

[Smart Living](#) [1]

Dunwoody is a well-situated, vibrant, fun place to live, work, and visit, and it's different from any other place in the Metro Atlanta region. There's something about this convenient lifestyle that draws young singles, established professionals, growing families, and empty-nesters to create a thriving community. To accommodate the future growth of Dunwoody, the city is working to incorporate the latest thinking on how the physical space of our community is created, focusing efforts on enhancements to livability and creating a unique sense of place. These concepts include mixed-use development, transit-oriented development, smart growth, and green building design.

Quality Residential Neighborhoods

Dunwoody has always been known for its high-quality, single-family neighborhoods. In addition, it's also ideally located in a cradle of executive housing including the areas of Buckhead and Brookhaven to the south, Sandy Springs to the west, and Roswell and Johns Creek to the north. Dunwoody provides an alternative to the typical debate between dense urban development and dispersed suburban development. We are a blend of low density, single-family residential neighborhoods and urban amenities—a balanced economy that provides access to upscale housing options, jobs, shopping, and other lifestyle amenities. During the first half of the 20th century, metropolitan growth was dominated by central cities and characterized by dense mixed-use development. This pattern shifted during the second half of the 20th century when metropolitan growth was dominated by suburbs and characterized by low density development. The next phase of metropolitan development is being led by communities like Dunwoody—bridging these two styles of development districts with a new geographic form that is not central city nor suburban, but a mixture of the two. This evolving urban form will be a more balanced development pattern that leverages the strategic location of existing employment centers for continued job growth and investment. This new form of development includes connecting our residential neighborhoods to our existing commercial activity centers. Investments in sidewalks, parks, and transportation improvements will create a more livable and sustainable community.

Annual Celebrations:

- [Lemonade Days](#) [2] - annual carnival supporting the Dunwoody Preservation Trust
- [Dunwoody Art Festival](#) [3] - Mothers' Day street festival
- [Fourth of July Parade](#) [4] - the largest July 4th parade in Georgia
- [Soap Box Derby](#) [5]
- [Light Up Dunwoody](#) [6] - welcome the winter holidays in traditional style at the Dunwoody Farmhouse
- [Food Truck Thursdays](#) [7] - weekly dinner outing at Brook Run Park from April through October

Something for Everyone:

- [Perimeter Mall](#) [8]
- [Park Place](#) [9]
- [Perimeter Place](#) [10]
- [Dunwoody Village](#) [11]
- [Dunwoody Nature Center](#) [12]
- [Spruill Center for the Arts](#) [13]
- [DeKalb Cultural Arts Center](#) [14]
- [Brook Run Park](#) [15]

History

Although Dunwoody was not formally incorporated as a city until December 1, 2008, our history began when our first settlers arrived in the early 1800's. Founded as one of Georgia's original railroad towns, transportation and access continue to drive Dunwoody's economy. The residents in this area have always identified themselves as living in "Dunwoody," with a unique history separate from other areas and cities in DeKalb County. Modern Dunwoody began taking shape in 1969 when Michael Gearon, developer of Executive Park—Atlanta's first suburban interstate oriented office park at I-85 and North Druid Hills Drive—purchased 500 acres of farmland owned by the Spruill family for a new commercial development called Perimeter Center. Gearon purchased the property in anticipation of the growth that would occur once the I-285 perimeter highway opened. Residential communities had already been developed on all sides of Perimeter Center, paced by the affluent Dunwoody neighborhoods to the north and east.

Poised for Growth

Dunwoody is fortunate to enjoy a location and local economy that is an attractive destination for businesses and families alike. As of the 2010 Census, Dunwoody is home to 46,267 residents, an increase of 7,569 since 2000,

representing a growth rate of 8.4 percent over the past ten years. These residents fill over 21,000 housing units located in the city, with an occupied rate of 92 percent. The largest age groups in Dunwoody are individuals 25-34 and 35-44, those in the prime of their working and family lives. The median home value for the City of Dunwoody is \$358,054, and once residents make Dunwoody their home, they tend to stay. Eighty-four percent of the population remains in the same household from one year to the next. In Dunwoody, 81 percent of the residents make over \$50,000 each year and 65 percent make over \$75,000 each year. Dunwoody has a highly educated population that places high value on educational attainment. Not only have 99 percent of residents over the age of 25 graduated from high school, but over 43 percent have earned a bachelor's degree and over 27 percent have earned a graduate or professional degree.

Dunwoody Village Redevelopment Plan

The Dunwoody Village Master Plan envisions a commercial activity district that is the center of Dunwoody's civic life, maintaining its existing charm and link to the area's history. This Village Center incorporates a significant open space surrounded by a mix of uses, including a modest number of high-end residential units to foster greater livability and activity during evening and weekend hours.

Georgetown Redevelopment Plan

The Georgetown/North Shallowford Master Plan outlines targeted initiatives to improve the gateway appearance and create connectivity while encouraging high-quality retail and residential offerings. As of 2016 this area has seen the new housing development Dunwoody Green by John Wieland homes, the adjacent Georgetown Park and the newly opened Pernoshal park with basketball courts and pavillions for al fresco dining.

Language English

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Links

- [1] <http://www.chamberplayground.com/smart-living>
- [2] <http://dunwoodylemonadedays.org/>
- [3] <http://dunwoodyartfestival.splashfestivals.com/>
- [4] <http://www.dunwoodyga.org/Dunwoody-4th-of-July-Parade>
- [5] <http://dunwoodysoapboxderby.org/>
- [6] <http://www.dunwoodyga.org/Light-Up-Dunwoody>
- [7] <https://www.facebook.com/pages/Dunwoody-Food-Truck-Thursdays/542142919162998>
- [8] <http://www.perimetermall.com/>
- [9] <http://cororealty.com/properties/park-place-shopping-center>
- [10] <http://www.perimeterplace.com/>
- [11] http://www.regencycenters.com/retail-space/ga/dunwoody/dunwoody-village#.T_IvKRee64o
- [12] <http://dunwoodynature.org/>
- [13] <http://www.spruillarts.org/>
- [14] <http://www.dunwoodyga.gov/Departments/Parks-and-Recreation/northdekalbculturalartscenter.aspx>
- [15] <http://www.dunwoodyga.gov/Departments/Parks-and-Recreation/Brook-Run.aspx>