Project Renaissance - Georgetown Park

In March 2012, the city unveiled the Project Renaissance redevelopment initiative. This effort implements the community-developed Georgetown / North Shallowford Master Plan and promotes a catalytic redevelopment opportunity for the Georgetown area. Project Renaissance activates 35 acres of city-owned property off of North Shallowford Road - a 16 acre property to the west and a 19 acre property to the west.

The city entered into a partnership with John Wieland Homes and Neighborhoods for the development of the 16 acre property and the 19 acre property. Beginning with the 16 acre property, the city is building a multi-use trail/linear park across the entire site as well as Georgetown Park, featuring a central square area and a signature playground area.

The park elements and design were finalized through a series of community meetings in late 2012. After preparing construction documents, the city issued an invitation to bid and awarded the construction contract to Georgia Development Partners in March 2013. A Land Disturbance Permit for park construction was issued the first week in April and a Groundbreaking Ceremony was held on April 17, 2013.

Status:

On Schedule

16 Acre Property:
2 park areas + multi-use trail

Next Step:

- Grand Opening

May 17, 2014: 11 a.m. - 3 p.m.

Artist Rendering - Georgetown Park - Signature Playground Area

Artist Rendering - Georgetown Park - Central Square Area

Project Update (Effective 05/12/14)

With a final walk through completed, construction is complete on all aspects of Georgetown Park.

The central park square, pavilion area, playground, and bathroom facilities will soon be on full display at the grand opening.

Aerial image from 05/05/14

Join us for the Grand Opening: Georgetown Park Fest on Saturday, May 17, 2014 from 11 a.m. to 3 p.m.

Project Phase (Effective 05/12/14)

Construction is complete! Mark your calendar for the Grand Opening - Georgetown Park Fest! This family-friendly event will include a bounce house, face painting, food trucks, and more. May 17, 2014 from 11:00 a.m. - 3 p.m.

Master Plan	Property Acquisition	Public Meetings Park Element Selection	Construction Document Creation	Invitation for Bids	Contract Award: Georgia Development Partners	Land Disturbance Permit Issued	Groundbreaking Ceremony	Site Preparation Grading and Demolition	Plumbing and subgrade	Vertical Construction park structures	Landscaping	Grand Opening	Park Enjoyment
Jun. 2011	*Sep. 2011*	*Fall 2012*	*Jan. 2013*	*Feb. 2013*	*Mar. 2013*	*Apr. 2013*	*Apr. 2013*	*May 2013*	*Jun. 2013*	*Fall 2013*	*Spring 2014*		

Project Renaissance - Dunwoody Green

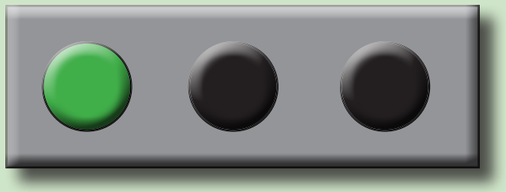
In March 2012, the city unveiled the Project Renaissance redevelopment initiative. This effort implements the community-developed Georgetown / North Shallowford Master Plan and promotes a catalytic redevelopment opportunity for the Georgetown area. Project Renaissance activates 35 acres off of North Shallowford Road - a 16 acre property purchased in 2011 and a 19 acre property the city purchased in a multi-year transaction.

After issuing an Invitation for Proposals, the City Council unanimously approved a partnership with John Wieland Homes and Neighborhoods that aligns with the use scenarios and ideas presented in the Georgetown Master Plan. The first phase of the revitalization begins with the 16 acre property. In October 2013 the city was awarded the Georgia Planning Association's prestigious Outstanding Plan Implementation for Project Renaissance and its implementation of the community's vision for the area as articulated in the Georgetown Master Plan.

On the 16 acre property, John Wieland Homes and Neighborhoods is building 68 upscale, single-family homes ranging from 2100 sq ft to more than 3000 sq ft. The city will develop two community park areas and a multi-use trail while reserving approximately 3 acres on the North Shallowford side of the site for a future neighborhood commercial node.

Status:

On Schedule



Third Closing:
up to 14 more homes

16 Acre Property Total:
68 lots - Site Plan Specific

Next Steps:

- Final Plat
- Third Closing to transfer additional lots

Lots shown in green have been sold to JWC Loden, LLC - the seven surrounding the central square are in various stages of construction

Project Update (Effective 05/12/14)

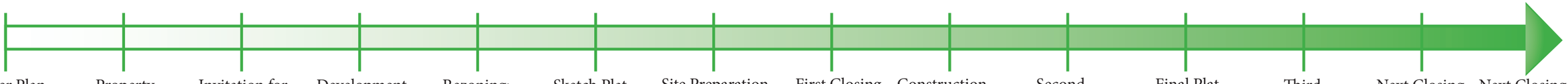
Throughout the fall of 2013, John Wieland Homes and Neighborhoods worked on site preparation and the below ground infrastructure. Before the signing off of the Final Plat all the water, sewer, and electrical work as well as grading and building pad preparation will need to be completed. The timetable has been impacted by a significant number of rainy days but progress continues to be made.

In September 2013, the Urban Redevelopment Agency sold the first six lots to JWC Loden, LLC an entity of John Wieland Homes and Neighborhoods. The construction of the first two model homes began in November 2013. The Urban Redevelopment Agency sold five additional lots to JWC Loden, LLC in April 2014.

A final test of the sewer system showed a slight sag in a pipe that needs to be repaired before the Final Plat can be approved. John Wieland Homes and Neighborhoods is working to address the issue and continues to make progress on the lots they have previously purchased.

Project Phase (Effective 05/12/14)

Construction on five additional home sites (along the western side of the Georgetown Park Central Square) are underway. Both parties are working diligently to complete their respective parts of the Final Plat process.



Master Plan	Property Acquisition	Invitation for Proposals	Development Agreement	Rezoning: Site Plan Specific	Sketch Plat and Land Disturbance Permitting	Site Preparation Horizontal Construction	First Closing for 6 Home Sites	Construction of Model Homes	Second Closing more Model Homes	Final Plat	Third Closing	Next Closing	Next Closing
Mar. 2011	*Sep. 2011*	*Mar. 2012*	*Jun. 2012*	*Sep. 2012*	*Jun. 2013*	*Fall 2013 - Spring 2014*	*Sep. 2013*	*Nov. 2013*	*Apr. 2014*				