

City of Dunwoody

Dunwoody Village Master Plan Public Workshop #2



October 28, 2010
Urban Collage, Inc. with
Houseal Lavigne, RCLCo, Kimley-Horn/Urban Resource Group, & Market + Main

Agenda

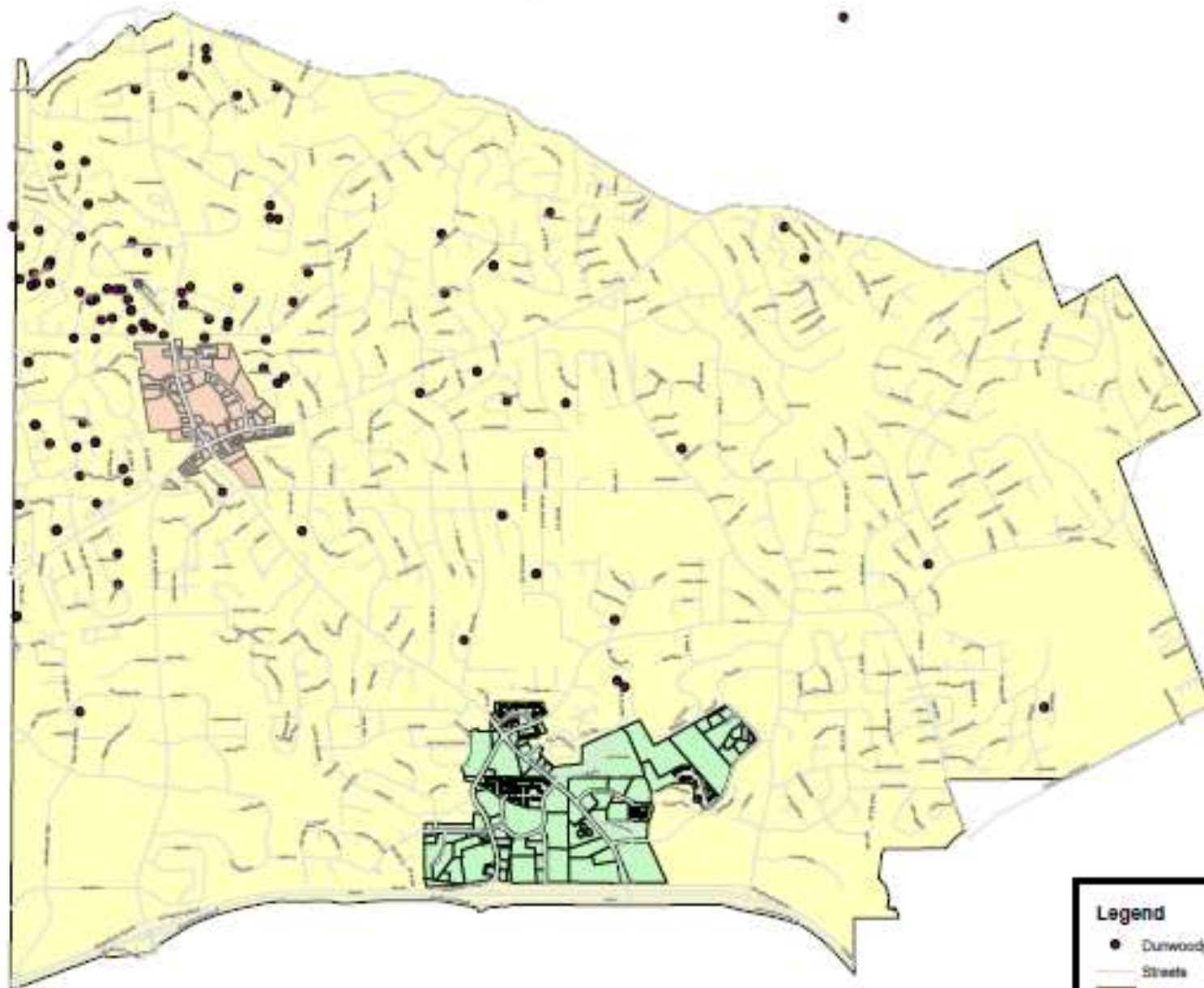
1. Overview of September 21st Public Workshop
2. Dunwoody Village Opportunities
3. Community Planning Exercises
 - Key Questions
 - Photographic Examples
 - Building Blocks
4. Next Steps

Workshop #1 Summary

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

Workshop Agenda:

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





Dunwoody Village COMPASS Survey

- 2 Parts: IMAGES and QUESTIONS
- Images are divided into 3 categories:
 - 2 for CHARACTER and 1 for CIRCULATION & OPEN SPACE
- CHARACTER images vary by location
- Rate each image for it's "appropriateness" using a scale of 1 to 5
- 1 = not appropriate/undesirable; 5 = appropriate/desirable
- Images are "reality-based"
- Think about long term (20 years) – will this be appropriate someday?

**VILLAGE
TRANSITION**

An aerial photograph of a village area. A white outline defines the village boundary. A red oval highlights a central area. Yellow text labels the different zones: 'VILLAGE TRANSITION' in the top-left, 'VILLAGE CORE' in the center (inside the red oval), 'VILLAGE TRANSITION' on the right, and 'VILLAGE TRANSITION' at the bottom. The map shows a mix of residential buildings, streets, and green spaces.

VILLAGE CORE

**VILLAGE
TRANSITION**

**VILLAGE
TRANSITION**

An aerial photograph of a residential neighborhood, overlaid with a semi-transparent blue filter. The image shows a grid of streets, numerous houses with varying rooflines, and some larger commercial-style buildings. A prominent road or highway runs vertically through the left side of the frame. The overall scene depicts a typical suburban or village setting.

Village Transition Area

Average Score- 3.8



Highest ranked images



Average Score- 3.4

Highest ranked images

Average Score- 3.3



Highest ranked images

Average Score- 3.2



Highest ranked images

Average Score- 3.1



Images rated highly by those who live >1 mile from Village (3.6)

Average Score- 3.1



**Images rated highly by those who live >1 mile from Village (3.6)
and in online survey**

Average Score- 2.9



**Images rated highly by those who live >1 mile from Village (3.1)
and in online survey**

Average Score- 2.6



**Images rated highly by those who live >1 mile from Village (3.1)
and in online survey**

Average Score- 2.6



Images rated highly by those who live >1 mile from Village (3.0)

Average Score- 2.1



Lowest ranked images

Average Score- 1.9



Lowest ranked images

An aerial photograph of a residential neighborhood, overlaid with a semi-transparent blue filter. The image shows a grid of streets, numerous houses with varying rooflines, and some larger commercial-style buildings. A prominent road or driveway runs vertically through the center-left of the frame. The overall scene depicts a dense, established community.

Village Core

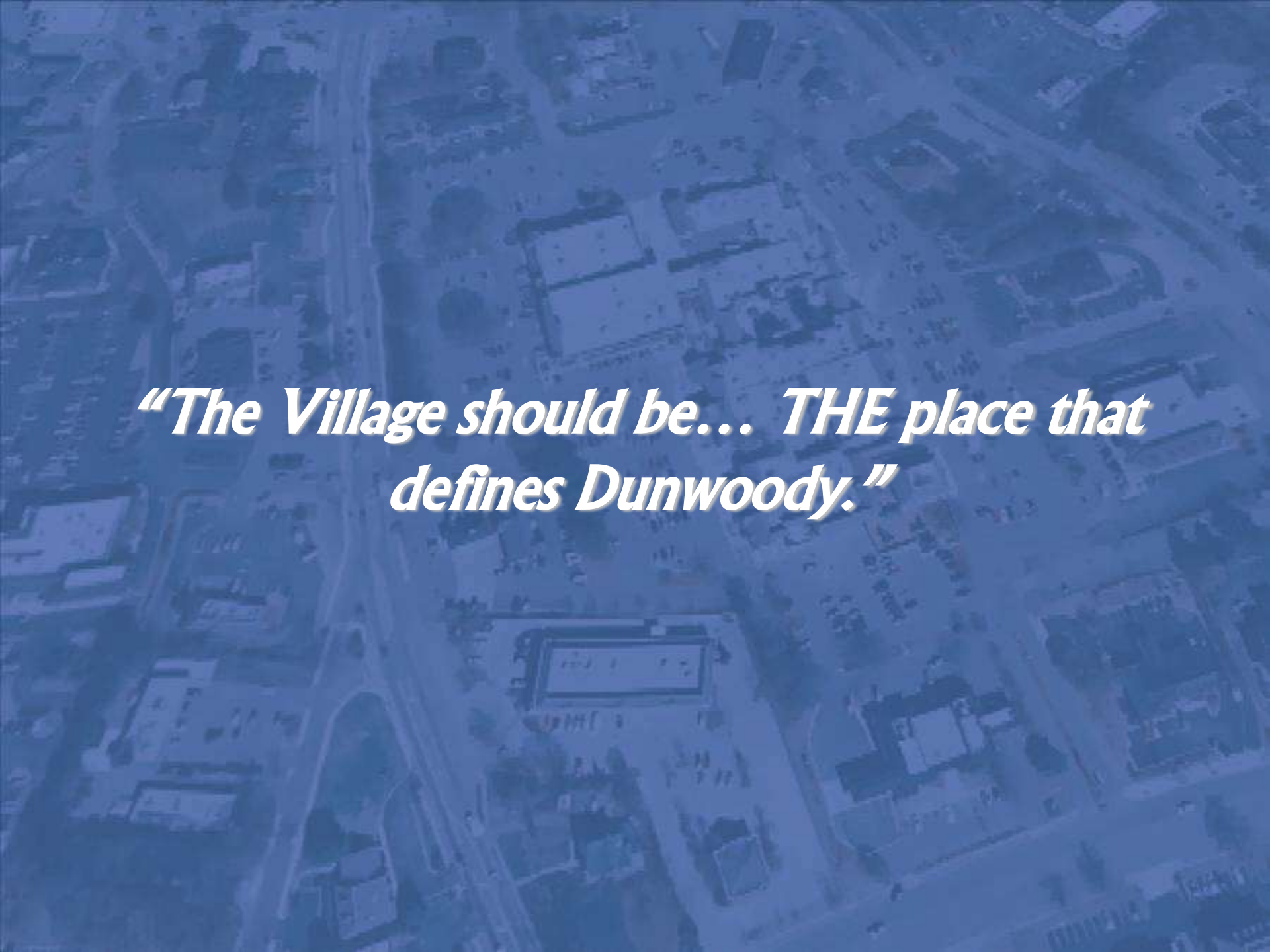
**VILLAGE
TRANSITION**

An aerial photograph of a village area. A white outline defines the village boundary. A red oval highlights a central area. Yellow text labels identify different parts of the village: 'VILLAGE TRANSITION' in the top-left, 'VILLAGE CORE' in the center (circled in red), 'VILLAGE TRANSITION' on the right, and 'VILLAGE TRANSITION' at the bottom. The map shows a mix of buildings, streets, and green spaces.

VILLAGE CORE

**VILLAGE
TRANSITION**

**VILLAGE
TRANSITION**

An aerial photograph of a residential neighborhood, likely Dunwoody, Georgia, showing a grid of streets, houses, and trees. The entire image is overlaid with a semi-transparent blue filter. Centered on the image is a quote in white, italicized text.

“The Village should be... THE place that defines Dunwoody.”

Average Score- 4.6



Highest ranked images

Average Score- 3.7



Highest ranked images

Average Score- 3.6



Highest ranked images

Average Score- 3.3



Highest ranked images

Average Score- 3.3



Highest ranked images

Average Score- 3.3



Highest ranked images

An aerial photograph of a residential neighborhood, showing streets, houses, and trees. The entire image is overlaid with a semi-transparent blue filter. The text is centered in the middle of the image.

***“Keep the Village for residents of Redfield,
Wynterhall, Branches, etc.”***

Average Score- 3.1



Images rated highly by those who live <1 mile from Village (3.3)

Average Score- 3.0



Images rated highly by those who live <1 mile from Village (3.2)

Average Score- 2.9



Images rated highly by those who live <1 mile from Village (3.1)

An aerial photograph of a residential neighborhood, likely Dunwoody, Georgia, showing a grid of streets, houses, and trees. The entire image is overlaid with a semi-transparent blue filter. Centered on the image is a quote in white, italicized text.

“I would love to see Dunwoody Village as a Dunwoody destination”

Average Score- 3.2



**Images rated highly by those who live >1 mile from Village (3.4)
and in online survey**

Average Score- 3.0



**Images rated highly by those who live >1 mile from Village (3.2)
and in online survey**

Average Score- 2.8



Images rated highly by those who live >1 mile from Village (3.1)

Average Score- 2.5



**Images rated highly by those who live >1 mile from Village (3.0)
and in online survey**

An aerial photograph of a residential neighborhood, showing houses, streets, and trees, overlaid with a semi-transparent blue filter. The text is centered on the image.

“I think it’s important to keep a small local village feel.”

(and the following, lowest ranked images are not it.)

Average Score- 1.8



Lowest ranked images

Average Score- 1.7



Lowest ranked images

Average Score- 1.7



Lowest ranked images

Average Score- 1.5



Lowest ranked images

Average Score- 1.4



Lowest ranked images

An aerial photograph of a city street grid, overlaid with a semi-transparent blue filter. The image shows a dense network of streets, buildings, and green spaces. The text "Circulation & Open Space" is centered in the image in a white, bold, sans-serif font.

Circulation & Open Space

An aerial photograph of a residential neighborhood, showing houses, streets, and trees, all overlaid with a semi-transparent blue filter. The text is centered in the middle of the image.

“I would just love an area that I can park and walk or just walk/ride bikes from my house”

Average Score- 4.8



Highest ranked images

Average Score- 4.4



Highest ranked images

Average Score- 4.3



Highest ranked images

Average Score- 4.3



Highest ranked images

Average Score- 4.0



Highest ranked images

Average Score- 4.0



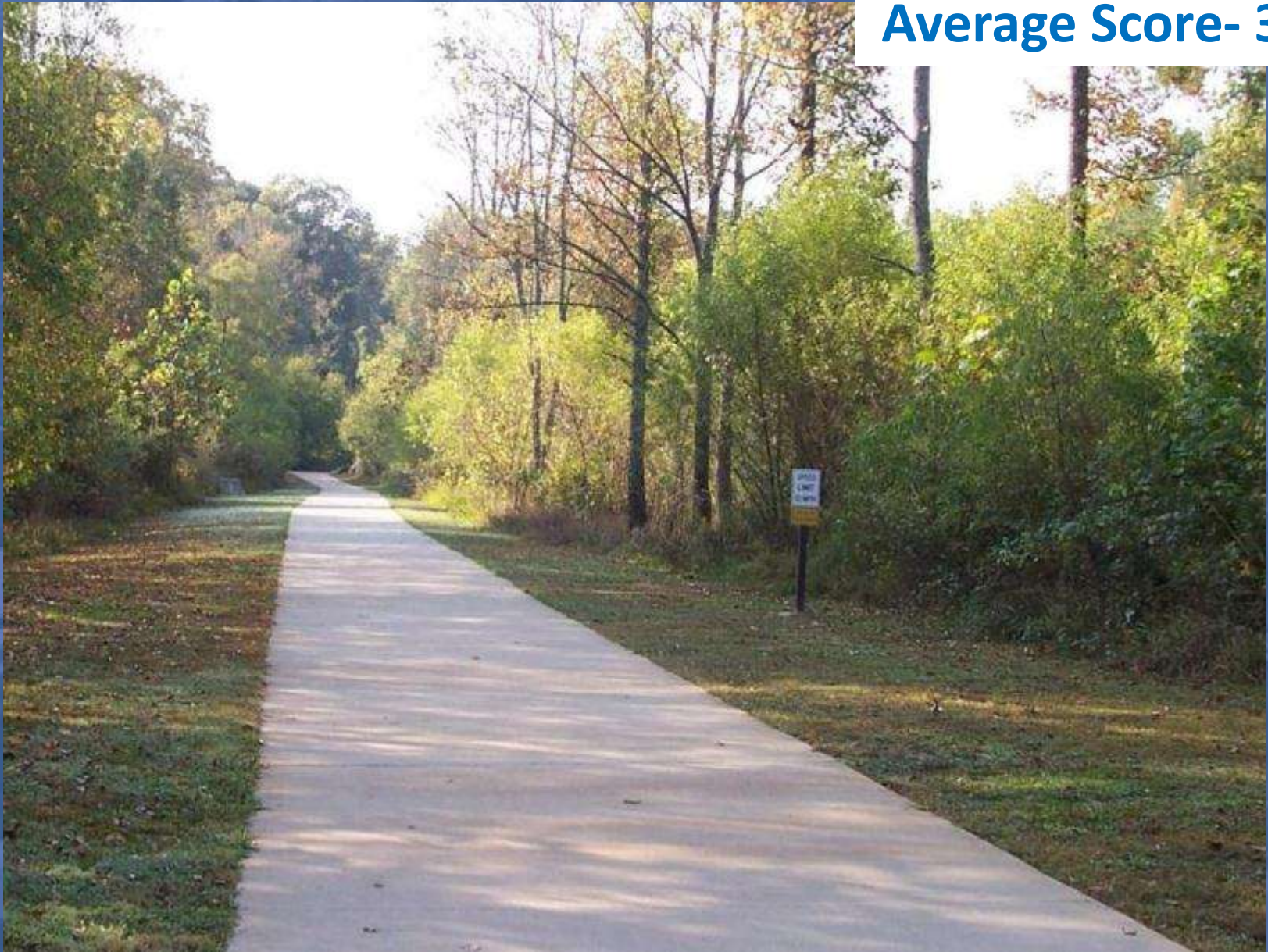
Highest ranked images

Average Score- 3.8



Highest ranked images

Average Score- 3.8



Highest ranked images

An aerial photograph of a residential neighborhood, overlaid with a semi-transparent blue filter. The image shows a grid of streets, houses, and some green spaces. The text is centered in the middle of the image.

***“Make it [green space] a focal point of
Dunwoody.”***

Average Score- 3.8



Highest ranked images

Average Score- 3.7



Highest ranked images

An aerial photograph of a residential neighborhood, showing houses, streets, and trees, all overlaid with a semi-transparent blue filter. The text is centered in the middle of the image.

“Wouldn’t it be nice to have a local musician play on a fall Friday or Saturday night where the community can bring picnics or eat at the restaurants.”

Average Score- 3.7



Highest ranked images

An aerial photograph of a large, paved parking lot with a small, rectangular cluster of shops in the center. The image is overlaid with a semi-transparent blue filter. The text is centered over the image.

“It’s a rectangular hodge podge of shops in the middle of a paved parking lot desert.”

Average Score- 2.9



Lowest ranked images

Average Score- 2.9



Lowest ranked images

Average Score- 2.8



Lowest ranked images

Average Score- 1.8



Lowest ranked images

Average Score- 1.3



Lowest ranked images

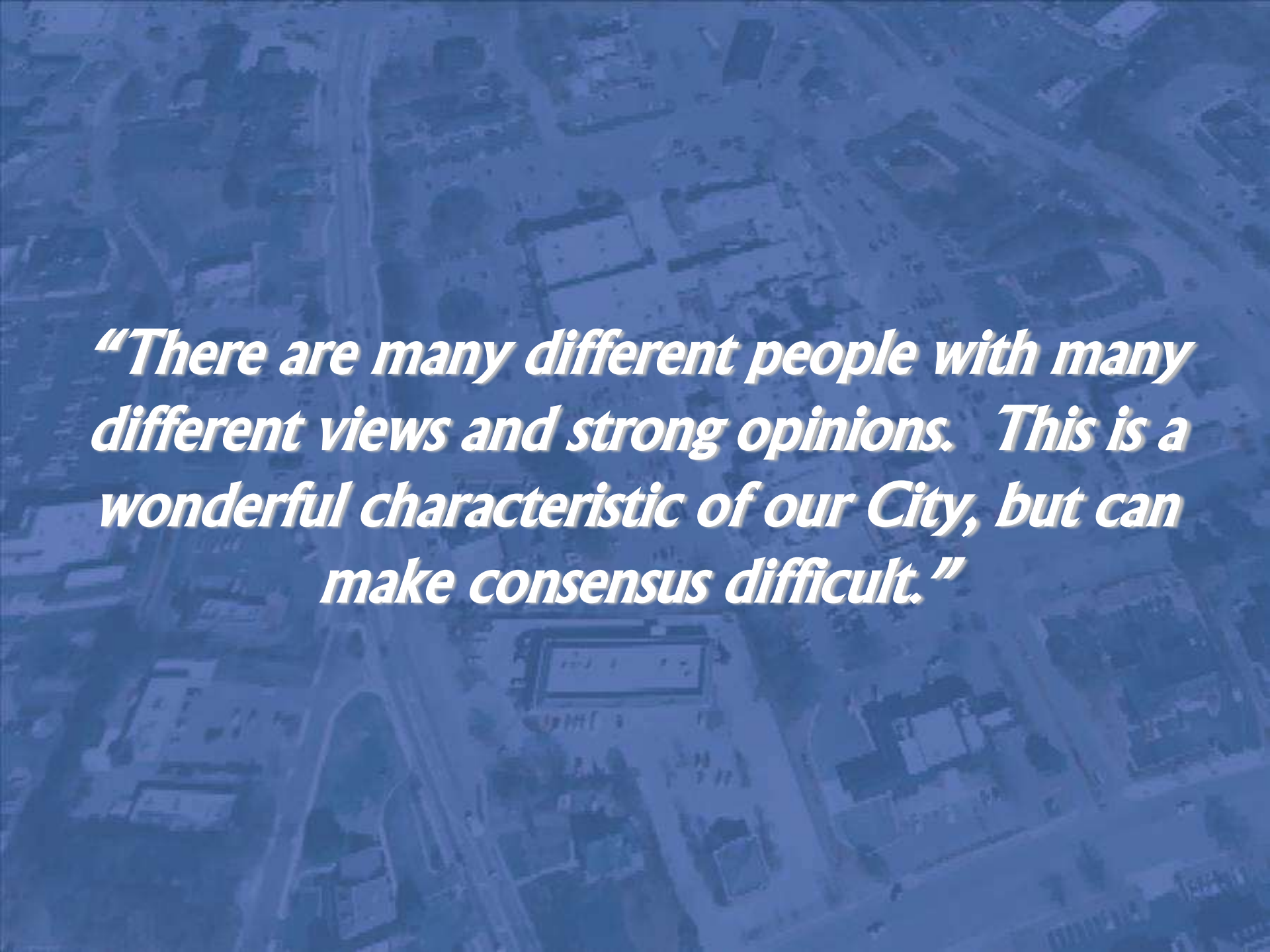
Profile of Survey Respondents

Short-answer question set reflects 140 workshop surveys and 132 online surveys

- **Online survey respondents were more evenly spread in terms of tenure (number of years in Dunwoody)**
- **Workshop respondents slightly older while the 35-50 age group was heavily represented (59%) in the online survey**
- **Very limited number of under 35 respondents (18 out of 255 respondents who reported their age)**
- **General tone of online survey responses was much more polarized than workshop responses**

Profile of Survey Respondents

	Workshop	Online	Total
DISTANCE			
< 1 mile	61%	57%	59%
1-2 miles	31%	30%	31%
>2 miles	8%	12%	10%

An aerial photograph of a city street grid, overlaid with a semi-transparent blue filter. The streets are visible as a network of lines, and buildings and trees are scattered throughout the blocks. The text is centered over the image.

“There are many different people with many different views and strong opinions. This is a wonderful characteristic of our City, but can make consensus difficult.”

Survey responses to date

What is your perception of the look and character of the Dunwoody Village?

	Workshop	Online	Total
Looks fine as it is	0%	6%	3%
Could use some landscaping/ general improvements	17%	28%	22%
Needs some improvement and redevelopment	37%	38%	37%
Needs extensive improvement and redevelopment	46%	28%	37%

An aerial photograph of a city street grid, overlaid with a semi-transparent blue filter. The streets are clearly visible, forming a grid pattern. The text is centered over the image.

“The current mix of stores and services is very good.”

“I think the overall look and feel is great as it is. I wouldn’t change it.”

An aerial photograph of a residential neighborhood, likely Dunwoody Village, is shown with a semi-transparent blue overlay. The image displays a grid of streets, numerous houses, and some larger commercial or institutional buildings. The text is overlaid on the image in a white, italicized font.

“I feel like Dunwoody Village looks tired, old, and out of date.”

“Dunwoody Village is a vast area of unfulfilled potential”

Survey responses to date

What type of “destination” is most appropriate for the Dunwoody Village Area?

	Workshop	Online	Total
Local convenience district (e.g. primarily service residents/workers within 1 mile)	13%	22%	17%
City-wide destination (e.g. serving all residents of the City of Dunwoody)	55%	63%	60%
Regional destination (e.g. draw patrons from outside of Dunwoody for special items and events)	27%	16%	22%
Metro Atlanta destination (e.g. draw patrons from a large portion of Metro Atlanta for special events)	1%	0%	1%

Survey responses to date

What types of goods and services are most appropriate within the Dunwoody Village?

- **Casual restaurants – 4.5**
- **Grocery – 4.4**
- **Pharmacy – 4.4**
- **Gifts and specialty shops – 4.1**
- **Books/music – 4.0**
- **Clothing/accessories – 3.7**
- **Pub/tavern – 3.5**
- **Upscale restaurants – 3.4**

Many additional comments related to professional services including medical (pediatricians & dentists) offices.

An aerial photograph of a city street grid, overlaid with a semi-transparent blue filter. The image shows a dense network of streets and buildings, with a prominent road running vertically through the center. The text is centered over the image.

“I would love to see a City Hall and large green space for small concerts/art festivals.”

Survey responses to date

What types of institutions, if any, are most appropriate as a high profile civic anchor in the core of the Village?

	Workshop	Online	Total
Post Office	3.7	3.4	3.5
Municipal Complex	3.6	3.3	3.4
Community Theatre	3.3	3.4	3.3
Library (relocated)	3.1	3.5	3.3
Spruill Arts Center (relocated)	2.9	3.3	3.1

Survey responses to date

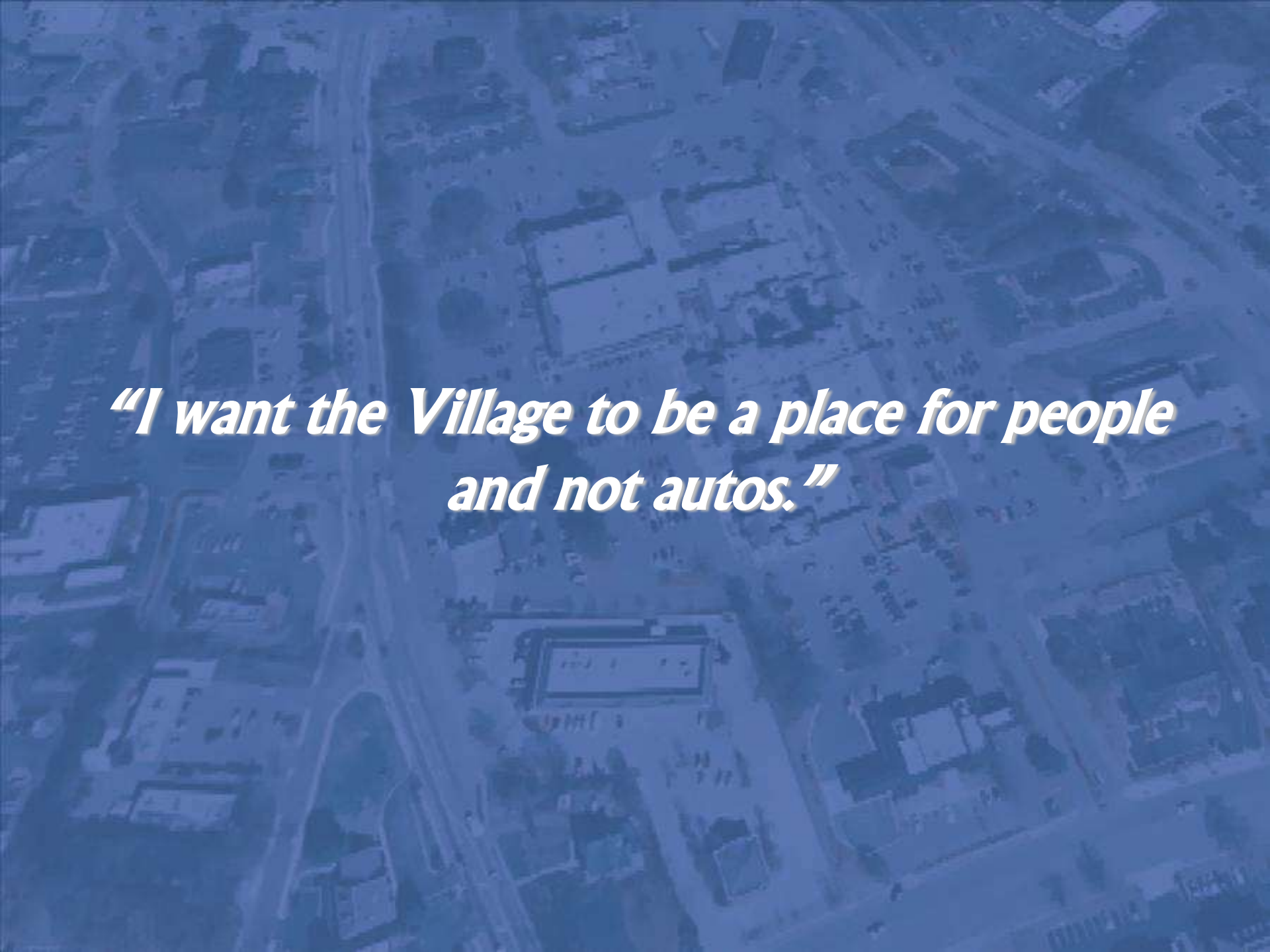
What types of open spaces are needed within the Dunwoody Village Area?

- Small Pocket Park/Plaza – 4.1
- Walking/Biking Trails – 3.9
- Large Town Green – 3.6

Survey responses to date

If any residential units are added to the Dunwoody Village in the future, who, if any, are the proper target markets?

	Workshop	Online	< 1 mile	>1 mile	Total
Empty Nesters/Early Retirees	3.9	3.0	3.3	3.7	3.5
Young Professionals	3.4	3.0	2.9	3.6	3.2
Seniors/Elderly	3.1	2.5	2.7	3.0	2.8
Singles	2.0	1.9	1.8	2.2	1.9

An aerial photograph of a residential neighborhood, showing streets, buildings, and trees. The image is overlaid with a semi-transparent blue filter. The text is centered in the middle of the image.

***“I want the Village to be a place for people
and not autos.”***

Survey responses to date

What transportation issues are most pressing in the Dunwoody Village Area?

- **Traffic Congestion – 4.6**
- **Lack of Pedestrian Sidewalks – 4.4**
- **Uninviting Pedestrian Environment – 4.2**
- **Traffic Safety – 4.2**
- **Street Maintenance – 4.1**
- **Lack of Bicycle Paths – 3.8**

Survey responses to date

What statement best describes how you feel about the “Pre-1900 Mid-Atlantic American Colonial” style architecture currently present in the Village?

- 27% - It is wonderful and gives the area a unique character
- 45% - It is nice, but somewhat inconsistent and could be better
- 20% - It is okay, I could take it or leave it
- 8% - I do not like it

Survey responses to date

What should be the highest priority in terms of improving the quality of life in the Dunwoody Village?

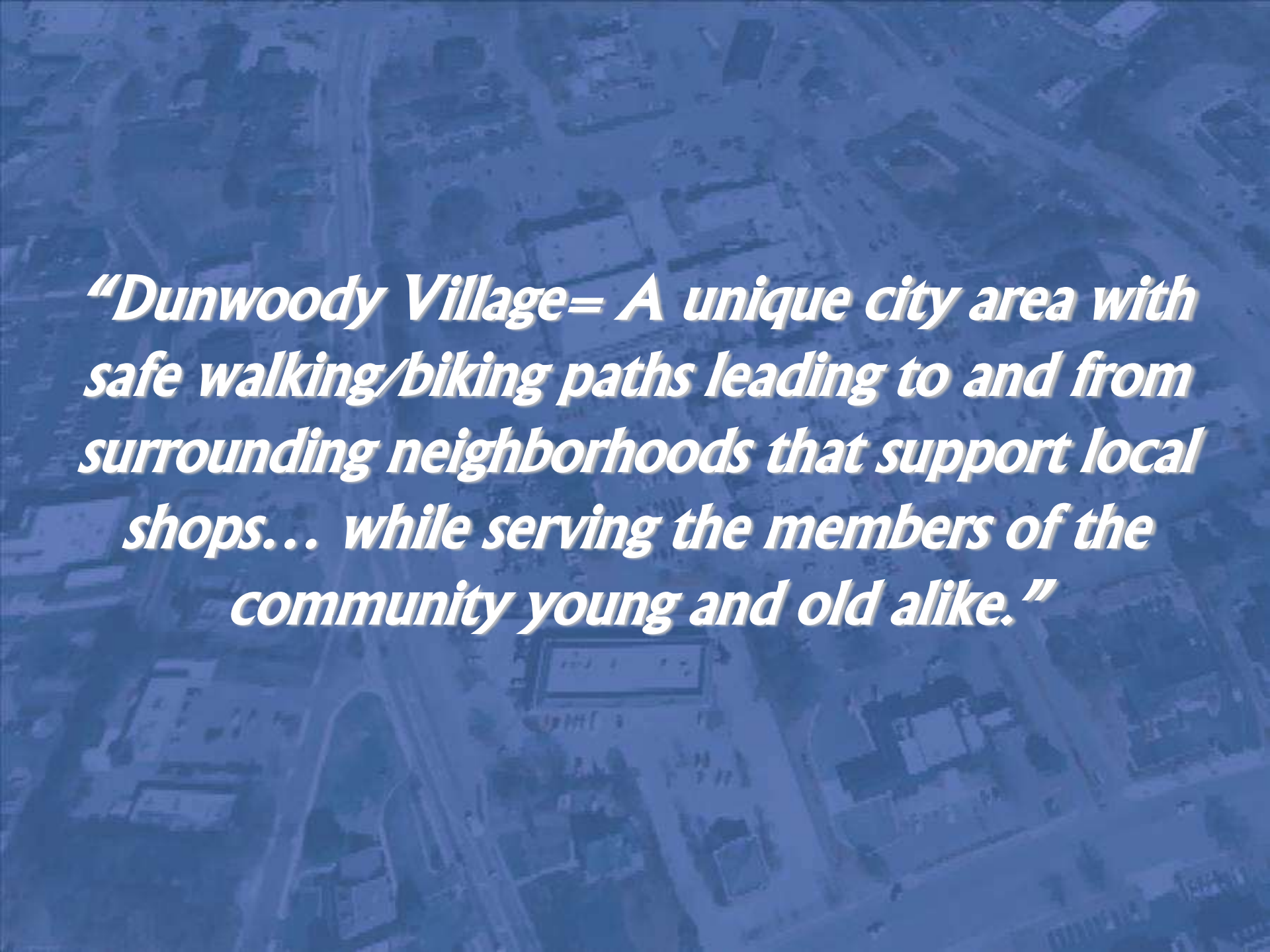
- Create open space/parks – 4.2
- Make the area more walkable/bikable – 4.0
- Transportation improvements – 3.6
- Encourage high-quality redevelopment – 3.6

“I just want to say thank you for taking the time to come up with such a positive survey to get it all started.”

*“Thanks for taking time to reach out to the residents via this web site and this survey!
Good luck!”*

An aerial photograph of a residential neighborhood, showing houses, streets, and trees, all overlaid with a semi-transparent blue filter. The text is centered in the middle of the image.

“I feel this is a done deal and you are placating us with your silly survey exercise.”

An aerial photograph of a residential neighborhood, showing streets, houses, and trees, overlaid with a semi-transparent blue filter. The text is centered on the image.

“Dunwoody Village= A unique city area with safe walking/biking paths leading to and from surrounding neighborhoods that support local shops... while serving the members of the community young and old alike.”

“The City of Dunwoody has an opportunity to develop a sustainable, people-friendly community by creating an area that allows its citizens to enjoy green space, gathering places, and access to appropriate businesses that serve families and individuals. It should reflect the values of the people of Dunwoody- a sense of neighborhood, a network of friends, and families living together in a community.”

An aerial photograph of a city street grid, overlaid with a semi-transparent blue filter. The image shows a dense network of streets, buildings, and green spaces. The text "Planning Exercises" is centered in the middle of the image in a white, bold, sans-serif font.

Planning Exercises

Chamblee Dunwoody Road North

- Need pedestrian improvements at all intersections
- Need flashing light in morning - 7:30 am to 8:30 am (at Chamblee Dunwoody and Dunwoody Village Parkway intersection)
- Prohibit left turns out of shopping center (Dunwoody Mall)
- Need better traffic flow and less traffic from Chamblee Dunwoody/Roberts Drive to Mt Vernon in morning
- Desire traffic calming on residential streets
- Chamblee/Roberts signal needs retiming, over congested largely due to school traffic
- Caution light definitely needed before Wyntercreek sub going north
- Trouble getting out of Wyntercreek subdivision (Wyntercreek Road and Roberts)
- Can't get out of my subdivision now - Wyntercreek

General Comments

- More ped/bike routes/paths through neighborhoods to allow access to Village
- More bike trails to school - safe routes
- Cut through on Meadowcreek Dr. to Mt Vernon Way is bad
- Don't want speed humps if they slow down emergency vehicle response times
- Austin School back up at end of school day
- Crossing guards safety patrol program so kids can walk or bike to school on their own
- Traffic diverted from 400 through Village; traffic problems on GA 400 cause cars to be diverted through the Village
- No sidewalks in Wyntercreek subdivision
- It is hard to make a left turn out of the library
- School related traffic causing much of the congestion in the Village
- Way of new vehicular connections if these bring more cut-through traffic or congestion
- Landscaped buffers along main roads are definitely needed
- Mt Vernon and Chamblee Dunwoody are not serving their dual purpose very well of facilitating both local and regional trips. Both roads become highly congested and both are difficult for pedestrians to use.

Mount Vernon Road West

- Ashford Dunwoody at Mount Vernon signal should sync with signal at Chamblee Dunwoody at Mount Vernon
- Cars turning left onto Mount Vernon from Ashford Dunwoody going north think they have automatic right of way. Two lanes often go left right in front of cars going straight which is dangerous
- The light at Ashford Dunwoody and Mount Vernon - backs Mt Vernon up terrible coming from Sandy Springs
- Change back to what it was, current format is worse and treeless
- Cut through traffic in Dunwoody West / Branches is horrible
- People on Mt Vernon get aggravated at cut through traffic at high speed, lots of non Dekalb and non Fulton license plates
- Keep Mt Vernon two lanes to and from Dunwoody, more lanes will cause more people to cut through
- Difficult to turn left onto Mt Vernon out of Branches
- Too many speeders eastbound from Mt Vernon Blvd, enforce
- High speed with people cutting through to Spalding Hidden Branches Drive

Dunwoody Village Parkway

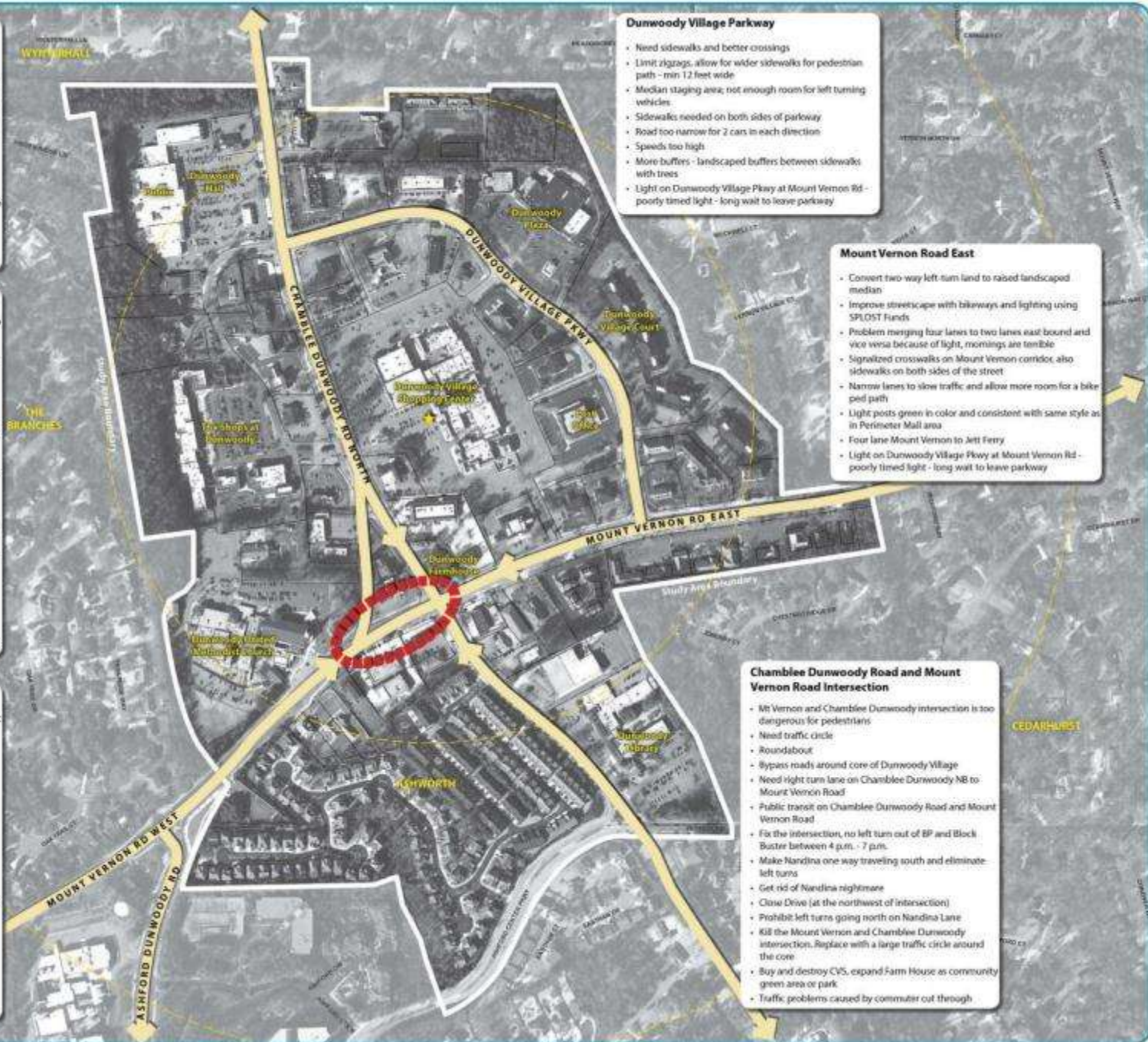
- Need sidewalks and better crossings
- Limit zigzags, allow for wider sidewalks for pedestrian path - min 12 feet wide
- Median staging area; not enough room for left turning vehicles
- Sidewalks needed on both sides of parkway
- Road too narrow for 2 cars in each direction
- Speeds too high
- More buffers - landscaped buffers between sidewalks with trees
- Light on Dunwoody Village Parkway at Mount Vernon Rd - poorly timed light - long wait to leave parkway

Mount Vernon Road East

- Convert two-way left turn lane to raised landscaped median
- Improve streetscape with bikeways and lighting using SPLOST Funds
- Problem merging four lanes to two lanes east bound and vice versa because of light, mornings are terrible
- Signalized crosswalks on Mount Vernon corridor, also sidewalks on both sides of the street
- Narrow lanes to slow traffic and allow more room for a bike ped path
- Light posts green in color and consistent with same style as in Perimeter Mall area
- Four lane Mount Vernon to Jett Ferry
- Light on Dunwoody Village Parkway at Mount Vernon Rd - poorly timed light - long wait to leave parkway

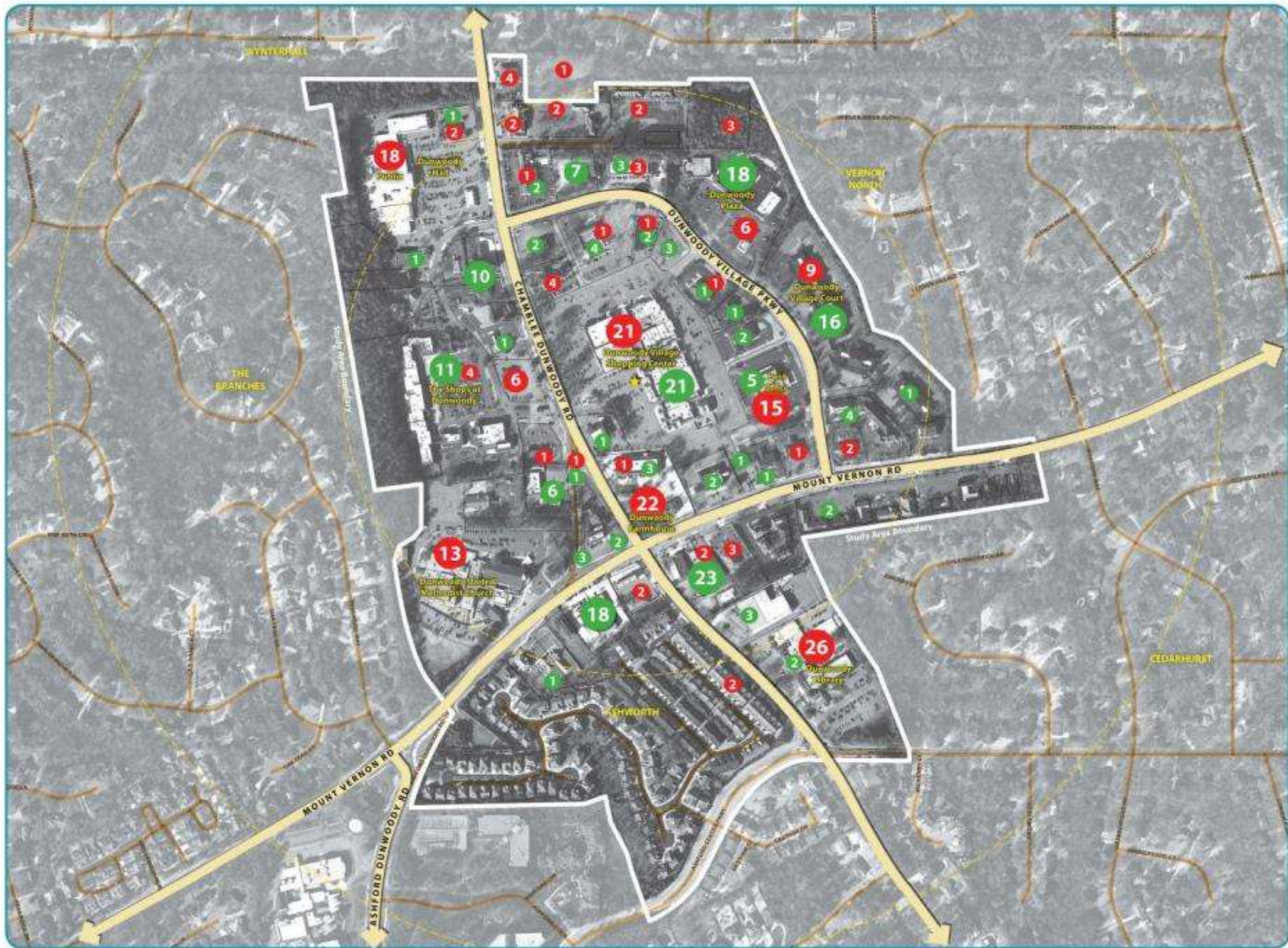
Chamblee Dunwoody Road and Mount Vernon Road Intersection

- Mt Vernon and Chamblee Dunwoody intersection is too dangerous for pedestrians
- Need traffic circle
- Roundabout
- Bypass roads around core of Dunwoody Village
- Need right turn lane on Chamblee Dunwoody NB to Mount Vernon Road
- Public transit on Chamblee Dunwoody Road and Mount Vernon Road
- Fix the intersection, no left turn out of RP and Block Buster between 4 pm - 7 pm
- Make Nandina one way traveling south and eliminate left turns
- Get rid of Nandina nightmare
- Close Drive (at the northwest of intersection)
- Prohibit left turns going north on Nandina Lane
- Kill the Mount Vernon and Chamblee Dunwoody intersection. Replace with a large traffic circle around the core
- Buy and destroy CVS, expand Farm House as community green area or park
- Traffic problems caused by commuter out through



Transportation Issues

- **Pedestrian / Bike connectivity needed throughout**
- **Chamblee-Dunwoody / Mt. Vernon Congestion**
- **Chamblee-Dunwoody, Mt. Vernon, & Nandina Intersection**
- **Speeds and safety on Dunwoody Village Parkway**
- **Neighborhood Access (vehicular & pedestrian)**



WYNTON

THE BRANCHES

Interlocking waste aprons

VERNON NORTH

Study Area boundary

CEDARHURST

KENNESWORTH

MOUNT VERNON RD

ASHFORD DUNWOODY RD

CHAMBERLAINE DUNWOODY RD

DUNWOODY VILLAGE PKWY

MOUNT VERNON RD

18
Dunwoody Station

11
The shops at Dunwoody

13
Dunwoody Village National Church

18
Dunwoody Commons

21
Dunwoody Village Shopping Center

22
Dunwoody Farmhouse

26
Dunwoody Station

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Dunwoody Plaza

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Dunwoody Village Court

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Sense of Place in Dunwoody Village

Models:

- Duluth
- The Forum
- Virginia Highlands for adults
- Decatur Square- but nicer
- Old Roswell
- Vickery
- “Dunwoody a la Suwanee”
- Asheville or Highlands, NC
- Coconut Grove Miami, FL
- Rosemary Beach, FL
- Chapel Hill, NC
- Fairhope, AL

Avoid:

- Not Perimeter
- Not The Forum
- Not Buckhead
- Not looking for a corporate make-over
- Don't try to make Dunwoody like someplace else!

An aerial photograph of a city street grid, overlaid with a semi-transparent blue filter. The image shows a dense network of streets, buildings, and green spaces. The text is centered over the image.

***“Why change?
Why is redevelopment even necessary?”***

Market Opportunities


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

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

Market Opportunities

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

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

An aerial photograph of a city street grid, overlaid with a semi-transparent blue filter. The streets are clearly visible, forming a grid pattern. The buildings and trees are less distinct due to the overlay.

“Change is good as long as the core values of the community are adhered to.”

REDEVELOPMENT POTENTIAL

POTENTIAL REDEVELOPMENT AREAS

- SMALL-SCALE OPPORTUNITIES:**

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

These properties may be better suited to redevelopment if assembled into larger opportunities
- LARGE-SCALE OPPORTUNITIES:**

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

These properties may require public incentives and/or investment due to size and complexity
- CIVIC RELOCATION OPPORTUNITIES:**

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

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

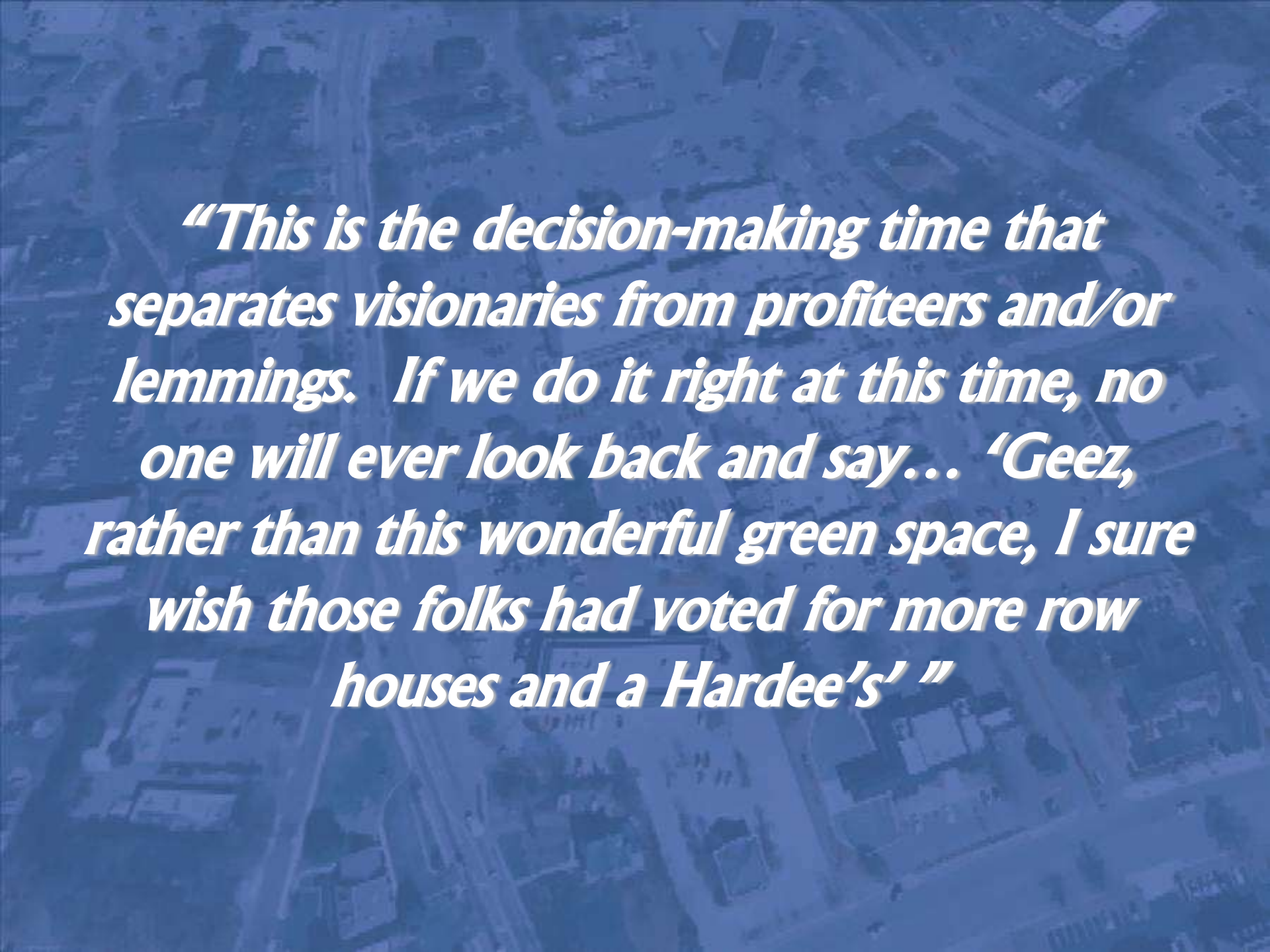


EXISTING FEATURES

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

An aerial photograph of a city street grid, overlaid with a semi-transparent blue filter. The image shows a dense network of streets, buildings, and green spaces. The text "Community Planning Exercises" is centered in the middle of the image in a white, bold, sans-serif font.

Community Planning Exercises

An aerial photograph of a residential neighborhood, showing houses, streets, and green spaces, overlaid with a semi-transparent blue filter. The text is centered and written in a white, italicized, sans-serif font.

“This is the decision-making time that separates visionaries from profiteers and/or lemmings. If we do it right at this time, no one will ever look back and say... ‘Geez, rather than this wonderful green space, I sure wish those folks had voted for more row houses and a Hardee’s’ ”

City of Dunwoody

Dunwoody Village Master Plan Public Workshop #3



Please join us on:

November 18, 2010

Dunwoody United Methodist Church Fellowship Hall