



PUBLIC WORKSHOP

June 29, 2019

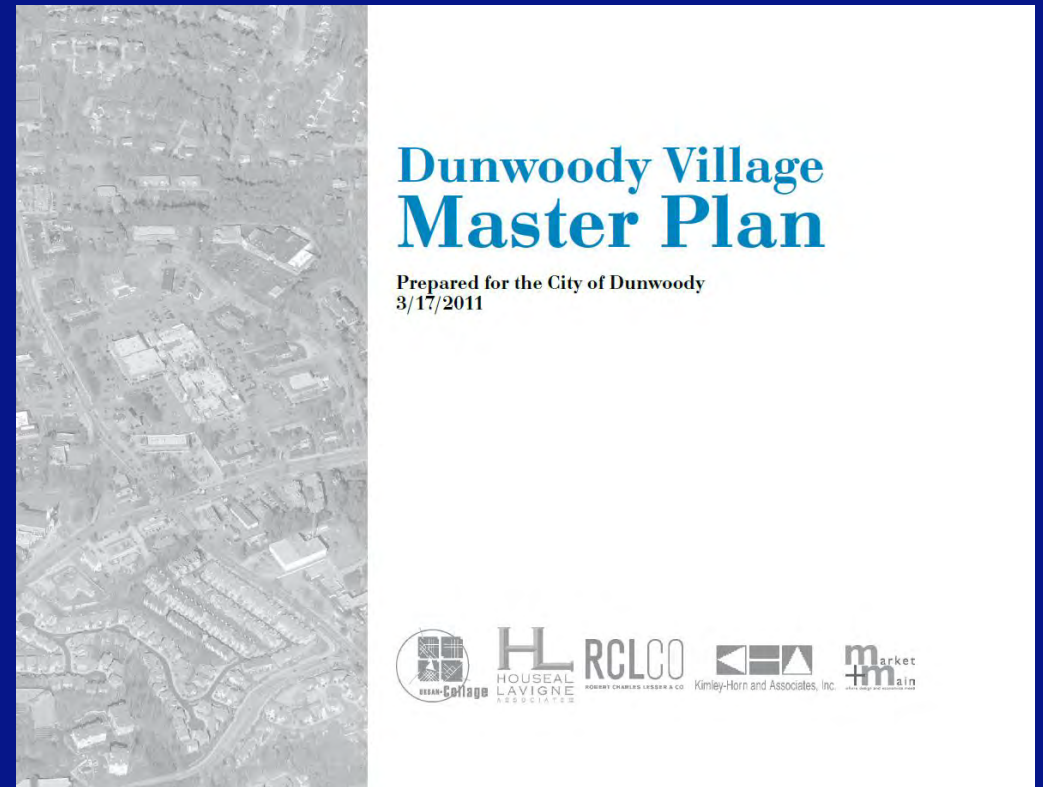


City of
Dunwoody
Georgia

Dunwoody Village
Master Plan Update

Goals for this Planning Effort

- Create customized zoning regulations for Dunwoody Village that are based on previous planning efforts
- Refine previous planning efforts as needed before drafting updated zoning regulations

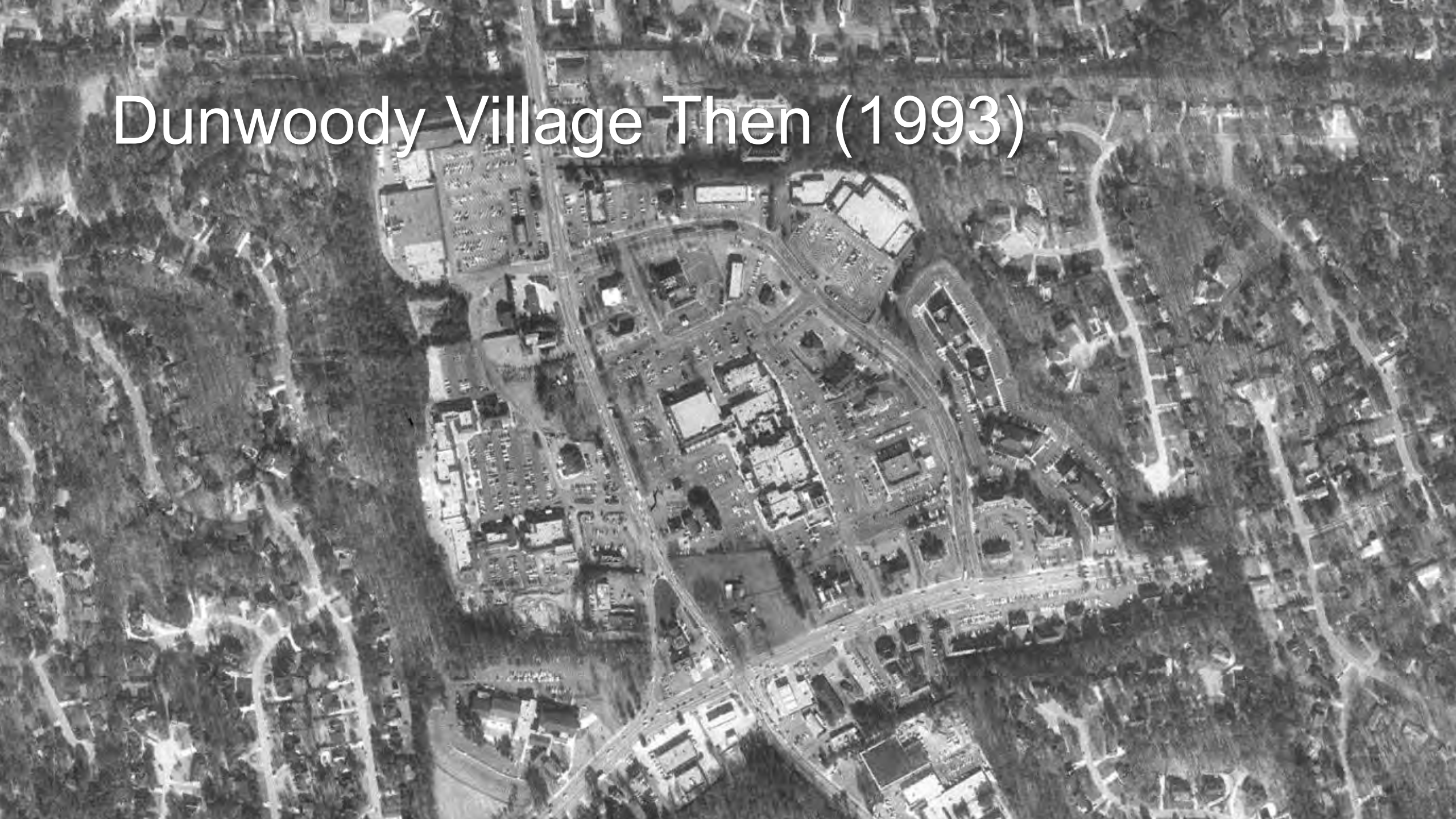


Today's Agenda



- Introductions
- Master Plan Overview
- Transportation Context & Draft Proposed Street Framework
- Zoning Context & Regulatory Plan
- Walking Tour
- Activity Stations

Dunwoody Village Then (1993)



Dunwoody Village Then . . . and Now (2018)



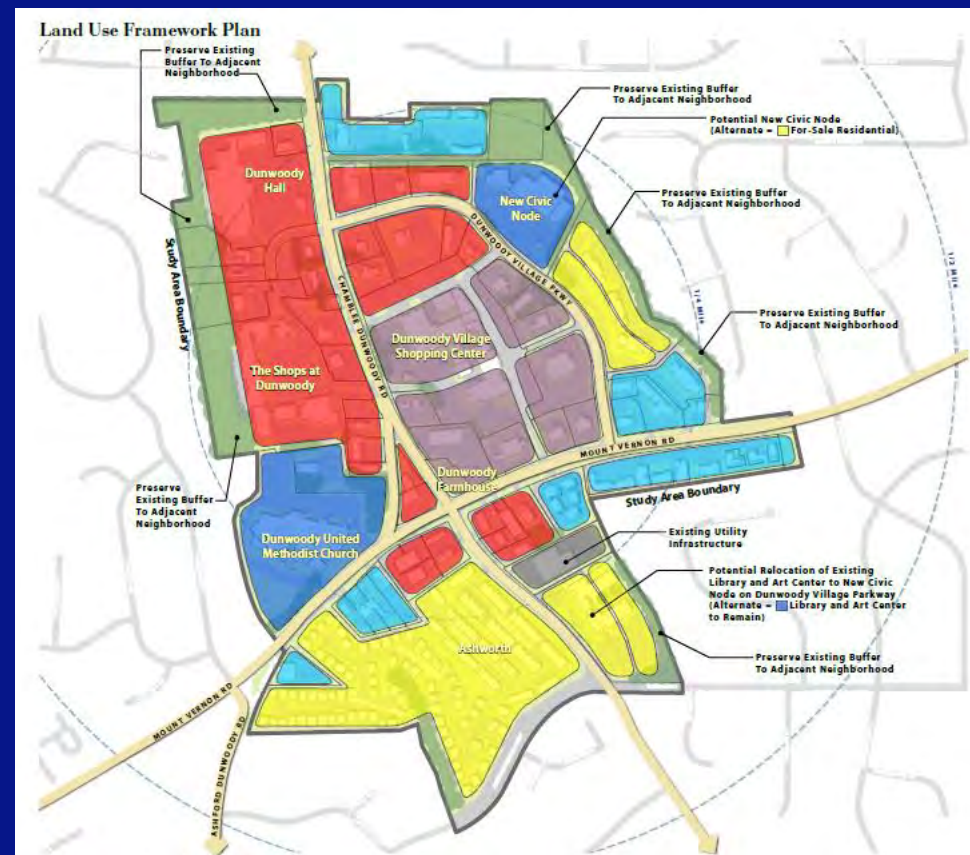
2011 Village Master Plan

- 4 Sounding Board Meetings
- 4 Public Workshops
- Interactive Website
- Community Preference Survey
- 3 Public Open Houses
- Officially adopted by Dunwoody City Council



2011 Village Master Plan

- Dunwoody Village is the civic “heart” of the community
- Also a location for high volume commuter traffic
- Area should become more walkable and bikeable
- Central public green space
- Creation of a true “downtown”



2011 Village Master Plan

- Vibrant mix of civic, office, convenience retail, and residential uses
- No desire for apartments or housing density more than 12 units per acre
- New streets proposed with redevelopment
- Pedestrian connections proposed to adjacent residential areas



2011 Village Master Plan

- Recommended zoning updates
 - *Rezone entire village to new stand-alone zoning district*
 - *Create subareas with appropriate uses*
 - *Designate Farmhouse as historic*
 - *Establish maximum residential density & minimum home size*
 - *Prohibit big box stores*
 - *Require new sidewalks with development*
 - *Require connectivity; prohibit large blocks*
 - *Establish buffers and height limits next to existing residential neighborhoods*



Barriers to Large-Scale Redevelopment

- Long-term property owners
- Market factors
- Risk of large or mixed-use vs. small developments
- Zoning and rezoning barriers



2018 Survey and Charrette Summary

- Focused on defining the architectural character of Dunwoody Village
 - *1,800 participants*
 - *Detailed recommendations for building design*
 - *Recommended greater design flexibility but using building massing, materials, and design to create a cohesive identity for Dunwoody Village*
 - *Identified areas where the current Overlay doesn't conform to the outcome*







Who's Responsible?





URBAN CONTEXT



SUBURBAN CONTEXT

Peter Katz

Afterword by
Vincent Scully

The New Urbanism

Toward an Architecture of Community



The Transect

- A system of classification deploying the conceptual range rural-to-urban to arrange in useful order the typical elements of urbanism
 - *The transect is a natural ordering system, as every urban element easily finds a place within its continuum*
 - *For example, a street is more urban than a road, a curb more urban than a swale, a brick wall more urban than a wooden one, an alleé of trees more urban than a cluster*
 - *This gradient when rationalized and subdivided becomes the urban transect, the basis of a common zoning system*
 - *The continuum of the transect, when subdivided forms the basis of the zoning categories: rural, sub-urban, general urban, urban center and urban core*

TABLE 2: Sector/Community Allocation. Table 2 defines the geography, including both natural and infrastructure elements, determining areas that are or are not suitable for development. Specific Community types of various intensities are allowable in specific Sectors. This table also allocates the proportions of Transect Zones within each Community Type.

	ALREADY DEVELOPED AREAS								
	PROXIMITY TO MAJOR THOROUGHFARES AND TRANSIT								
	PROXIMITY TO THOROUGHFARES								
	MEDIUM SLOPES WOODLANDS								
	FLOOD PLAIN OPEN SPACE TO BE ACQUIRED CORRIDORS TO BE ACQUIRED BUFFERS TO BE ACQUIRED LEGACY WOODLAND LEGACY FARMLAND LEGACY VIEWSHEDS OLD RESIDUAL OPEN SPACE								
	SURFACE WATERBODIES PROTECTED WETLANDS PROTECTED HABITAT RIPARIAN CORRIDORS PURCHASED OPEN SPACE CONSERV EASEMENTS LAND TRUST TRANSPORT CORRIDORS OLD OPEN SPACE								
	RURAL GROWTH BOUNDARY		URBAN GROWTH BOUNDARY						
	(PRIMARILY OPEN SPACE)		(PRIMARILY NEW COMMUNITIES)		(SUCCESSIONAL COMMUNITIES)				
	O1 PRESERVED OPEN SECTOR	O2 RESERVED OPEN SECTOR	G1 RESTRICTED GROWTH SECTOR	G2 CONTROLLED GROWTH SECTOR	G3 INTENDED GROWTH SECTOR	G4 INFILL GROWTH SECTOR			
			CLD	CLD	TND	TND	RCD	TND	RCD
T1	NO MINIMUM	NO MINIMUM							
T2	NO MINIMUM	NO MINIMUM	50% MIN	50% MIN	NO MIN	NO MIN			
T3			10 - 30%	10 - 30%	10 - 30%	10 - 30%		VARIABLE	
T4			20 - 40%	20 - 40%	30 - 60%	30 - 60%	10 - 30%	VARIABLE	VARIABLE
T5					10 - 30%	10 - 30%	10 - 30%	VARIABLE	VARIABLE
T6							40 - 80%		VARIABLE

	(PRIMARYLY OPEN SPACE)		(PRIMARYLY NEW COMMUNITIES)		(SUCCESSIONAL COMMUNITIES)				
	O1 PRESERVED OPEN SECTOR	O2 RESERVED OPEN SECTOR	G1 RESTRICTED GROWTH SECTOR	G2 CONTROLLED GROWTH SECTOR	G3 INTENDED GROWTH SECTOR	G4 INFILL GROWTH SECTOR			
			CLD	CLD	TND	TND	RCD	TND	RCD
T1	NO MINIMUM	NO MINIMUM	50% MIN	50% MIN					
T2	NO MINIMUM	NO MINIMUM			NO MIN	NO MIN			
T3			10 - 30%	10 - 30%	10 - 30%	10 - 30%		VARIABLE	
T4			20 - 40%	20 - 40%	30 - 60%	30 - 60%	10 - 30%	VARIABLE	VARIABLE
T5					10 - 30%	10 - 30%	10 - 30%	VARIABLE	VARIABLE
T6							40 - 80%		VARIABLE

Planning Principal: Urban Form First

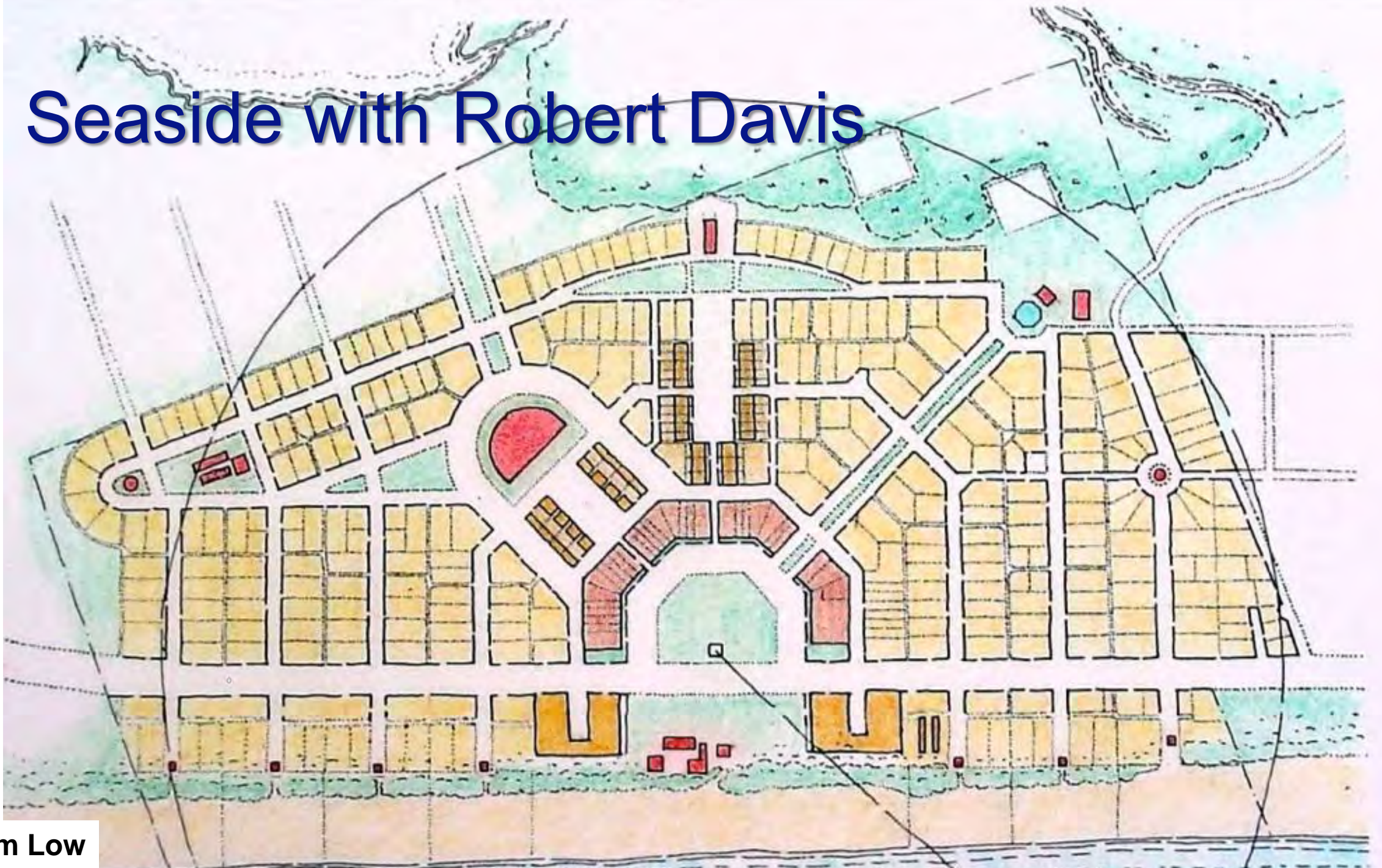
LU1 – TR2

Plan the Urban Structure 1st

Then the Transportation 2nd

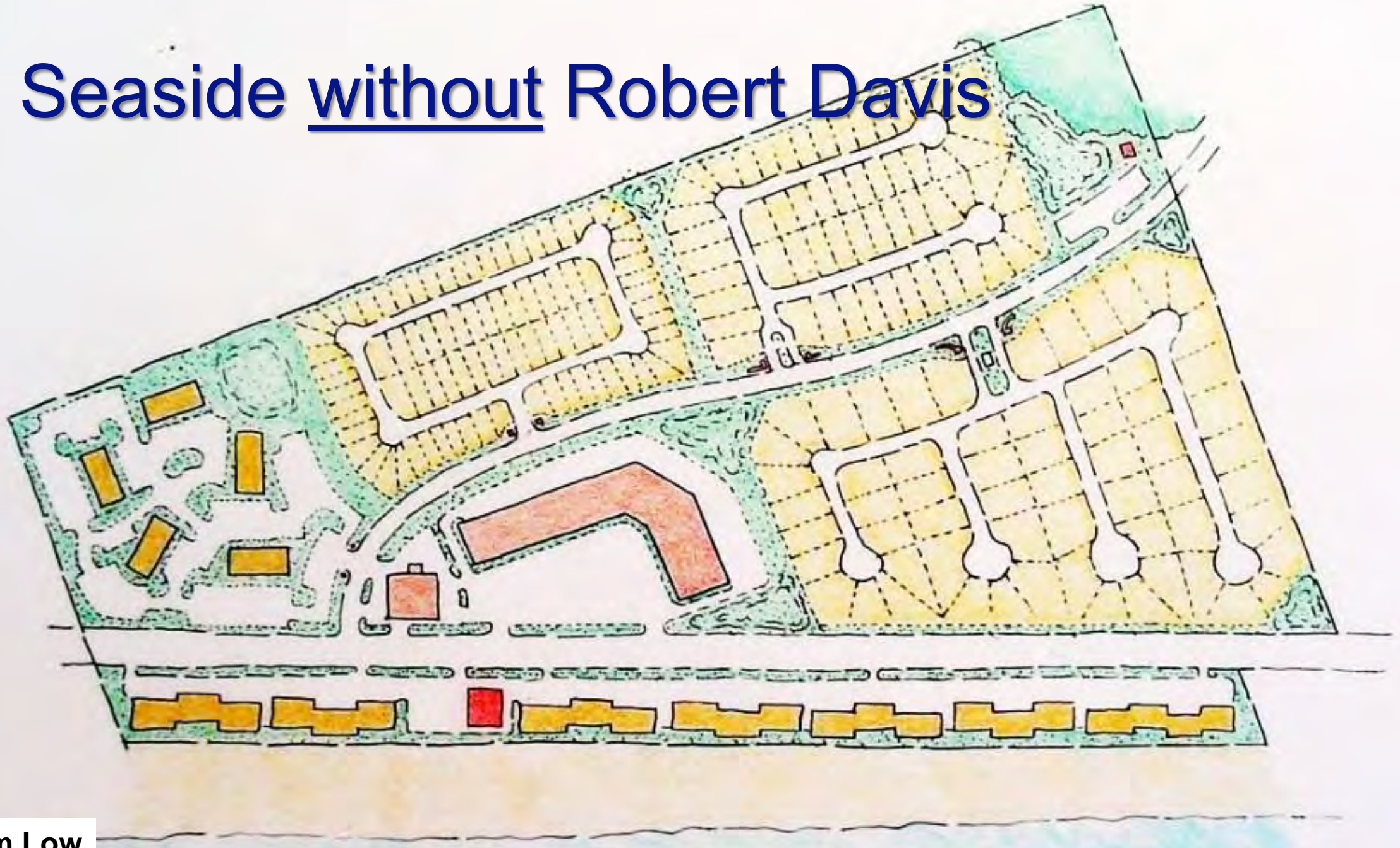


Seaside with Robert Davis



by Tom Low

Seaside without Robert Davis



Designing Walkable Urban Thoroughfares

ITE's major contribution to the discussion as a Recommended Practice with CNU (the Congress for the New Urbanism)

An ITE Recommended Practice

Designing Walkable Urban Thoroughfares:
A Context Sensitive Approach



Institute of Transportation Engineers

CONGRESS
FOR THE
NEW
URBANISM

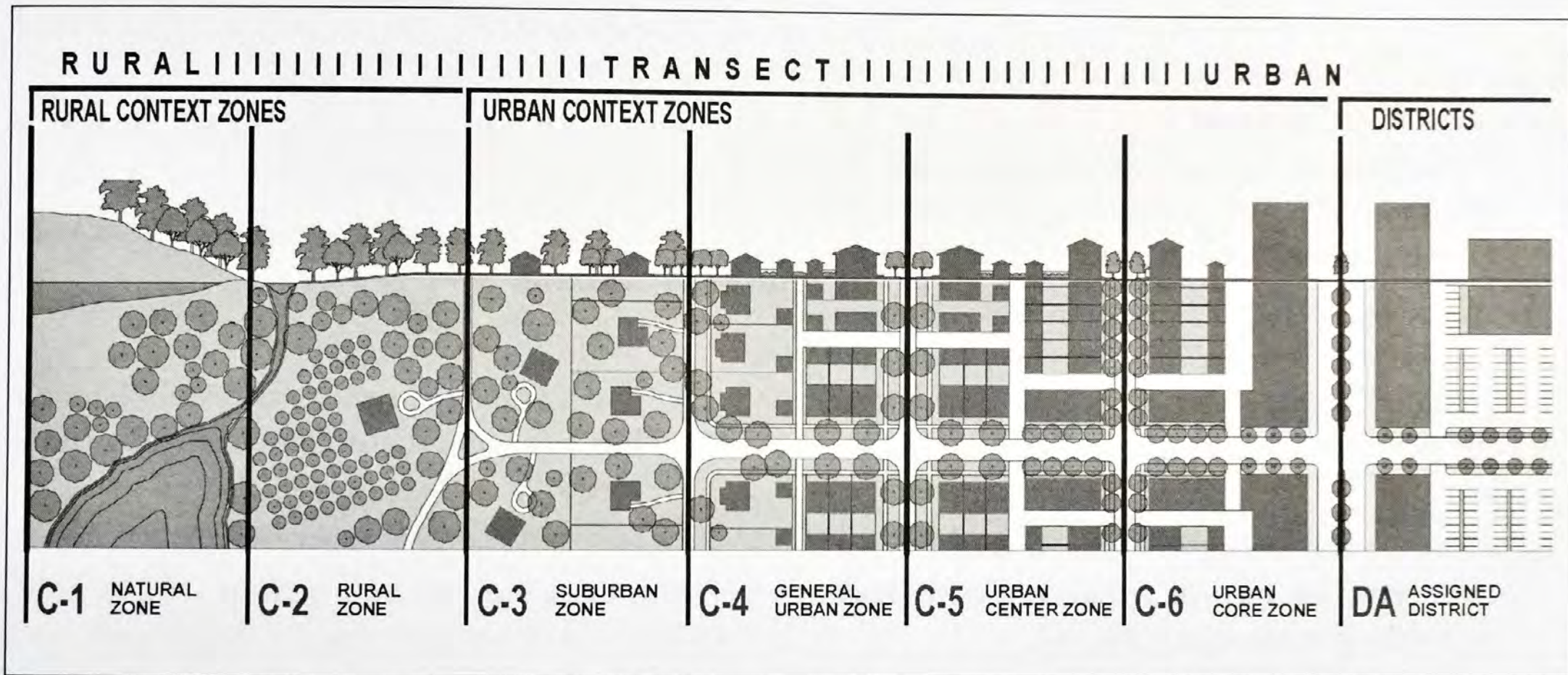


Figure 4.4 Illustration of a gradient of development patterns ranging from rural in Context Zone 1 (C-1), to the most urban in C-6. Source: Duany Plater-Zyberk and Company.

Complete Streets Handbook



Complete Streets Handbook

The Florida Department of Transportation



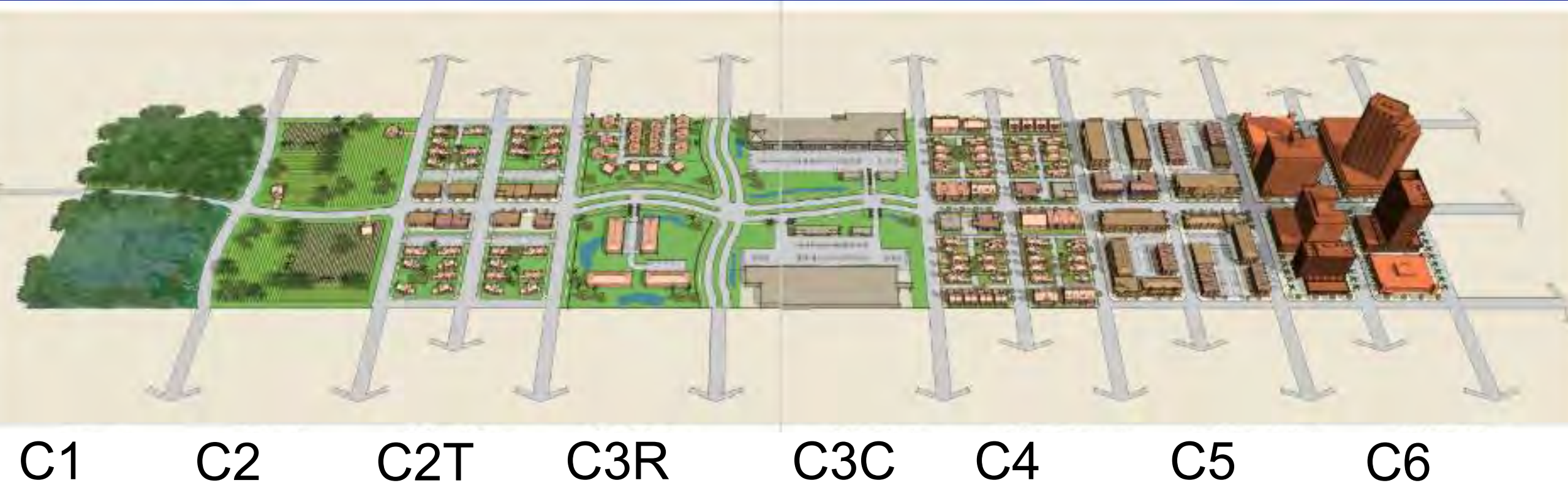
- Ties Florida DOT design standards to Context
- Explains context-based area definitions or Classifications
- FDOT Design Manual (FDM) is now tied to CONTEXT!

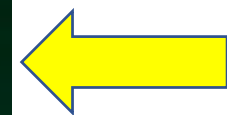
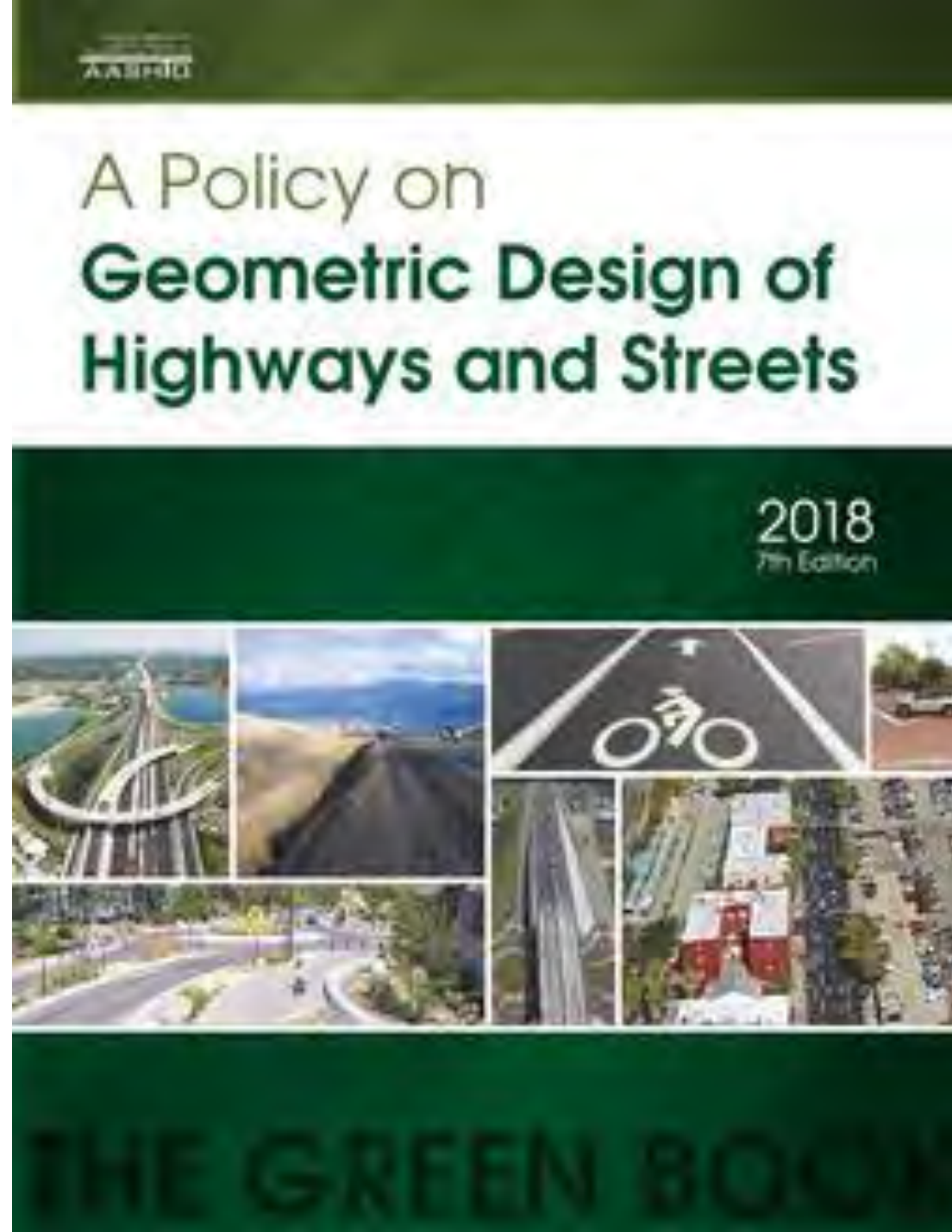
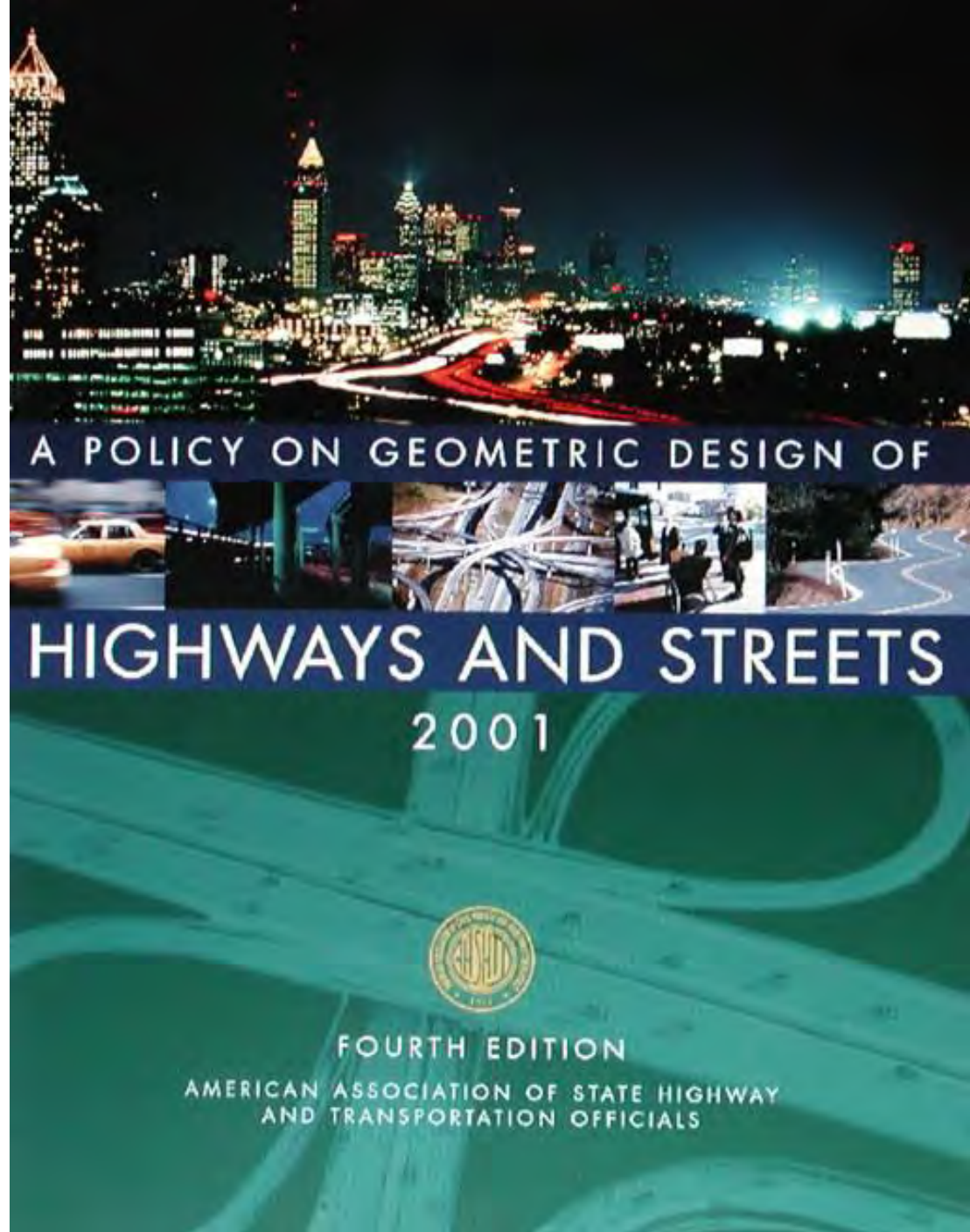
FDOT Context Classifications

Based on development patterns

Design Streets Based on these areas/classifications

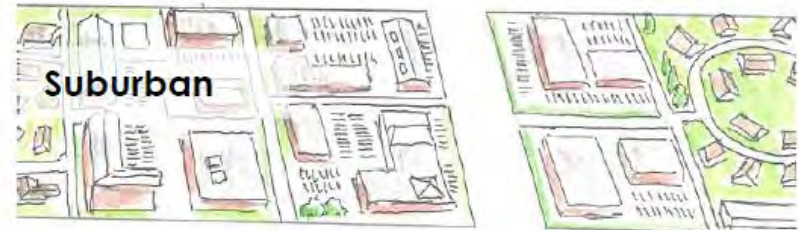
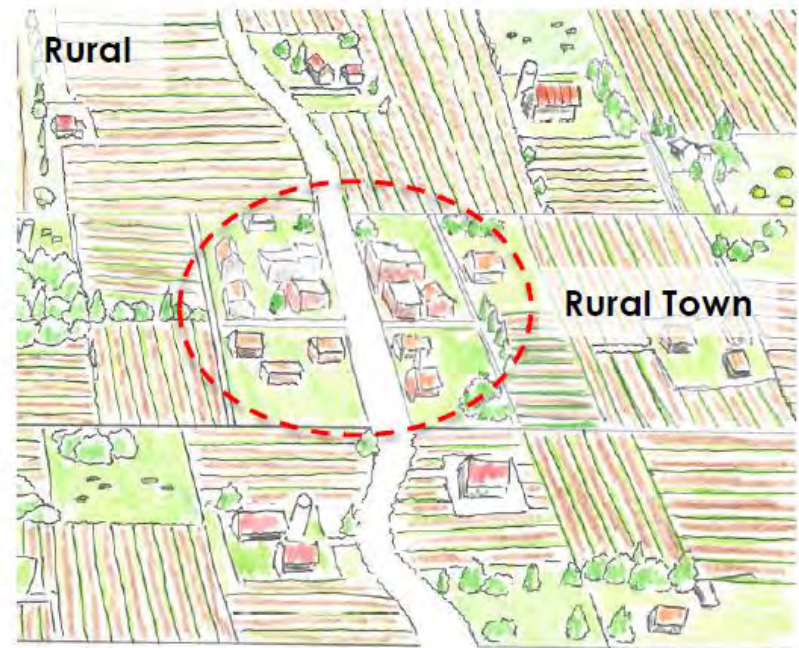
C1	Natural
C2	Rural
C2T	Rural Town
C3	Suburban
C4	Urban General
C5	Urban Center
C6	Urban Core





Context Is now in the AASHTO Green Book

1. **RURAL:** areas with lowest density, few houses or structures (widely dispersed or no residential, commercial and industrial uses) and usually large set backs
2. **RURAL TOWN:** areas with low density but diverse land uses with commercial main street character, potential for on-street parking and sidewalks, and small setbacks
3. **SUBURBAN:** areas with medium density, mixed land uses within and among structures (including mixed use town centers, commercial corridors and residential areas) and with varied set backs
4. **URBAN:** areas with high density, mixed land uses and prominent destinations, potential for some on-street parking and sidewalks, and mixed setbacks
5. **URBAN CORE:** areas with highest density and mixed land uses within and among predominately high rise structures, and with small setbacks



Retrofitting Streets: Dorn Avenue (1992)



Retrofitting Streets: Dorn Avenue (2014)



Retrofitting Streets: Dorn Avenue (2014)



Rethinking Public Spaces: Court Square



Court Square, Montgomery, AL
(before)



Court Square, Montgomery, AL
(after)

Rethinking Public Spaces: Court Square



Complete Streets: Coral Gables, FL



Top 10 Walkability Factors



10. Street Trees
9. Traffic Volumes
8. Sidewalks
7. Narrow Streets
6. Interconnected Streets
5. On Street Parking
4. Lower Traffic Speeds
3. Mixed Land Use
2. Buildings Fronting St.
1. Small Block Size!

Streetside Dining



Speed Impacts

HIT BY A VEHICLE
TRAVELING AT:

20
MPH



9 out of 10 pedestrians survive

HIT BY A VEHICLE
TRAVELING AT:

30
MPH



5 out of 10 pedestrians survive

HIT BY A VEHICLE
TRAVELING AT:

40
MPH



Only 1 out of 10 pedestrians survives

Street Design: Greenville, SC



Street Trees: Winter Park, FL



Downtown Parking



- Variety (on-street, lots, structures)
- Create a Park-Once Environment
- Right-Size the Parking Supply
- Update Regulations for Small Lots
- Management Strategies
- Shared Parking



Existing Street Network

Draft Proposed Street Framework

- Two roads from southwest
 - *Ashford Dunwoody Road (5 lanes)*
 - *Mt. Vernon Road (2 lanes)*
- Two roads from north
 - *Chamblee Dunwoody Road (2 lanes)*
 - *Roberts Drive (2 lanes)*
- All north-south traffic is combined onto Chamblee Dunwoody Road in the Village



Draft Proposed Street Framework

- Create a network of local streets
- Provides alternate routes
- Small block sizes
- More walkable
- Potential long-term extension or pedestrian-only street on church property



Zoning and Land Use Context



Plan Establishes
A Vision



Zoning Makes Sure
Development
Follows The Vision

Regulatory Approaches

Conventional Codes

1. Use
2. Administration
3. Form



Form-Based Codes

1. Form
2. Use
3. Administration



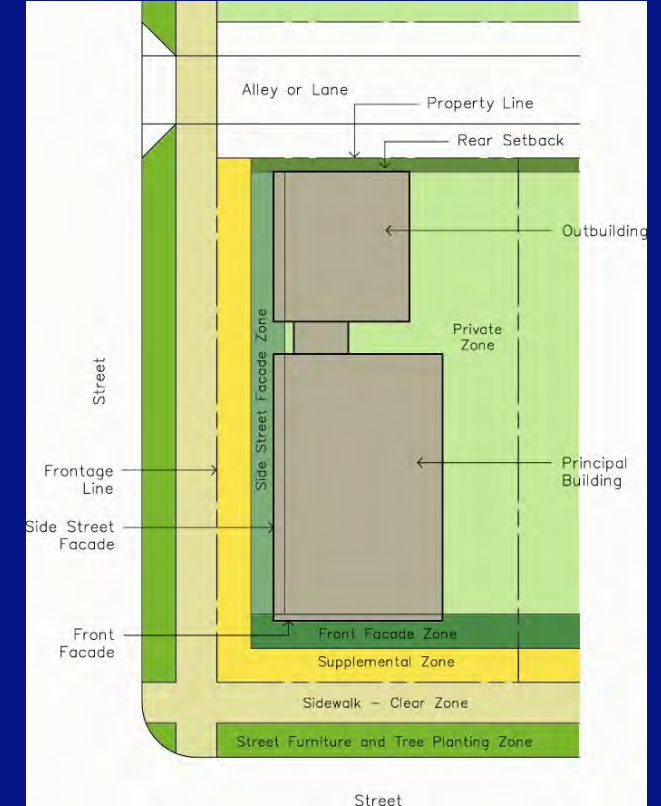
Form-Based Codes

- Focus on shaping form:
 - *Community form*
 - *Building shape and size*
 - *Placement of buildings & their lots*
 - *Design of streets & public spaces*
- Not to be confused with design guidelines, form-based codes are regulatory



Form-Based Codes

- Can be presented in both diagrams & words
 - *A form-based code does not have to have drawings*
 - *Drawings are never legally defensible; text always supersedes*
- Usually keyed to a regulating plan
 - *Different subareas*

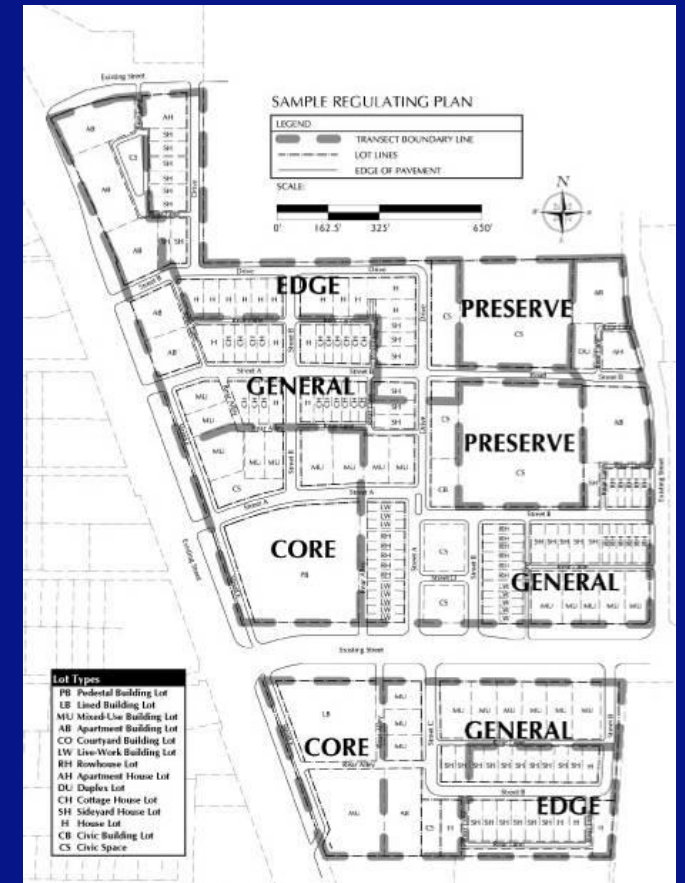


Regulating Plan



← The plan
or vision

The Code/
Regulating
Plan →





ESCAIDA

Friendly

681 519

Caldwell Rd

KALEIDOSCOPE



14
404-
CentreS
Brookh
404-
404-



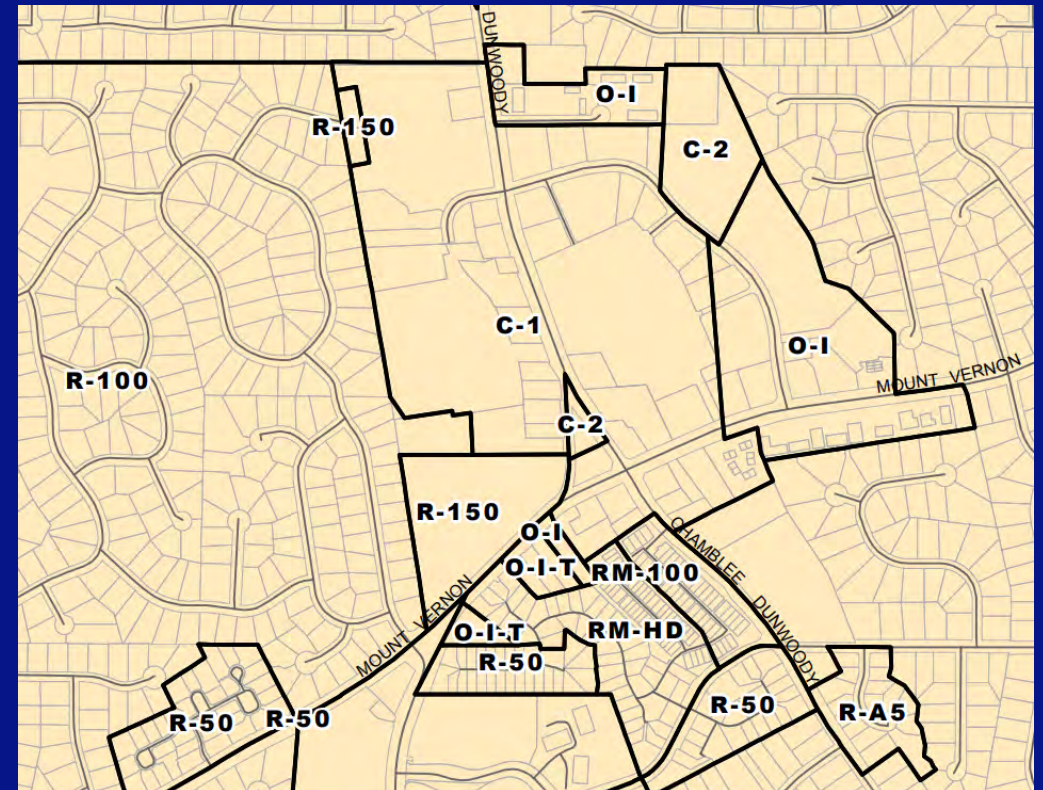
Form Based Code Advantages

- Codify the local vision
 - *Promote a distinctive sense of place*
- Make development decisions predictable, fair and cost effective
- Provide flexibility for developers and predictability for residents
 - *Allow developers to respond to market changes, within reason*
- Simplify zoning and makes it clearer and more intuitive
 - *Non-professionals find them easier to understand*



Current Regulatory Framework

- Base Zoning Districts
 - *Conventional*
- Dunwoody Village Overlay
 - *Loosely form-based*



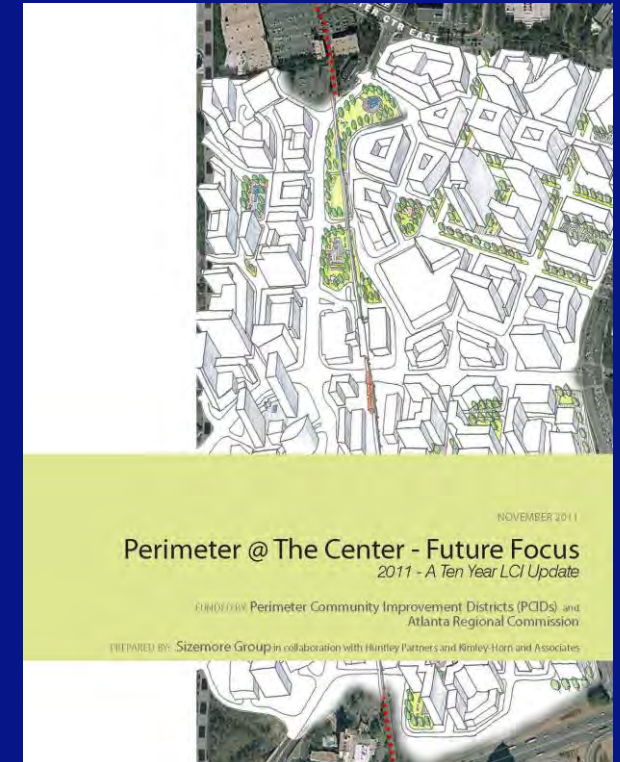
Current Regulatory Framework

- Comprehensive Plan
 - *General recommendations*
- 2011 LCI Plan
 - *Specific recommendation*



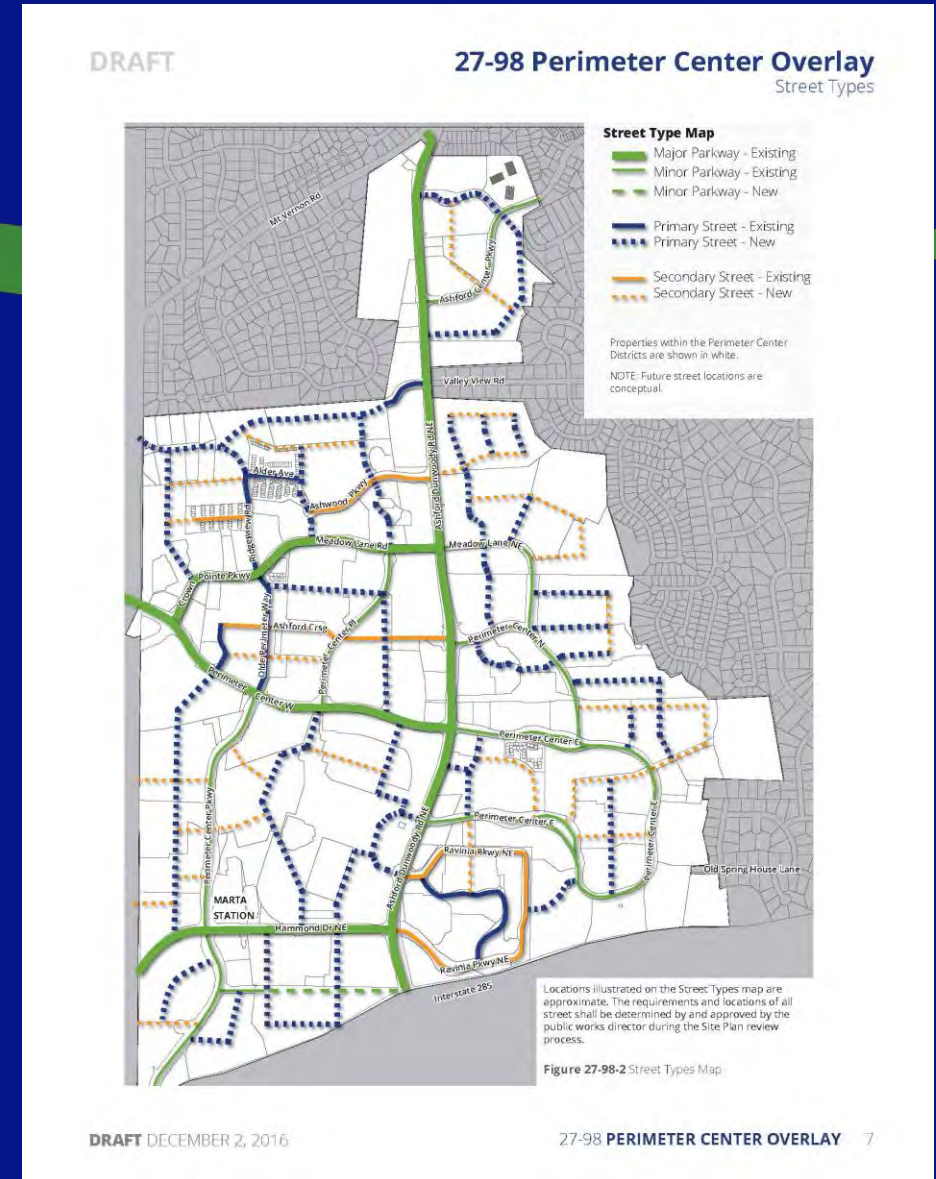
Local Precedents - Perimeter Center

- Visioning
 - *LCI Master Plan*
 - *Various initiatives*
- Coding Updates
 - *Perimeter Center Overlay*
 - *Perimeter Center Districts*



Perimeter Center (PC) Overlay

- Street type map
 - *Required with redevelopment*
- Major Parkways
- Primary Streets
- Secondary Streets



PC Overlay

- Street design
 - *Between the curbs*
 - *Subject to city engineer review*
- Multiple “frontage options”
 - *Depending on adjacent uses*

DRAFT

27-98 Perimeter Center Overlay Street Types



Figure 27-98-17 Primary Street Type Section: Narrow

FIGURE 27-98-18: TABLE OF PRIMARY STREET FRONTAGE OPTIONS

	BUILDING EDGE refer to FIGURE 27-98-19	PARKING EDGE refer to FIGURE 27-98-20	YARD EDGE refer to FIGURE 27-98-21	COURTYARD/ PLAZA A OR B refer to FIGURE 27-98-22 OR FIGURE 27-98-23	DROP-OFF DRIVE EDGE refer to FIGURE 27-98-24
1 Minimum Depth of Frontage	24 feet	30 feet	16 feet	20 feet	20 feet
	The minimum depth of the frontage shall be measured from existing curb. Minimum depths of components shall be met; additional areas shall be added to any component to meet the minimum overall depth defined above.				
2 Street Buffer	Minimum Depth: Street buffer depth shall be a minimum of 6 feet wide.				
	Tree Planting: Canopy trees spaced minimum 35' on center in planters or wells, either raised or at grade, with access through planters to street, minimum every 60'		Minimum of one tree per 30 linear feet of frontage, spaced equally or informally.		
	Grade changes may be accommodated within the street buffer with slopes no greater than 1 ft of rise in 3 ft run. Retaining walls may be incorporated to meet these grades, but shall be no taller than 18 inches. Steps may also be incorporated.				
3 Sidewalk	Minimum 10' wide clear paved sidewalk with furnishings		Minimum 6' wide sidewalk		
4 Bicycle Facilities	A separated, dedicated bicycle facility is required consisting of an on-street buffered bicycle lane, dedicated cycle track, or shared-use path (a minimum width of 12') per public works director.				
5 Yard Treatment	Build-to Zone is directly adjacent to sidewalk.	Minimum 5' landscape area is required to screen parking. Minimum 24" wide shrubs required 30' o.c.	yard depth determined PC Districts, by build-to zone of Building Type, Zoning District, by building setback.	30' to 60' deep courtyard or plaza permitted with maximum of 30% of frontage in PC-2 and PC-3, maximum of 10% of frontage in PC-1.	minimum 5' buffer; maximum 30' deep drop-off drive is permitted, maximum of 20% of frontage.
6 Building & Parking Location	Article II Zoning Districts for setback line or 27-105 Building Types for Primary Street Frontage requirements for allowable widths of parking along the frontage and required building facades along the frontage.				

PC Overlay

- Building design
 - *Materials*
 - *Design Details*
- Other special standards
 - *Gas stations*
 - *Drive-throughs*

DRAFT

27-98 Perimeter Center Overlay General Building Design Criteria

units (CMU), cast stone concrete elements. No more than 20 percent of each facade shall consist of minor materials.

- c. **Accent Materials.** The following materials may be used for trim, details, soffits, eaves, and other accent areas: vinyl; aluminum and other durable metals; and metal for beams, lintels, trim, and ornamentation. Other materials may be approved by the Director of Community Development during the site plan process.

d. **Restrictions.**

1. The use of plain CMU block and vinyl are prohibited as a facade material.
2. Synthetic stucco (EIFS) used on the first or second floor of a building shall be a "high-impact" system. Conventional EIFS may be used above the second floor.

- e. **Roof Materials.** Wherever asphalt shingles are used, they shall be a minimum 3-dimensional architectural type.

(4) **Windows, Awnings, and Shutters**

- a. **Quantity of Windows.** A minimum of 15 percent window coverage is required per story on all street facing facades and any facade visible from a street.

1. **Measurement.** Window requirements are measured as a percentage of the facade per floor.
2. **Blank Walls.** Windows shall be distributed so that no rectangular area greater than 30 percent of any story's facade, as measured from floor to floor, and no horizontal segment of a story's facade greater than 30 feet in width is windowless and violates the minimum percentage requirements.

- b. **Transparent Glass.** All window glass shall be highly transparent with low reflectance. Light transmission should be approximately 60 percent for ground story windows and a minimum of 55 percent for upper story windows.

- c. **Awnings.** All awnings shall be canvas or metal. Plastic awnings are prohibited. Awnings shall not be translucent. Refer to Figure 27-98-33 Awnings.



Permitted Awnings: Metal



Permitted Awnings: Canvas

Figure 27-98-33 Awnings

PC Districts

- Building types
 - *Specific types defined*
 - *Setbacks and other standards vary by district*

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27-105 Building Types Shopfront Building Regulations

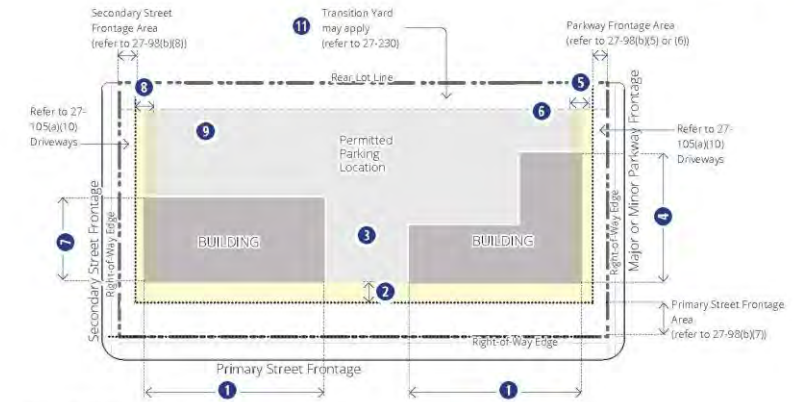


Figure 27-105-3 Shopfront Building: Building Siting

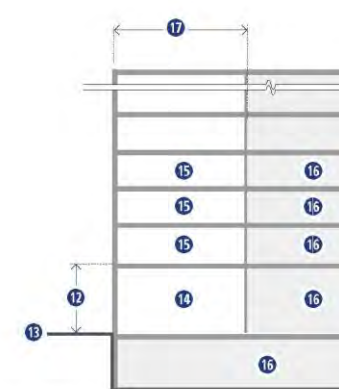


Figure 27-105-4 Shopfront Building: Floor-to-Floor Height & Use Requirements

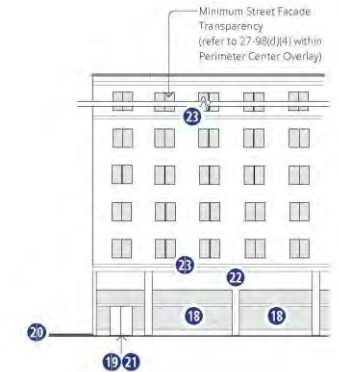


Figure 27-105-5 Shopfront Building: Street Facade Design Requirements

PC Districts

- Open space
 - *Different standards for small and large sites*
 - *Custom open space standards*
 - *Specific types defined*
 - *High quality amenities required*

27-106 Open Space Types

Plaza

DRAFT



(e) Plaza

The intent of the plaza is to provide a formal Open Space Type of medium scale to serve as a gathering place for civic, social, and commercial purposes. The Plaza may contain a greater amount of impervious coverage than any other Open Space Type. Special features, such as fountains and public art installations, are encouraged.

PLAZA CRITERIA	
Dimensions	
Minimum Size	0.10 acres
Minimum Dimension	60 feet
Minimum Percentage of Street Frontage Required	25%
Improvements	
Fully Enclosed Structures	Permitted, may cover maximum 5% of plaza area
Maximum Impervious Surface + Semi-PerVIOUS Surface	40% + 20%
Maximum Percentage of Open Water & Stormwater Features	30%

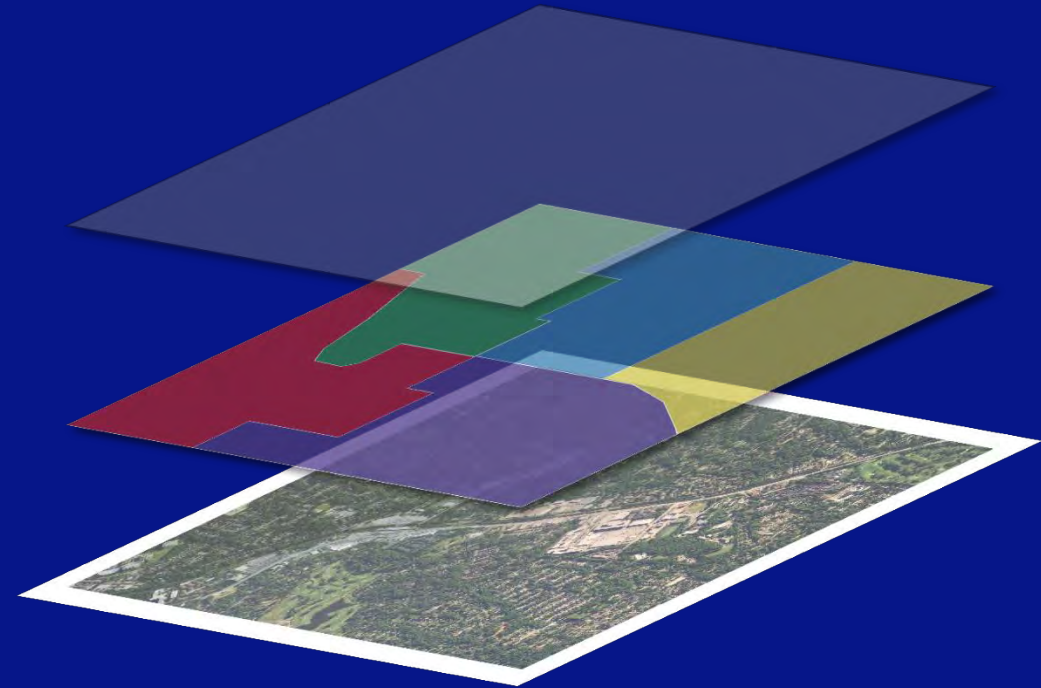
(f) Green

The intent of the green is to provide informal, medium scale active or passive recreation for building occupants and visitors within walking distance, mainly fronted by streets.

GREEN CRITERIA	
Dimensions	
Minimum Size	0.50 acres
Minimum Dimension	45 feet
Minimum Percentage of Street Frontage Required	25%
Improvements	
Fully Enclosed Structures	Not permitted
Maximum Impervious Surface + Semi-PerVIOUS Surface	20% + 15%
Maximum Percentage of Open Water & Stormwater Features	30%

Recommended Zoning Approach

- Follow the LCI recommendation for a customized new zoning district for Dunwoody Village
 - *Improve design quality*
 - *Incorporate recent planning*
 - *Use PC structure, where possible*



Open Space Character

- Doesn't need to be big
- Can take many forms
- Smaller open spaces would be required by zoning



(g) Commons

The intent of the commons is to provide an informal, small to medium scale space for active or passive recreation for a limited area. Commons are typically internal to a block and tend to serve adjacent building footprints.

COMMONS CRITERIA

Dimensions	
Minimum Size	0.25 acres
Minimum Dimension	75 feet
Minimum Percentage of Open Footprint Required	10% (requires a minimum of 100 sq ft or 10% of the lot with a maximum minimum of 200 sq ft)
Improvements	
Fully Enclosed Structures	Prohibited
Maximum Impervious Surface / Semi-Permeous Surface	225% / 75%
Maximum Percentage of Open Space / Stormwater Features	50%

(h) Park

The intent of the park is to provide informal outdoor and passive large scale recreational amenities for local residents and the greater region. Parks have primarily natural plantings and are frequently located around an existing "edge" feature such as a water body or creek of trees.

PARK CRITERIA

Dimensions	
Minimum Size	1 acre
Minimum Dimension	200 feet minimum along main street frontage
Minimum Percentage of Open Footprint Required	20% for natural vegetation & 40% for paved paths and other uses or uses
Improvements	
Fully Enclosed Structures	Permitted in part 2 acres or larger parks
Maximum Impervious Surface / Semi-Permeous Surface	225% / 75%
Maximum Percentage of Open Space / Stormwater Features	50%



(e) Plaza

The intent of the plaza is to provide a formal open space. Type of medium is able to serve as a gathering place for civic, social, and commercial purposes. The plaza may contain a greater amount of impervious coverage than any other Open Space Type. Special features, such as fountains and public art installations, are encouraged.

PLAZA CRITERIA

Dimensions	
Minimum Size	0.10 acres
Minimum Dimension	40 feet
Minimum Percentage of Open Footprint Required	25%
Improvements	
Fully Enclosed Structures	Permitted only over impervious 50% of plaza area
Maximum Impervious Surface / Semi-Permeous Surface	225% / 75%
Maximum Percentage of Open Space / Stormwater Features	50%

(f) Green

The intent of the green is to provide informal, medium scale active or passive recreation for building occupants and visitors within walking distance, mainly accessed by streets.

GREEN CRITERIA

Dimensions	
Minimum Size	0.10 acres
Minimum Dimension	40 feet
Minimum Percentage of Open Footprint Required	25%
Improvements	
Fully Enclosed Structures	Not permitted
Maximum Impervious Surface / Semi-Permeous Surface	70% / 30%
Maximum Percentage of Open Space / Stormwater Features	50%

Open Space Character

- Doesn't need to be big
- Can take many forms
- Smaller open spaces would be required by zoning



(g) Commons
The intent of the commons is to provide an informal, small to medium scale space for active or passive recreation for a limited area. Commons are typically internal to a block and tend to serve adjacent building footprints.

COMMONS CRITERIA	
Distinctions	
Minimum Size	0.25 acres
Minimum Dimension	75 feet
Minimum Percentage of Open Porosity Required	75% (includes a maximum of 10% net area to comply with a maximum minimum 20-foot width)
Improvements	
Fully Enclosed Structures	Prohibited
Maximum Impervious Surface Semi-Permeous Surface	22% / 78%
Maximum Percentage of Open Space to Surrounding Features	50%

(h) Park
The intent of the park is to provide informal outdoor and passive large scale recreational amenities for local residents and the greater region. Parks have primarily natural plantings and are frequently located around an existing "edge" feature such as a water body or cluster of trees.

PARK CRITERIA	
Distinctions	
Minimum Size	1 acre
Minimum Dimension	200 feet minimum along main street
Minimum Percentage of Open Porosity Required	100% for natural vegetation, 80% for lawn and other more open areas
Improvements	
Fully Enclosed Structures	Permitted in part 2 areas or large tracts
Maximum Impervious Surface Semi-Permeous Surface	22% / 78%
Maximum Percentage of Open Space to Surrounding Features	100%



(e) Plaza
The intent of the plaza is to provide a formal open space. Type of medium is able to serve as a gathering space for civic, social, and commercial purposes. The plaza may contain a greater amount of impervious coverage than any other Open Space Type. Special features, such as fountains and public art installations, are encouraged.

PLAZA CRITERIA	
Distinctions	
Minimum Size	0.10 acres
Minimum Dimension	40 feet
Minimum Percentage of Open Porosity Required	25%
Improvements	
Fully Enclosed Structures	Permitted only over impervious OR paved areas
Maximum Impervious Surface Semi-Permeous Surface	22% / 78%
Maximum Percentage of Open Space to Surrounding Features	50%

(f) Green
The intent of the green is to provide informal, medium scale active or passive recreation for building occupants and visitors within walking distance, mainly accessed by streets.

GREEN CRITERIA	
Distinctions	
Minimum Size	0.10 acres
Minimum Dimension	40 feet
Minimum Percentage of Open Porosity Required	25%
Improvements	
Fully Enclosed Structures	Not permitted
Maximum Impervious Surface Semi-Permeous Surface	22% / 78%
Maximum Percentage of Open Space to Surrounding Features	20%

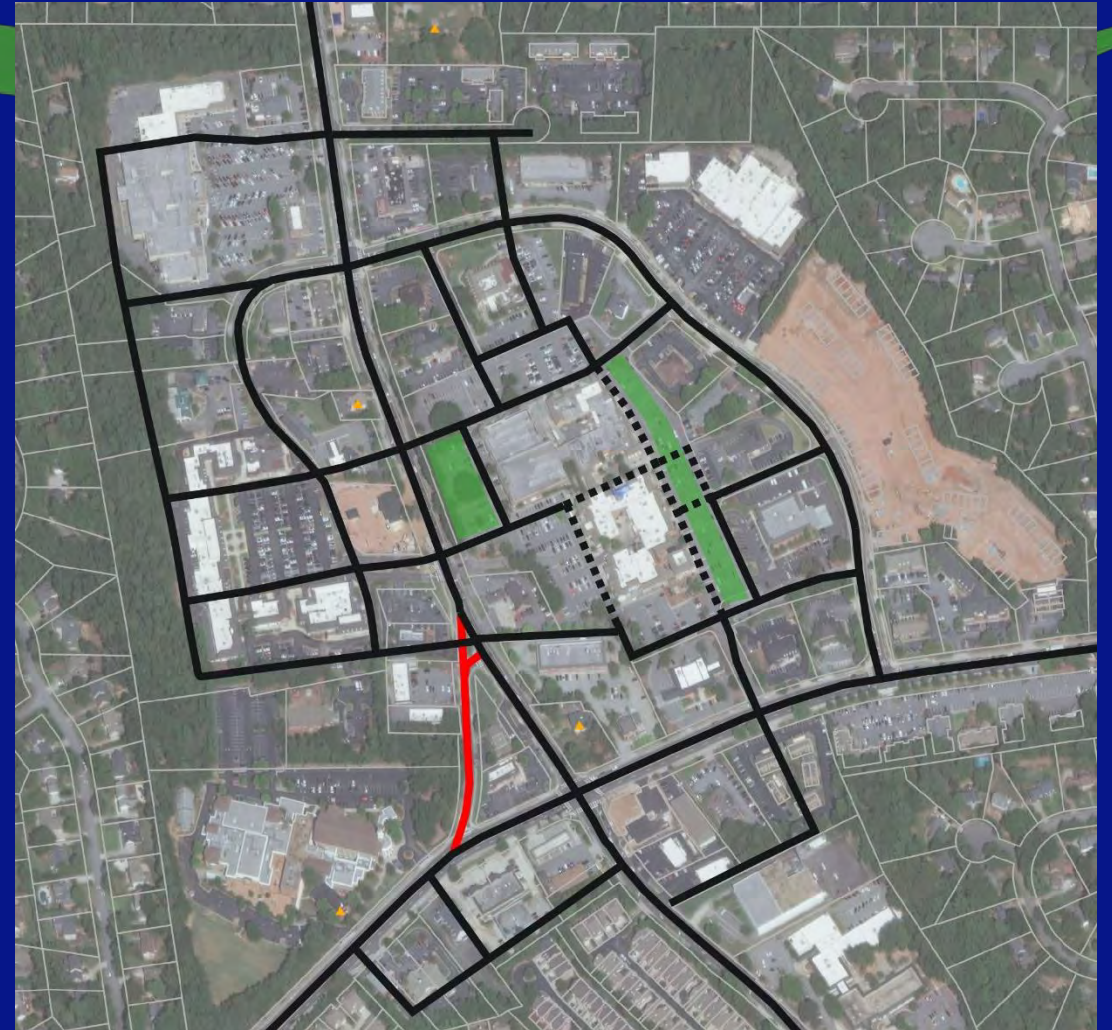
Open Space Locations

- Required open space locations
- Potentially funded by City
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- Many other open spaces will be created throughout the village with redevelopment, as required by zoning



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Potential Public Parking Deck Locations

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FOURTH AVENUE PARKING GARAGE

ELECTRIC VEHICLE CHARGING IN GARAGE



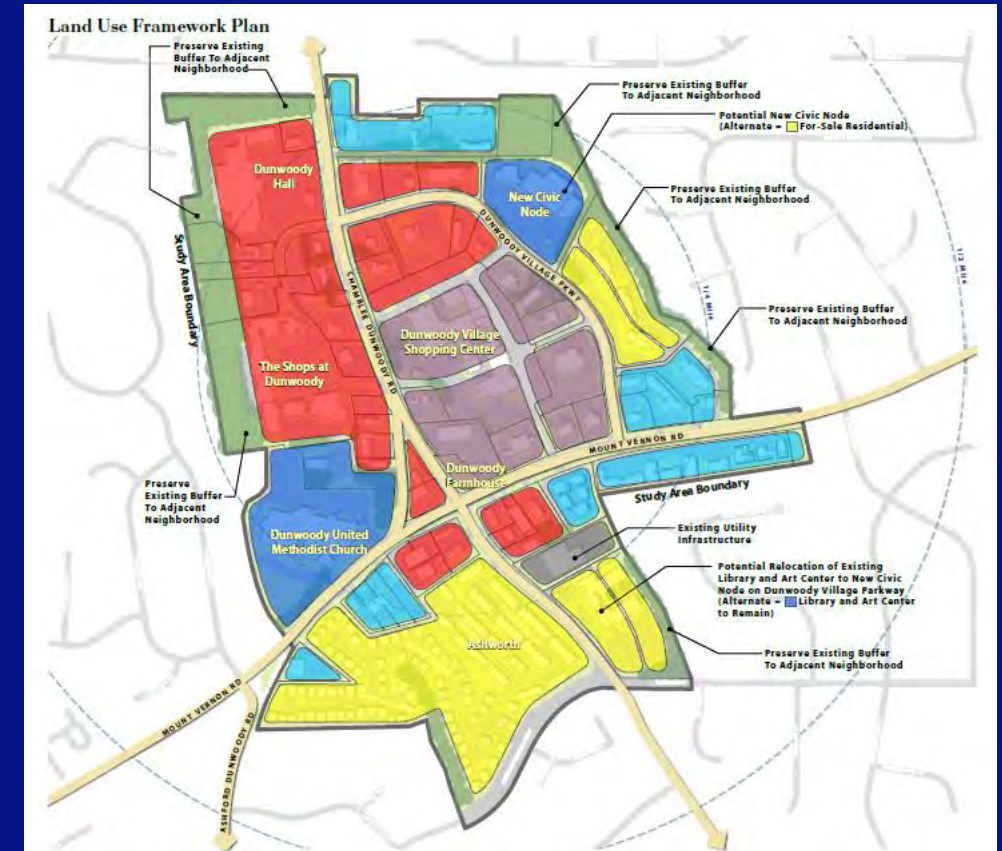
Agency

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Potential Dunwoody Village (DV) Districts

- Four districts based on current Overlay plus Dunwoody UMC:
 - *DV-1: Village Commercial*
 - *DV-2: Village Office*
 - *DV-3: Village Residential*
 - *DV-4: Village Center*
- Include most current Overlay standards
- Provide targeted updates, per the LCI study and this process
- Incorporate a Regulating Map



Walking Tour



- Divide into groups
- Each group will have a guide
- Observe sidewalk widths, building setbacks, and other aspects



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5490

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Activity Stations



- Draft zoning boards and worksheet
- Draft proposed street framework and pedestrian connections
- Build your own street