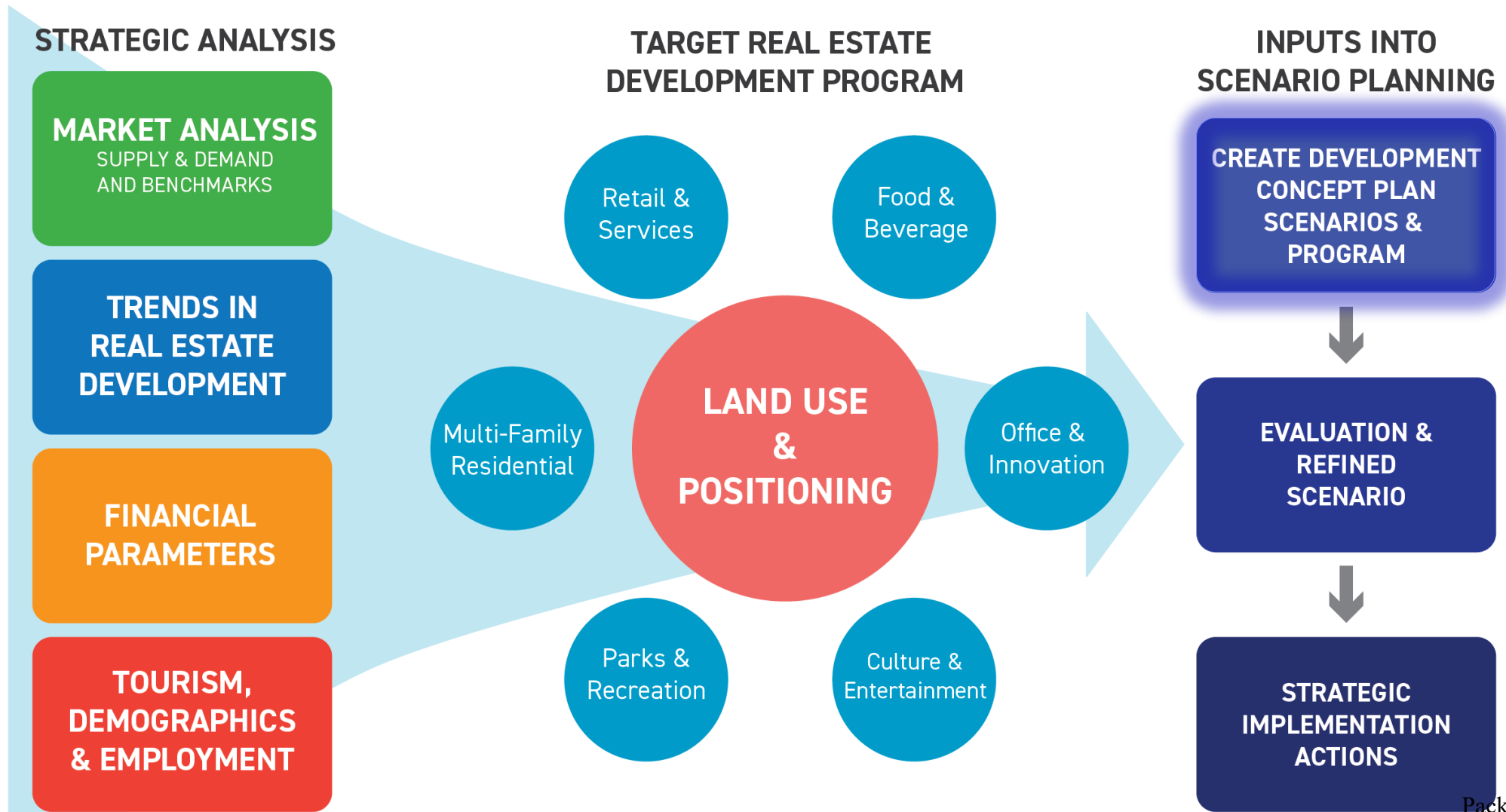


EDGE CITY 2.0

Dunwoody City Council Briefing
Monday, August 22, 2022 | 5:00 PM



WHERE WE ARE





SAC Workshop

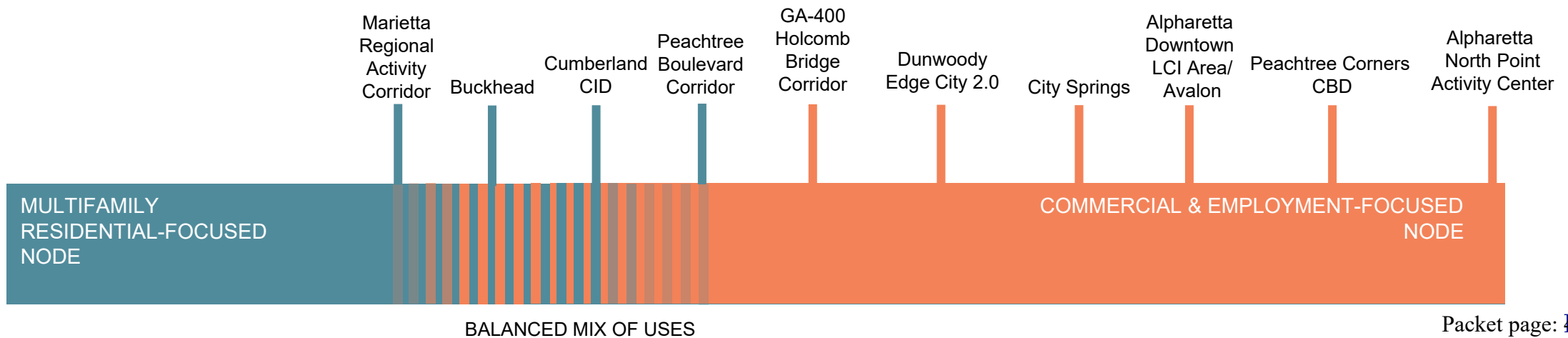
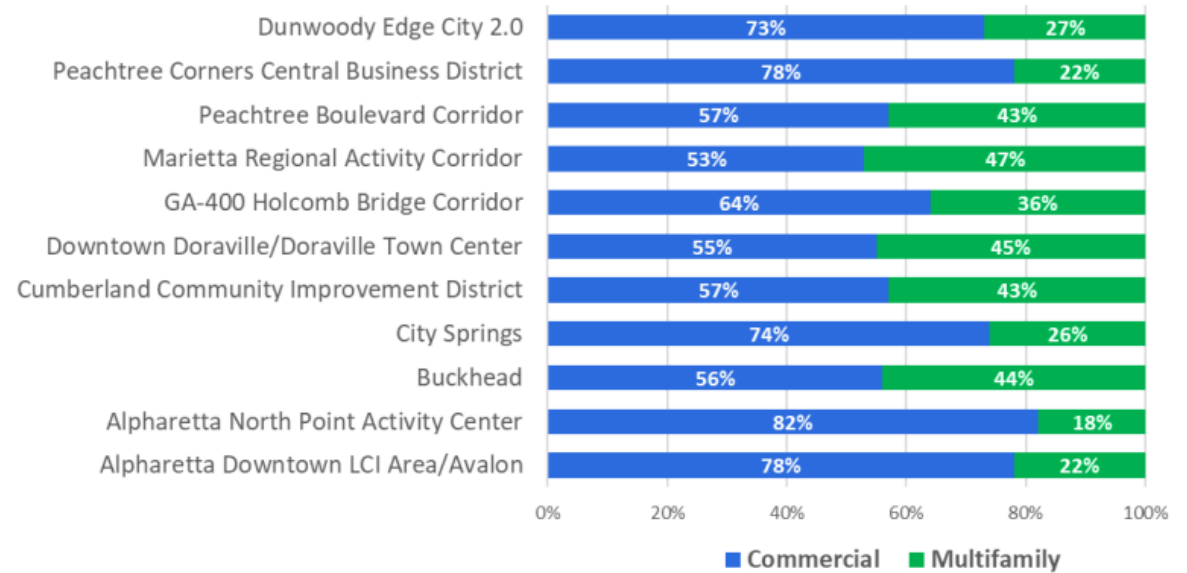
Thursday, July 21, 2022



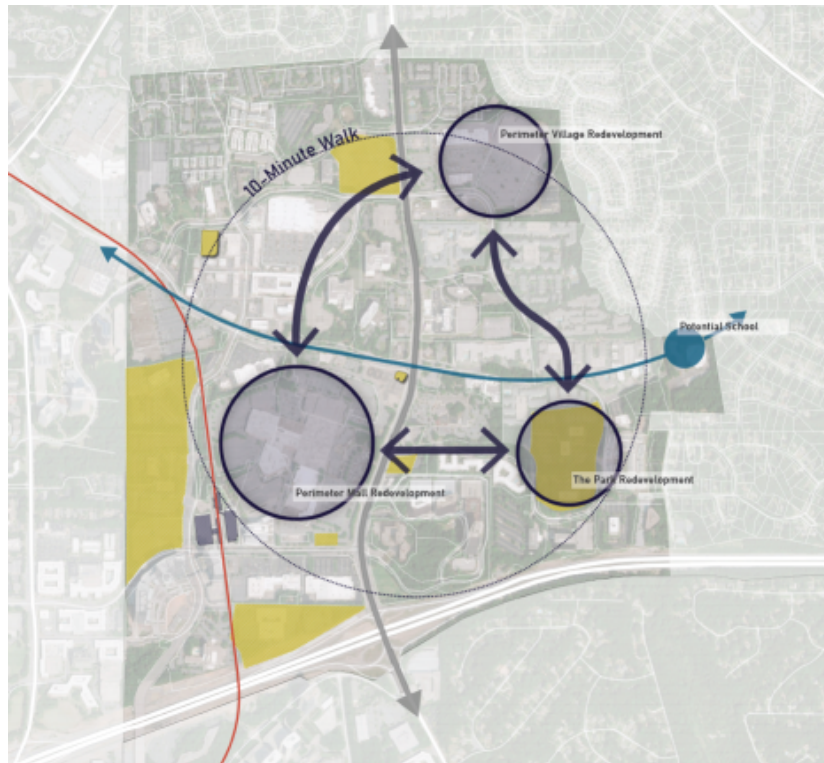
COMPETITIVE NODE POSITIONING

The **Positioning Spectrum** reviews whether existing development in each competitive node is focused more towards multifamily residential or commercial and employment uses, including office, retail, and hotel.

Workshop outcomes will help identify the desired balance in development type.



SCENARIOS AT GLANCE



SCENARIO A
Live + Walk



SCENARIO B
Gather



SCENARIO C
Transit-Oriented

SCENARIO A

Live + Walk

The Live + Walk Scenario places a focus on decentralizing development nodes throughout Perimeter Center. Mid and low-rise development and greenspace is spread evenly in the study area and connected by a walkable grid of roads and pathways.

SCENARIO A

Live + Walk



Redemption Node

These are sites where major redevelopment would be most impactful and feasible. Both complete site clearing and retrofits are covered by this category.



Intersection Node

Areas along existing public right-of-ways that would benefit from four-way development.



Existing Development

Areas where there is already significant and/or recent development that would be complimented by nearby Redemption Nodes.



Open Space

Potential locations for parks and open space, including pocket parks, civic greens, and other public gathering spaces.



Upcoming/Concurrent Development

Examples include High Street, Perimeter Marketplace, and Campus 244.



Primary Connection

Routes that connect nodes to one another and along which development should occur.



Secondary Connection

Inner streets that help facilitate mobility within specific sites and to Primary Connections.



Outside Connection

Roads that link Redemption Nodes to the surrounding area.

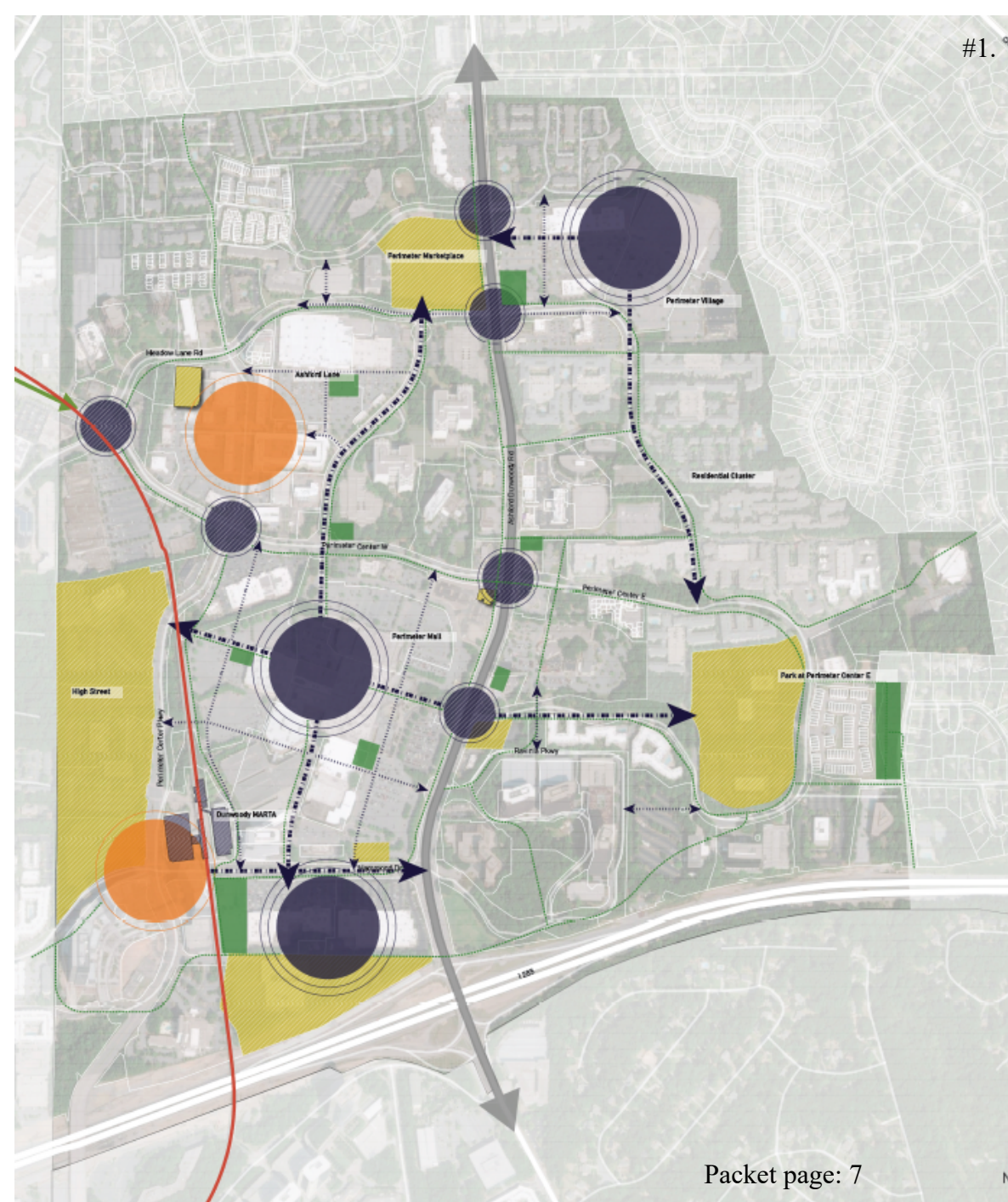


Pedestrian Circulation

Sidepaths and trails for pedestrians and bicyclists to facilitate safe passage throughout the Study Area.



MARTA



SCENARIO A

Live + Walk



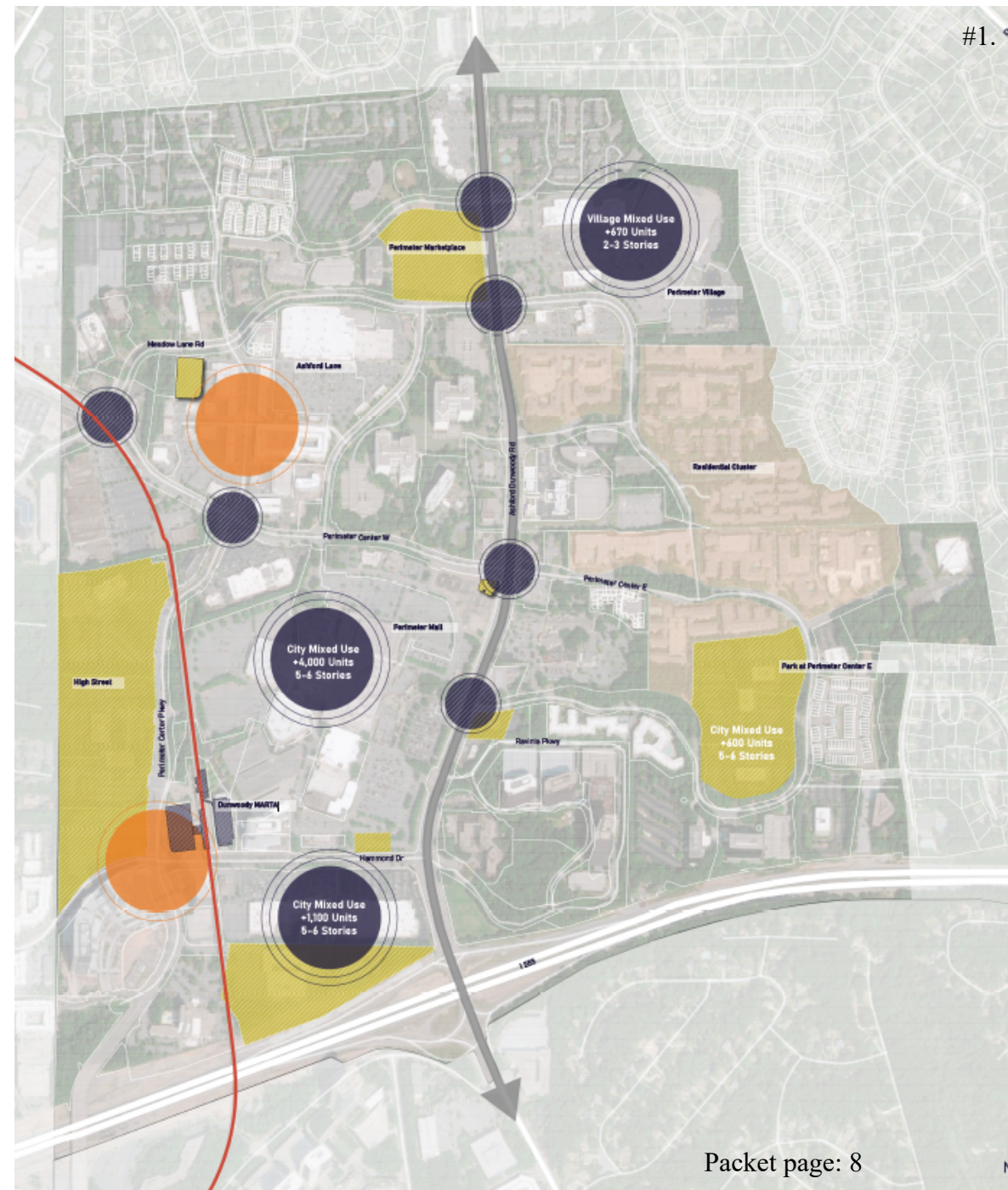
City Mixed Use

A higher density place type that focuses primarily on multi-family house with small pockets of townhomes, large amounts of office space, and targeted retail allotment. This place type generally ranges from five to six stories. Ideal placement for this type would be near transit lines and major arterials.



Village Mixed Use

A lower density place type that even splits residential between townhomes and multi-family residential. With a higher allotment of area dedicated to retail space, this place type is best represented as a small town Main Street that facilitates the transition between lower density single family neighborhoods and higher density commercial zones. This place type generally ranges from two to three stories.





SCENARIO B

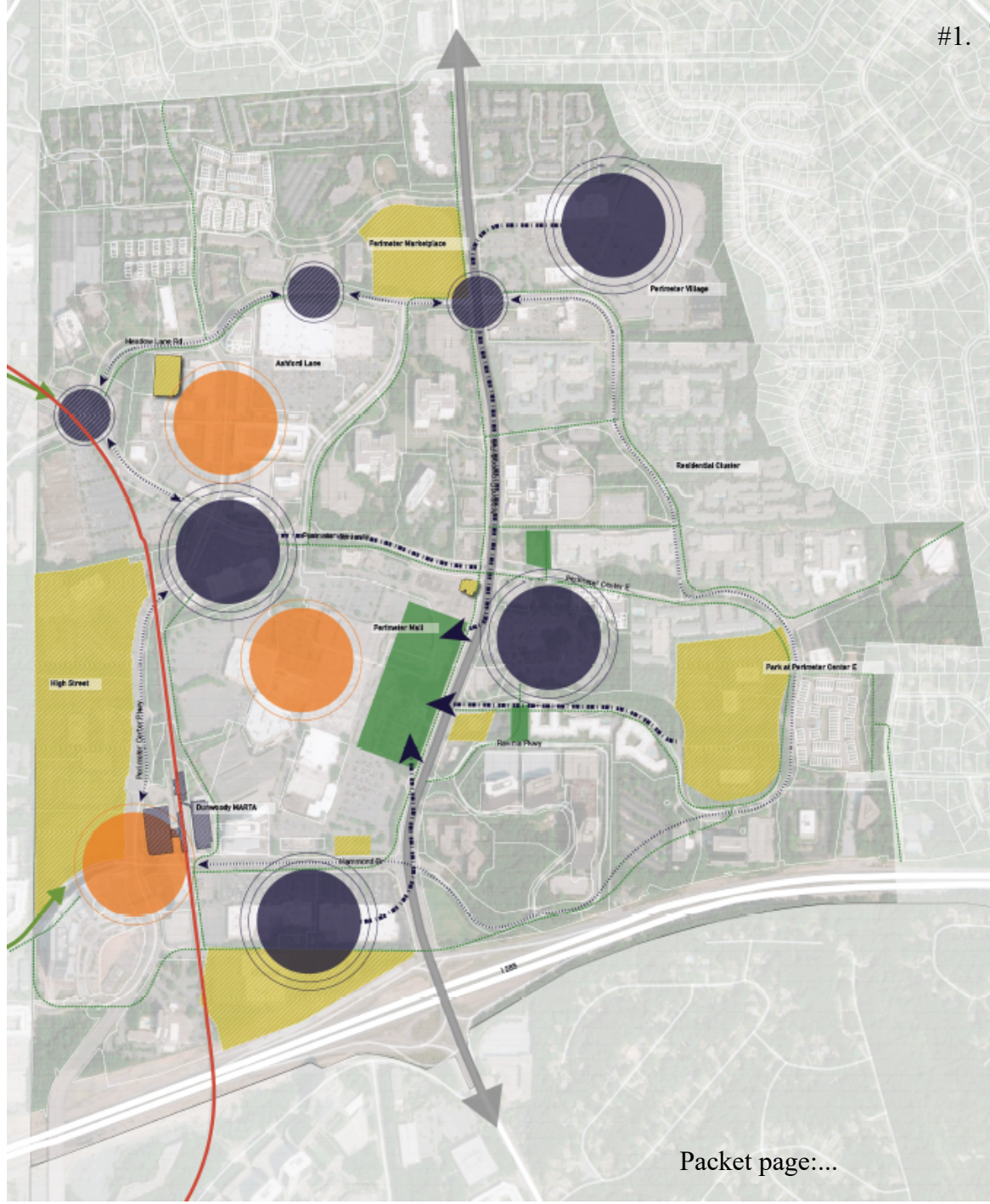
Gather

This scenario concentrates on redevelopment around a central gathering space along Ashford Dunwoody Road. Development nodes are a mix of low, mid, and high-rise development and are concentrated around the green spaces of Ashford Dunwoody and Perimeter Center W/E. Pedestrian pathways safely bring residents and workers from around the study area into the gathering space.

SCENARIO B

Gather

- 
Redevelopment Node
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- 
Intersection Node
 Areas along existing public right-of-ways that would benefit from four-way development.
- 
Existing Development
 Areas where there is already significant and/or recent development that would be complimented by nearby Redevelopment Nodes.
- 
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MARTA



SCENARIO B

Gather



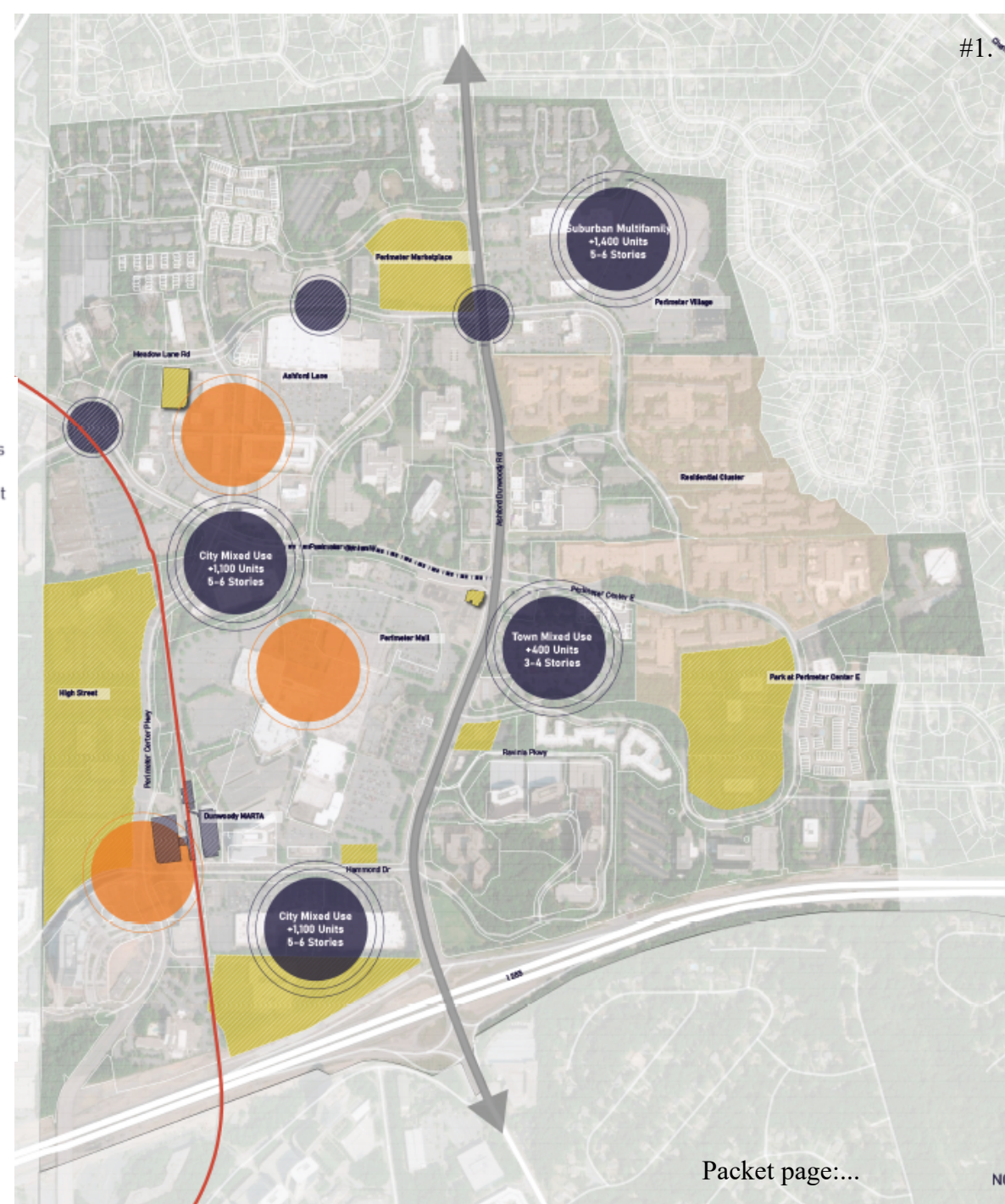
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Suburban Multifamily

Predominantly containing apartments, condos, and town homes, Suburban Multifamily represents developments that may have internal walking paths but are set in an automobile-oriented context. While densities can be high enough to support bus transit, residents are likely to drive for most trips. Typical buildings are two to five stories tall.





SCENARIO C

Transit-Oriented

This scenario emphasizes development in proximity to the Dunwoody MARTA station. Higher density development nodes are located on the Perimeter Mall site and adjacent properties. Parcels further from the MARTA stations remain in their current urban form with bicycle and pedestrian connections to the MARTA station and the amenities that accompany new development.

SCENARIO C

Transit-Oriented



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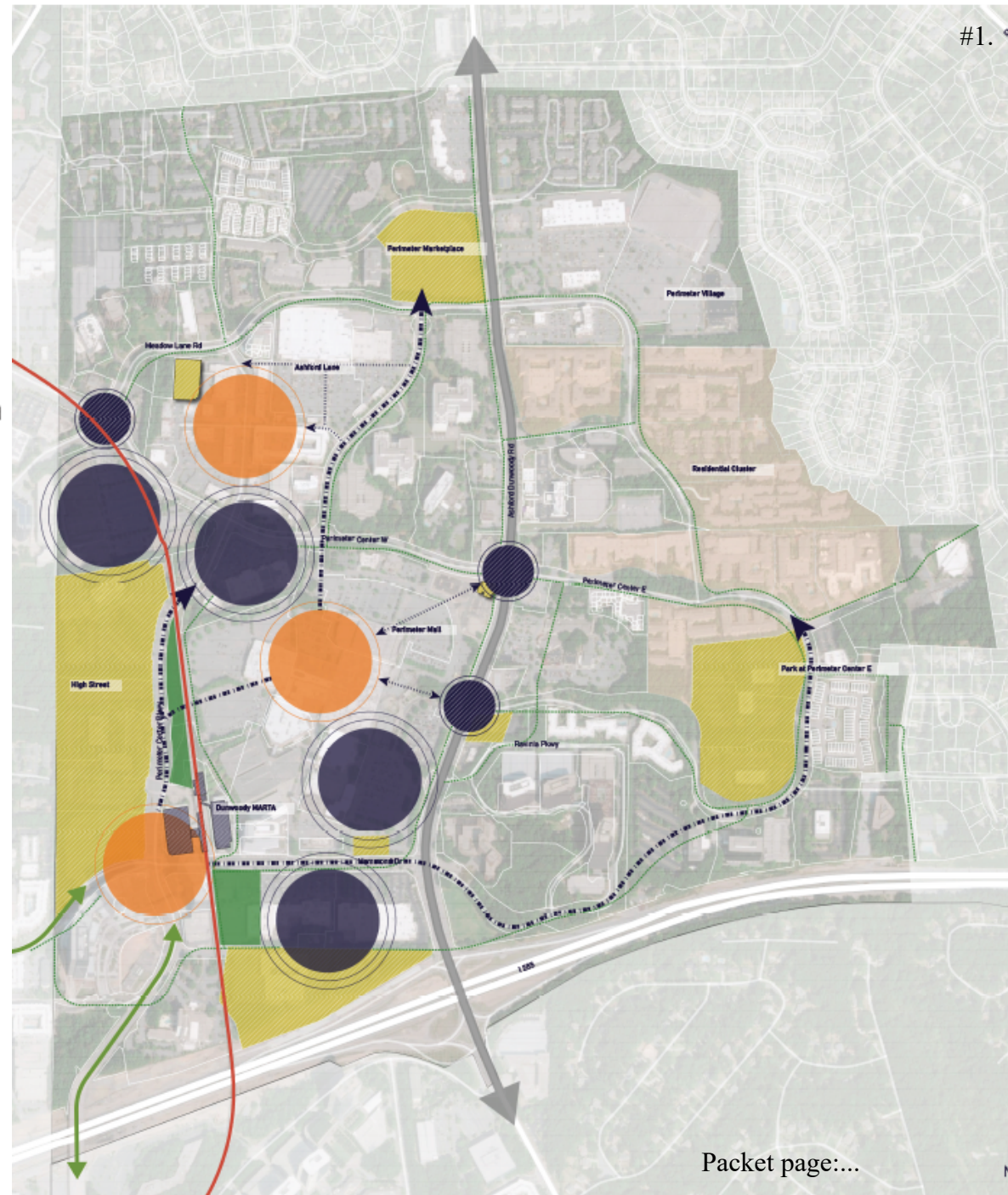


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MARTA



SCENARIO C

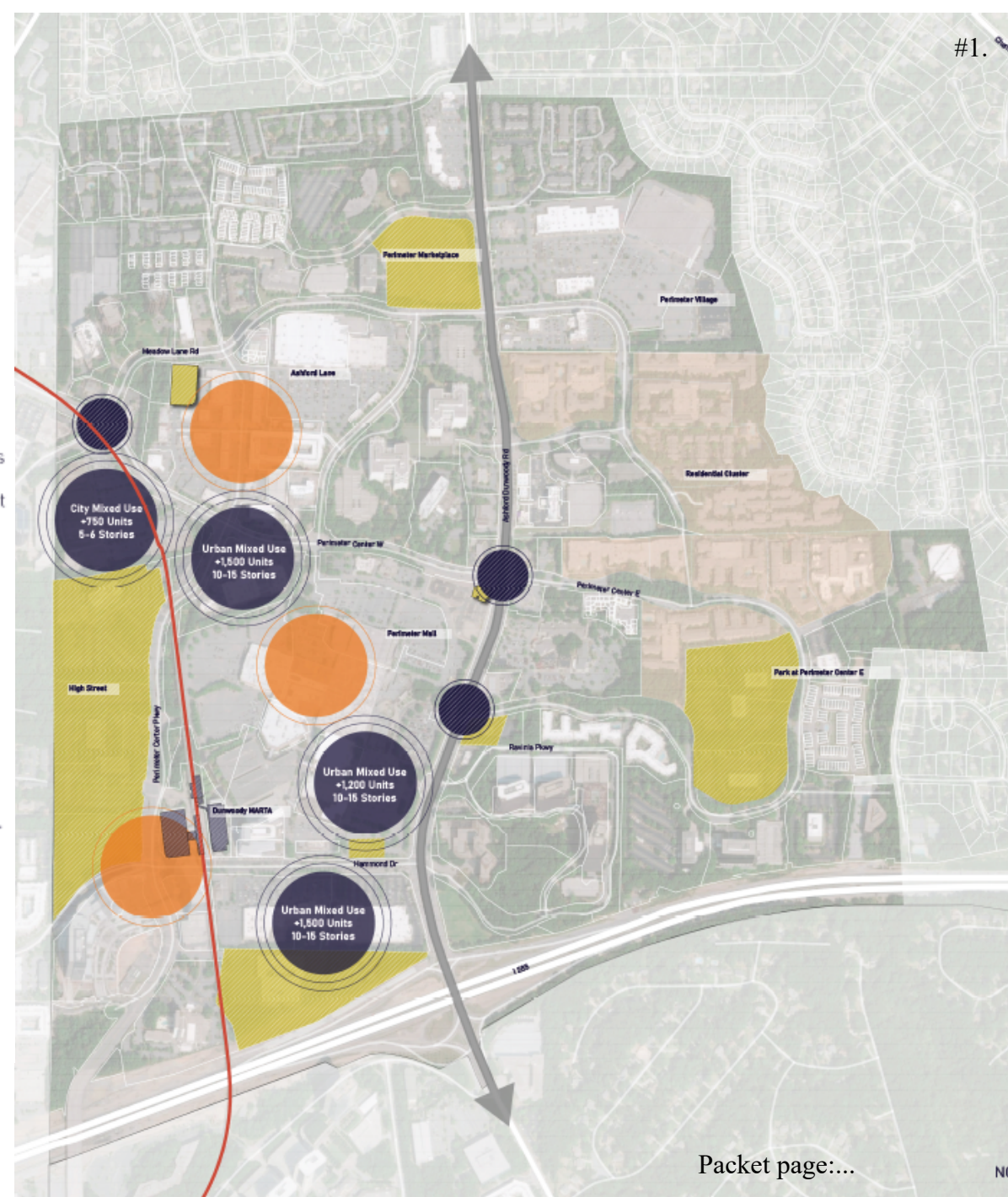
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Urban Mixed Use

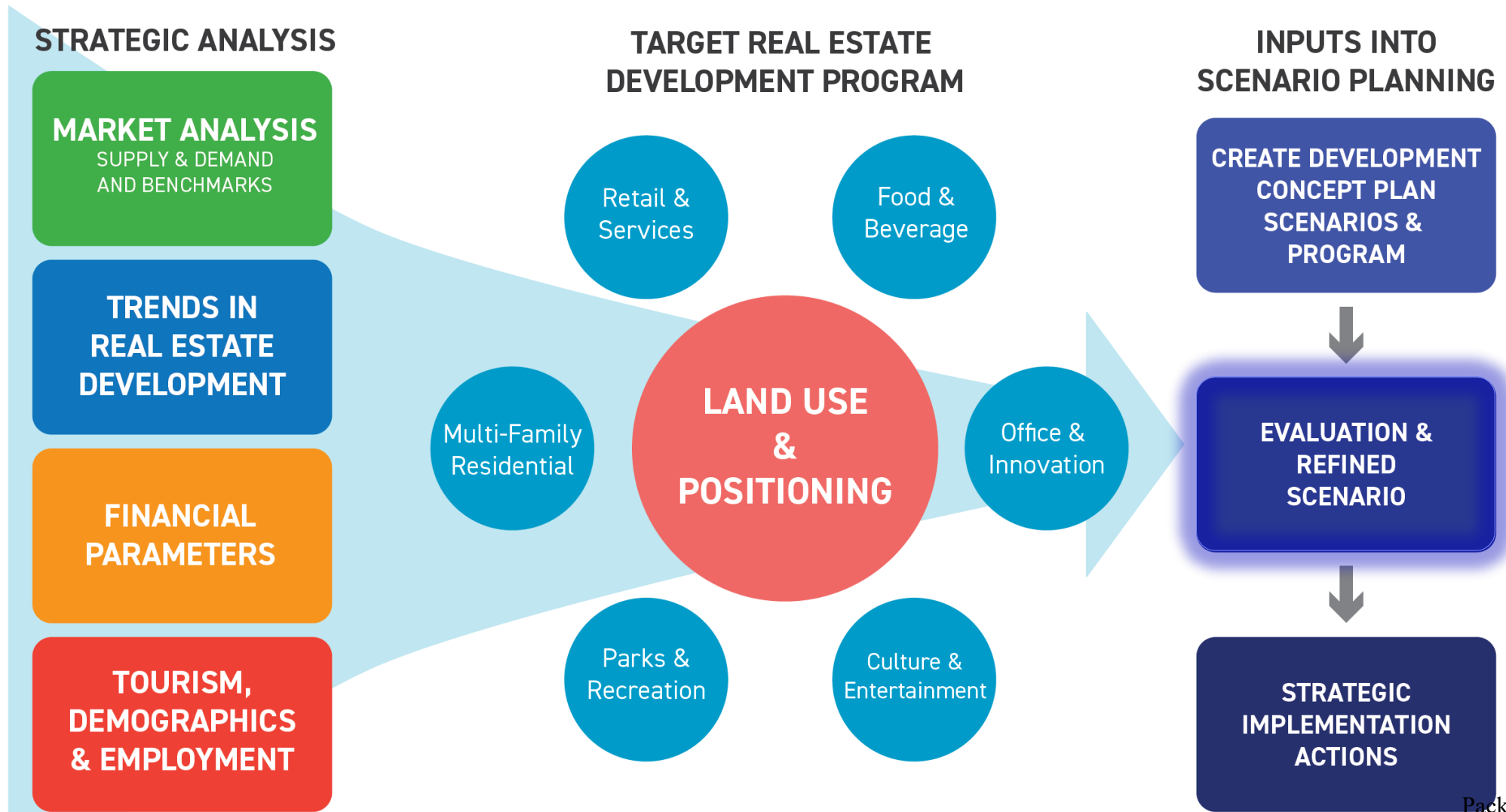
Urban Mixed Use is exemplified by a variety of intense uses and building types. Typical buildings are 10+ stories, with offices and/or residential uses and ground-floor retail space. Parking is usually structured below or above ground. Workers, residents, and visitors are well served by transit, and can walk or cycle for many of their transportation needs.





NEXT STEPS

NEXT STEPS



SCENARIO REFINEMENT

The consultant team will create and test a refined scenario with the following elements:

- Higher intensity **development focused near the Dunwoody MARTA station** with lower intensity development in the northern and eastern portions of the study area
- **Central, programmed greenspace** with pockets of greenspace in surrounding neighborhoods
- A **safe and extensive bicycle and pedestrian network** to better connect newly established neighborhoods and nodes and to complete last mile trips from the MARTA for those who use transit
- A **street grid** to alleviate Ashford-Dunwoody congestion and promote greater walkability



UPCOMING EVENTS

Final Stakeholder Advisory Committee Meeting

Mid-September

Final Public Open House & Online Engagement

Mid-October

Draft Edge City 2.0 Document

Mid-November

QUESTIONS?