



Community Meeting #1

August 26th, 2024

CITY OF FAIRBURN

Gateway and Connectivity LCI



Welcome
to

Fairburn



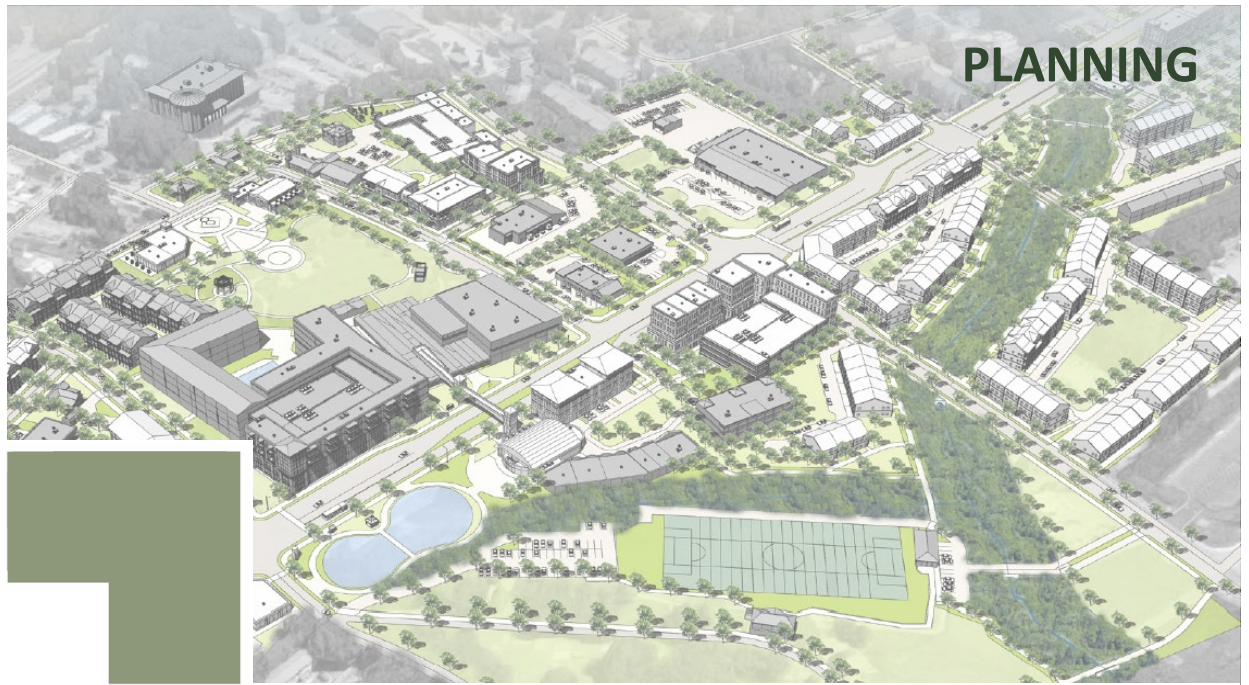
Situated to Succeed



ARCHITECTURE



PLANNING



size more group

INTERIORS



ENGAGEMENT



CITY OF FAIRBURN TEAM

*City of Fairburn
Gateway and Connectivity LCI*



City Administrator
Tony Phillips



Director of Planning and Zoning
Denise Brookins



Assistant City Administrator
Jamila Criss



Director of Economic Development
Sylvia Abernathy



**Director Community Development and
Public Works**
Lester Thompson, MPA



Communication Consultant
Jacqueline Howell

PROJECT TEAM

City of Fairburn
Gateway and Connectivity LCI

LEAD PLANNING

Sizemore Group



PRINCIPAL ARCHITECT

BILL DE ST. AUBIN, AIA, LEED AP, CEO

Town Center Expert



PROJECT MANAGER / LEAD PLANNER

DEANNA MURPHY, AICP, M.ARCH

Arts & Placemaking Leader



PLANNER / ECONOMIC DEVELOPMENT

RANDY G. GIBBS, AICP

Planning Project Manager



PLANNER / URBAN DESIGNER

NISHANT OSTWAL

Mapping Expert

COMMUNITY ENGAGEMENT

The Collaborative Firm



COMMUNITY ENGAGEMENT

TRISHA COLPETZER

Community Expert

TRANSPORTATION & ECONOMICS

Toole



TRANSPORTATION

ELIZABETH SHIN

Project Engineer

Housing and Market Analysis

KBA



HOUSING AND MARKET ANALYST

TATE WILSON

Director

Planning Advisory Group

City of Fairburn
Gateway and Connectivity LCI

| NAME & TITLE | COMPANY NAME |
|---|---|
| Brandon Crum, Managing Partner | Serious Law Group |
| Patricia Chambers, CEO | Chambers Drum |
| Mollie Mayfield, CFO | Landmark Christian School |
| Jonathan Hall, Principal | Global Impact Academy |
| Arthur Davis, Principal | Campbell Elementary School |
| NaTonya Moss, Director | Georgia Military College |
| Kathy Vass, Comm. Manager | Raymond Carolina Handling |
| TBD | Duracell Company |
| Michael Spann | Fairburn Housing Authority |
| Lester Thompson, Director of Public Works & Community Development | City of Fairburn |
| Jodie Gray | Concerned Citizen |
| Merlin Knight, VP Member Development & Engagement | Greater South Fulton Chamber of Commerce |
| Venus Cobb, Project Director | Department of Labor |
| TBD | Veterans For Foreign Wars |
| Anatavia Benson | Concerned Citizen |
| Elizabeth Echols, Board Member | CEO-Owner Operator of Keep It Simple Catering |
| Orlando King | Commercial Realtor |
| Mika Smith, CEO | Concerned Citizen |
| Nancy Juarez, CEO | Go Soccer In the Streets-Fairburn |
| Jason Jones | Concerned Citizen |

COMMUNITY MEETING REGISTRATION

City of Fairburn
Gateway and Connectivity LCI



PAPER

OR



DIGITAL

AGENDA

1. Scope of Work
2. Project Goals
3. Project Schedule
4. Study Area Maps
5. Plans Review
6. Community Engagement Plan
7. Planning Advisory Group
8. Community Meeting #1
9. Initial Questions
10. Next Steps



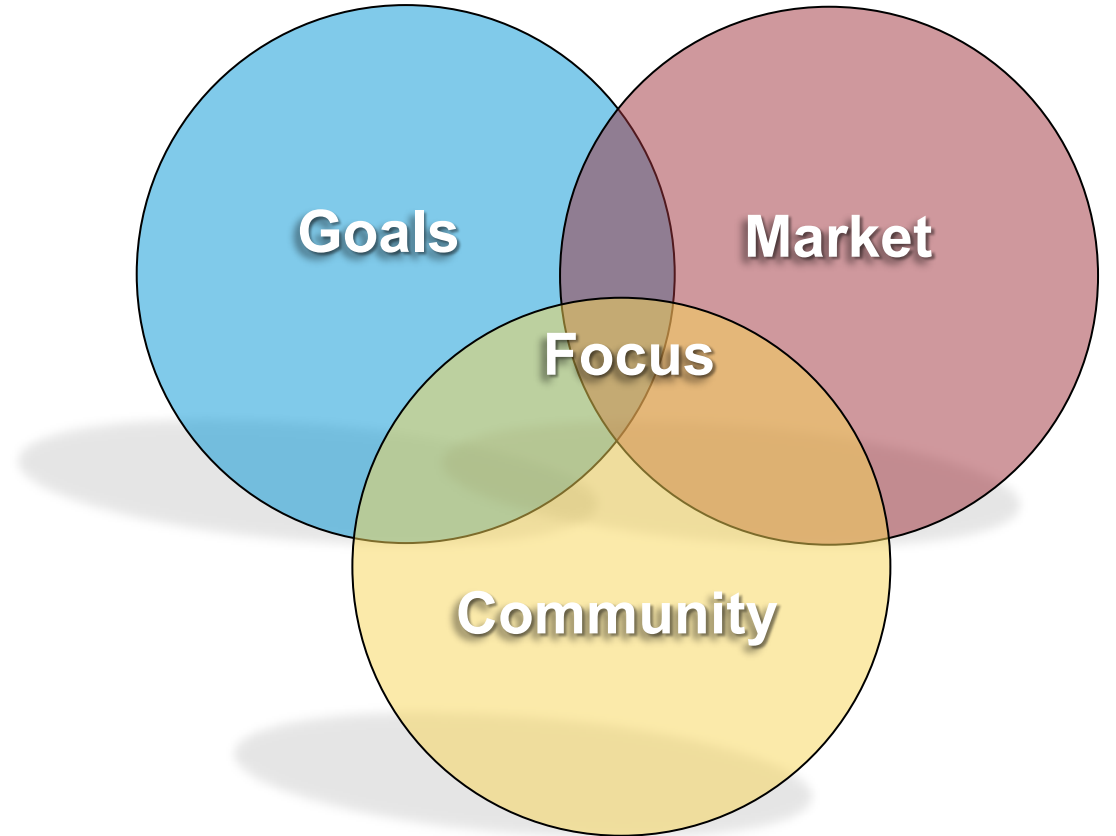
SCOPE OF WORK

- Assess Existing Conditions of Site and Corridor
- Conduct Feasibility Study
- Extensive Outreach to Community
 - Pop-Up Events
 - Community Meetings
 - Stakeholder Interviews
 - Property Owners
 - Management Meeting
 - Mayor and City Council Meeting
- Draft Redevelopment Plan
 - Two Conceptual Plans of Campus
 - Transportation Analysis
 - Arts + Placemaking
 - Connectivity
- City Implementation Plan
 - Draft 100-day Action Plan
 - Identify Responsible Agency
 - Estimate High-level Costing



PROJECT GOALS

- Produce 2 Concept Plans for the Education Campus Expansion
- Identify Appropriate Development and Building Typologies
- Improve Pedestrian and Cyclist Connectivity within and Surrounding the Education Campus
- Introduce Healthy Mix of Uses
- Locate Placemaking Opportunities
- Develop 100-Day Action Plan



WHAT IS AN LCI PROJECT?

The ARC's Livable Centers Initiative (LCI) is a grant program designed to reduce vehicle miles traveled and enhance air quality. It encourages local jurisdictions to reimagine their communities as lively, walkable areas that promote increased mobility options, support healthy lifestyles, and provide better access to jobs and services.

- Reimbursable Grant for Catalytic and Tactical Studies
- Focus Areas
 - Main Streets and Downtowns
 - Transit Areas



LCI Priority Issues

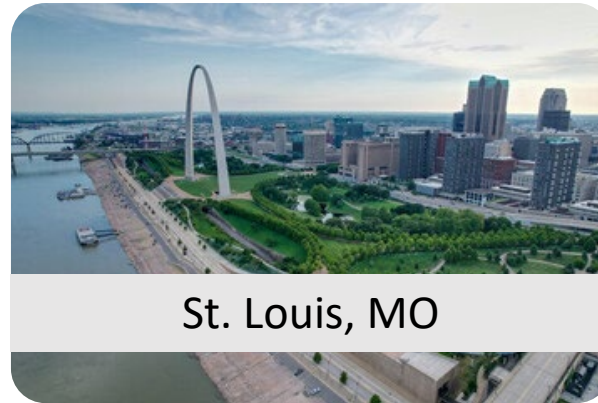


GATEWAYS

What is a “Gateway”? – A location, structure, or landmark that serves as an entry point to a city, neighborhood, or district. It is often designed to create a sense of arrival and establish the identity of the area. Gateways can be physical structures like arches, bridges, or distinctive buildings, or they can be more symbolic, such as a change in street design, landscaping, or signage. Answers the question – *“You’ve reached Downtown Fairburn when…”*



Los Angeles, CA



St. Louis, MO



Mumbai, India



Persepolis, Iran



Las Vegas, NV



Berlin, Germany

CONNECTIVITY

What is “Connectivity”? – The degree to which different parts of an area are linked by a network of transportation routes, pathways, and communication systems. High connectivity ensures that people, goods, and services can move efficiently and easily across the urban area, promoting better access to amenities, economic opportunities, and social interactions.



Pedestrian Improvements



Signage and Wayfinding



ADA Accessibility



Bike Infrastructure



Lighting and Safety

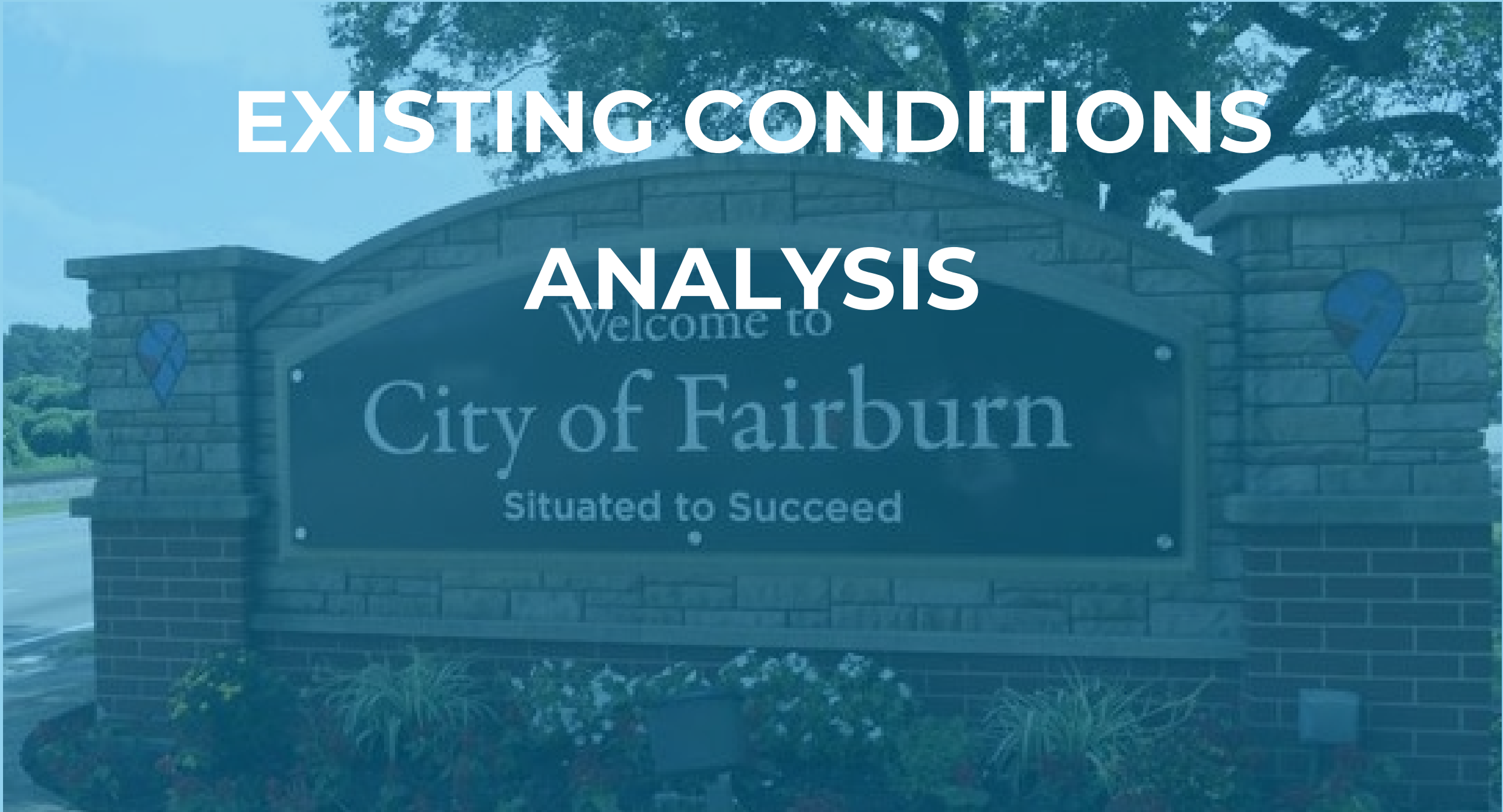


Zoning and Wayfinding

EXISTING CONDITIONS

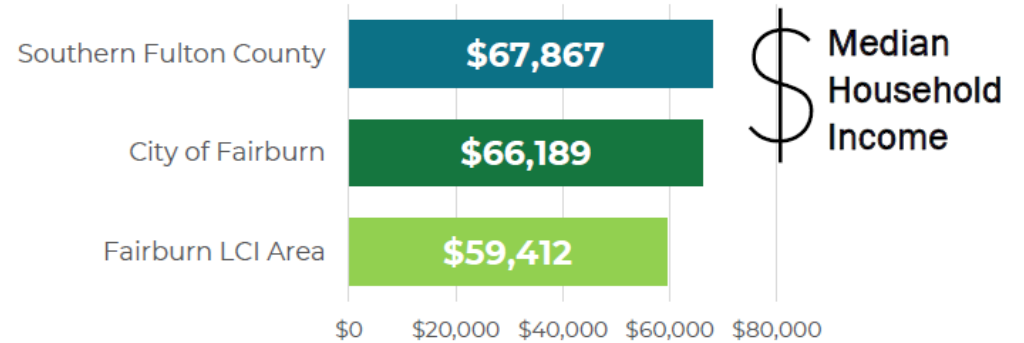
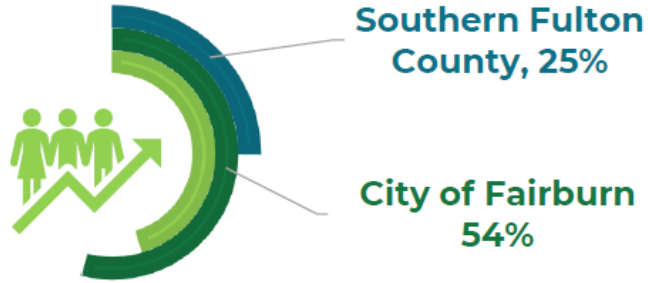
ANALYSIS

Welcome to
City of Fairburn
Situated to Succeed



DEMOGRAPHIC ASSESSMENT

45%
Population
growth
since 2010

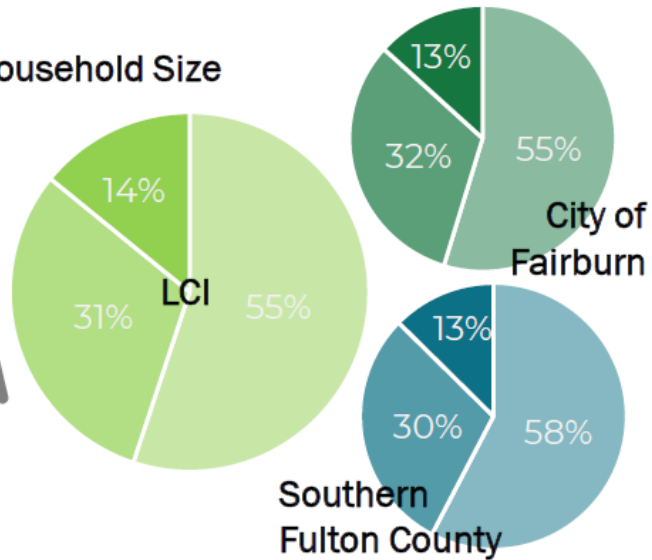


Average Household Size

Small (1-2)

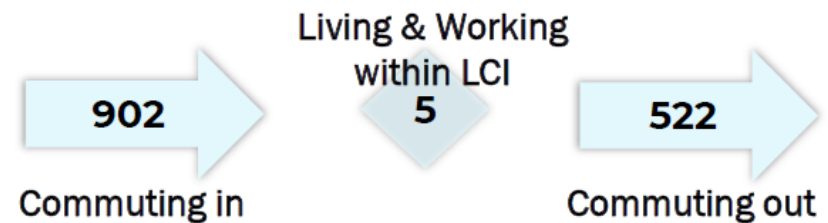
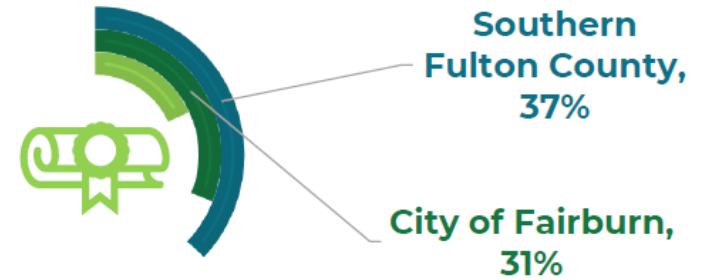
Medium (3-4)

Large (5+)



18%

Of residents have
higher than a high
school degree

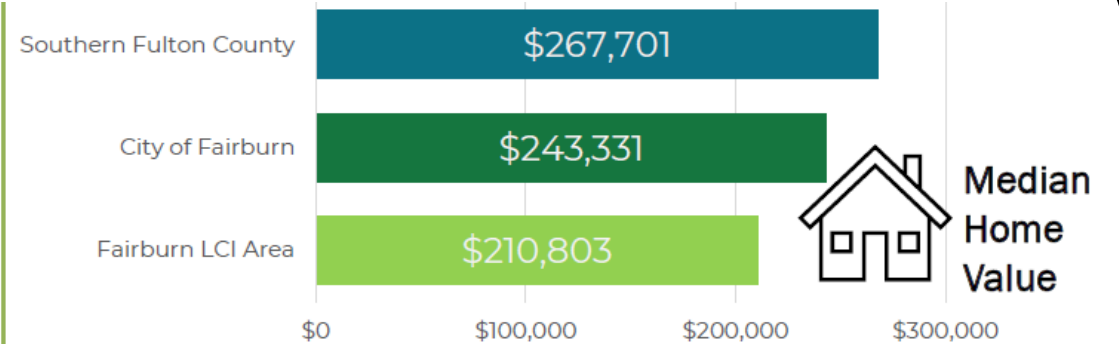


REAL ESTATE ASSESSMENT

Fairburn LCI's
Share of the
City of Fairburn



Office, 74%
Retail, 54%
Multi-Family, 19%
Industrial/Flex, 1%
Hospitality, 0%

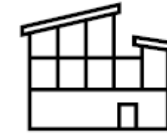


26 years



HOUSING

39 years



Median Age of
For-Sale Housing,
Fairburn LCI

\$300,000

107%
Since 2018

Average Price
and Rent
(2024)

Price and
Rent Growth

Median Age of
Rental Housing,
Fairburn LCI

\$1,054

54%
Since 2014

ONE MILLION SF OF COMMERCIAL SPACE

Low
Vacancy

Retail & Office
vacancy is less
than 8%



Aging
Inventory

Average age of all
commercial space
is over 50 years
old

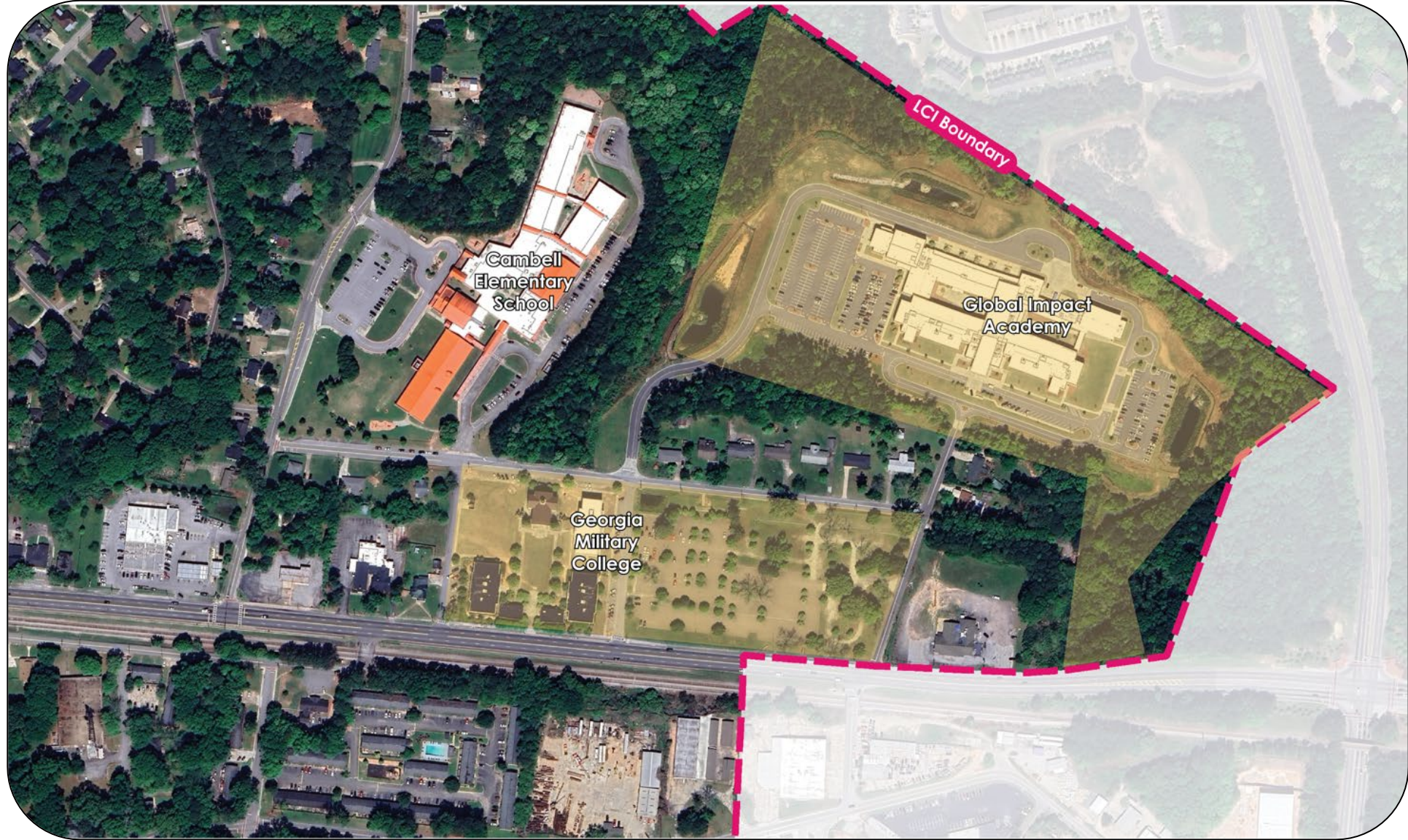


Rising
Rents

Retail & Office
rental rates have
doubled in the
past decade.

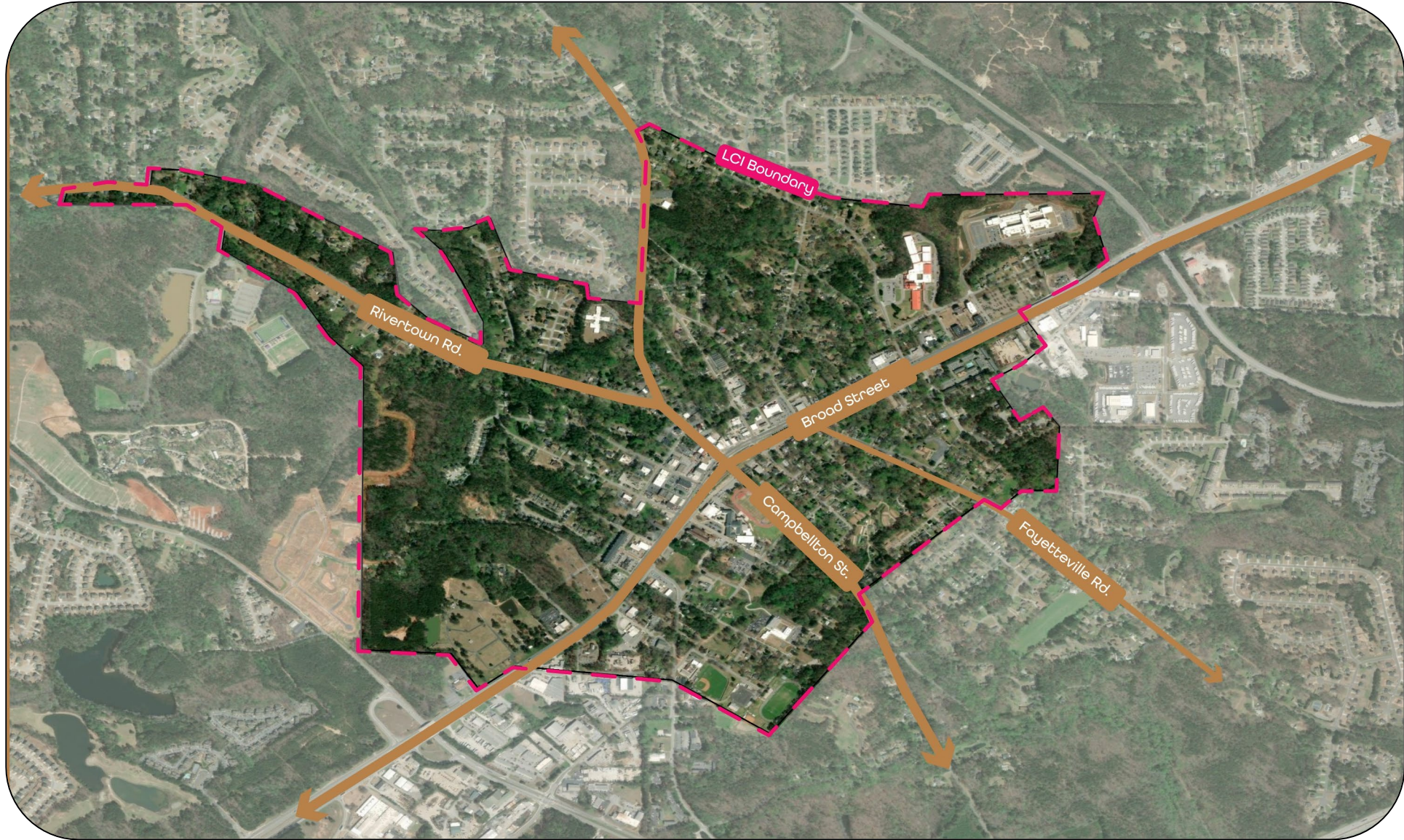
STUDY AREA MAP: Education Campus

City of Fairburn
Gateway and Connectivity LCI

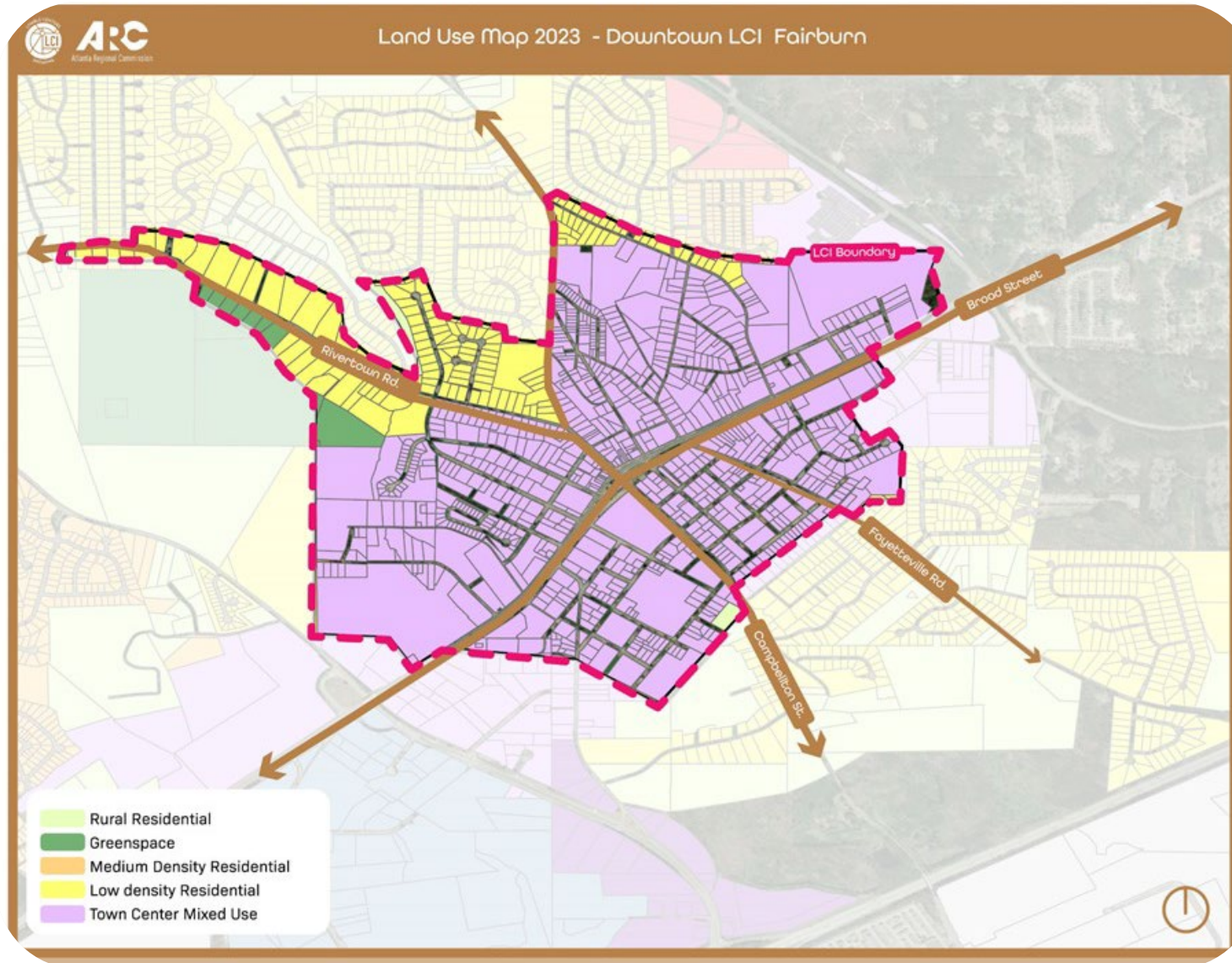


DOWNTOWN OVERLAY: LCI Boundary

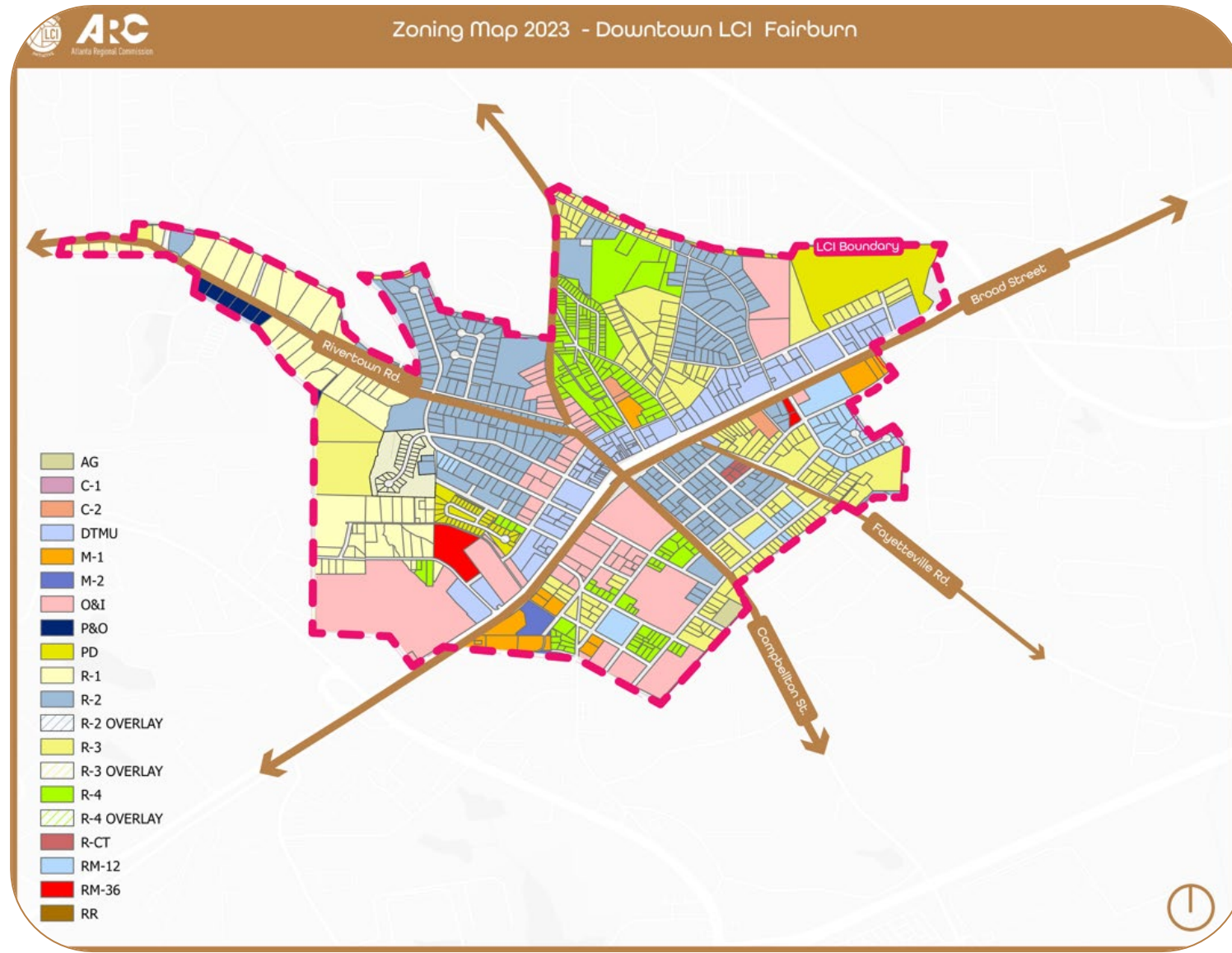
City of Fairburn
Gateway and Connectivity LCI



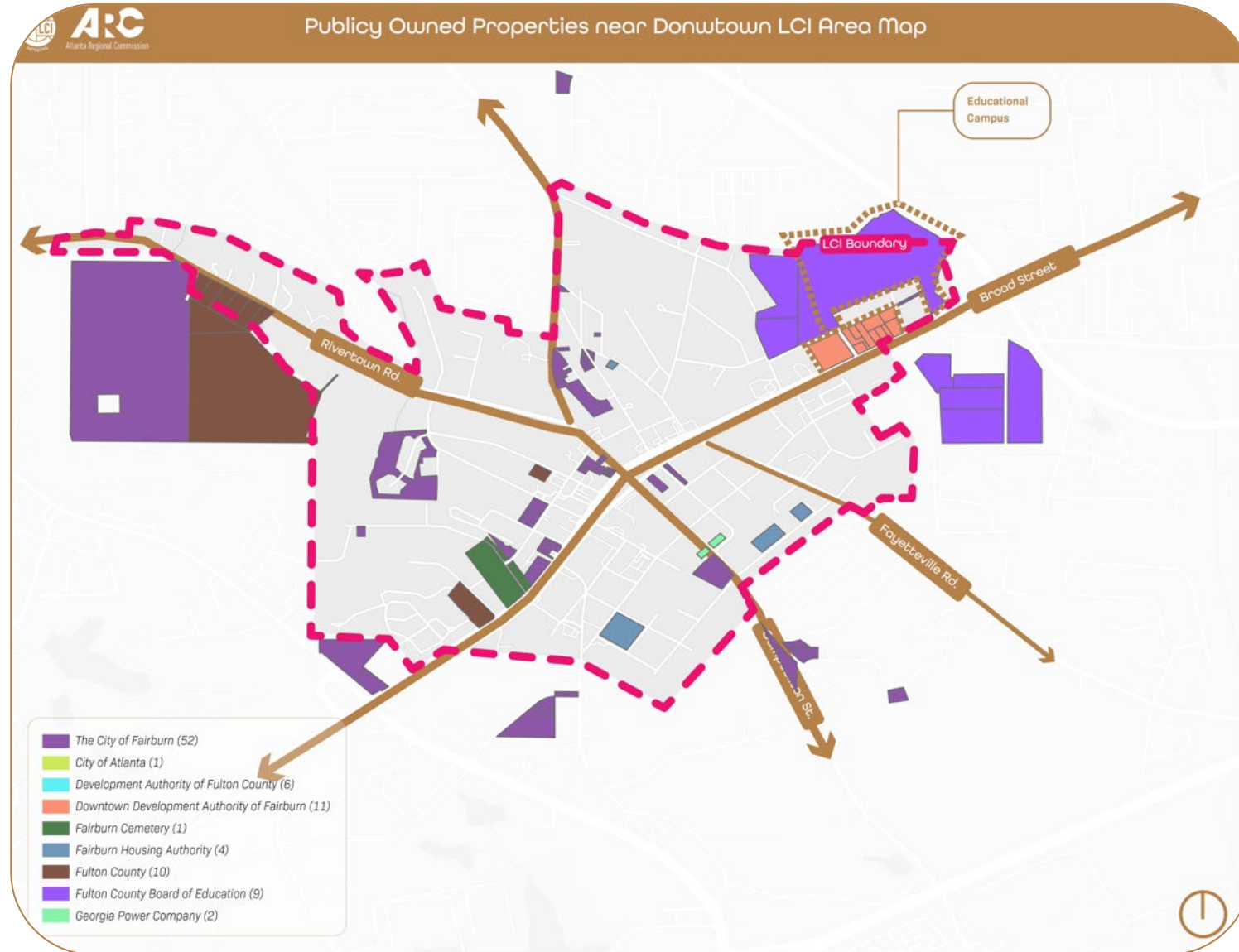
LAND USE ANALYSIS



ZONING ANALYSIS



PUBLIC PROPERTY OWNERS



FAIRBURN BICYCLE TRAILS PLAN

City of Fairburn
Gateway and Connectivity LCI



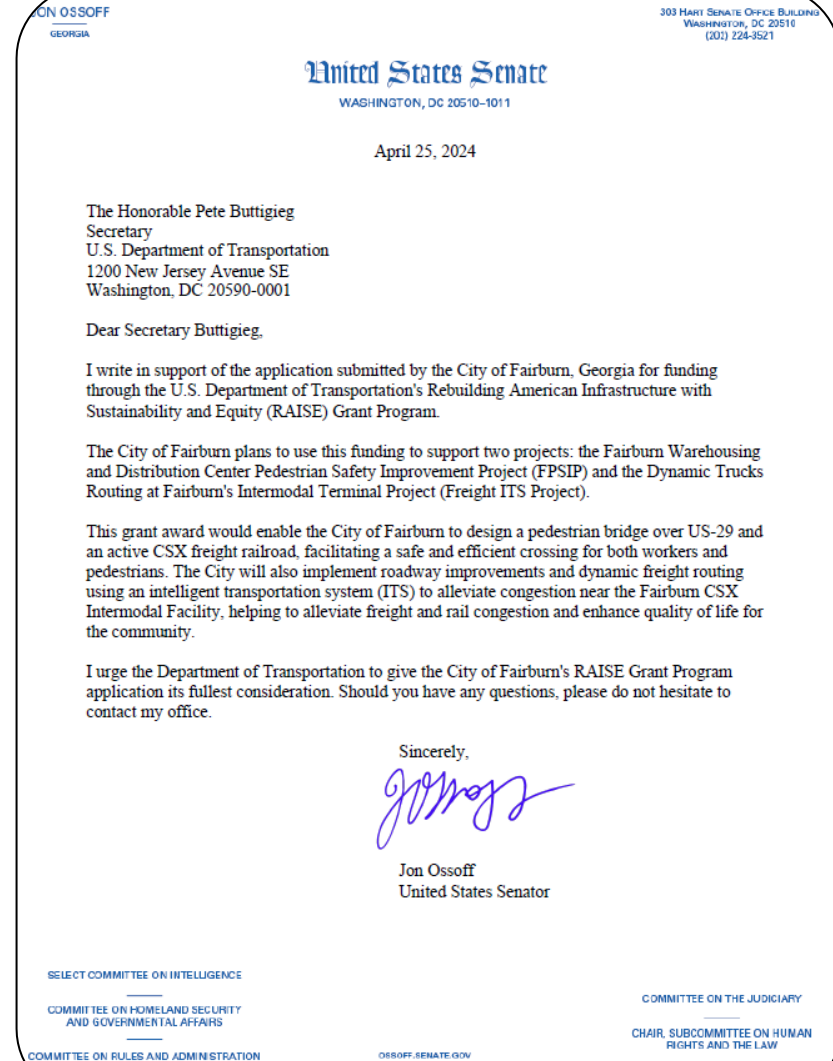
EXISTING CONDITIONS

- Key Takeaways
- Many exciting opportunities exist in Fairburn
 - Film, Tunnels, Bike Trails, Sports Fields, Vacant Classrooms, etc.
- Desired Connection of Broad Street to Duncan Park
- Desire for Less Asphalt and More Greenspace in Downtown (Linear Park)
- Improve Connections to *Lightning* and *South of Broad* Neighborhoods
- Restore and Activate Broad Street Storefronts
- Campbell County Courthouse is historically significant
- Broad Street to remain a Highly Trafficked Corridor

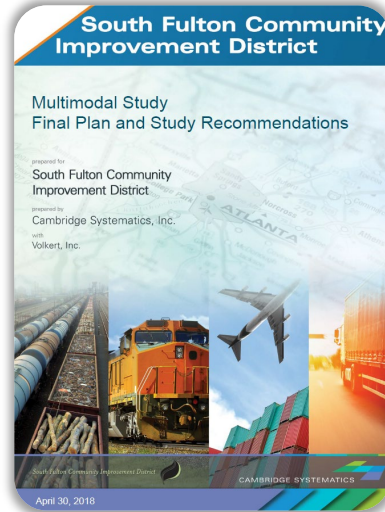
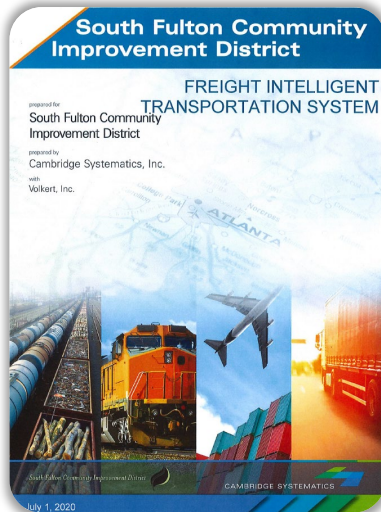
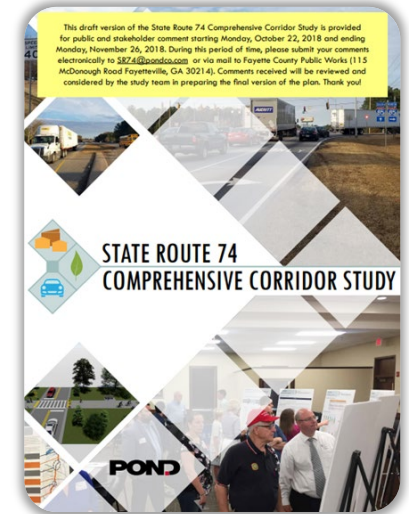
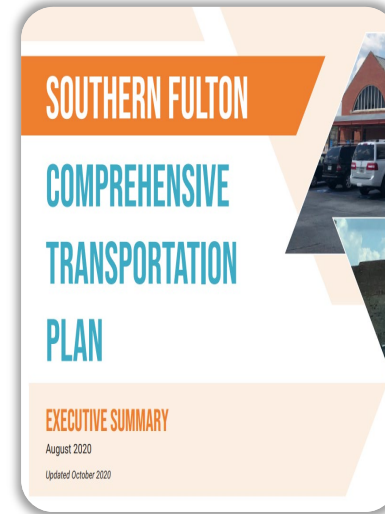
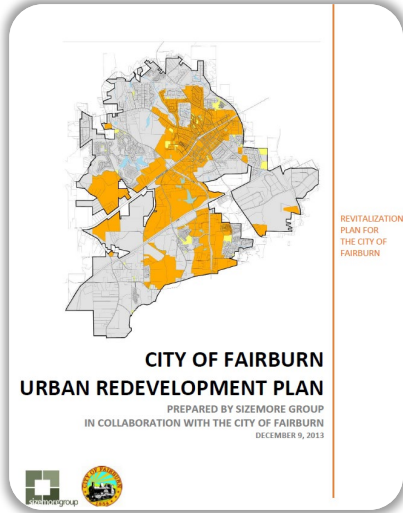


EXISTING CONDITIONS

- Current Momentum
- Awarded 2 RAISE Grants
 - The Fairburn Warehousing and Distribution Center Pedestrian Safety Improvement Project (\$1M)
 - Dynamic Trucks Routing at Fairburn's Intermodal Terminal Project (Freight ITS Project).
- Fairburn Keeps Winning Competitive LCI Grants
- Sidewalk Improvements along Fairview Dr
- Bicycle Trails Plan Underway
- Infill Development in Lightning Neighborhood
- Streetlight Improvements Throughout City
- *Fairburn in Fun!*
 - National Night Out
 - Renaissance Festival
 - Fairburn 3rd Fridays



PLANS REVIEW



EXISTING CONDITIONS ANALYSIS

- Site Visit and Bus Tour

- Global Impact Academy
- Campbell Elementary School
- Lightning Community
- Cora Robinson Park
- Frankie Arnold Stage & Courtyard
- The Manor Senior Living
- Fairburn Youth Center
- Fairburn Industrial Park
- Georgia Renaissance Festival Site
- Durham Lakes Community
- Landmark Christian School
- Fairburn City Center
- HWY 74 (Oslo, The Dylan)

- Technical Assessments

- Land Use, Zoning, Overlay Analysis
- Transportation Analysis
- Site Suitability Analysis
- Market and Housing Analysis



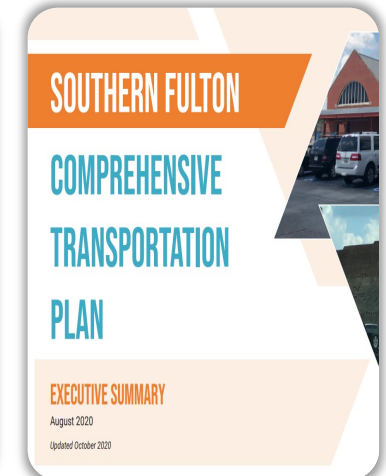
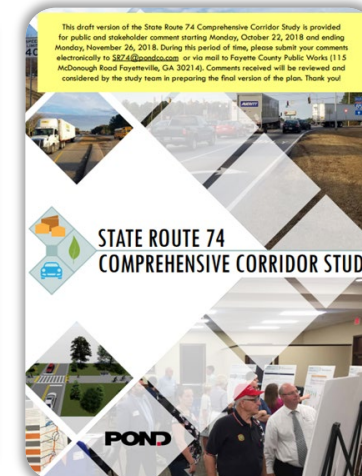
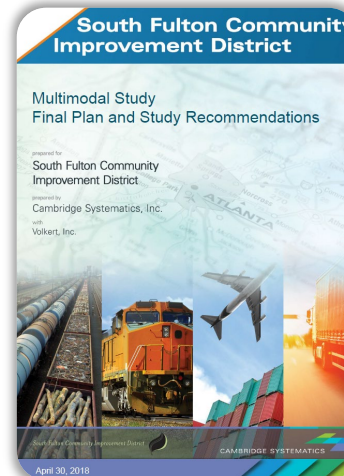
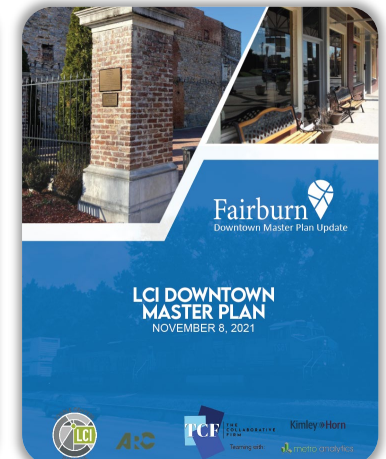
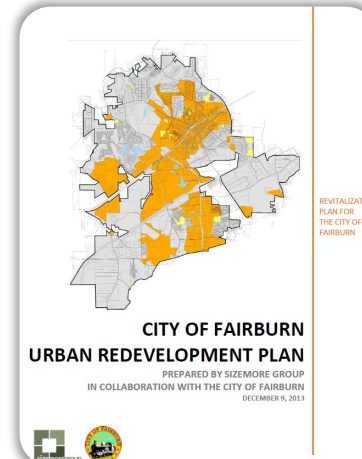
Courtesy of Prestwick and Radiant



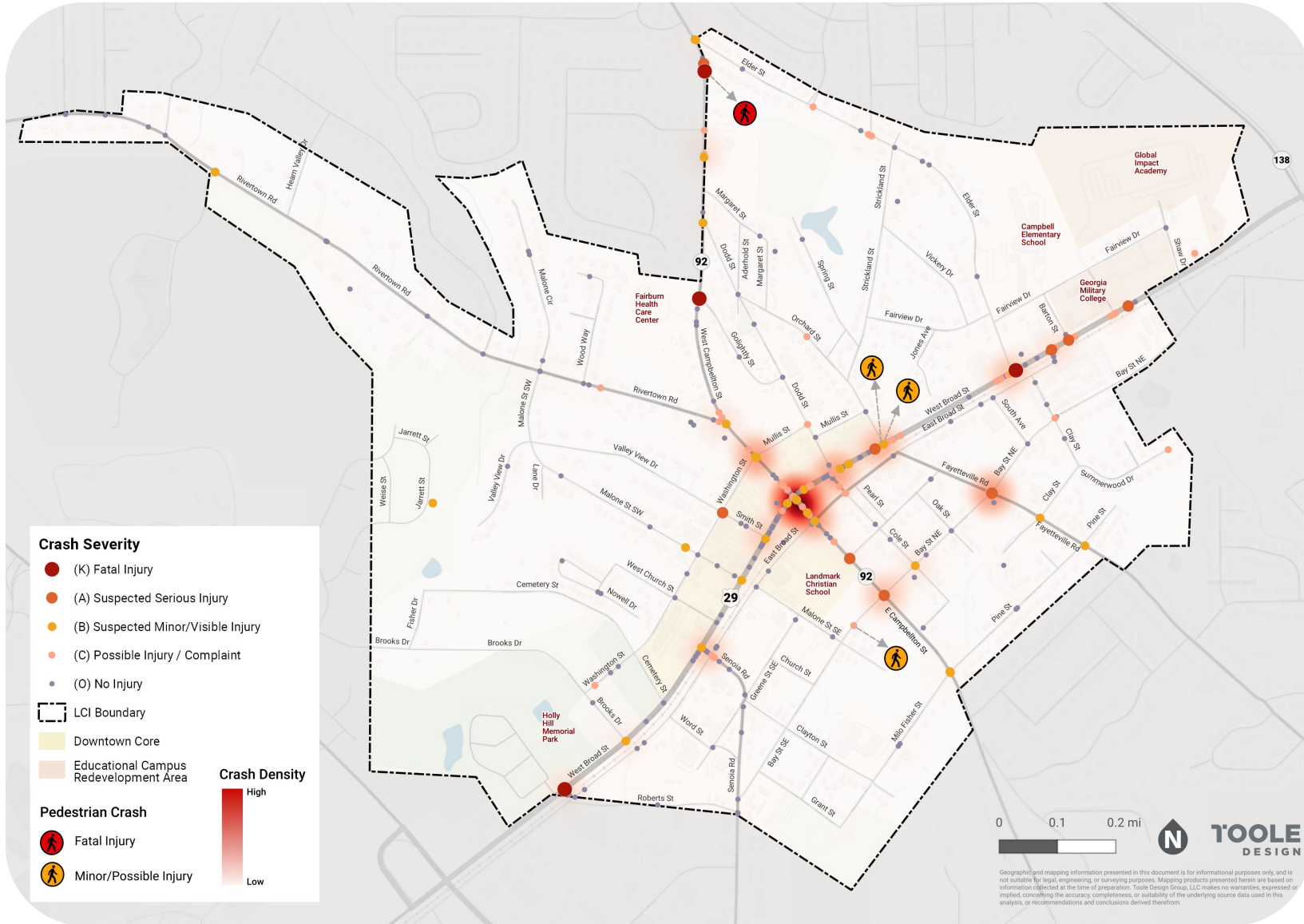
PLANS REVIEW

• Key Takeaways

- Building sidewalks to connect local neighborhoods to parks, businesses, and to the education campus.
- Building crosswalks in local neighborhoods and between points of interest.
- Making the crossing of US-29 and the railroad to the southern side of the LCI area safe and accessible for pedestrians.
- Developing wayfinding and better signage throughout the LCI to prevent freight on unwanted roads.
- Creating gateway treatments and context shifts before vehicles enter the historic downtown area that will encourage safer driving behavior.
- Bicycle recommendations have been consistently made, but the recommendations in facility type do not meet best practices to encourage an All Ages All Abilities network. There also needs to be a more careful analysis on the bicycle network being proposed.
- Expanding transit along US-29.



CRASH MAP



CRASH ANALYSIS

- Crash data from GEARS (Georgia Electronic Accident Reporting System) from 2019 to 2023.
- 826 total crashes
 - 4 fatal crashes
 - 11 serious injury crashes
- 4 pedestrian crashes, no bicycle crashes.
- Intersections accounts for just under half of all crashes.
 - 75% of all fatalities and 55% of serious injuries occurred at intersections
 - West Campbellton and West Broad Street had 77 crashes.
 - Washington Street and West Campbellton Street had 36 crashes.
 - West Broad and Dodd Street; West Broad and Orchard Street; and West Broad and Elder Street each had 20 crashes.

| Crash Severity | # of Crashes | % of Total Crashes |
|--------------------------------|--------------|--------------------|
| Fatal Injury | 4 | 0.5% |
| Suspected Serious Injury | 11 | 1.3% |
| Suspected Minor/Visible Injury | 55 | 6.7% |
| Possible Injury/Complaint | 154 | 18.6% |
| No Injury | 594 | 71.9% |
| Unknown | 8 | 1.0% |
| Total | 826 | 100% |

LEVEL OF TRAFFIC STRESS (LTS)

LTS Categories

| Category | Description |
|----------|--|
| LTS 1 | Tolerable for users ranging from 8-years old to seniors, providing the highest level of comfort and safety for all ages. |
| LTS 2 | Tolerable for the mainstream adult population, including those who are "interested but concerned" about cycling in mixed traffic conditions. |
| LTS 3 | Tolerable for adults who are "enthused and confident," comfortable with shared traffic but who may prefer some degree of separation from motor vehicles. |
| LTS 4 | Tolerable for the "strong and fearless" adult population, who are comfortable cycling in shared traffic with no separation from motor vehicles. |

Methodology

| Number of Lanes | Effective ADT* | Prevailing Speed (mph) | | | | | | |
|--|----------------|------------------------|------|------|------|------|------|------|
| | | <=20 | 25 | 30 | 35 | 40 | 45 | 50+ |
| Un-laned 2-way street (no centerline) | 0-750 | LTS1 | LTS1 | LTS2 | LTS2 | LTS3 | LTS3 | LTS3 |
| | 751-1500 | LTS1 | LTS1 | LTS2 | LTS3 | LTS3 | LTS4 | LTS4 |
| | 1501-3000 | LTS2 | LTS2 | LTS3 | LTS3 | LTS4 | LTS4 | LTS4 |
| | 3000+ | LTS3 | LTS3 | LTS4 | LTS4 | LTS4 | LTS4 | LTS4 |
| 1 thru lane per direction (1-way, 1-lane street or 2-way street with centerline) | 0-750 | LTS1 | LTS1 | LTS2 | LTS2 | LTS3 | LTS3 | LTS3 |
| | 751-1500 | LTS2 | LTS2 | LTS2 | LTS3 | LTS3 | LTS4 | LTS4 |
| | 1501-3000 | LTS2 | LTS3 | LTS3 | LTS4 | LTS4 | LTS4 | LTS4 |
| | 3001-6000 | LTS3 | LTS3 | LTS4 | LTS4 | LTS4 | LTS4 | LTS4 |
| | 6001-10000 | LTS3 | LTS4 | LTS4 | LTS4 | LTS4 | LTS4 | LTS4 |
| 10000+ | LTS4 | LTS4 | LTS4 | LTS4 | LTS4 | LTS4 | LTS4 | |
| 2 thru lanes per direction | 0-6000 | LTS3 | LTS3 | LTS3 | LTS4 | LTS4 | LTS4 | LTS4 |
| | 6001-12000 | LTS3 | LTS3 | LTS4 | LTS4 | LTS4 | LTS4 | LTS4 |
| | 12000+ | LTS4 | LTS4 | LTS4 | LTS4 | LTS4 | LTS4 | LTS4 |
| 3+ thru lanes per direction Number | Any ADT | LTS4 | LTS4 | LTS4 | LTS4 | LTS4 | LTS4 | LTS4 |

* Effective ADT = ADT for two-way roads; Effective ADT = 1.67*ADT for one-way roads

ONGOING PROJECTS

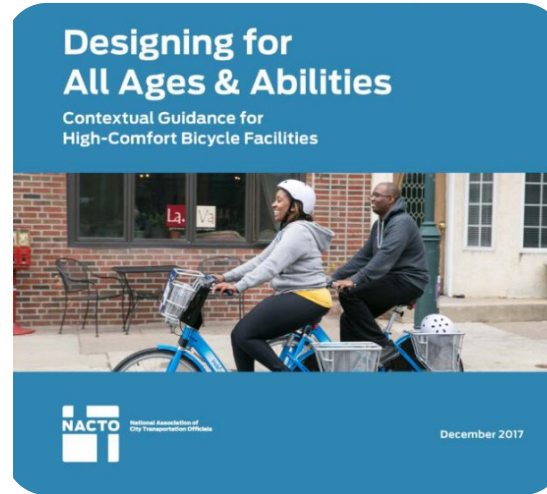
Ongoing Projects

- Phase 1 for installing sharrows throughout downtown as part of 2024 City-Wide Resurfacing Project this fiscal year.
- Sidewalks along:
 - West Campbellton Road (Pinehurst Drive to south of Elder Street)
 - Shaw Drive (Campbell Elementary School to US 29)
 - Washington Street (Hwy 92 to Valley View Drive)
- Ongoing discussions with GDOT on a pedestrian crossing at Senoia Road and Broad Street
- Warehousing Distribution Center Community Safety Improvements RAISE Grant
- Duncan Park Road Extension



OPPORTUNITIES TO IMPROVE CONNECTIVITY

- Updating bicycle recommendations to facilities that focus on an All Ages All Abilities network, especially near the Elementary School and Park.
- US-29 has been recommended for a trail and bike lane by different plans, consolidating these recommendations into one facility type to encourage All Ages and All Abilities should be considered.
- Identifying safety countermeasures at intersections that prioritize pedestrian safety.
- Identifying opportunities for midblock crossings at GDOT owned roads and new paths forward in permitting with the new version of the MUTCD.
- Freight has had many recommendations already and building safer streets for pedestrians will encourage safer behavior from all vehicle types, including freight.
- Identifying roadway treatments to begin transitioning drivers from a high-speed corridor with few signalized intersections to a historic district that is pedestrian focused.
- Bridge rehabilitations should build new sidewalks and proposed bicycle facility.



COMMUNITY ENGAGEMENT PLAN

City of Fairburn
Gateway and Connectivity LCI

Online Engagement

- Community Survey
- Flyers
- Social Media Posts
- Fairburn Connect Content

Public Meetings

- Community Meetings
 - Project Kickoff and Goal Setting: August 20th
 - Design Charrette and Hands-on Workshop: November 12th
 - Open House/Draft Plan Presentation: February 11th
 - **PAG Meetings will proceed Community Meetings*
- City Council Monthly Update
- Stakeholder Interviews
- Pop-up Events
 - National Night Out: August 6th
 - Additional TBD



Fairburn 
Situated to Succeed

**JOIN US FOR A PUBLIC MEETING ABOUT THE
Fairburn Connectivity and Gateway
Livable Centers Initiative (LCI)**

FIND OUT HOW THE INITIATIVE WILL IMPACT
FAIRBURN'S FUTURE

**Tuesday,
August 20, 2024
6:00 p.m.-7:30 p.m.**

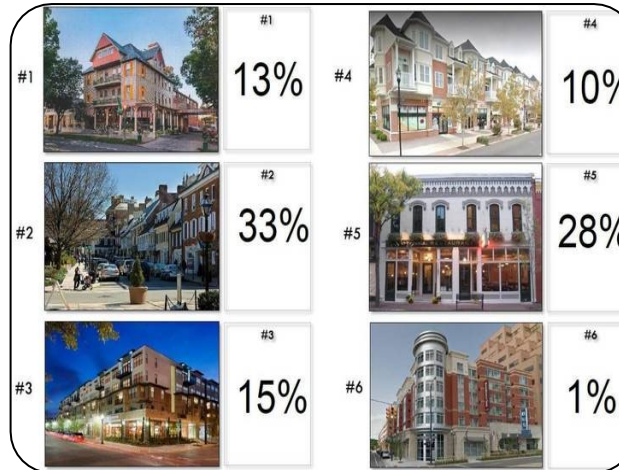
FAIRBURN CITY HALL
56 MALONE STREET SW
FAIRBURN, GA 30213



FOR MORE INFORMATION, VISIT
[HTTPS://BIT.LY/FAIRBURNLCI](https://bit.ly/fairburnlci)

COMMUNITY MEETINGS

- August 20th, 2024: Kickoff and Visioning and Goal Setting
- November 12th, 2024: Design Charrette and Hands-on Workshop
- February 11th, 2025: Open House/Draft Plan Presentation
- Workshop Activities
 - Asset Mapping
 - Visual Preference
 - Investment Game



WE NEED YOU!

City of Fairburn
Gateway and Connectivity LCI

Promote the Project w/in Your Circles

- Complete Survey
- Share the Community Meeting Flyer
- Share the Webpage
- Post on Social Media
- Typical Hard to Reach Audiences: Youth and Young Adults, Marginalized Communities, LGBTQ+, etc.

Drive Engagement

- Community Meetings
 - **Project Kickoff and Goal Setting: August 20th**
 - Design Charrette and Hands-on Workshop: November 12th
 - Open House/Draft Plan Presentation: February 11th
- Local Events and Organizations that we need to engage
- Identify Key Stakeholders to Interview
- Pop-up Events
 - **National Night Out: August 6th**



ACTIVITIES

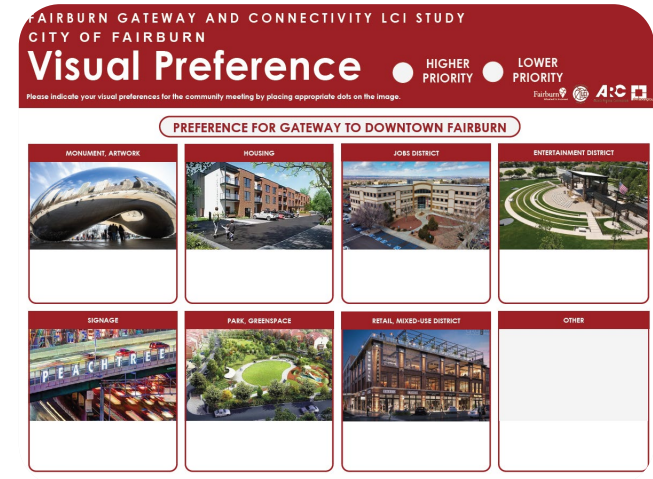
Goals and Vision Setting

Gateway Preferences

- Monument, Artwork
- Housing
- Jobs District
- Entertainment District
- Signage
- Parks, Greenspace
- Retail, Mixed-Use
- Other

Connectivity Assessment

- Within the “Downtown District”, where do you...
 - Live
 - Work
 - Eat/Shop
 - Play



NEXT STEPS

Promote the Project w/in Your Circles

- Complete Survey
- Share the Community Meeting Flyer
- Share the Webpage
- Post on Social Media
- Typical Hard to Reach Audiences: Youth and Young Adults, Marginalized Communities, LGBTQ+, etc.

Drive Engagement

- Community Meetings
 - **Project Kickoff and Goal Setting: August 20th**
 - Design Charrette and Hands-on Workshop: November 12th
 - Open House/Draft Plan Presentation: February 11th
- Local Events and Organizations that we need to engage
- Pop-up Events



THANK YOU!

Welcome to
City of Fairburn
Situated to Succeed

Comments/Questions?

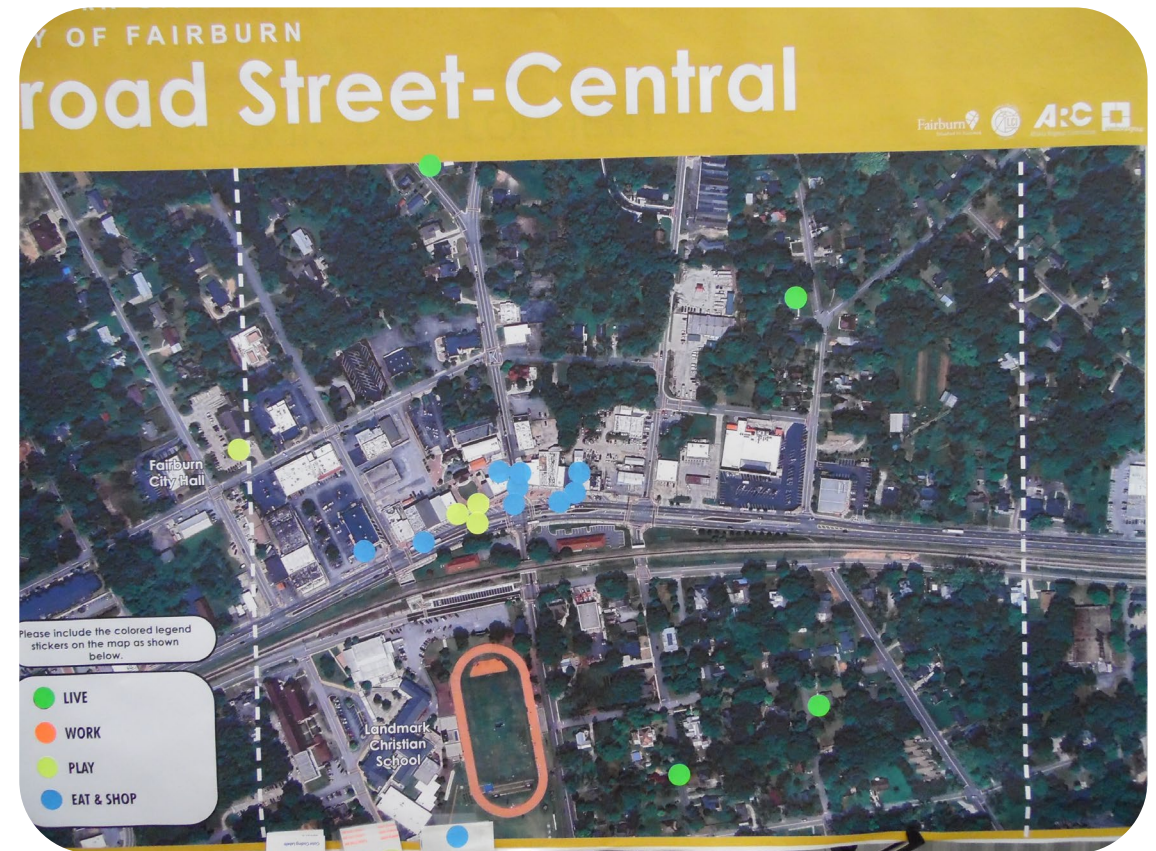
Sylvia Abernathy

sabernathy@fairburn.com

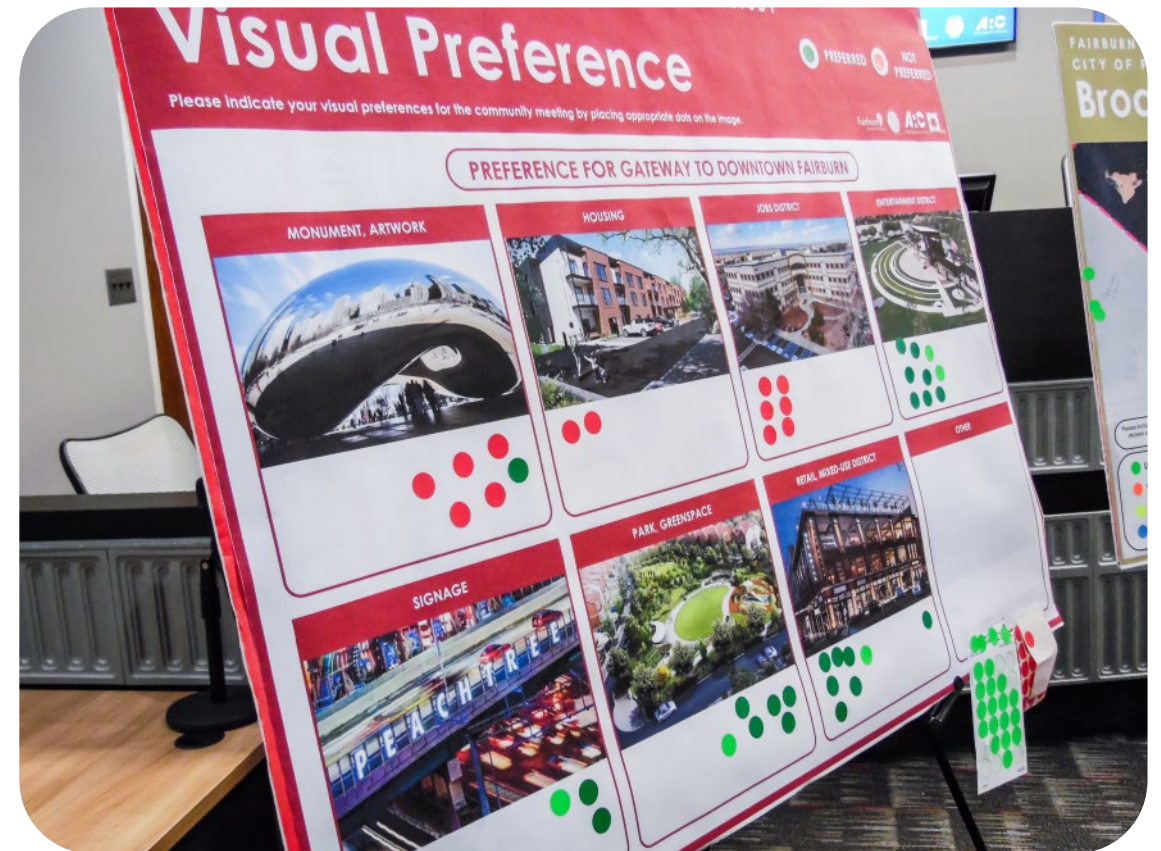
Randy G. Gibbs, AICP

randyg@sizemoregroup.com

Pics – Community Meeting #1



Pics – Community Meeting #1



Pics – Community Meeting #1

AIRBURN GATEWAY AND CONNECTIVITY LCI STUDY
CITY OF FAIRBURN

Visual Preference

Please indicate your visual preferences for the community meeting by placing appropriate dots on the image.

PREFERRED NOT PREFERRED

Fairburn A:R:C

PREFERENCE FOR GATEWAY TO DOWNTOWN FAIRBURN

| MONUMENT, ARTWORK | HOUSING | JOB DISTRICT | ENTERTAINMENT DISTRICT |
|---|--|---|---|
|  <input checked="" type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> |  <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> |  <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> |  <input checked="" type="radio"/> <input checked="" type="radio"/> <input checked="" type="radio"/> <input checked="" type="radio"/> <input checked="" type="radio"/> <input checked="" type="radio"/> <input checked="" type="radio"/> <input checked="" type="radio"/> |
| SIGNAGE | PARK, GREENSPACE | RETAIL, MIXED-USE DISTRICT | OTHER |
|  <input checked="" type="radio"/> <input checked="" type="radio"/> <input checked="" type="radio"/> <input checked="" type="radio"/> |  <input checked="" type="radio"/> <input checked="" type="radio"/> <input checked="" type="radio"/> <input checked="" type="radio"/> <input checked="" type="radio"/> <input checked="" type="radio"/> <input checked="" type="radio"/> |  <input checked="" type="radio"/> <input checked="" type="radio"/> <input checked="" type="radio"/> <input checked="" type="radio"/> <input checked="" type="radio"/> <input checked="" type="radio"/> <input checked="" type="radio"/> <input checked="" type="radio"/> | <p>See Lion's Gate for the Delmar Loop in St. Louis, MO Gate + Overpass + Clock (used K over)</p> <input checked="" type="radio"/> <input checked="" type="radio"/> <input checked="" type="radio"/> <input checked="" type="radio"/> <input checked="" type="radio"/> <input checked="" type="radio"/> |

OTHER

See Lion's Gate for the Delmar Loop in St. Louis, MO
Gate + Overpass + Clock
(used K over)

Pics - Community Meeting #1

Gateway:

Golf/green space w/
metallic letters - arched
"FAIRBURN"

highlight the
schools in the
area. Have events
which center around
the students attending
the schools

Keep our community feel. not
a community that feels like it
could be anywhere —

Functional Gateway.
*Shopping, entertainment.

Least amount of
impact on taxes increasing!

— ADD coffee shop **

— Also a pedestrian bridge *
with stairs as a gateway *

LWP (Live Work Play)
Buildings. Affordable residence + business.

STR-MTR (mid-term rentals for
business people passing through /
projects) K.V.

Bakery (not Krispy Kreme :))

Entertainment space for creatives

Pics – Community Meeting #1

What would you like preserved in the study area? What do you like?

no buildings over
3 stories.

Renovate
Old Campbell
Courthouse
as
Tourist
Attraction

we moved to
Fairburn for the
Small town charm
Don't want cookie
Cutter Development

Keep the
small town feel
but increase the
curb appeal

Historic,
appeal &
Value

Community
friendliness_{KV}

Pics – Community Meeting #1

City of Fairburn
Gateway and Connectivity LCI

What would you like chanced in the study area? What

TRAFFIC
(AM/PM) IS
Really Bad now. So
many new devlop.
& folks make up their
commute
Camb. & Broad

Would love to
see large trucks
"it-routed" via
an industrial traffic
path.

Use
Entertainment
Spaces
for creators

No more
brick crosswalk
Dangerous
for wheelchairs
bikes, stumbling

Pics – Community Meeting #1

City of Fairburn
Gateway and Connectivity LCI

What would you like connected? What transpor

Would like to see
schools connected
to green spaces
so classrooms
could be outside
the brick walls.

Pics – Community Meeting #1

What would you like created in the study area?

opportunities for
small businesses +
vendors to begin
using the space now,
while the plans are
being finalized.

Ice cream
Parlor with
Bakery

more restaurant
and catering
options to be
delivered to
local businesses

multifunctional
outdoor entertainment
space.

RV

Would like an
e-sport/e-games
facility for youth
+ "children of all
ages"

Bakery
LiveWorkPlay
structures
Co-working space
RV