

City of Dunwoody

Sustainability Plan

I. Introduction

Our Sustainability Vision is one where Dunwoody models integrity, sustainable practices, and community spirit. Sound public policy and informed citizen and stakeholder actions can achieve an attractive quality of life, a robust economy, a thriving natural environment, healthy living, efficient government, and an engaged and informed citizenry.

This Sustainability Plan (Plan) was drafted by the City's Sustainability Committee to update and streamline the original Sustainability Plan of 2014. This Plan provides goals and actions for the City to take in advancing Dunwoody as a more sustainable community. The Plan fulfills the directive from the City's Comprehensive Plan to formulate a Sustainability Plan that, in concert with the City's other Master Plans, will address the health & wellness of our residents, and the community's environmental, social & economic prosperity needs. The Sustainability Plan is built upon the Atlanta Regional Commission's Green Community certification program, and Dunwoody will strive to achieve its highest level of performance whenever practical.

The basic goals and objectives of the plan, are to:

1. Make Dunwoody a leader in environmentally sustainable policies and initiatives that lead to a better quality of life for its citizens and that will raise property values over the long term.
2. Create reasonable incentives and efficient enforcement policies to ensure businesses are able to implement environmentally sustainable practices.
3. Make the plan's goals and objectives easy to understand.
4. Make the plan's goals and objectives achievable while earning a positive return on investment.
5. Ensure Dunwoody secures and maintains the Platinum Level Green Communities designation from the Atlanta Regional Commission.

The new plan's objectives are structured with goals within five pillars. Many of the objectives align with the City's previous Plan and the Green Communities objectives, but some are new. The revised plan was discussed in detail with all the impacted department heads.

- Pillar 1: Trees & Greenspace
- Pillar 2: Water Quality
- Pillar 3: Transportation & Air Quality
- Pillar 4: Resource Efficiency
- Pillar 5: Communication, Outreach & Wellness

The Plan includes both goals and actions that are already being achieved today, and should be maintained, as well as aspirational goals and actions that should be considered for future implementation.

II. Implementation of the Plan

A. Sustainability Committee

The Sustainability Committee will be composed of seven (7) Dunwoody residents appointed by the Mayor and confirmed by the City Council. The Committee will perform an audit function to track the progress on and compliance with the plan. The Committee will work with an assigned staff liaison to gather data from each department within the City and to prepare an annual report for the City Council that documents the resulting findings.

B. City Staff

Expanding the capacity of staff to increase the reach and impact of the sustainability program, fulfill this plan wholly, and establish Dunwoody as a leader in sustainable growth, is a key goal. The City Department Heads are responsible for implementing the Plan and will meet with the Sustainability Committee at least annually as the Committee performs its audit functions. The Committee will also recommend annual prioritization for the Plan's objectives.

An assigned staff liaison will work with the Sustainability Committee annually to prioritize actions within the Plan into a manageable workload for the current staffing structure, since a dedicated staff person is not allocated at this time. (The 2014 Plan allocated approximately 15 hours per week of staff time to sustainability-related projects and envisioned an eventual full time staff position. The Committee recognizes that this level of commitment is not feasible under the current budget. However, the Committee and this updated plan continue to advocate for that long-term vision for staff commitment.)

Actions proposed for the sustainability liaison include:

- Pursue and maintain the City's ARC's Green Communities Certification
- Develop a standardized procedure for routing decisions from other Departments affecting sustainability through staff for awareness and comment.
- Work with a member or members from City Council when sustainable policies are proposed to provide feedback from the Sustainability Committee.
- Work with Communications to advise on sustainability issues.
- Coordinate the Sustainability Committee meetings

- Plan and manage events—like the annual recycling event sponsored by the Committee.

III. Synergies with Other Plans

The successful implementation of this Plan will require input and actions from the City Council, City staff as well as other community groups and organizations.

The Sustainability Plan works cohesively with other planning initiatives pursued by the City, including the Transportation Plan, the Comprehensive Plan, the Parks Plan, two sub-area Master Plans, and other plans with local, County, and regional impact. Many actions throughout the plan are both direct and indirect suggestions from these plans. The intent is to synthesize the sustainability focus from each of the plans and implement them throughout Dunwoody.

IV. The Sustainability Plan

A. Trees & Greenspace

1. Greenspace

a) Dunwoody will offer an accessible network of parks and greenspace that encourages recreation in and preservation of natural areas that enhance native ecosystems through awareness, education and experiences.

(1) The city will work to increase park space so that all residents will live within 1/2 mile walking distance to a publicly accessible park.

(2) The city will develop, adopt and implement a greenspace plan that provides for connectivity of protected greenspace within and among neighborhoods and retail areas.

(3) The Parks Department will help maintain the demonstration green roof project at the Dunwoody Nature Center and encourage implementation of other green roof projects where feasible.

(4) The city will maintain support for the farmers market.

2. Trees

a) Dunwoody will pursue policies and development that protect and enhance the city's tree canopy.

(1) The city will maintain a no net loss of trees policy for government property and post records on the city website that identifies the quantity and location of trees removed and those planted as replacements.

(2) The city will maintain its Tree City US designation by 1) having the city arborist develop a comprehensive tree management program, 2) maintain its tree care ordinance, 3) maintain a community forestry program with an annual budget of at least \$2 per capita, and 4) observe Arbor Day annually with a proclamation and public tree planting.

(3) The city will maintain its parking lot canopy ordinance on all new developments and encourage retrofits of existing lots with standards that result in 50% canopy coverage of impervious parking surfaces by requiring at least one canopy tree for every 8 (eight) parking spots.

- (4) The city will adopt a community forest master plan with a comprehensive analysis of its community forest and implement short- and long-range goals to increase the health and coverage size of the city's forest.
- (5) The city will consider a residential tree policy with restrictions and expanded regulations around the cutting of native trees.
- (6) The city will maintain the 75-foot stream buffer zone.

3. Pollinator Protection

- a) Dunwoody will support and encourage the creation and enhancement of a healthy pollinator habitat.
 - (1) The city will maintain its BeeCity USA designation by 1) encouraging native plants and pesticide-free pollinator habitats, 2) promoting pollinator conservation awareness, 3) observing pollinator week annually with a proclamation and public pollinator garden designation, and 4) supporting the annual Butterfly Festival at the Dunwoody Nature Center.
 - (2) The city will maintain support for the Community Garden & Orchard at Brook Run Park and encourage other neighborhood associations to create community gardens.
 - (3) The city will maintain policies that encourage and do not unreasonably restrict hobby beekeeping within the city.

4. Land Use

- a) Dunwoody will encourage preservation of and implement policies to protect undeveloped tracts of land.
 - (1) The City will consider use of brownfield, greyfield, or infill sites for new City facilities.
 - (2) The City will develop incentives for developers to revitalize and reuse buildings and encourage redevelopment of greyfield and brownfield sites.
 - (3) The city will maintain and evaluate expansion of incentives that support smart growth (ex. redevelopment in downtown areas, grey/brownfield redevelopment, transit-oriented development, mixed-use, infill.)

B. Water Quality

1. Water Efficient Building Standards

- a) Dunwoody will pursue policies that improve water conservation for all permitted projects and will pursue updates and retrofits where feasible for existing public property.
 - (1) The city will conduct water audits (indoor and outdoor) of existing local government facilities and implement recommendations -or- engage in performance contracting for water use in government buildings.
 - (2) The city will consider EPA WaterSense or higher efficiency plumbing for new public buildings and assess retrofits for existing public buildings where the long-term benefits outweigh the costs.
 - (3) The city will consider use of captured rainwater or reuse water to irrigate landscapes at government facilities.
 - (4) The city will encourage residents to use residential bathroom plumbing fixtures that meet EPA WaterSense or higher efficiency standards.

2. Watershed Protection

- a) Dunwoody will support and encourage the enhancement of a healthy watershed.
 - (1) The city will evaluate and strive to become a Georgia Department of Community Affairs WaterFirst Community.
 - (2) The city will have a demonstration green infrastructure project.
 - (3) The city will comply with the Metro Water District Water Resource Management Plan.
 - (4) The City will adopt development regulations to limit excessive parking space requirements and encourage shared parking, joint parking and/or maximum parking restrictions where appropriate.
 - (5) The city will develop a plan to test and monitor the complete city watershed in accordance with the City's impaired waters plan.
 - (6) The city will reduce the size of street lanes to reduce asphalt on roads where feasible.

- (7) The city will adopt policies to reduce impervious surfaces and strive to reduce diversion of streams to culverts.

3. Communications & Outreach

a) Dunwoody will provide transparency in our Water Quality metrics as well as build further community support and awareness of our watershed quality.

- (1) The city will implement a local water education and public awareness program.

- (2) The city will publish timely test results on the Dunwoody website in a consumer-friendly manner.

C. Transportation & Air Quality

1. Multi-Modal Transportation

a) Dunwoody will continue to increase its profile as a walkable and bicycle-friendly community.

- (1) The City will work to complete its Complete Streets Policy in all road projects, including road paving projects.

- (2) The City will install and maintain bicycle racks at all parks and community facilities owned or operated by the City as specified in its Bicycle Parking Policy, and encourage private businesses to add bicycle parking facilities as well.

- (3) The City will continue to add sidewalks and enhance pedestrian crossing facilities along main corridors and with emphasis on walking routes to schools.

- (4) The City will work to build a network of high-quality bicycle facilities (e.g. trails, protected bike lanes, etc.) along main corridors.

- (5) The City will strive to become, and maintain, a Bicycle Friendly Community at the Bronze level or higher.

- (6) The City will strive to become, and maintain, a Walk Friendly Community at the Bronze level or higher.

2. Air Quality

a) Dunwoody will pursue policies to limit fossil fuel vehicle emissions.

- (1) The City will require that low emission standards be among the purchasing criteria evaluated when acquiring all city owned vehicles and require the same for contractor purchased vehicles routinely used to perform city functions.
- (2) The City will implement policies to ensure adherence to its No Idling Policy that require turning off vehicles when stopped for more than 30 seconds except as noted in the policy for all city owned and contractor vehicles used for city business.
- (3) The City will encourage each public school's PTO or volunteer organization to actively implement/support a Safe Routes to School program to promote safe walking and bicycling to school, to support bus use and carpools, and to raise awareness of no idle policies in carpool lines and parking areas.
- (4) The City will continue to improve traffic signal synchronization to ease congestion and reduce idling times.
- (5) The City will strive to maintain and increase electric vehicle charging stations at publicly accessible parking lots throughout the city.

3. Connectivity

- a) Dunwoody will maintain and expand, where feasible, a comprehensive sidewalk and trail network connecting green spaces, neighborhoods, community gathering places & retail centers within the city and region.
 - (1) The City will pursue policies and actions that lead to a connected network of multi-purpose trails within the city that allow residents and visitors to easily walk or ride a bike to parks, community gathering places, and retail centers by working with new developments to provide connections from and through their properties and with existing landowners to allow them to open up new connections.
 - (2) In instances where multi-purpose trails are not appropriate, the City will pursue policies and actions to connect neighborhoods via pedestrian trails, to include identifying existing/potential pedestrian connections and collaborating with local residents to formalize agreements.
 - (3) The City will pursue policies and actions that eventually lead to the connection of our multi-purpose trail network with those from our neighboring cities.

- (4) The City will maintain/update trails, pedestrian connection, and bicycle facility maps and incorporate way-finding signage on trails and at appropriate community locations.

D. Resource Efficiency

1. Green Buildings: To be competitive, portions of the commercial real estate market would benefit from green building techniques. Dunwoody can be a leader in green building by setting up meaningful policies that guide development and retrofits.
 - a) Invest wisely in energy efficient buildings that improve occupancy health and well-being while reducing cost of operations and impact on the environment.
 - (1) The City will follow its Green Building Policy by implementing LEED guidelines in the design and build of new city buildings and Department Heads will investigate and consider LEED guidelines as part of the process for all new or renovation projects.
 - (2) The City will ensure new buildings owned by the City are certified ENERGY STAR or EarthCraft Light Commercial (e.g. Southface), and operations follow LEED guidelines for its Green Building Policy.
 - (3) Renovations of existing City buildings will be ENERGY STAR certified or follow LEED guidelines per the Green Building Policy.
 - b) Encourage the Dunwoody community to invest in Green Building technology.
 - (1) Offer education, suggestions and incentives for green building certifications and improvements, as may be required by Community Development (LEED, EarthCraft, ENERGY STAR or other green certifications) such as expediting review processes and evaluating additional incentives.
2. Energy Efficiency
 - a) The City of Dunwoody will audit operations periodically and invest in more efficient equipment where a positive return on investment is possible, including the procurement and installation of high efficiency products as infrastructure and consumables are replaced.
 - (1) The City will initiate a process to engage in energy benchmarking to determine how the City's buildings perform relative to their peers in terms of building size, type, occupancy, and climate.

- (2) The City will create, and apply a schedule to conduct energy audits / retrocommissioning of appropriate city facilities and implement recommendations.
 - (3) The City will become an ENERGY STAR Partner by implementing Dunwoody's "Energy Strategy for the Future" on the Sustainability webpage.
 - (4) The City will purchase ENERGY STAR rated equipment and appliances for use in local government facilities when practical based upon consideration of Life Cycle Costs in accordance with its Purchasing Policy.
 - (5) The City will require the replacement of energy inefficient light bulbs with more energy efficient light-emitting diode (LED) light bulbs in all public buildings.
 - (6) The City will apply its Lights Off / Power Down Policy by training and encouraging employees to comply.
- b) The City of Dunwoody will encourage the residential and business community to be energy efficient.
- (1) The City will continue to have and highlight the City Hall cool roof.
 - (2) The City will offer community education that encourages replacement of energy inefficient light bulbs with more energy efficient light-emitting diode (LED) light bulbs.
 - (3) The City will offer community education that highlights other energy efficient technologies such as smart thermostats, air sealing, high-efficiency hot water heaters and high-efficiency heat pumps, as well as energy benchmarking and retro-commissioning of existing commercial buildings.
 - (4) The City will continue to manage an active inspection program for residential and commercial construction projects to enforce Georgia's energy codes.
 - (5) The City will maintain the requirement in Chapter 27 of the zoning ordinance, which requires full cut-off fixtures and reduced glare on adjacent properties for outdoor lighting.

3. Renewable Energy

- a) The City of Dunwoody will support renewable energy programs and adopt its use in government operations.

- (1) The City will invest in a demonstration renewable energy project (such as solar) and use it to educate residents and businesses on Renewable Power.
 - (2) The City will consider becoming a U.S. Environmental Protection Agency (US EPA) Green Power Partner by purchasing a percentage of power consumed from renewable energy sources.
- b) The City will encourage the Dunwoody community to use renewable energy.
- (1) The City will continue to support community solar power efforts by utilizing the expedited solar permitting checklist and evaluating additional best management practices (BMPs) to promote and facilitate rooftop solar installation.
4. Waste Reduction & Recycling
- a) The City of Dunwoody will increase recycling infrastructure, make recycling options available to all residents and businesses, offer education to minimize “wish-cycling”, and support and encourage recycling or proper disposal of hard-to-recycle items.
- (1) The City will procure Environmentally Preferable Goods and Services in accordance with its Purchasing Policy.
 - (2) The City will develop and implement a recycling program for traditional recycling materials at government facilities, including containers for collection of recycling and trash in parks and appropriate right-of-ways.
 - (3) The City will purchase recycled paper with at least 30 percent recycled content in accordance with its Purchasing Policy.
 - (4) The City will support curbside recycling for all residents through contracts with DeKalb County or an alternate vendor. Further, the City will develop an ordinance requiring multi-family residential units to offer recycling capabilities similar to DeKalb's residential recycling program.
 - (5) The City will work with local schools to institutionalize recycling programs and associated educational efforts.
 - (6) The City will support DeKalb County glass recycling for all residents by providing space for drop off locations in city parks or other City property.
 - (7) The City will support the availability of recycling services for commercial businesses through DeKalb County operations or solid waste contracts.

- (8) The City will offer regular events for electronics recycling with education to reduce waste, and will evaluate donor fees as a potential cost reduction.
 - (9) The City will offer regular events for properly disposing of household hazardous waste with education to reduce waste, and will evaluate donor fees as a potential cost reduction.
 - (10) The City will support organics and yard debris collection in single family residential neighborhoods through contracts with DeKalb County or an alternate vendor.
- b) The City will routinely offer education on waste reduction and recycling to its citizens, businesses, and staff members.
- (1) The City will partner with the Dunwoody Nature Center, or others, to provide a 'How To' program for residential and commercial composting.
 - (2) The City will enhance the local recycling and public awareness program using City communications and recycling events, including waste reduction initiatives.
 - (3) The City will formalize recycling requirements at public events and evaluate tools to encourage waste minimization and composting at those events.

E. Education, Outreach, and Wellness

1. Education, Outreach, and Wellness

- a) Dunwoody staff and volunteers will understand the Sustainability measures in place and will strive to fully implement those Plans and Policies.
- (1) The City will establish a training program for staff and new hires (including contractors) to educate them on their roles in fulfilling the goals of the Sustainability Plan with an overview of relevant Policies and Procedures. The training should be conducted within 60 days for new hires and annually for all staff. Mayor and Council members shall be notified of annual training and encouraged to attend.
 - (2) The City will develop a sustainability consideration checklist for routing during review of events and permitting projects to ensure that policies are followed (ex. Public event recycling).
 - (3) The City will adopt this Sustainability Plan update and develop a new Short-Term Workplan that meets the goals of the Sustainability Plan. The

department heads will aid the Sustainability Committee in its annual audit process. The Sustainability Committee will present a status report on the overall plan to the City Council annually.

- b) Dunwoody will be recognized for its leadership in sustainability programs and initiatives.
 - (1) The City will publicize sustainability accomplishments of staff, committee, and others through City publications and official communication outlets. This will include the ARC Green Communities Program and status achieved.
 - (2) The City will recognize a Sustainability Hero or Heroes annually.
 - (3) The City will work to develop a dashboard to keep track and highlight its progress towards becoming more sustainable and energy efficient.
- c) In order that Dunwoody residents and businesses know the City's sustainability initiatives and are fully engaged in adopting more sustainable behaviors and practices,
 - (1) The City and its partners will develop and implement educational campaigns about green community measures, including a speaker's series and hands-on training for residents and businesses.
 - (2) The City and its partners will develop and implement a program to engage the community's youth around the environment and community sustainability.
 - (3) Develop and implement an outreach program to engage the business community around the benefits of adopting a sustainability ethic and collaborate on sustainability issues.
 - (4) The City will develop and implement educational campaigns about road safety, rights/laws regarding Vulnerable Road Users, sustainable vehicle utilization, multi-modal transportation options, energy efficiency, and bicycle and pedestrian friendly policies.
- d) The Wellness of all Dunwoody citizens is important, and Dunwoody will facilitate, support and promote healthy activities for its residents.
 - (1) Dunwoody will provide access to education to support youth with physical fitness, healthful nutrition, and mental well-being programs. This will be done by promoting and supporting community organizations that provide

athletics, arts and nature programming, including the DeKalb County Library, Schools and Department of Health.

- (2) Dunwoody will provide access to education to support adult and aging populations with physical fitness, healthful nutrition and mental well-being programs. This will be done by promoting and supporting community organizations that provide arts, wellness and nature programming, including the DeKalb County Library and Department of Health.