

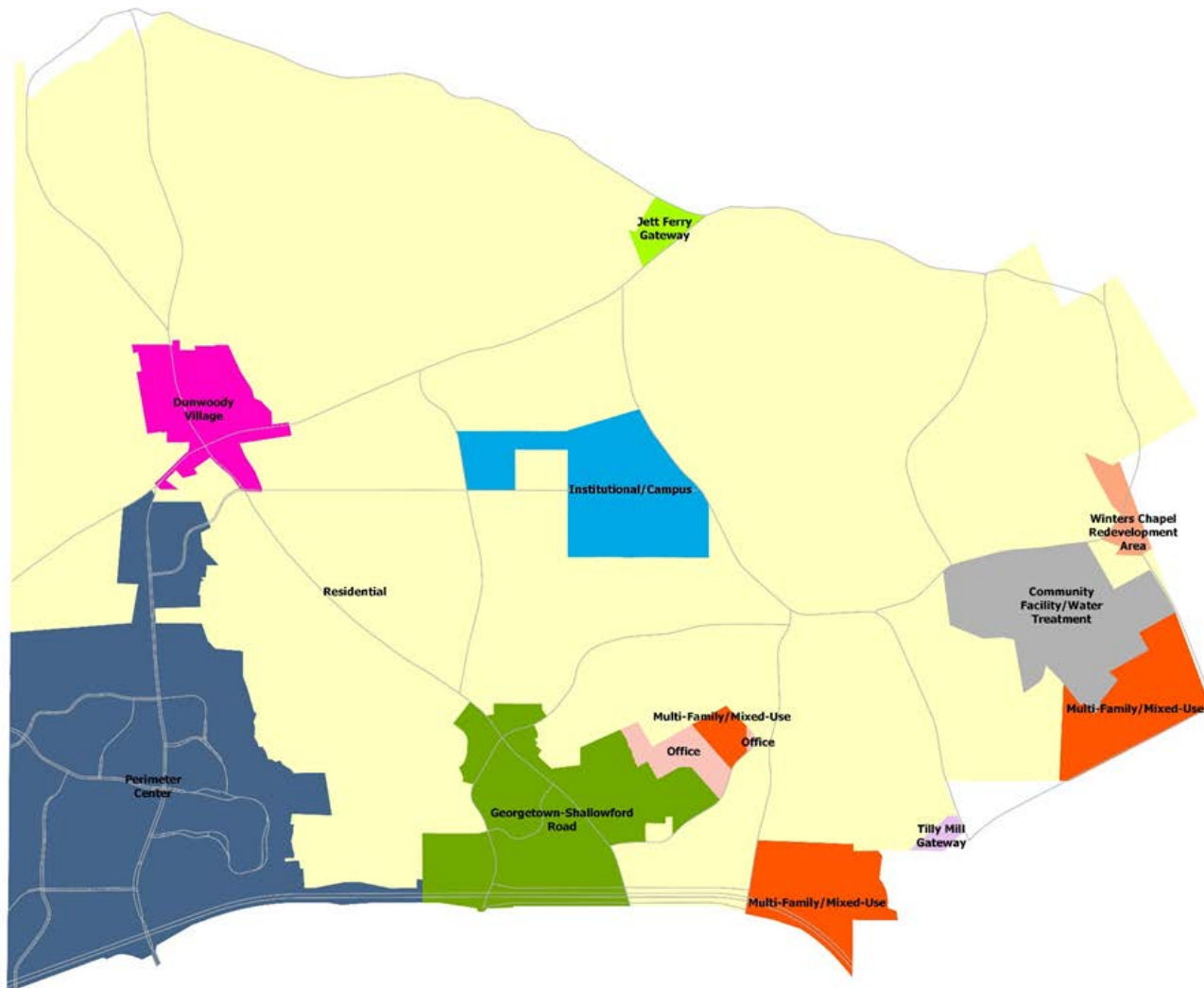


Development Authority Retreat

Michael Starling

City of
Dunwoody
Georgia

Character Areas





Dunwoody Commercial

- Office:
 - 185 Buildings
 - 9.5 Million Square Feet (includes State Farm Phase II)
- Retail:
 - 153 Buildings
 - 4.5 Million Square Feet
- Multi-family
 - 10,000+ Multi-family Residential Units
 - 50% of Dunwoody Residential Units are Multi-family
- Hotels:
 - Seven Hotels with 1,755 Rooms



Comparisons – CBD's

- Raleigh – 4.6 million SF
- Tampa – 9 million SF
- Austin – 9 million SF
- Nashville – 7.7 million SF



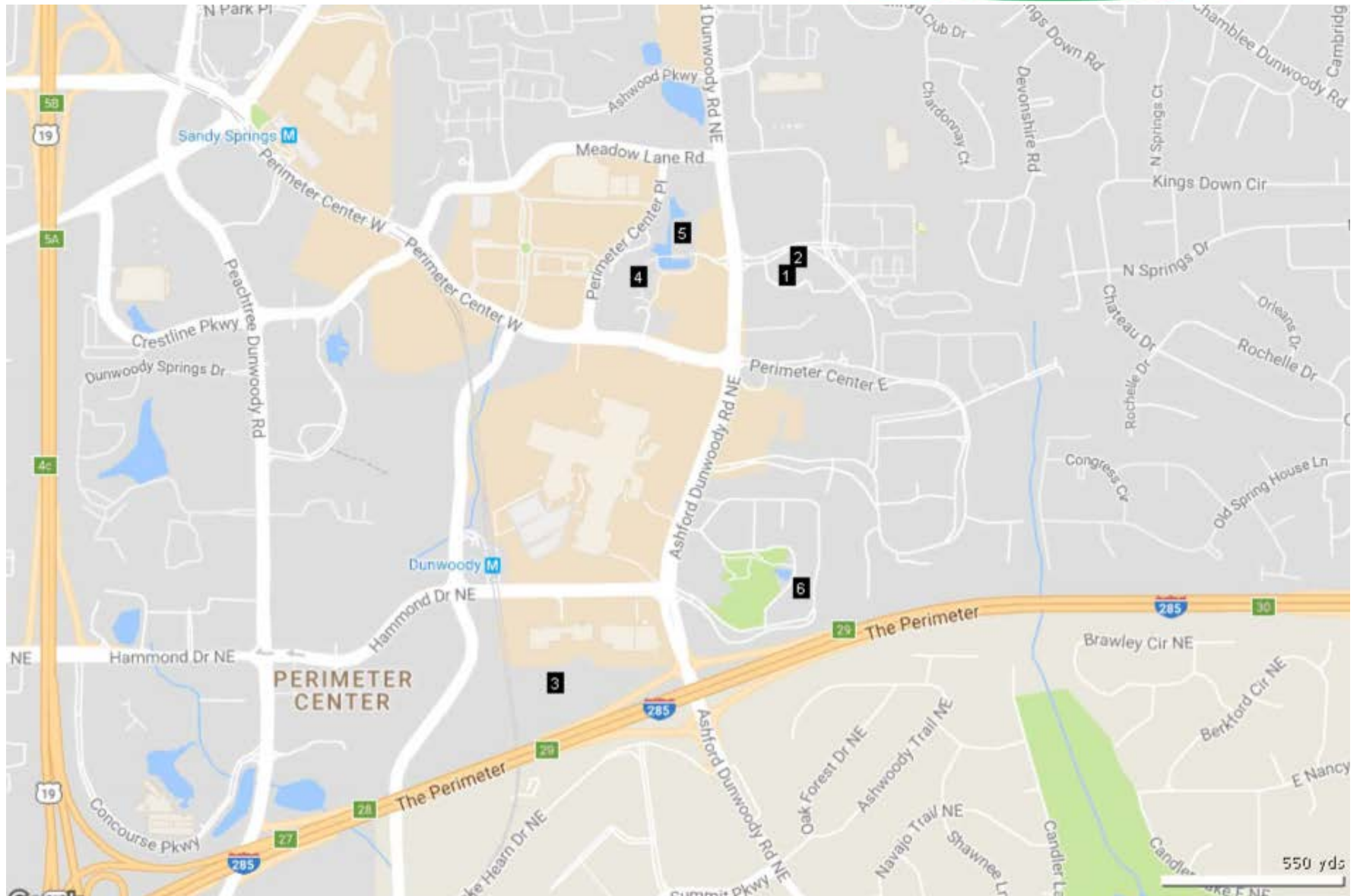
Perimeter Center

- 891 Acres
- Office:
 - 8.2 Million Square Feet (includes Phase II of State Farm)
 - Vacant: 17% (Available: 28.4%)
- Retail:
 - 3.5 Million Square Feet
 - Vacant: 1.4%
- Hotels:
 - 157 Room AC Proposed at 121 Perimeter Center West
 - 177 Room Hyatt Flag Proposed at Twelve24 Hammond
- Multi-family:
 - 6,250 Units
 - 163 Acres



Large Blocks of Vacancies

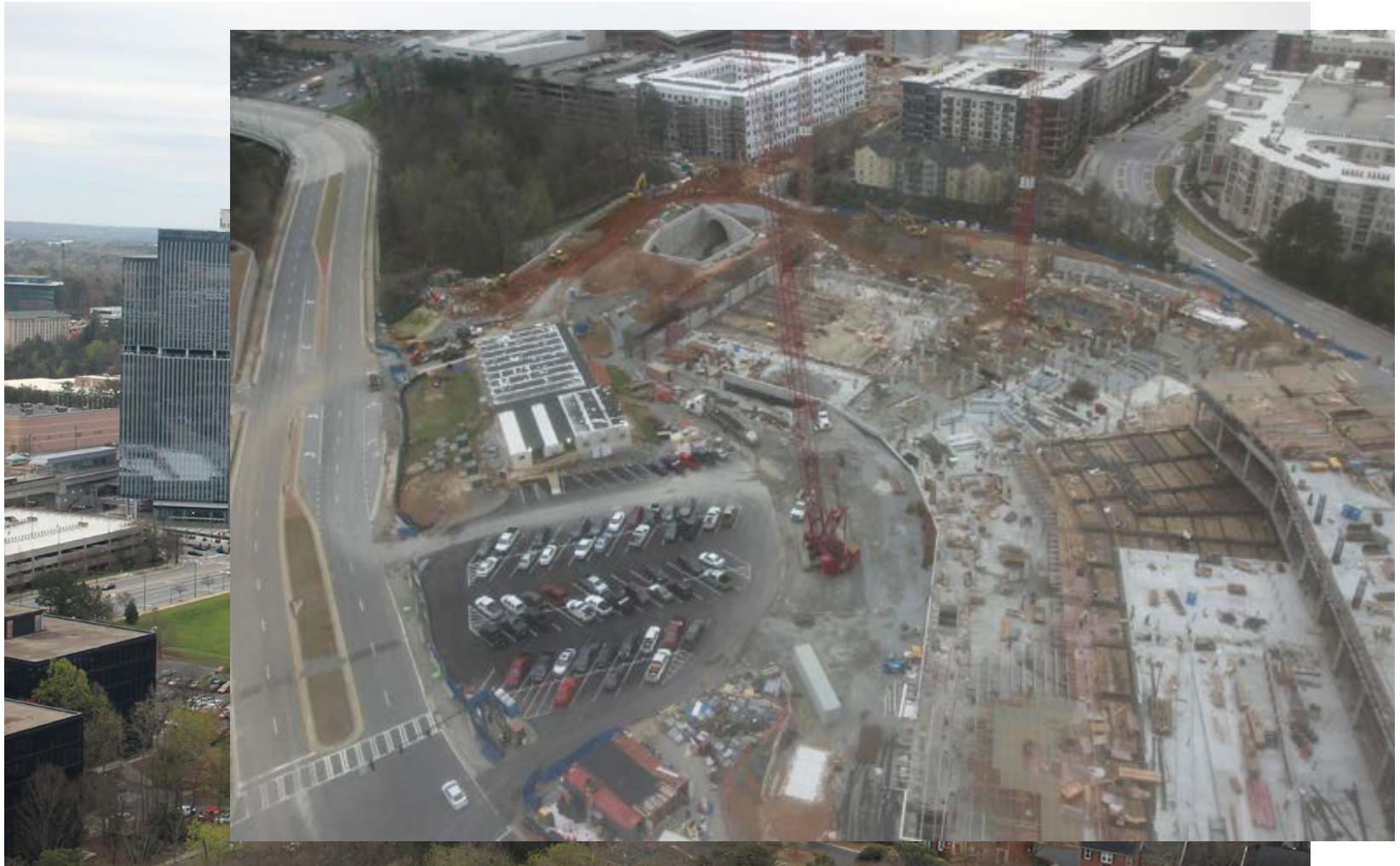
- Sterling Pointe I – 119,000
- Sterling Pointe II – 115,000
- 244 Perimeter Center Parkway – 262,000
- Terraces North – 317,000
- Terraces South – 348,000
- Ravinia 3 – 91,000
- Twelve24 Hammond (Proposed) – 345,000
- Two High Street (Proposed) – 287,000



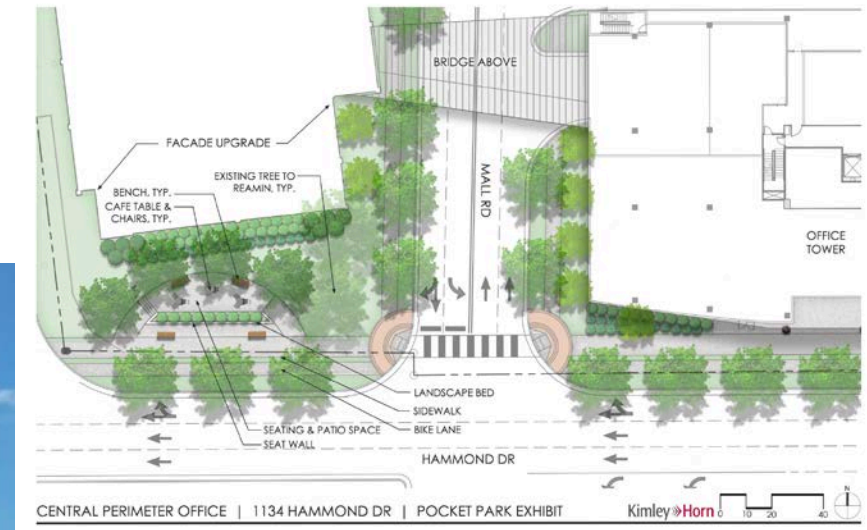
State Farm

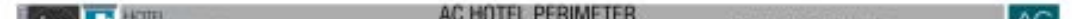


Current Conditions



Twelve24 Hammond





High Street

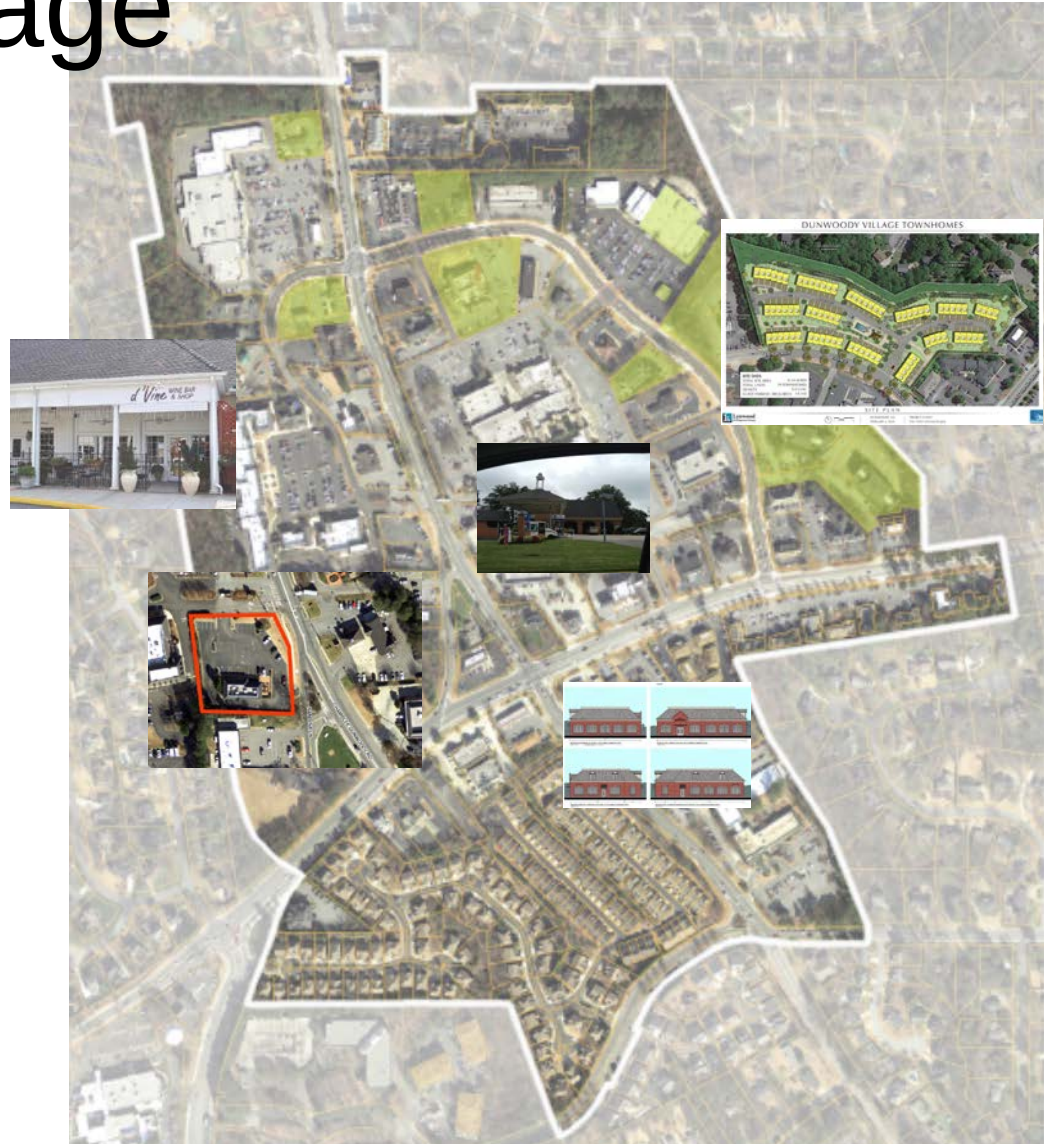


Other Activity



Dunwoody Village

- 165 Acres
- Office:
 - 337,000 Square Feet
 - Vacant: 4.5%
- Retail:
 - 517,000 Square Feet
 - Vacant: 4.4%
- Townhomes
- New Restaurants



Georgetown

- 368 Acres
- Office:
 - 856,000 Square Feet
 - Vacant: 9.6%
- Retail:
 - 229,000 Square Feet
 - Vacant: 0%
- Multi-family:
 - 2,320 Units
 - 91 Acres
- Residential:
 - Dunwoody Green
 - Georgetown Square
 - Dunwoody Towneship



PRIVATE INVESTMENTS

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



The Park at Georgetown

Dunwoody, Georgia



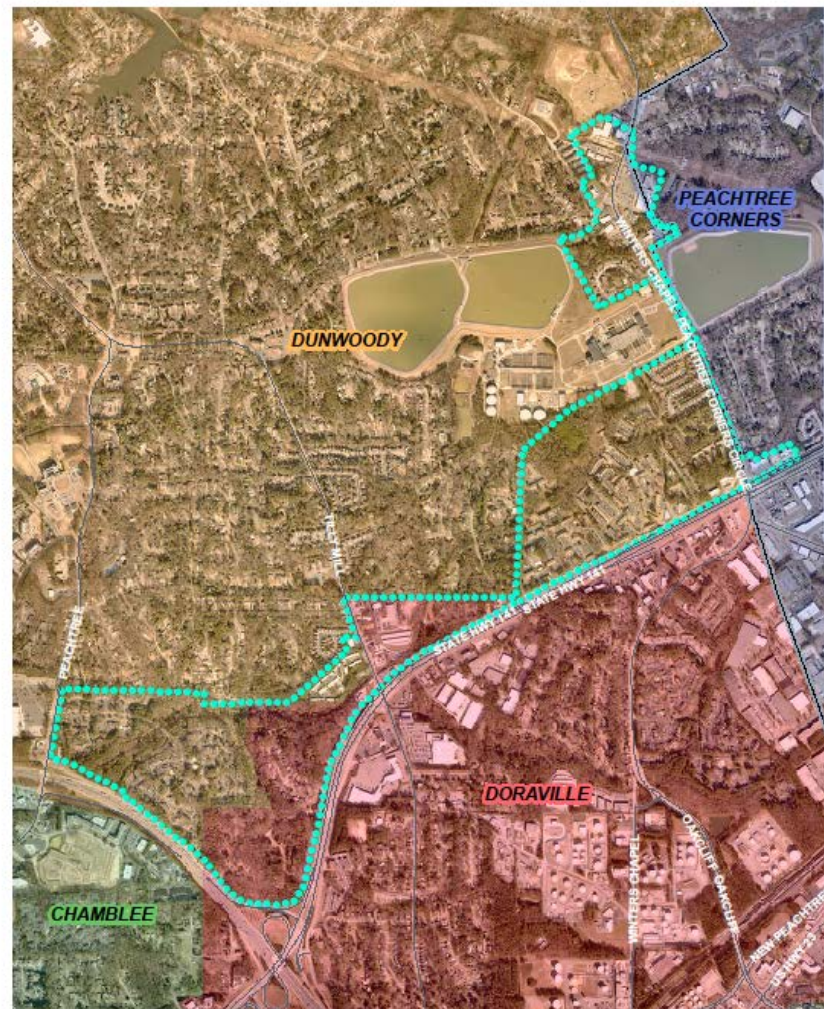
Williamsburg/Jett Ferry

- 21 Acres
- Office:
 - 64,000 Square Feet
 - Vacant: 2.9%
- Retail:
 - 145,000 Square Feet
 - Vacant: 8%

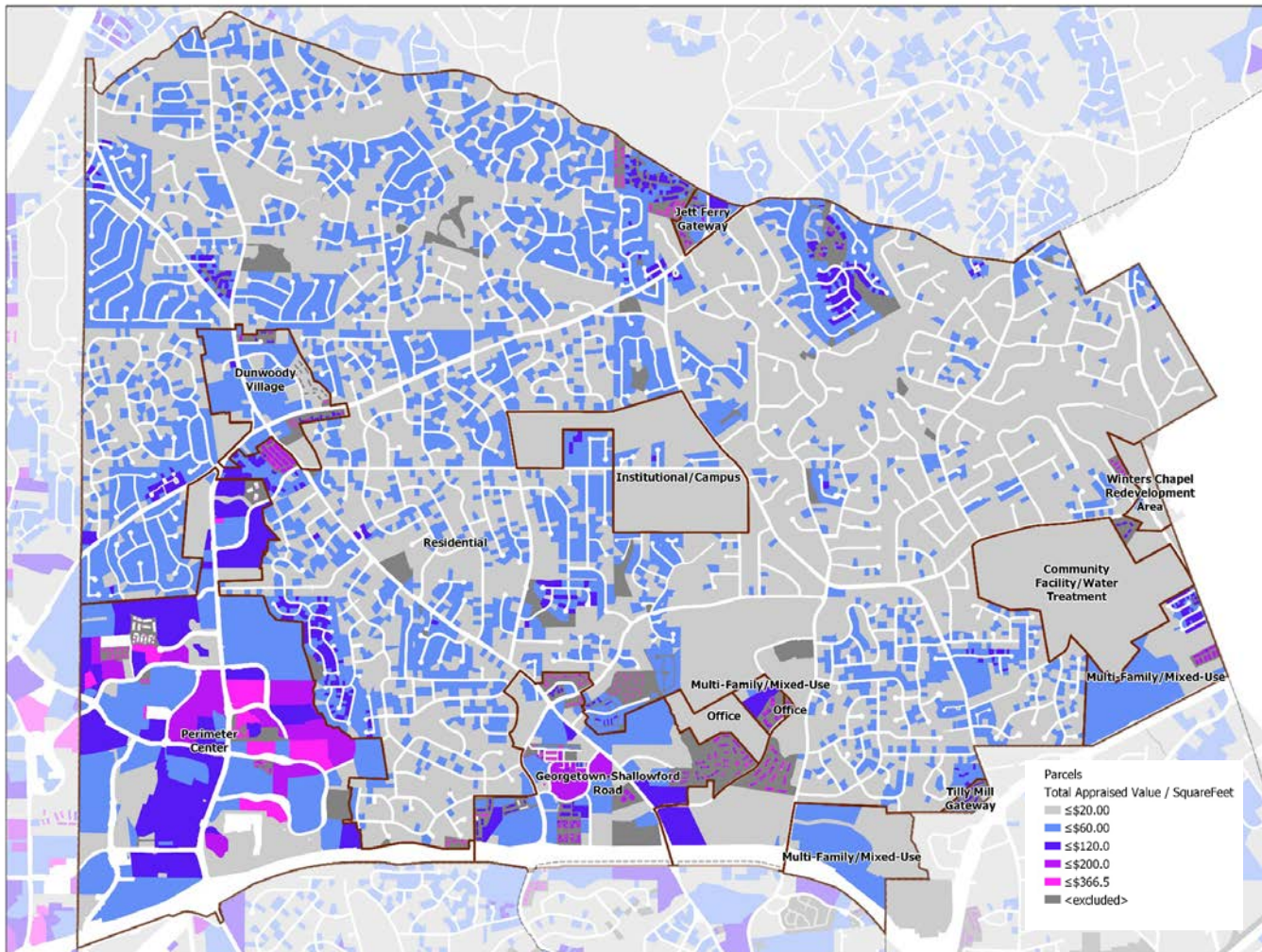


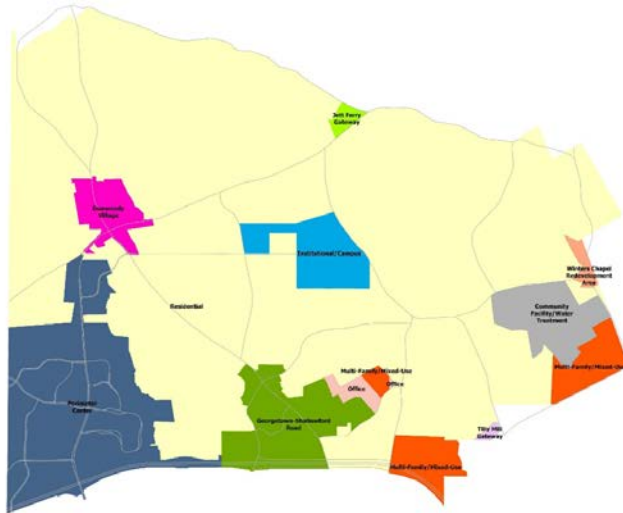
PIB/Winters Chapel

- Retail:
 - 27,783 Square Feet
 - Vacant: 2.2%
- Multi-family:
 - 2,000+ Units
 - 200 Acres

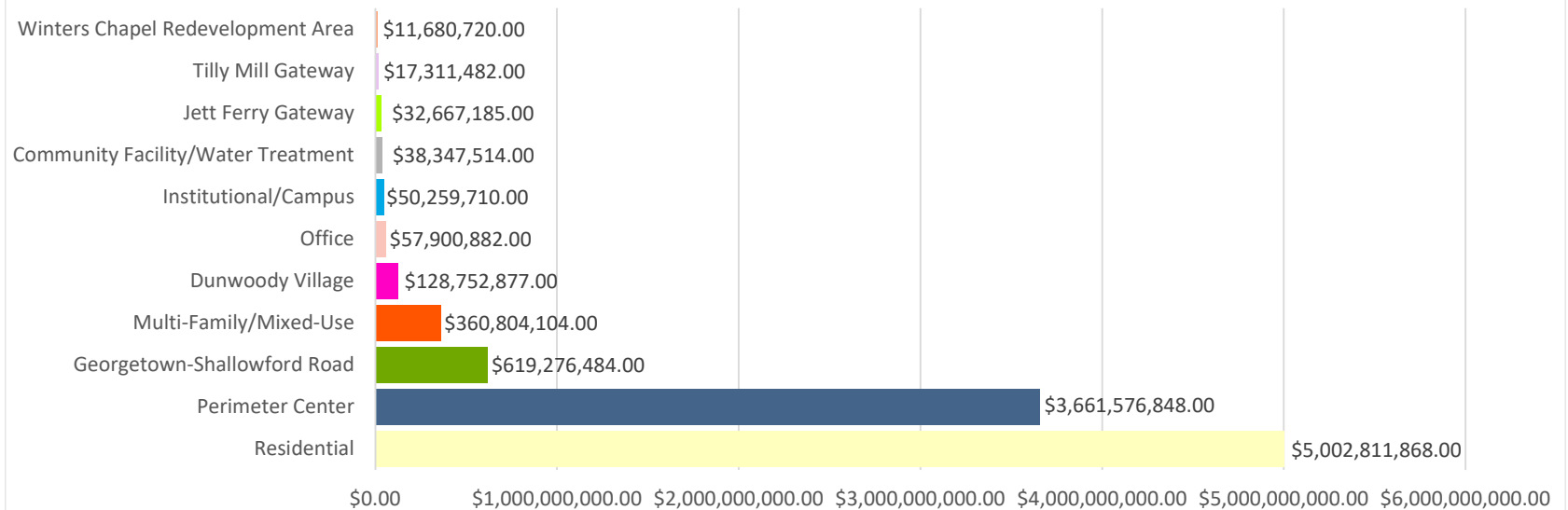


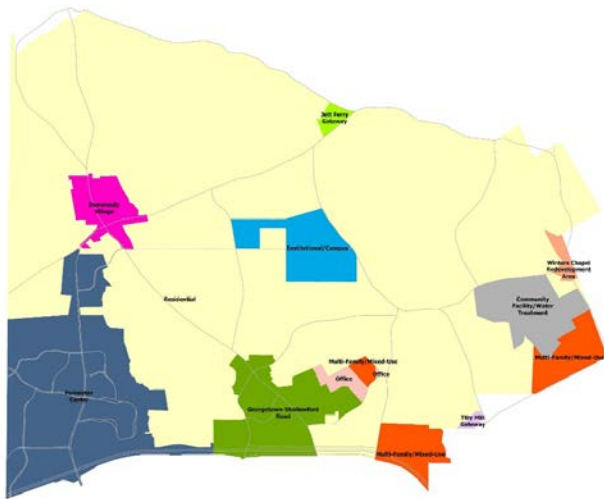
Appraised Value



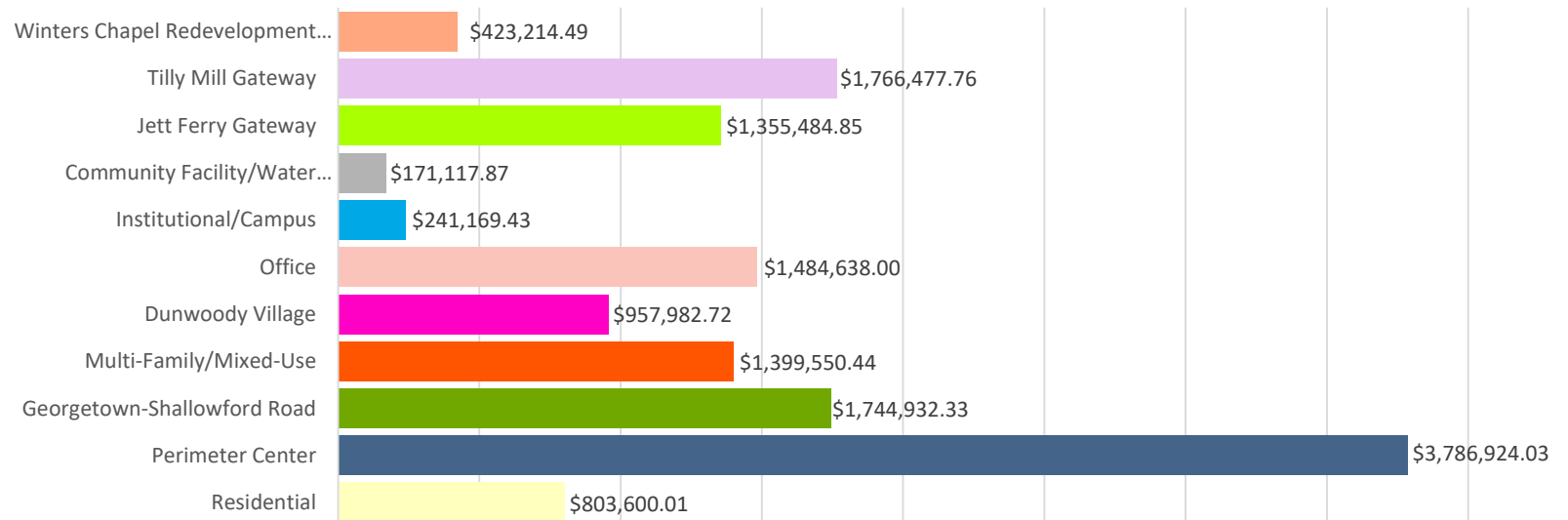


Dunwoody Character Area Total Appraised Parcel Value





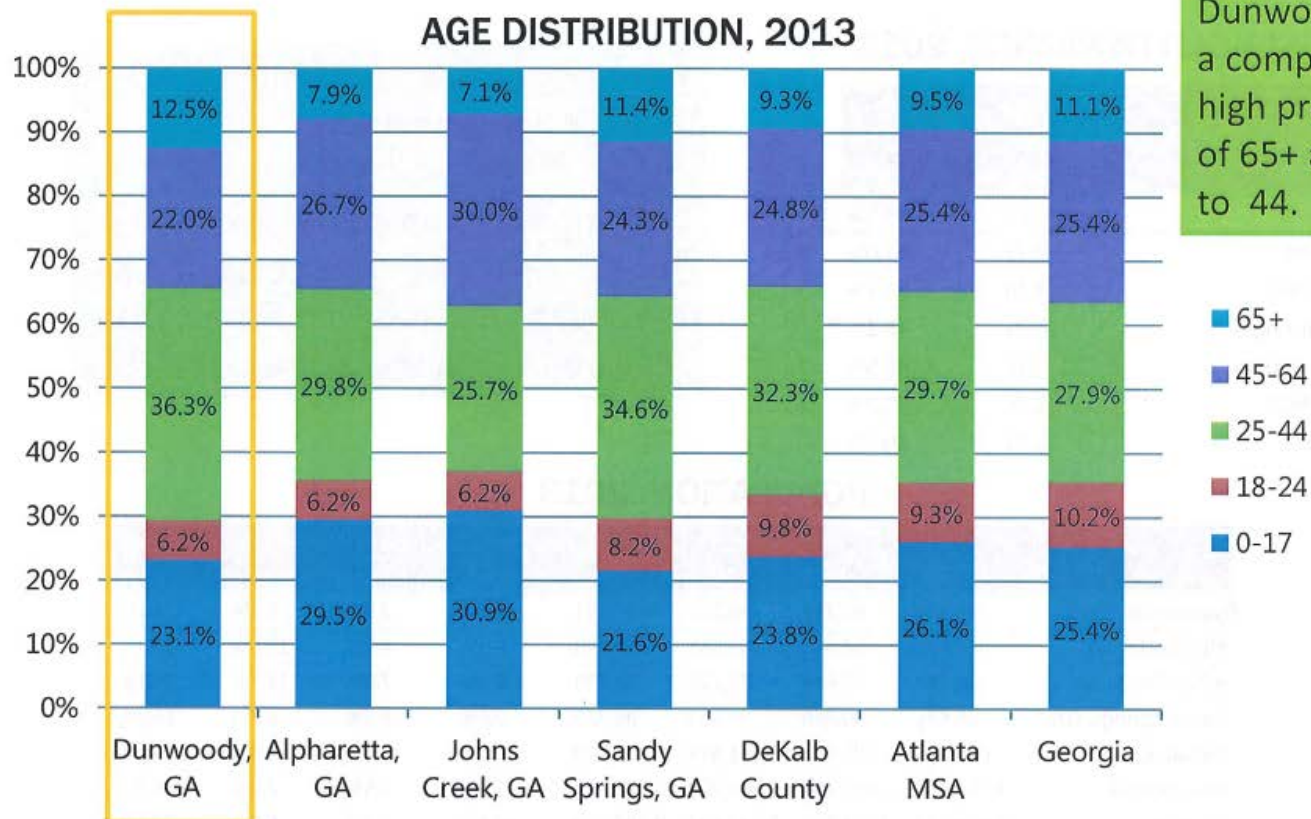
Dunwoody Character Area Total Appraised Parcel Value per ACRE



Trends



Age Dynamics

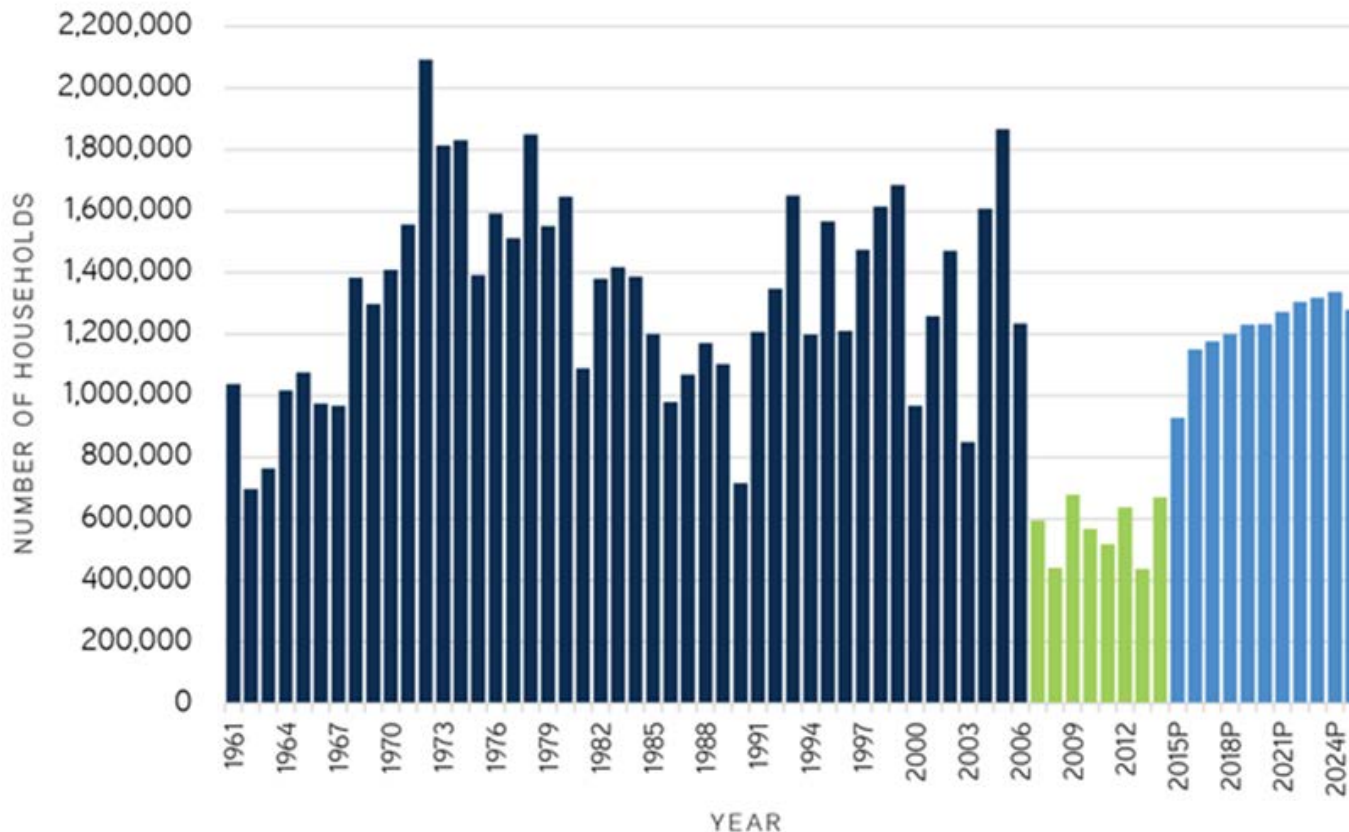


Dunwoody has a comparatively high proportion of 65+ and 25 to 44.

Trends

12.5 million households will be formed over the next decade.

Net Household Formation, 1961–2025



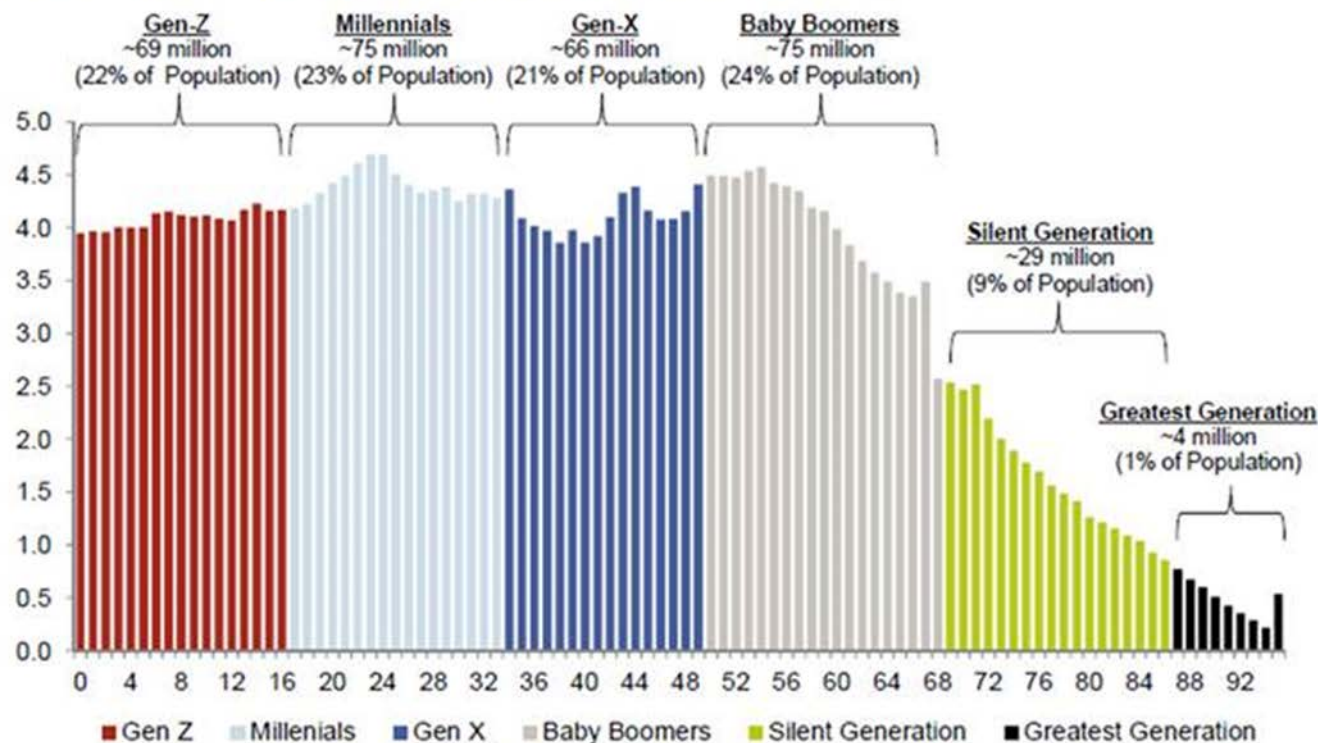
Source: U.S. Census Bureau; John Burns Real Estate Consulting LLC calculations and projections using Census Bureau data.

*projection

Trends

Exhibit 11: Gen-Z represents more than 20% of the U.S. Population...

Total US Population by Age and Generation*, millions



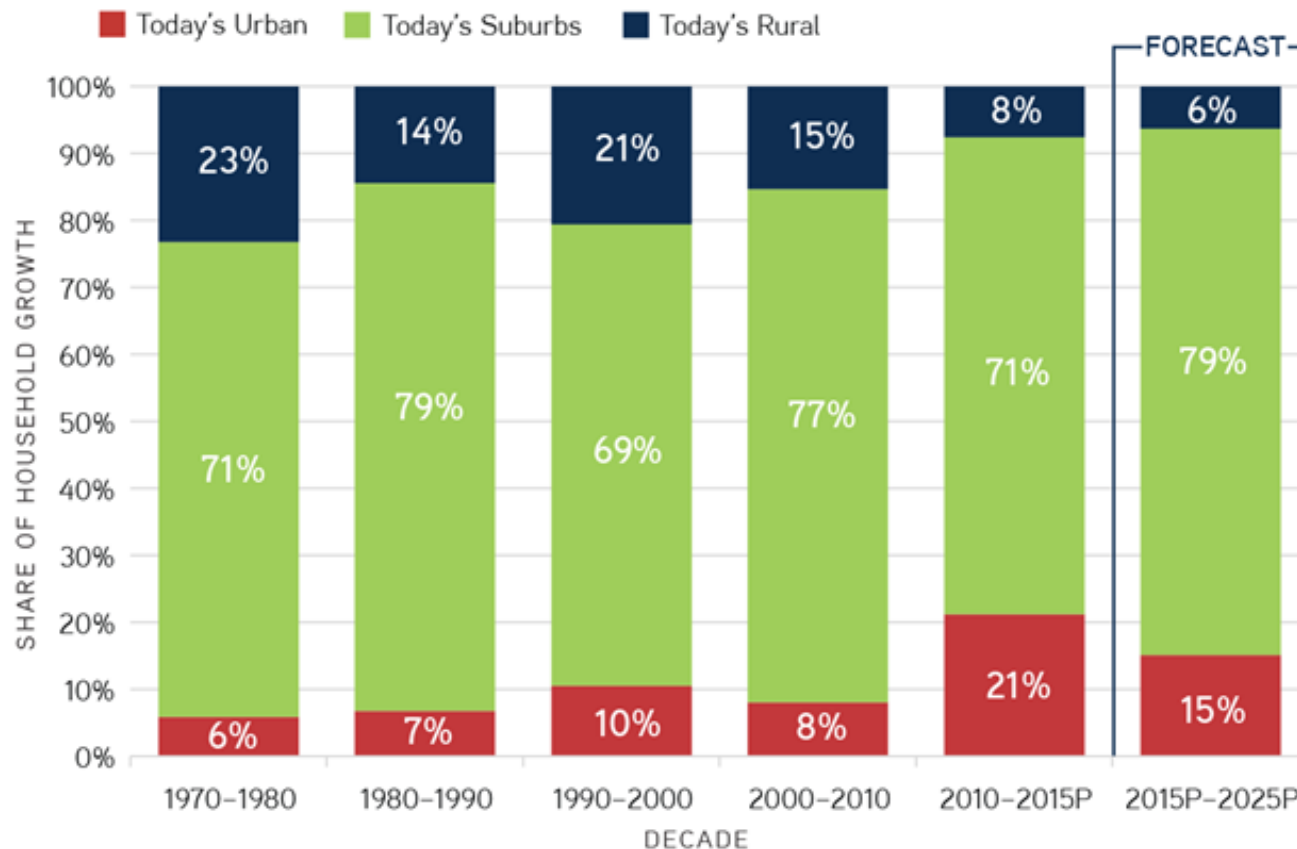
*Note: For purposes of this report, our generational cutoffs are based on those outlined by Pew Research Center, and we acknowledge that there is no clear consensus on the cutoff date between Millennials and Gen-Z. Population data is as of July 1st, 2014, the latest available per the Census Bureau. Assuming a birthrate of roughly 4 million per year, we estimate that Gen-Z is currently approaching 75 million in size.

Source: Census Bureau, Pew Research Center, Goldman Sachs Global Investment Research

Trends

Both urban and suburban locales will capture a higher share of growth.

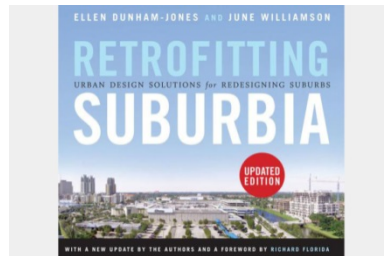
Share of Household Growth by Decade



Source: John Burns Real Estate Consulting LLC calculations using U.S. Census Bureau data.

*projection

New Suburban form is being created, we just can't agree what to call it



- Urban-Burb – term coined by Ellen Dunham-Jones to describe the changing geography of the Suburb

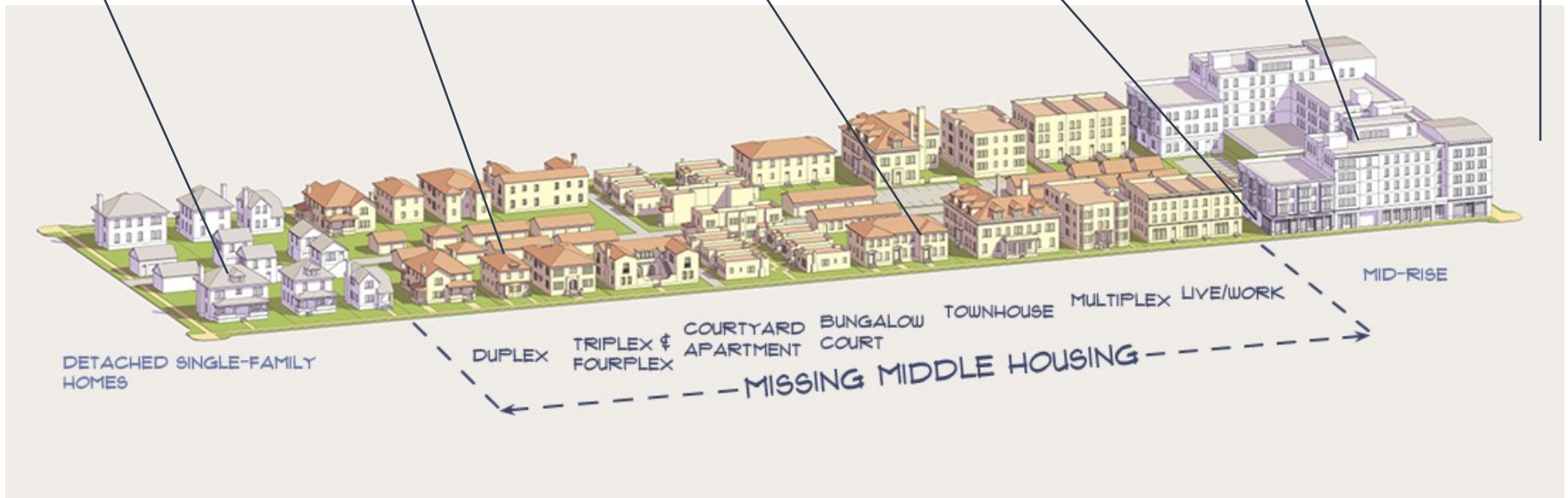


- Surban – term coined by John Burns Real Estate Consulting to describe the mash-up of suburban and urban places



- WalkUP (walkable urban place) – is a term coined by Chris Leinberger to describe the growing preferences for walkable places, both in urban and suburban areas

Trends - Housing

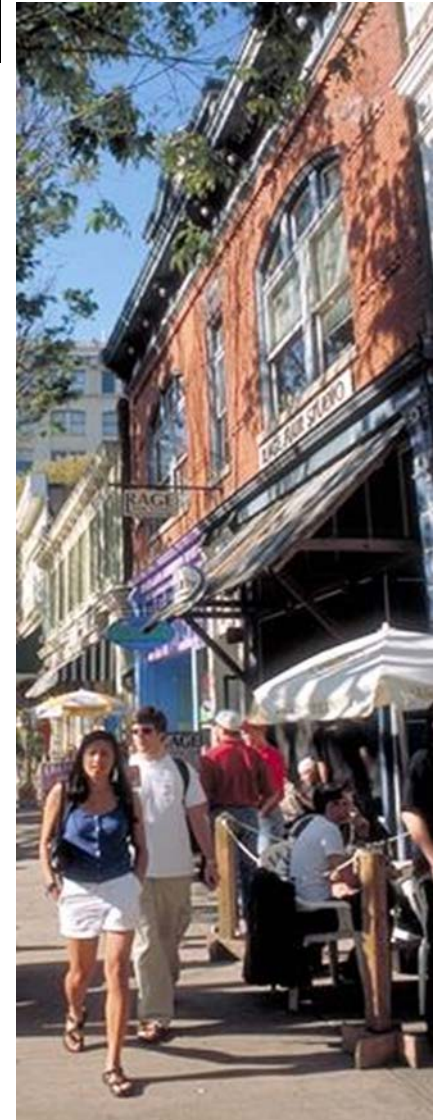


What are we missing?

- Senior Residential
- For Sale Stacked Flats



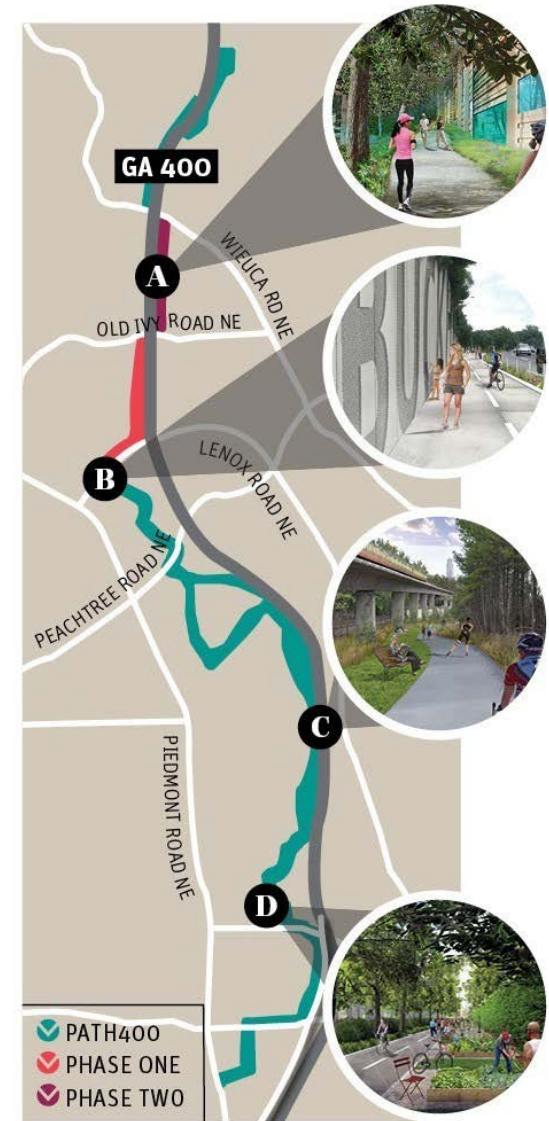
Trends – Walkable Retail



Trends - Placemaking



PERIMETER PARK @ DUNWOODY MARTA STATION
PARK MASTER PLAN - CONCEPT ONE





City of
Dunwoody
Georgia