

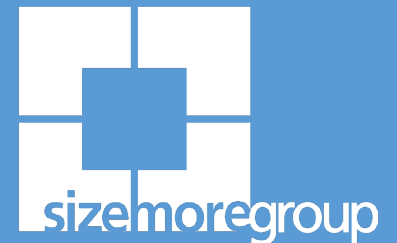


Community Meeting 1
Red Oak District

October 15, 2024

City of South Fulton

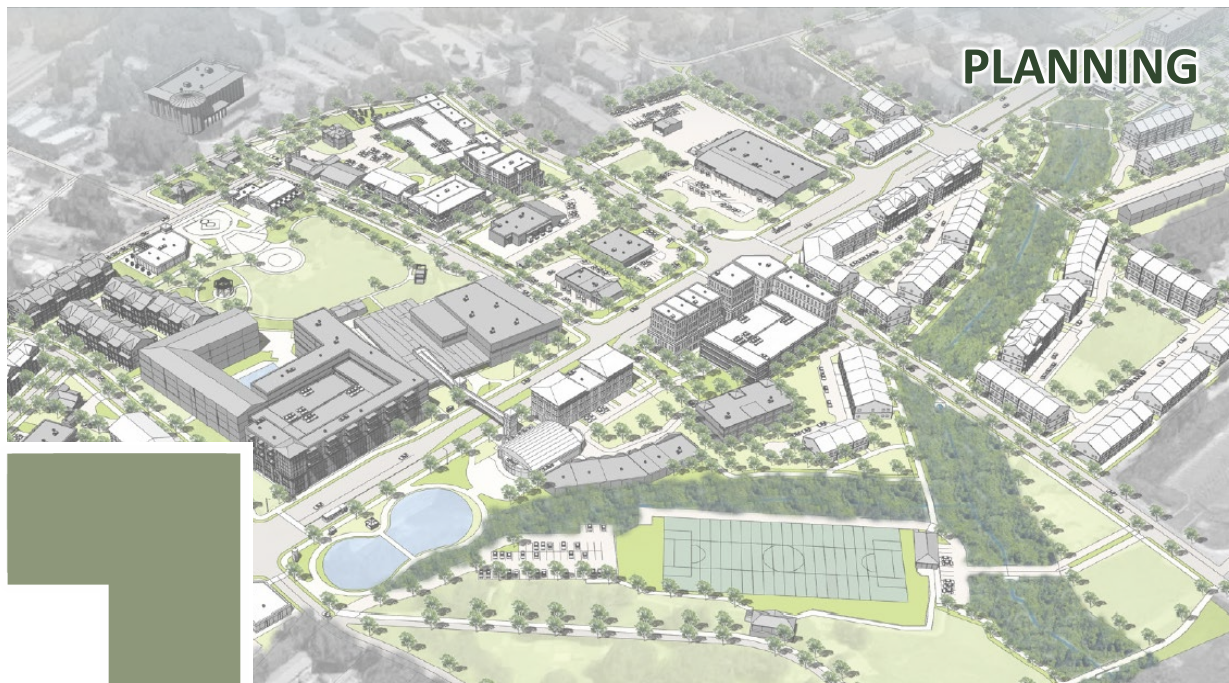
Design Services



ARCHITECTURE



PLANNING



INTERIORS



ENGAGEMENT

Agenda

- Introductions
- Project Team
- Project Scope
- Project Schedule
- Project Goals
- Community and Stakeholder Input
- Breakout Session
 - Exercise: Postcards from Future
 - Exercise: Preserve, Change, Create, Connect, Vision
 - Exercise: Voices of South Fulton
 - Exercise: Map

*City of South Fulton
Design Services, 2024*



PROJECT TEAM

City of South Fulton
Design Services, 2024

LEAD PLANNING & DESIGN

Sizemore Group



DEANNA MURPHY, AICP

Project Manager and Lead Designer



PULKIT JAIN

Assistant Project Manager

COMMUNITY ENGAGEMENT

Sycamore



JEN PRICE, AICP

Project Manager



MADISON DAVIS, AICP

Planner, Public Engagement Specialist

TRANSPORTATION & CIVIL

Atlas



TODD I. LONG, PE, PTOE

Transportation Engineer



ANDREW PANKOPP, PE, LEED AP

Civil Engineer

MARKET ANALYSIS

Noell Consulting



BEN KING

Real Estate Consultant

A photograph of the City of South Fulton Administration building, a single-story structure with a blue and white facade. The building features large windows and a prominent sign that reads "City of South Fulton" in blue letters. Below this, the word "ADMINISTRATION" is visible in smaller, lighter blue letters. The address "4715" is displayed above the entrance. The building is surrounded by greenery, including trees and shrubs, and a paved area is visible in the foreground. The sky is blue with some clouds.

Project Scope

PROJECT SCOPE

City of South Fulton
Design Services, 2024

The scope of this project includes urban planning/design and architectural services to **create a unified vision for three catalytic areas in the City of South Fulton:**

1

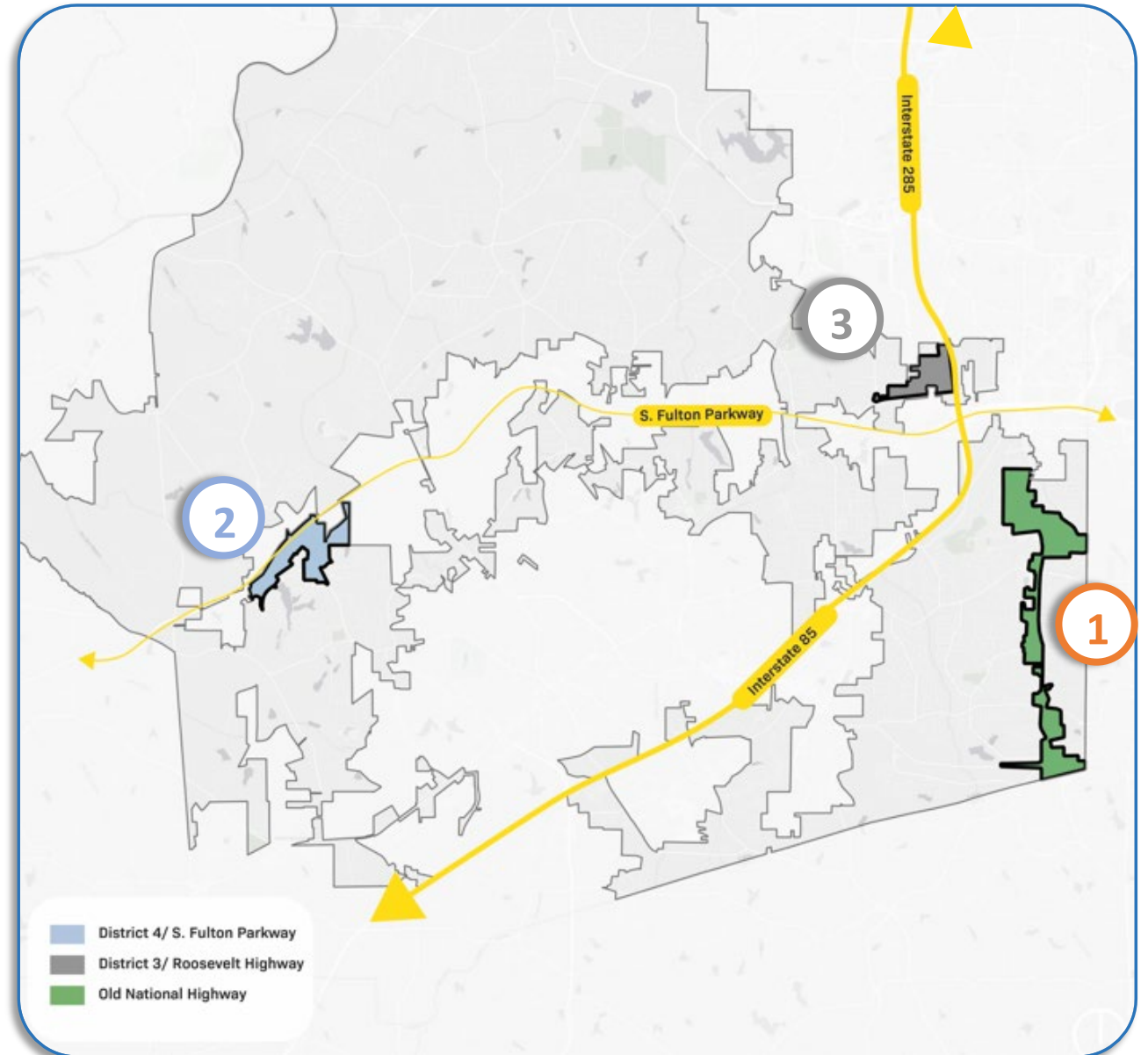
Old National District

2

South Fulton Parkway / Cedar Grove Road

3

Roosevelt Highway / Red Oak



PROJECT SCOPE

City of South Fulton
Design Services, 2024

1

Task 1: Existing Condition Assessment

- Review of previous plans and studies
- Land assessment
- Transportation analysis

2

Task 2: Market Feasibility Study

- Demand and feasibility assessment
- ID new development opportunities
- Finance recommendations

3

Task 3: Outreach

- Community Meetings (5)
- Community online surveying/mapping
- Stakeholder interviews
- Project website
- Social media engagement
- City Council meetings (2)

4

Task 4: Redevelopment Plan

- Design concepts for each study area
- Design workshop
- Refine concepts
- Graphics
- Recommendations on design standards
- Creative placemaking

5

Task 5: Implementation

- Implementation plan
- Final report and executive summary

PROJECT SCOPE

City of South Fulton
Design Services, 2024



1. Old National Market



2. Tri County Station



3. Crestwood



4. Old National Park



5. Old National Commons



PROJECT SCOPE

City of South Fulton
Design Services, 2024

SOUTH FULTON PARKWAY / CEDAR GROVE ROAD

1. 6000 Lynmark Way



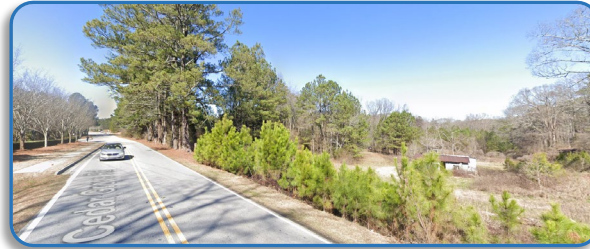
2. The Village Shops



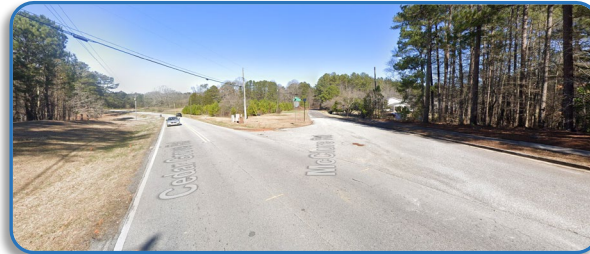
3. Cedar Grove Lake



4. Cedar Grove Road



5. Cedar Grove Road and McClure Road



PROJECT SCOPE

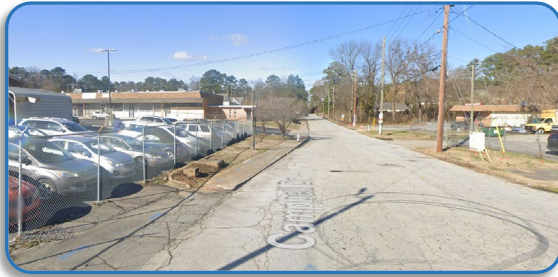
City of South Fulton
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ROOSEVELT HIGHWAY / RED OAK

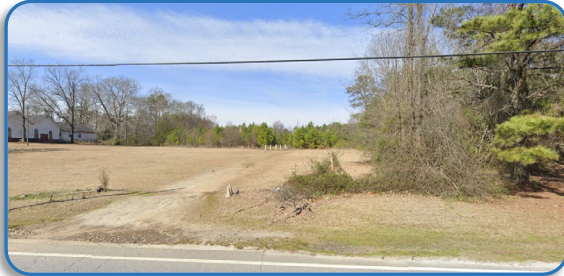
1. Lee Plaza



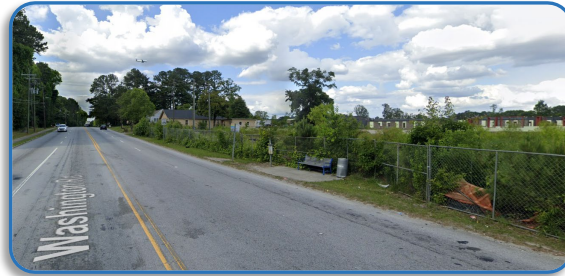
2. Roosevelt and Campbell Drive



3. Abandoned Street



4. Washington Road



5. 4800 Campbell Drive



PROJECT SCHEDULE

City of South Fulton
Design Services, 2024

Project Schedule and Scope	2024						2025
	JUL	AUG	SEPT	OCT	NOV	DEC	JAN
Task 1: Existing Conditions Assessment							
Review of Past Plans/Documents							
Development sites, land use, parks, historic, community facilities analysis							
Analysis of Future Land Use and Zoning							
Task 2: Market Feasibility Studies							
Market Study Coordination							
Demand and Feasibility Assessment							
Identification of New Development Opportunities							
Residential Preference							
Finance Recommendations							
Task 3: Outreach							
PMT Meetings							
Interviews							
Community Survey							
Public Meetings							
Website							
Social Media							
Council Meetings							
Task 4: Redevelopment Plan							
Design Workshop							
Plan Refinement							
Renderings							
Design Standards							
Creative Placemaking							
Task 5: Implementation							
Report							
Executive Summary							
Implementation Plan							
	JUL	AUG	SEPT	OCT	NOV	DEC	JAN

PROJECT GOALS

City of South Fulton
Design Services, 2024



1. Establish and build **consensus around a unified vision** for each study area.



2. **Engage** the community.



3. **Create an implementable plan** that does not sit on the shelf.



4. **Provide clear steps** towards implementation

COMMUNITY INPUT

City of South Fulton
Design Services, 2024

Goal and Visioning (3)	October 10, 2024 October 15, 2024 October 24, 2024
BOC (2)	September 10, 2024 January 2025
Stakeholder Interviews	September/October/November 2024
Design Workshop (1)	November 7, 2024
Community Meeting (1)	January 2025



PUBLIC INPUT

City of South Fulton
Design Services, 2024

Public Meetings (5)

- Community Meeting Series 1: Vision and Goals
 - OND: October 10th, 6-7:30pm, Crestwood Event Center
 - District 3: October 15th, 6-7:30pm, Siloam Church International
 - District 4: October 24th, 6-7:30pm, Fire Station 8
- Community Meeting Series 2: Design Workshop
 - Central Location: November 7th, 6-7:30pm, Elegant Occasions Event Center
- Community Meeting Series 3: Draft Recommendations
 - Central Location: January, Date and Location TBD

Community Survey

Social Media Engagement

Online Engagement →



futureofsouthfulton.com

futureofsouthfulton.com



English ▾



City of South Fulton Design Services

Project Overview

The City of South Fulton is reimagining three catalytic sites located at Roosevelt Hwy/Red Oak, South Fulton Pkwy/Cedar Grove Rd, and the Old National District. This initiative will analyze land use at the sites and will result in master plans and redevelopment strategies, design guidelines, and development regulations that focus on **Smart Growth Principles**.

We Need Your Help!

Stakeholder and public participation play a crucial role in the development of these plans. The City of South Fulton will work collaboratively with residents and stakeholders to develop consensus on a unifying vision.

Our goals for community engagement are to:

- Be inclusive and representative
- Encourage broad participation
- Hear from traditionally underserved members of the community
- Generate meaningful feedback, and
- Build relationships that will support action once the plans are completed.

Help us identify opportunities to improve the sites and let us know your priorities through our engagement activities below! The study areas are:

- Old National District
- Red Oak District, and
- Cedar Grove District.

Redevelopment Sites Interactive Map

Help us identify opportunities to improve the sites and let us know your priorities!

[View the Map](#)

Mailing List Sign Up

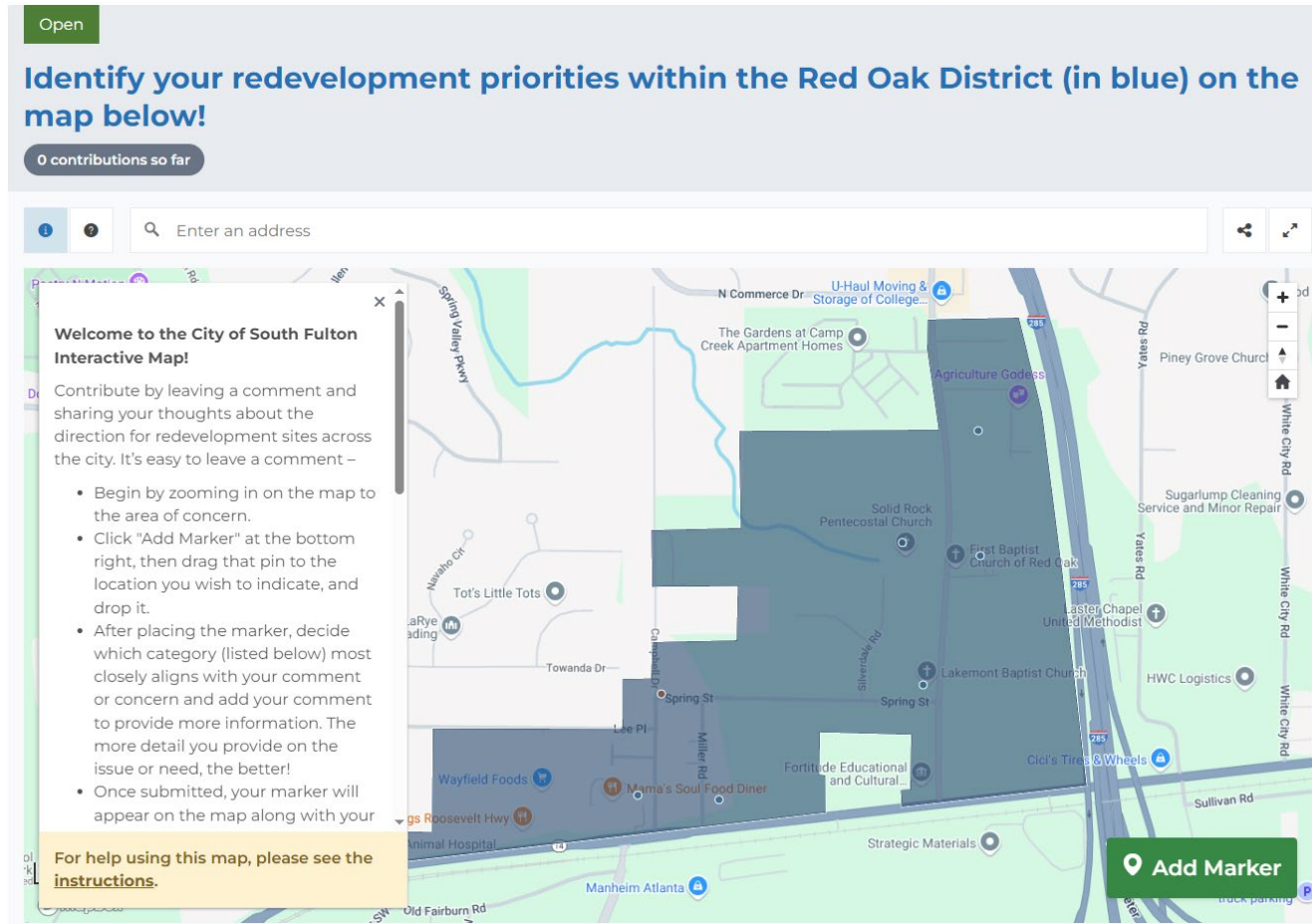
First name

Last name

Email address

SOCIAL PINPOINT

City of South Fulton
Design Services, 2024



Choose the Type of comment that you would like to leave



Participate now!
[Interactive Map](#)



A photograph of the City of South Fulton Administration building, a single-story structure with a blue and white facade. The building features large windows and a sign that reads "City of South Fulton" in blue letters, with "ADMINISTRATION" in smaller blue letters below it. The address "4715" is visible above the entrance. The building is surrounded by lush green trees and manicured bushes. A paved walkway leads to the entrance. The entire image is covered with a semi-transparent green overlay.

Exercise

VISUAL PREFERENCE

City of South Fulton
Design Services, 2024

HOUSING



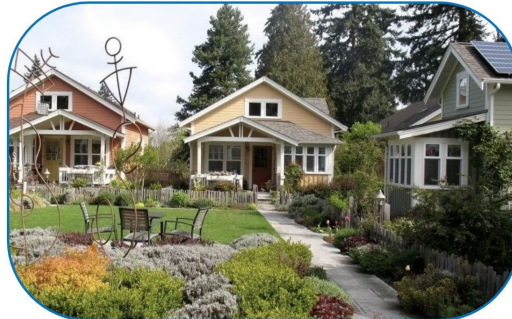
MultiFamily



Duplex



Detached Townhomes



Cottage Court



Quadplex



Residential above Retail

PLACE-MAKING



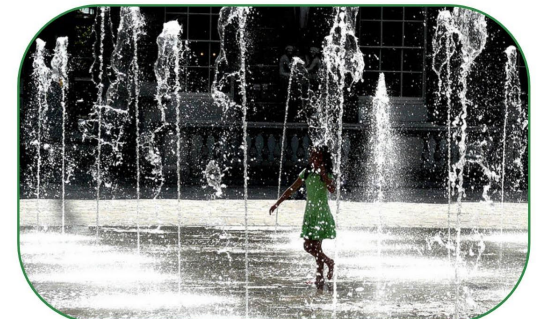
Crosswalk Art



Activities



Swings



Splash Pad



Mural



Interactive Art

VISUAL PREFERENCE

City of South Fulton
Design Services, 2024

RETAIL CENTER RETROFITS

GREEN FIELD REDEVELOPMENT



Avalon in Alpharetta, GA



Marietta Square, GA



Halcyon, GA



Suwanee, GA

MIXED-USE STRIP MALL RENOVATION



Woburn Village, MA



Acton Plaza - Acton, Massachusetts



Ralston Cree, Arvada, CO



Toco Hills Shopping Center, GA

VISUAL PREFERENCE

City of South Fulton
Design Services, 2024

RETAIL



Alpharetta Avalon, Georgia



Alpharetta, Georgia



Serenbe, Georgia



Decatur, Georgia



Old Town Lilburn, Georgia



Virginia Highland, Georgia



Suwanee, Georgia



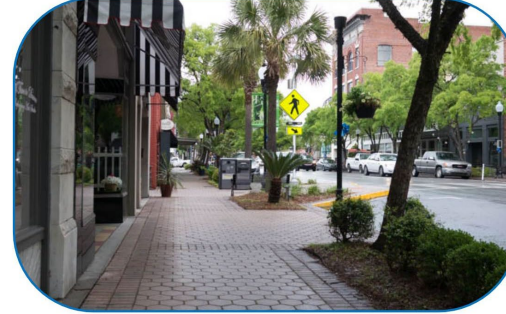
Monroe, Georgia



Pearl Street, Boulder



Oak Park, Chicago, IL



Valdosta, Georgia



Española way, Miami

YOUR VIEW

City of South Fulton
Design Services, 2024

CITY OF SOUTH FULTON DESIGN SERVICES - 2024
CITY OF SOUTH FULTON

Postcards from future



POSTCARD  	POSTCARD  	POSTCARD  	POSTCARD  	POST IT!
POSTCARD  	POSTCARD  	POSTCARD  	POSTCARD  	
POSTCARD  	POSTCARD  	POSTCARD  	POSTCARD  	
POSTCARD  	POSTCARD  	POSTCARD  	POSTCARD  	
Dear City of South Fulton, Greetings from the future! The streets are adorned with vibrant flowers, creating a colorful tapestry that greets visitors and residents alike. The parks have been expanded, offering more green space where families can relax and enjoy nature. The skyline has now incorporated sustainable design elements, blending with the city's history. Anonymous But it's not just the physical beauty that has flourished. South Fulton has become a hub of innovation and progress. The community is thriving, embracing businesses from various industries. All generations have multiplied, providing stability and prosperity to the community. 11/06/2050	POSTCARD  	POSTCARD  	POSTCARD  	

We invite you to unleash your creativity and share your thoughts through a "Postcard from the Future." Picture yourself in a time where the City of South Fulton Revitalization Plan has flourished, and let your imagination transport you to this vibrant future. Write a compelling postcard that paints a vivid picture of the transformed cityscape, bustling with thriving businesses, interconnected neighborhoods, and a vibrant community spirit. Your Postcard from the Future will serve as inspiration and guidance as we work together to bring our collective vision to life.

YOUR VIEW

CITY OF SOUTH FULTON DESIGN SERVICES - 2024
CITY OF SOUTH FULTON

Create



What would you like created in the study area?

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CITY OF SOUTH FULTON

Preserve



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

CITY OF SOUTH FULTON DESIGN SERVICES - 2024
CITY OF SOUTH FULTON

Change



What would you like changed in the study area? What is not working?

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CITY OF SOUTH FULTON

Connectivity



What would you like connected? What transportation issues are of greatest concern?



YOUR VISION

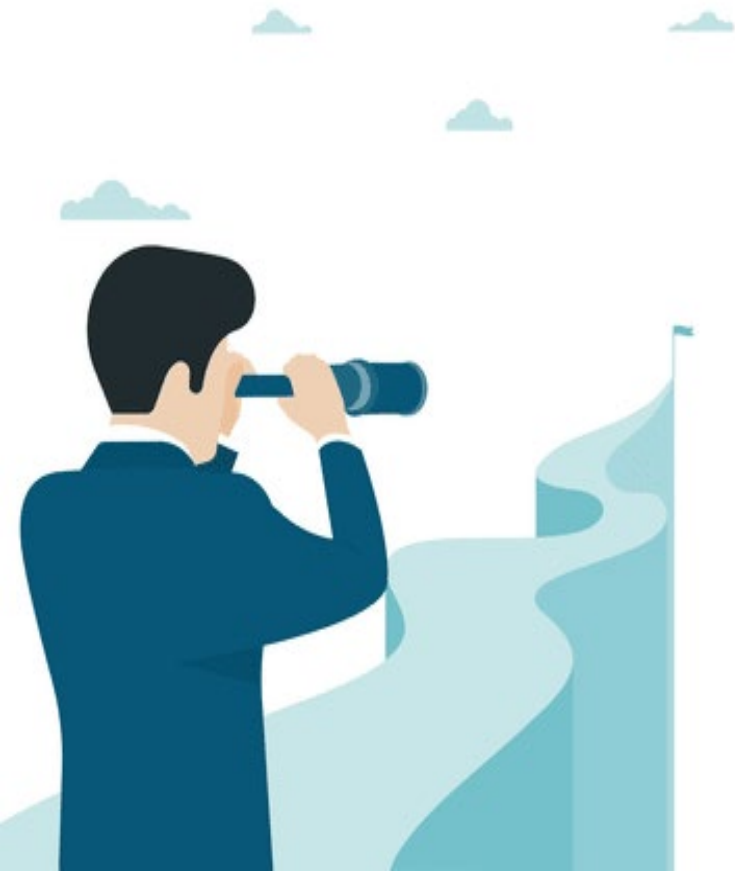
City of South Fulton
Design Services, 2024

CITY OF SOUTH FULTON DESIGN SERVICES - 2024
CITY OF SOUTH FULTON

Vision



What is your vision for this plan?



YOUR STORY

City of South Fulton
Design Services, 2024

CITY OF SOUTH FULTON DESIGN SERVICES - 2024
CITY OF SOUTH FULTON

Voices of South Fulton: Honoring Our Heritage



What historical events, landmarks, or traditions are most meaningful to you in this district? Tell us your experience or knowledge!

Did You

Know?

Interactive Map



What is it?

Welcome to the interactive map! Here, you can actively participate by dropping pins on the map to share your valuable insights, concerns, and ideas. This collaborative approach ensures that your voice is heard and contributes to the decision-making process.

Explore the map, drop pins and discover additional information on various points of interest. Together, let's shape the future of our beloved South

Roosevelt Highway/Red Oak.

Pins

- ☐ DEVELOPMENT OPPORTUNITIES
- ☐ BIKE/PED. OPPORTUNITIES
- ☐ OPEN SPACE OPPORTUNITIES
- ☐ PLACEMAKING OPPORTUNITIES

PINS

- ☒ Development opportunities
- ☐ Bike/Ped. Opportunities
- ☐ Open Space Opportunities
- ☐ Placemaking Opportunities

Next Steps

City of South Fulton
Design Services, 2024

- Share with your friends, families, neighbors!
- Take the Community Survey
- Complete the Interactive Map
- Engage Project Online
 - futureofsouthfulton.com
- Community Meeting Series 2 – Design Workshop: November 7 at Elegant Occasions Event Center, 6-7:30pm

Participate now!

[Interactive Map](#)



THANK YOU!



Comments/Questions?

Deanna Murphy

deannam@sizemoregroup.com