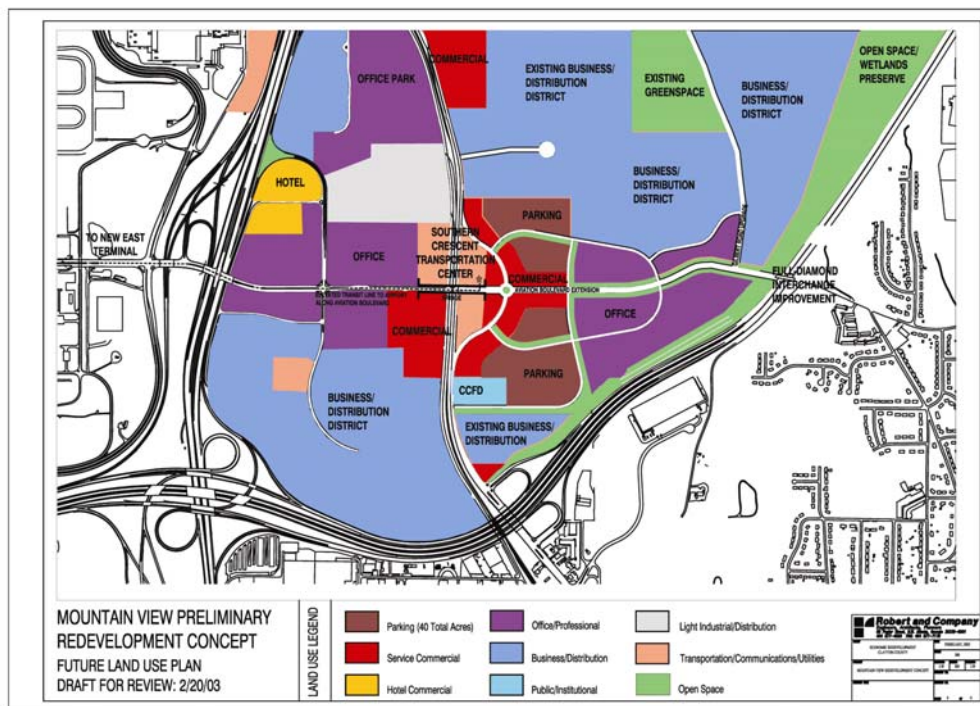


## Airport Growth Spurs Economic Development in Clayton County

The *Southside Hartsfield Redevelopment and Stabilization Plan* for Northwest Clayton County and the City of College Park addresses the development of some 3,400 acres. The plan emphasizes the opportunity to develop business activity centers adjacent to a major hub airport. Examples cited include Las Colinas near Dallas-Fort Worth Airport and Crystal City adjacent to Reagan National Airport near Washington, DC.

The “Southside” plan calls for large-scale development with appropriate transportation access and egress in the northern section. In the southern section, natural and man-made buffers are intended to encourage single-family home and other low-density residential development, as well as compatible commercial development.



The Gateway Village project represents the collaboration of Clayton County, the County Development Authority, Clayton County and State University, and the cities of Morrow and Lake City. The group plans to develop 165 acres between the CCSU campus and the Reynolds Nature Preserve. The concept is a mixed-use plan that incorporates the State of Georgia Archives building, the development of a unit of the National Archives, a Conference Center/Executive Training Center, office buildings, student housing, and athletic fields.

The Clayton County Riverwalk project includes redevelopment plans for the Upper Riverdale Road corridor connecting Riverdale and the new Clayton County Gateway at the junction of I-75 and Tara Boulevard. The master plan calls for streetscape improvements along the corridor and façade improvements at the Southern Regional Medical Center (SRMC) campus. Elaborate gateways at either end of the corridor are expected to achieve icon status in the Southside, rivaling the Big Chicken and the Big Peach on Atlanta’s Northside.

Plans to rebuild the I-75 interchange at Aviation Boulevard will expand capacity and provide access to the New International Terminal and the Concourse E Expansion. Parking capacity will be increased to more than 9,000 spaces on the east side of the Midfield Terminal and to the west of the interchange.

Immediately to the east of the Aviation Boulevard interchange, a large mixed-use development is planned. The Mountain View Redevelopment project will include office, retail, hospitality, industrial, and green space. It will also house the SCTSC. Dubbed the “Atlanta Tradeport” the site includes 230 acres between I-75 and the Old Dixie Highway and 444 acres in East Mountain View, between Old Dixie Highway and I-285.

The State of Georgia plans to expand its Atlanta State Farmers Market. The 146-acre market is already the distribution hub for the southeastern U.S. and has a direct economic impact of more than \$3 billion. Market expansion plans aim to develop a retail and entertainment complex, sparking another \$75 million in development. The concept is similar to The Grove in Los Angeles and the Sony Metreon in San Francisco. This project will tie into the Main Street Revitalization project in Forest Park.

The Forest Park Livable Centers Initiative (LCI) Plan is being designed in conjunction with the farmers market development. The LCI project calls for the development of a tram with stations at the Farmers Market, Downtown Forest Park, and at Fort Gillem. The concept is intended to encourage further transit-oriented development in the area. A similar project in Seattle, Harbor Steps, features residential above retail development, parking decks with ground floor retail, offices, restaurants, and single-family homes.

Road corridor improvements could tie the improved Main Street into an extended east-west transportation corridor along Sullivan Road, Phoenix Boulevard, and Godby Road to Old National Highway to the west and to an interchange with I-675 at Anvil Block Road to the east. This new road corridor offers a long-range opportunity to provide a direct east-west connection from Forest Park, the Farmers Market and Fort Gillem to a new Southside Airport Terminal.

The Tara Boulevard Corridor Study will coordinate the development of appropriate design guidelines with site development recommendations to enhance the appearance and improve the experience of traveling this important north-south corridor through the heart of the county.

The projects mentioned in this article represent the tip of the iceberg. Many other ambitious projects, public and private, are planned for Clayton County. Their success requires the considerable time and attention of many city and county officials, as well as A/E and planning consultants. All involved have welcomed maximum participation and input from interested residents, workers, business owners, students, and others.

Soon we may be seeing these projects from a plane window as we fly in or out of the world’s number one airport.

Resources
Take a look at the GDOT website for more on the proposed commuter rail system. <a href="http://www.dot.state.ga.us/dot/plan-prog/intermodal/rail/commuterrail.shtml">http://www.dot.state.ga.us/dot/plan-prog/intermodal/rail/commuterrail.shtml</a> .
For more information about the Mountain View Redevelopment project and the SCTSC go to <a href="http://web.co.clayton.ga.us/econ_dev/redevelopment_projects/mtview.htm">http://web.co.clayton.ga.us/econ_dev/redevelopment_projects/mtview.htm</a> .
See what else is cooking in Clayton County. <a href="http://web.co.clayton.ga.us/econ_dev/redevelopment_projects/index.htm">http://web.co.clayton.ga.us/econ_dev/redevelopment_projects/index.htm</a> .