



## WOULD DUNWOODY BE A GOOD FIT FOR YOUR INVESTMENT?

Dunwoody is fortunate to enjoy a location and local economy that is an attractive destination for businesses and families alike. As of the 2010 Census, Dunwoody is home to 46,267 residents. The largest age groups in Dunwoody are individuals 25-34 and 35-44, in the prime of their working and family lives.

The City of Dunwoody's median household income in 2008 was \$98,648 and the per capita income was \$56,254. In comparison, the Georgia and the Atlanta Metropolitan Statistical Area are substantially lower at \$32,227 and \$39,453 respectively for median income.

Education is extremely important to the citizens of Dunwoody— 40% have a bachelor's degree and 21% have a master's degree (or higher) in 2000.

Dunwoody thrives by partnering with organizations that share our mission to provide the highest quality of life for those who live, work, or play in our community and to foster an environment where businesses can prosper.

## ABOUT DUNWOODY

The City of Dunwoody, Georgia is a picturesque suburban residential community featuring many of the Atlanta metro-area top dining, shopping, schools, and recreation destinations. Dunwoody is located in northern DeKalb County, approximately 15 miles north of downtown Atlanta, Georgia.

Dunwoody is strategically located in a cradle of three major transportation routes: to the west, the north line of MARTA; to the south, Interstate 285; and on the east, Peachtree Industrial Boulevard.

The southwest corner of the city features an employment center surrounding a major regional economic retail generator, Perimeter Mall. The area operates as a regional community improvement district, the Perimeter Community Improvement Districts (PCIDs) and is home to multiple high-rise offices, Fortune 500 companies, hotels, as well as a host of restaurant and retail attractions.



**Dunwoody\***  
\* Smart people – Smart city

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## Dunwoody Village

### Vision of the Future



**Our community's vision  
for the future of the  
Dunwoody Village**



# DUNWOODY VILLAGE

## OUR COMMUNITY HAS A VISION FOR THE FUTURE AND A PROVEN RECORD OF INVESTING AND PARTNERING TO ATTAIN OUR GOALS

The Dunwoody Village, as it stands today, is a complex balance of numerous, and often competing agendas—it is at once a highly localized convenience commercial center for nearby residents, while also existing, for many, as the civic “heart” of the community.

The Dunwoody Village Master Plan envisions and outlines how the Dunwoody Village can thrive as a true “Village” that is vibrant, sustainable, and economically viable while maintaining its quaintness, charm, and link to the area’s history. The proposed Dunwoody Village Center (artistically

rendered above) incorporates a significant public open space surrounded by a mix of uses including the opportunity for a modest number of high-end residential units to foster greater livability and activity during evening and weekend hours.

Based upon the local real estate market fundamentals, the most likely uses for buildings surrounding the proposed central green are retail and professional offices on the ground floor. A limited number of buildings on the central green could be commercial with retail on the ground floor and office space above.

## FREQUENTLY ASKED QUESTIONS

**Q** What is the City of Dunwoody doing to implement the Master Plan for the Dunwoody Village?

**A** Identified as a top priority from the Master Plan, the City is moving forward with making improvements to Dunwoody Village Parkway. A concept plan has been submitted to GDOT and construction is scheduled to begin in late 2013.

**Q** Do the City’s Zoning regulations harmonize with the redevelopment envisioned for the Village area?

**A** In January the City kicked off a comprehensive rewrite of our Zoning Ordinance in order to ensure we incentivize and promote the investment outlined for the Village. Find out more information at [www.zoningdunwoody.com](http://www.zoningdunwoody.com).

**Q** Is the business community supportive of the redevelopment planned for the Dunwoody Village?

**A** During the development of the Master Plan, the City engaged leaders from the Chamber of Commerce and businesses in the Village. The Master Plan was adopted with their support.

**Q** The plan sounds great, your community sounds supportive, how do I learn more?

**A** The Dunwoody Village Master Plan is available for download at our website, [www.dunwoodyga.gov](http://www.dunwoodyga.gov). Click on “Community Development” and then select “Land Use Plans.” Please call with any questions (678) 382-6700.