



4800 Ashford Dunwoody Road
Dunwoody, Georgia 30338
dunwoodyga.gov | 678.382.6700

MEMORANDUM

To: Mayor and City Council

From: Michael Smith, Public Works Director

Date: October 24, 2022

Subject: **Dunwoody Village Street Grid Phase I**

ACTION

Discuss preliminary plans to create new street connections around the Dunwoody Village shopping center in partnership with the property owner, Regency Centers.

SUMMARY

The city has developed preliminary plans for new street connections through the Dunwoody Village shopping center property owned by Regency Centers (see attached Preferred Alternative). The proposed streets would be created by reconfiguring parking areas on the north, east and portion of the west side of the center. The proposed improvements consist of separating the drive lanes from the parking areas with sidewalks, trees and landscaping to begin to create the street grid and pedestrian environment envisioned in the Dunwoody Village Master Plan.

The estimated cost of the improvements is \$1.2 million. The city's 2023 SPLOST budget includes \$600,000 and Regency has agreed to provide \$600,000. In exchange for the city's investment, Regency would grant a permanent easement for public access to the new streets. Regency would retain ownership of the underlying property and be responsible for the ongoing maintenance of the streets.

DETAILS

The city has long envisioned better walkability and connectivity in Dunwoody Village dating back to the city's original Dunwoody Village Master Plan adopted in 2011 (see attached Circulation and Open Space Framework Plan). The city subsequently completed sidewalks and streetscape on Dunwoody Village Parkway and is currently designing improvements for Chamblee Dunwoody Road. However, the two roadways are separated by a large shopping center owned by Regency Centers. While the shopping center has good vehicle access with multiple entry points, the surface parking surrounding the center does not promote walking in the core of the Village.

The 2020 master plan update reaffirmed the goal of creating a better connected street grid to encourage walking (see attached Regulating Map). All of the proposed new street connections shown on the Regulating Map are on private property and ideally these streets would be built by developers as redevelopment occurs. However, when properties are performing well, as Regency's Dunwoody Village shopping center is, redevelopment happens slowly as evidenced



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by the relatively low level of activity in the 11 years since the original master plan was adopted. Recognizing that Regency's property is at the core of the Village and is unlikely to experience major redevelopment any time soon, the City Council expressed interest in investing city funds as a catalyst to achieve better walkability by beginning to build out the street grid.

Community Development, Economic Development and Public Works staff engaged with design consultant, Kimley-Horn and Regency Centers to develop the preferred concept. The plan provides a sidewalk connection across the north side of the center from Chamblee Dunwoody Road to Dunwoody Village Parkway as well as continuous north-south sidewalk from Dunwoody Village Parkway to Mount Vernon Road. A sidewalk also extends from the traffic signal at the center driveway on Chamblee Dunwoody Road into the Village Courtyard.

RECOMMENDED ACTION

The city's portion of the funding (\$600,000) is included in the 2023 budget. If the City Council wants to advance the project, the next steps would be to enter into a development agreement with Regency Centers, complete the engineering plans and execute necessary easements prior to construction.

PREFERRED ALTERNATIVE

PRELIMINARY CONCEPT - 9/26/22

LEGEND

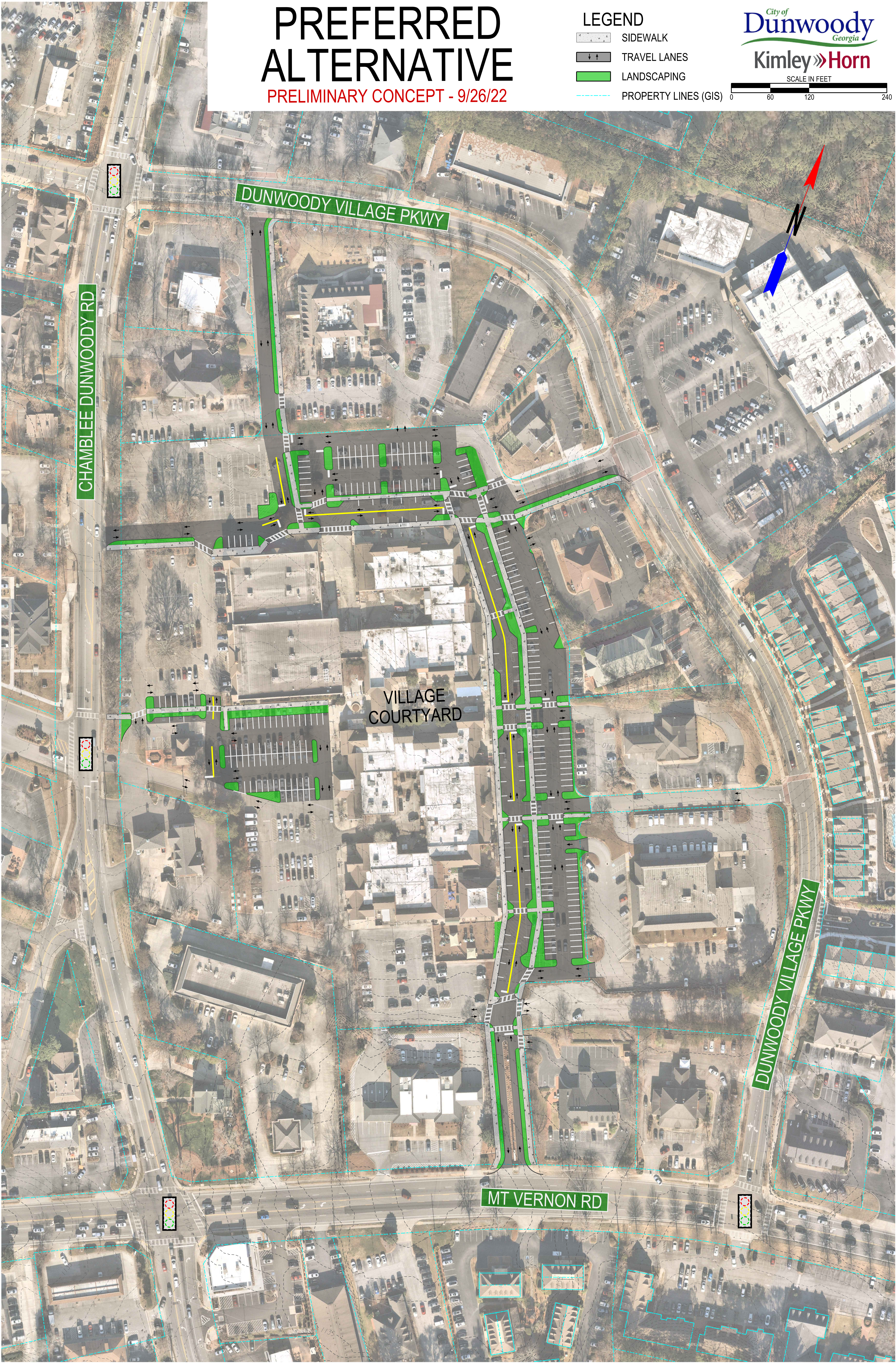
-  SIDEWALK
-  TRAVEL LANES
-  LANDSCAPING
-  PROPERTY LINES (GIS)

City of
Dunwoody
Georgia

Kimley»Horn

SCALE IN FEET

0 60 120 240



Circulation and Open Space Framework Plan



DUNWOODY VILLAGE CIRCULATION & OPEN SPACE INITIATIVES

- OPEN SPACES:**
- "Town Green" - 1.5 to 2.0 acres (NOTE: location and layout TBD)
 - "Civic Green" - 0.5 to 1.0 acres
 - Farmhouse Green
 - Chamblee Dunwoody Road & Womack Pocket Park (if property is renovated/redeveloped)
 - The Shops at Dunwoody Plaza (private)
- PEDESTRIAN PATHS / TRAILS:**
- 12-15 feet wide
 - Multi-use for pedestrians and recreational bikers (not bicycle commuters)
 - Some in public right of way, some on private property (with easements)
 - Potential trailheads connecting to adjacent neighborhoods (secured access to be further explored) (NOTE: Will require detailed discussions with affected neighborhoods and existing property owners to determine feasibility and exact locations)
- STREETSCAPE IMPROVEMENTS:**
- Sidewalks, decorative lighting, street trees, mast arms, access management, landscaping, and on-street bike routes (dedicated lane on Dunwoody Village Parkway)
 - Chamblee Dunwoody Road
 - Mount Vernon Road
 - Dunwoody Village Parkway
 - Ashford Center Parkway
- INTERSECTION IMPROVEMENTS:**
- Decorative Pedestrian Crossings
 - Pedestrian Signalization if warranted
 - Operational Improvements (Chamblee Dunwoody Road signalization changes associated with change to Nandina Lane)
- NEW VILLAGE CENTER STREET GRID:**
- New roads to break up super block (associated with new development) (NOTE: location and layout TBD)
 - Roads may be public or private (TBD)
 - Pedestrian oriented streets
 - Operational Improvements
- ACCESS MANAGEMENT IMPROVEMENTS:**
- Operational & access improvements to Chamblee Dunwoody Road north of Mount Vernon Road
 - Potential signal timing, reduced / consolidated curb-cuts, interparcel connectivity enhancements, etc. (requires additional detailed study)
- NANDINA LANE RECONFIGURATION:**
- Conversion of Nandina to one-way (southbound)
 - Requires adjustments to operation of Chamblee Dunwoody Road & Mount Vernon Road intersection (requires additional detailed study)
 - Consider long-term removal

Division 6. Dunwoody Village Districts

27-107B Districts.

Districts and regulating map.

ADOPTED**Figure 27-107B-1** Regulating Map