

CITY OF FOREST PARK COMPREHENSIVE PLAN 2010 PARTIAL UPDATE



DRAFT

DATE: MARCH 16, 2010

Prepared By:



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INTRODUCTION

The Comprehensive Plan is organized around a framework of government policy which is used to guide the growth of the community and coordinate public services. The comprehensive plan attempts to identify the quantities, types, locations, and timing of future development. The Comprehensive Plan is one part of an ongoing planning process that seeks to ensure that the provision of adequate facilities and services to support anticipated growth. Conversely, the planning process can be employed as a means of ameliorating population or economic decline and encouraging redevelopment. Thus, the Comprehensive Plan may address growth trends as well as aspire to affect change or encourage preservation in a community.

The Forest Park Comprehensive Plan is intended to serve several purposes. It provides a basis for the evaluation of all significant future development proposals such as requests for rezoning and applications for subdivision plat approval. The Comprehensive Plan also guides preparation of capital improvement programs and budgets. Development and updating of plans for transportation, economic development, community facilities, housing, and natural/historic resources are an integral part of the Comprehensive Plan. By considering these public functions together, interrelated services, infrastructure, and development can be coordinated with community goals. By proactively planning for the provision of services, governments can help developers and business leaders predict the future direction and intensity of growth.

The City of Forest Park last completed a full update of their Comprehensive Plan in 2005. That same year, the Georgia Department of Community Affairs (DCA) updated the Georgia Minimum Standards for Comprehensive Planning. Partial Comprehensive Plan Updates are now required as a means of bridging the gap between studies completed under the old and new planning standards. Thus, the Partial Update is intended to supplement the plan with the new elements introduced under the 2005 DCA planning standards. One new element added to Georgia's planning standards is the Issues and Opportunities analysis, which serves as the basis for community goals and policies. The 2005 DCA planning standards also introduced a new methodology for land use planning. The Areas Requiring Special Attention analysis helps the community focus on areas where land use change is likely or where redevelopment is needed.

The partial plan update also takes into account important changes that have happened in the city since the previous full plan as well as detailed small area studies. Following the adoption of the 2005 Forest Park Comprehensive Plan, Fort Gillem was recommended for closure under the Army's Base Realignment and Closure (BRAC) program. This event suddenly brought the need for economic development planning and large scale redevelopment of the old Army Supply Depot property. Following the Army's procedure for redevelopment planning, the Fort Gillem Strategic Reuse Study was completed in 2007. This partial update incorporates the recommended redevelopment plan for Fort Gillem into the City's Future Land Use Map. Furthermore, several small area studies have been conducted since the previous Comprehensive Plan which should be incorporated into the city's future vision.

QUALITY COMMUNITY OBJECTIVES

The Georgia Department of Community Affairs (DCA) has developed a number of general statewide planning goals which correspond to the data analysis elements of the Comprehensive Plan. Pursuant to each of these general goals, the Georgia DCA has also developed a number of Quality Community Objectives. The following section includes an analysis of the City of Forest Park's progress in following these statewide goals and objectives.

Economic Development Goal:

To achieve a growing and balanced economy, consistent with the prudent management of the state's resources, that equitably benefits all segments of the population.

Regional Identity Objective:

Regions should promote and preserve an "identity," defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.

Within the Atlanta Regional Commission metropolitan planning area, Forest Park identifies itself with Clayton County and the Southern Crescent region of south side Atlanta. Forest Park also places emphasis on its position as an "airport-area" community due to its position east of Hartsfield-Jackson Atlanta International Airport. In support of this regional identity, the City of Forest Park has created plans to reinforce the community's linkages to regional transportation networks. First, the City of Forest Park has embraced the concept of commuter rail connections to other communities along the south side of Atlanta. Likewise, the city has created plans to build upon its proximity and access to the Atlanta Airport with a multi-modal bus/rail terminal. The city also has plans to enhance local hospitality industry through the construction of hotel and convention space.

Growth Preparedness Objective:

Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.

The City of Forest Park has developed plans for infrastructure investments in key areas of the community targeted for redevelopment. First, the city has been investing in streetscape improvements along its Main Street corridor in order to spur downtown redevelopment. These streetscapes constitute a key public infrastructure amenity necessary to support pedestrian-friendly mixed use redevelopment. Another major redevelopment planning area within the City of Forest Park is Fort Gillem. The 2007 Fort Gillem Strategic Reuse Study developed recommendations for redevelopment of the military installation. Because of the need to attract high-paying jobs the Strategic Reuse Study recommended a large component of industrial redevelopment. In order to facilitate new industrial development at the Fort Gillem site, new investments in

roadways and sewer infrastructure have been identified, along with cost estimates for these improvements.

Appropriate Business Objective:

The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

Because of the city's close proximity to the Atlanta Airport and Interstate Highways, Forest Park contains a large concentration of industrial warehousing and distribution businesses. The city seeks to expand on this economic specialization through the redevelopment of Fort Gillem and improvements to the Farmer's Market. The Fort Gillem Strategic Reuse Study included a market analysis of various potential land uses. This market analysis found that industrial development held the greatest potential for large scale redevelopment that offered high paying employment. In contrast, retail development does not typically offer high paying jobs. In addition, the Fort Gillem market analysis found that there was relatively weak demand for office development within the south metro market. Thus, the city's plans for industrial redevelopment at Fort Gillem are consistent with market realities of the area.

Education Opportunities Objective:

Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

In partnership with Clayton County and the Clayton County Public School System, Forest Park is committed to a coordinated approach to ensure that the facilities and educational capacity of the public schools is not overtaxed and that each child receives the best education possible. Nearby to Forest Park, Clayton College and State University in Morrow provides a number of excellent higher and continuing educational and workforce training opportunities which respond to the needs of Clayton County employers and the workforce needs of the greater Atlanta metro and the state.

Employment Options Objective:

A range of job types should be provided in each community to meet the diverse needs of the local workforce.

The Employment Options Objective remains a significant challenge for the City of Forest Park. According to Atlanta Regional Commission employment projections, job losses are forecast for several of the census tracts that make up the City of Forest Park. The planned closure of the Fort Gillem military installation presents another challenge which will result in the loss of local jobs. However, the Fort Gillem Strategic Reuse Study does establish a redevelopment plan for attracting new high-wage industrial and office jobs.

The future land use plan for Forest Park provides for the expansion of all employment sectors. Additionally the city will provide greater opportunities for workers to live in

close proximity to a variety of job types by encouraging mixed use development and adopting zoning ordinances to support the development of mixed use projects. Beyond Forest Park, the city's proximity to interstate highways I-75, I-285, and I-675 provides local residents with opportunities to readily commute to employment centers throughout the metro Atlanta area. However, the recent closure of C-Tran bus service in Clayton County does limit the access of many low income residents to regional employment opportunities.

Natural and Cultural Resources Goal:

To conserve and protect the environmental, natural and cultural resources of Georgia's communities, regions and the state.

Heritage Preservation Objective:

The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

According to a search of Georgia's Natural, Archaeological, and Historic Resources GIS (NAHRGIS) database, there were no registered historic resources or districts within the City of Forest Park. However, there are likely some properties within the city that could be eligible for historic resource designation. The city will coordinate with the broader Clayton County preservation community to develop a historic preservation plan which provides for the preservation of resources identified through the planning process.

While redevelopment is planned for much of the Forest Park's Main Street corridor, the city's 2008 redevelopment master plan calls for mixed-use redevelopment that would be compatible with the historic pedestrian oriented character of the area. In order to maintain the compatibility of new development in downtown Forest Park, the city has adopted design guidelines for the Main Street area.

Open Space Preservation Objective:

New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.

The City of Forest Park is committed to the permanent preservation of open space for purposes of conservation and public recreation, and opportunities will be sought to acquire public open space where beneficial to the general public. The city seeks to create a network of multi-use trails along greenway corridors in order to create linkages between greenspace areas and public amenities. While there is not a substantial amount of undeveloped land within the City of Forest Park, the city's redevelopment plans do call for compact, relatively dense development. Forest Park's zoning ordinance also allows for conservation subdivisions as a means of preserving natural features and greenspace within new residential developments. In addition, the Fort Gillem Strategic Reuse Plan identifies several sites within the military installation for preservation as greenspace.

Environmental Protection Objective:

Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

The city is committed to protecting air quality and environmentally sensitive areas. Whenever feasible the city shall require the preservation of natural terrain, drainage and vegetation of an area. River corridors and greenspace areas have been identified for preservation within the city's Future Land Use Map, and Areas of Special Attention Map. The city has adopted the regulations recommended within Georgia's Part V environmental planning criteria including ordinances for erosion and sedimentation control, floodplain and flood hazard prevention, stream buffer protection, storm water utility, and tree and vegetation protection.

Intergovernmental Coordination Goal:

To ensure the coordination of local planning efforts with other local service providers and authorities, with neighboring communities and with state and regional plans and programs.

Regional Solutions Objective:

Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

The city will seek out, carefully consider, and when appropriate support regional solutions to the needs shared by its residents and those of the Clayton County and other local governments in the region. These solutions will certainly be supported in cases when they will directly benefit the citizens of Forest Park through cost savings and increased efficiency. The city cooperates with the Clayton County Water Authority in providing water utility needs as well as watershed protection management. The city also seeks regional solutions to economic development issues through coordination with regional economic development entities. The City of Forest Park maintains membership and coordination with agencies such as the Clayton County Chamber of Commerce and the Development Authority of Clayton County.

Regional Cooperation Objective:

Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources.

Forest Park will continue to be actively involved with adjacent and regional governmental bodies. The city has consulted with the Comprehensive Plans of neighboring jurisdictions in order to ensure that land use plans of adjacent cities are

consistent. The City of Forest Park and Clayton County are also currently up to date on their Service Delivery Strategy agreements.

Community Facilities Goal:

To ensure the provision of community facilities and services throughout the state to support efficient growth and development patterns that will protect and enhance the quality of life of Georgia's residents.

Transportation Alternatives Objective:

Alternatives to transportation by automobile, including mass transit, bicycle routes and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

The city is committed to providing opportunities for transit as an alternative to automobiles where feasible and when demand is present. The future land use plan has been formulated to provide opportunities for pedestrian and transit oriented development, particularly in the "Transit Village" node in the city's downtown. This "Transit Village" designation in the Comprehensive Plan is supported by several plans for multi-modal transportation linkages to the city. For example, Forest Park is identified as a stop along the proposed commuter rail line from Atlanta to Lovejoy and Macon. The city has reinforced these plans with a design study for a multi-modal transit station on Forest Park's Main Street, which would include commuter rail, busses, and underground parking. Next, the Forest Park LCI Study explored innovative concepts for elevated monorail transit service linking Forest Park with the Airport. Currently the city is investing in streetscape improvements along the Main Street corridor in order to make the downtown area more pedestrian-friendly. The city's zoning ordinance also states that sidewalks can be required for all new developments.

Housing Goal:

To ensure that all residents of the state have access to adequate and affordable housing.

Housing Opportunities Objective:

Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.

The city is dedicated to providing a diverse range of high quality housing types to allow a significant number of people who work in the city to also live in the city. Housing costs within Forest Park are significantly lower than the surrounding county and metropolitan area. As of 2000, the median housing value in Forest Park was \$69,600 as compared to \$92,700 in Clayton County as a whole. Similarly, gross rents in Forest Park were \$621 as compared to \$699 in Clayton County as of the last census. Thus, housing costs in Forest Park are relatively affordable by metropolitan Atlanta standards.

The city's zoning ordinance permits a range of housing districts including single family, duplexes, townhomes, apartments, and condominiums. Within certain districts, such as RM-85, units are permitted to be constructed on lots under 5,000 square feet in size. The city's Future Land Use Map also includes districts that would allow for a range of housing types and sizes. The city's redevelopment plans for the Main Street corridor also allow for relatively dense housing within the context of a mixed use development.

Land Use Goal:

To ensure the coordination of land use planning and transportation planning throughout the state in support of efficient growth and development patterns that will promote sustainable economic development, protection of natural and cultural resources and provision of adequate and affordable housing.

Traditional Neighborhood Objective:

Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

Through its redevelopment efforts and the vision set forth in the Comprehensive Plan, the city supports mixed use development in activity centers or nodes that are designed on a human scale. The city has identified several areas for mixed use redevelopment within its Future Land Use Map. Furthermore, the city's Institutional-Commercial (C-3) zoning district permits a mix of high density residential, commercial, office and public uses. The city strongly encourages the development of safe and attractive pedestrian connections between commercial, office, institutional and residential areas. The city is currently investing in streetscapes along its Main Street corridor in order to facilitate pedestrian connections to neighborhood commercial and civic amenities.

The city's zoning ordinance does not include a category of housing designed to allow for traditional neighborhood development (TND) by right. For example, each category of single family residential requires relatively large setbacks of at least 75 feet. Likewise, traditional neighborhood principles such as alleyways and accessory dwelling units are not permitted within Forest Park. However, the city's does have a Planned Unit Development (PUD) zoning category which would allow for many TND design principles within a master planned community.

Infill Development Objective:

Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

The City of Forest Park is focused on opportunities for the redevelopment of blighted areas, brownfields, and obsolete development. Emphasis is also placed on encouraging compatible infill development near existing activity nodes and in existing neighborhoods. The city does have an inventory of vacant parcels in order to facilitate

infill development. The city is actively working to promote the redevelopment of both “greyfield” areas of blighted commercial along Main Street and “brownfield” areas of contaminated former industrial sites at Fort Gillem.

Sense of Place Objective:

Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

One of the central goals of the Forest Park’s Main Street Master Plan is to develop a town center area that serves as a focal point for the community and enhances the city’s sense of place. Streetscape amenities and intersection improvements are planned for the Main Street corridor in order to create a pedestrian-friendly downtown and tie in to the redevelopment of Fort Gillem. The city has also developed and adopted design guidelines for the Main Street corridor that would create a distinct look and feel to the community.

The Forest Park LCI Study has proposed the development of a roundabout intersection at Jonesboro Road and Forest Parkway that would serve as an iconic gateway into the city. However, this intersection is not located within the city limits of Forest Park. Because the intersection of Jonesboro Road and Forest Parkway is located within Lake City, Forest Park would not be able to annex the area or substantially benefit from surrounding redevelopment. The city’s current plans for a signature intersection are focused on the realignment of Main Street at Jonesboro Road and the Fort Gillem gate. This change reflects the opportunity to coordinate Main Street redevelopment with the redevelopment of Fort Gillem.

AREAS REQUIRING SPECIAL ATTENTION

One means of identifying potential changes to the future land use plan is a review of Areas Requiring Special Attention (ARSA). [See Figure 1] This review begins by identifying areas of the community that are likely to be impacted by development. Local growth patterns affect land use change and community facility needs. Next, significant natural or cultural resources are identified for preservation. This focuses attention on growth constraints and preservation priorities. Finally, areas in need of redevelopment and improvement are identified.

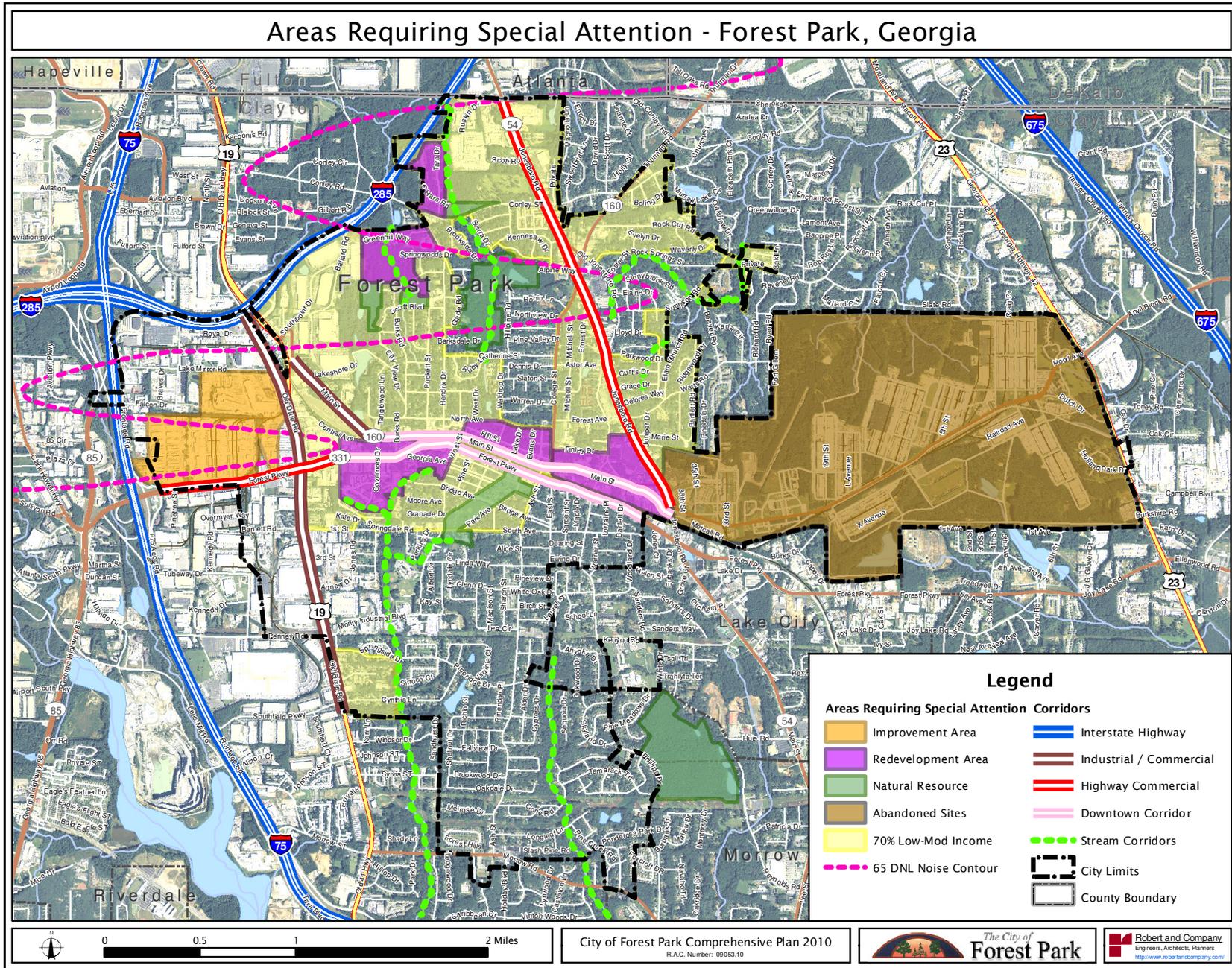
Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation

As a mature community established over a century ago, the City of Forest Park is largely built out. Therefore, Forest Park does not have issues relating to leapfrog development outstripping infrastructure capacity.

Since the city has only a few limited areas of undeveloped land, new community facility needs are likely to arise from redevelopment. For example, the planned redevelopment of Fort Gillem would require some substantial investments in utility infrastructure. While the city's water and sewer infrastructure extends throughout most of Forest Park, the Fort Gillem area has historically operated separately from the city. At one time, three separate treatment/pre-treatment facilities were used to process domestic and industrial wastewater on the base. Currently, wastewater is conveyed to the northwest corner of the base for discharge into the Clayton County Water Authority (CCWA) system. The 2007 Fort Gillem Strategic Reuse Plan generally found that the wastewater infrastructure near the western discharge point had potential for reuse, while the eastern side of the base would need an extensive investment in new sewer lines.

There are several instances in which transportation infrastructure improvements have been proposed as a means of encouraging infill and redevelopment. The Fort Gillem Strategic Reuse Plan proposes a new road through the base intended to provide access to the proposed redevelopment area. The master plan for improvement of the Farmer's Market includes several proposed transportation enhancements aimed at improving access and circulation through the facility. Likewise, streetscape and pedestrian improvements are an integral part of plans for Main Street revitalization in Forest Park. Transit and commuter rail proposals have also been incorporated into planning efforts such as the Forest Park LCI Study.

Figure 1 – Areas Requiring Special Attention, City of Forest Park



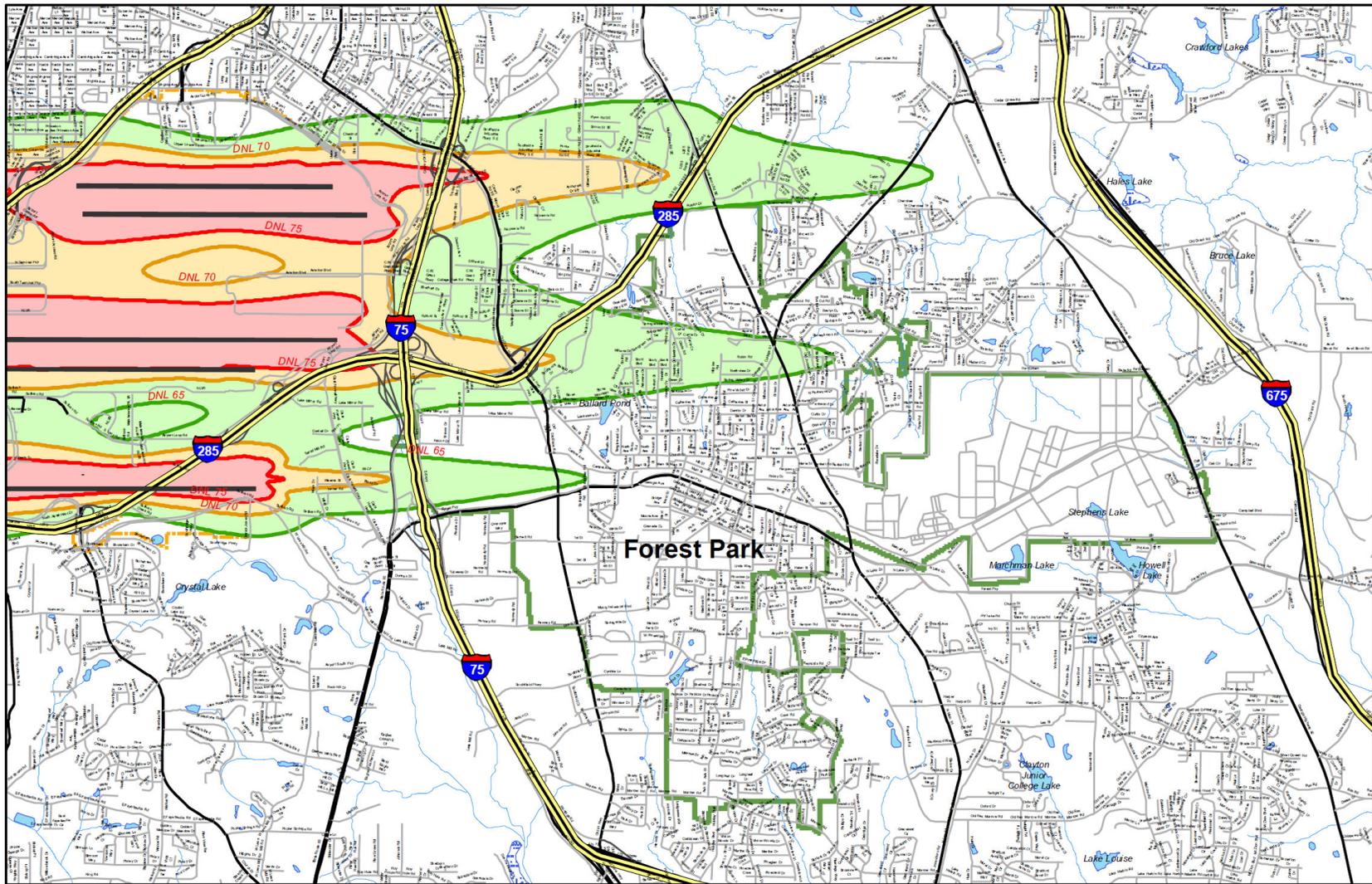
Areas where rapid development or change of land uses is likely to occur

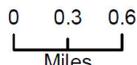
As previously mentioned, the City of Forest Park has only a small amount of undeveloped land. Because the city is largely built out, there is little threat of rapid development. However, there are some areas of the city that have the potential for land use change within the planning time frame.

The City of Forest Park continues to suffer noise impacts due to its proximity to Hartsfield-Jackson Atlanta International Airport. Noise monitoring and measurement the FAR PART 150 noise compatibility study program. Day-Night Average Sound Levels (DNL) in north Forest Park have been in the range of 65DNL to 70DNL, and 70DNL to 75DNL for a smaller portion of the area near the Ballard Road Redevelopment Area. [See Figure 2] For noise areas rated higher than 75DNL, the FAA recommends only certain industrial/commercial uses and no residential uses. For noise areas rated between 65DNL and 75DNL, residential uses are not considered to be compatible without special noise-attenuating construction. Due to the continued impacts of noise on the northern portions of Forest Park, there has been a steady shift in land use away from residential activity. Many of these former residential areas are being converted to industrial, office, and commercial uses. Increased airport noise resulting from the fifth runway could also have an impact on the viability of some residential areas on the south side of Forest Park.

Another area of potential residential to commercial conversion is in the area surrounding the intersection of I-75 and Conley Road. There are some residential subdivisions on either side of Conley Road which have been identified as suitable for conversion to office / business land uses. This area could experience rapid redevelopment if a new expressway exit was added at Conley Road. However, a recent market analysis included in the Fort Gillem Strategic Reuse Plan showed only limited demand for office uses within the Clayton / Henry County market area.

Figure 2 - Projected Noise Contours 2012, City of Forest Park



<p>Hartsfield-Jackson Atlanta International Airport Department of Aviation</p>   <p>February 2010</p>	<p>VICINITY MAP</p> <p>DRAFT</p> <p>Information Based on 2007 Noise Exposure Contours</p>  	<p>Legend</p> <ul style="list-style-type: none"> FOREST PARK CITY LIMITS 65 - 70 DNL 70 - 75 DNL 75 DNL HAIA Boundary Municipal Boundaries County Boundaries Runways
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Areas of significant natural or cultural resources

Although Forest Park is largely developed, there are some environmentally sensitive areas of the city. Many of the sensitive environmental features in Forest Park are related to water resources. Floodplains in Forest Park are located along the four minor creeks in the city: Jestors Creek, Poole Creek Tributary, Conley Creek, and Pine Creek. The 100-year floodplain is defined as the land area with a 1% chance of being flooded every year. Because land within the floodplain is not suitable for development, river corridors have been identified within the Areas of Special Attention Map [See Figure 1]. River corridors and wetlands are important plant and animal habitats, which are often sensitive to development.

The city's parks and recreational facilities constitute an important cultural resource and open space amenity. Starr Park, located between Lake Drive and Park Avenue, serves as the city's main center for sports facilities and recreational amenities. The city also maintains greenspace on either side of the railroad right-of-way that separates Main Street and Forest Parkway.

The W. H. Reynolds Memorial is a 146 Acre nature preserve located adjacent to the city of Forest Park in Morrow, Georgia. The site includes hiking trails leading through a mixed oak-hickory-pine forest and alongside ponds and wetlands. The site also features a nature center and displays of historic farming equipment.

Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors):

The Areas Requiring Special Attention Map shows "Redevelopment Areas" identified within recent planning studies. [See Figure 1] The first priority for redevelopment in the community is the city's main street corridor, which has experienced significant disinvestment. Because of the large number of vacant businesses, dilapidated buildings, and lack of parking, redevelopment is recommended for much of the main street corridor. Streetscape improvements have been proposed as a means of leveraging private investments in redevelopment. Streetscape improvements are intended to encourage pedestrian activity and mixed use redevelopment along the historic center of Forest Park. By creating attractive public spaces and amenities, it is hoped that Forest Park will become more desirable for redevelopment.

The first phase of Forest Park's downtown streetscapes will be along Main Street from Oak Street to College Street. The parcels surrounding this stretch of Main Street were designated for redevelopment as Mixed Use Commercial in the City of Forest Park Comprehensive Plan of 2005. In order to provide critical mass for potential redevelopment, the Comprehensive Plan also designated the block north of Main Street between Hill Street and North Avenue as suitable for mixed use redevelopment. However, the subsequent Forest Park Redevelopment Plan and Tax Allocation District has only included the area between Main Street and Hill Street for downtown redevelopment.

The second phase of Forest Park's downtown streetscapes will extend along Main Street from College Street to Jonesboro Road. This project will include a substantial re-configuration of the intersection of Main Street and Courtney Drive. The intersection of Main Street and Jonesboro Road will then be reconfigured in order to align with the

new entrance to the Fort Gillem Redevelopment Area. Land uses along this second phase of the downtown streetscapes are planned for transit-oriented mixed use. In order to capitalize on a potential rail station along the proposed Atlanta to Macon commuter rail line, the eastern-most segment of Main Street from College Street to Jonesboro Road has been classified as Mixed Use Transit Village within the 2005 Forest Park Comprehensive Plan.

Another area identified for redevelopment in the Comprehensive Plan is the land along Forest Parkway between Springdale Road and West Street. This area marks a transition between the industrial uses around the interstate and the neighborhood commercial uses along Forest Park's traditional downtown area. The multi-family residential uses in this area are likely to be impacted by noise from the newly-operational fifth runway at Hartsfield-Jackson Airport. Redevelopment as mixed-use office and residential uses has been proposed in the city's Comprehensive Plan.

Thus, streetscape improvements intended to support pedestrian-oriented development are most important along the paired corridors of Main Street and Forest Parkway as they pass through the city's historic town center. These roadways have been labeled as "Neighborhood Commercial" corridors within the Areas of Special Attention Map [See Figure 1].

The City of Forest Park is also served by several busy arterial roads that have a more intensive pattern of development. For example, Old Dixie Highway, is a north-south corridor serving the industrial and commercial businesses along I-285 and I-75. Jonesboro Road on the east side of Forest Park contains a significant amount of auto-oriented commercial establishments. These corridors have been labeled as "Industrial" and "Highway Commercial" respectively within the Areas Requiring Special Attention Map. While it is important to improve the aesthetics and accessibility of these corridors, the industrial and automobile-oriented nature of these roadways limits the potential for pedestrian oriented development.

Large abandoned structures or sites, including those that may be environmentally contaminated

Fort Gillem, located in the northeast corner of Forest Park, represents a large facility that is soon to be vacated by the US Army. Fort Gillem was founded in 1941 as a satellite installation of Fort McPherson. Because Fort Gillem has long functioned as an army supply depot and logistics hub, the site has substantial known environmental contamination. For example, an army landfill and buried munitions on the site have resulted in a "plume" of contaminated soil which has seeped into surrounding groundwater. The US Army has documented these environmental constraints through numerous studies of contamination at Fort Gillem dating back to 1976.

In May of 2005, the Army's Base Realignment and Closure (BRAC) commission recommended that Fort McPherson be closed and Fort Gillem reduced to a military enclave. Following the Army's standard procedure for BRAC planning, a Local Redevelopment Authority (LRA) was formed in order to manage redevelopment. The Forest Park/Fort Gillem LRA then hired a team of consultants to conduct a redevelopment planning study.

The resulting Fort Gillem Strategic Reuse Plan was completed in 2007. This study included an economic analysis of several potential scenarios for redevelopment. The recommended alternative focused on redevelopment options that would yield the most employment, in order to compensate for the loss of jobs resulting from the base closure. Because of market conditions and the existing industrial nature of the site, the recommended alternative included a large component of light industrial redevelopment. While the study attempts to integrate the redevelopment of Fort Gillem with plans for Forest Park's Main Street, opportunities are somewhat limited because of the residual Army Enclave located on the west side of the military installation.

Areas with significant infill development opportunities (scattered vacant sites)

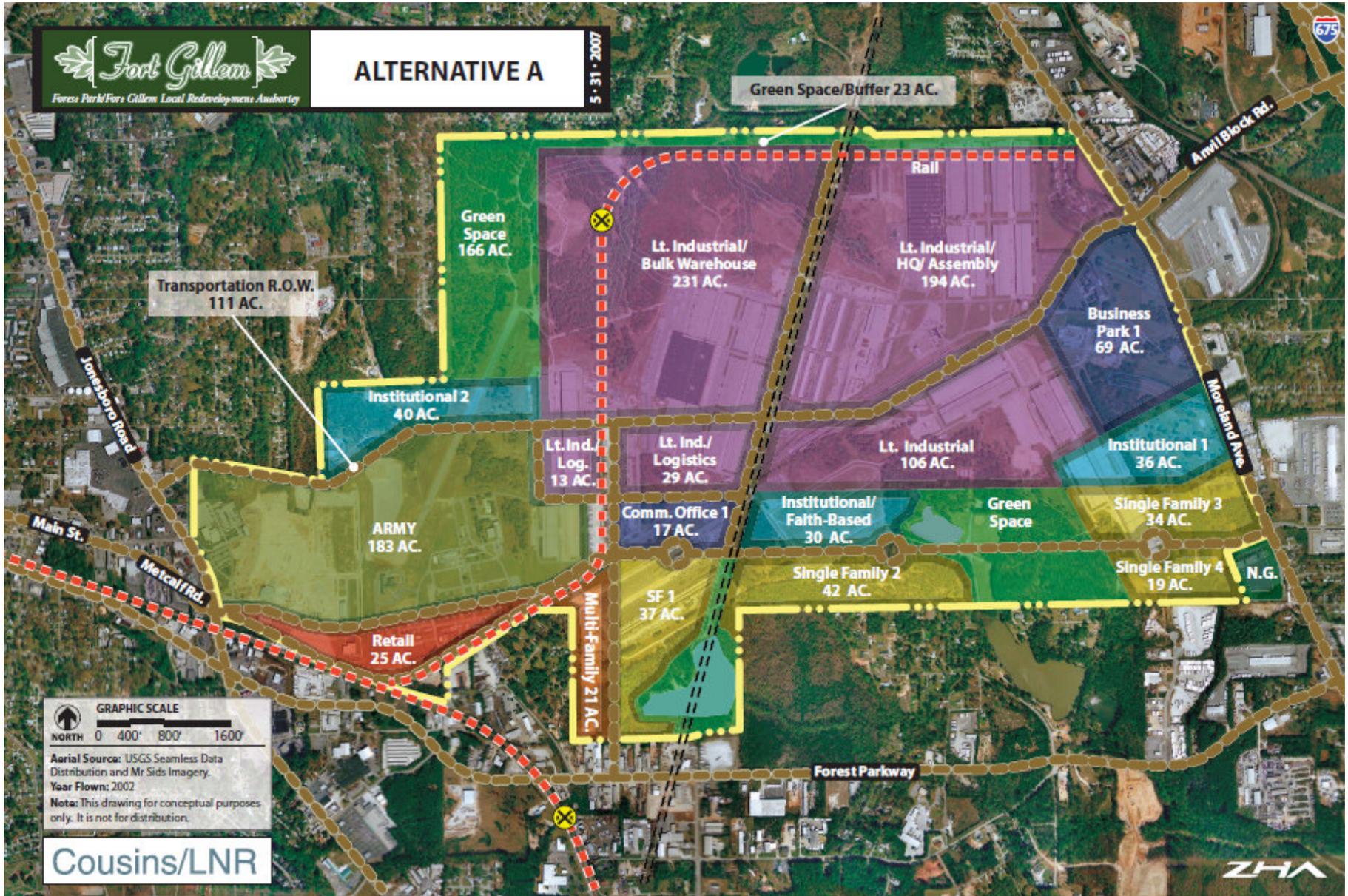
The City of Forest Park has few areas with significant infill development opportunities. While there are some areas with significant vacancy, such as the Main Street corridor, these areas have been classified as redevelopment areas because of the need for comprehensive redevelopment. Likewise, the area surrounding Conley Road and I-75 has been classified as a redevelopment area because of the potential for residential-to-commercial land use change.

Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole

The residents of Forest Park had relatively low income levels as of the 2000 decennial census; the City had a median household income of \$33,556 as compared to \$42,697 in Clayton County and \$51,948 in the Atlanta MSA. Likewise, the city had a poverty rate of 15.4% as compared to 10.1% in Clayton County and 9.4% in the Atlanta MSA.

Since the data from the previous census is now a decade old, 2009 HUD data for low and moderate income populations was employed. These HUD data sets are often used to administer various federal housing and anti-poverty programs, such as the Section 8 housing voucher program. HUD defines "low income" households as those whose income does not exceed 80 percent of the median income for the area, with adjustments for smaller or larger families. "Moderate Income" households have income levels between 81% and 95% of the area median income. According to these data sets, a large portion of the blockgroups in the northern half of Forest Park have over 70% of their population classified as low to moderate income. (See Figure 1) Much of this low income area roughly corresponds to the areas of the city experiencing high levels of airport noise.

Figure 3 – Recommended Redevelopment Alternative, 2007 Fort Gillem Strategic Reuse Plan



FUTURE LAND USE

The following future development plan represents an update to the Future Land Use Map included in the 2005-2025 Forest Park Comprehensive Plan. The Future Land Use Classifications described below are the same as those included in the previous plan. The major change in this plan is the adoption of the land use recommendations included in the 2007 Fort Gillem Strategic Reuse Study. In the city's previous Comprehensive Plan, the Fort Gillem property had not been identified for closure by the Army's Base Realignment and Closure (BRAC) program. Otherwise, there have been no additional changes to the Future Land Use Map outside of the military installation boundaries.

In addition to identifying future land use recommendations for each parcel in Forest Park, the Future Land Use Map identifies special features such as rivers and streams, lakes and ponds, and airport noise compatibility areas. Environmental features such as creeks and ponds in Forest Park are identified for the purpose of preservation. Buffers should be maintained along identified creeks and ponds to minimize the impacts of development on these features. The Forest Park Airport Noise Compatibility Area (ANCA) is defined as the area of the city located within the Hartsfield International Airport's 65DNL noise contour, as determined by FAA standard airport noise modeling. The Airport Noise Compatibility Area includes the 2012 projected noise contour. By identifying the Airport Noise Compatibility Area on the Future Land Use Map, citizens will be made aware of the existing and anticipated airport noise impacts. While most homes and businesses within the ANCA are planned to remain and neighborhood enhancements are encouraged, all development should be regulated in accordance with FAA recommendations for compatible land uses and indoor noise level reduction construction measures.

Future Land Use Classifications

Fourteen land use classifications are used to describe future land use recommendations for Forest Park. The land use classifications are represented by color-coding, as depicted on the Future Land Use Map. [See Figure 4] Each land use classification is described below.

- **Low Density Residential:** includes single-family, detached-unit residential development at a maximum net density of zero (0) to four (4) dwelling units per acre. This land use category includes large areas of the city which are already developed in single-family residential subdivisions at a net density of two to three and a half units per acre, and it includes those areas which are likely to develop in a similar manner over the next twenty years.
- **Medium Density Residential:** includes single family detached, single family attached, duplex, triplex, townhouse and condominiums at a net density of zero (0) to ten (10) dwelling units per acre.

- High Density Residential: includes single family detached, single family attached, duplex, triplex, townhouse, condominiums and multi-family apartments at a net density of zero (0) to eighteen (18) dwelling units per acre.
- Commercial: includes retail or strip malls, auto-related businesses, funeral homes and restaurants.
- Mixed Use Commercial/Residential: allows for a mixture of commercial and residential uses in a “traditional urban” or “main street” fashion. Neighborhood-friendly retail commercial uses such as drugstores, flower shops, small clothing stores, etc. may front on commercial streets with condominium-type residential units and/or offices located above or behind. Single family detached, single family attached, duplex, triplex, townhouse, condominiums and multi-family apartments are permitted at a net density of zero (0) to ten (10) dwelling units per acre.
- Office/Professional: includes office and professional uses such as finance, insurance, real estate and medical offices.
- Office/Business: includes more intensive office-oriented developments such as “office parks” and “business parks” that are directly accessible to the interstate highway system. All development should have the majority of building space allocated for office use.
- Mixed Use Office/Residential: allows for a mixture of office and residential uses in such a way as to foster a live-work environment. Professional offices (finance, insurance, real estate, medical) may locate at ground level with residential condominium or apartment units above. Single family detached, single family attached, duplex, triplex, townhouse, condominiums and multi-family apartments are permitted at a net density of zero (0) to ten (10) dwelling units per acre.
- Mixed Use Transit Village: Consistent with the Transit Village recommended by the Forest Park Livable Centers Initiative Plan, allows for a mixture of neighborhood-friendly commercial, office and residential uses in a vertical arrangement. All development should be pedestrian-oriented and should facilitate access to mass transit facilities. Single family detached, single family attached, duplex, triplex, townhouse, condominiums and multi-family apartments are permitted at a net density of zero (0) to twenty (28) dwelling units per acre.
- Light Industrial: includes storage and warehousing facilities, technology related manufacturing with offices, auto repair, utility storage yards, structures which combine office and warehouse/distribution functions, truck terminals, and similar structures and other businesses that are manufacturers but do not necessarily conflict with commercial uses.
- Public/Institutional: includes churches, lodges, hospitals, clubs and community service buildings. This classification also includes public schools and buildings, fire stations, police stations, City buildings, and cemeteries.

- Parks/Open Space: includes land dedicated to active or passive recreational uses that are either publicly or privately owned and may include playgrounds, public parks, nature preserves, golf courses, reservations, recreation centers, and similar uses. All 100-year floodplain areas in Forest Park are included under the Parks/Open Space classification.
- Transportation/Communication/Utilities: includes airports, water and sewer facilities, power stations, substations, water storage tanks, radio and television stations, limited access highways, and utility corridors.

Future Land Use Distribution

Table 1 provides acreage estimates for each future land use category. The land use totals are greater than those in the previous Comprehensive Plan, which did not include the acreage of Fort Gillem.

Table 1 - Future Land Use Distribution 2010-2030, City of Forest Park, GA

Land Use	Acres	%
Low Density Residential	1,800.6	26.3%
Medium Density Residential	102.6	1.5%
High Density Residential	141.0	2.1%
Commercial	642.9	9.4%
Office/Professional	61.8	0.9%
Office/Business	158.4	2.3%
Mixed Use Commercial/Residential	28.9	0.4%
Mixed Use Office/Residential	46.2	0.7%
Mixed Use Transit Village	74.6	1.1%
Light Industrial	1,281.4	18.7%
Public/Institutional	1,667.4	24.3%
Transport/Communications/Utilities	678.8	9.9%
Parks/Recreation/Conservation	170.4	2.5%
Undeveloped	2.4	0.03%
TOTAL	6,857.3	100.0%

Source: Robert and Company 2010 Future Land Use Map

FUTURE LAND USE CLASSIFICATIONS

CITY OF FOREST PARK COMPREHENSIVE PLAN 2010-2030



Low Density Residential: includes single-family, detached-unit residential development at a maximum net density of zero (0) to four (4) dwelling units per acre. This land use category includes large areas of the city which are already developed in single-family residential subdivisions at a net density of two to three and a half units per acre, and it includes those areas which are likely to develop in a similar manner over the next twenty years.



Medium Density Residential: includes single family detached, single family attached, duplex, triplex, townhouse and condominiums at a net density of zero (0) to ten (10) dwelling units per acre.



High Density Residential: includes single family detached, single family attached, duplex, triplex, townhouse, condominiums and multi-family apartments at a net density of zero (0) to eighteen (18) dwelling units per acre.



Commercial: includes retail or strip malls, auto-related businesses, funeral homes and restaurants.



Mixed Use Commercial/Residential: allows for a mixture of commercial and residential uses in a “traditional urban” or “main street” fashion. Neighborhood-friendly retail commercial uses such as drugstores, flower shops, small clothing stores, etc. may front on commercial streets with condominium-type residential units and/or offices located above or behind.



Office/Professional: includes office and professional uses such as finance, insurance, real estate and medical offices.



Mixed Use Office/Residential: allows for a mixture of office and residential uses in such a way as to foster a live-work environment. Professional offices (finance, insurance, real estate, medical) may locate at ground level with residential condominium or apartment units above.



Mixed Use Transit Village: Consistent with the Transit Village recommended by the Forest Park Livable Centers Initiative Plan, allows for a mixture of neighborhood-friendly commercial, office and residential uses in a vertical arrangement. All development should be pedestrian-oriented and should facilitate access to mass transit facilities.



Office/Business: includes more intensive office-oriented developments such as “office parks” and “business parks” that are directly accessible to the interstate highway system. All development should have the majority of building space allocated for office use.



Light Industrial: includes storage and warehousing facilities, technology related manufacturing with offices, auto repair, utility storage yards, structures which combine office and warehouse/distribution functions, truck terminals, and similar structures and other businesses that are manufacturers but do not necessarily conflict with commercial uses.



Public/Institutional: includes churches, lodges, hospitals, clubs and community service buildings. This classification also includes public schools and buildings, fire stations, police stations, City buildings, and cemeteries.

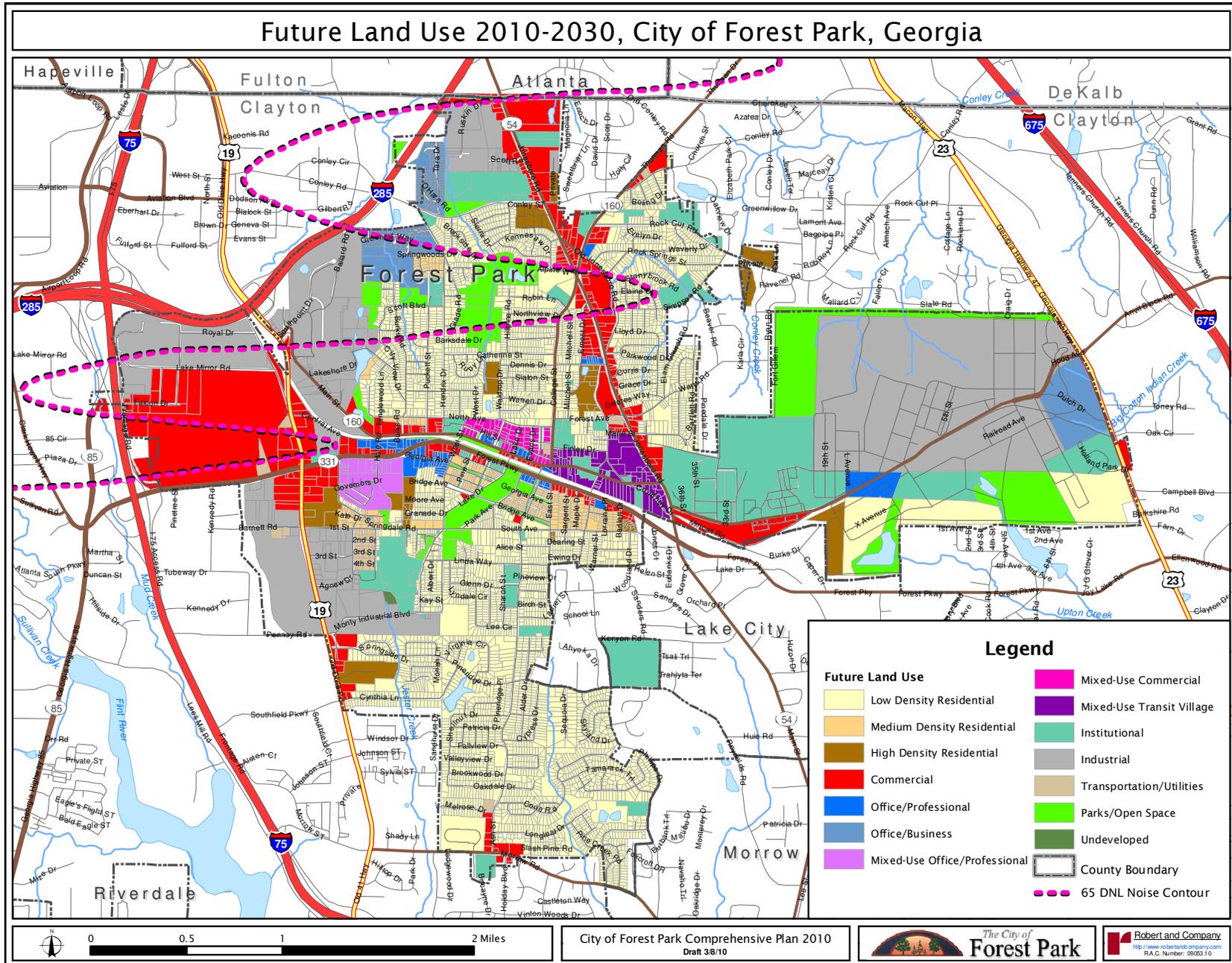


Parks/Open Space: includes land dedicated to active or passive recreational uses that are either publicly or privately owned and may include playgrounds, public parks, nature preserves, golf courses, reservations, recreation centers, and similar uses.



Transportation/Communication/Utilities: includes airports, water and sewer facilities, power stations, substations, water storage tanks, radio and television stations, limited access highways, and utility corridors.

Figure 4 – Future Land Use Map 2010-2030, City of Forest Park, GA



ISSUES AND OPPORTUNITIES

The Issues and Opportunities analysis provides a method for developing community goals and policies. First, a list of preliminary Issues and Opportunities is developed based on analysis of community data and interviews with local planners. Next, the Issues and Opportunities are refined through public outreach. While a public participation program is not required for a partial update, a public workshop was conducted on February 23, 2010 in Forest Park to identify and refine the city's Issues and Opportunities. In addition, a community vision survey was conducted in order to rate the Issues and Opportunities developed for this plan. This survey was administered in paper form at the public workshop and in online form via the city's website.

Population

- ❑ Noise impacts from new operations at the fifth runway of Hartsfield-Jackson Airport may lead to population decline in some parts of the city.
- ❑ The rapid increase in the Hispanic population in Forest Park will require specialized community services.
- ❑ The proportion of the population that is over 65 years of age is likely to increase and this population group will require specialized housing and services.
- ❑ Household income levels for the community are lagging behind that of the rest of the county and will increase the demand for services related to poverty.
- ❑ Educational attainment for the city is lagging behind that of the rest of the county, region, and the state.

Economic Development

- ❑ The closure of Fort Gillem will lead to a sharp decline in military jobs and personnel located at Forest Park.
- ❑ The history of military industrial operations at Fort Gillem has left substantial environmental contamination, which is likely to impede redevelopment efforts.
- ❑ The City's Main Street corridor has extensive vacancies, dilapidated commercial buildings, outdated parking configuration, and a lack of pedestrian amenities.
- ❑ The Farmer's Market could serve as an amenity to attract visitors.
- ❑ The city's access to major transportation facilities, such as highways and the airport could serve as an asset for business development.
- ❑ Our community does not track the existing businesses in our community for changing levels of support and assistance needed.
- ❑ Our economic development programs do not use incentives to encourage targeted types of businesses
- ❑ The redevelopment process is perceived as difficult.

Housing

- ❑ Some residential neighborhoods in Forest Park continue to be negatively impacted by airport noise and industrial land uses.
- ❑ The city has an aging housing stock that is vulnerable to deterioration.
- ❑ The city has a relatively low rate of home ownership as compared to the county and state.

- ❑ The city has relatively low housing costs for both owner occupied and rental units.
- ❑ The city has a relatively high rate of overcrowded housing, which may lead to neighborhood decline.

Natural and Cultural Resources

- ❑ The community has abandoned or contaminated properties.
- ❑ Although the city is primarily built out, here are some opportunities for new parks and greenspace within the community.
- ❑ The city currently lacks recreational trails linking community facilities, neighborhoods, and greenspace areas.
- ❑ Stream corridors represent sensitive environmental resources, which should be protected.

Community Facilities and Services

- ❑ The fiscal impacts on community facilities and services should be considered when permitting redevelopment and growth plans.
- ❑ Infill development should be encouraged in areas with existing infrastructure capacity.
- ❑ Investments in streetscape infrastructure are necessary in order to spur redevelopment within the Main Street corridor.
- ❑ New utilities, such as increased sewer capacity, may be necessary in order to facilitate redevelopment plans for Fort Gillem.

Land Use

- ❑ There are opportunities for mixed use redevelopment along the city's Main Street and Forest Parkway corridors.
- ❑ Our community does not have a center focus that combines commercial, civic, cultural and recreational uses.
- ❑ Redevelopment plans for Main Street and Fort Gillem should be coordinated.
- ❑ Some neighborhoods are threatened by conversion to non-residential land uses.

Transportation

- ❑ Commuter rail plans could help the city spur transit-oriented redevelopment within the town center.
- ❑ Pedestrian improvements along Main Street could help spur mixed-use redevelopment.
- ❑ New roadways and connectivity may be necessary in order to facilitate redevelopment plans for Fort Gillem.
- ❑ Industrial traffic can have a negative impact on the viability of residential neighborhoods in Forest Park.
- ❑ Internal circulation should be improved within the Farmer's Market facility.
- ❑ Access management and interparcel connectivity could help improve traffic circulation along major commercial corridors.
- ❑ The recession has negatively impacted transit funding and availability.
- ❑ Regional transit programs, such as GRTA express busses could help fill the gap left by C-Tran.

- ❑ Limited parking and road right-of-way inhibit the redevelopment potential of Main Street.
- ❑ Our community has many streets where traffic travels at inappropriate speeds, making pedestrian activity unsafe and unappealing.
- ❑ Our community right-of-way pavement standards do not allow for flexible street widths to accommodate different usage patterns or to promote walkability.
- ❑ Our community's major corridors suffer from congestion, clutter, signage and sprawl.
- ❑ Our community has few alternatives to using a car to get to places and to eliminate traffic congestion.

GOALS AND POLICIES

The community Goals and Policies represent the vision for the future of the City of Forest Park. These statements are intended to address the major Issues and Opportunities developed in the earlier stages of the plan. The Goals and Policies included in the Partial Comprehensive Plan Update are intended to supplement rather than replace the Goals and Policies included in the 2005 Forest Park Comprehensive Plan.

Population

Goal – Mitigate the impacts of airport noise on Forest Park to stabilize neighborhoods and prevent the conversion of residential areas to other land uses.

Policy – Continue to seek out funding for airport noise mitigation and sound proofing.

Policy – Utilize FAA guidelines for airport noise compatibility with surrounding land uses for areas with noise levels above 65 DNL.

Goal – Prevent population decline within Forest Park

Policy – Promote the inclusion of residential land uses within mixed use redevelopment areas.

Economic Development

Goal – Attract employers to the city in order to compensate for the loss of military jobs resulting from the closure of Fort Gillem.

Policy – Pursue redevelopment plans for Fort Gillem which maximize employment opportunities.

Policy – Support the recommendations of the Fort Gillem Strategic Reuse Plan.

Goal - Enhance Forest Park's potential as an employment center for Clayton County and surrounding areas.

Policy - Promote educational and training facilities such as those offered at Clayton State College which are adaptive to the changing needs of the business community.

Policy - Provide for the retail and service needs of the local population and those working in the area.

Policy – Promote commercial, industrial, and office uses along interstate highway corridors.

Policy – Encourage expansion and supportive businesses focused around existing employment centers such as the State Farmer's Market, the International Trade Zone, and Hartsfield-Jackson Atlanta International Airport.

Policy – Promote mixed use redevelopment of Forest Park's Main Street Corridor.

Goal – Improve and enhance the Farmer's Market facility in order to attract visitors and provide local jobs.

Policy – Support the Farmer's Market Master Plan for improving the circulation, signage, and aesthetics of the facility.

Policy – Sponsor events at the Farmer's Market, such as festivals, conventions, and cooking exhibitions.

Housing

Goal – Maintain the stability of established residential areas.

Policy – Enforce city building codes, housing/property maintenance codes, and other related ordinances.

Policy – Encourage sound resistant design, construction, and rehabilitation for all residential buildings in Forest Park.

Policy – Encourage community involvement, which intensifies pride in neighborhood appearance.

Policy – Identify unstable areas and implement strategies to prevent further decline.

Policy – In cooperation with the Development Authority of Clayton County, promote rehabilitation of substandard or deteriorating housing in Forest Park through incentive and catalyst programs.

Goal - Prevent the encroachment of unwanted land uses into residential areas.

Policy – Prohibit the encroachment of multi-family dwellings into single-family residential areas.

Policy – Maintain appropriate buffer zones between residential land use and non- residential land use.

Goal – Prevent overcrowding of housing units within Forest Park.

Policy – Enforce zoning provisions for maximum occupancy standards of housing units.

Goal – Promote sustainable home ownership.

Policy – Provide referrals to HUD approved credit counseling agencies for prospective buyers and home owners threatened with foreclosure.

Policy – Encourage the use of home loan assistance programs, such as the Georgia Dream Homeownership Program.

Policy – Participate in national and state housing assistance programs, such as the federal loan modification program and Neighborhood Stabilization Program.

Policy – Provide home maintenance assistance in order to allow older residents to stay in their homes.

Natural and Cultural Resources

Goal – Facilitate the environmental remediation of contaminated industrial and military properties in order to allow for redevelopment

Policy – Apply for federal funding to remediate known contaminated sites at Fort Gillem through sources such as the EPA Brownfields Program and the Superfund program.

Policy – Maintain a registry of known and potentially contaminated properties in order to facilitate cleanup and redevelopment.

Goal – Provide public gathering spaces capable of hosting events and civic activities.

Policy – Provide publicly accessible greenspace and streetscape amenities within redevelopment areas.

Policy – Develop a convention and event facility.

Goal – Protect sensitive natural resources within the city.

Policy – Prevent development within floodplains and designated stream buffers.

Community Facilities and Services

Goal – Develop new parks and recreational facilities.

Policy - Create an integrated network of trails and sidewalks linking community facilities, parks, greenspace, and regional trails.

Policy – Acquire vacant lots for use as small pocket parks and playgrounds.

Policy – Maintain joint-use agreements with the Clayton County Schools for the use of facilities such as playgrounds and ballfields.

Goal – Provide infrastructure necessary to support the redevelopment of Forest Park’s Main Street Corridor.

Policy - Create pedestrian amenities and improved streetscapes along the Main Street corridor supportive of mixed-use redevelopment.

Policy – Implement the Forest Park Main Street master plan.

Policy – Utilize Tax Allocation District funding to pay for streetscape improvements along Main Street.

Policy – Seek out funding for Main Street improvements, such as LCI implementation funds.

Goal – Provide infrastructure necessary to support the redevelopment of Fort Gillem

Policy –Seek military redevelopment funding to pay for improvements to Fort Gillem site.

Policy - Build new roadways through the Fort Gillem site in order to provide increased accessibility.

Goal - Provide community facilities that will serve the needs of the current and future residents of Forest Park in a cost effective manner.

Policy - Allocate the cost for public facilities and services which directly benefit a select segment of the city to those particular users, add a one time annual sanitation fee to the city tax bill to improve the collection system.

Policy – Use demographic projections to determine the amount and type of community facilities and services which will be needed in the future.

Land Use

Goal – Promote a central core (downtown Forest Park) that is compact and distinct from other commercial development and that is viewed as a desirable place to provide a wide range of mixed retail, entertainment, cultural, and office uses which benefit from proximity to each other.

Policies - Encourage mixed-use redevelopment of the city’s Main Street corridor.

Policy – Implement streetscape improvements along the Main Street corridor in order to improve the pedestrian environment.

Policy – Coordinate the redevelopment of Forest Park Main Street with the redevelopment of Fort Gillem.

Goal – Promote a holistic, master planned redevelopment of Fort Gillem that is compatible with surrounding land uses.

Policy – Implement the recommendations of the Fort Gillem Strategic Reuse Study.

Policy – Promote large-scale industrial redevelopment within the Fort Gillem site in order to provide new employment opportunities.

Policy – Provide greenspace buffers between new industrial development at Fort Gillem and surrounding neighborhoods.

Policy – Preserve open space and ponds to serve as recreational opportunities for residential redevelopment areas.

Policy - Incorporate some new residential development within the uncontaminated areas of Fort Gillem.

Policy – Provide retail redevelopment within the Fort Gillem site that aligns with Forest Park’s Main Street.

Goal – Provide for transition from residential land uses where noise impacts from Hartsfield International Airport are excessive and where opportunities exist for commercial or industrial redevelopment that does not jeopardize neighborhoods.

Policy – Promote mixed use redevelopment of multi-family housing along Forest Parkway that is impacted by noise from the fifth runway at Hartsfield-Jackson Airport.

Policy – Promote office/business park uses near the intersection of Conley Road and I-285.

Goal – Maintain the stability of established residential neighborhoods.

Policy – Restrict the encroachment of unwanted land uses into single-family residential neighborhoods.

Policy – Require buffering and screening of commercial and industrial land uses that are adjacent to residential areas.

Policy - Implement design standards for development to minimize adverse impacts on adjacent land uses.

Transportation

Goal - Ensure that new development does not cause the community's adopted LOS for an individual transportation facility to decline below the established transportation performance measures.

Policy - Ensure that transportation capital improvements or other strategies needed to accommodate the impacts of development are made prior or concurrent with the development.

Policy - Require comprehensive traffic studies with all major development proposals to determine if the proposed development would cause any adjacent intersections to fall below the adopted Level of Service.

Policy - When studies show that proposed developments would cause any adjacent intersections to operate at LOS E or F, it is recommended that the City require the developer take all necessary steps, including but not limited to paying for necessary roadway improvements, prior to approving the development plan.

Goal - Provide a multi-modal transportation network that provides safe alternatives to automobile travel.

Policy - Support plans for commuter rail and transit oriented development in Forest Park.

Policy - Support plans for a multi-modal transit station in Forest Park that is linked in with regional transportation systems.

Policy - Support regional transit systems, such as GRTA express busses, in order to offset the possible loss of C-Tran service.

Policy - Provide bicycle lanes in conjunction with new construction of appropriate types of roadway classes to provide for safer, multi-modal corridors where practical throughout the city.

Policy - Implement plans for improved sidewalks and streetscapes along the Main Street corridor.

Goal - Develop and adopt a "thoroughfare plan" which categorizes each roadway by its appropriate function within the city's overall road system.

Policy - Promote access management strategies along major arterials in order to improve safety and mobility.

Policy - Promote pedestrian-friendly roadway design along the downtown corridors of Main Street and Forest Parkway.

Policy - Promote traffic calming techniques within residential districts of the city.

Policy - Establish freight routes in order to avoid conflicts between truck traffic and residential areas.

Intergovernmental Coordination

Goal - Coordinate planning for land use and community facilities with neighboring governments.

Policy - Maintain Service Delivery Strategy agreements with adjoining local governments.

Policy - Resolve land use conflicts with other local governments through the established dispute resolution process included in the Clayton County Service Delivery Strategy.

Policy - Identify potential annexation areas surrounding the city which can be served by the city's community facilities, infrastructure, and services.

REPORT OF ACCOMPLISHMENTS

Project or Activity	Status of Project or Activity				Explanation for Postponed or Not Accomplished Project or Activity
	Date Completed	Currently Underway	Postponed	Not Accomplished	
Economic Development					
Farmer's Market Redevelopment Plan	2007				
Transit Village Redevelopment Plan	2009				
Conley Road / Mountain View Redevelopment Plan		X			
Housing					
Improve housing conditions in the southwest community		X			Ongoing/Considered timeless
Establish a homeowner education program		X			
Community Facilities					
Purchase a computerized recreation program reservation system			X		The cost for the system and annual maintenance was not funded. The system will be funded in 2012.
Continue ongoing replacement of police patrol vehicles		X			
Purchase mobile data terminals for the Police Department	2009	X			
Upgrade the police department's AS400 computer hardware	2009				
Enhance communication center	2009				
Expand Fire Station #1 building for administrative offices			X		Never funded
Purchase homeland security HazMat equipment		X			Timeless/Ongoing
Purchase a new fire engine			X		Will be accomplished in 2012
Replace rescue units	1 Unit – January 2008				Will purchase (3) units in 2011

Project or Activity	Status of Project or Activity				Explanation for Postponed or Not Accomplished Project or Activity
	Completed	Currently Underway	Postponed	Not Accomplished	
Community Facilities (Continued)					
Purchase new finance software system and hardware (computers)		X			Expected completion date June 2010
Replace City Hall HVAC equipment			X		The HVAC equipment will be replaced in 2012 during the City Hall expansion project
Land Use					
GIS System Development: software, hardware and training			X		Keck & Wood Inc. is currently providing the City's GIS services. The City plans to acquire a GIS system in Budget year 2012
Zoning Ordinance and Development Regulations Update		X			
Establish Special Community and Corridor Planning Review Districts	2009				
Coordinate with GRTA, GDOT, ARC and other agencies for the design and development of the Forest Park Commuter Rail Station		X			
Coordinate with C-TRAN to increase service and routes in Forest Park	2009				
Coordinate with Hartsfield Atlanta International Airport planners on land use and development compatibility issues, including establishment of a new Airport Noise Compatibility Area Overlay Zone in the Forest Park Zoning Ordinance. Also, citywide Acoustical Standards Ordinance for all new residential development will be evaluated.		X			

Project or Activity	Status of Project or Activity				Explanation for Postponed or Not Accomplished Project or Activity
	Completed	Currently Underway	Postponed	Not Accomplished	
Land Use					
Coordinate with transportation agencies and the airport concerning development of a direct transit linkage between downtown Forest Park and Hartsfield Airport terminals.		X			

SHORT TERM WORK PROGRAM 2010 - 2014

Project or Activity	2010	2011	2012	2013	2014	Responsible Party	Cost Estimate	Funding Source
Main Street Overlay District and Design Guidelines	X					Planning, Bldg. & Zoning	100,000	City
Fort Gillem Overlay Zoning	X					Planning, Bldg. & Zoning	150,000	City
Multi-Modal Transportation Center					X	Planning, Bldg. & Zoning and Public Works	3.6 Million	TAD/SPLOST
Bus Terminal and North Lake Drive realignment				X		Planning, Bldg. & Zoning and Public Works	3.1 Million	TAD/SPLOST
Parking deck (Underground)				X		Planning, Bldg. & Zoning and Public Works	12.9 Million	TAD/SPLOST
Transit Station and Pedestrian Bridge					X	Planning, Bldg. & Zoning and Public Works	700,000	TAD/SPLOST
LCI Main Street Pedestrian Project (Underground utilities)	X					Public Works	2.4 Million	SPLOST
LCI Main Street Pedestrian Project Phase II		X				Public Works	2.5 Million	SPLOST
Transit Oriented Pedestrian Project, Sidewalks to Schools Phase I, II and III			X			Public Works	2.3 Million	SPLOST
Expansion of City Hall and Parking Design			X			Public Works	500,000	SPLOST
Roof Replacement on Recreation Building	X					Recreation & Leisure	180,000	CDBG
Combine two facilities into one/Community Use		X				Recreation & Leisure	220,000	CDBG
Construct New Recreation Building					X	Recreation & Leisure	11.0 Million	SPLOST
Develop Recreation Master Plan	X					Recreation & Leisure	2,500	City
Computerize Registration & Recreation System			X			Recreation & Leisure	24,000	City
Purchase 28 Passenger bus – Senior Center		X				Recreation & Leisure	44,000	CDBG

Project or Activity	2010	2011	2012	2013	2014	Responsible Party	Cost Estimate	Funding Source
Expansion of Senior Center	X					Recreation & Leisure	65,000	CDBG
Amphitheatre Replacement	X					Recreation & Leisure	125,000	CDBG
Telephone System at City Hall		X				Finance	100,000	City
Obtain ISO Class 2		X				FPFES	3,500	City
Purchase Ladder Truck			X			FPFES	650,000	City/SPLOST
Purchase Two Fire Engines			X			FPFES	500,000	City/SPLOST
Purchase Three Rescue Units		X				FPFES	300,000	City/SPLOST
Replace Roof Station 2		X				FPFES	100,000	City
GIS System Development			X			Planning, Bldg. & Zoning/Public Works/Police/Fire	50,000	City
800 MHZ Repeater	X					Police	260,000	City
800 MHZ Receiver	X					Police	45,000	City
Police Vehicles (10 per year)	X	X	X	X	X	Police	1,760,000	City
Computer Software/Hardware	X	X	X	X	X	Police	125,440	City
Radio Equipment (Portables)	X	X	X	X	X	Police	50,000	City
Police Station Improvements	X	X	X	X	X	Police	12,500	City
Mobile Data Terminals (10 per year)	X	X	X	X	X	Police	300,000	City