

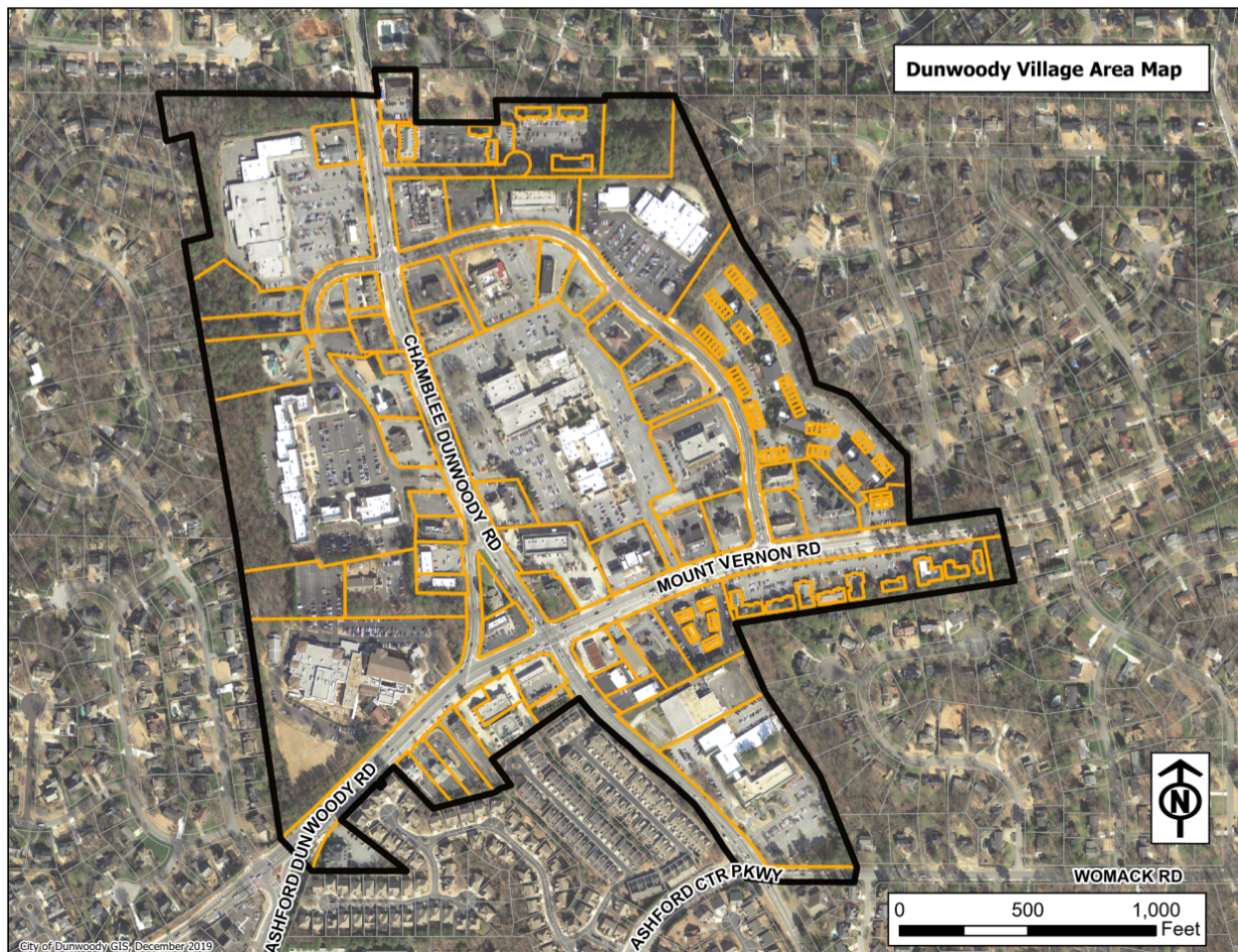
MEMORANDUM

To: City Council

From: John Olson, AICP

Date: November 30, 2020

Subject: Dunwoody Village Master Plan Update

**ITEM DESCRIPTION**

The 2011 Dunwoody Village Master Plan presented a comprehensive vision for the future of the Village, including proposed improvements to Chamblee Dunwoody Road and Mount Vernon Road, as described in that plan. The 2011 plan was developed with significant input from the community and officially adopted by Dunwoody City Council in 2011. The plan was updated in 2016, but this update did not include any changes to the proposed street improvements.

Lynn Deutsch Mayor
 Eric Linton, ICMA-CM City Manager
 Sharon Lowery, CMC City Clerk

Pam Tallmadge City Council Post 1
 Jim Ritcher City Council Post 2
 Tom Lambert City Council Post 3

Stacey Harris City Council Post 4
 Joe Seconder City Council Post 5
 John Heneghan City Council Post 6

In 2019, the City began to update the zoning regulations for the Village. As a part of this, street improvements were revisited, and updated designs were shared with the community at a public workshop on June 29. The updated improvements are now shown in graphic (rather than narrative) form. They now include conceptual designs for the roadway, bicycle facilities, sidewalks, and landscaping largely within the existing rights-of-way. Sidewalks and landscape area dimensions have been clarified (they were described as ranges in the previous plan), and complementary speed limit reductions and minimized pedestrian crosswalk distances are included.

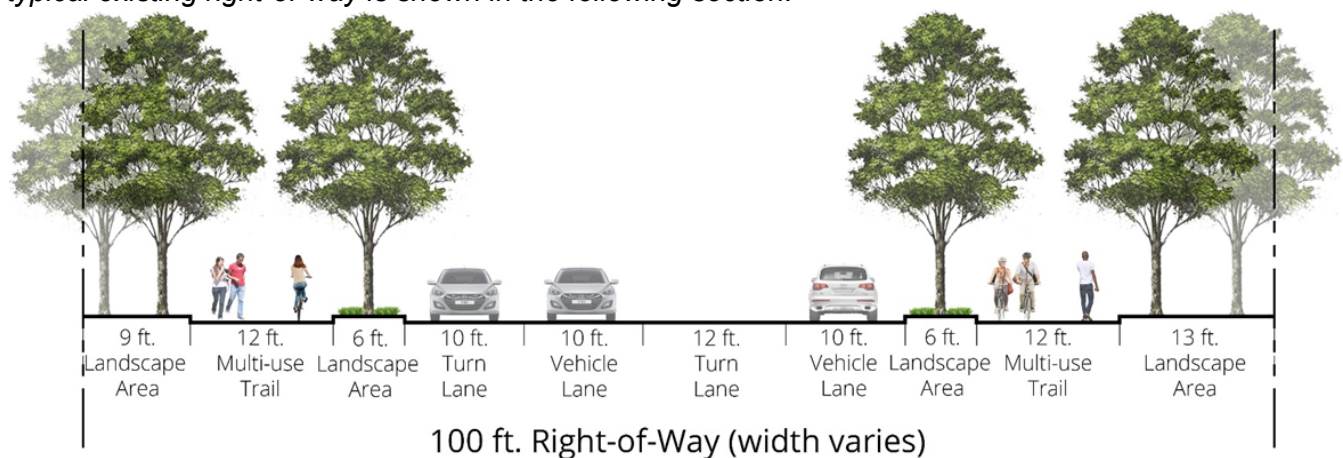
The goal of these proposed changes is to provide clarity, ensure adequate and safe spaces for pedestrians and bicyclists, and slow traffic to be consistent with the character of an urban village. The updated designs are aspirational and will need to remain flexible as funding is available to implement them, given the varying width of rights-of-way, unique conditions at intersections, and other site conditions. In 2019, the City began to update the zoning regulations for the Village. As a part of this, street improvements were revisited, and updated designs were shared with the community at a public workshop on June 29. The updated improvements are now shown in graphic (rather than narrative) form. They now include conceptual designs for the roadway, bicycle facilities, sidewalks, and landscaping largely within the existing rights-of-way. Sidewalks and landscape area dimensions have been clarified (they were described as ranges in the previous plan), and complementary speed limit reductions and minimized pedestrian crosswalk distances are included.

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Chamblee Dunwoody Road Proposed Improvements

The following replaces the third column on page 43 and the first column on page 44:

Multi-modal improvements should be undertaken for Chamblee Dunwoody Road in one or more phases. The aspirational vision for Chamblee Dunwoody Road based on typical existing right-of-way is shown in the following section:



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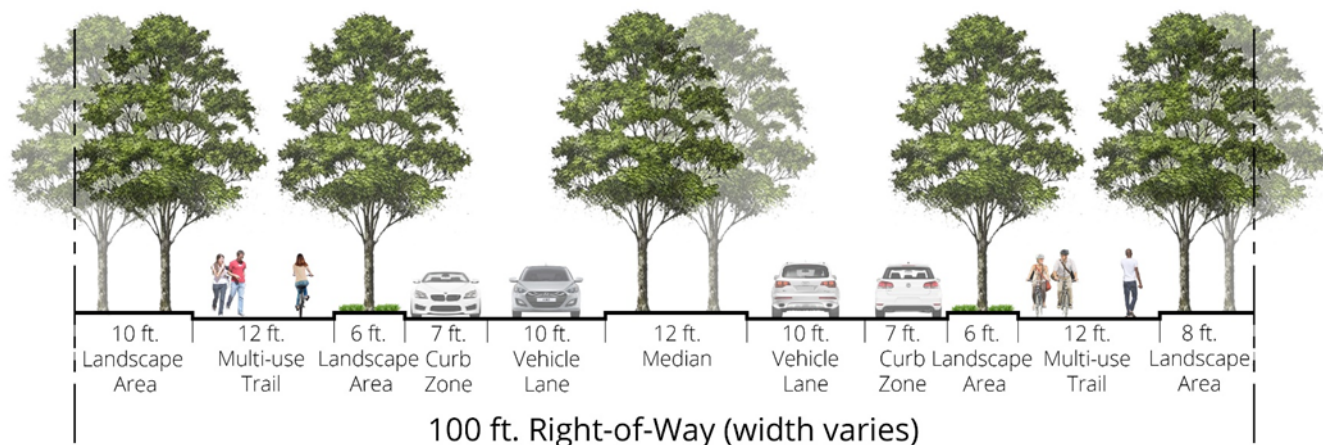
The above vision also assumes the following:

- A speed limit reduction to 25 miles per hour
- Street trees, pedestrian lighting, and roadway lighting
- Intersection enhancements including new mast arm traffic signals, pedestrian signals, high visibility crosswalks, and ADA Ramp improvements where necessary
- A design that minimizes the length of crosswalks to shortest distance 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

Mount Vernon Road Proposed Improvements

The following replaces the second column on page 44:

Multi-modal improvements should be undertaken for Mount Vernon Road. The aspirational vision for Mount Vernon Road based on typical existing right-of-way is shown in the following section:



The above vision also assumes the following:

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RECOMMENDATION

Staff recommends approval of updates to the Dunwoody Village Master Plan with Exhibits A replacing the street designs in the 2011 Master Plan.

EXHIBIT A: Dunwoody Village Master Plan updated public street designs

EXHIBIT B: Resolution Village Master Plan

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Updated Street Improvements

Dunwoody Village Master Plan Update



New Roadway Improvements

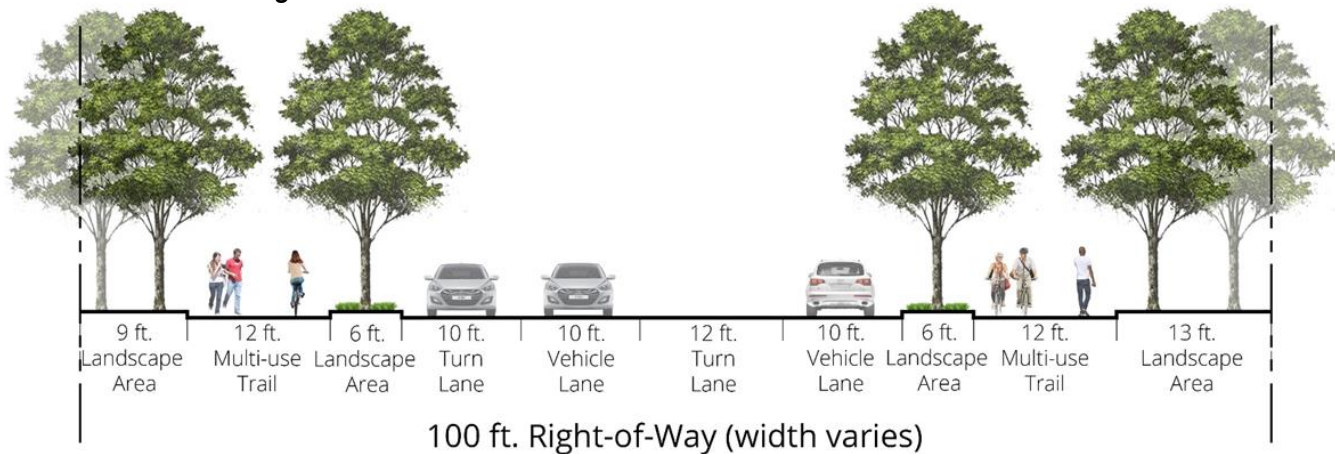
The following is appended to the end of the first paragraph on page 41:

Additionally, the maximum speed limit should be 25 miles per hour, and mid-block crossings and intersection crosswalks should be provided when appropriate. The design of mid-block crossings and crosswalks should minimize the crossing distance for pedestrians by incorporating bulbouts, median islands, or similar features.

Chamblee Dunwoody Road Proposed Improvements

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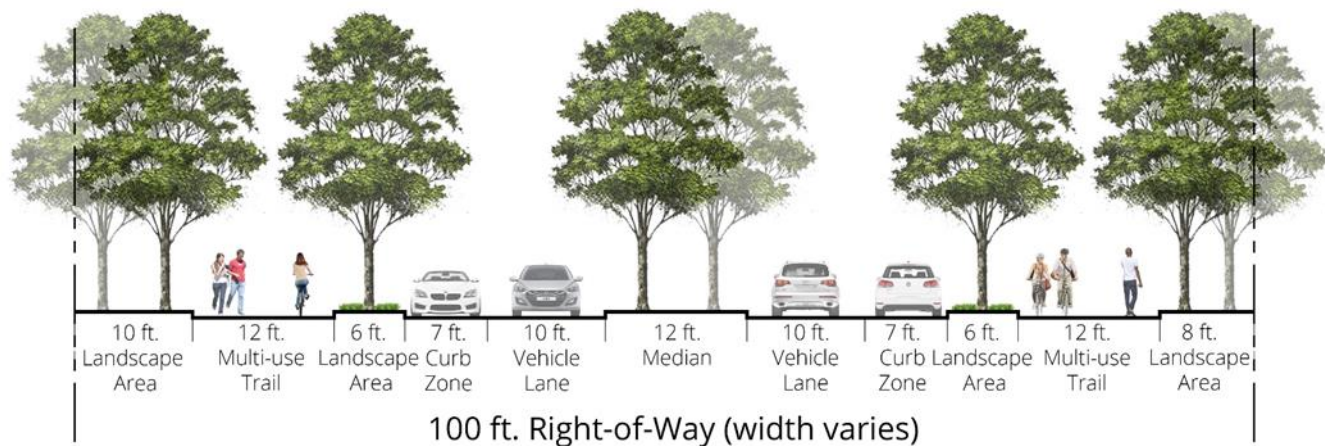
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Dunwoody Village Master Plan Update



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**STATE OF GEORGIA
CITY OF DUNWOODY**

RESOLUTION 2020-__-__

A RESOLUTION TO AMEND THE CITY OF DUNWOODY VILLAGE MASTER PLAN

- WHEREAS:** The Dunwoody Village contains over 150 acres of property made up of eight individual zoning districts (C-1, C-2, O-I, RM-100, O-I-T, R-100, R-150, and CR-1c) and one overlay district; and
- WHEREAS:** These districts consist of a combination of multi-family, office, commercial, and institutional uses, which are isolated by zoning type; and
- WHEREAS:** The development within Dunwoody Village consists of three suburban scale shopping centers, a church, the Dunwoody Village Townhomes, which are currently under construction, and several auto-repair shops, gas stations, office buildings and banks; and
- WHEREAS:** Most of the development within the Village was constructed in the 1970s and 1980s and as automobile-oriented developments, the buildings are mostly one-story in height, contain large surface parking lots and have minimal functional public open space; and
- WHEREAS:** The 2011 Dunwoody Village Master Plan presented a comprehensive vision for the future of the Village. The 2011 plan was developed with significant input from the community and officially adopted by Dunwoody City Council in 2011. The plan was updated in 2016
- WHEREAS:** The 2011 Dunwoody Village Master Plan included proposed improvements to Chamblee Dunwoody Road and Mount Vernon Road as described on pages 43-44 of that plan and the 2016 update did not include any changes to these proposed street improvements; and
- WHEREAS:** In January of 2019 City staff began working with TSW, an Atlanta-based architecture and planning firm, to rewrite the regulations of the Dunwoody Village Overlay and Master Plan; and
- WHEREAS:** The analysis and revisions sought to take into consideration connectivity, public open space, and the future character of development in the areas of the Dunwoody Village Overlay and Master Plan; and
- WHEREAS:** As a part of this process, the Chamblee Dunwoody Road and Mount Vernon street improvements contained in the Dunwoody Village Master Plan were revisited, and updated designs were shared with the community at a public workshop on June 29.
- WHEREAS:** Ultimately a revised plan of street improvements for improvements to Chamblee Dunwoody Road and Mount Vernon was developed; and
- WHEREAS:** The updated improvements are now shown in graphic rather than narrative form. They now include designs for the road area between the curb, in addition to sidewalk and landscaping improvements, in order to include the full width of the right-of-way and show lane widths. The

**STATE OF GEORGIA
CITY OF DUNWOODY**

ORDINANCE 2020-__-__

width of sidewalks and landscape areas have been clarified being described as ranges in the previous plan; and

WHEREAS: The proposed revised street improvements to Chamblee Dunwoody Road and Mount Vernon requirements improve the Dunwoody Master Plan by more closely reflecting the community vision and providing greater clarity in relation to the required street improvements; and

WHEREAS: By adopting these changes, the City of Dunwoody will help create a vibrant shopping and entertainment area in which merchants and businesses thrive and grow, thereby helping to maintain property values and keeping vacancy rates low; and maintain and enhance the area's role as a place for civic activities and public gatherings within well-designed open spaces; and

WHEREAS: The Mayor and City Council find that the proposed changes are appropriate and will enhance the public health, safety, and welfare within the City.

NOW THEREFORE, The Mayor and City Council of the City of Dunwoody hereby **RESOLVE AND APPROVE** the adoption of the revision to the Dunwoody Village Master Plan as set forth in the attachments hereto.

Attachments

Staff recommends approval of updates to the Dunwoody Village Master Plan with Exhibits A replacing the street designs in the 2011 Master Plan.

EXHIBIT A: Dunwoody Village Master Plan updated public street designs

EXHIBIT B: Resolution Village Master Plan

SO ORDAINED AND EFFECTIVE, this the ____ day of _____, 2020.

Approved by:

Approved as to Form and Content

Lynn Deutsch, Mayor

City Attorney

Attest:

Sharon Lowery, City Clerk

SEAL

Updated Street Improvements

Dunwoody Village Master Plan Update

8/11/2020 – As Revised following First Read



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New Roadway Improvements

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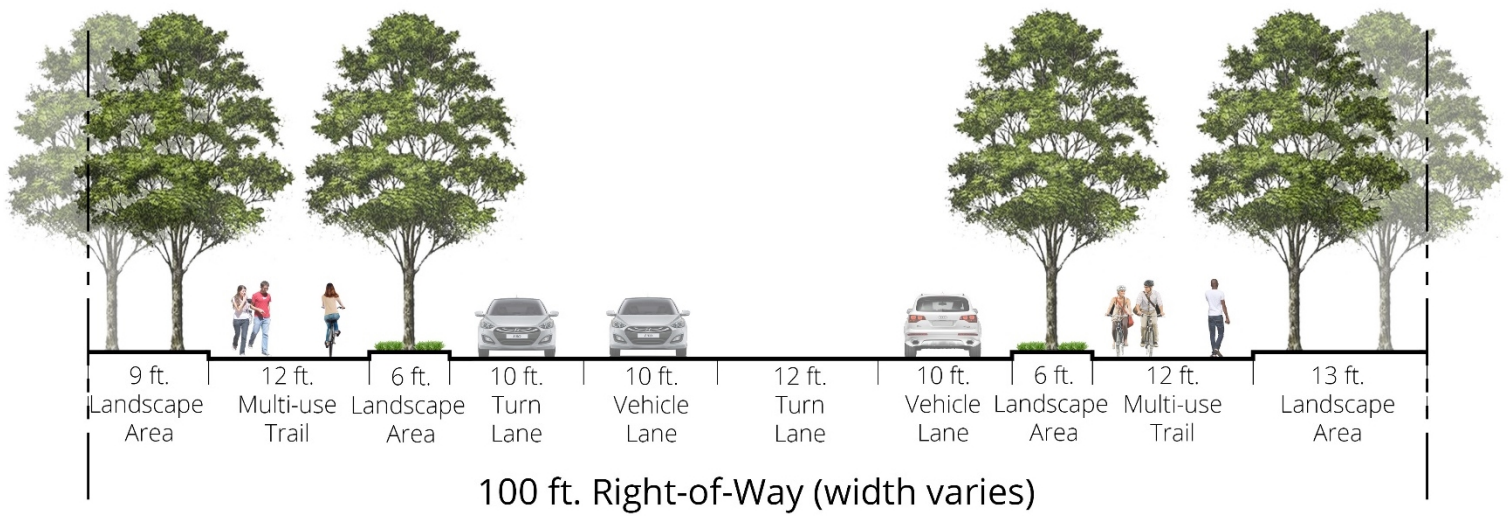
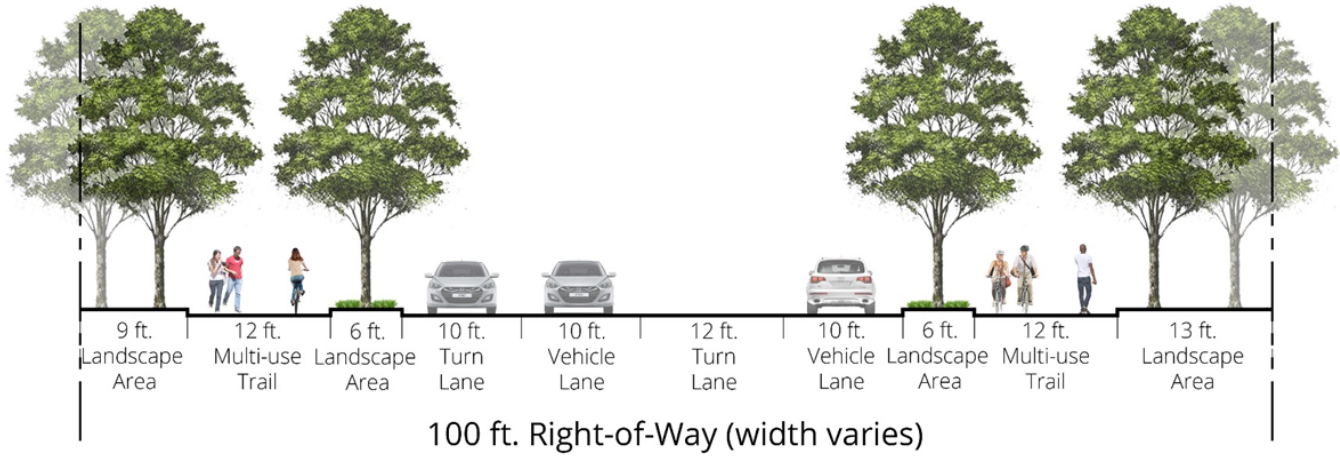
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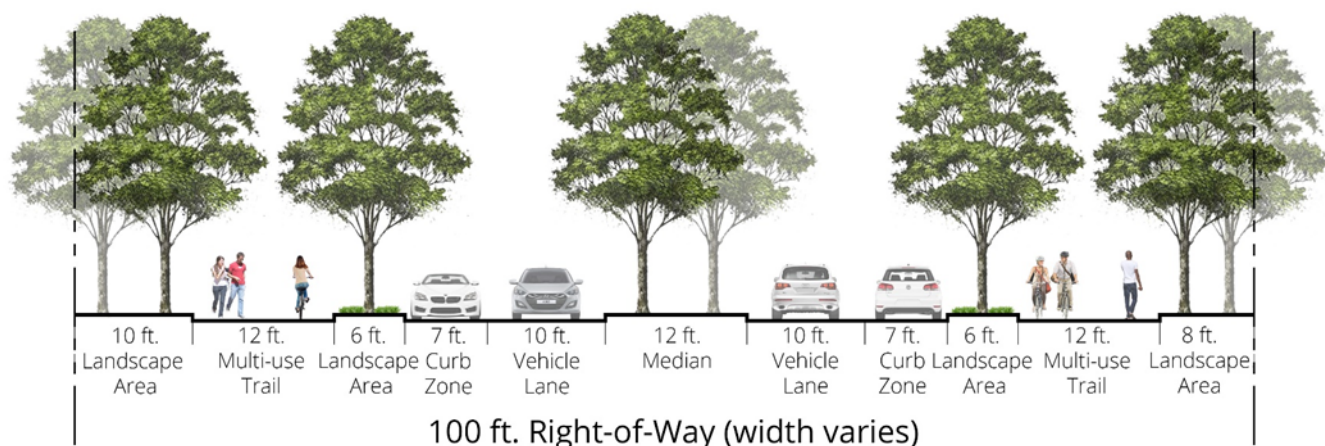
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