



Community Goals Workshops: Setting Our Vision

SUMMARY ADDENDUM *All Ideas/Input Received*

Overview

This document is an addendum to the Shape Dunwoody Community Goals Workshops Meeting Summary. It provides the detailed notes taken at the meeting, and the direct comments received from the participants.

Aging in Place

Instructions “Imagine you are at different stages in your life. Tell us what Dunwoody already has or needs to make you happy at each age. What will make Dunwoody appealing to all ages? Use post-it notes to share your thoughts.”

AGE	ALREADY HAS	NEEDS
10	<ul style="list-style-type: none"> • Brook Run • Excellent Schools • Metro Atlanta’s Best Schools • Ball fields, including artificial turf like Hammond • Multi-use fields • Discourage Through Traffic 	<ul style="list-style-type: none"> • Athletic Fields (two agreements) - soccer • Sprinkler pad/ water feature • More playgrounds • Ball fields • Baseball/softball fields • Basketball court • Sports fields/courts (lacrosse, baseball, basketball)
20	<ul style="list-style-type: none"> • Movie theatre • Parks • Connect to greenway systems 	<ul style="list-style-type: none"> • Sidewalks in neighborhoods • Karaoke places • Keep Skate Park opens! More young people in Dunwoody – good for our future
30	<ul style="list-style-type: none"> • High quality schools • Shops • Walkable community (school, store, restaurants) 	<ul style="list-style-type: none"> • Neighborhoods with walkability to entertainment (to emulate city life) • Excellent schools • Well maintained sidewalks • Transit • Kids spray fountain • A green lawn or village parkway like Seaside

AGE	ALREADY HAS	NEEDS
40	<ul style="list-style-type: none"> • Shopping • Jobs • Dunwoody Tavern • Transit options • Bike lanes • Modern/progressive infrastructure (internet charging, electric vehicle, renewable power, public transport) • Excellent police force • Green space • Music venue outdoors 	<ul style="list-style-type: none"> • Green lawn at Village Parkway for concerts and fireworks • Local restaurants • Sidewalks in the subdivisions • Bike lanes surrounding/near Brook Run so we can bike to path there • Bike lane on Peeler from Old Village Lane to Brook Run • Wish for Canton Street at Village Pkwy
50	<ul style="list-style-type: none"> • Less cut-through traffic! • Keep sidewalks on major streets at least 6 feet from road with trees in between so pedestrians feel safe • Excellent police force • Green space • Music venue outdoors 	<ul style="list-style-type: none"> • Indoor tennis courts • Dunwoody shuttle • Local (not chain) restaurants (two agreements) • Activities for seniors (55 and older) • Community center • Paved roads all over • Local restaurants and nightlife areas (two agreements) • Outdoor entertainment venue (plays, concerts, etc.)
60	<ul style="list-style-type: none"> • Affordable housing for empty nesters • Sidewalks to encourage walking • Less traffic • Bus service • Music venue outdoors • Green space • Well paved and lined streets • Senior center • Senior housing • Safe walking to our schools 	<ul style="list-style-type: none"> • Sidewalks (four agreements) • Activities for seniors (two agreements) • Community theatre • Brook Run • Single level homes (2500-3000 square feet) so people can downsize • Shuttles for non-driving seniors • Affordable homes with master on main level • Closed 55+ community

AGE	ALREADY HAS	NEEDS
70	<ul style="list-style-type: none"> • Low taxes • Retirement community apartments • Assisted living 	<ul style="list-style-type: none"> • Homes with master on main • Senior center (11 agreements) • Maintain a safe environment • Community Theatre (Brook Run) • Master on main • CCRC – continuing care retirement community • Stepless entry, master on main • Transition if need to assisted living • Senior apartments • Low cost transport to avoid driving at night • Senior programming (2 agreements)

Mad Libs Vision Statement

INSTRUCTIONS: We are updating our long-term vision statement! What is Dunwoody like now? What would you like it to be like 20 years from now? Use post-it notes to help fill in the blanks.

IN THE YEAR 2015 . . .

Dunwoody values _____.
(noun)

- Education (1 agreement)
- Neighbor communities
- Livability (1 agreement)
- Safe environment (1 agreement)
- Need balance
- Have increased
- Responsible development
- Commerce community
- Families
- Safety

When I think Dunwoody, I think _____.
(noun)

- Families
- Single family homes to raise families
- Close community
- Need balance
- Educated upper income population
- Bad dogs
- Too much traffic – especially at Perimeter Mall
- Serving the people
- Small town feel
- Central location community

IN THE YEAR 2035 . . .

People will love living in Dunwoody for its _____.
(asset)

- Great schools (2 agreements)
- Great parks
- Great people
- Location
- Nature park
- Greenspace (1 agreement)
- Proximity to city and jobs
- Solar powered electrified driverless (automated) transportation
- Location, shopping and businesses

Dunwoody will be known for three things: 1) _____ 2) _____, and 3) _____.
(noun) (noun) (noun)

- Serving seniors
- Walkability
- Outdoor sculpture
- Great neighborhoods
- Self sufficient
- Great schools (2 agreements)
- Low taxes
- Good location
- Nice homes

People will spend their free time in Dunwoody _____ and _____.
(verb) (verb)

- Shopping
- Dining
- Parks
- Walking
- Eating and shopping
- Walking on trails
- Gathering for music and cultural events (1 agreement)
- Outdoors (walking, biking, parks, river, sports)

The built environment will reflect a spirit of _____ and _____.
(adjective) (adjective)

- Neighborliness
- Compliment residential
- Old and new
- Progressive (natural light, energy efficient, technologically advanced)
- Mixed use

Dunwoody will continue to support _____.
(something the city is doing well)

- Low taxes
- Bike-ability
- Healthy living
- A community of shared values
- Parks, neighborhoods, business
- Arts
- Sports
- Schools (strong) (3 agreements)

People will visit Dunwoody because of its _____.
(place, activity, etc.)

- Village centers
- Great restaurants
- Inhabitants
- Dog park
- Safe environment
- Entertainment district (restaurant, shops, parks)
- Connected to path

Businesses will choose to remain, expand and locate in Dunwoody because of its _____.
(asset)

- Great accessibility to major highways and interstates
- Educated workforce
- Targeting
- Marketing
- Income level
- Location
- Connectivity to great homes
- Location amenities
- Prestige
- Community support

Traveling Around Dunwoody

Attendees used dots to identify locations meeting the different criteria. Locations with the greatest number of responses (3 or more dots) are highlighted in green below.

Which road has the most people walking or exercising alongside it? (blue dots)

- Tilly Mill Road just north of Peeler Road (4 dots)
- Mount Vernon Road between Tilly Mill and Chamblee Dunwoody Road (4 dots)
- Dunwoody Club Drive between Happy Hollow Road and Winters Chapel Road (3 dots)
- Tilly Mill Road south of Peeler Road (2 dots)
- Cotillion Drive between N. Shallowford Road and Peeler Road (2 dots)
- Peeler Road (just north of intersection of Chamblee Dunwoody and N. Shallowford Road) – recreational walking (2 dots)
- Mount Vernon west of Ashford Dunwoody (2 dots)
- Chamblee Dunwoody Road, just north of Vermack Road (2 dots)
- N. Peachtree Road, at Brook Run Park (1 dot)
- Tilly Mill Road north of Womack Road
- Roberts Drive north of Chamblee Dunwoody Road (1 dot)
- Happy Hollow Road (1 dot)
- Dunwoody Club Drive between Winters Chapel Road and Happy Hollow Road (1 dot)
- Womack Road (1 dot)
- Valley View Road (1 dot)

Where do you walk to? (yellow)

- Dunwoody Village (5 dots)
- Brook Run Park (4 dots)
- Dunwoody Library (3 dots)
- Georgetown Shopping Center (3 dots)
- Dunwoody Park Nature Center (3 dots)
- Chamblee Dunwoody Road between Womack Road and Peeler Road (2 dots)
- Jett Ferry Road area (2 dots)
- Mount Vernon Road at Vermack Road (2 dots)
- Area just north of Georgetown Shopping Center (2 dots)
- Dunwoody High School (1 dot)
- Vanderlyn Elementary School (1 dot)
- Perimeter Mall (1 dot)
- Dunwoody Club Drive (1 dot)
- Mount Vernon Road – west of Ashford Dunwoody Road (1 dot)
- Cambridge Drive (1 dot)
- Marcus Jewish Community Center (1 dot)

I'd most like to walk to this location if walking conditions were enhanced. (green)

- Brook Run Park (5 green dots)
- Dunwoody Village (5 dots)
- Tilly Mill Road north of Womack Road (2 dots)
- Georgia Perimeter College (2 dots)
- Georgetown Shopping Center (2 green dots)
- Dunwoody Public Library (1 dot)
- Dunwoody Park Nature Center (1 dot)
- Mount Vernon Way (1 dot)
- Marcus Jewish Community Center (1 dot)

I'd most like to bike to this location if biking conditions were enhanced. (orange)

- Brook Run Park (4 dots)
- Georgetown Shopping Center (3 dots)
- Perimeter Mall (3 dots)
- Ashford Place Shopping Center (Ashford Dunwoody) (2 dots)
- Dunwoody Village (2 dots)
- Dunwoody Club Drive between Happy Hollow Road and Winters Chapel Road (1 dot)
- Peeler Road at Happy Hollow Road (1 dot)
- Peachtree Charter Middle School (1 dot)
- Dunwoody Park Nature Center (1 dot)
- Spalding Drive, north of Chamblee Dunwoody Road intersection (1 dot)
- Jett Ferry Road area (1 dot)
- Dunwoody High School (1 dot)
- Peachford Road (1 dot)
- Tilly Mill Road at Mount Vernon Road (1 dot)
- Dunwoody Elementary School (1 dot)
- Ashford Dunwoody Road at Mount Vernon Road (1 dot)
- Mount Vernon Way at Mount Vernon Road (1 dot)
- Dunwoody Club Drive to Brook Run Park – bike route (1 dot)

Which intersection do you spend the most sitting at on your way to or from work or errands? (pink)

- Mount Vernon Road at Ashford Dunwoody Road (7 dots)
- Perimeter Center E/W at Ashford Dunwoody Road (6 dots)
- Tilly Mill Road at North Peachtree Road (5 pink dots)
- Chamblee Dunwoody Road at Mount Vernon Road (3 dots)
- Chamblee Dunwoody Road at Roberts Drive (3 dots)
- Chamblee Dunwoody Road at Womack Road (3 dots)
- Tilly Mill Road at Womack Road (3 dots)

- Chamblee Dunwoody Road at Dunwoody Village Pkwy (2 dots)
- Chamblee Dunwoody Road at Ashford Center Pkwy (2 dots)
- Mount Vernon Road at Mount Vernon Way (2 dots)
- Mount Vernon Road west of Ashford Dunwoody Road (2 dots)
- Chamblee Dunwoody Road at Vermack Road (2 pink dots)
- Hammond Drive at Ashford Dunwoody (1 dot)
- Perimeter Center West at Perimeter Center Pkwy (1 dot)
- Spalding Drive, north of Chamblee Dunwoody Road (1 dot)
- Roberts Drive at Dunwoody Club Drive (1 dot)
- Vermack Road at Womack Road (1 dot)
- Mount Vernon Road at Dunwoody Village Pkwy (1 dot)
- Mount Vernon Road at Vermack Road (1 dot)
- Tilly Mill Road at Peeler Road (1 dot)
- N. Peachtree Road at Peachford Road (1 dot)
- Peachtree Charter Middle School (1 pink dot)

Related notes

- Distinguish between bikers who bike for transportation versus those who bike for recreation. Then separate the users for safety and conform.
- Need more car charging stations. Maybe require with new development one at Perimeter Center.

Small Group Goals Discussions

OUR CITY'S IDENTITY – UNIQUE DUNWOODY

The following questions were asked:

- (1) How would you describe Dunwoody to someone outside of the community?
- (2) What terms have you heard or read outsiders using to describe Dunwoody?
- (3) How can the perception of the city be improved?
- (4) Does our city have multiple identity areas; where are they? Does the Future Development Map capture them?

WORKSHOP 1 NOTES

Group 1

Describe Dunwoody Now:

- Best place in Atlanta to live

- Strong business community
- Family friendly
- Perimeter Center – economic center
 - Encourage good development
- Don't have to leave to meet day to day needs
- Medical, malls, restaurants
- Beautification of Dunwoody
 - Currently lacking
 - Clean, neat, in good repair
 - Cooperative efforts with community groups
- County school system
 - Poor maintenance
 - Unsustainable processes
- Young people who grew up here are living in other cities
- Pride of ownership (school quality)
- Brook Run Park
- Aging population
- Edge city

Dunwoody Tomorrow

- Arts should be in plan
 - DNC – natural arts
 - Keep local theatre going
 - Lacks performing arts
 - Restore Brook Run theatre
- Walkable (needs to be more)
 - Protected sidewalks
- Location! – build on it
- Need aesthetic control – identity
- Upgrading city centers
 - Streetscape
 - Coordinate with neighboring communities

Group 2

Dunwoody Now

- Residential
- Conservative
- Poor roads
- Congested
- Nice, established
- Model for live, work, play
- Great businesses
- Great reputation

- Location – central perimeter
 - Affordable headquarters location
- Changed a lot
- Swim and tennis clubs
- Sense of community
- Access to medical care
- Historic properties
 - Iconic farmhouse
- Restoration of Donaldson House

Dunwoody in 20 Years

- Transit, walking, biking
- Bus (trolley) service in commercial areas
- Connecting destinations regardless of city boundaries

Identity Areas

- Dunwoody Village – Williamsburg “Downtown”
- So small – similar “feel”
- Commercial areas – 5 distinguished areas
- Gateway/branding concepts

Group 3

Dunwoody Now

- Bedroom community
- Great place to live
- Traffic congestion
- Great location and schools
- Tennis
- Access to shops and stores
- Centrally located to transportation
- Church community
- Little crime

Dunwoody in 20 years

- Keep young people moving here
- Highlight CEOs
- Local control for schools
 - Is that risky?
 - Usually reflect community
 - Strong school
- Safer biking and walking
 - Connectivity

- More community related activities
 - Needs to be city-initiated

Group 4

Dunwoody Now

- Bedroom community
- Nice place to live
 - Inside Atlanta
 - Just outside Atlanta . . . just close enough
 - Proximity
 - Reasonable cost of living
- Sense of community
 - Lots of ways to be with one another
- Be good. . . don't say we're good
- Traffic congestion
- Aging in place – difficult

Dunwoody Tomorrow

- Maintain quality of life
- Develop local community retail
- Need one story living

WORKSHOP 2 NOTES

Group 1

Dunwoody Now

- Bedroom community
- Suburban
- No City Center
- Unsafe to Walk
- Aging infrastructure
- Good business community

Dunwoody Tomorrow

- Safe walking
- Colorful – importance of greenery, flowers, etc.
- Open public spaces
- Maximize Brook Run Park

Group 2

Dunwoody Today

- Self-contained
- Suburban, residential
- Small city
- Single family primarily
- Perceived affluence
- Happening
- Walkable
- July 4th parade
- Bad traffic
- Eclectic
- Safe community
- Creative non-profits

Group 3

Dunwoody Today

- We value people
- Proximity to work
- Great location
- Value heritage
- Young city finding its way
- True to its values
- Inclusive
- Cohesive
- Not the best schools anymore
- Older homes
- Not Google worthy
- Traditional place
- Neighborhood focus/identity
- Grow up here and move back

Dunwoody Tomorrow

- Cultural Arts Center
- Youth athletics program
- Fast internet
- Excellent education
- Great restaurants
- A Canton Street style environment on Village Parkway
- City center
- More greenspace

Group 4

Dunwoody Today

- Great place to live and raise kids
- Convenient
- Affluent
- Safe
- Good sense of community
- Crowded
- Lacking in arts
- More green initiatives
- Bad traffic
- Has it all close to doctors and hospitals
- Need improved schools
- Access to transportation (highways, airport)
- Increasingly diverse
- Elitist perception

Dunwoody Tomorrow

- More like Decatur
- More green space
- Great schools – our own system
- Creative transportation solutions
- Branding, signage – this includes the need for unique streetscaping at key activity centers such as Georgetown and Dunwoody Village

MEETING OUR BASIC NEEDS – TRANSPORTATION, INFRASTRUCTURE + SERVICES

The following questions were asked:

1. Where are sidewalk, trail, bike lane, and intersection improvements needed?
2. What services does the city currently provide that could use improvement?
3. What services does the city not currently provide that it could?

WORKSHOP 1 NOTES

Bike and Pedestrian (and Other Modes)

- Nodes two miles apart with pedestrian/bike connectivity between them

- Need to improve ability to walk and bike to school. This is a safety issue, not a distance or facilities issue. Dunwoody has sidewalks near schools, and schools near residential areas, but schools are located on main streets with heavy traffic, so they are difficult to reach safely.
- Sidewalks do not provide enough separation from the fast moving traffic.
- Bike paths are needed along major roads
- In some places, sidewalks exist, but there isn't enough separation from cars to feel safe.
- Perhaps golf cart paths would allow for better connectivity for residents without allowing for additional cut through traffic.
- There should be transportation options.
- There need to be alternatives to driving. Flexibility that would allow people to make a short trip to dinner or the store without a car.
- Look for ways to keep people from driving to and around the congested perimeter center.
- Need a bike/pedestrian connection from Georgetown to Perimeter.
- Need sidewalk on the south side of Mount Vernon and on both sides of all major roads, including Tilly Mill

Parks and Trails

- We need more trails that access parks from main roads.
- Trail connection between Georgetown and Perimeter
- Citywide bike loop trail
- We don't have enough parks or green space.
- Need more pocket parks, places that families can walk to after dinner.
- Connect to other jurisdictions with trails – Sandy Springs, Roswell, Brookhaven, Chamblee, etc. The compounded investment would be a benefit for everyone.
- Support for closing the gaps in neighborhood trails to and around the mall
- Expand Brook Run path throughout the city

Transit

- PCID area shuttle service
- If there's a shuttle, it needs a cell phone app. It needs short headways. People should know when it is coming and not have to wait an hour if they miss one.

Signals

- Synchronize traffic lights, especially Womack at Chamblee-Dunwoody. That intersection needs a left turn lane (WB). If the front car wants to turn left, everyone else has to wait for them to do so before they are able to move through the light.
- Vermack at Womack has a four way stop. This should be a traffic signal during peak periods and return to flashing other times.
- Better street lights on collector and feeder roads

Congested Intersections and Segments

- Tilly Mill at Chamblee Dunwoody is also a congested intersection during peak hours. So is Spalding at C-D.

- There is a need to relieve vehicle volumes and congestion around Ashford Dunwoody. That road carries people from all origins, including Dunwoody, to Perimeter Center. At Christmastime, this road feels dangerously congested.
- The four way stop at Jett Ferry and Dunwoody Club is a bottleneck

Cut-Through Traffic and Traffic Slowing

- What is the long-term traffic plan to address cut-through traffic?
- Traffic studies should pay attention to origins and destinations of traffic demand, and document it.
- Flashing speed signs are helping slow traffic.
- Add stop signs to deflect cut-through traffic in neighborhoods

GPC

- What will be the impact of the GSU/Perimeter merger? How can students be dissuaded from driving? Parking fees? A shuttle? Can the lights be timed to accommodate class changes?

Safety

- Safety should be the priority for projects.
- Speed limits should be 25 mph by schools at all times.

Connectivity

- There are terrain challenges, primarily streams that need to be overcome to create better vehicular connectivity.
- There is a need for driveway access to the library from Womack.
- East-west connectivity is needed from Perimeter Center to Georgetown for vehicles, too.

Operations Improvements

- There is a need for turn lanes.
- Widen Mt Vernon from Sandy Springs to Chamblee-Dunwoody/Ashford Dunwoody either just to allow a center turn lane or to match the four lane facility in Sandy Springs
- People who live off of that part of Mt Vernon can't access the road because there isn't a gap in traffic to turn into.

Street Furniture

- Decorative street lights, dark green, not metallic

Transportation, Other

- In the I-285 corridor, the noise wall along Savoy Road is failing. It is an ugly welcome to Dunwoody and possibly hazardous.
- Signage instructs traffic on Chamblee Dunwoody to not turn left onto Valley View (which is a residential road), but use Ashford Center Parkway. Instead, traffic turns left one street north and uses Nerine Circle to return south on Chamblee Dunwoody – so they can turn right onto

Valley View. This is solving the problem of one group of residents by making it the problem of another group of residents.

- Dunwoody Club sees traffic going far too fast but neither Dunwoody nor Sandy Springs wants to take care of it.
- People drive too fast in the middle of the day and traffic is too congested during peak hours.

City Services

- Garbage pick-up: One container is not sufficient for a family of four

WORKSHOP 2 NOTES

Bike and Pedestrian (and Other Modes)

- Dunwoody needs a creative solution to its traffic problem that allows for branding the city as a unique place.
- Dunwoody needs zip cars and other new technology solutions for short trips.
- Support Uber in Dunwoody so rides arrive faster
- A fleet of driverless Uber-style cars should be available to take people where they want to go.
- There is a need for sidewalks on the west side of Tilly Mill and on Dunwoody Village in areas other than the parkway
- The focus has been too much on commercial development, not enough on pedestrian concerns
- We need innovative ideas, not more pavement
- Loving bikes lanes and trails at Brook Run
- Bike lane connectivity to allow for a through ride
- Better road access to Brook run for bikes
- Electric vehicle charging stations – Georgia Power has one. We need more – we have a lot of electric cars, and those charging stations would be a good brand for us.
- There are no sidewalks along Tilly Mill Road on the GPC side (west side) and college students do not cross to the other side, they just walk on lawns.
- Existing sidewalks are too narrow and cracked. Should be ADA compliant and safe for strollers

Parks and Trails

- Interconnectedness of parks – like BeltLine, or rails to trains, across Dunwoody
- Support for combining trails with other cities for one large network
- The food truck events at Brook Run are great.
- Want to see more green space in the Village.
- Invest in parks
- Invest in renovating the theater at Brook Run as a theater and arts center and destination
- We need more green space.
- Need more cultural arts, like the Aurora in Lawrenceville
- We need to own our own ballfields and promote youth activity programs. We can use the ones in Brookhaven and Sand Springs but those drives are getting longer as the roads fill up.
- Support for trails through residential neighborhoods.

Transit

- Need for a shuttle to connect Brook run to Dunwoody Village and Georgetown.
- There is a problem with funding a shuttle with tax dollars because it would cost a lot and have low ridership.
- There are opportunities to introduce green transit – perhaps get grant funding to build ridership.
- More MARTA – buses and trains.
- An electric trolley bus should run down the city’s thoroughfares
- Shuttle or trolley alternatives

Signals

- Synchronize the traffic lights
- The arrows are backward at Ashford-Dunwoody to Mount Vernon

Congested Intersections and Segments

- Traffic is choking Dunwoody. It is so bad that it threatens all the good things about this place.
- Peak hour issues – impossible to get anywhere – plus a Saturday rush hour because of the shopping in and around the mall
- The left turn to Nadina should be eliminated entirely or during peak hours.
- The left turn on Roberts at Sandy Springs is a problem.
- Getting out of Brook Run park is difficult – taking a left to go north is hard at that location
- Where Mt Vernon goes from four lane to two lanes is a bottleneck
- Turning left from Peeler at Brook Park is a problem because of traffic from North Peachtree

Cut-Through Traffic and Traffic Slowing

- Strategies to make Dunwoody roads less attractive to cut through traffic might include lots of traffic slowing measures like lower speed limits and stop signs and speed humps.
- Can we make all lanes reversible at rush hours to people can only leave Dunwoody in the morning and return in the evening?

GPC

- There are issues with GPC traffic. Navigating the roads around there and the three elementary schools nearby is a headache.

Safety

- Need a safe place to walk with children

Connectivity

- Need alternate east-west routes

Operations Improvements

- Middle turn lanes needed to allow traffic to move along the system we already have
- We need turn signals, especially at the Publix on Chamblee Dunwoody – they put in a pedestrian crossing there but the button doesn't work. Has it not been activated?
- Keep the two-lane roads and fix the intersections
- Right turn needed on Womack to go into downtown Dunwoody

Maintenance

- Infrastructure funding issues with paving and roadbeds. Dunwoody is not repaving fast enough to prevent deterioration of road beds, which makes repaving more expensive in the long run.
- The striping on Peeler is so faint that it is hard to impossible to see at night, which makes nighttime driving dangerous.
- The City should do a survey and have an inventory of where striping is needed and address the need in a program.
- Roads that are awaiting repaving should get restriping in the meantime.
- 7-year, then 10-year paving schedule is too long

Roundabouts

- Support for planned roundabouts
- Concern that new roundabouts will not slow traffic enough but speed it up
- Truck and bus issues with roundabouts – can they fit?

City Services

- Storm sewer system issues – dredging and silt

Other issues

- Dress up the ugly ATT pole at the library. They made the one in DeKalb pretty.

BALANCED LAND USE – WHAT TO PRESERVE + CHANGE

As each group came around to the land use table we asked them three basic questions:

- (1) Where are our community gateways – What’s needed or desired there?
- (2) Where are our redevelopment areas – What’s needed or desired there?
- (3) Where are our community hubs – (meeting spaces, activity center) – What’s needed or desired there?

WORKSHOP 1 NOTES

Gateways

- Dunwoody Village
- I-285 Exits
- MARTA
- Mt. Vernon Road
- Panhandle of Sandy Springs use to known as part of Dunwoody before incorporation
- Ashford Dunwoody and Roberts Road
- Monument signs – but are they worth the cost, gateways can take many forms welcome signs would be simple improvement
- Need as new city logo
- Fix and resurface the roadways – streetscapes along entry routes to the city would help image

Redevelopment Areas

- Georgetown area
- Dunwoody Village
- Greenspace and parks – new more open space and conservation easements
- Old middle school site – should be a public use
- Brook Run Park - There is a need for community recreation center, outdoor pavilions
- Winters Chapel area
- Old apartments along Peachtree Industrial Blvd and I-285 – could be redeveloped for higher end denser owner occupied housing
- 5025 North Peachtree Road
- GA Power easement trails
- Bannister House needs to up preserved and improved as a park
- GA Power site by I-285 is mainly vacant

Community Hubs

- Dunwoody Village
- Nature Center
- MJCCA

- Georgetown
- Need more public art, performing arts, and fine arts in the community
- Waterford Assisted Living
- Perimeter center – residents time their visits there around the traffic, viewed more as a destination for visitors
- More family dining options needed, and outdoor dining, seems like most of the new dining options are pubs

WORKSHOP 2 NOTES

Group 1

Where are the Gateways?

- Importance of the schools (used to be equally strong, now, not so much...)
- Branding – Hard for people to know they are here (in Dunwoody). No physical sense of arrival.
 - Historic Homes and Brick “Look” are a big part of the Brand
 - Signage is missing and important to have
- Intangible aspects beyond signs (no agreement here)
- Gateways have different qualities – Cotillion Drive at 285, Ashford-Dunwoody at 285, Roberts at 400...
- Perimeter CID has created a physical identity, a visual brand, a uniform identity...thought very different from residential Dunwoody...
- Perimeter is Dunwoody City’s Downtown

Where are the Redevelopment Opportunities?

- Perimeter Center
- DeKalb Perimeter College (with 10,000 students)
- People love Dunwoody’s 2 Lane Roads
- Small Town Feel
- Develop a Brand ID at Major Gateways and Intersections (somewhat consensus on this once it was explained as a general concept, not as developed by Perimeter CID) – Can a Dunwoody “look” be created at Major Intersections?
- Park Space and Greenways – Where should they be located?
- Dunwoody Village
 - City Hall or Town Center should be created in Dunwoody Village
 - Could be like Marietta Town Square or Roswell row of historic shops

Group 2

What’s Missing?

- Amphitheater – At Brook Run, perhaps Dunwoody Village, or Pernoshal Park
- Natatorium and Recreation Center needed

- Senior Center – Somewhere centralized, and Public (not private like Marcus Center or Baptist Church)
- Athletic Fields (including tennis courts) – again, Public and not Private (lots of discussion about having to go to Murphy Candler)
- Parks
- A “Canton Street” or Downtown Decatur – “Pedestrian Friendly”

Where are the Redevelopment Opportunities?

- Shallowford School Tear Down
- Opportunities to “Age In Place” – Condo Flats in 3-4 story buildings (senior flats)
- Service & Amenities for Aging in Place – Walkable important concept, multi-use mentioned

Group 3

Redevelopment Opportunities?

- Peachtree Industrial Area “needs a change”
 - Move GPC to this location?
- Dunwoody Village as the Village Center, as the Heart of Dunwoody – Gazebo, Town Hall, like Suwanee or Norcross
- Is there sufficient land in Dunwoody Village to accommodate a town center concept? How many acres available for redevelopment?
- New development at Dunwoody Village – office buildings into townhomes (80 townhomes, single family – considered a plus)
- Senior Center needed – right now function served by PAL and churches
- What are the plans for the hospital property – multi-use development mentioned in this discussion
- Dunwoody needs more Greenspace...

What about Gateways?

- Most didn’t know what Dunwoody’s gateways are
- Agreement that gateway(s) “sets the tone”
- “Softens commercial ugliness”
- Creates a “look”
- Important!
- Start at City Center and expand out (Where is the City Center?)
 - At Dunwoody Village
 - At Perimeter Center
 - Desire for a “small village center” feel

Group 4

Where are the Redevelopment Opportunities?

- Dunwoody needs ball fields
 - Where? Discussion of partnering with Peachtree Middle and the High School to create more public use recreation space, especially ball fields
- Apartments at Peachtree Industrial at 285 and at North Peachtree and 285 – Mixed-use development appropriately scaled do offer a sensitive transition to the surrounding neighborhoods
- No place to play High School Football in Dunwoody - discussion of major recreation complex at old hospital area generated major concerns about impact surrounding neighborhoods in terms of use and transportation impact
- Senior Housing – need for “stepless”, mid-rise developments, “stacked” and mixed-use, under \$450K. Vigorous discussion of what Aging in Place and Senior Housing means, characteristics and price points:
 - How to keep seniors here? Those that want to sell their Dunwoody home and buy a smaller, more senior-friendly home without incurring a new mortgage, OR
 - Preserve Dunwoody as it is, for younger families with children in the home, and encourage new families to buy the homes and move in (passionate assertion, with the idea that seniors can sell for top dollar and move on...)
 - Assertion that a developer cannot come into the cul de sac neighborhoods and create new product to meet differing markets, especially empty nesters, cannot get “cluster zoning”, and cannot create variety per current code - Current Code + NIMBY = Same old same old
 - No consensus on desired home prices for seniors transitioning from current home to more senior friendly home. Agreement that the home could/should be smaller, and could be part of either a mixed-use 3-4 level development or a cluster development of smaller homes designed for seniors. Desired price points ranged from under \$450K (\$250?) up to \$750K and beyond.
 - Predicament created with Dunwoody being built-out, where will it be possible to build some senior housing? Old offices or edges of commercial areas?

GETTING THE RIGHT MIX – JOBS + HOUSING

The following questions were asked:

- (1) What types of housing are missing in Dunwoody, if any? Where should they go? (housing for seniors, workers, families, others?)
- (2) How well is our city supporting our businesses? What would make Dunwoody a better place to work or start a business?

WORKSHOP 1 NOTES

Group 1

- More senior housing needed
 - Holland Rd. – they’ve got houses
 - To downgrade
 - Near grocery stores (so they can walk)
 - Townhouses in the Village that are \$450K – that’s too high
 - Georgetown has started to develop but hasn’t had much senior housing
 - More accessible housing—doors to bathroom need to be larger
 - Need enclosed garage
 - Common courtyard
 - What about apartment housing? Why not single floor units wider with everything on one floor with elevators instead of vertical townhouses?
 - PCID is already very dense. We need adult living—we don’t have any. (Received mixed response)
 - Could also be near Georgetown
- In one year, 50 new houses – they’re all over \$1M. Not downsizing to that.
- ALSO need:
 - Better restaurants
 - Better retail (boutiques)
 - Better connectivity
 - Business districts need to connect to cul de sacs
 - Ability to walk to lunch – Charlotte is good example
 - East-West connectivity – more foot and bus traffic
- Note: \$30M being invested in redoing the mall.
- For years, there was attempt to connect Perimeter to Georgetown and people wouldn’t allow it. The path idea is to connect the nodes down Old Spring House Ln and connect to the City Hall area.
- Trouble is that everyone wants one until someone’s neighborhood is picked. Just need to muscle through the bitching.
- Some think City Hall should be in Dunwoody Village. But no room. Maybe Georgetown.

Group 2

- Senior housing with master on main is needed.
 - Was supposed to get that in the Village but not
 - It's not happening
 - Huge demand to get in smaller houses with less yard
 - Have to know someone selling well ahead of time to get in the one neighborhood with the right size homes
 - Getting townhouses – it was difficult to get them to even include option elevators
- Stacked flats are a great idea – max 10% rent (some disagreement around this. One person wants all to be owner occupied)
 - Do not want this in Village
- Existing comp plan says there should be senior rental housing. Needs to be separated from homeowners.
- Challenges for some (esp. young professionals, when they first move to Dunwoody) but not saying that they need \$150K houses – not sure the solution
- There isn't a lot of space for new small businesses
 - Especially if they are in Village – limited class B and C space
 - No one is building any new product right now
 - Maybe good opportunity by Winters Chapel/Peachtree Industrial
 - But many businesses are by computers so maybe they can just rent rooms by Perimeter
 - Would be a huge advantage if you could live, work, AND do business here
- Transportation congestion is an obstacle
- Chamblee-Dunwoody is packed and only putting bike lanes instead of widening is bad idea
- Community didn't support creating artery for Chamblee-Dunwoody to reach 400 but was good idea
- Keep density low as possible because schools are busting out

Group 3

- Lower impact fees/alarm fees (they are annual even if it's the same alarm)/occupational fees (keep to a minimum)
- Someone else: Business taxes not very much
- Are there incentives—like Gov. Deal's incentive package for Mercedes
 - Was happy that Mercedes moved to Sandy Springs. They will still reap the benefit of them being across the line without all the challenges
 - How many more businesses do we need?
 - We need to promote small/independent/entrepreneurial businesses.
 - We need an incubator—like the one in Buckhead for startups – a place for tech companies but open to any startup
- What about BRE? They visit several companies every year.
 - Retaining is the #1 issue.
 - Cost of office getting higher
 - For retail shops the rent is too damn high. Especially Williams/Jet Ferry
 - Ex. One participant pays \$6900/mo for 2100 square feet before payroll or anything else. That's \$24/square feet!

- Retail follows rooftops so there's nothing to encourage them to come to Dunwoody besides their population (we need to lower the barrier to get in here)
- Idea: Reduced property tax incentive for owners who keep chronically vacant space occupied
- Idea: Different tax structure for residents of Dunwoody ex. Disney
- Traffic is getting worse
- Terraces – can they build on the land they have? No.
- Senior housing needs to be affordable. Townhomes/stacked flats/condos near Chamblee Dunwoody would be good so that residents can walk to amenities.
- Teachers and public employees need affordable housing as well. “Pill Hill” – Knows new residents who could only find rentals that they could afford
- We need to have nodes—people just want to be able to walk. They want to be able to easily get to a park, a jazz club, an art gallery, the grocery store, a microbrewery
- It would also be good to work with GSU to close GA Perimeter and make that property a senior living facility or passive park. Another person said: If GSU can relocate GPC into a 16-acre track in/near Georgetown and use the current property for something else—maybe something commercial. It would help with traffic—why is there a campus right in the middle of town?
- Rental is fine as long as it's specifically for seniors. Atlanta has been doing it wrong—converting apartments to senior living isn't good. Not conducive to their actual lifestyle.
 - Sunrise is building a community that includes niches to bring people together.

Group 4

- Don't increase taxes. Keep what we already have.
- Rent is getting too high for businesses.
- There is not enough of the arts. We need more galleries, like Roswell does. Long time ago there was the Acorn Gallery.
- “I want Microsoft here.”
- Wish: Strip centers had a better blend or cross section, esp. Georgetown. There's a Kroger and Tuesday Morning and not really much else. Hallmark just closed. Would like more than just utility businesses. “I'd like to keep walking after I leave Kroger.”
- Dunwoody Village – the vision is to open it up to make it like the square. “Sense of a town center” For example, Buford
- Feeders – Walk, bike, just get people out talking – they will spend their \$\$ while enjoying the city
- Owner-occupied housing only
- Seniors need somewhere to go
- Center around Georgetown was designated as senior living, but where is it? They are taking older office space down. Will they develop quality senior housing?
- This needs to be a lifelong community – people can be born here and die here. Make sure seniors can still be active.
- We need a continuous care facility – never have to move as you get older. Start in independent living and change to nursing care once it's needed. Park Woods is here. Dunwoody Place is a la carte. Wesley Wood in Newnan is a good example.
- We're land locked so new senior living development is not realistic—especially not if it's going to be economical.

- There are high-rise buildings along 285. We need more density for seniors there too. They don't drive and they would be more connected to amenities.
- The best concepts are near the intersection of Chamblee Dunwoody and Roberts.
 - Smaller lots, no need for upkeep: lawns are small
 - Safe
 - Access to Dunwoody Village
 - Homes always sell before they're even listed
- The Woodlands - homes are closer together, aesthetically pleasing, not designated for seniors though
- Not sure how young people buy here.
- We need an incubator – missing link to small business community. Michael Starling has a proposed business plan. It wouldn't be focused on one sector.

WORKSHOP 2 NOTES

Group 1

- The small businesses we have are near a grocery store so they don't always get business because people are on a mission and after they leave the grocery store, they have milk in the back or they just forget there are other stores around. Maybe these stores don't have good signage, or maybe parking is directed to the grocery store, or maybe curb cuts lead to the grocery store and not other stores.
- Dunwoody isn't walkable enough like Roswell. We used to have that in Dunwoody Village (when there were businesses people wanted to support there). We don't have the restaurants and retail in "Downtown Dunwoody" area. Not accessible from one side of Chamblee Dunwoody to the other. Dress it up. Put tables outside of restaurants and encourage people to be outside or in the community with friends.
- Outside of the Perimeter there are a lot of strips. They are unsightly so they don't attract the right clientele. There's one on N Shallowford Rd – Rite Aid and Chinese restaurant. Not at all appealing. Maybe we need incentives to upgrade strips and get rid of bad signs. Same thing across from the Georgetown Shopping Center.
- The image of the neighborhoods needs to be worked on—especially for 1st timers. Georgetown is not a good first impression. A friend said, "I thought Dunwoody was special. You only have a mall over there and not much else."
- The city is trying with the parkway. It's an attempt at a main street. Just need to keep moving forward with that.
- The city should work with leasing to entice business when they come in. Make facades better looking.
- Need restrictive code and not possible. (Didn't get a good answer on why it's not possible) Roswell was here, and private investment came in. We need to find a way to give incentives to owners because they don't have a reason to do so otherwise. They can keep tenants now—just maybe not who we want. Once they upgrade, they can charge higher rent.
- The property that used to be Broadstone on N Peachtree – Villages of Dunwoody: huge amount of acreage, might want to consider making that mesh with adjacent neighborhood (single family homes) and make it a live/work community/mixed use. It's walkable to Georgetown.

Housing

- We're not taking care of the demand to downsize property at certain age. Older residents need property that are stepless, elevator access, single story, or master on main.
- Townhomes down the street from Kroger are \$400K—way too much. Also we're not giving access to younger families who want to upgrade into larger homes.
- Wieland Homes – that property should have been lower price point and for seniors—but it was named a blighted area which sent it on a different path
- Master Plan for Georgetown – Pike Farms should have been senior living - they're not meeting the needs
- 3 types of housing in one neighborhood: condo, townhome, SF homes with shopping and don't need a car. There's a neighborhood like this in NJ.
- The City should promote live/work communities.
- PCID is toast. Congestion has done them in. We will have tons of apartments unless we stop it. We need to fix the top end of 285 or Dunwoody is toast. It needs to be 10 lane and we need a bypass from US-29 to 85/75. We need to consider any solution to keep people from coming through here if they don't need to.

Group 2

- Public transportation – once you get off MARTA, how do you get anywhere? We need a shuttle, especially from MARTA to college. We need an in-town shuttle that runs in a circle all day. This would also help small businesses. A shuttle service could also facilitate access to special events.
- Last mile connectivity from MARTA is needed. Commercial nodes should be connected with non-vehicular transportation.
- One issue – Georgetown node and Dunwoody Village node: If we're developing city center, people need to be able to walk or connect there. Connections: Perimeter to Dunwoody Village, Dunwoody Village to Georgetown, Dunwoody Village to parks
- We have three main nodes and we should build around those. It's the plan we have, but no one wants to talk about that. We're not doing what we planned. BUT Dunwoody Village Parkway helps with that. It was a great first step. Kids are now walking to Starbucks. Safe bikeability could be better like sidewalks, which have been improved. Put up more bike racks so people can lock up bikes and shop and eat. We could also let people rent bikes like in other cities. One participant said he doesn't ride in Dunwoody because he won't take the chance on Mt Vernon. The bike lane just isn't safe enough.
- One person said she would love to (and can) walk to Dunwoody Square to eat but would be more likely to if there was a shuttle to get her back closer to home (she has little kids and would like to be able to get closer to her neighborhood without risking walking the entire way). The City could make nighttime walking safer and/or provide a shuttle after dark. People would also definitely utilize this during community events and festivals.
- Senior housing shouldn't just be 3 story townhomes. We need stacked flats for active retirees. People want to stay in Dunwoody near their friends and family, and some live alone. They need better options.
- Georgetown townhomes – need to be designated so that you can live on just one level.
- Brookhaven has a hub of places for those over 55 and they are higher end and good quality. We need something like that.

- They want to be close to support services – grocery, restaurants, existing commercial services, etc.
- Zoning classification would be good to infill properties that exist but are getting older and undesirable. If they aren't replaced, they will become rentals. 5-6 older homes could be transformed into 8-10 smaller homes. Problem is that we're getting rid of the 60s split levels but only getting McMansions in their place.
- When one participant was young, he could ride to his grandmother's house—we should segregate ourselves. We shouldn't have retirees and older residents off to themselves. They should be able to find accessible places within existing neighborhoods that are closest to existing services in walking distance.
- Our properties need to be owner-occupied—life cycles are longer for these and stability is greater (not transient).

Group 4

- Traffic is our #1 issue. One participant: Less time for shopping because I'm sitting in traffic.
- We lost out on Google Fiber—we still need to increase bandwidth and speeds so that we can encourage even more working from home.
- We have done a good job attracting businesses. PCID is fantastic—they've done a great job between retail and jobs as well as effective signage and aesthetics. PCID is self-contained.
- Police department needs kudos because businesses want to be somewhere that's safe. The Department's use of social media has made them available.
- Georgetown/Dunwoody Village – not as vacant as once was—maybe tax incentives, maybe tax breaks/rent incentives in the first year (one person said we do that already—so new suggestion is that we extend it and do more then). We also need to encourage more movie shoots. We've had a couple films done here, and that's great.
- We should encourage small businesses.
- We could also become a beacon on how we use our energy and encourage solar and software businesses. We can encourage electric cars and have more charging stations. Can the City partner or work with the state to encourage energy incentive locally.
- There's a conflict between bike lanes and electric cars: bikers can't hear the very quiet electric cars.
- Housing doesn't address aging issues. Stacked flats and smaller garden homes with master on main are ideal.
- People are starting to turn their garage into room, but once they get started fees are exorbitant but still more affordable than going to a facility.
- Peachtree City and Johns Creek have 55+ facilities. Age-restricted housing is missing in Dunwoody. It's also important to have a mix of ages in new housing.
- Shallowford and Chamblee Dunwoody could be a good location. Developers are already tearing down older houses and putting up homes. There are bungalows across from Chasing (?) Lane. Also, around Kingswood UMC would be a good location.
- We don't have enough acreage to do huge senior development so it will have to be mixed small segments of lots. Age range in a neighborhood is great—let's not self segregate.
- Very close to Dunwoody Village—a new development is coming but it would have been a great location for facilities, but don't think that's what it will be.

- Speaking of housing, what about education? Would like to see the city much more directed and united in working with legislature to get own school district. Another participant: they are—the city has dedicated \$\$ to an organization as well as access to their lobbyist.
- Young families are able to purchase home still. This isn't a problem.
- Dunwoody Village – will it still be mixed use like in the last plan? I think it should be.

Group 4

- Businesses and workers need:
 - Lower taxes
 - Easier commute
 - Better transportation system/mass transit; potentially smaller bus sizes and also need for regional transit system improvements
 - East-West MARTA on the north side
 - Outer beltway – but went nowhere with the SPLOST
- People are trying to get to PCID—only one way to get there.
- Encourage small business startups with an incubator. This could maybe be in concert with Georgia Tech, GSU and GPC. Any type of business could take advantage, especially cutting edge industry, which will attract more educated people. We will need to change zoning unless it's in the PCID.
- We don't need any more jobs. Too many people on the roads. We also need to encourage people to live here, not just work here to achieve jobs-housing balance. That will lessen the commute. We need to backfill homes as people get older.
- Office space needs to be modernized/updated. For example, the building behind the daycare on Chamblee-Dunwoody and Roberts. Infill development could occur at older office complexes.
- We need less of multi-family (no matter the quality)—50% of our housing stock is multi-family now. We're losing something in our identity if this continues. And more is coming. But young people like these (mixed opinions). Moving into Dunwoody isn't an east/inexpensive task. Rent is pretty high here. And another benefit—they're not using our schools but they're paying taxes. Challenge: when they're ready for a family, they will go to Alpharetta or Johns Creek. BUT people who grew up here are starting to move back with their families.
- We need more affordable SF homes for younger people. Even in-fill housing is \$600-800K. There's nothing under \$250K here. But our YPs don't want that—they want \$300-400K. South of Mt Vernon is good location.
- What will happen now around Perimeter with State Farm coming? Perimeter has changed overnight. But it's great. Looking forward to new investments. Parking lot across from MARTA will be built on now. That's a good thing.

Comment Form Input

Attendees were provided comment forms upon arriving at the two workshops. Below are the written comments received at or as follow-up to the workshops.

Comments Related to Intro Visioning Activities

- Share success stories – What have we achieved to date (green space, sidewalks, bike lanes, etc.)
- Informative to view the layout of Dunwoody. Did not realize we had this number of bodies of water. Seeing the ratio of residential to commercial/public is interesting. Illustrates Dunwoody is built out!
- No roundabout
- Aging in place – keep taxes low for retirees. Maintain Dunwoody Streets and keep it clean. Encourage owners of businesses to be residents of Dunwoody and vice versa.
- Distinguish between recreational walker/bikers and destination/commuter walker/bikers.
- Nice approach to engaging us and gathering opinions.
- Great forum; thanks for making it happen.
- I understand the need to create a good impression on visitors who enter Dunwoody. I also believe that commercial property owners should be able to base their business decisions on demand. We need to avoid building a “pretty place” consumers won’t use. Visioning has its limits. There are many examples of joint city & developer boondoggles and failures. Atlantic Station is just one. We should redouble our “Williamsburg” image and fix the roads.

Comments Related to Small Group Goals Discussions

- Consider the trail options under power lines – anything to ease congestion!
- Linkage to MARTA – no convenient way to Emory
- Need for City of Dunwoody signs at entry points; (wayfinding/site directional) signs
- Well organized and kept on task. The facilitator/recorder teamwork was effective. Input was positive and construction. Interest center topic was clear.
- I saw lots of circles being drawn on maps during discussions with no keycode to notes saying what this circle was for. Do much for being discussed. I don’t know how consultants will reconstruct whole comments with which circle when nothing written down.
- Consider locating GPC to the 16 acre parcel by Wieland’s property.
- Good opportunity for our ideas and concerns to be heard and documented. I hope there will be a survey available online for those families who are unable to attend to voice their opinions.
- Too much noise in small room. Suggest finding a venue where you could have breakout rooms.
- One aspect of our vision which we failed to discuss at any of the stations was preservation of trees.
 - Prior to becoming a city, residents fought to keep First Baptist Atlanta from wholesale cutting of trees as they developed the former Avon property. The residents lost. The most noticeable result for me was the vastly increased noise from traffic on 285; I live approximately 3 miles from 285.
 - When the city first began, DeKalb County regulations regarding tree cutting were in force. Outside of dangerous, diseased and dead trees, a resident could cut up to 5 trees per year. Then, the city regulations changed to no cutting of trees within 75 ft. of a

stream buffer unless permitted by the city arborist, and any number of trees a resident wanted to cut if not on a stream buffer.

- We need to protect the vegetation in the stream buffers. But, we need to limit residents cutting any more than 5 trees/year outside of dead, diseased and dangerous trees.
- It's a scene from "Damien and the Lepers" where special interest fanatics can demand more bike lanes and races or taxpayer funded senior centers. But if the groups are diverse, we who want to eliminate pot holes first are also heard.

Was this meeting what you expected? Please provide any recommendations or ideas for next time.

- Need to understand how this ties into other plans – Dunwoody Village, Georgetown. Look at what other cities (not just GA!) are doing right! Use best practices.
- Exceeded my expectations.
- Too noisy, spread out next time.
- Not enough time at each station.
- Please publish all the feedback you received tonight and the numbers of each recurring idea.
- Yes, previous years' meetings have followed a similar format.
- Continue to collect information/indicators on maps – it engages people.
- Expected more stress on "aging in place" – not covered real well.
- I thought this might be a "Delphi 2.0 Meeting" like our first "Visioning Meetings". It wasn't. The ICLEI consultants really got us off on the wrong track in 2011.

Additional Comments

- Remarks helped me grasp need for quality education at all levels (has been a Dunwoody strength in the past).
- Learned of community desire for emphasis on fine arts and performance.
- Informed about younger adults desire for non-vehicular access to areas of Dunwoody and development of walking trails (some connecting neighboring municipalities).
- Identifying areas which can be improved while encouraging (Peachtree Industrial from I-285 to Winters Chapel), Contillion/Savoy with clean up along I-285 and maintenance of fence and N. N. Shallowford form I-285 to Cham/Dunwoody Peeler intersection.
- We need a City of Dunwoody School System.
- We need more parks, especially pocket parks on main roads like Mount Vernon. Preserve existing neighborhoods. Require very high quality commercial developments.
- Change Dunwoody Village Overlay to allow flexibility in live-work-play. Make it reflect the Village Master Plan. Don't need to be so stringent of "mid 1800s Mid Atlantic Colonial".
- Conduct a dedicated greenways plan. Was identified in our Comp Plan and was "rolled in" to the parks plan. Need greater citizen/neighborhood outreach. E.G. Today ARC announced Livable Centers grant to Norcross to conduct a trail study, including on Georgia Power Easement.
- Let's fund staff and implement an active parks and recreation department. Look at Brookhaven, Sandy Springs, Roswell and Decatur for examples.

- Conduct a separate bike/pedestrian plan. Assign staff dedicated to bike/pedestrian initiatives (could be as little as four hours per week. Could be staffed out of economic development, community development).
- I attended one of the workshops and have since talked with a friend about her input. She would like to see a nice garden area similar to what they have at Botanical Gardens set up at Brook Run Park for outdoor weddings.
- One suggestion was made for the 81 Townhouses to stack them with one whole unit going all the way across the space being outlined instead of 3 story units with stairs inside each. The second whole unit on top of the first and the same with the whole third one all the way across the space. The garages could still be underneath and an elevator provided for the unit's access. When seniors retire to smaller quarters they are looking for no stairs and lower costs. I can't believe they are quoting two bedroom townhouses going for above \$450,000!! The millionaires in Dunwoody are the younger folks I believe.
- I do not want to be facing a proposed bond to build a New City Hall. I don't see anything wrong with the area where they are now.
- Higher density in PCID means higher congestion. We need to reduce the road traffic in PCID before we add more density. Unless our "transit village" in PCID becomes a self-sufficient enclave we will make congestion worse. If we add 3000 residential units to PCID, we need to include a K through 8 elementary school in the complex that kids can walk to and a grocery store. PCID should be bike friendly and walkable. The subdivisions don't need bike lanes and most don't need sidewalks. Trails through subdivisions would be a violation of homeowners' private property rights.
- The rest of Dunwoody was built for cars and cars will still be used. Our roads are 10 years behind the 20 year maintenance cycle. The longer we wait to fix these roads, the more it will cost. Our road bases are broken and it costs 2 to 3 times more than the milling and resurfacing cost (\$75,000 per lane mile) to restore these roads. The longer we wait, the more it will cost. Dunwoody is becoming famous for its congestion and its broken roads.
- Whatever biking and walking we do in the subdivisions will be recreational. Our subdivision swim and tennis clubs along with our church owned sports fields should be counted as private parks.
- Senior centers should be provided by the churches and non-profits. Government should not jump on this one. Dunwoody seniors don't need help from the city. Some seniors will stay in Dunwoody, but most are moving to Cherokee County.
- Likewise, there is no "desperate need" for ball fields in Dunwoody. We are happy to go elsewhere when we need to. Zaban Park and Dunwoody Baptist are excellent for younger kids. After that, Morgan Falls in Sandy Springs and Roswell Recreation are huge.
- Atlanta Metro is the kind of city that requires cars to get to work. We need an additional East/West highway from Smyrna to Tucker and an Interstate bypass and more lanes on the I-285 top end to handle the commutes. The war on cars is counterproductive.
- Our best solution for congestion relief in Atlanta Metro is to reduce density where it's too high and continue growth in the exurbs.
- Schools should be K through 8 neighborhood schools with no minimum enrollments. The Middle School idea was a mistake for lots of reasons. School buildings should be able to last 100 years if they are well built, maintained and upgraded. We are wasting time and money on school

construction. The curriculum and texts used should be determined by the parents, teachers and school board members. Homeschooling is best.

- Our Regional Commissions are dysfunctional, wasteful and need to be eliminated. City and County elected officials should be in charge and accountable. The worthless and overpriced 2012 T-SPLOST project list is about all we can expect from ARC and GDOT.
- Our Master Plans are cluttered with private property abuses like trails, bike lanes, excessive easements and stream buffers, and need to be revised. Our excessive permits, fees, and fines need to be reviewed and justified.
- Public Bus Transit is unnecessary; private bus and car service is better. MARTA expansion is financially unsustainable and should be abandoned. We don't have \$billions to spend on Public Passenger Trains. MARTA needs to double its prices to break even. MARTA needs to keep its current footprint.