



All About:
DUNWOODY



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A Thriving Commerce Hub With a Rich History

Dunwoody is a northern suburb of Atlanta, and one of the city's most desirable neighborhoods - sought after as an urban center for dining and shopping. The 13.2 square mile parcel is close to downtown, but maintains a small town neighborhood feel.

The city of Dunwoody didn't exist until 2008, when the area was officially incorporated after a community-led movement. But even before the community was officially recognized as a city, residents of the area have long identified themselves as living in Dunwoody – not Atlanta. The area has always had a distinctive history separate from the rest of DeKalb County.

Dunwoody's story goes back hundreds of years, and the area has always been known for thriving commerce. The area was first inhabited by the Cherokee Indian tribe of the Creek Confederation. Because of its proximity to the Chattahoochee River, the Dunwoody area was the largest and busiest trading center in the vicinity. By 1820, Cherokee farms had popped up along the river, and white settlers began to arrive and create homesteads.

Dunwoody is named after Charles Archibald Dunwoody (1828-1905), who was the son of John Dunwoody, one of the founders of the Roswell Manufacturing Company mills in nearby Roswell, Georgia. By 1853, the area had two cotton mills and employed about 300 people – making it the largest cotton factory complex in North Georgia. In order to transport mill products to Atlanta during the Civil War, a railroad was built between Atlanta and Roswell. This was the first line of transportation that linked the Dunwoody area to the city of Atlanta. Though much of the railroad was destroyed in the war, Charles Dunwoody chose to build a new home in the area after the fighting ended.

A new railroad – the Roswell Railroad – was constructed after the war, designed to run between Roswell and Chamblee with a stop in Dunwoody. This line would carry produce from Dunwoody and fabric from the mills in Roswell into Atlanta, and Dunwoody soon developed as a crossroads community. The area continued to grow long after the railroad was shut down in 1921.

Dunwoody is the home to several historic sites, including the city's oldest building,

the Ebenezer Primitive Baptist Church, which was built in 1829. The church is home to a cemetery where several of the founding fathers of Dunwoody are buried. Other landmarks include the Cheek-Spruill Farmhouse (1906), Swancy Farmhouse (1889) and Railroad Section Gang House (1880).

Today, the area is known for good restaurants and upscale shopping opportunities. Perimeter Mall, located in the heart of Dunwoody, boasts some of the best shopping in the Atlanta area. Dunwoody is also home to some of the area's best school districts and draws lots of growing families. Conveniently located at the intersection of GA 400 and I-285, it allows residents to be close to the action, but still enjoy a quieter way of life. It's an ideal central location when one spouse works up GA400 and the other commutes to midtown or downtown Atlanta.

With a high livability score, Dunwoody offers lots of local amenities and a true neighborhood feel, good schools and high graduation rates, and a stable housing market. The city has a population of about 48,000 residents and is known for its cultural diversity, a strong and connected community, and mix of singles and families.

The area continues to be a hub for commerce, with several corporations making their home there, including State Farm's new regional headquarters, UPS, Cox Communications, InterContinental Hotels Group, Porsche Cars North America and Peachford Hospital.

Dunwoody continues to be popular with young families looking to upgrade to a larger home, empty nesters who may want to downsize, young professionals who love the easy access to Buckhead and the live/work/play lifestyle, and anyone looking to escape the chaos of the city in exchange for a better quality of life – without giving up proximity to all Atlanta has to offer.

Home to Atlanta's Best Suburban Neighborhoods

Dunwoody has a population of about 48,000 people, and is known for its ethnic and cultural diversity. The median age in the community is 37, with many young couples moving to the area to start and grow families. While Dunwoody is known for its shopping and dining, the city also has 7 major parks and more than 170 acres of green space. Just 10 miles outside of Atlanta, Dunwoody residents experience the small town lifestyle while still remaining 'inside the Perimeter' and close to Atlanta.

Here are a few of Dunwoody's most desirable areas:

Dunwoody Village

This is the heart of historic Dunwoody, with Colonial Williamsburg architecture and a true sense of place. The community centers around the Dunwoody Village Shopping Center, which was built in the 1970s and gave the district its name. The shopping center set the tone for the unique architectural identity of the area, and all other construction since then has followed suit. Dunwoody Village is home to the iconic Dunwoody Farmhouse. Originally built in 1906, the restored farmhouse is home to many community events and a landmark in the area.

Perimeter Center

This community formed around the Perimeter Mall when it was built in 1971. The mall was built at the intersection of two major highways, GA 400 and I-285, and the surrounding neighborhood spans the Fulton county line into Sandy Springs. The construction of the mall spurred the development of major office, residential and commercial development in the area, which is also accessible via the Dunwoody Transit Station for the MARTA public transit system. Perimeter Center is one of metro Atlanta's largest job centers, employing hundreds of thousands of people. State Farm recently built a regional headquarters here, and more development of condos, shops and restaurants is planned to encourage the 'live, work, play' lifestyle in the Perimeter area.

Georgetown

The Georgetown area developed in the early 1960s and is a walkable area with lots of 'live, work, play' options. Both single-family residential subdivisions and a retail district are located here. Overdevelopment in Georgetown was one of the main reasons for the push to incorporate the city of Dunwoody. This area is located near

I-285, bordering the city of Chamblee.

The Branches

This popular swim and tennis neighborhood is located between Mount Vernon Road and Spalding Drive. Part of the neighborhood is in Dunwoody, and part of it is in Sandy Springs. Residents here can enjoy the Branches club, situated on six wooded acres with creeks. The club includes a clubhouse, two outdoor pavilions, a swimming pool, tennis courts and a playground.

Wyntercreek

The Wyntercreek subdivision boasts Colonial Williamsburg style brick and wood homes, shaded by mature leafy green oaks, magnolias and dogwoods. Just a 10-minute walk from shopping, dining and retail, this 30-year-old neighborhood is a favorite with those looking for close-in living without the hassles of a long commute. Wyntercreek is an active neighborhood with a Swim & Tennis Club, and lots of parties and social gatherings.

Redfield

One of Dunwoody's most desirable neighborhoods, Redfield is a community for all ages. This is a pedestrian friendly area within walking distance to restaurants, grocery stores, banks and other services. The neighborhood also has a Swim & Tennis club.

Winters Chapel

This district is named after Winters Chapel, which has been a fixture in town since the 1870s. Winters Chapel is also the name of the main road through the area, which was an important 19th century route connecting Decatur and Roswell. This district is a prime location for light commercial and retail development. It's also home to two large parks connected by sidewalks. One is a $\frac{3}{4}$ mile long linear park running along the Twin Lakes water reservoir that is popular with runners. The other, Windwood Hollow Park, offers tennis courts, a children's play area, a picnic pavilion and a walking trail. Winters Chapel is located along Dunwoody's border with the city of Peachtree Corners.

Tilly

The Tilly area is home to Georgia State University's Perimeter College campus, and to Dunwoody's signature Park – Brook Run. Brook Run offers wooded walking trails, a children's play area, a dog park, a Veterans Memorial, and a community garden.

Dunwoody offers residents big-city convenience and amenities, without the big-city price tag. It's a place of ease and livability, with a strong sense of community and culture. It's no wonder that this area is one of the most coveted in metro Atlanta.

A Strong Public School System for Students of Any Age

Dunwoody is known as home to some of the best public schools in Dekalb County. Many families choose this desirable address due to the school districts. Many of the area schools are STEM schools, and offer Discovery programs for high achievers. No matter what age your children are, there's bound to be a good fit at one of the outstanding area schools.

Elementary Schools

Austin Elementary School

At Austin, instructional programs are designed so that each student is challenged, but experiences success and develops a good self-image. The faculty employs innovative teaching strategies and cooperative learning, and children are exposed to the total curriculum. Austin received the 2017 Student Achievement Platinum Award for the highest performing schools from the Governor's office. This is the third consecutive year that the school has received a SSAS (Single Statewide Accountability System) Award. Austin is building a new school facility, which will be completed in August of 2019.

Programs offered at Austin include:

- STEM (Science, Technology, Engineering, Math) Chess Club
- Student Council
- Media Squad
- Odyssey of the Mind (develops creative thinking and problem solving)
- I-BAT (provides students with academic, physical and social support)
- Aftercare Program (homework help, fitness activities, and enrichment clubs)

Vanderlyn Elementary School

At Vanderlyn, they stress a positive and challenging educational environment, designed to inspire life-long learning, international thinking, and productive citizenship.

Programs offered at Vanderlyn include:

- STEM
- Media Center
- Math Team
- Reading Bowl

- After School Activities (Chess Club, Dance Club, Track Team)
- Social Media Policy for Students
- After School Extended Day Program

Dunwoody Elementary School

Dunwoody is a safe and supportive environment designed to develop a desire to learn, an appreciation for diversity, and an understanding of the world in which we live. Students are encouraged to think creatively.

Programs offered at Dunwoody include:

- STEM
- Media Center
- Clubs and Activities (Chess, Dance, Singing)
- Reading Bowl
- Hebrew Enrichment Classes
- Extended Day Program
- Social Media Policy for Students
- Spanish and French Afterschool Classes

Chestnut Charter Elementary School

At Chestnut, educators believe in collaborating between home and school to educate the whole child. The goal is to develop young people who are enthusiastic, knowledgeable, well rounded, physically active and thoughtful.

Programs offered at Chestnut include:

- STEM
- Chess Club
- Library Club
- Garden Club
- Media Center
- Social Media Policy for Students
- After School Extended Day Program

Kingsley Elementary School

The mission of Kingsley is to establish and strengthen relationships between home and school in order to promote high expectations of students, staff and parents. Educators aim to provide a nurturing and creative environment for the students.

Programs offered at Kingsley include:

- Student Council
- Media Center
- Social Media Policy for Students
- After School Extended Day Program

Middle and High Schools

Peachtree Charter Middle School

Peachtree follows the state curriculum, but as a charter school, they have been given County and State approval to move beyond the syllabus and further enhance education based on student's needs. They foster teamwork with students to help them reach their personal and academic goals.

Programs offered at Peachtree include:

- STEM
- Athletics (volleyball, baseball, basketball, cheerleading, football, track, cross-country, gymnastics, lacrosse, wrestling, softball, tennis)
- Yearbook
- Art Club
- Band
- Jazz Club
- Drama Club
- Mathletes
- Student Government
- Odyssey of the Mind
- School Newspaper
- Snowboarding Club
- Media Center
- Social Media Policy for Students

Dunwoody High School

Dunwoody's vision is symbolized by the acronym Wildcat PRIDE: Personal Responsibility In Developing Excellence. Educators strive to help students learn to be productive members of an increasingly diverse society.

Programs offered at Dunwoody include:

- 23 AP classes offered
- The Academy of Finance
- Mass Communications
- Engineering and Technology
- Air Force ROTC
- Athletics (volleyball, baseball, basketball, cheerleading, fencing, football, track, cross-country, gymnastics, lacrosse, wrestling, softball, tennis, swimming, golf)
- Marching Band

Dunwoody's innovative public schools are one of the top reasons families choose to call this area home. Many of Atlanta's best private schools are also in close proximity. The diversity of the area is reflected in the curriculums and teaching styles offered here, as is the sense of community that binds Dunwoody residents.

A Destination for Shopping, Culture & Outdoor Adventures

Known for award-winning restaurants and world-class shopping, Dunwoody is also rich in culture and a hotspot for business. It's known as one of Atlanta's most desirable suburbs due to the variety of activities available.

Superior Shopping

Perimeter Mall is located in the heart of Dunwoody and contains more than 1.5 million square feet of the hottest stores, including Von Maur, Dillard's, Macy's and Nordstrom. It offers some of the best shopping around Atlanta.

You'll find locally owned boutiques mixed with well-known favorites at *Dunwoody Village Shopping Center*. It's home to more than 40 stores, including Marlow's Tavern, Village Burger, Starbucks, Brusters' Ice Cream, Pure Bare, Carbonara Trattoria and Karen Cannon, Realtors.

Orchard Park Shopping Center is a large, service-oriented center anchored by one of the top 10 Kroger stores in the Atlanta area. You'll also find Lauderhill's Jewelry, Los Rancheros Restaurant and Jett Ferry Dental Group.

A well-positioned strip center with a strong daytime population, *Williamsburg at Dunwoody Shopping Center* is home to Verizon, Jersey Mike's, Atlantis Natural Foods, East 48th Street Deli, Orange Theory Fitness and Jett Ferry Cleaners.

Mt. Vernon Shopping Center is an attractive center located behind the historic Dunwoody Farmhouse. Here you'll find Sprouts Farmers Market, Chase Bank and CVS.

Accessible Outdoor Space

Dunwoody is home to 7 public parks and more than 170 miles of green space. The city's signature park is *Brook Run*, a 103-acre park containing walking trails, a children's play area and a Veterans Memorial.

Brook Run is home to the Dunwoody Farmer's Market every Saturday from May to October. Here you can find organic olive oils, jams, crepes, baked goods and desserts, alongside fresh, seasonal produce, free-range meats and cheeses. The market also hosts kids' activities, wellness seminars and composting and gardening instruction.

Brook Run Dog Park is two wooded acres available for off-leash play. The dog park is entirely fenced and is maintained by volunteers on regularly scheduled clean up days.

Dunwoody Community Garden at Brook Run Park grows organic food and fosters community. Twenty-percent of the produce grown there is donated to charity.

The largest skate park in the metro Atlanta area, *Brook Run Skate Park* covers 27,000 square feet and has a variety of skate terrain for various skill levels. It was designed to accommodate entry-level skaters, as well as more advanced “street skaters.”

Located inside Brook Run Park, *Treetop Quest* is an obstacle and zip-lining course with 52 obstacles and 12 zip-lines in 4 courses. There is also a low ropes course for kids, and a Net Trampoline, the first of it's kind in Georgia.

Murphy Candler Park spans 135 acres, and offers walking trails, a lake, a swimming pool, sports fields and a picnic area.

The Dunwoody Nature Center is a can't-miss interactive playground in the open woods, featuring hammocks, tree swings and bubbling brook. Every summer the Center hosts the Annual Butterfly Festival. Three huge tents are set up and filled with hundreds of free-roaming butterflies for visitors to observe.

Dunwoody is also home to *Big Trees Forest Preserve*, a 30-acre scenic preserve with trails and streams winding through it.

The Arts Abound

Established in 1975, *The Spruill Center for the Arts* is a private, non-profit organization that offers classes, exhibits and outreach programs for seniors, youth and those with special needs. For more than 40 years, the Center has been providing arts enrichment to the greater Atlanta community.

The Spruill Education Center (inside the Center for the Arts) provides more than 800 visual arts classes annually to more than 5,000 students of all ages and ability levels. Disciplines taught include ceramics, decorative arts, drawing, fiber arts, glass, jewelry, mixed media, mosaics, painting, photography and sculpture.

The Spruill Gallery (inside the Center for the Arts) hosts several exhibitions each year in a variety of mediums, including the Holiday Artists Market. The gallery is also home to one of Dunwoody's landmarks, the popular EVERYTHING WILL BE OK mural.

Dunwoody's favorite non-profit theatrical group, *The Stage Door Players*, puts on quirky shows that allow audience members to participate in the production. The group puts on a full season of six shows, and is currently in its 36th season.

Family Friendly Fun

4th of July Parade

The annual parade, sponsored by the Dunwoody Homeowners Association and the Dunwoody Crier Newspaper, is one of the biggest events in town. Thousands of Dunwoody residents turn out to watch the marching bands, floats, clowns, animal units and local celebrities. Local organizations, businesses, churches, schools and individuals build floats, decorate cars, dress in costumes, ride bikes, pull kids in wagons, play music and wave flags as they march through town. The Dunwoody July Fourth parade is the largest in the state of Georgia. In years past, the parade has attracted more than 2,500 participants and 32,000 spectators!

Lemonade Days

The Lemonade Days Festival takes place in Brook Run Park in April. It's the largest annual fundraising event for the Dunwoody Preservation Trust and all proceeds from the festival are used within the community for historic preservation and education. The event features more than 30 full-scale carnival rides, inflatables, a petting zoo and more than 20 food and beverage vendors. There's also a 5K run, and three days of center stage performances, including the popular Dunwoody Idol contest. This is a signature Dunwoody event that is not to be missed.

Dunwoody Art Festival

This Mother's Day Arts Festival is the largest festival in Dunwoody and takes place at the Dunwoody Village. The festival attracts top artists from across the country to showcase their works for purchase. Each year, more than 60,000 people attend to check out the amazing handmade jewelry, sculpture, painting, homemade soaps, baked goods and home décor. The event was named "Best New Event of 2010" by the Southeast Festivals and Events Association.

Tap Into Georgia Beer Festival

This rain or shine event features beers from across the state of Georgia. More than 25

local breweries are included – some well known and others smaller craft brewers. The festival is held at Brook Run Park and residents bring lawn chairs to take advantage of this outdoor party!

Dunwoody has a strong sense of community and lots of activities for residents and visitors alike. The big city of Atlanta is just 10 miles away, but many find they never need to make the trip. Dunwoody has all the amenities, in a true neighborhood setting.

Let us show you Dunwoody!

If you'd like to learn more about Dunwoody from professionals who know what it's like to live and work here, give our team a call. We are all local residents who have raised our families in the area, and we're happy to help you discover whether Dunwoody is right for your family!



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