS.
OF DIUNWOODY AND CYPRESS COMMUNITIES ARE IN DISCUSSIONS TO CO

OF DUNWOODY AND CYPRESS COMMUNITIES ARE IN DISCUSSIONS TO COME
WITH A JOINT PLAN WHERE THE CITY OF DUNWOODY WOULD PROVIDE AN

WITH A JOINT PLAN WHERE THE CITY OF DUNWOODY WOULD PROVIDE AN
OFF SITE DETENTION FACILITY TO ACCOMMODATE THE NECESSARY STORAGE

OFF-SITE DETENTION FACILITY TO ACCOMMODATE THE NECESSARY STORM REQUIREMENTS

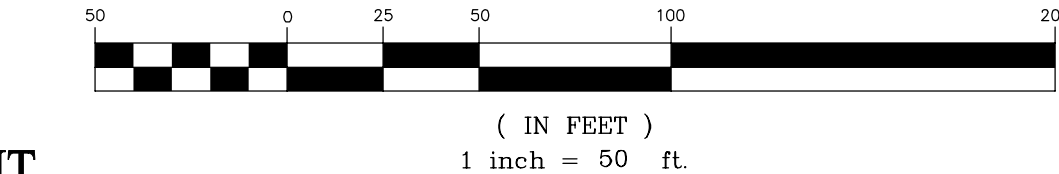
16. NO PARKING ANTICIPATED IN SETBACKS (SEE PLAN FOR PARKING LOCATIONS)

16. NO PARKING ANTICIPATED IN SETBACKS (SEE PLAN FOR PARKING LOCATIONS)

17. 81 TOWNHOMES TO BE FEE SIMPLE OWNERSHIP WITH MANDATORY HO

18. TRASH TO BE COLLECT WITH HERBIE CURBIE CANS.

19. CENTRAL MAIL KIOSK TO BE PROVIDED



TYPICAL TOWNHOUSE UNIT

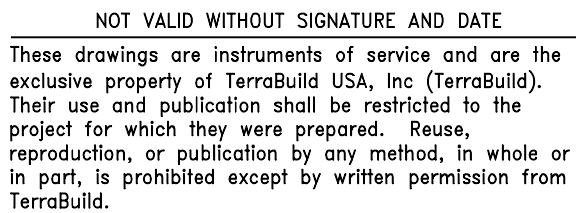
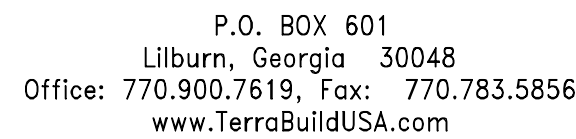
CLIENT

2970 PEACHTREE ROAD,
SUITE 850 ATLANTA,
GEORGIA 30305

PROJECT

LL 366, 18th DISTRICT,
CITY OF DUNWOODY,
DEKALB COUNTY, GA

TerraBuild PROJECT NO. E14026



DESIGNED BY _____

DRAWN BY _____

CHECKED BY _____

APPROVED BY _____

NOV 24, 2014

REVISIONS

[illegible]

DRAWING TITLE

CONCEPT SKETCH

DRAWING NUMBER

C-1

#F.1.1. INFORMATION PLAN DESIGN BUILD MANAGE TERRABUILD USA, INC.

**CYPRESS
COMMUNITIES,
LLC**

2970 PEACHTREE ROAD,
SUITE 850 ATLANTA,
GEORGIA 30305

PROJECT

DUNWOODY
VILLAGE
TOWNHOMES

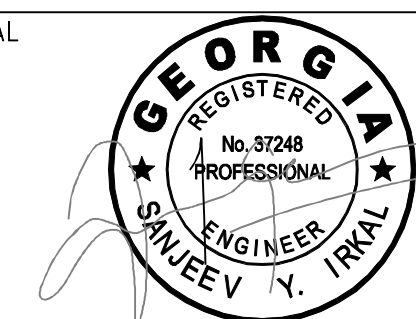
LL 366, 18th DISTRICT,
CITY OF DUNWOODY,
DEKALB COUNTY, GA

TerraBuild PROJECT NO. E14026



P.O. BOX 601
Lilburn, Georgia 30048
Office: 770.900.7619, Fax: 770.783.5856
www.TerraBuildUSA.com

SEAL



NOT VALID WITHOUT SIGNATURE AND DATE

These drawings are instruments of service and are the exclusive property of TerraBuild USA, Inc (TerraBuild). Their use and publication shall be restricted to the project for which they were prepared. Reuse, reproduction, or publication by any method, in whole or in part, is prohibited except by written permission from TerraBuild.

DESIGNED BY

DRAWN BY

CHECKED BY _____

APPROVED BY _____

DATE NOV 24, 2014

REVISIONS

DRAWING TITLE

EXISTING/
PROPOSED
OVERLAY PLAN

DRAWING NUMBER

E-

ENVISSION • PLAN • DESIGN • BUILD • MANAGE TerraBuild INC. #1

-34-

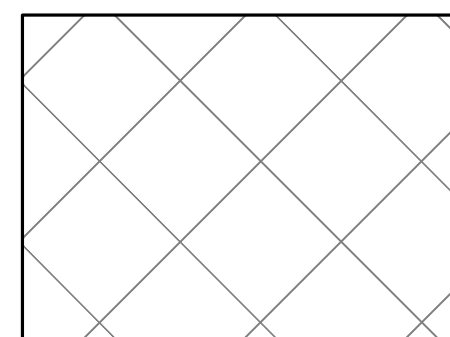
OPEN SPACE CALCULATIONS

PROPOSED SITE AREA: 8.38 ACRES

TOWNHOMES, DRIVEWAYS, SIDEWALKS: 2.6 ACRES

PRIVATE DRIVES: 2.0 ACRES

RESULTING OPEN SPACE 3.78 ACRES



EXISTING IMPACTS

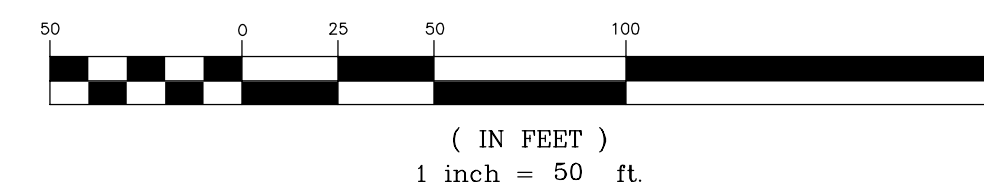


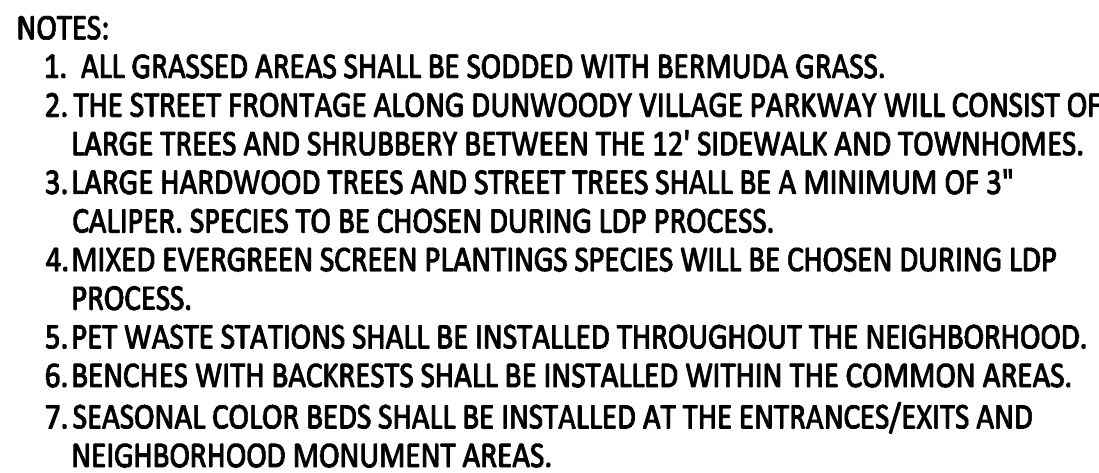
PROPOSED IMPACTS

Dunwoody Village Parkway
(public R/W)



GRAPHIC SCALE



35

L-1

$$\overline{\text{H}\#1} \quad \overline{\text{NOI}}; \dots; \overline{\text{NOI}};$$

THE BROWNSTONES AT DUNWOODY

Elegant Townhome Specifications • Features • Allowances

Presented By
CYPRESS COMMUNITIES

11/14

E XTERIOR FEATURES

All Sides Brick (per plan)
Garage door with two openers (Rear Entry—Garage--Carriage Doors)
Slate Deck with privacy partition and black decorative pickets
20 Year Chalet Shadow Dimensional Shingles
Gas Line Stubbed for Outdoor Grilling Area
Boricare Termite Treatment – Limited Lifetime Warranty

I NTERIOR FEATURES

Professional Interior Design service provided for your design selections (Two hours design time)
10' ceilings first floor/9' second floor (per plan)
Interior doors: 6'8" first floor with transoms and 6'8" second floor
Tray/Vaulted Ceilings (per plan)
Smooth Ceilings Both Floors
Stairs have a volute newel with stained handrail and wrought iron balustrades
2 piece Crown Molding: Foyer/Dining room/Living Room
4" Crown – Owners Suite
Fold down stairs to attic
Brushed Chrome Levers
Fireplace with gas starter
Honed Travertine fireplace front with custom mantle, Travertine is flush with floor
Finished Basement Included with additional bedroom/office and full bath
Interior Paint Duron -- One overall color
Paint Color Change in one room
One Trim Color
Ceiling Color – Wall Color or Trim Color

C USTOM GOURMET KITCHEN FEATURES

Stained or painted and glazed cabinets in kitchen, custom designed with decorative cabinet pulls
Granite Countertops
Recessed cans
Glass or Tumbled Marble Backsplash
Stainless steel under mount sink with Delta Stainless Steel Faucet
Garbage disposal
Icemaker hook-up
Water cut-off all line
Top grade Stainless Whirlpool appliance package
(Dishwasher, microwave-hood combo, 30" Oven, 30" 5 burner gas cook top)

All plans to be developed, reviewed & approved by the purchaser
All specifications & features are subject to change per spec house plan, and at builder's discretion.

Initial X_____

FLOORING FEATURES

Hardwood flooring in foyer, dining room, kitchen, powder room, family room, breakfast room, stairs to upstairs & upstairs hallway (per plan and specification)
 Tile floors in secondary baths
 Large 12"x 12" ceramic tile flooring in the Owner's bath
 Carpet in master bedroom & closet, secondary bedrooms & closets with 6lb pad
 Tile in laundry room

BATHROOMS

Granite vanities in Owner's Bathroom, powder room and secondary baths
 Raised Vanity in Owner's Bathroom
 Garden Tub in Owner's Bath
 Elongated commodes in all baths
 Exhaust fans in all commode areas
 Delta plumbing fixtures in powder and Owner's bath (8" spreads)
 Delta plumbing fixtures in secondary baths (4" spread)
 Shower Seat/shampoo deck in Owner's Shower
 Ceramic tile surround on shower walls in Owner's bath
 Ceramic tile surrounds on all secondary shower and bath walls
 Matte Chrome shower enclosure in Owner's Bathroom (per plan)

PLUMBING FEATURES

All water supply lines under fixtures have cut-offs
 Emergency main water cut-off
 Two outdoor spigots – front and deck
 50 gallon water heater

ELECTRICAL FEATURES

Clothes dryer set for electric
 Cable TV receptacles in all bedrooms and family room
 Two (CAT5) Structured Wiring phone jacks for high speed internet access
 Ceiling fan wiring for dual light/fan switch operation in owner's retreat and family room
 Telephone jacks in all bedrooms, kitchen and family room
 Pre-wired for security system
 Living room wall outlets switched for lamps
 Two sets of exterior flood lights
 Exterior plug on front stoop and deck
 Install 2 ceiling fans
 Dual control heating and cooling units with two separate programmable thermostats for zoned heating and cooling
 Brushed Nickel Lighting Package

All plans to be developed, reviewed & approved by the purchaser
 All specifications & features are subject to change per spec house plan, and at builder's discretion.

Initial X_____

ENERGY FEATURES

Insulated windows (fold out type)
Screens for all operable windows on side and rear (per plan)
Insulation factors: Walls R-13, Ceilings R-30, Basement walls R-13, Garage Ceilings R-30

LANDSCAPING

Fully Sodded Yard
Full Sprinkler system
Professionally designed landscaping plan with Monthly Lawn Care Program

WARRANTY FEATURES

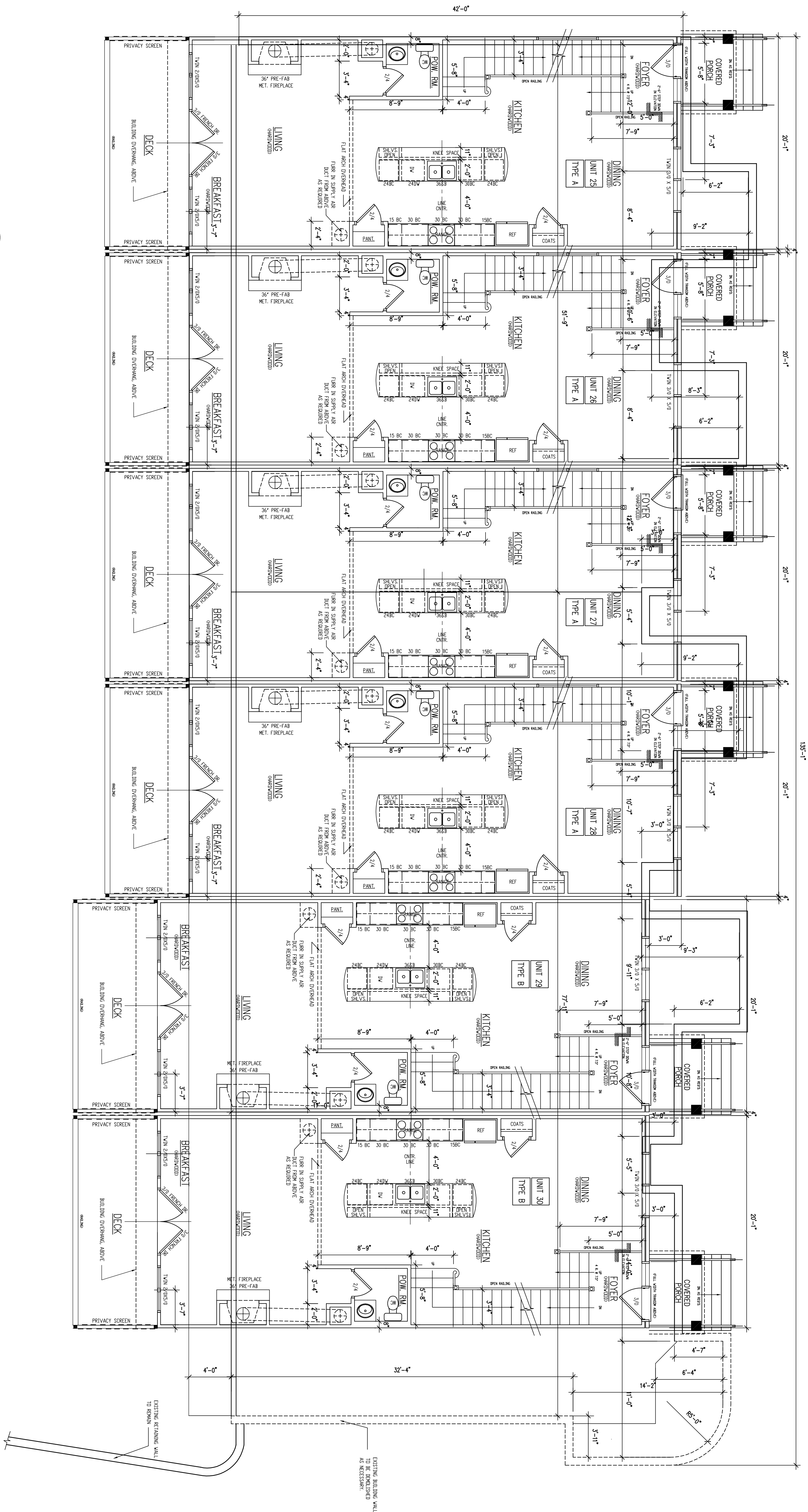
7-day, 24-hour emergency Warranty Service
Home Builders One Year Limited Warranty
Post Closing Warranty visits
Scheduled Warranty
Service appointments
Emergency Warranty
Service Provided After Hours, Weekends and Holidays
Information for Seasonal Preventative Maintenance

CUSTOMER CARE COMMITMENT

Homeowner Manual Review
Design Review Procedure
Pre Construction Orientation with Builder
Frame Stage Walk thru with Builder
Pre Closing Walk thru with Builder
Final Walk thru with Builder
Homeowner Referral Program

All plans to be developed, reviewed & approved by the purchaser
All specifications & features are subject to change per spec house plan, and at builder's discretion.

Initial X_____



1
3/16" = 1'-0"

BUILDING BLOCK PLAN - BUILDING D



RELEASED FOR CONSTRUCTION

BUILDING
BLOCK PLAN
BLDG. D
A-1.0

SERA II TOWNHOMES
BUILDING BLOCK PLAN
BUILDING D
745 FOUNTAINHEAD LANE, NE
ATLANTA, GEORGIA 30324

Project No.: AR 464D
Release Date: 06/03/13
Revised:
Revised:
Revised:

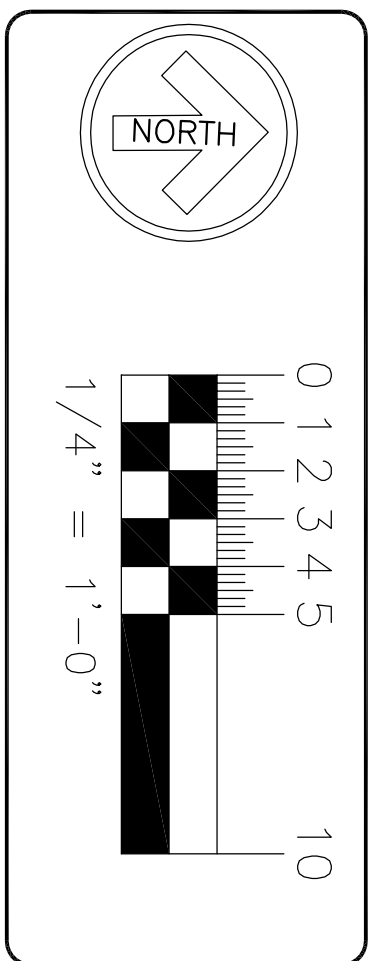
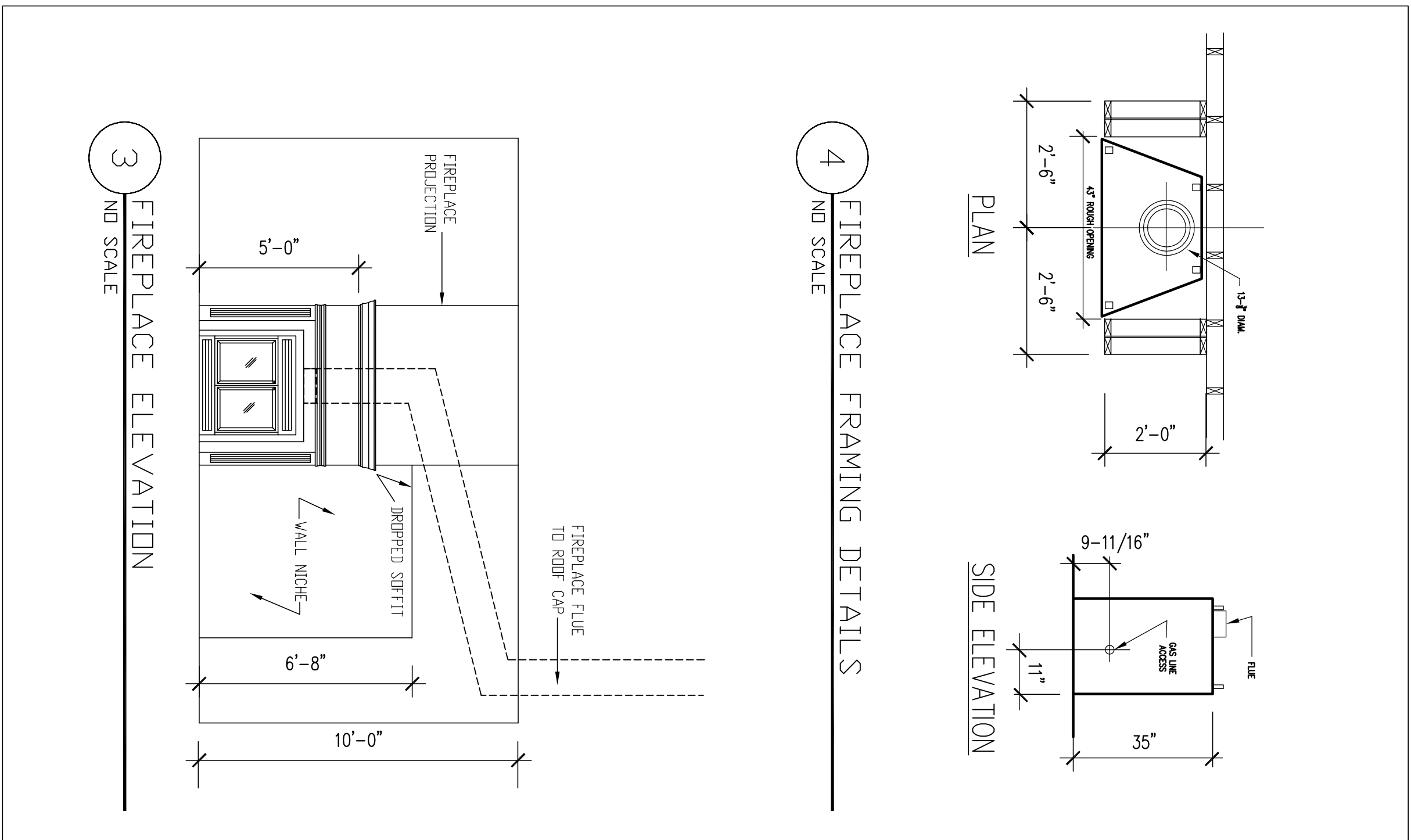
SEAL



ARCHITECTHIQUES, L.L.C.

557 SYCAMORE DRIVE
CANTON, GA 30115
PH: (678)-978-9716 Email: cfbatl@comcast.net
C. FRANK BIRDSONG, R.A.

RELEASED FOR CONSTRUCTION



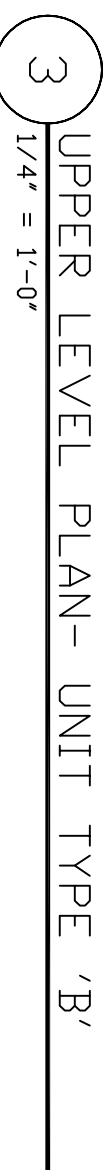
SERA II TOWNHOMES
FLOOR PLANS-BLDG. D
745 FOUNTAINHEAD LANE, NE
ATLANTA, GEORGIA 30324

Project No.:	AR 464D
Release Date:	06/30/13
Revised:	
Revised:	
Revised:	



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#F.1.



RELEASED FOR CONSTRUCTION



*BUILDING
ELEVATIONS
BLDG. D
A-3.0*

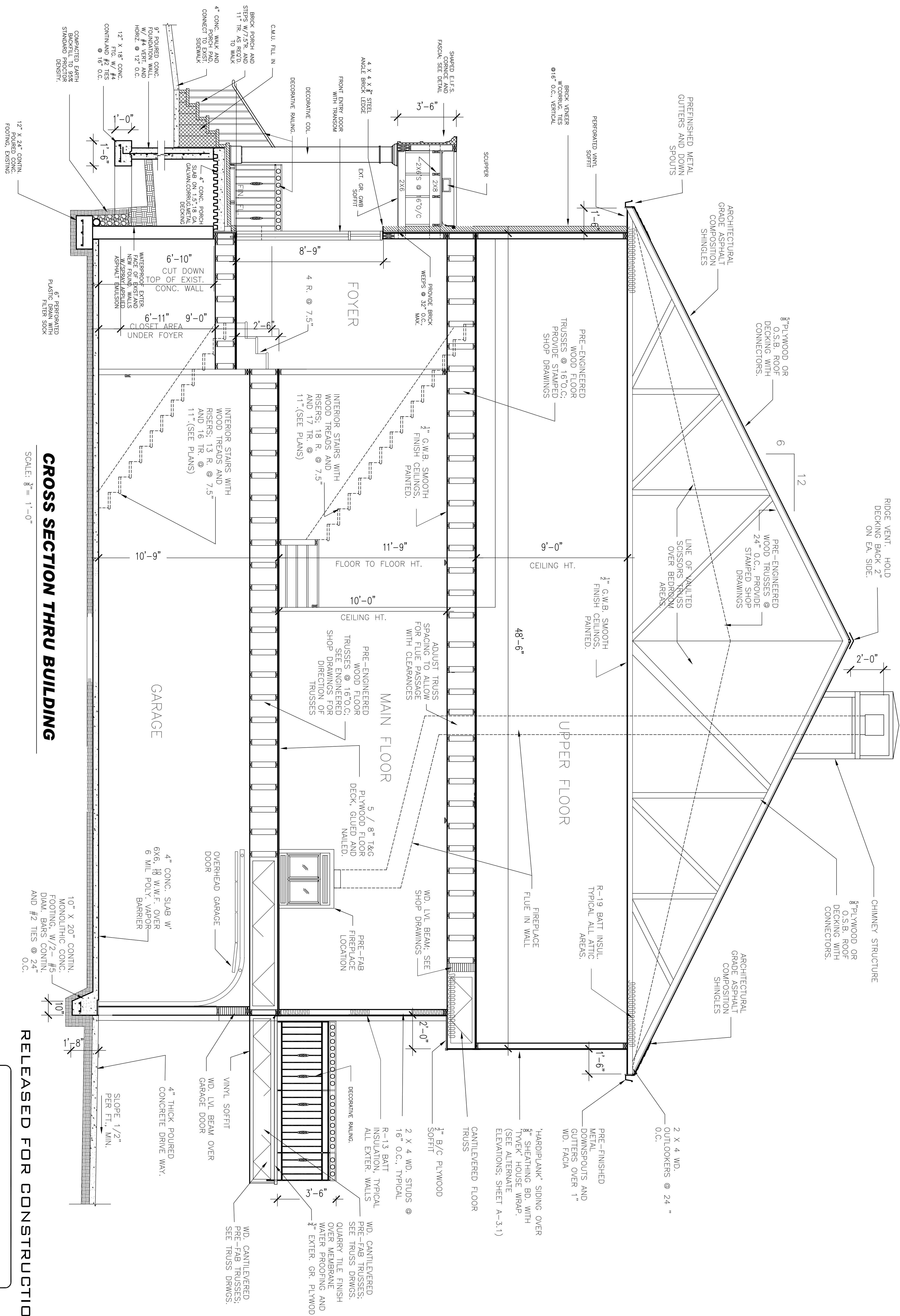
SERA II TOWNHOMES
ELEVATIONS-BUILDING D
745 FOUNTAINHEAD LANE, NE
ATLANTA, GEORGIA 30324

Project No.:	AR 464D
Release Date:	06/03/13
Revised:	
Revised:	
Revised:	



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CROSS SECTION THRU BUILDING

RELEASED FOR CONSTRUCTION



**BUILDING
CROSS
SECTION**

A-4.0

SERA II TOWNHOMES - BLDG. D

BUILDING CROSS SECTION

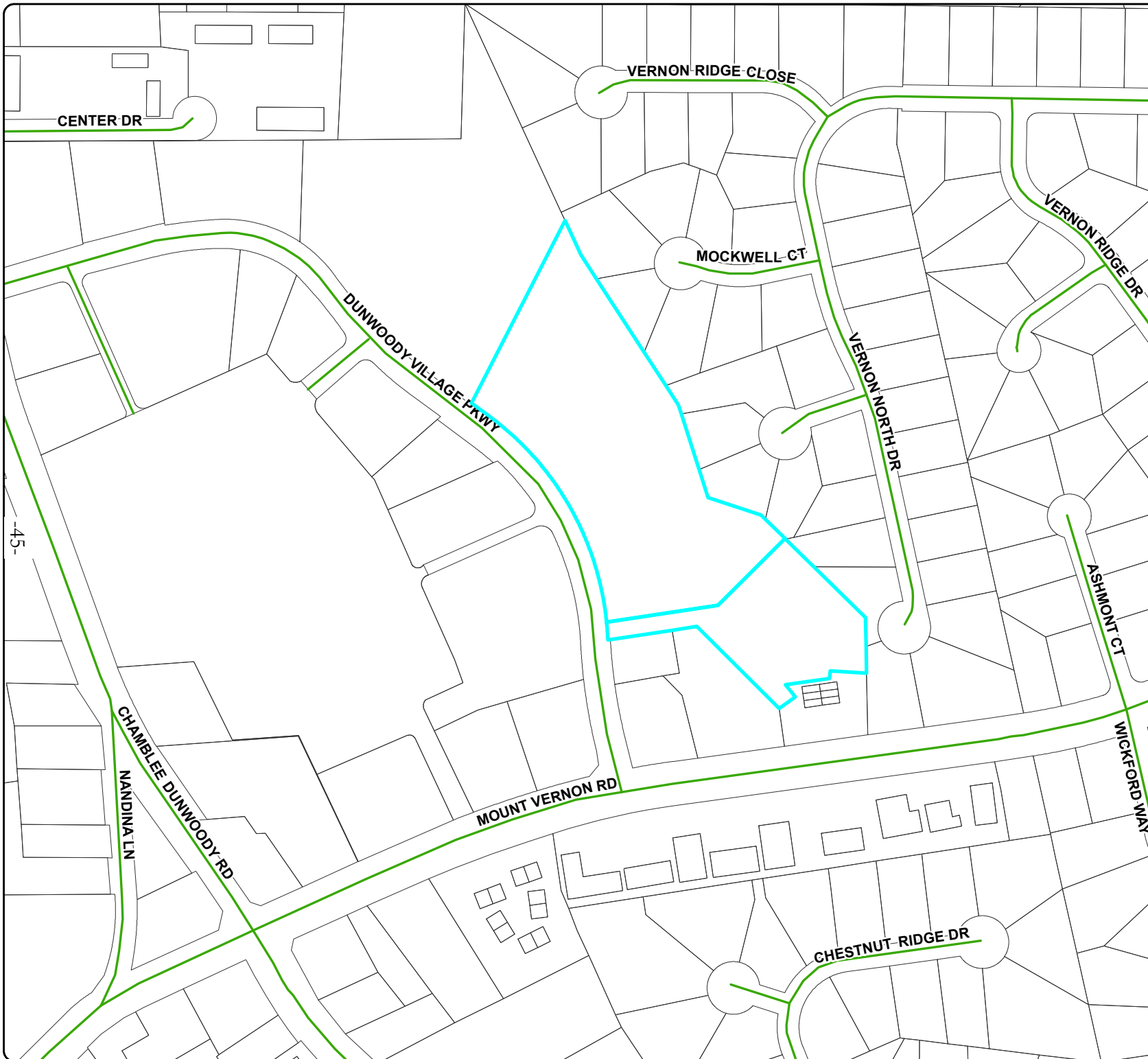
745 FOUNTAINHEAD LANE, NE
ATLANTA, GEORGIA 30324

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Revised:	
Revised:	



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Dunwoody*

*Smart people - Smart city

Community Development

41 Perimeter Center East | Dunwoody, Georgia
Suite 250 | 30346-1902
678-382-6800 ~ www.dunwoodyga.gov

1530 & 1536 Dunwoody Village Parkway

Site Location

December 2014

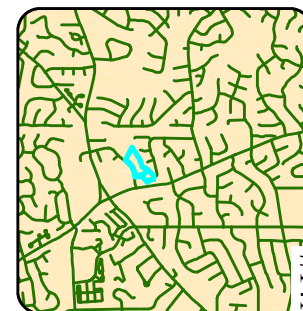
Legend

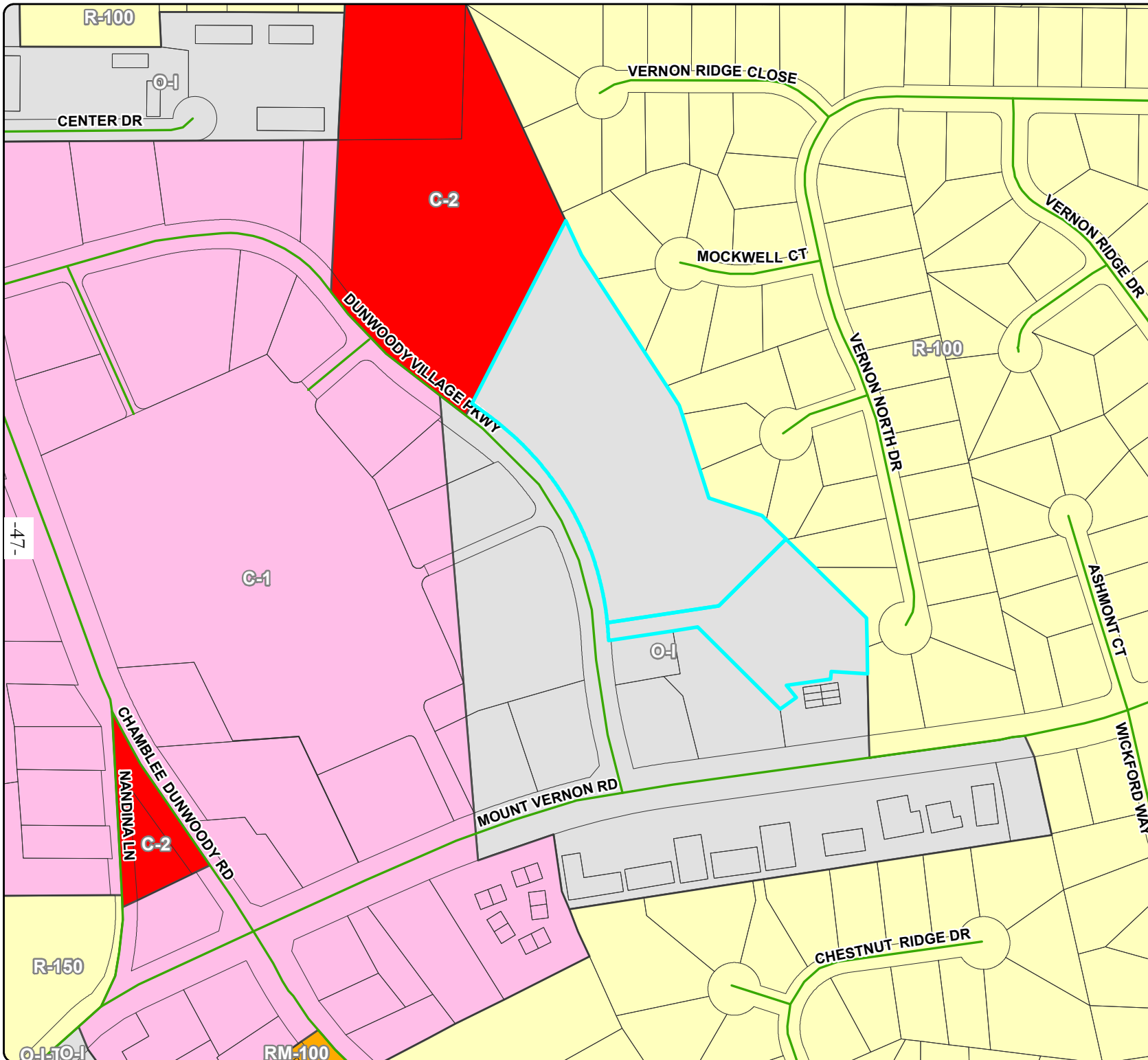
— Street Centerlines

□ Parcels



Scale: 1" = 300'
(1:3600)





Dunwoody*
 Smart people - Smart city
 Community Development
 41 Perimeter Center East Suite 250 Dunwoody, Georgia 30346-1902
 678-382-6800 ~ www.dunwoodyga.gov

1530 & 1536 Dunwoody Village Parkway

Site Location

December 2014

Legend

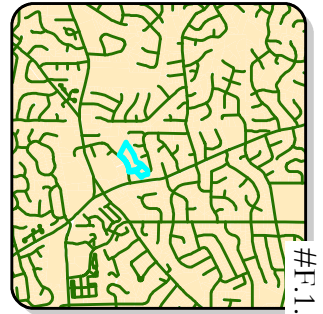
- Street Centerlines
- Parcels

City Zoning

DISTRICT

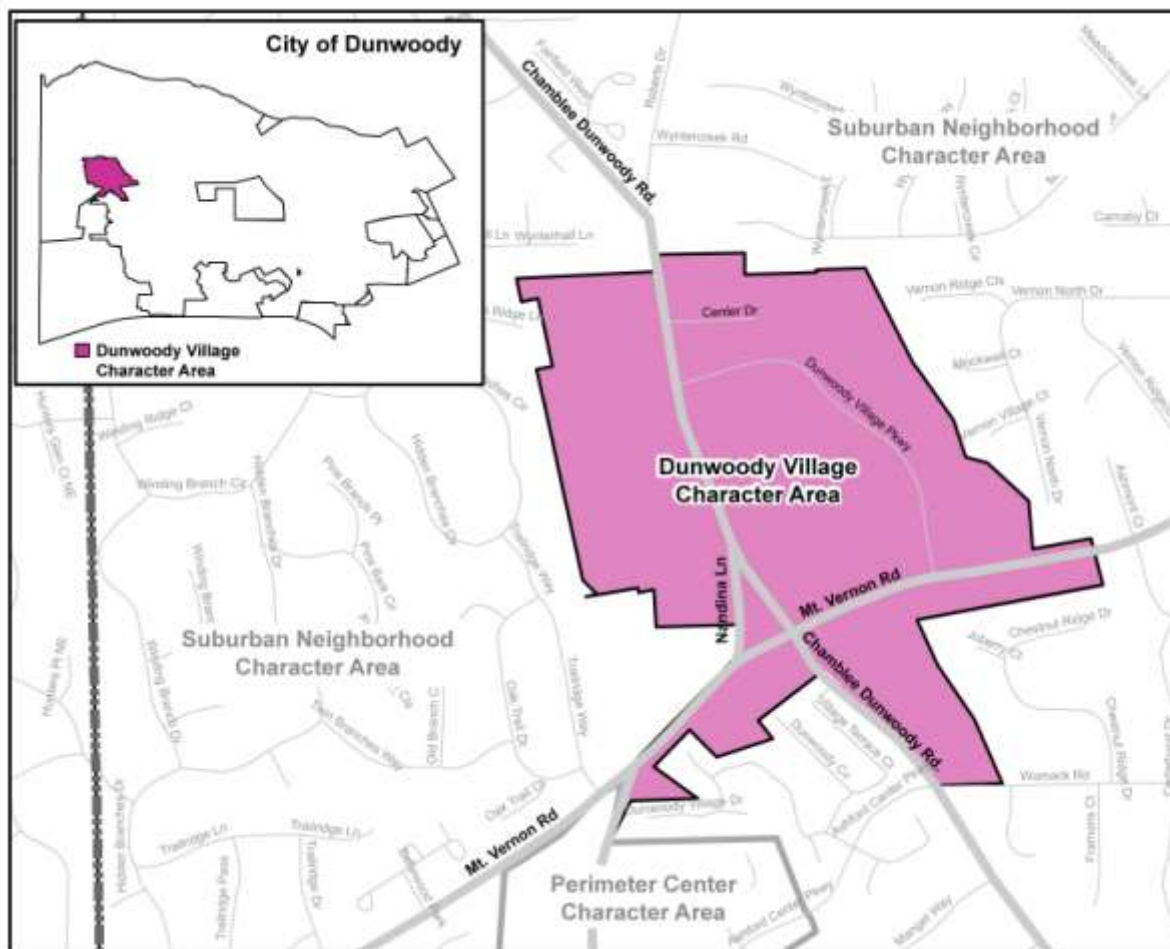
- Commercial-Residential Mixed-Use
- General Commercial
- Industrial
- Local Commercial
- Multi Family Residential
- Multi-Family Residential
- Neighborhood Shopping
- Office-Commercial-Residential
- Office-Distribution
- Office-Institution
- Office-Institution-Transitional
- Planned Development
- Residential Community Development
- Single Family Cluster Residential
- Single Family Residential

Scale: 1" = 300'
 (1:3600)





Dunwoody Village



Vision/Intent

Dunwoody Village has historically been the “heart” of Dunwoody. A master planning process will have established a detailed vision for this center of the community, focused on pedestrian and bicycle amenities, public functional green space, traffic calming, architectural controls, connectivity and place making. A sense of history will add to the charm and sense of place. This area will offer a “village green” with civic activities and amenities, and redevelopment will draw community members to shopping, dining and entertainment. Furthermore, redevelopment should have a residential component for day and evening activity to foster community. The design should embody the unique character of Dunwoody. The marker or unifying signifier (whether a “logo” or other identifier) that the City creates for itself and employs at gateways should be hallmarked in the Dunwoody Village in a distinctive, prominent way.



Future Development

- Height:** Up to 3 stories, but allow potentially up to 5 at intersections if and only if a unique project is proposed with architecturally distinct features, innovative parking solutions (covered decks, underground parking, or alternatives) and functional spaces for public use. A 5-story building would only be considered at the core of the Village; the boundary properties of the Dunwoody Character Area will not be appropriate if greater than two stories
- Form:** Master planned design, high quality building materials, civic amenities, integrated open space and appropriate transitions from greater to less intense uses. The periphery of the character area will include an exceptional, large transitional area to adequately protect single-family residential and other residential homes in the area
- Use:** Mixed-Use (combined office, retail and residential where residential is located only on the second floor or above) up to 12 units to the acre, although age-restricted projects would be granted consideration for additional densities; live-work units, civic institutional, community retail (not greater than 50,000 square feet), local and unique business, boutique retail, public assembly and entertainment. Additional density is allowable, if and only if, the nature of the mixed-use development provides exceptional opportunities for creating a high quality community



FIGURE 7: Dunwoody Village will feature buildings close to the street, an active pedestrian zone with bicycle options that are safe and inviting.



Goals

- Land use
 - Create an active community center with public places to gather, following a master planning process that potentially supports a redevelopment investment program
 - Through the Master Plan process, establish way-finding or landmark features that unify the Village and can be used across the City, if a way-finding or gateway plan does not already exist for the greater City as a whole
 - Master Plan should consider shadowing effects of taller buildings and appropriately regulate to not visually impose on adjacent single-family residents
 - Implement the Dunwoody Village Overlay and review regularly to ensure enforcement meets intent of overlay and Character Area vision
- Transportation and circulation
 - Creatively address the parking and congestion that new local activity may generate
 - Master Plan process will identify solutions for structural parking
 - Establish bicycle network for new connectivity throughout the City so that “all roads lead to the Village”
 - Establish infrastructure thresholds that new development must meet
- Community Facilities
 - Pursue site location evaluation and financing plan locating City Hall, Police and other civic functions, including options for joint public-private partnership
 - Create venues for cultural events like music and create programs for public uses of City Hall and library

Several regional examples of **redevelopment with open space** were referenced during Community Meeting discussions about Dunwoody Village. The City of Smyrna allows higher buildings adjacent to the plaza at the Market Village shown. The City of Dunwoody envisions similar development and rules whereby densities may increase, contingent upon the provision of amenities (open space, plazas, etc) or development features.



City of Duluth



City of Smyrna



City of Suwanee



2 VISION & FRAMEWORK PLAN

OVERALL VISION

In 2010 the City of Dunwoody adopted its first Comprehensive Land Use Plan. The Comprehensive Land Use Plan laid the foundation for this more detailed master plan effort:

Dunwoody Village has historically been the “heart” of Dunwoody. A master planning process will have established a detailed vision for this center of the community, focused on pedestrian and bicycle amenities, public functional green space, traffic calming, architectural controls, connectivity and place making. A sense of history will add to the charm and sense of place.

This area will offer a “village green” with civic activities and amenities, and redevelopment will draw community members to shopping, dining and entertainment. Furthermore, redevelopment should have a residential component for day and evening activity to foster community. The design should embody the unique character of Dunwoody. The marker or unifying signifier (whether a “logo” or other identifier) that the City creates for itself and employs at gateways should be hallmarked in the Dunwoody Village in a distinctive, prominent way.

The Dunwoody Village Master Plan was developed to create a more detailed vision for the District based upon the area’s unique character and identity, the desire to create a great sense of place, underlying real estate market fundamentals, and public input. The resultant master plan include land use and circulation framework plans and short-term and long-term action plans to guide City of Dunwoody initiatives and investments in this area over the next 10-20 years.

Throughout the planning process, public involvement was a vital element of developing a community driven plan. The process included:

- +/- 20 Stakeholder Interviews in August 2010
- 4 Sounding Board Meetings- a committee of 14 community members identified by City Council to serve as a focus group for the planning effort
- 4 Public Workshops (the 4th workshop was held twice on consecutive evenings)
- An Interactive Project Website
- A Community Preference Survey
- 3 Public Open Houses
- City Councilmember Interviews/Small Group Sessions

The first phase of community involvement in September and October of 2010 included stakeholder interviews, one Sounding Board Meeting, one public workshop, and the online community preference survey to clarify community goals and objectives for Dunwoody Village. While there are many perspectives and viewpoints in the community, the following community consensus points emerged through the public participation process and guided development of the Master Plan.

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



FUTURE CHARACTER

In September 2010, a Community Preference Survey was conducted at the first public meeting and online into early October to gather stakeholder input regarding the future of the Dunwoody Village. While over 270 stakeholders participated in the survey, the pool of respondents was not a scientific sample of the community as a whole. The community preference survey was not intended to be a voting mechanism, but rather one of many tools utilized during the planning process to provide greater insight into community issues and general preferences between various segments of the community.

The survey included two parts. First, a series of images were ranked by survey participants based upon their appropriateness for the future of the Dunwoody Village. Images were divided into two subareas: Village Transition areas adjacent to surrounding single-family neighborhoods and the Village Core roughly bounded by Mount Vernon Road, Chamblee Dunwoody Road, and Dunwoody Village Parkway. An additional set of images included circulation and open space images. The second half of the survey included a series of multiple choice questions and short-answer questions regarding land use, transportation/circulation, sense of place, and implementation.

Visual images that ranked most highly for Village Transition areas included a variety of low-scale buildings including retail, townhomes, and institutions. Almost all highly ranked images were brick buildings with somewhat contemporary versions of traditional architectural styles.

Within the Village Core, the most highly ranked images were a mix of retail and mixed-use images.

Within the circulation and open space images, hardscape plazas bordered by grass and trees, sidewalks, and bicycle paths rated most highly.



Notable results from multiple choice and short-answer questions:

- 74% of survey respondents reported that the Dunwoody Village needs some or extensive improvement and redevelopment. 22% reported that the area needs landscaping/general improvements and 3% reported that the area looks fine as it is.
- The retail goods and services most desired in Dunwoody Village by survey respondents included casual restaurants, grocery, pharmacy, gifts and specialty shops, and book/music shops.
- If residential units were added to the Village in the future, survey respondents reported that the most appropriate target markets are empty nesters/early retirees and young professionals.
- There is strong community desire for more open spaces, particularly small scale parks and plazas.
- The lack of sidewalks and uninviting pedestrian environment is viewed as a significant issue in the Village
- The highest implementation priorities from survey respondents were:
 - Create open space/parks
 - Make the area more walkable/bikable

Village Transition Areas



Village Core



Circulation and Open Space



Highly ranked survey images



LAND USE FRAMEWORK PLAN

The Land Use Framework Plan is intended to guide future redevelopment and community improvements within the Master Plan area over the next 10-20 years. The Dunwoody Village encompasses over 150 acres of property. Based upon current real estate market conditions and the significant amount of existing retail and office space within the Dunwoody Village, it is unlikely that large portions of the Village could experience redevelopment in the short-term (next 3-5 years).

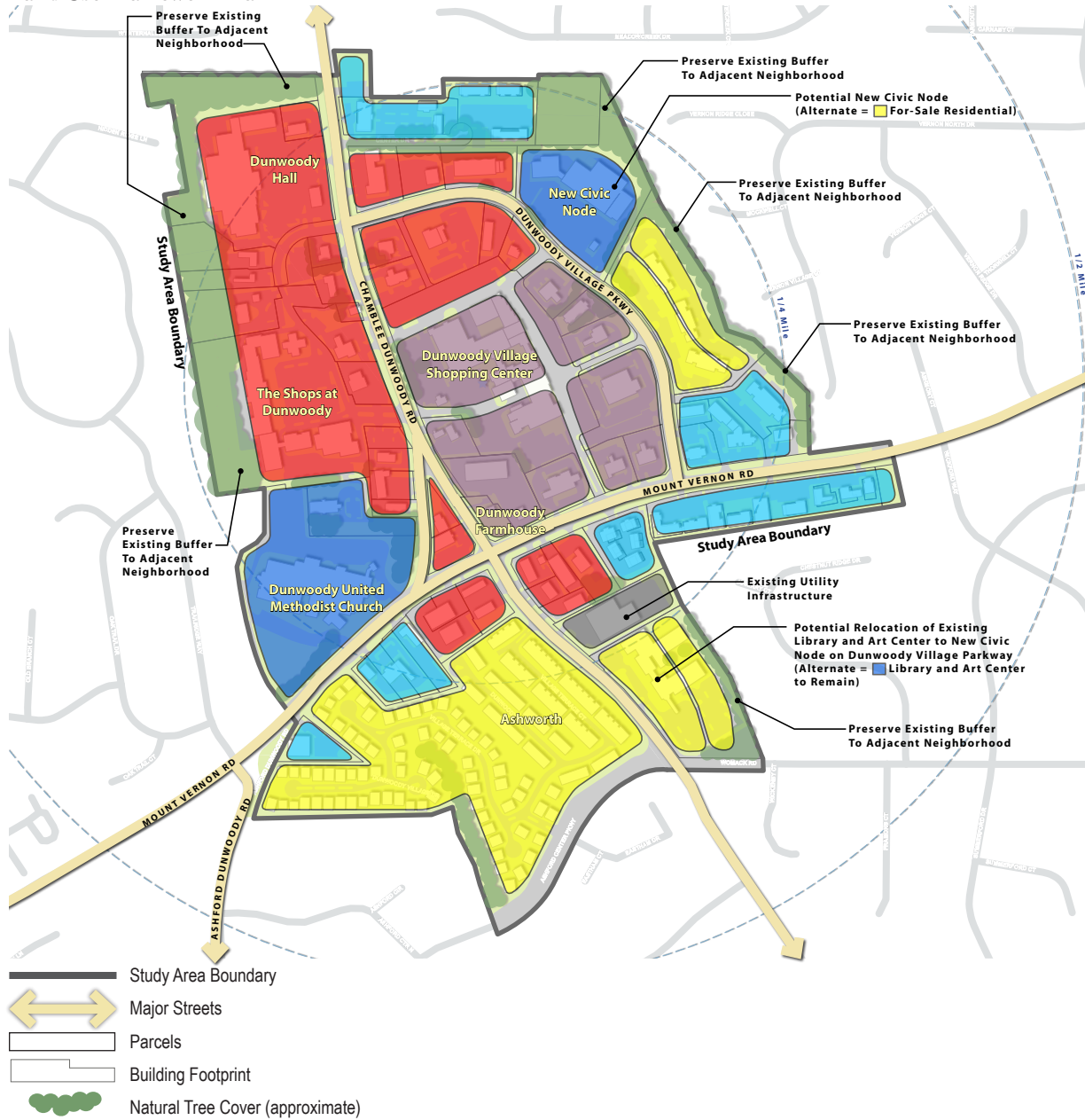
Additionally, a number of properties have multiple owners (office condominiums), are stable institutions or are higher performing retail properties and are unlikely to change in the short- to mid-term. These properties include the Ashworth neighborhood, Dunwoody United Methodist Church, The Shops at Dunwoody, Dunwoody Hall, and a series of office condos on the north side of the study area and along Mount Vernon Road. While some of these properties may need some upkeep and improvement, other areas within the Village exhibit lower levels of activity, rents, and occupancies. These areas are outlined in previous sections of this report related to Activity and Redevelopment Potential.

The land use framework plan seeks to create a 20-year vision for community improvement and redevelopment in areas that are most likely or most susceptible to change. Consistent with the community consensus points the Land Use Framework Plan seeks to:

- Create a more vibrant Village Center including a focal point community green space
- Encourage more compact development forms that promote walkability, but are appropriately sized and scaled to maintain and enhance the area's unique character and identity
- Maintain and enhance convenience retail centers that provide daily goods and services for nearby residents
- "Prune" lower performing retail and office sites over time to improve the area's market fundamentals and visual appeal of the Village
- Allow for modest residential development to enhance walkability and enliven the Village, but in doing so, encourage high-quality, owner-occupied units targeted at empty nesters and active adults

The following sections outline key strategies and recommendations for various districts within the Dunwoody Village Land Use Framework Plan.

Land Use Framework Plan



DUNWOODY VILLAGE DISTRICTS

- NEIGHBORHOOD & CONVENIENCE RETAIL:**
- Primarily existing retail/commercial
 - Limited professional office
 - Limited opportunity for new development
 - Facade / tenant upgrades over time
 - Internal landscape / pedestrian / site improvements over time (private)
 - Generally 1-2 story development
- SMALL-SCALE OFFICE:**
- Existing office space
 - Limited opportunity for new development
 - Facade / tenant upgrades over time
 - Internal landscape / pedestrian / site improvements over time (private)
 - Primarily 1-2 story development (third level of occupied space in some existing buildings)
- CIVIC / INSTITUTIONAL:**
- Existing civic / institutional uses (Dunwoody United Methodist Church)
 - Opportunity for new Civic Node
 - New "town green / plaza" (0.5-1.0 acres)
 - Potential new Municipal Complex
 - Potential relocation of existing Library & Arts Center (from Chamblee Dunwoody Road)
 - Potential new civic uses
 - 1-3 story development
 - Potential supporting retail / office (small-scale 1-2 stories)
 - NOTE: See separate detailed site concept
- FOR-SALE RESIDENTIAL:**
- Existing townhomes and small-lot single-family (Ashworth)
 - Opportunity for new development (Chamblee Dunwoody Road site & Dunwoody Village Parkway site)
 - 10 to 12 units per acre
 - 2 to 3 stories with private garages
 - Age-targeted (empty nesters)
 - Large units (greater than 2,000 sq. ft.)
 - For-sale product
 - Preserve existing buffers
 - High-quality design / materials
- VILLAGE CENTER MIXED-USE:**
- Existing Village commercial
 - Preservation of Cheek-Spruill Farmhouse
 - Preservation of Fresh Market and Walgreens
 - Significant opportunity for redevelopment (multiple sites)
 - New "town green" (1.5-2.0 acres)
 - New internal street grid
 - "Walkable" storefront character
 - Potential new storefront retail / office
 - Potential for-sale loft housing over ground-floor commercial (40-80 units)
 - Age-targeted housing (empty nesters)
 - Large units (greater than 2,000 sq. ft.)
 - Generally for-sale product
 - Primarily 2-3 story development
 - High-quality design / materials (compatible with Village aesthetic)
 - NOTE: See separate detailed site concepts



Potential short-, mid-, and long-term Dunwoody Village build-out



VILLAGE CENTER

The proposed Dunwoody Village Center incorporates a significant public open space surrounded by a mix of uses in keeping with Dunwoody Village's traditional architectural style. The Village Center is proposed for the southern portion of the superblock bounded by Chamblee Dunwoody Road, Mount Vernon Road, and Dunwoody Village Parkway. The area today is occupied by a collection of commercial properties including the Dunwoody Village Shopping Center and several outparcels (banks, US Post Office, real estate offices, and others), and the Farmhouse at the corner of Chamblee Dunwoody Road and Mount Vernon Road. The Farmhouse is intended to remain as an important community icon, but be re-integrated into the surrounding area through landscaping and pedestrian walkways.

The primary focus of the Village Center is to:

- Create a central community gathering space within the Village
- Encourage high-quality redevelopment of underutilized areas, primarily the east, "back" side of the Dunwoody Village Shopping Center and underutilized surface parking areas
- Foster greater connectivity and accessibility by creating an internal street grid within the superblock
- Create a more walkable, vibrant Village Center with area appropriate goods and services
- Provide an opportunity for a modest number of high-end residential units to foster greater livability, activity during evening and weekend hours, and security (more "eyes on the street")

A central green space should be the key organizing element of the Village Center. Dunwoody Village has long been the social and historical center of the Dunwoody community. However, gathering spaces for community events have been limited to area parking lots and closing area roadways due to the lack of a central park or plaza. Creating significant, useable green space within the Village is one of the highest priorities voice by community residents. The Planning Team recommends that a village green of 1.5 to 2.0 acres or more should be developed within the core of the Village.

The green space should be visible from one or more main roadways (Mount Vernon Road, Dunwoody Village Parkway, and Chamblee Dunwoody Road). However, 1.5 and 2 acres in size, the green space should not feel “exposed” to a major roadway where area traffic and noise could limit the gathering space’s functionality and use. The community space should include a combination of green (grass and landscaping) and hardscape (pavers, plazas, etc.) to accommodate a variety of uses and events. Positioning the green space along or within the proposed internal street grid will enhance the area’s flexibility to accommodate larger community gatherings by temporarily closing internal streets and expanding events into those areas. The green space should also be linked to the Farmhouse through a pedestrian path, sidewalks, and enhanced landscaping.



The central green space should be surrounded by high-quality, multi-story redevelopment. While there are community concerns regarding the impact of multi-story buildings on the Village's traditional character, it is necessary to have the area surrounding the green space of sufficient height and uses to create a focal point of activity, enhance the area's walkability, and provide the proper proportion to visually frame the green space. While multi-story, these new buildings should be designed in keeping with the Village's traditional architectural style and should be largely red brick.

Based upon the local real estate market fundamentals, the most likely uses for buildings surrounding the central green space are retail and professional office on the ground floor with residential units above. A limited number of buildings surrounding the green space could be commercial with retail on the ground floor and office space above. However, some existing office facilities within the Village would need to be eliminated to provide a market for new office space to be leased.



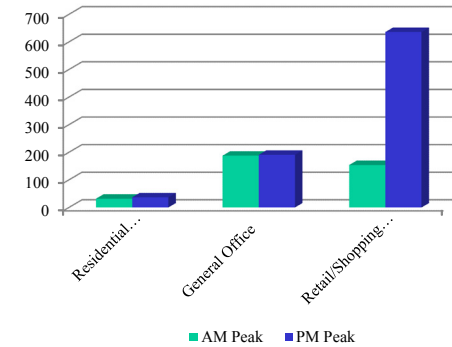
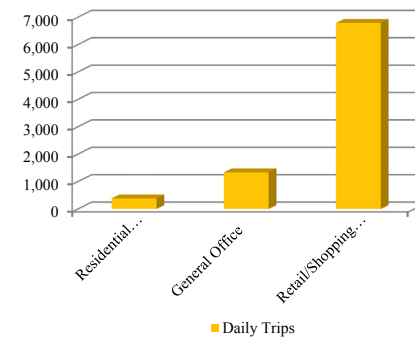


There is significant concern from some area residents regarding the integration of residential units into the Dunwoody Village. Future residential units within the Village are intended to reinforce and add to the traditional character of the Village and are not intended to be high density (over 12 units/acre) or apartment uses. The greatest opportunity to meet community needs and goals and promote “lifelong community” principles is to incorporate a variety of residential units within the Village (residential over retail (flats and stacked units), townhomes, and nearby single-family homes). Residential uses should focus on aging residents and empty nesters that are looking for lower-maintenance residences within a walkable environment and easy access to restaurants, local goods, and area services. Multi-story units should consider elevators to meet the needs to this market and reinforce “lifelong community” principles. Within the Dunwoody Village, residential products should focus on for-sale units, larger than 2,000 square feet, and constructed of high-quality building materials in keeping with the Village’s traditional architectural style.

Integrating residential units in the Dunwoody Village would help foster a multi-modal transportation network and minimize traffic generation within the district. Residential uses generate lower daily trips compared to office and retail uses and significantly lower trips during AM and PM peak periods. Residential uses in close proximity to commercial areas also allow residents and visitors to walk or utilize other modes of transportation limiting the number of necessary vehicular trips. For additional information regarding residential uses, please see “Residential” at the conclusion of this section.

Traffic Generation by Land Use

Land Use Category	Example Intensity		Daily Trips	AM Peak Hour	PM Peak Hour
Residential Condo/Townhouse	55	d.u. (assumed 1,800 s.f./d.u = 100,000 s.f.)	382	32	37
General Office	100,000	s.f.	1,334	188	191
Retail/Shopping Center	100,000	s.f. gross leasable area	6,791	154	636





To meet these and other area circulation and access needs, an internal street grid should be instituted within the superblock of Mount Vernon Road, Chamblee Dunwoody Road, and Dunwoody Village Parkway as opportunities allow. Ideally, two new east-west routes would be provided and one new north-south roadway. East-west roadways would link the traffic signal at Chamblee Dunwoody Road and The Shops at Dunwoody to Dunwoody Village Parkway, and the main entry of Dunwoody Plaza shopping center on Dunwoody Village Parkway to Chamblee Dunwoody Road between the existing Walgreen's Pharmacy and Starbucks. A new north-south roadway should begin at the main entry to the Dunwoody Village off of Mount Vernon Road (between existing Wells Fargo and BB&T banks) and end at the proposed northern east-west road and Dunwoody Village Parkway as it turns toward Chamblee Dunwoody Road. Each of these internal streets should include landscape buffers with trees and lights and pedestrian sidewalks. Bicycle lanes/paths should be incorporated into the roadways as well. These internal roadways should be constructed as a part of redevelopment efforts in coordination with local property owners.

Successful retailers are vital to the vision of a more vibrant Village Center. The current and projected Dunwoody Village environment supports unique, local retailers, and boutiques. Retail storefronts should be designed in a traditional manner along the back of sidewalks facility the central green space and internal roadways.



CIVIC / INSTITUTIONAL

Many traditional town centers include a civic facility and/or icon as an attraction and sociological focal point. Determining whether Dunwoody City Hall belongs in the Dunwoody Village is a larger, city-wide conversation that requires additional study. However, part of the goal of the Dunwoody Village Master Plan was to consider whether a civic presence was desired, necessary, and could be accommodated within the Dunwoody Village if it was determined to be appropriate in the future.

In terms of desire, community feedback included both pros and cons to locating City Hall within the Village. Many residents view the Village as the traditional focal point of the city and see a natural connection between a City Hall and the emotional center of the community. Others were less enthusiastic of repositioning commercial property for a public (non-taxable) facility.

From a community design perspective, a civic presence or public facility is helpful as a community focal point and generator of visitors and activity to the area. However, in the case of Dunwoody Village, that facility could be a City Hall, relocation of the Dunwoody Library into the Village Core, relocation of some of the City's arts facilities into the Village Core, another public facility being developed within the Village, or all of the above.

One possible scenario would be to cluster a future City Hall (with the administrative functions of the police department), Dunwoody Library, and Spruill Arts Center into a single municipal complex within the Dunwoody Village. This opportunity would consolidate several city facilities into a single location with potential greater efficiency. One of the only single properties large enough to accommodate a municipal center of this scale is the Dunwoody Plaza Shopping Center. The concept on the following page illustrates the site's potential to anchor the northeast end of the Village with a range of daytime, nighttime, and evening activities based upon the mix of facilities. The concept would also provide a secondary community green space at $\frac{1}{2}$ to 1 acres in size and maintain and/or enhance the buffer between the parcel and adjacent neighborhood. This concept may include some supporting retail, but would reduce the total amount of retail uses on the perimeter of the Village in favor of enhancing the quality and potential quantity of retail in the Village Center.

A second option for a civic presence within the Dunwoody Village would be adjacent to the Village Green proposed within the Village Center. If there is not a desire to create a larger municipal complex, one side of the community gathering space could be utilized as a site for a civic anchor, similar to concept on page 35.



ILLUSTRATIVE CONCEPTS
NOT AN ACTUAL DEVELOPMENT
PROPOSAL



Dunwoody Village Master Plan

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NEIGHBORHOOD/CONVENIENCE RETAIL

Neighborhood retail centers that meet the daily needs of nearby residents and workers are one of the mainstays of the Dunwoody Village. Under this plan there should be incentives for façade, landscape, and streetscape enhancements to improve the appearance and accessibility of commercial properties primarily along the west side of Chamblee Dunwoody Road and the north end of Dunwoody Village Parkway. However, these shopping areas including Dunwoody Hall, the Shops at Dunwoody, and smaller parcels at the intersection of Chamblee Dunwoody Road and Mount Vernon Road will likely remain retail uses with some limited, storefront offices. Neighborhood/convenience retail areas should maintain consistency with the Dunwoody Village's traditional architectural character.

To enhance neighborhood retail areas the City of Dunwoody should consider:

- A façade and landscape improvement program
- Updating Chamblee Dunwoody Road, Mount Vernon Road, and Dunwoody Village Parkway streetscape requirements to be consistent with those planned in the Circulation and Open Space Framework Plan
- Reviewing the City's site design standards to encourage any redevelopment to address the street by placing buildings at the back of sidewalk and placing parking behind or to the side, screened from public right-of-way
- Enhancing the pedestrian environment by requiring pedestrian sidewalks/paths from major roadways to developments and enhancing parking lot landscaping where appropriate
- Encouraging (or requiring) inter-parcel connectivity and limit curb cuts to major roadways (Mount Vernon Road, Chamblee Dunwoody Road, and Dunwoody Village Parkway) as part of significant development or redevelopment efforts
- Reviewing the City's sign ordinance to ensure that it promotes the installation of low, traditionally styled, high-quality signage and does not serve as a disincentive that results in older, deteriorating signage remaining in place

SMALL-SCALE OFFICE

One of the unique features of the Dunwoody Village is a collection of smaller-scale, Williamsburg-esqe office condos. These small scale office facilities are located along the southern edge of Mount Vernon Road between Ashford Dunwoody Road and Wickford Way, at the intersection of Mount Vernon Road and Dunwoody Village Parkway, and along Center Drive at the northernmost end of the Village. As office condos with multiple owners that reinforce the traditional character of the Village, these facilities are unlikely to change over the short- and mid-term. Similar to neighborhood/convenience retail areas, façade and landscape improvements should be undertaken as opportunities arise in keeping with the Village's traditional architectural character.

Maintaining small scale office opportunities is important to maintaining the unique, local character of the Dunwoody Village. However, pruning lower performing office buildings over time will help the Village Center be a more viable location for local businesses. As opportunities arise, low visibility, lower performing, stand-alone office (marked by lower rental rates and higher vacancies) should be removed from inventory over modest reinvestments that will only prolong consolidation and redevelopment.

RESIDENTIAL

As outlined in the Village Center description on previous pages, integration of a modest number of for-sale residential units into the Dunwoody Village can:

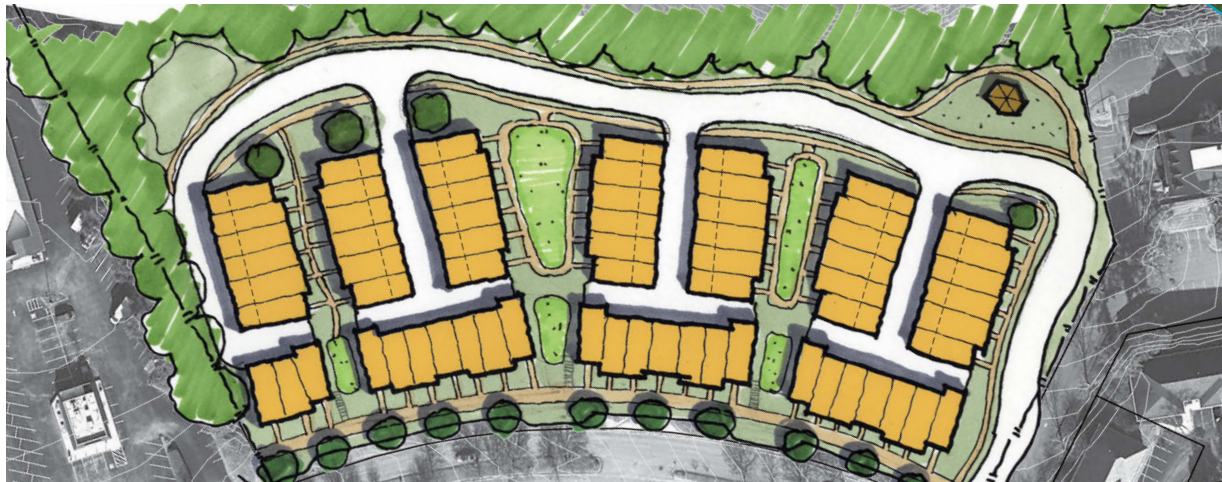
- Provide an opportunity for aging residents to remain in Dunwoody, reinforcing lifelong community principles
- Enhance walkability and open space opportunities and the pedestrian environment
- Enhance the market for desired restaurants and boutiques
- Reduce and/or minimize traffic generation

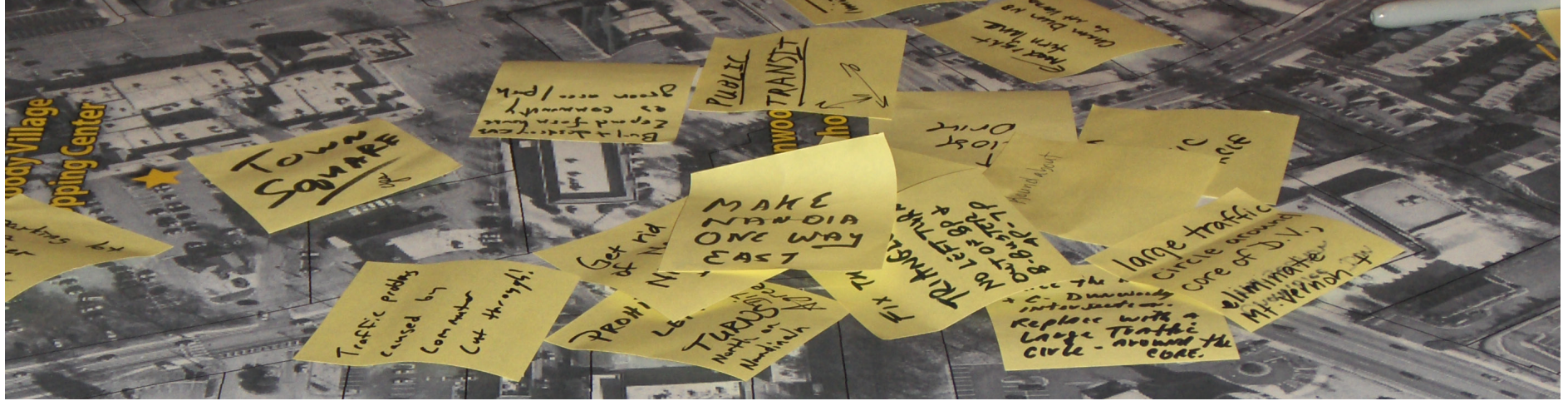
Residential uses in the Dunwoody Village should seek to provide a variety of housing types (flats, stacked, lofts, etc.) to limit opportunities to overbuild, reinforce the area's unique character and broaden the area's appeal. Opportunities include flats over retail/office within the Village Center, stacked units (2-story with garage) over retail/office in the Village Center, and single-family attached townhomes on the periphery of the Village.

There are significant concerns by some in the community regarding the character, quality, and potential impact of residential uses in the Village. The community's vision for Dunwoody Village is a small-scale "town center" in a walkable format with a variety of uses that will enhance the character, livability, viability, and economic value of the area. To meet that vision residential uses considered for the Dunwoody Village should be:

- For-sale units with limits on the number of potential leased units
- 10-12 units/acre
- 2-3 stories, 2 stories at neighborhood edges
- Age-targeted, designed and marketed toward empty-nesters and early retirees who seek a lower-maintenance, more-active lifestyle in close proximity to goods and services
- High-quality materials and design in keeping with Dunwoody Village's traditional architectural character

Geographic factors, market limitations, and community aspirations suggest that the appropriate number of residential units within the Village Center and adjacent areas would be no more than 120-160 units over the next 10 years.

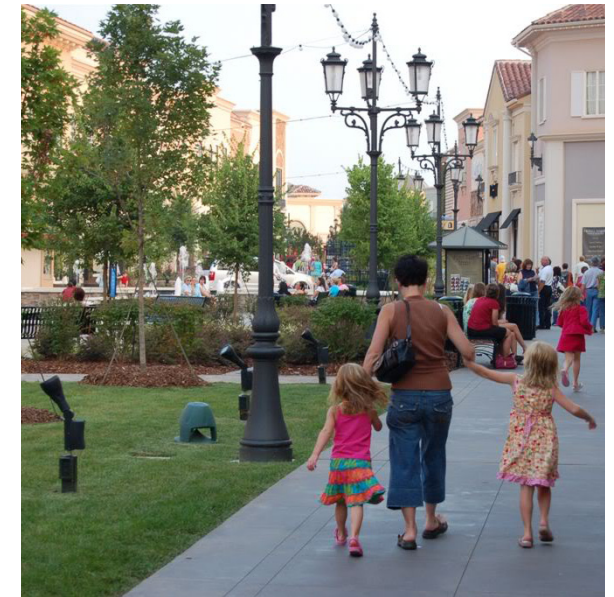




CIRCULATION & OPEN SPACE FRAMEWORK PLAN

The Circulation and Open Space Framework Plan outlines key community green/open space and pedestrian, bicycle, and roadway improvements developed in conjunction with the land use and market goals established during the planning process. Outlining transportation improvements in conjunction with land use goals and objectives is vital to maintaining and enhancing the character of the Dunwoody Village. The Circulation and Open Space Framework Plan places emphasis on community goals to create additional open space and gathering areas, enhance walkability, and expand potential for alternative transportation modes to be utilized in and around Dunwoody Village.

The following sections outline key green space initiatives and recommended roadway, pedestrian, bicycle, and multi-use trail enhancements.



Circulation and Open Space Framework Plan



DUNWOODY VILLAGE CIRCULATION & OPEN SPACE INITIATIVES

- OPEN SPACES:**
 - "Town Green" - 1.5 to 2.0 acres (NOTE: location and layout TBD)
 - "Civic Green" - 0.5 to 1.0 acres
 - Farmhouse Green
 - Chamblee Dunwoody Road & Womack Pocket Park (if property is renovated/redeveloped)
 - The Shops at Dunwoody Plaza (private)
- PEDESTRIAN PATHS / TRAILS:**
 - 12-15 feet wide
 - Multi-use for pedestrians and recreational bikers (not bicycle commuters)
 - Some in public right of way, some on private property (with easements)
 - Potential trailheads connecting to adjacent neighborhoods (secured access to be further explored) (NOTE: Will require detailed discussions with affected neighborhoods and existing property owners to determine feasibility and exact locations)
- STREETSCAPE IMPROVEMENTS:**
 - Sidewalks, decorative lighting, street trees, mast arms, access management, landscaping, and on-street bike routes (dedicated lane on Dunwoody Village Parkway)
 - Chamblee Dunwoody Road
 - Mount Vernon Road
 - Dunwoody Village Parkway
 - Ashford Center Parkway
- INTERSECTION IMPROVEMENTS:**
 - Decorative Pedestrian Crossings
 - Pedestrian Signalization if warranted
 - Operational Improvements (Chamblee Dunwoody Road signalization changes associated with change to Nandina Lane)
- NEW VILLAGE CENTER STREET GRID:**
 - New roads to break up super block (associated with new development) (NOTE: location and layout TBD)
 - Roads may be public or private (TBD)
 - Pedestrian oriented streets
 - Operational Improvements
- ACCESS MANAGEMENT IMPROVEMENTS:**
 - Operational & access improvements to Chamblee Dunwoody Road north of Mount Vernon Road
 - Potential signal timing, reduced / consolidated curb-cuts, interparcel connectivity enhancements, etc. (requires additional detailed study)
- NANDINA LANE RECONFIGURATION:**
 - Conversion of Nandina to one-way (southbound)
 - Requires adjustments to operation of Chamblee Dunwoody Road & Mount Vernon Road intersection (requires additional detailed study)
 - Consider long-term removal

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-70- OPEN SPACE

As detailed in the Village Center description in the last section, the centerpiece of the proposed, walkable Village Center is a Village Green Space. The primary goal is to create an appropriately scaled community gathering space as a focal point of the Village Center. The Planning Team's recommended 1.5 to 2 acre open space would accommodate community gatherings of up to 10,000 or more if adjacent streets are designed in a manner that they can be closed for larger events.

The Village Green should be visible from and/or linked to each of the Village's major streets (Mount Vernon Road, Chamblee Dunwoody Road, and Dunwoody Village Parkway) through sidewalks, multi-use trails, and significant landscaping. The Green should also be linked to the Farmhouse via a pedestrian path and enhanced landscaping.

The most significant design challenge for the space is to create an open space that is large enough to accommodate community gatherings without feeling oversized and empty when not in use. To best meet this challenge, the green space must be designed in conjunction with surrounding redevelopment and utilize a variety of materials to create sub-areas. The space should include a combination of hardscape plazas and open green spaces to provide variety and flexibility to comfortably accommodate a variety of groups (from small gatherings to large events). The space is intended to be passive in nature and not a location for active recreation (playgrounds, athletics, etc.).

Other open space opportunities within the Dunwoody Village include maintaining and enhancing green spaces and mature trees that surround the Farmhouse, a more formal "civic green space" of ½ to 1 acre that should accompany the development or relocation of any civic facility into the Dunwoody Village, and encouraging enhanced community green space as a part of major, private redevelopment/improvement projects.

Any public or private redevelopment or major improvement property improvement project should be accompanied with landscape and green space improvements. The Planning Team recommends that the district's zoning classification be reviewed to encourage the creation and enhancement of smaller green spaces, provide street trees along major roadways and entries, and provide landscape islands and trees within surface parking areas. Generally these smaller open spaces should be used to create focal points within redevelopment projects and be bordered on at least one side by a public roadway where reasonable to enhance visibility and safety. If the City were to reposition the current Library/Arts Center site at Chamblee Dunwoody Road and Womack/Ashford Center Parkway, a landscaped area or pocket park should be considered on the northeast corner of the intersection as a gateway into the Dunwoody Village.

NEW ROADWAYS

Integral to enhancing the character of and enhancing walkability in the Dunwoody Village is breaking up the superblock bounded by Mount Vernon Road, Chamblee Dunwoody Road, and Dunwoody Village Parkway. The Dunwoody Village Master Plan calls for two new east-west connections between Chamblee Dunwoody Road and Dunwoody Village Parkway and one north-south connection through the block. These internal roadways should be local, low-speed streets with shared bicycle lanes on-street, on-street parking, landscape buffers (4-6 feet recommended), street trees, lighting and wide pedestrian sidewalks (8-12 feet in width recommended).

The internal street grid is proposed to enhance access, visibility, and walkability providing multiple options for cars, bicycles, and pedestrians alike. These roadways would also alleviate some pressure on the Mount Vernon Road/Chamblee Dunwoody Road intersection and Chamblee Dunwoody Road between Mount Vernon Road and Dunwoody Village Parkway as they would provide options for low circulation. Internal streets will reduce the opportunity to have the “back side” of buildings exposed to public right-of-way and reduce expanses of surface parking lots.





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TRAFFIC ENHANCEMENTS

Congestion at the Mount Vernon Road and Chamblee Dunwoody Road intersection, in combination with Nandina Lane, inhibits travel to and through the Village on a daily basis. Particularly during afternoon peak hours, delay at the intersection can back traffic for expansive distances in all directions. Roadway expansions to improve capacity are not supported by the community and would not reinforce the character of the Dunwoody Village. Adjustments are necessary however, to better manage the intersection and enhance safety.

While some inventive concepts have been proposed for the intersection (two-lane roundabouts, bypasses, etc.), the Planning Team recommends a series of more modest improvements including modifications to Nandina Lane and enhanced traffic signal timing of this and all nearby traffic signals.

Left-turn movements onto and out of Nandina Lane create operational and safety conflicts due to their close proximity to the major intersection of Chamblee Dunwoody Road and Mount Vernon Road. This project would involve operationally changing

the intersections at both ends of Nandina Lane to become right-in-right-out only. This may result in needing turn lane reconfigurations at the primary intersection (to be determined by a future traffic study); however, the net result will yield better efficiency and safety within the proximity of this area. This project will also include replacing the existing span wire signals with decorative mast arms and utilizing countdown pedestrian signals and well-marked crosswalks. Over the long-term, Nandina Lane should be further studied as a one-way southbound street or eliminated.

One of the largest challenges for the Dunwoody Village is the high volume of traffic passing through the area along the major corridors of Mount Vernon Road and Chamblee Dunwoody Road. Much of this traffic is regional in nature resulting from traffic patterns that extend well beyond the district. It is unlikely that this traffic can be rerouted, so improving operational efficiency along the major corridors is paramount. Operational improvements can be made by evaluating signal timings and linking signals together to coordinate timings and achieve positive progression. This effort would involve a more detailed traffic study that evaluates the network of signals in and around the Dunwoody Village.

As part of any improvement project, access management along Chamblee Dunwoody Road and all major roadways in the Dunwoody Village area should be considered. Part of the traffic congestion problem in the area is the number of curb cuts and potential conflict points along major roadways. Any future redevelopment and/or streetscape project should consider reducing the number of curb cuts and directing as many turning movements as possible into a limited number of intersections and access points.



STREETSCAPE IMPROVEMENTS

To enhance walkability within Dunwoody Village pedestrian facilities (sidewalks, ramps, crossings) and the pedestrian environment (storefronts, lighting, benches, trash receptacles, etc.) must both be improved. Four significant streetscape (sidewalk, landscape, and lighting) projects are recommended for the Dunwoody Village.



Enhancements to Dunwoody Village Parkway are under design as part of a Transportation Enhancement Grant awarded to the City. Elements of the plan include:

- Reduction in the number of travel lanes from 2 in each direction to 1 northbound and 1 southbound lane
- On-street bicycle lanes
- Landscape buffers 6-feet in width between travel lanes and sidewalks
- Street trees, pedestrian lighting, and roadway lighting within the landscape buffer
- 6-foot wide sidewalks in the short-term with potential to widen to 12-feet as part of future improvements and/or redevelopment
- Flexibility to add on-street parking on the west side of Dunwoody Village Parkway as part of future park development and/or private redevelopment

With future enhancements, efforts should be made to reduce the number of curb cuts along the roadway to limit potential conflict points between motorized vehicles, bicycles, and pedestrians.

Streetscape improvements should be undertaken for Chamblee Dunwoody Road in two phases. The first phase would improve the roadway from Mount Vernon Road to Roberts Drive (approximately 2,700 linear feet). Elements should include:

- Landscape buffers no less than 4 feet in width and preferably 6 feet in width between the roadway and pedestrian sidewalks
- Street trees, pedestrian lighting, and roadway lighting within the landscape buffer
- Wider sidewalks no less than 8 feet in width, preferably 10-12 feet wide
- Off-street bicycle facility on one side of the street (5-foot dedicated path or as part of a 12-foot multi-use path)
- Intersection enhancements including new mast arm traffic signals, pedestrian signals, high visibility crosswalks, and ADA Ramp improvements where necessary
- Removal of overhead utility lines and replace with underground utility lines
- Access management considerations to reduce and limit curb cuts and potential conflict areas along the corridor



The second phase of streetscape improvements along Chamblee Dunwoody Road (approximately 1,300 linear feet) should include the area from Mount Vernon Road south to Ashford Center Parkway.

- Landscape buffers no less than 4 feet in width between the roadway and pedestrian sidewalks
- Street trees, pedestrian lighting, and roadway lighting within the landscape buffer
- Wider sidewalks no less than 8 feet in width,
- Off-street bicycle facility on one side of the street as part of a 12-foot multi-use path
- Intersection enhancements including new mast arm traffic signals, pedestrian signals, high visibility crosswalks, and ADA Ramp improvements where necessary
- Removal of overhead utility lines and replace with underground utility lines

Multi-modal improvements along Mount Vernon Road from Ashford Dunwoody Road to Wickford Way (approximately 3,500 linear feet) should include:

- Landscape buffers no less than 4 feet in width and preferably 6 feet in width between the roadway and pedestrian sidewalks
- Street trees, pedestrian lighting, and roadway lighting within the landscape buffer
- Wider sidewalks no less than 8 feet in width, preferably 10-12 feet wide adjacent to the proposed Village Center
- Off-street bicycle facility on one side of the street (5-foot dedicated path or as part of a 12-foot multi-use path on the north side of Mount Vernon Road)
- Intersection enhancements including new mast arm traffic signals, pedestrian signals, high visibility crosswalks, and ADA Ramp improvements where necessary
- Removal of overhead utility lines and replace with underground utility lines
- Access management considerations to reduce and limit curb cuts and potential conflict areas along the corridor

Finally, pedestrian and bicycle enhancements on Ashford Center Parkway and/or Womack Road should consider:

- On-street bicycle lanes or shared lanes
- Landscape buffers no less than 4 feet in width between the roadway and pedestrian sidewalks
- Street trees, pedestrian lighting, and roadway lighting within the landscape buffer
- Wider sidewalks along both sides of major roadways no less than 6 feet in width
- Intersection enhancements including new mast arm traffic signals, pedestrian signals, high visibility crosswalks, and ADA Ramp improvements where necessary
- Extension of the Ashford Center Parkway median when and where feasible

BICYCLE ROUTES

A combination of on-street and off-street bicycle routes will be necessary to enhance the ability of bicycles to traverse the area more easily. On-street bicycle routes should be included on Dunwoody Village Parkway and as part of new internal street grid through the Village Center. On-street bicycle lanes should be 5 feet in width to meet AASHTO standards.

Off-street bicycle lanes should be considered as part of multi-use trails on one side of Mount Vernon Road and Chamblee Dunwoody Road due to high traffic volumes, the number of conflicts, and other safety concerns. Multi-use paths are typically 12-15 feet in width on one side of a street and accommodate pedestrians (runners/joggers), recreational bicyclists, and sometimes electric carts and/or other devices. Alternatively, dedicated off-street bicycle lanes between landscape buffers and pedestrian sidewalks should be 8 feet or greater in width.

These bicycle routes should be tied into a Citywide network of bicycle facilities in coordination with the City's Comprehensive Transportation Plan.



MULTI-USE PATHS/TRAILS

To further enhance connectivity to and from the Dunwoody Village, multi-use paths and trails should be considered, if desired by adjacent neighborhoods, to connect surrounding single-family neighborhoods to the Village. These paths would be 12-15 feet wide to accommodate pedestrians, bicycles, and potentially electric-carts (golf carts) or other devices. Trails would require cooperation within the neighborhoods to determine a proper location and property easements for the City to assist with construction of the path. The City of Dunwoody should consider a policy regarding these paths if individual neighborhoods desire their implementation.

Based upon public involvement in the Dunwoody Village Master Plan, potential priority locations for off-street multi-use trails include:

- A dedicated east-west path through the Village Center in conjunction with the realization of one of the recommended east-west roadways
- Potential links to adjacent neighborhoods (if the neighborhoods desire them and assist in defining the appropriate path):
 - The Branches,
 - Wynterhall,
 - Wyntercreek, and
 - Vernon North.

