

throughout 2010. The plan acknowledges the importance of including community open space in any redevelopment and outlines the best option for the site as a civic institution, such as a municipal complex, and/or single family or low-intensity senior oriented housing (Master Plan, page 28).

### **b. Future Development Plans**

Specifically, the Master Plan details two optimum development scenarios for the 16 acre site and 19 acre property. As mentioned previously, the land uses identified for these parcels include a new City park, residential, a retail node, and civic facilities (Master Plan, page 26-28). The fact that the Master Plan presents multiple options for these parcels showcases the combinations of the aforementioned land uses, based upon the site design, can advance the community desires manifested in both the Comprehensive Plan and the Master Plan.

As the property owner, the City seeks to ensure that future redevelopment of these sites utilizes the land uses desired by the community and ensures these uses are arranged, scaled, and designed in a manner forwarding our community's plan for the future.

### **c. Zoning and Planning Changes**

In December 2008, upon incorporation as a City, the Dunwoody City adopted a Zoning Ordinance which nearly identically mirrors the DeKalb County Zoning Ordinance under which Dunwoody was developed over the past 30+ years. In 2010, the City codified all its ordinances with the Municipal Code Corporation (accessible at <http://library.municode.com/index.aspx?clientId=14784>).

The City's existing Zoning Ordinance is of a traditional (Euclidian) composition. In order to bring the Zoning Ordinance into conformity with our adopted Comprehensive Plan, area Master Plans, and modern best practices, the City is currently drafting a new Zoning Ordinance and Land Development Regulations.

Neither the current Zoning Ordinance nor the current zoning of the properties in the Urban Redevelopment Area supports the redevelopment envisioned by our community's Comprehensive Plan, Master Plan, or the Urban Redevelopment Plan. The City has initiated the process to create a new zoning category to permit the development of land for uses proposed as unified and integrated developments in accordance with adopted community plans. The City anticipates accepting proposals for rezoning into this new zoning category as early as July 2012.

## **V. Redevelopment Plan**

In light of the City's strong history of working with its residents and businesses to document the community's vision for future redevelopment, the following Redevelopment Plan outlines the City's planned investments in the Urban Redevelopment Area (URA). The City acknowledges redevelopment in this critical area will be stimulated through the assurance of the adopted plans; strategic acquisition and demolition; construction of recreational and community facilities; traffic and transportation improvements; appropriate accommodations for any displaced residents; and other public improvements.

### **a. Acquisition and Demolition**

#### **i. 16 Acre Parcel**

Throughout both the comprehensive planning effort and the master planning effort, the City received extensive feedback and input from the community indicating the Georgetown area has an overabundance of apartments. In 2011, the City Council took decisive action to make sure this key site was not

developed as a high-density development or contrary to the vision the community has for this area of the City.

The City signed a Letter of Intent with Wells Fargo in February 2011 and after a thorough due diligence period, closed on the property in September 2011. Since purchasing the property, the City capped, at grade, the PVC sanitary sewer laterals installed as part of the original development, leaving the sub-grade portions intact. All other aspects of the property remain in generally the same condition as received.

No demolition is foreseen for the 16 acre parcel as the only existing structures are infrastructure-related such as sewer laterals, sewer and storm drainage facilities, roadways, and retaining walls. Should this change during the implementation of the Redevelopment Plan, the City will take the necessary steps to amend the plan to reflect such changes.

#### **ii. 19 Acre Property**

The City has the entire 19 acre property under contract, with closing anticipated in July 2012. The site will be purchased over a 3 year period using exclusive options. The City will be making annual payments to the Seller to complete the transaction. Each payment yields fee simple ownership of a portion of the property. The City has the right to accelerate payments to the Seller and exercise these exclusive options at an earlier date. The City is willing to accelerate payments if it becomes necessary to do so and a private sector partner provides the funds to do so.

In June 2011, the owner of the 19 acre property demolished the hospital buildings located on the 14 acre portion of the site located north of Pernoshal Court. On the five acre property south of Pernoshal Court, there are three medical office buildings. A vacant 22,000 square foot former medical office building sits facing North Shallowford Road. Behind this office building are two medical office buildings, roughly 16,000 square feet and 12,000 square feet. The two smaller buildings are subject to a long term ground lease expiring in 2022. This portion of the site will likely remain intact until the ground lease expires in 2022. In order to implement the full redevelopment of the 19 acre property, following the expiration of the ground lease, the three obsolete medical office buildings will likely be demolished.

### **b. Recreational and Community Facilities**

As outlined in the Comprehensive Plan and the Master Plan, incorporating significant, functional community green space is a top priority for our community in the redevelopment of the 35 acres of the Redevelopment Area. Additional insights about the community's aspirations for future parkland, open space, greenways, and multi-use trails can be found in the City's Parks Master Plan adopted in June 2011. Specifically, the Parks Master Plan documents the City of Dunwoody as a whole is underserved in our total acreage of parkland, as compared to national standards, for both our population and our size.

As part of the redevelopment of these critical 35 acres, the City intends to construct a total of approximately 17 acres of parkland, multi-use trails, and civic space. The City intends to pay for all costs related to the development and maintenance of the proposed parkland and multi-use trails. All City-built facilities will be open to the public.

Specifically, on the 16 acre parcel, the City intends to retain approximately 4 acres to build a neighborhood park in the center of the site, a playground with adequate buffering on the Chamblee Dunwoody side of the site, and a concrete multi-use trail running from Chamblee Dunwoody Road across the entire 16 acre parcel and connecting to 19 acre property off of North Shallowford. A map of a preliminary concept for the proposed park elements and layouts for the 16 acre parcel is included as Exhibit 10. An artist rendering of a possible 1.5 acre central neighborhood park is included as Exhibit 11. An artist rendering of how this parkland may interact with a potential redevelopment on the property is included as Exhibit 12. An artist rendering of a potential neighborhood commercial node on the property is included as Exhibit 13.

The City intends to continue the aforementioned concrete multi-use trail from the 16 acre parcel to, and across, the 19 acre property allowing for a future connection to Brook Run Park located northeast of the property along Nancy Creek. The City recognizes that this potential future connection will require the cooperation of the property owners between the 19 acre property and Brook Run Park. Additionally, on the 19 acre property, the City intends to retain 5 acres to build an open field type park and 3 acres of passive and wooded nature area with soft-surface walking trails. A map of the proposed park elements and layouts for the 19 acre property is included as Exhibit 14. A potential site plan for the open field park is included as Exhibit 15. An artist rendering of the open field type park is included as Exhibit 16.

On the 19 acre property, the City also intends to retain the five acres located to the south of Pernoshal Court for a future Municipal Complex to include City Hall and the Police Department. If a future City Council decides not to place the Municipal Complex on this site, the City has the flexibility to expand the amount of park space and/or facilitate a private development investment fronting North Shallowford Road south of Pernoshal Court.

### **c. Traffic and Transportation Improvements**

As outlined in the Comprehensive Plan and the Master Plan, improving connectivity and providing multi-modal transportation options are top priorities for our community in the redevelopment of the 35 acres of the Redevelopment Area. Additional insights about the community's aspirations for traffic and transportation improvements can be found in the City's Comprehensive Transportation Plan adopted in March 2011.

The Master Plan's Circulation and Open Space Framework Plan (Map 6) outlines traffic and transportation improvements for the 35 acres including streetscapes (sidewalk, landscape, and lighting), bicycle routes, and multi-use paths/trails. As stated on page 33 of the Master Plan,

"Planning transportation improvements in conjunction with land use goals and objectives is vital to creating the character and environment desired by the City of Dunwoody.

Consistent with the community consensus points the Circulation and Open Space Framework Plan seeks to:

- Enhance the area's appearance as a gateway into the City
- Facilitate the creation of additional community green space
- Encourage greater walkability and enhance the opportunity to travel by alternate means (bicycle, electric cart, etc.)
- Enhance east-west connectivity and access between neighborhood areas, community facilities, and amenities"

As part of the redevelopment of the 35 acres, and as mentioned in the discussion of Recreational and Community Facilities, the City intends to create a concrete multi-use trail across 16 acre parcel to, and across, the 19 acre property allowing for a future multi-use path/greenway connection to Brook Run Park along Nancy Creek. Additionally, by completing the road network within the 16 acre parcel, the City will improve east-west connectivity and access between neighborhoods on either side of the 35 acre Redevelopment Area.

Additionally, as part of the redevelopment of the 19 acre property, the City intends to relocate Pernoshal Court to the southern edge of the property line, curving it back to the middle of the property in order to retain site access for the benefit of the existing multi-family developments and office tenants abutting this development to the east while allowing optimal redevelopment of the five acre parcel. A map of the proposed relocation of Pernoshal Court is included as Exhibit 17.

Many other transportation and traffic improvements are planned for roads adjacent to the 35 acre Redevelopment Area including streetscape (sidewalk, landscape, and lighting) improvements to both Chamblee Dunwoody Road (to the west of the 16 acre parcel) and North Shallowford Road (connecting the two properties).

#### **d. Relocation of Displaced Residents**

For the 35 acre Redevelopment Area, the City of Dunwoody has determined that the development of a relocation strategy is not necessary at this time. There is no housing in the Redevelopment Area. In the event displacement of residents becomes necessary at a later date, the Urban Redevelopment Plan will be amended to incorporate a plan for relocating displaced residents in accordance with all statutory requirements.

#### **e. Redevelopment Plan's Relationship to Community Objectives**

The entirety of the City's planned redevelopment activities in the Redevelopment Area (including strategic acquisition and demolition, construction of recreational and community facilities, and traffic and transportation improvements) are based in the community's objectives as documented and described in adopted plans.

The specific recommendations from the Comprehensive Plan, the Master Plan, Parks Master Plan, and the Comprehensive Transportation Plan as they relate to the 35 acres of the Redevelopment Area are documented throughout the Urban Redevelopment Plan in areas such as Section II. The Urban Redevelopment Plan affords the City of Dunwoody a vehicle by which to unite all the different aspects of our community's vision for the future and implement and effectuate the redevelopment of this critical area. Said plans shall serve as the framework for the Redevelopment Plan and any conflict between said plans and current City Ordinances shall be controlled by the intent and framework of the plans. Unless stated otherwise herein or in the plans, or in a zoning district created by the City for the purposes of this Redevelopment Plan, the City's Ordinances in existence at the time of redevelopment shall control, including, but not limited to, all Land Development, building, and signage regulations.

## **VI. Public-Private Partnership Redevelopment Strategy**

The City's planned redevelopment, improvements, and rehabilitation of the Redevelopment Area necessitate partnership with the private sector.

### **a. Invitation for Proposals**

In order to engage a private sector partner, the City is moving forward with a competitive bidding process by releasing an Invitation for Proposals (IFP). The IFP, dubbed "Project Renaissance: A New Georgetown," solicits proposals from the private sector to redevelop or rehabilitate the Redevelopment Area or any portion thereof.

The IFP also provides extensive background information, detailing the community's vision for redevelopment, as documented in the adopted Comprehensive Plan and Master Plan, and the City's planned investments in the Redevelopment Area. Additionally, the IFP provides details regarding the land uses for the Redevelopment Area as identified in the Master Plan.

Although the City will consider all redevelopment or rehabilitation proposals, based on the community preferences for the Redevelopment Area, the City anticipates the proposal that is in the public interest to best further the Urban Redevelopment Plan will likely include the following features:

#### 16-Acre Parcel - Residential Proposals:

- No multi-family residential units, no for rent residential products
- No more than 70 owner occupied single family residential units
- No more than any 2 units may share a common wall or abut by less than 10 feet
- Minimum of 2,100 square feet of interior heated space per unit (excluding garages)
- Construction of homes using only durable materials
- No more than 40% of homes with front loaded garages
- Pedestrian and cyclist connectivity throughout the development
- Exterior elevations of no more than 3 stories, including garages
- Construction shall include model variety, design variation, and architectural integrity to ensure a non-repetitive streetscape within the development; all building elevations will be reviewed and approved by the City

#### 16-Acre Parcel – Commercial Proposals:

- No more than 30,000 square feet of commercial property
- No more than 15,000 square feet of commercial property in any one building
- Construction using only durable materials
- Exterior elevations of no more than 3 stories; building elevations will be reviewed and approved by the City

#### 19-Acre Property – Residential Proposals:

- No multi-family residential units, no for rent residential products
- No more than 40 owner occupied single family residential units
- No more than 2 units may share a common wall or abut by less than 15 feet
- Minimum of 2,500 square feet of interior heated space

- Construction of homes using only durable materials
- Pedestrian and cyclist connectivity throughout the development
- Exterior elevations of no more than 3 stories, including garages
- Construction shall include model variety, design variation, and architectural integrity to ensure a non-repetitive streetscape within the development; all building elevations will be reviewed and approved by the City

19-Acre Property – Commercial Proposals:

- No more than 30,000 square feet of commercial property
- No more than 15,000 square feet of commercial property in any one building
- Construction using only durable materials
- Exterior elevations of no more than 3 stories; building elevations will be reviewed and approved by the City

**b. Financial Strategy**

Additionally, the Invitation for Proposals process affords the City a public process to consider the financial and legal ability of persons making such proposals to carry them out and the extent to which such finances align with the City’s financial strategy for making its planned improvements.

As described in Section IV, the City purchased the 16 acre parcel in 2011. Originally, the City’s purchase of the 16 acre parcel was financed utilizing a lease purchase agreement with RBC bank (now PNC bank) facilitated by the Georgia Municipal Association. This financing was structured to be paid back by 2018. The lease purchase agreement contains a provision preventing the City from rezoning the property until the full note is paid off. Additionally, the entire 16 acres is collateral for the bank so if any portion of the land were sold to a private party, title to the land would be clouded with a deed to secure debt.

The City’s goal concerning the entire property transaction is to provide a free and unencumbered title on the property for the private party who is selected for partnership through the IFP process to purchase a portion of the land from the City for redevelopment. Due in part to limitations within the current agreement on the 16 acre parcel, the City has initiated the process to refinance that purchase and allow the City the ability to sell any portion of the parcel (as contemplated in this Urban Redevelopment Plan) to a private party without onerous zoning or title restrictions.

Further, as described in Section IV, the City has the 19 acre property under contract and intends to purchase the property over a 3 year period utilizing unassigned reserve funds. The City will be making annual payments to the Seller to complete the transaction. Each payment yields fee simple ownership of a portion of the property. The City has the right to accelerate payments to the Seller and exercise these exclusive options at an earlier date. Dependent upon the negotiation of final purchase terms with the private partner for the portions of the Redevelopment Area, the City is willing to accelerate payments if it benefits the redevelopment effort and the private partner provides the funds to do so.