



City of Fairburn
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INTEROFFICE MEMORANDUM

TO: Mayor and City Council

FROM: Troy Besseche, City Engineer *Troy*

DATE: January 27, 2014

SUBJECT: Community Development Report

- **Downtown Plaza.** The final design development is underway. Plans are being revised to reflect needs of the prospective tenant of the patio & deck as well as some adjustments to the stage. Staff is continuing to meet with the consultant team to refine some of the utility and lighting questions about the project. **The bid announcement was published on 12/18/13 and bids are now due on February 5 for the project to include the plaza, stage, and restroom building.**
- **Fairburn Educational Campus Phase 2.** Clearing has been completed and grading work has begun. The contractor is ready to submit the steel shop drawings for approval to obtain authorization to order the steel. This decision to order and accept the steel is a critical item that will affect the ability to complete the project by the tenant's original move-in date next summer as well as the cost of the project. South-Tree has been released to order the steel and continue to completion of the building shell. Rain has interrupted much of the steel erection adding several weeks of delay to the schedule. **The project is beginning to experience some delays with orders for equipment and supplies that will be used for interior buildout of the facility.**
- **Duncan Park Improvements – Phase I.** The playground is substantially complete. The restroom building for the area was delayed on account of late material delivery. Some of the interim lighting issues associated with the evening football games have been corrected. The parking lot has been landscaped and the finish course of asphalt placed. The football plaza grading is complete with the irrigation completed. Vertical construction is underway at the playground and football areas. The masonry work at all three buildings and the dumpster enclosure are nearly complete. The roof trusses are being placed at the playground restroom building as of 11/25/13. The parking lot has been striped and the fence work substantially complete. **See separate report provided by MAAI.**
- **Duncan Park Pool & Splashpad.** An RFP with a modified scope of work has been drafted and is in review. **The scope of the project is still being defined with the assistance of some specialized consultants in pool operations and in market research.**
- **Bohannon Road Improvement Project.** The project scope is being refined to include some developer-funded improvements and should be ready to go to construction next summer. The surveying and coordination with CSX has started on the project. A coordination meeting was held on site on 3/7/13 with CSX indicating their agreement with our proposed changes to the rail crossing on McLarin. The CSX agreement and payment was approved on 5/13/13. Staff has been regularly coordinating the scope of the project at the north end of the project limits with Porex. A potential solution involves keeping the existing road in its current alignment and providing enhanced access to their site. **Right-of-way negotiation has begun with the largest of the land owners along the route.**

- **Johnson Road Bridge Replacement.** The stream buffer variance has been approved and GDOT is still reviewing the bridge plans while utility and easement acquisition is underway. Solutions to utility conflicts are still being pursued and may delay construction. GDOT has downgraded the structural sufficiency rating to a 3 Ton limit. An intergovernmental agreement with Fayette County is being drafted which would have the County performing the paving work associated with the project. The project is currently in ROW acquisition and is awaiting agreements with Fayette County and City of Atlanta Watershed Management. The IGA with Fayette County has been executed. Utility design is underway and ROW acquisition is wrapping up as well.

- **Oakley Industrial Boulevard Upgrade:** This road project involves widening the existing lanes to allow safe truck and passenger vehicle use and will add left turn lanes along its length from Stalwart Drive near the new Fayetteville Road bridge to highway 138 in Union City. The project has been authorized for construction by GDOT and bid documents are being compiled. The bid documents have been approved by GDOT and the bid advertisement is being released this week. Bids were received on the 12th and the recommendation and result have been sent to GDOT for approval. **The Notice to Proceed was issued 12-02-2013.**

- **LCI –Project.** The Atlanta Regional Commission announced in 2012 that Fairburn has been selected to receive \$3.1M in federal funds to complete improvements to the downtown streetscape. The scoping report has been tentatively approved by ARC. An RFP is being drafted to select a consultant for the preliminary engineering phase of this project. The Project Framework Agreement has been approved and sent to GDOT for final execution. Proposals have been received and a short-list developed by the selection committee. **A design kick-off meeting was held on 1-13-2014 with Stantec.**

- **I-85 @ SR-74 Interchange Improvements:** The planning effort associated with this project is being funded through the partnership with the South Fulton CID, Fayette County, Peachtree City and the City of Fairburn. The PIOH has been scheduled for February 28, 2012. A recommendation regarding the more expensive alternative is being considered and pushed by a number of the stakeholders. This preferred alternative will need to be determined prior to submitting the document for approval. The IMR has been submitted to FHWA for review. FHWA has responded with a number of minor comments, all of which will not affect the recommendations contained in the report. The concept report and bridge evaluation were approved at the 9/9/13 Council meeting and the Notice to Proceed will be issued 10/1/13. Contractor has begun the bridge evaluation and the anticipated completion date for the Concept Report is early Spring of 2014.

- **Development Activity:**
 - Family Dollar (98 West Broad St) – Conceptual Site Plan approved.
 - NW GA Assembly Hall (Highway 29 at VB Smith) – Conceptual Site Plan approved.
 - Hardees (7940 Senoia Rd) - Site Development Permit is imminent.
 - Green Oil Drivers Office (41 Dodd St) – Conceptual Site Plan is still in review.
 - Panattoni Logistics Center: Mass Grading & Connector Road – Nearing Completion of Construction.

- **Planning & Zoning Commission Meeting (February 4):**
 - Text Amendments:
 - Definitions: Correcting references to other code sections
 - AG-1: Correcting the reference to home occupations
 - Highway 29 Overlay District: Correcting a typographic error (overhead to underground utility service)
 - Highway 29 Overlay District: Eliminate conflicting language for shared parking.
 - Signs – Maximum square footage to 50SF for commercial signs.