

PROGRESS

Chronicling Smart Growth and Development in Fairburn

May 2009, Volume 2, Issue 2

Livable Centers Initiative Study Wrapping Up



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A Downtown vision with a Village Green, Loft living, Townhomes and linkage from the front and rear of buildings

This quarterly newsletter is designed to inform Fairburn residents, property owners, business owners and others about events, challenges, changes and facts relating to Development in our City. This publication will keep you up-to-date on all development issues including news, highlights, events, business tips and tourism efforts.

The Livable Centers Initiative (LCI) study is designed to develop a master plan identifying opportunities and projects that will enhance Fairburn's Historic Downtown District.

Fairburn contracted with the Sizemore Group, a team of professional planning, urban design, and engineering consultants to assist stakeholders in the study's development.

The Study

The study analyzes relevant characteristics of the downtown area such as demographics, land use, housing, infrastructure, economic development and urban design.

Specifically, the Sizemore team was asked to focus on challenges unique to Fairburn including:

- An overall design reflecting an architectural concept consistent with our existing historic buildings and similar to that of our newly constructed Educational Campus
- Transportation enhancements with a design for U.S Hwy. 29 through out downtown coupled with a Commuter Rail component, a Park and Ride component and concepts for downtown parking with links and enhancements enabling Fairburn to

serve as a focal point for surrounding areas include Tyrone, Peachtree City, Newnan, Palmetto, Chattahoochee Hills and beyond.

- A concept for downtown housing to include lofts along with a vision for enhanced utilization of the rear of our historic downtown buildings

The Public Process

The public participation process for the Fairburn LCI study used a variety of tools. These included stakeholder meetings and interviews, two public workshops, multiple public presentations and feedback sessions.

LCI Study Continued on page 2



Access to the Village Green on West Campbellton Street

LCI Study

Public meetings were held throughout the planning process to provide the full community with an opportunity to participate in the planning process. Meetings included:

- Stakeholder/Visioning Meeting: March, 16, 2009
- Introductory Meeting: March 19, 2009
- Character Preference Survey and Design Workshop: April 4, 2009
- Preliminary Recommendations Review: April 7, 2009
- Final Plan Presentation: April 23, 2009 and May 2, 2009

The public was made aware of these meetings on the city website and through emails, flyers inserted in the utility bill, newspaper articles, the community access channel and personal phone calls.

Additional Core Group meetings will be held with Atlanta Regional Commission and DOT representatives before a final presentation is made to the Fairburn City Council in June.

The plan will provide citizens and visitors in our downtown area access to transportation enhancements contributing to a sense of place and quality of life .and ultimately, a downtown where residents can live, work, shop and play.



A view of West Broad Street from another perspective

New Addition to Southcreek * J. M. Smucker Company and Owens Corning

The J. M. Smucker Company, maker of Smucker's, Crisco, Pillsbury and other popular food brands, has signed a 556,800-square-foot lease at 1525 Oakley Industrial Boulevard. The 556,800-square-foot, Class A industrial building was built in 2006 as part of Southcreek Distribution Center. Building owner DCT Industrial also signed Owens Corning to a 200,352-square-foot deal at Southcreek Distribution Center I earlier this year. All industrial space west of Highway 74 is now leased.



Educational Campus Update



Cupola Latest Addition to Educational Campus

Group VI workers added a 26 foot cupola to the top of the administration building at the educational campus. Construction of Phase 1 is now complete.

Brenau University Signs Lease for Building 2

Plans are underway for fall schedule of liberal arts programs offered by this newest addition to our campus. Area residents will now have access to additional accredited degree programs enabling them to advance their careers or attain skills to begin a new career.

The first of the two foodservice retail spaces on the campus has now been leased. When open, **The Quad**, operated by Henry Phipps will be offering a casual dining menu to students, faculty and local residents.

The Development Authority/Downtown Development Authority meets at 4:00 pm on the third Monday of every month at City Hall. The public is encouraged to attend. We're on the web at www.fairburn.com. The Authority is composed of seven (7) members appointed by the City Council and recognized by the State of Georgia as a public corporation with a specified set of powers and a specific purpose and mission to:

- Revitalize and redevelop the central business district
- Develop and promote for the public good and general welfare, trade, commerce, industry, and employment opportunities
- Finance projects within the central business district that will develop and promote the public good and general welfare
- Issue bonds to finance projects

Authority Members : Jean Barkley Russell, Chair, Steve Thomas, Vice-Chair, Hal Shields, Secretary-Treasurer, Lawrence Byrd, John Carr, Sr., Jeff Couch, Ray Hannah

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West Broad Street pictured with bike paths, traffic calming enhancements and a pedestrian friendly streetscape

Fairburn has historic tree-lined neighborhoods, new residential developments, strong community bonds and a downtown of locally owned businesses. It continues to have the small town flavor many communities have lost. The Fairburn LCI study seeks to strengthen and build upon the community's historic town patterns and couple them with transportation enhancements contributing to the quality of life. It will provide a sustainable, human-scaled framework to organize future growth in a way that does not lose sight of Fairburn's past.

This newsletter is published by the Development Authority of Fairburn to promote the affairs of the Authority as well as to highlight programs and activities of affiliated groups. You can direct comments, suggestions and questions to Development Authority/Downtown Development Authority at econdev@fairburn.com or call 770.969.6315 Editor: Patrick Pallend