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July 14, 2014

Dunwoody City Council
41 Perimeter Center East, Suite 103
Dunwoody, GA 30346

RE: Proposed Text Amendment: Code Section 8-1(e)(1) "Construction Classification and Building Height"

Mayor Davis and City Council Members,

We would first like to thank you for the opportunity to provide continuing input on such a critical matter. We appreciate the City's efforts to mitigate the effects of this proposed amendment by increasing the threshold requirement to 200,000 sq. ft. of Gross Floor Area (GFA) and through the introduction of a proposed waiver process. However, we firmly believe that the construction code amendment approach is not an effective way to address the City's concerns and does not provide the City with a platform for strong, continuing and competitive economic growth. Furthermore, the lack of specificity and discretion under the waiver process as currently drafted would appear to give the City Council the ability to pick winners and losers instead of evaluating projects objectively.

The Council for Quality Growth and our industry partners are requesting a deferral of consideration of the text amendment and respectfully suggest the formation of a city-led stakeholders group consisting of a balance of community interests, industry interests and investment interests in the City of Dunwoody. The stakeholders group would be tasked with evaluating the problems at hand and considering all solutions, including design guidelines which could be applicable to various property types as a way to ensure quality and sustainable development that meet the high standards for which Dunwoody is known.

The Council for Quality Growth stands ready and willing to participate in a stakeholders process and to bring our 29 years of experience working with Metro Atlanta's local governments on difficult growth issues to the table to help ensure that Dunwoody continues to attract high-quality, sustainable investment in the future.

Respectfully,

Michael E. Paris
President & CEO

James Touchton
Director -Policy & Government Affairs