City of Fairburn
Work Session
Agenda

February 9, 2026
6:00 PM

The Honorable Mayor Hattie Portis-Jones

The Honorable Anatavia M. Benson	The Honorable Linda J. Davis
The Honorable Fannie Mae Houser	The Honorable Shanita Nichols
The Honorable Samuel Perry	The Honorable Ulysses J. Smallwood
Mr. Tony Phillips	City Administrator
Mr. Rory Starkey	City Attorney
Ms. Deannia Ray	City Clerk

I. Meeting Called to Order: Hattie Portis-Jones, Mayor

II. Roll Call: City Clerk

III. Agenda Items:

1. Roosevelt Highway LCI Presentation **(Planning & Zoning)**

IV. Adjournment:

When an Executive Session is required, one will be called for the following Issues:
(1) Personnel (2) Real Estate or **(3) Litigation**

CITY OF FAIRBURN
WORK SESSION AGENDA ITEM

SUBJECT: Roosevelt Highway LCI Presentation

ITEM TYPE: Presentation

SUBMITTED: 01/28/2026 **WORK SESSION:** 2/9/2026 **COUNCIL MEETING:** N/A

DEPARTMENT: Planning & Zoning

BUDGET IMPACT: $23,000

PUBLIC HEARING: No

PURPOSE:

To provide Council with an overview of the request for the City of Fairburn to serve as the lead applicant for a 2026 Atlanta Regional Commission (ARC) Livable Centers Initiative (LCI) grant application for the Roosevelt Highway corridor, in partnership with the Aerotropolis Atlanta Alliance.

HISTORY:

The City of Fairburn is a member of the Aerotropolis Atlanta Alliance, a regional organization focused on coordinated transportation, economic development, and community planning around Hartsfield-Jackson Atlanta International Airport. The City of Fairburn has previously participated in ARC transportation and planning studies and has an identified catalytic site within the Aerotropolis Blueprint 2.0. The Roosevelt Highway corridor has been identified as a priority area for safety, mobility, and redevelopment planning through a regional Livable Centers Initiative effort.

FACTS AND ISSUES:

The proposed Roosevelt Highway Livable Centers Initiative (LCI) study will evaluate approximately 26 miles of the Roosevelt Highway corridor across multiple jurisdictions, including 3.15 miles within the City of Fairburn. The study is intended to provide a comprehensive planning framework focused on improving overall corridor function, safety, and economic vitality.

Key areas of emphasis will include improving traffic safety and reducing congestion; enhancing walkability and multimodal connectivity, including potential trail connections; and encouraging appropriate redevelopment while establishing buffers between industrial and commercial land uses. The study will also identify catalytic sites to support small businesses, increase foot traffic, and promote reinvestment along the corridor. In addition, economic development tools such as Tax Allocation Districts (TADs) and potential Georgia Main Street designation opportunities will be evaluated.

The Aerotropolis Atlanta Alliance will prepare and manage the LCI grant application and coordinate participation among regional partners. The City of Fairburn's estimated local match is approximately $23,000, based on its proportional share of corridor mileage. This request is limited to planning activities only.

FUNDING SOURCE:

Professional Services: 100-7400-5200-1200

RECOMMENDED ACTION:

N/A

ATTACHMENTS:

1. 2026 Roosevelt Highway Presentation.City of Fairburn

Presented by:

Brian Dorelus, Vice President

Brian Dorelus

Vice President

Agenda

Aerotropolis Atlanta Alliance - Regionalism

Team, Strategy (B1.0 and B2.0) and Core Initiatives

Aerotropolis LCI Planning Success

Aerotropolis Greenway Plan (2018), Willingham Drive (2021)and Tara Blvd(2024 - Award Winning)

Roosevelt Hwy (2026 LCI App-Ask)

-City of Fairburn *(3.15 MILES) - 14.4% Local Match

Q&A

MEET OUR TEAM

Shannon James

President & CEO

Valencia White

Office Manager

Chante Foster

Marketing & Communications Manager

What is Aerotropolis Atlanta???

- Incorporated November 21st, 2014
- Mission: To serve as a catalyst for economic competitiveness for the area surrounding Hartsfield-Jackson Atlanta International Airport in South Fulton and Clayton County (15 jurisdictions).
- Vision: To become an inclusive world-class destination for all those who live, learn, work, and play in the Aerotropolis region.
- Governed by a 42-member board of top business executives, local highly elected officials and non-profit leaders
- Key Initiatives: Regional Economic, Workforce and Community Development including International relations
- Anchor Institution: Hartsfield-Jackson Atlanta International Airport
- Core Competency: Master convener for regional planning and coordination
- Core Strategy: Create a central business district surrounding ATL (destination) to allow momentum to expand into secondary and tertiary boundaries

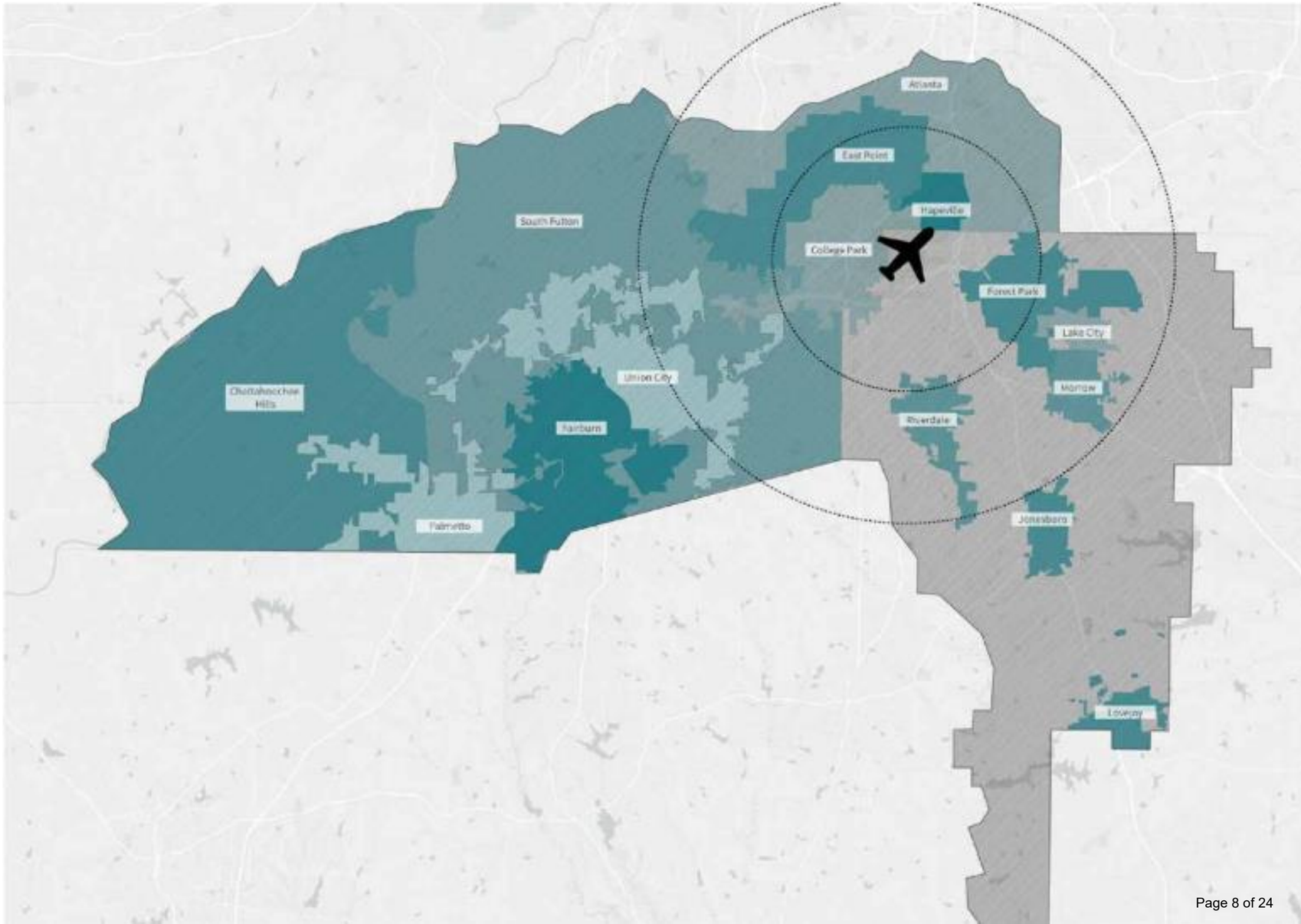
Introduction

The Aerotropolis Region

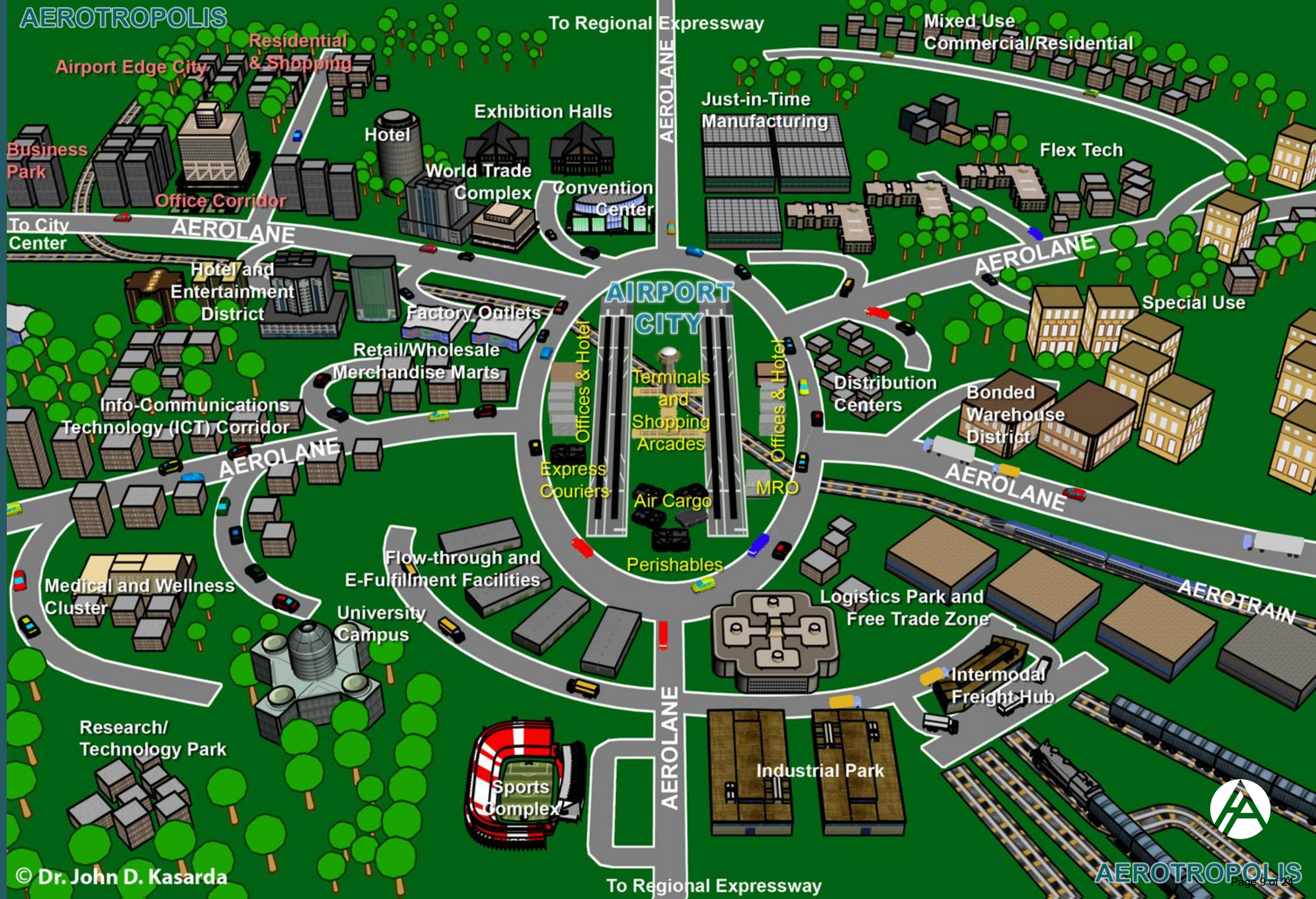
- 176 square miles
- 550,000 people
- Consists of various cities, and parts of Fulton and Clayton counties.

BLUEPRINT MEMBER CITIES

- Atlanta
- College Park
- East Point
- Fairburn
- Forest Park
- Hapeville
- Lake City
- Jonesboro
- Riverdale
- Union City
- Lovejoy
- South Fulton
- Palmetto
- Chattahoochee Hills
- Unincorporated Clayton County



AIRPORT CITY



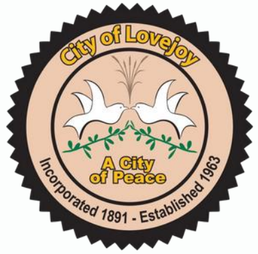
AEROTROPOLIS
ATLANTA
THE AEROTROPOLIS ATLANTA BLUEPRINT
A VISION AND STRATEGY FOR THE ATLANTA REGION
2016

Blueprint 2.0 Vision

To capitalize on our regional brand as the gateway to the world and our commitment to enhancement, elevation, and expansion of our corporations & communities.

HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT
SOURCE: ATLANTA AIRPORT DISTRICT CONVENTION AND VISITORS BUREAU

OUR INVESTORS

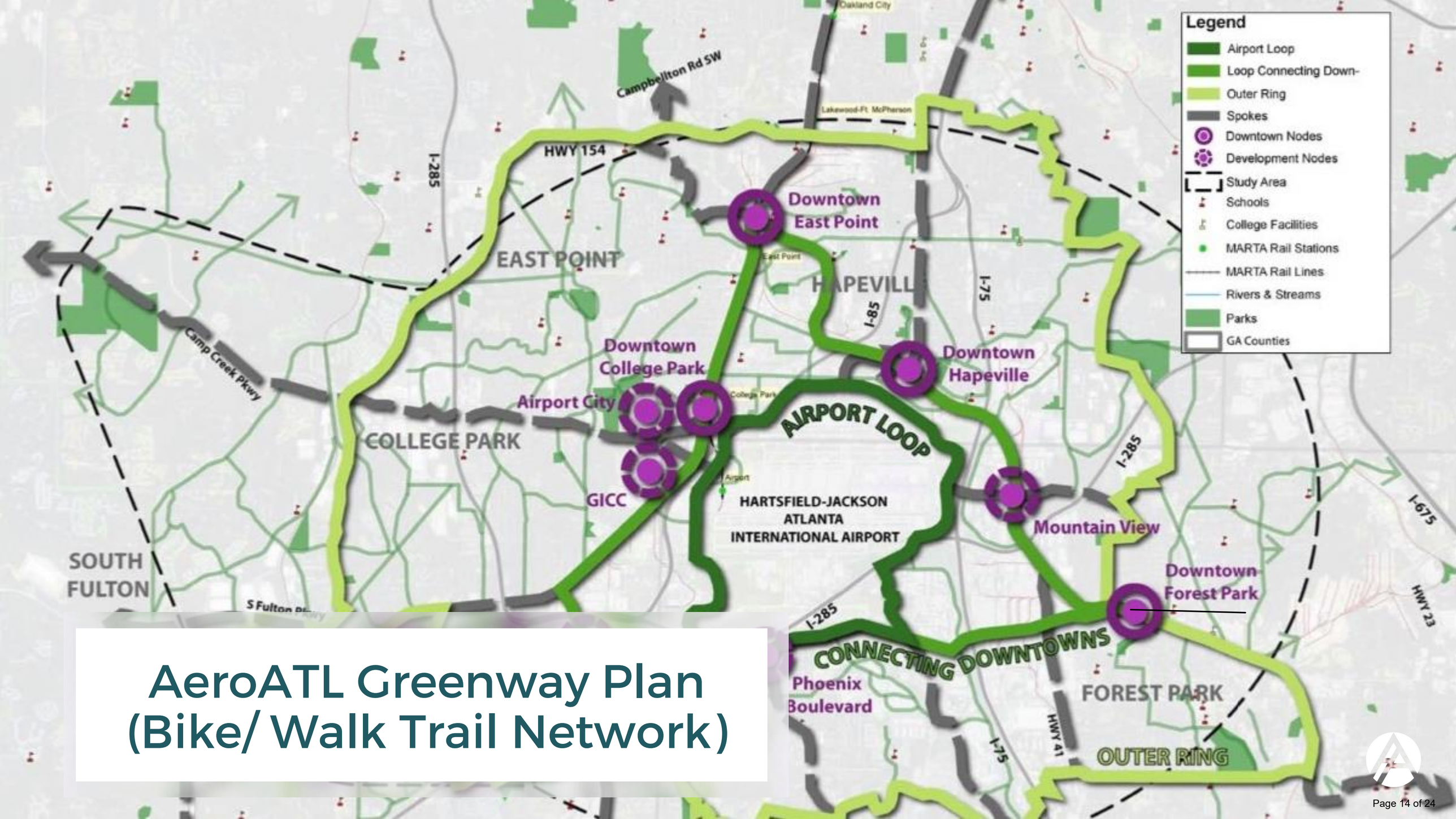


Core Initiatives

Economic Development

*Community Development

Workforce Development



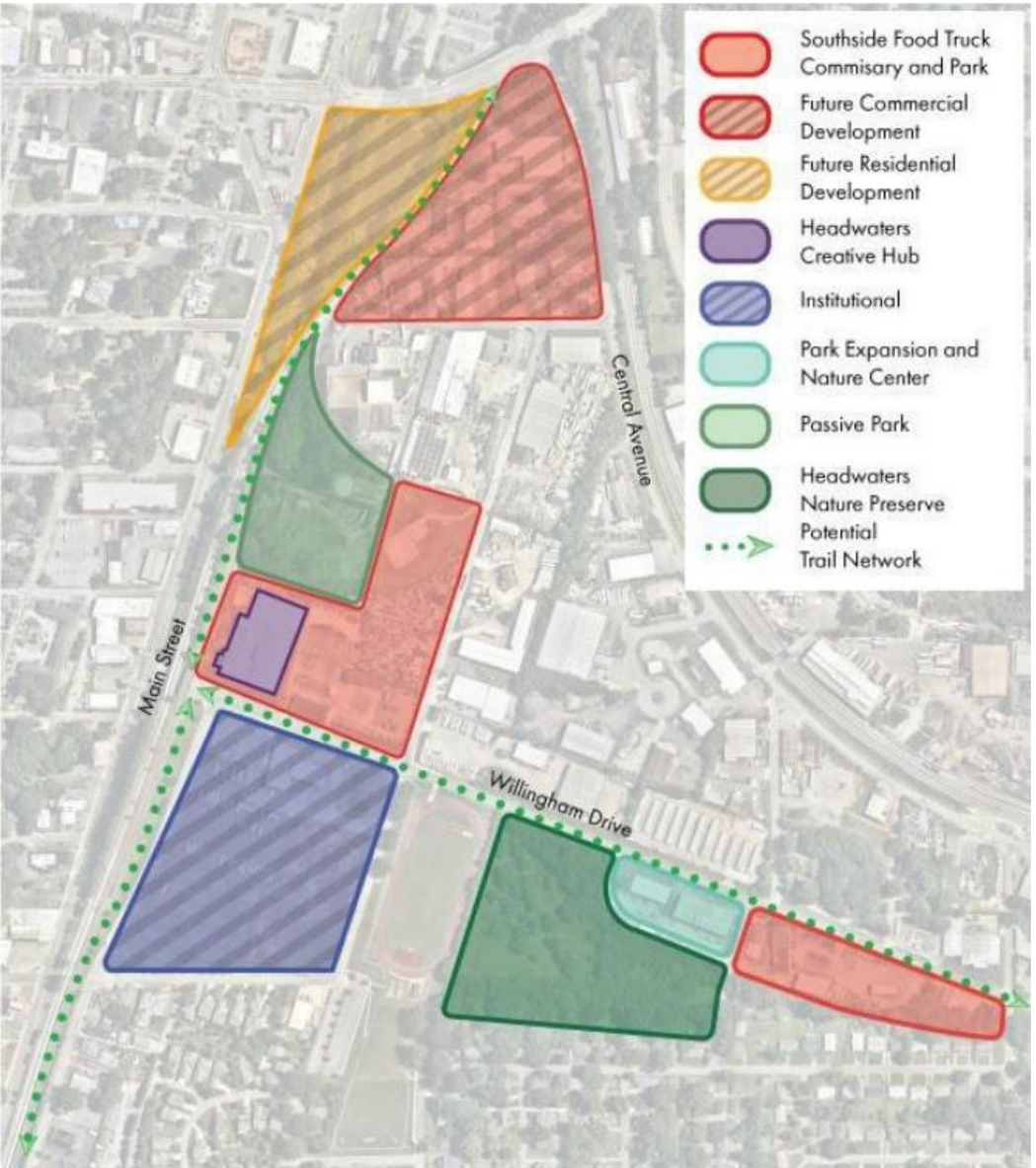
AeroATL Greenway Plan (Bike/ Walk Trail Network)

Willingham Drive Corridor Study (2021)

Catalytic Sites

Headwaters District

WILLINGHAM CORRIDOR



BREWERY

FOOD TRUCK

FLEX OFFICE

HEADWATERS TRAIL

NATURE CENTER

- **Centered on Headwaters Nature Preserve and Headwaters Hub**
- **Headwaters Hub**
  - **Brewery**
  - **Commercial Kitchens**
  - **Artisan Workspace**
  - **Makerspace**
  - **Flexible Office**
  - **Community Event Space**
- **Food truck park and commissary**
  - **Southside food truck hub**
- Gateway to/from Main Street
- **Nexus to future path connections**
- Connections to MARTA stations
- Pop-up Restaurant/Retail
- **MARTA bridge and wall mural**
- Potential future greenspace
- Additional development sites

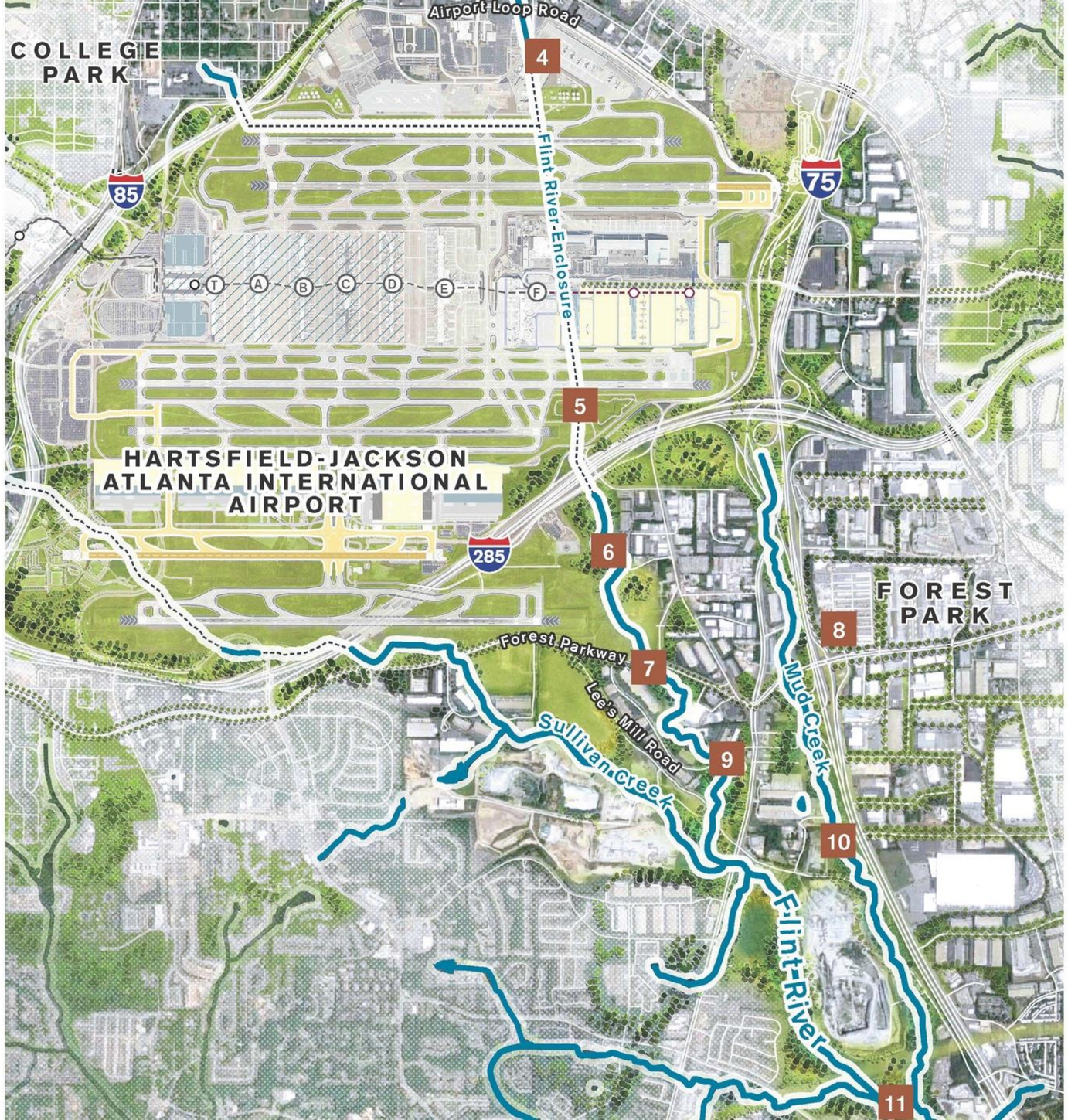
Elm Street.

The headwaters flow alongside Willingham Drive from the railroad tracks down to I-85, threading through backyards, behind parking lots, businesses, and hotels, touching all three of the Tri-Cities.

South of I-85, the creek appears in a stand of trees before it is capped beneath a 7-acre parking lot. Look down this storm drain to see the water rushing below.

Next to Delta Air Lines headquarters, this fenced-off channel is the last place where you can see the headwaters before they disappear into a large culvert that runs under the airport for 1.5 miles.

The river appears briefly between culverts, below the elevated runways. The airport uses this opening to capture stormwater overflow and manage spills when they occur.



This food distribution hub sits within a massive industrial district that drains into the headwaters. Revitalizing this market with green infrastructure would not only benefit the Flint, but create a more welcoming setting for community retail.

The Flint River winds quietly south of the airport through a nondescript office park and warehouse district. With trails and greenspaces, the river could provide a serene connection between airport area job centers.

This tributary is almost invisible as it runs between the airport and I-75, but when it swells with stormwater from the adjacent industrial district, it's just as big as the main stem of the Flint. It has potential to support connected trails.

The area south of Vulcan Materials Forest Park quarry where the headwaters come together is a vast, wooded floodplain. With better flood management, this area could be a destination park for the southside.

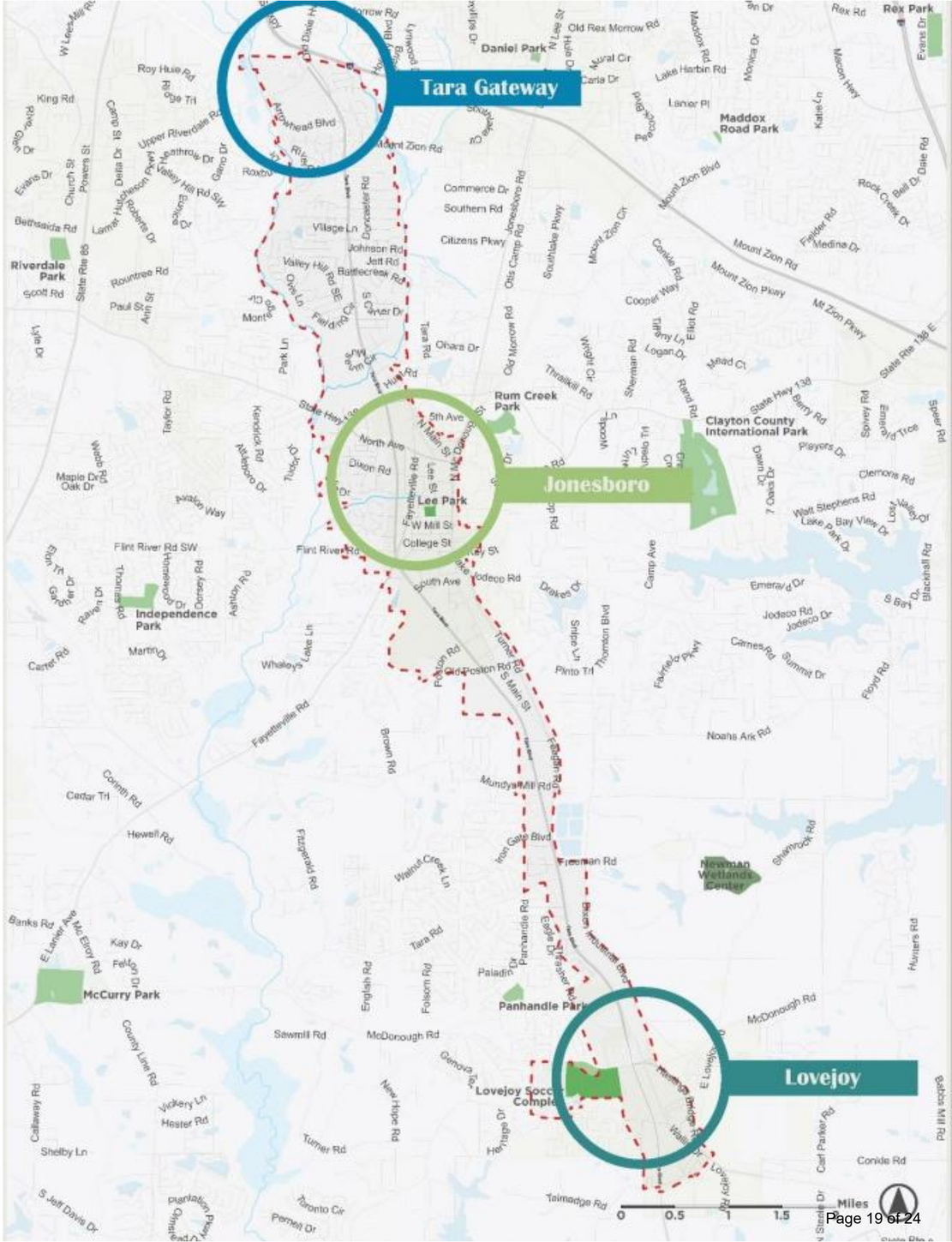
FINDING THE FLINT

Tara Boulevard LCI

August 21, 2024

The Study Area

- The Tara Boulevard LCI Study is a comprehensive study to rethink how we view the **11-mile corridor.**
- The process **builds consensus among Clayton County, Jonesboro, and Lovejoy community** members, resulting in a roadmap to bring the community closer to its **identified vision**.
- The study identified opportunities for **housing (including affordable) , services, and mobility improvements.**



POND

Corridor-Wide Strategy

A Safe + Connected Tara Blvd

1- A TRANSIT CORRIDOR

Complete Street improvements on key cross streets

Transit Oriented Development Overlay zones

2- A PARKWAY

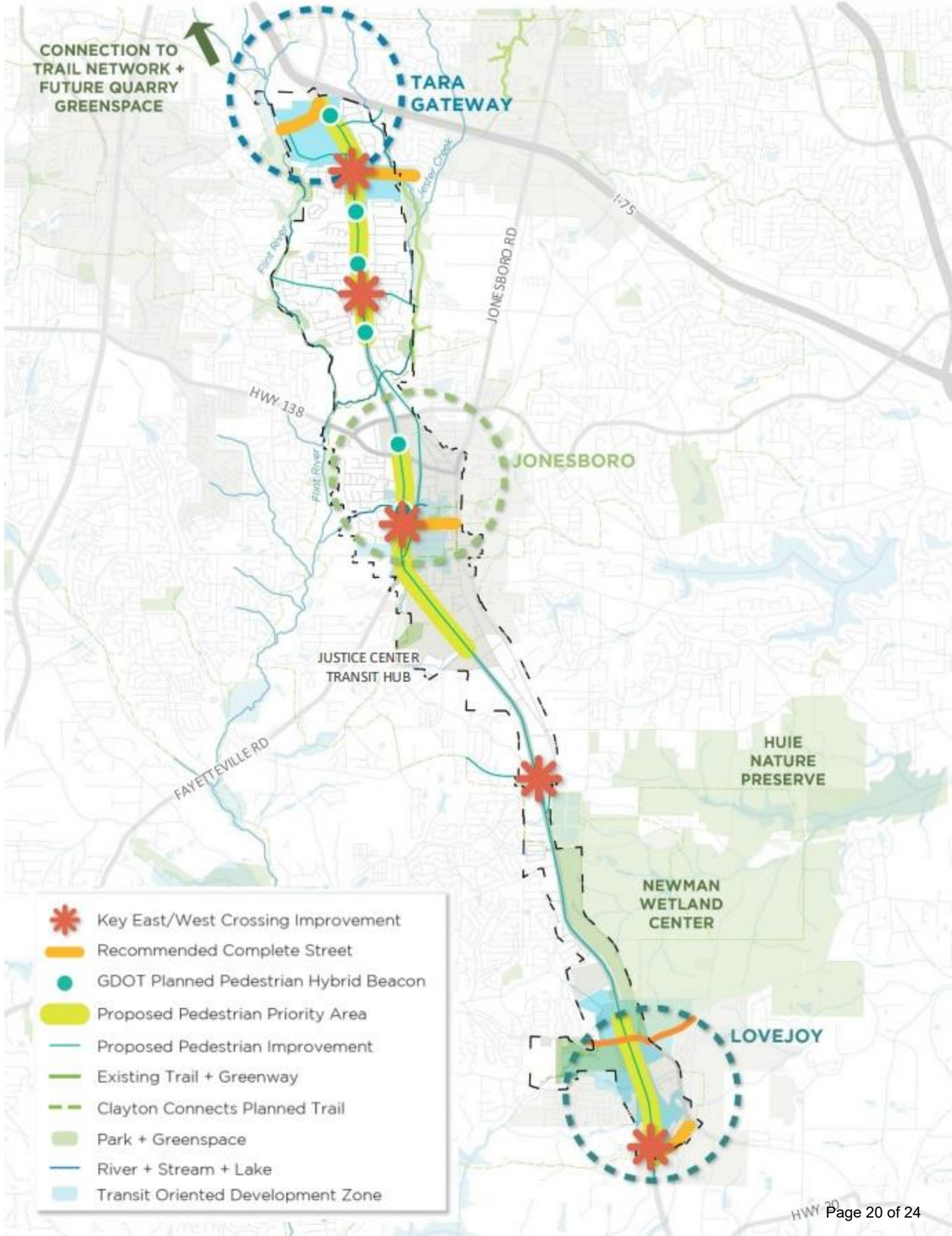
Pedestrian-oriented network of connected greenspaces

Pedestrian Priority “Zones” where pedestrian-level design should be prioritized

3- A CONNECTOR

Recommended crossing improvements at key signalized intersections

GDOT planned Pedestrian Hybrid Beacons between signalized intersections

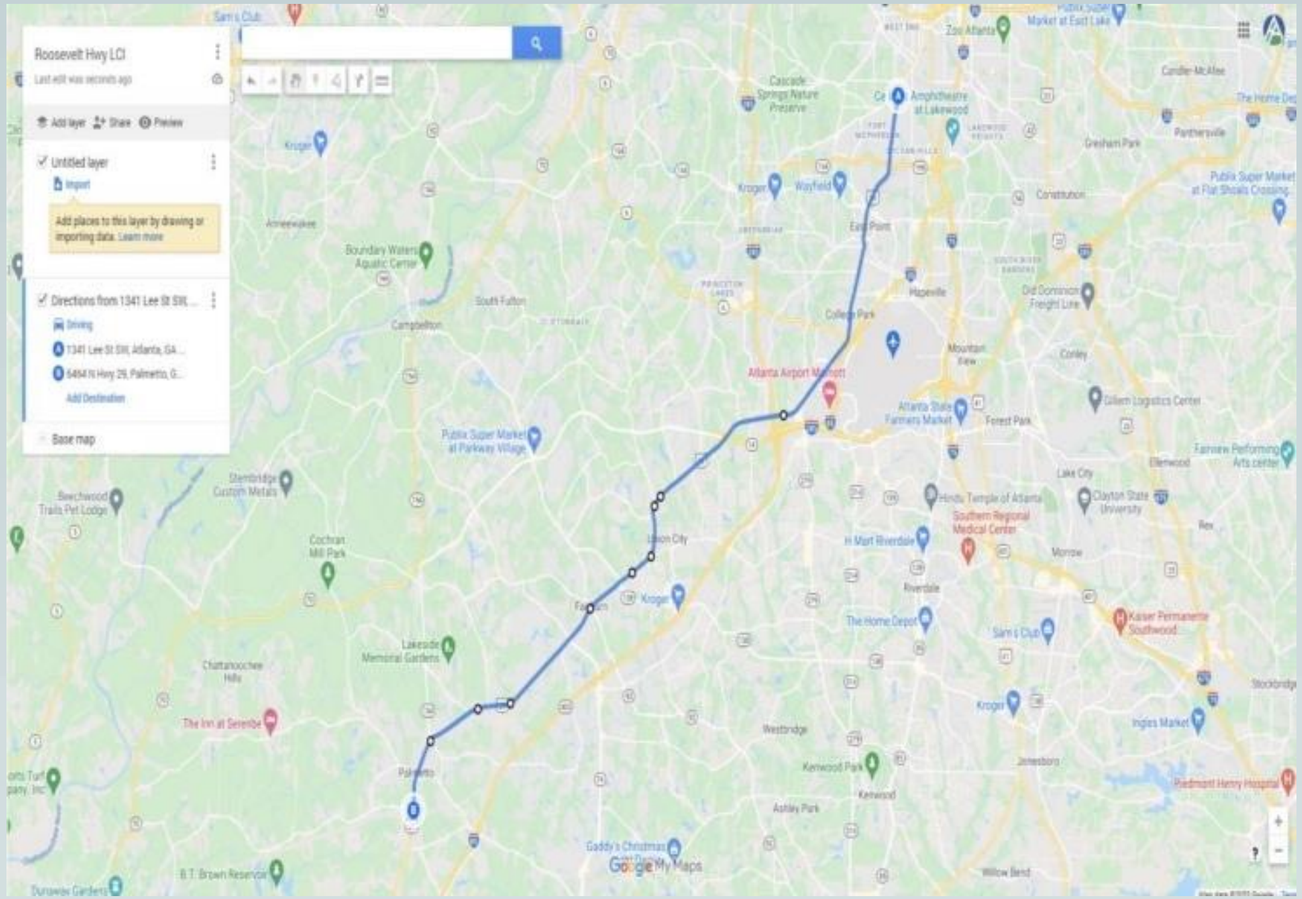


South Metro Trails Leadership Alliance
(Aerotropolis Lead)
*Extending ATL Beltline South

- **Flint River Gateway Trails Master Plan:** This effort will create a master plan for the quarter-mile wide corridor centered on the Flint River, connecting the Tri-Cities area of East Point, College Park, and Hapeville and Clayton, Fayette, and Spalding counties. This plan will contain a strategy to mitigate displacement.
- **South Metro Trail & Bicycle Facility Network Plan:** This project will develop a regional trail plan for a six-county area (South Fulton, Coweta, Fayette, Clayton, Henry, and Spalding) that will identify specific alignment options. The planning area includes three rivers: The Chattahoochee to the west, the South River to the east, and the Flint in the middle.
- **Regional Trail & Bicycle Facility Network Plan:** This plan will create a regional trail plan for the entire 19-county Metropolitan Planning Organization.

- ***RECENTLY APPROVED CONTRACTOR*** – Under negotiations January 2026

ROOSEVELT HIGHWAY LIVEABLE CENTERS INITIATIVE



Proposed Areas of Focus

- Increased walkability through trail networks and enhanced multimodal connectivity (S. Metro Trails)
- Encourage redevelopment while creating appropriate buffers between industrial and commercial uses
- Improve traffic safety for both motorists and pedestrians
- Explore tax incentive tools to attract development, including the potential use of Tax Allocation Districts in downtowns
- Assess opportunities for Georgia Main Street designations
- Identify solutions to alleviate traffic congestion
- Identify catalytic sites and strategies to increase foot traffic in support of small businesses

LOGISTICS FOR GRANT APPLICATION

Proposed 20% Local Match
$160,000

total cost of project $800,000

- The Aerotropolis Atlanta Alliance will underwrite the application and present to each City Council, if needed
- The City of Fairburn will serve as the lead applicant, based on their recent experience with ARC transportation studies and their active promotion of their catalytic site within the Aerotropolis Blueprint 2.0
  - City of Fairburn (3.15 MILES) - 14.4% - $23,000
  - Total Miles : 26 Miles

- The 2026 LCI application opened at 9:00AM on Wednesday, January 14th, 2026
- The application submission window closes at 11:59PM on Friday, February 27th, 2026
- ARC will announce studies selected for funding at the Board meeting on Wednesday, May 13th, 2026

AEROTROPOLIS ATLANTA

LAND HERE. TAKE OFF.

THANK YOU
City of Fairburn