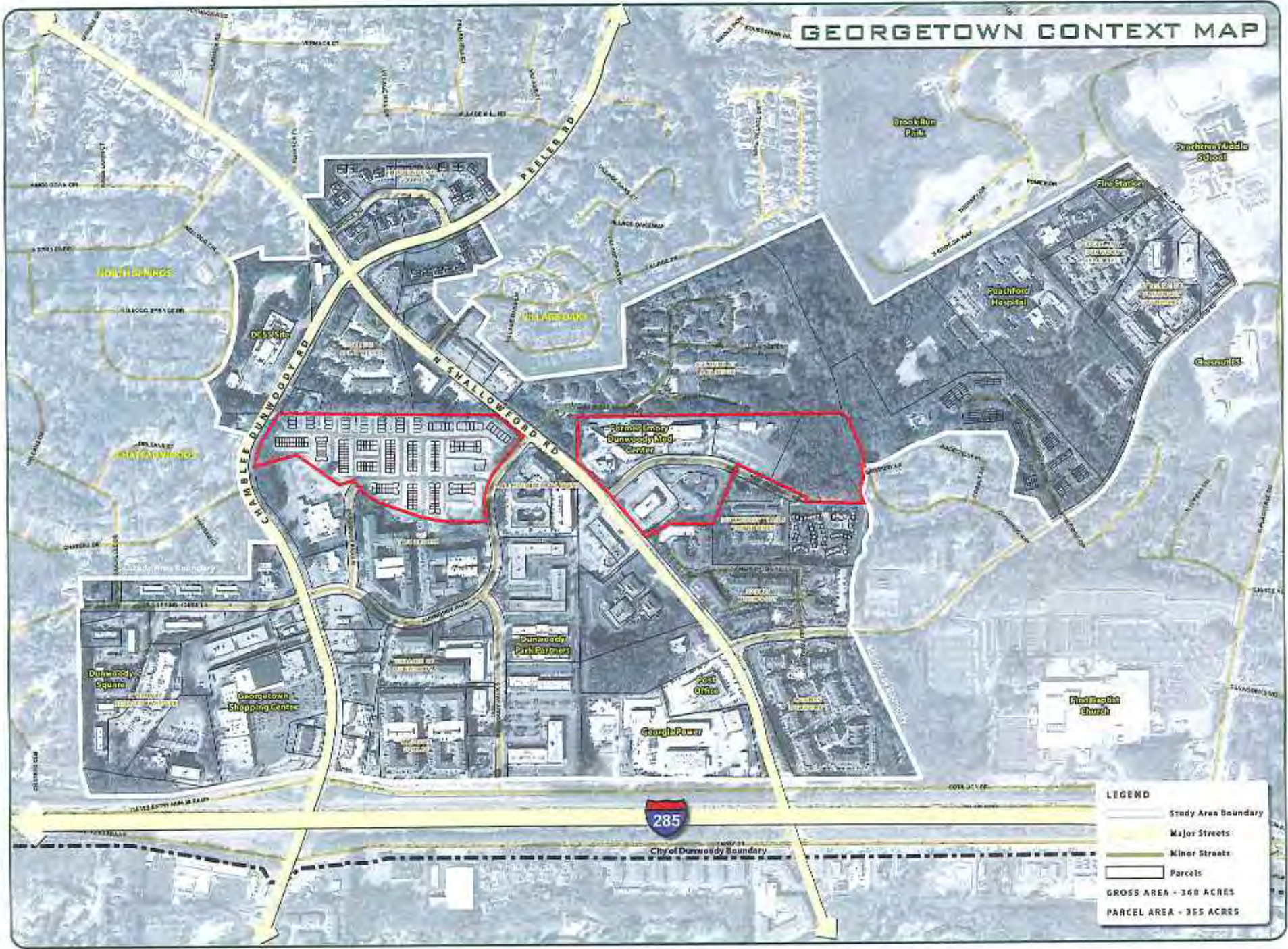


GEORGETOWN CONTEXT MAP



LEGEND

- Study Area Boundary
- Major Streets
- Minor Streets
- Parcels

GROSS AREA - 348 ACRES
 PARCEL AREA - 355 ACRES

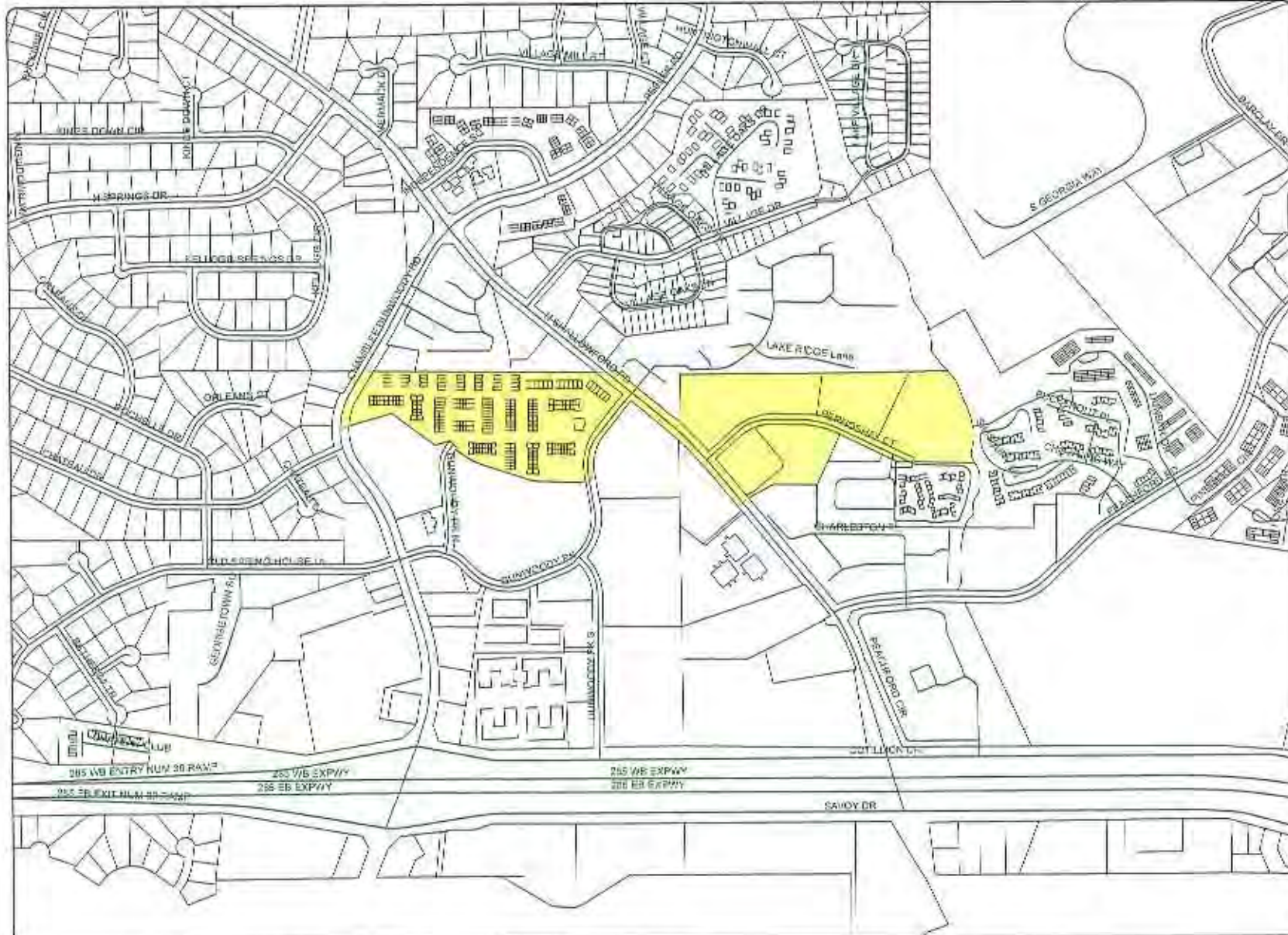


CITY OF DUNWOODY GEORGETOWN/NORTH SHALLOWFORD ROAD AREA MASTER PLAN

Map 1

URBAN COLLAGE, INC.
 RELEASED | 1/11/11





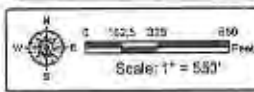
Dunwoody
 "Smart people - Smart city"
 Community Development
 47 Dunwoody Center East | Dunwoody, GA 30343
 404-253-1000 | www.dunwoodyga.gov

**Proposed
 Urban Redevelopment
 Plan Area**

March 2012

Legend

- Street Corridor
- Vacant
- Proposed City Limits / Tax Incremental Area



Map 2

Dunwoody, Georgia is a member of the Atlanta-Fulton County Metropolitan Planning Commission. This map is the property of the City of Dunwoody, Georgia and its employees. All rights reserved.

Dunwoody
Smart people – Smart city

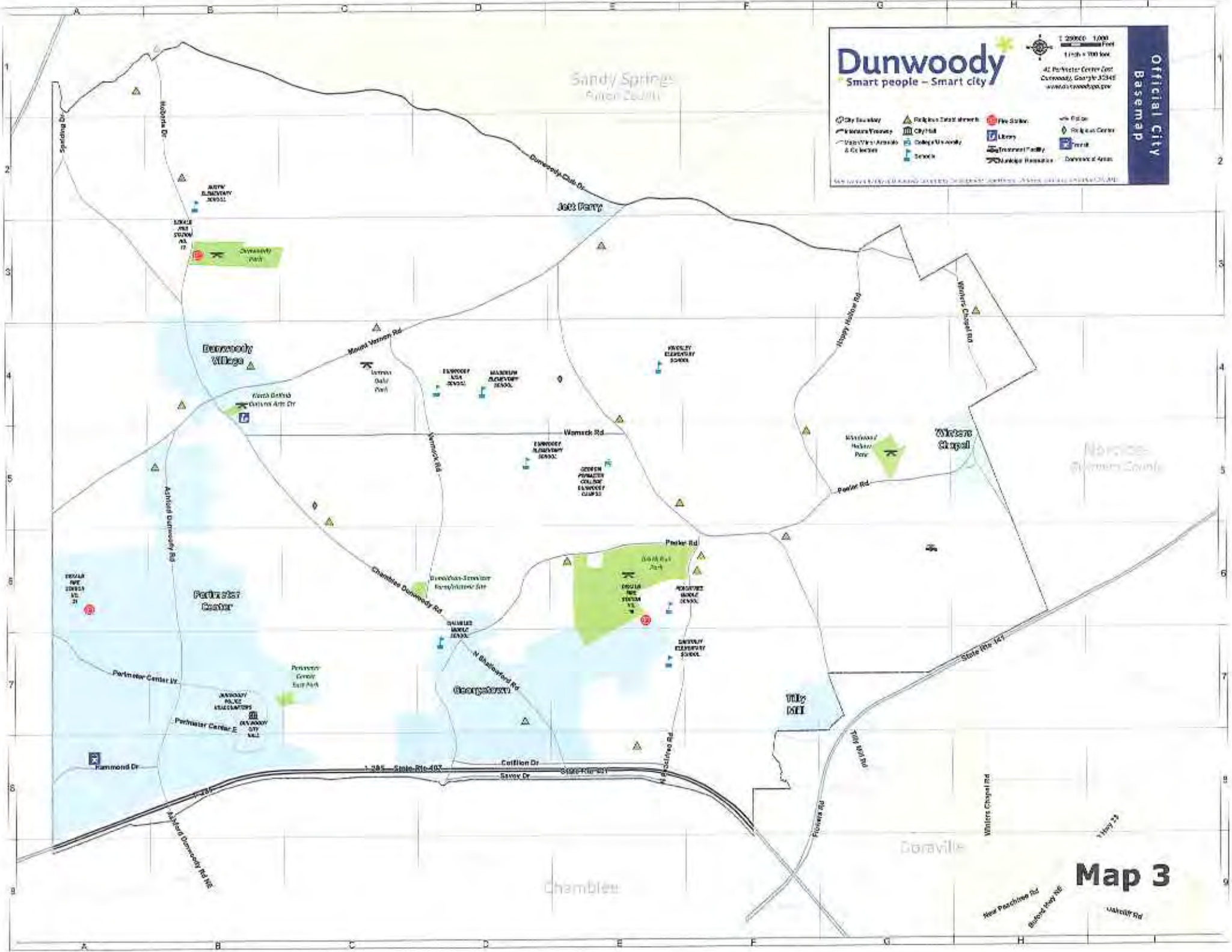
Scale: 1" = 1,000 Feet
1 inch = 100 feet

42 Parkside Center East
Dunwoody, Georgia 30348
www.dunwoodyga.gov

Official City Basemap

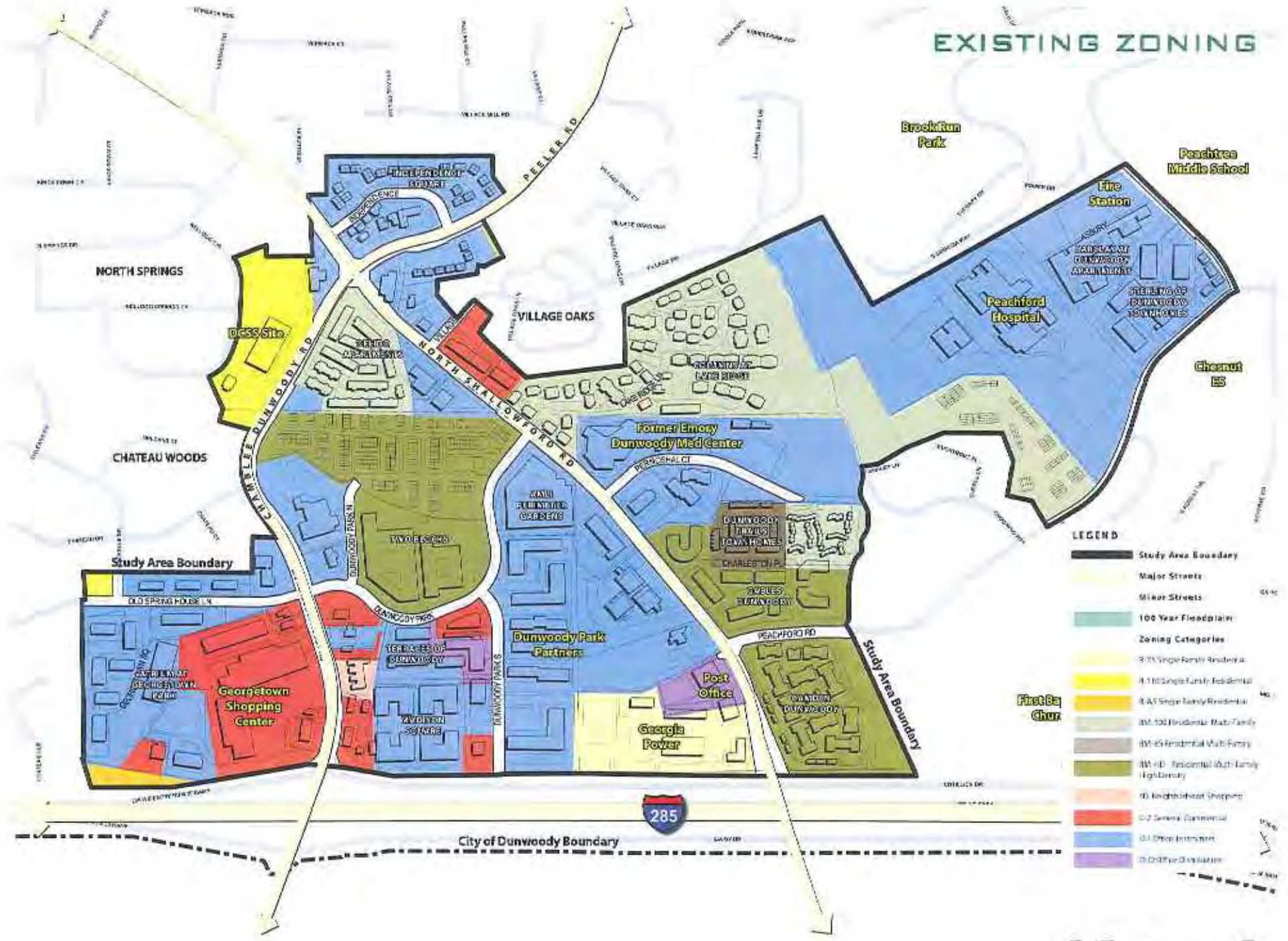
City Boundary	Park and Rec Area	Fire Station	Highway
Water Feature	City Hall	Library	Park and Rec Center
Transportation & Services	College/University	Police Station	Tennis
	Service	Public Hearing	District of Area

GIS DATA PROVIDED BY: GIS DATA SERVICES, INC. (GDSI) | DATA SOURCES: GIS DATA SERVICES, INC. (GDSI) | DATE: 01/15/2014



Map 3

EXISTING ZONING



Map 4

LAND USE FRAMEWORK PLAN

EXISTING FEATURES

- Major Streets
- Parcels
- 100 Year Flood Plain
- Building Footprint
- Natural Tree Cover (approximate)

KEY SITE: DCSS PROPERTY

Alternate Land Uses

- Civic/Institutional
- Limited Open Space (incorporated with Civic/Institutional)

KEY SITE: PVC PROPERTY

Alternate Land Uses

- 6-8 acre City Park (west side of site)
- Attached Residential (around park)
- Small Retail Node (at N. Shallowford)

KEY SITE: EMORY MEDICAL SITE

Alternate Land Use

- Attached Residential (Senior Village)

GEORGETOWN / NORTH SHALLOWFORD DISTRICTS

<p>CONVENIENCE RETAIL:</p> <ul style="list-style-type: none"> Primarily existing retail nodes Limited office Limited opportunity for new development Facade / tenant upgrades over time Internal landscape / pedestrian / site improvements over time (private) 	<p>SINGLE-FAMILY RESIDENTIAL:</p> <ul style="list-style-type: none"> Small-lot / large-home development approach due to high land value and compatibility needs Very limited opportunities
<p>SMALL-SCALE OFFICE:</p> <ul style="list-style-type: none"> Primarily existing office nodes Limited opportunity for new development Facade / tenant upgrades over time Internal landscape / pedestrian / site improvements over time (private) 	<p>ATTACHED RESIDENTIAL:</p> <ul style="list-style-type: none"> Combination of existing and new development opportunities Primarily limited to for-sale residential product High potential for age-targeted developments (empty nesters and up) New development at 2-3 stories Variety of typologies including townhomes, flats, etc. Likely higher-end price points due to land values and low densities
<p>CIVIC / INSTITUTIONAL:</p> <ul style="list-style-type: none"> Existing civic / institutional uses (Peachford Hospital, Fire Station) Opportunity for new Civic Node on N. Shallowford Potential new recreation center (private), school (public or private), community / senior services (private), etc. 	<p>EXISTING MULTI-FAMILY:</p> <ul style="list-style-type: none"> Existing development 3-4 story existing garden-style and flats (apartments and condos) Most units built within the last 10 to 15 years Long term opportunity for mixed-use redevelopment
<p>MIXED-USE T.O.D.</p> <ul style="list-style-type: none"> Opportunity for longer term mixed-use development associated with I-285 transit Potential new office, residential, retail 4-8 story mid-rise development with open space commitment 	<p>MAJOR NEW CITY PARK:</p> <ul style="list-style-type: none"> 4 to 8 acre new public city park Incorporation of a major focal point to provide community identity (e.g., plaza, fountain, splash pad, public sculpture, etc.)

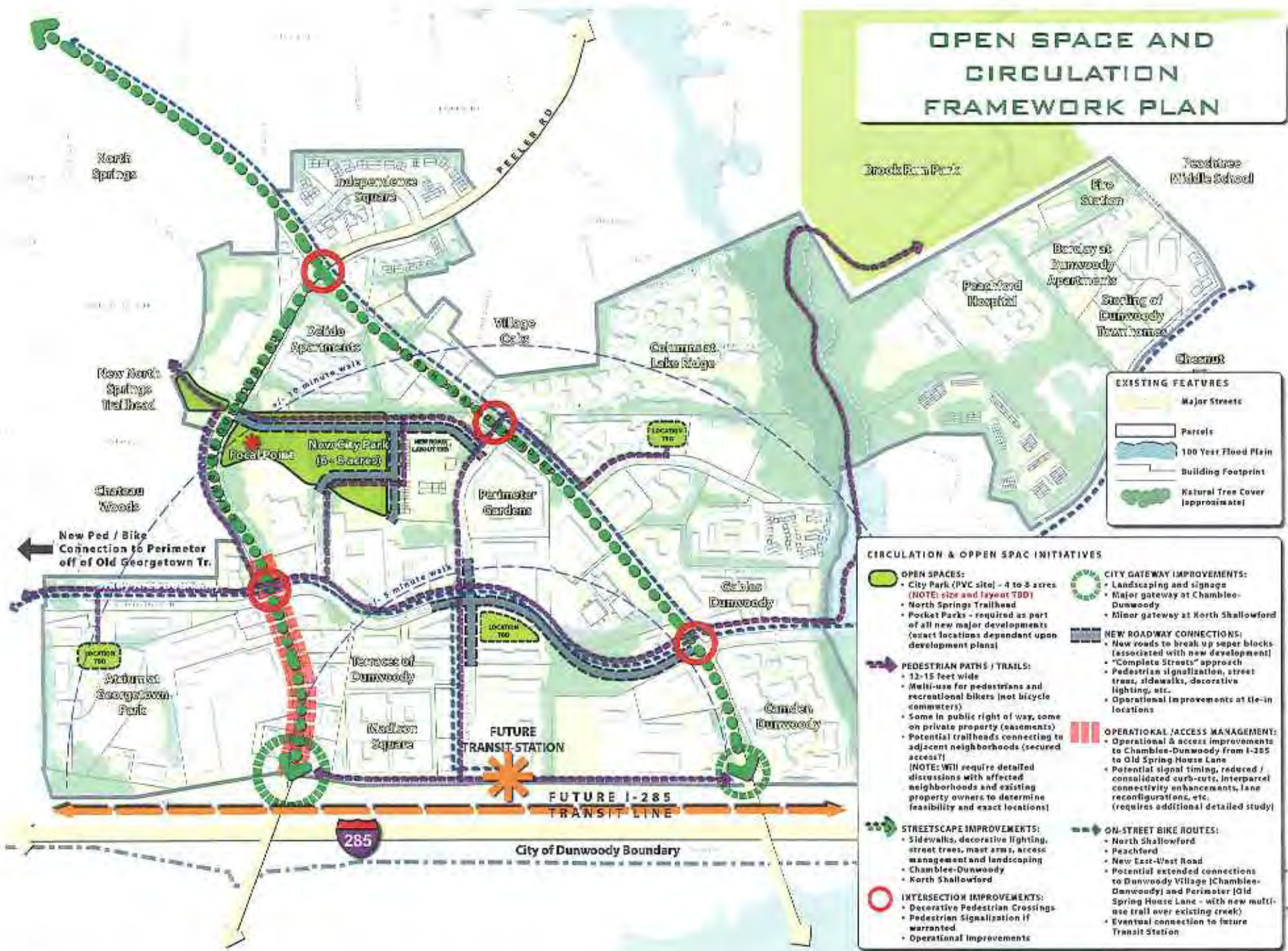


CITY OF DUNWOODY
GEORGETOWN/NORTH SHALLOWFORD ROAD AREA MASTER PLAN

URBAN COLLAGE, INC.
 10.20 | 11

Map 5

OPEN SPACE AND CIRCULATION FRAMEWORK PLAN



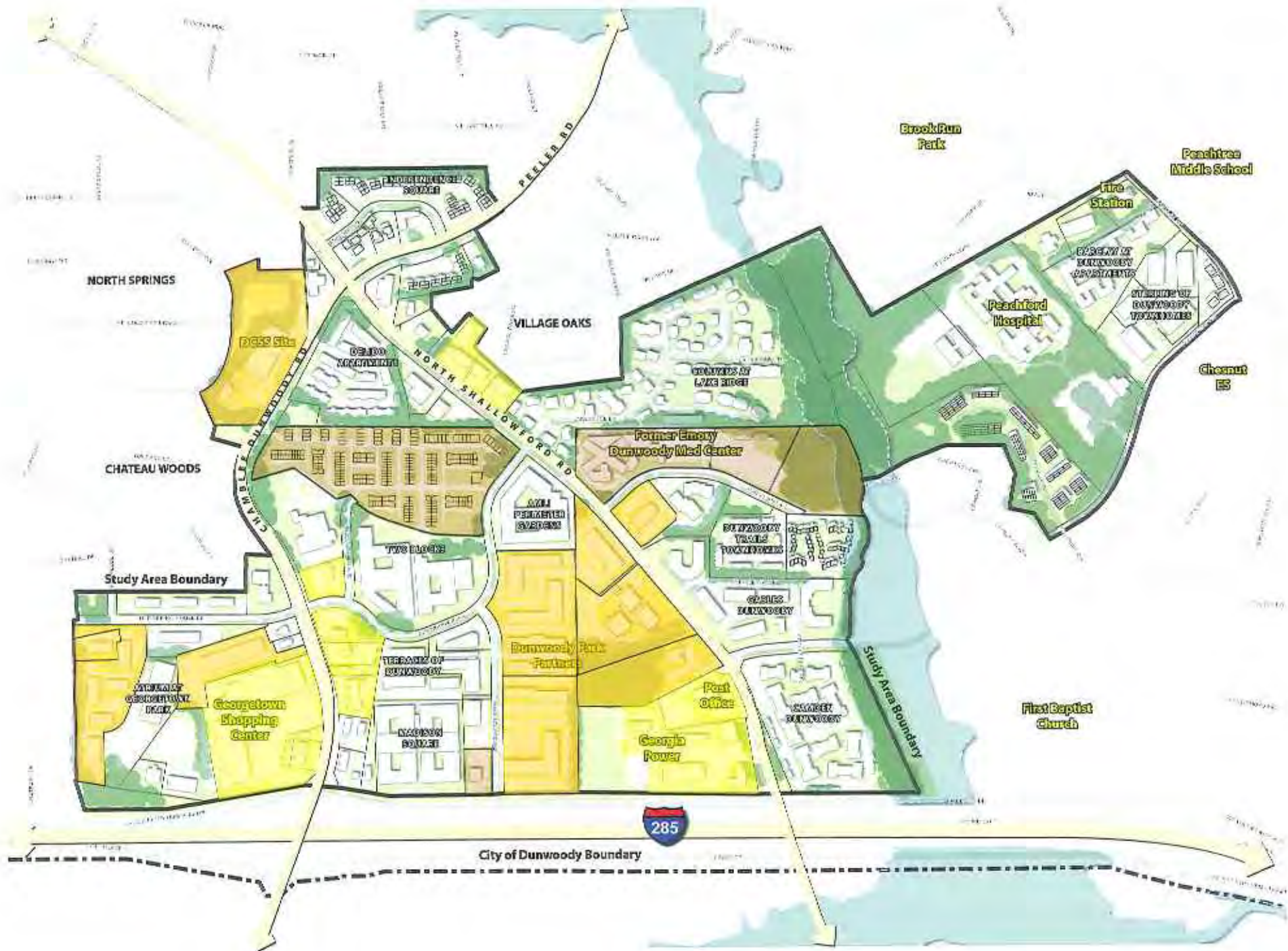
EXISTING FEATURES

- Major Streets
- Parcels
- 100 Year Flood Plain
- Building Footprint
- Natural Tree Cover (approximate)

CIRCULATION & OPEN SPACE INITIATIVES

- OPEN SPACES:**
 - City Park (PVC site) - 4 to 8 acres (NOTE: size and layout TBD)
 - North Springs Trailhead
 - Pocket Parks - required as part of all new major developments (exact locations dependant upon development plans)
- PEDESTRIAN PATHS / TRAILS:**
 - 12-15 feet wide
 - Multi-use for pedestrians and recreational bikers (not bicycle commuters)
 - Some in public right of way, some on private property (easements)
 - Potential trailheads connecting to adjacent neighborhoods (secured access)
 - (NOTE: Will require detailed discussions with affected neighborhoods and existing property owners to determine feasibility and exact locations)
- STREETScape IMPROVEMENTS:**
 - Sidewalks, decorative lighting, street trees, mast arms, access management and landscaping
 - Chamblee-Dunwoody
 - Korth Shallowford
- INTERSECTION IMPROVEMENTS:**
 - Decorative Pedestrian Crossings
 - Pedestrian Signalization if warranted
 - Operational Improvements
- CITY GATEWAY IMPROVEMENTS:**
 - Landscaping and signage
 - Major gateway at Chamblee-Dunwoody
 - Minor gateway at Korth Shallowford
- NEW ROADWAY CONNECTIONS:**
 - New roads to break up super blocks (associated with new development)
 - "Complete Streets" approach
 - Pedestrian signalization, street trees, sidewalks, decorative lighting, etc.
 - Operational improvements at tie-in locations
- OPERATIONAL ACCESS MANAGEMENT:**
 - Operational & access improvements to Chamblee-Dunwoody from I-285 to Old Spring House Lane
 - Potential signal timing, reduced / consolidated curb-cuts, interparcel connectivity enhancements, lane reconfigurations, etc. (requires additional detailed study)
- ON-STREET BIKE ROUTES:**
 - North Shallowford
 - Peachford
 - New East-West Road
 - Potential extended connections to Dunwoody Village (Chamblee-Dunwoody) and Perimeter (Old Spring House Lane - with new multi-use trail over existing creek)
 - Eventual connection to future Transit Station





Map 7



Dunwoody
 Plan people - Smart city
 City of Dunwoody
 Community Development
 1110 Peachtree Dunwoody Rd, Suite 100
 Dunwoody, Georgia 30346-3077
 Phone: 770.254.8000

Site Location
 16 Acre Parcel
 Site Location

Legend
 City Streets
 16 Acre Parcel
 9 Acre Property



NOTES:

1. This map is prepared by the City of Dunwoody, Georgia, and is not a survey. It is intended for informational purposes only and should not be used for legal or financial purposes. The City of Dunwoody is not responsible for any errors or omissions on this map.
2. The City of Dunwoody is not responsible for any errors or omissions on this map. The City of Dunwoody is not responsible for any errors or omissions on this map.
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4. The City of Dunwoody is not responsible for any errors or omissions on this map. The City of Dunwoody is not responsible for any errors or omissions on this map.
5. The City of Dunwoody is not responsible for any errors or omissions on this map. The City of Dunwoody is not responsible for any errors or omissions on this map.

Map 8



Dunwoody
 Smart people - Smart city
 City of Dunwoody
 Community Development
 47 Peachtree Dunwoody Road, Suite 100
 Dunwoody, Georgia 30346-3882
 Telephone: 770-252-8800

Site Location
 19 Acre Property
 Site Location

- Legend
- Nancy Creek
 - City Streets
 - 19 Acre Property
 - 16 Acre Parcel



NOTES:

1. This map is a preliminary map and is not intended to be used for any legal purpose. It is for informational purposes only.
2. The boundaries shown on this map are based on the best available information and are not guaranteed to be accurate.
3. The City of Dunwoody is not responsible for any errors or omissions on this map.
4. The City of Dunwoody is not responsible for any actions taken based on this map.
5. The City of Dunwoody is not responsible for any damages or losses resulting from the use of this map.

Map 9



SITE PLAN
16 ACRE PARCEL
DUNWOODY, GEORGIA

1 ENTRY PLAZA/ OPEN LAWN

- * CONNECTION TO EMORY HOSPITAL SITE VIA 12' MULTI-PURPOSE TRAIL ALONG N. SHALLOWFORD ROAD.
- * MONUMENT SIGNAGE AT CORNER INCORPORATING NEW CITY OF DUNWOODY SIGNAGE STANDARDS.
- * DECORATIVE STEEL FENCING WITH MONUMENT PILASTERS ALONG ROAD FRONTAGE TO PROMOTE PARK USER SAFETY AND CREATE A SENSE OF SEPARATION FROM ROADWAY
- * CONNECTION TO ADJACENT COMMERCIAL DEVELOPMENT

2 LINEAR PARK CONNECTION

- * 12' MULTI-PURPOSE TRAIL PULLED AWAY FROM ROADWAY TO PROMOTE USER SAFETY AND SENSE OF SEPARATION.
- * CONTINUOUS THEME OF SMALL VERTICAL ELEMENTS ALONG TRAIL THAT INCORPORATES DESIGN INSPIRED BY CITY OF DUNWOODY SIGNAGE STANDARDS.
- * CONVERT TO PARALLEL PARKING ALONG ROADWAY TO MAXIMIZE OPEN SPACE ALONG TRAIL
- * CONNECTION TO CENTRAL PARK AREA MARKED BY LARGE VERTICAL ELEMENTS INSPIRED BY NEW CITY SIGNAGE STANDARDS.

3 CENTRAL PARK SPACE

- * AXIAL RELATIONSHIP TO PROVIDE DIRECT ENTRY EXPERIENCE WITH TRAIL USERS. LARGE SCALE VERTICAL ELEMENTS AT ENTRY TO PROVIDE FOCAL POINT.
- * ENTRY PLAZA WITH ORNAMENTAL FOUNTAIN, FLAG COURT AND SEAT WALLS.
- * OPEN LAWN AREA WITH CONTINUED VERTICAL ELEMENTS ALONG PERIMETER TO CONTINUE DESIRED THEME. VERTICAL ELEMENTS MAY BE USED TO PROVIDE ELECTRICAL CONNECTIONS FOR VENDORS DURING PARK EVENTS.
- * LARGE BENCH SWINGS WITH ARBORS OVERLOOKING LAWN AREA.
- * LARGE PICNIC PAVILION, SPLASH PAD AND PLAYGROUND WITH 2-5 YR OLD PLAY STRUCTURE

4 PLAYGROUND/ PAVILION AREA

- * INTERNAL TRAIL CONNECTION TO PROMOTE USER SAFETY AND SENSE OF SEPARATION FROM ROADWAY. TRAIL TO HAVE CONTINUOUS THEME OF VERTICAL ELEMENTS USED IN LINEAR PARK CONNECTION.
- * PERPENDICULAR PARKING TO RECOVER ADDITIONAL PARKING AREA.
- * COMBINED RESTROOM/ PICNIC PAVILION WITH SEATWALL PLAZA AND CONNECTION TO OPEN LAWN AND ±3300 SF PLAYGROUND.



16 ACRE PARCEL
DUNWOODY, GEORGIA









- 1 TRAIL HEAD/ OVERLOOK PLAZA**

 - * USING EXISTING TOPOGRAPHY, CREATE TRAIL HEAD WITH OVERLOOK INTO PARK
 - * SEATWALLS WITH SMALL PILASTER AND DECORATIVE PAVING
 - * KIOSK WITH INTERPRETIVE SIGNAGE
 - * ADA ACCESS INTO LAWN VIA TRAIL OR DIRECT ACCESS VIA STAIRS
 - * 12' WIDE MULTI-PURPOSE TRAIL PROVIDES CONNECTIONS TO BROOK RUN PARK AND THE PIPE FARM ON N. SHALLOWFORD RD.
- 2 LARGE PAVILION/ BAND STAND**

 - * LARGE PICNIC PAVILION WITH REMOVABLE TABLES AND POWER CONNECTIONS FOR LIVE PERFORMANCES
 - * STEPPED PLAZA FOR AIDED VIEWING FROM LAWN AREA
 - * DECORATIVE PAVING AT PLAZA AND CURBED SHRUB BEDS
 - * IDEAL LOCATION AND ORIENTATION DUE TO TOPOGRAPHY AND SURROUNDING LAND USES
- 3 OPEN LAWN**

 - * VIEWING LAWNS WITH FULL SIDEWALK CONNECTIONS
 - * GRADED TO PROVIDE AMPHITHEATER-STYLE LAWN VIEWING OF BAND STAND
 - * MULTI-PURPOSE LAWN ACCOMMODATES LARGER CROWDS AND UNORGANIZED SPORTS
- 4 ENTRY PLAZA/ PICNIC PAVILION**

 - * UTILIZE EXISTING DRIVEWAY AS PRIMARY PARK ACCESS FROM PERNOSHAL COURT.
 - * SERVES AS VEHICULAR ACCESS DRIVE WITH REMOVABLE BOLLARDS
 - * ENTRY MARKED BY LARGE VERTICAL MONUMENTS INCORPORATING ELEMENTS FROM NEW CITY SIGNAGE STANDARDS
 - * ALIGNMENT OF ENTRY IDEALLY SUITED TO SERVE AXIAL RELATIONSHIP WITH FUTURE DEVELOPMENT
 - * SMALL PAVILION SET IN PLAZA WITH DECORATIVE PAVEMENT AND TREE GRATES
- 5 RESTROOM BUILDING**

 - * RECOMMENDED TO ACCOMMODATE PARK VISITORS UNTIL OTHER FACILITIES ARE PROVIDED IN FUTURE PHASES.

SITE PLAN
19 ACRE PROPERTY
 DUNWOODY, GEORGIA



19 ACRE PROPERTY
DUNWOODY, GEORGIA

Dunwoody
 "Smart people • Smart city"
 City of Dunwoody
 Public Works Department
 41 Perimeter Center Drive, Suite 200
 Dunwoody, Georgia 30328-1862
 (404) 455-2200 • www.dunwoodyga.com

Park Map
**Pernoshal Court
 Relocation Map**

Legend
 Pernoshal Realign
 Parcel Outlines
 Nancy Creek

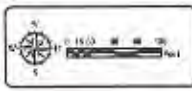


Exhibit 17



Map EXHIBIT 17

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