

2010 LCI Supplemental Study

In December of 2009, the City was awarded additional funding from the Atlanta Regional Commission (ARC) in the amount of \$30,000 for a Livable Centers Initiative (LCI) Supplemental Study. The City provided a 50% match; raising the amount to \$60,000 and work began in January 2010. The purpose of supplemental study funding is to assist communities with follow-up studies, additional analysis, or completing goals from their existing LCI programs.

Staff identified several older commercial centers within the Fayetteville LCI area as greyfields and one potential infill development site as the impetus for the supplemental study. LCI supplemental study funding was then used to hire professional land development and marketing consultants as necessary to devise a strategy and development plan to revitalize these important greyfield areas.

The additional funding will allow the City to take advantage of redevelopment opportunities that did not exist during the initial LCI planning. It will also give staff the opportunity to work collaboratively with owners of each site and bring in professional services that could not be reasonably afforded by the City or our local development community, particularly during the current economic downturn.

The key older centers identified are the 692 shopping center, the Fayette Place commercial center. Revitalization of these centers will serve as a catalyst for reviving the entire LCI area. Development of these sites can be less expensive for the developer and more cost effective for providing City services because the infrastructure is already in place. It will allow the value of the property to rise significantly, provide additional jobs, and increase taxable income for the City.

A third site, Market Place At Lafayette, is an underutilized site near the heart of downtown. As a part of the overall Villages of Lafayette master plan, this site has been envisioned as a downtown center for mixed-use office, retail, and residential. But it has remained undeveloped for a long period of time. Recent interest in this site from the private sector presents an excellent chance for the City to work collaboratively with the developer to finally move forward with this infill opportunity. Its location makes it a key activity generator that supports a vibrant downtown area.

Completion of the supplemental study is expected by summer 2010.