

# EDGE CITY 2.0

City of  
**Dunwoody**  
Georgia

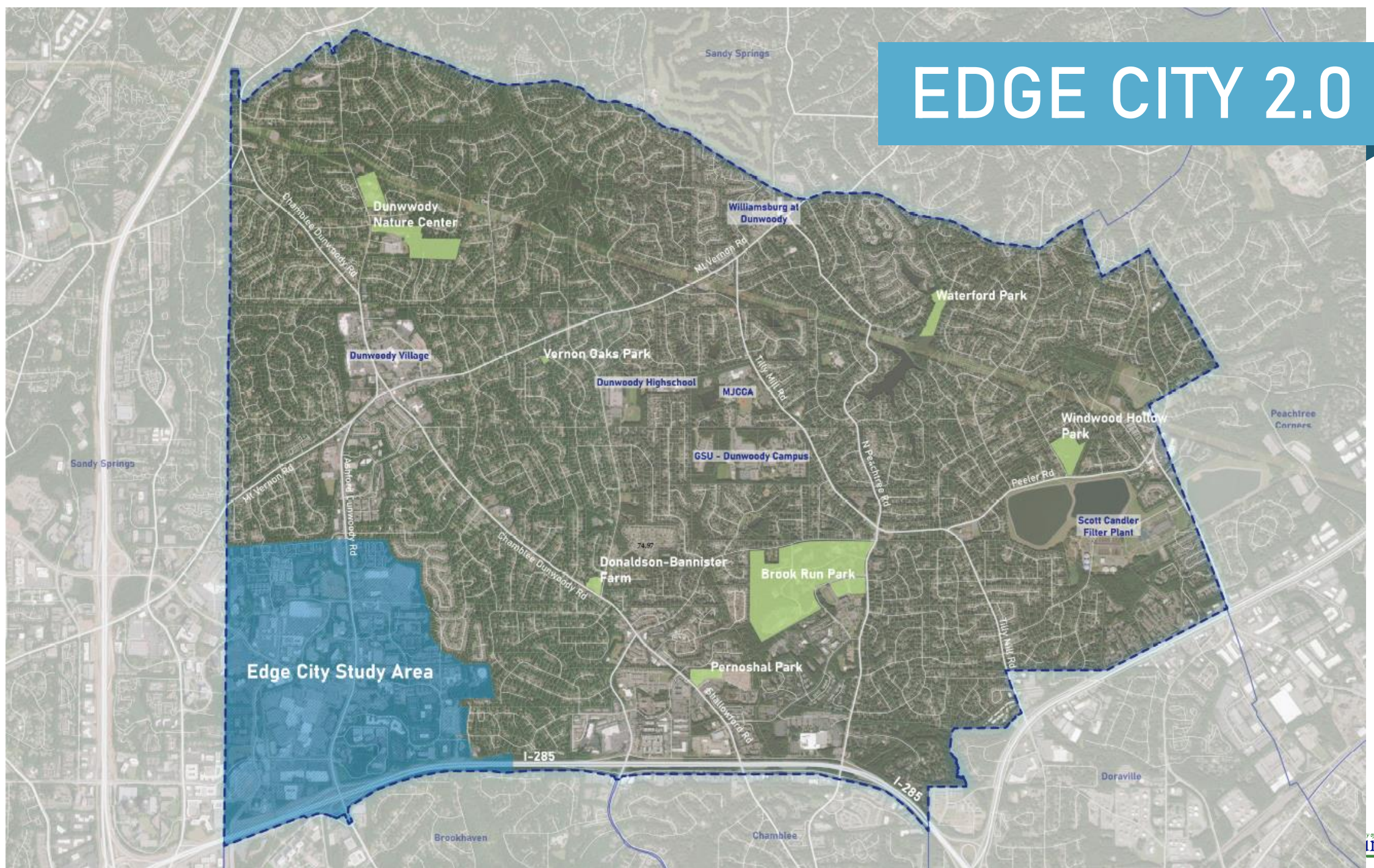
**ARC**



**POND**



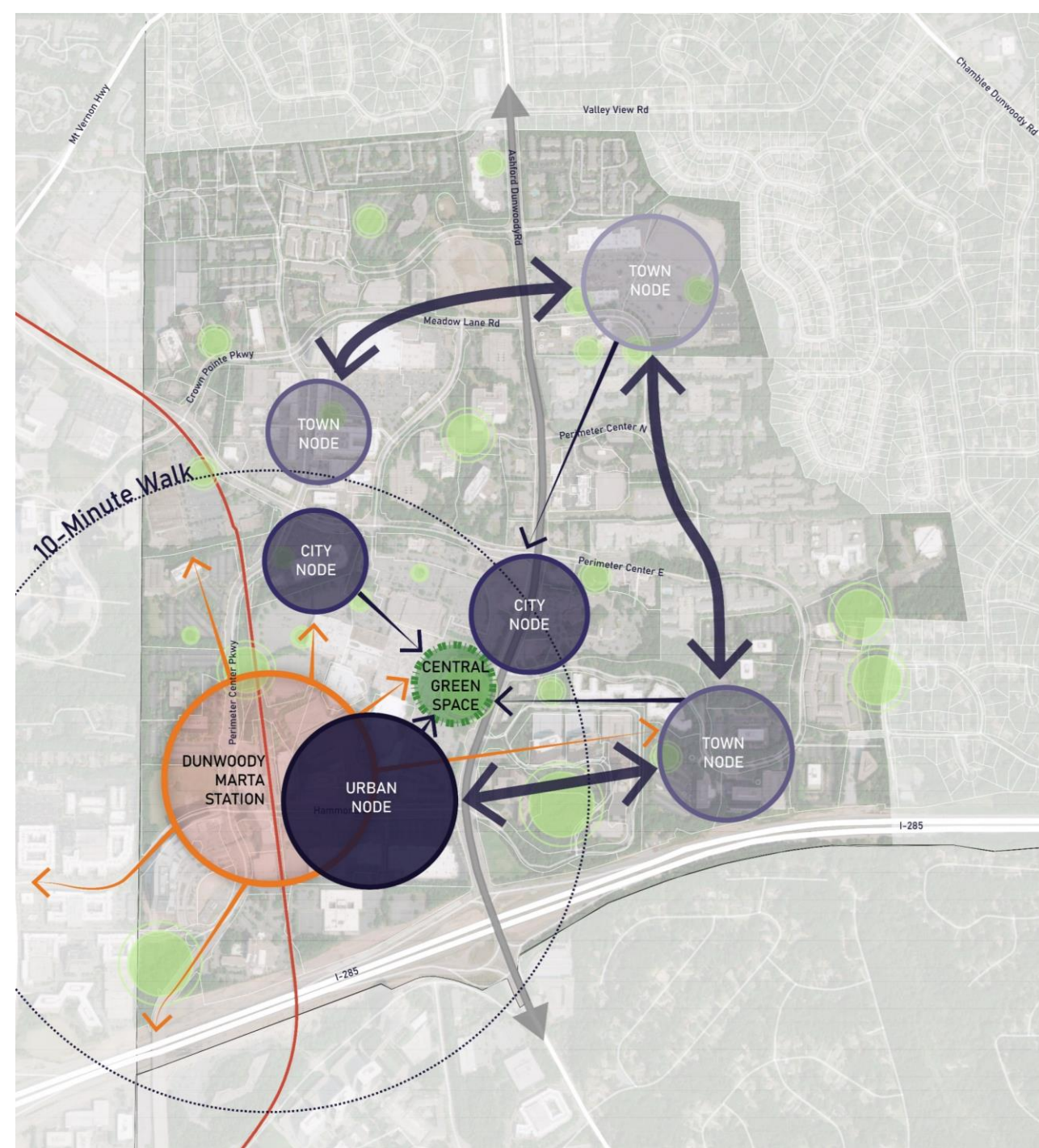
# EDGE CITY 2.0





# EDGE CITY 2.0

- Higher intensity **development focused near the Dunwoody MARTA station** with lower intensity development in the northern and eastern portions of the study area
- Consistent with the proposed **development program**
- Aligned with **stakeholder and market preferences**





# EDGE CITY 2.0

## Building Area: Office

Current



Edge City 2.0



+2.17 M

## Building Area: Retail

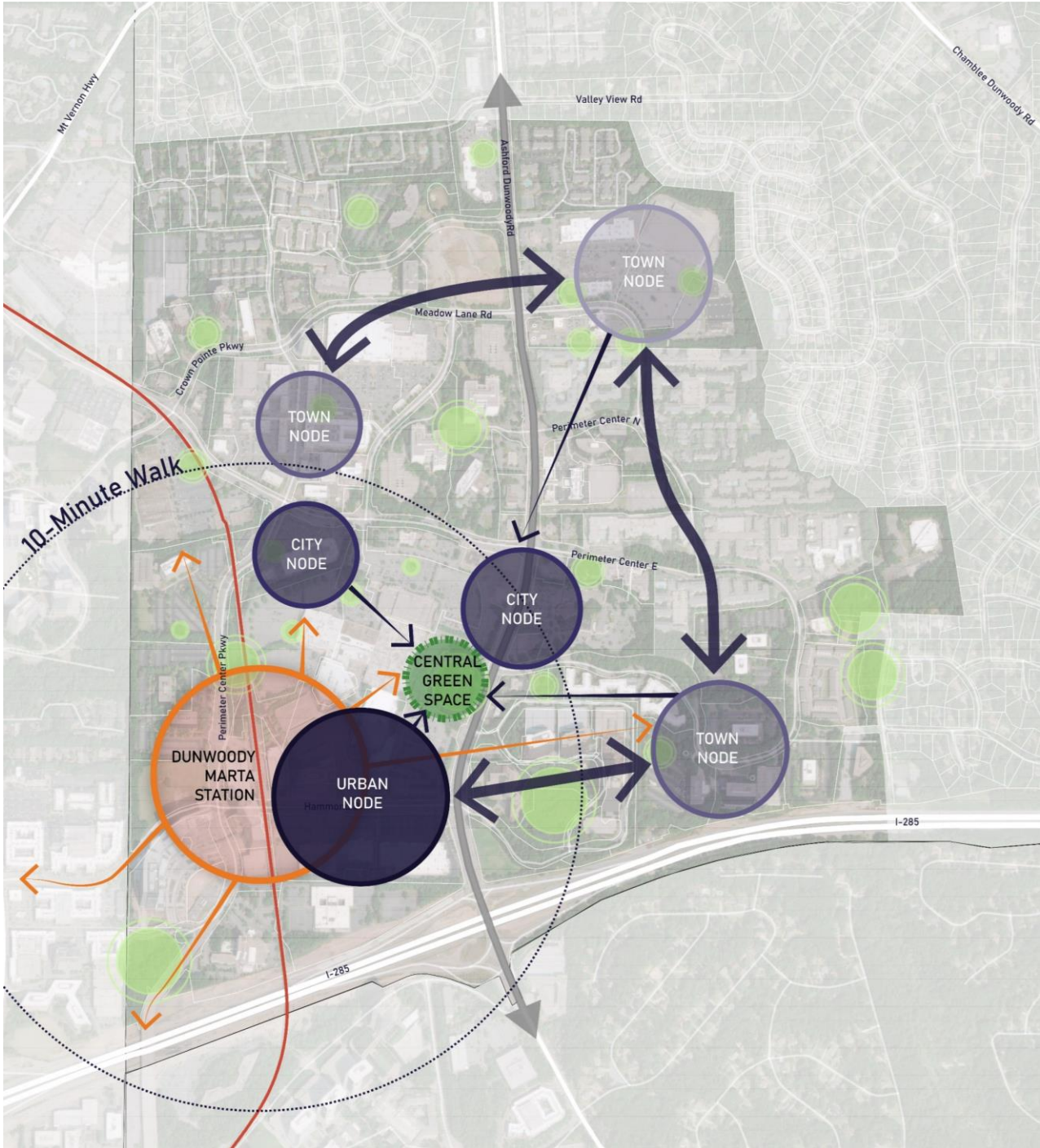
Current



Edge City 2.0



+1.35 M





# EDGE CITY 2.0

## Housing Units

Current



5,484

Edge City 2.0



14,112

+8,628

## Housing by Type

Current






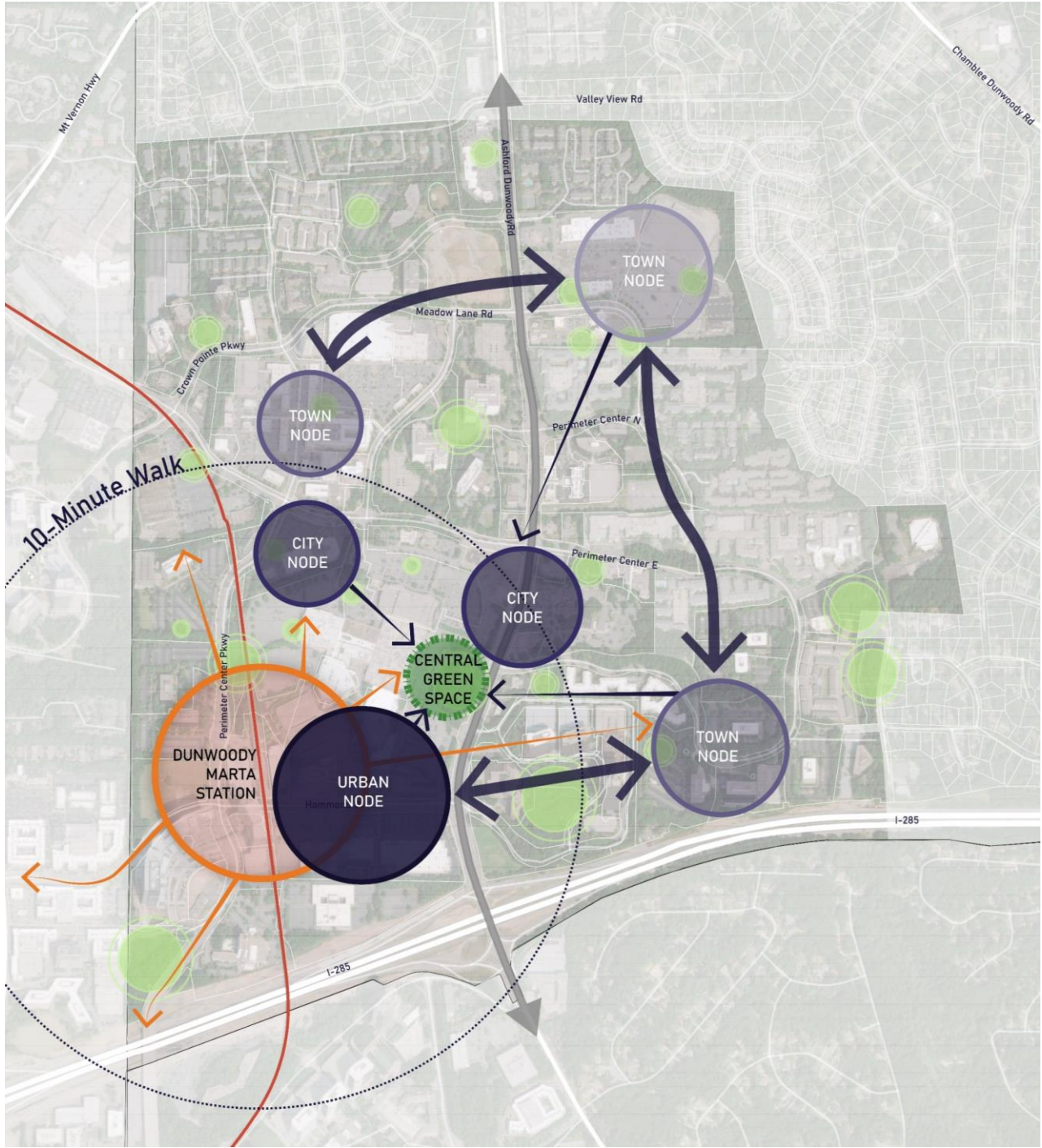
5,484

Edge City 2.0



14,112

-  Detached Single-Family
-  Single-Family Attached
-  Multi-Family





# EDGE CITY 2.0

## Population

Current



8,870

Edge City 2.0



23,518

+14,738

## Jobs

Current



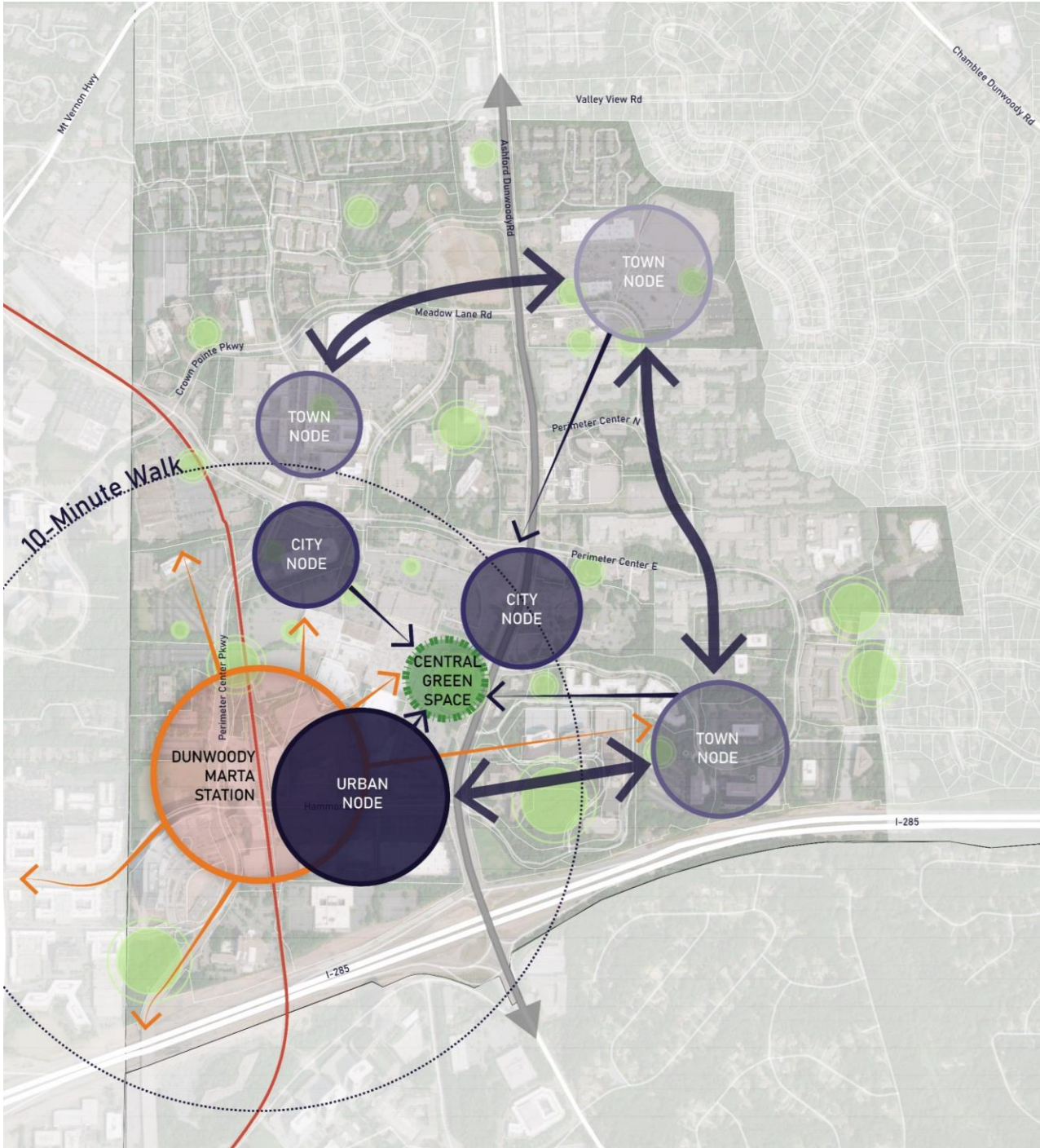
33,433

Edge City 2.0

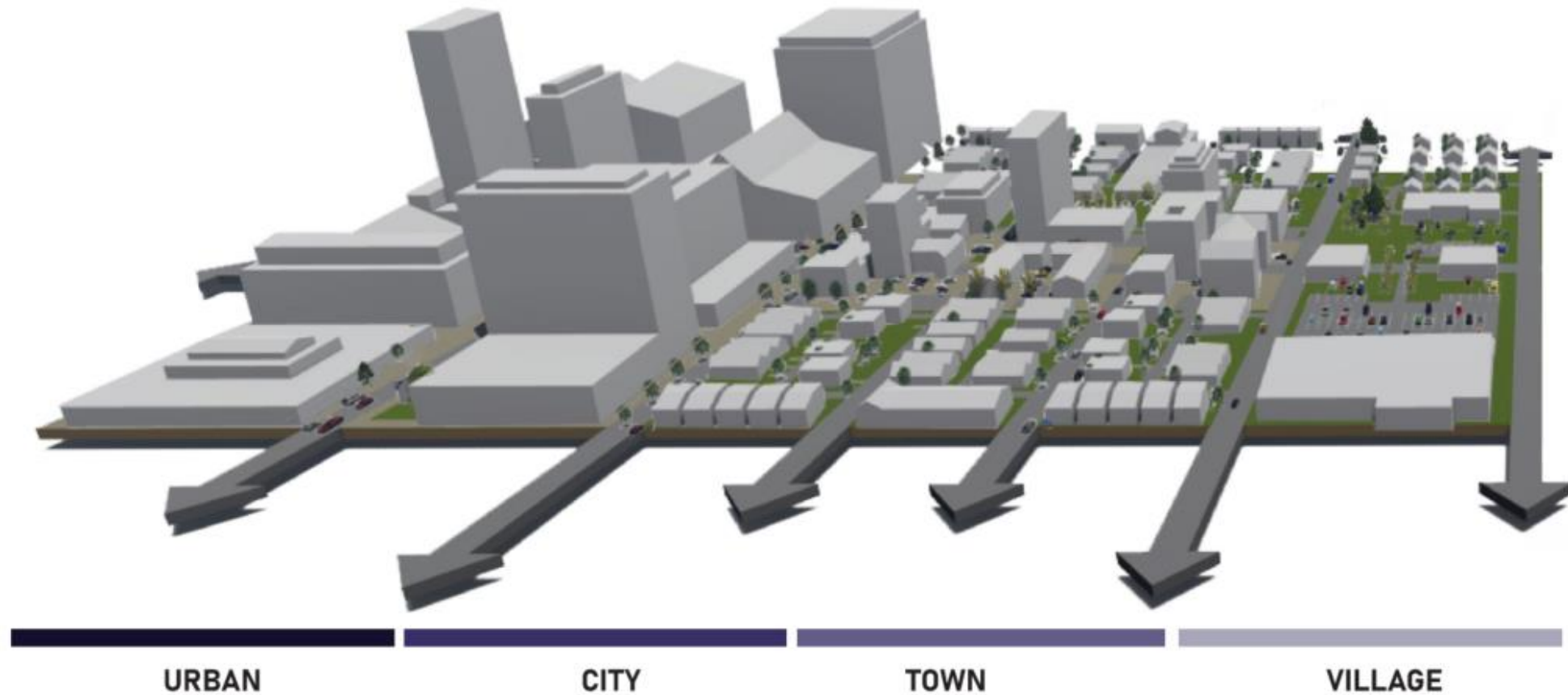


45,378

+11,945

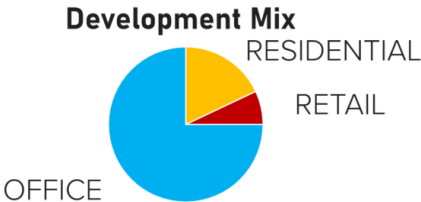


# DEVELOPMENT SCALE



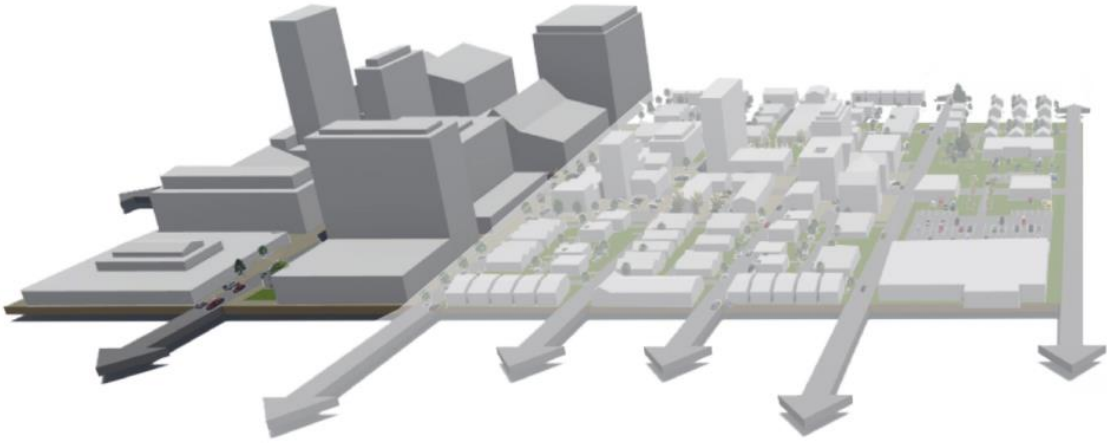


# URBAN NODE



Residential Mix

- Stacked Flats
- Apartments
- Condos



URBAN

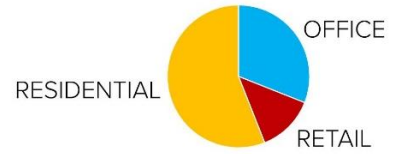
10+ Stories





# CITY NODE

## Development Mix



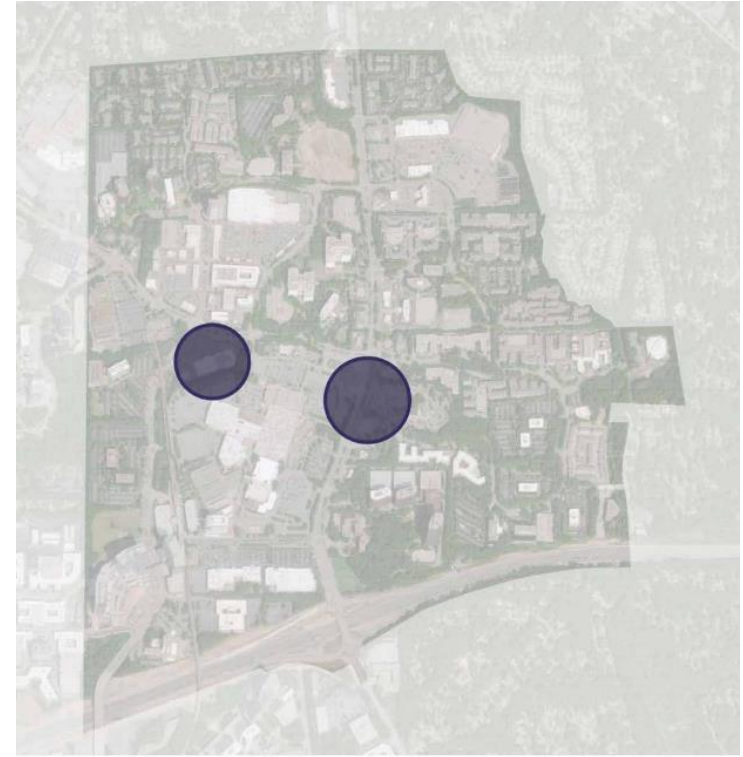
## Residential Mix

- Townhomes
- Stacked Flats
- Condos
- Age-Restricted Units



CITY

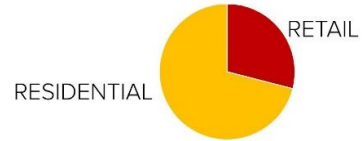
5-8 Stories





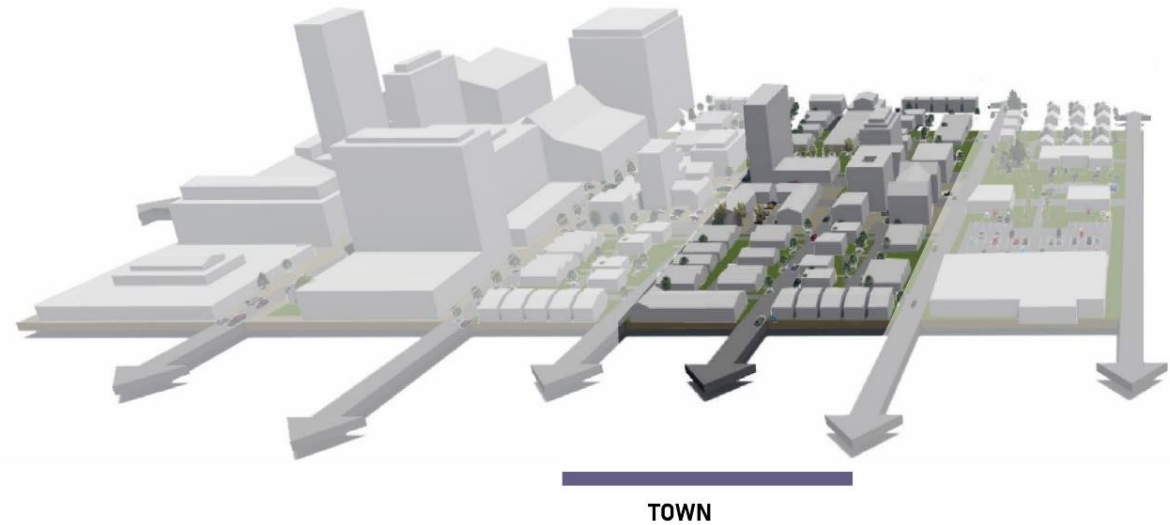
# TOWN NODE

## Development Mix



## Residential Mix

- Townhomes
- Age-Restricted Units
- Compact Detached
- Cluster Homes
- Urban Bungalows



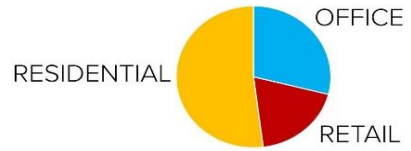
2-6 Stories





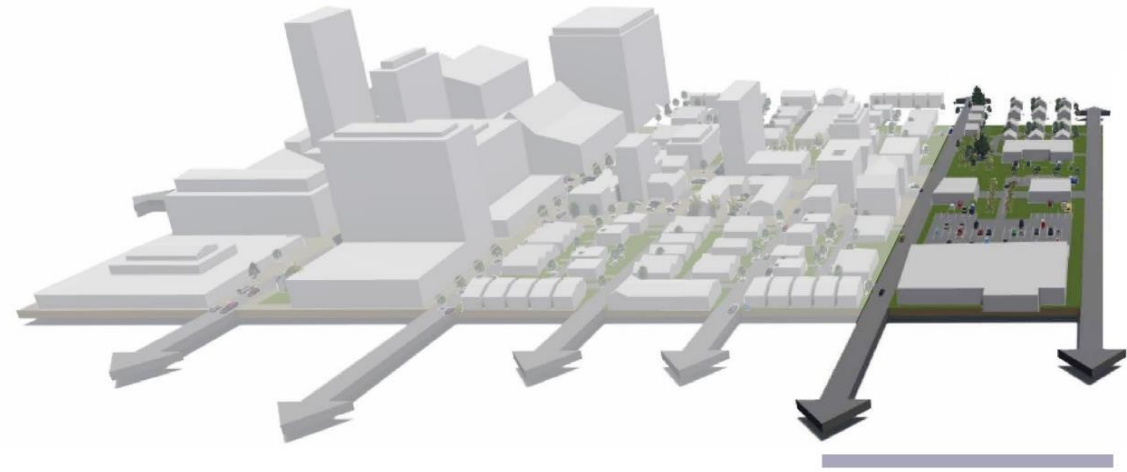
# VILLAGE NODE

## Development Mix



## Residential Mix

- Townhomes
- Compact Detached
- Cluster Homes
- Stacked Flats
- Age-Restricted Unites



VILLAGE

2-3 Stories





# PRIORITIZE NEW OPEN SPACE

- **Central, programmed greenspace** in walking distance to MARTA and higher density development
- **Pockets of greenspace** in surrounding neighborhoods
- Provides elevated **quality of life**, promoting health, wellness, and overall connectivity





