OFFICE OF THE MAYOR

THE HONORABLE ANGELYNE BUTLER, MPA

CITY OF FOREST PARK

November 13, 2023

Atlanta Regional Commission
229 Peachtree Street, NE, Ste. 100
Atlanta, Georgia 30303

RE: Comprehensive Plan Update Submittal

The City of Forest Park has completed an update of its comprehensive plan and is submitting it with this letter for review by the Atlanta Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in the development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included in our submittal.

I certify that the appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact LaShawn Gardiner, Planning & Community Development Director at 404-366-4720, ext. 326 or 470-990-2308, and via email, lgardiner@forestparkga.gov.

Sincerely,

Mayor Angelyne Butler, MPA
City of Forest Park

Enclosures

CITY OF FOREST PARK
2023 COMPREHENSIVE PLAN



December 2023

prepared by the

Atlanta Regional Commission

Vision

ONE **great** REGION

Mission

Foster thriving communities for all within the Atlanta region through collaborative, data-informed planning and investments.

Goals

Healthy, safe, livable communities in the Atlanta Metro area.

Strategic investments in people, infrastructure, mobility, and preserving natural resources.

Regional services delivered with **operational excellence** and **efficiency**.

Diverse stakeholders engage and take a regional approach to solve local issues.

A competitive economy that is inclusive, innovative, and resilient.

Values

Excellence – A commitment to doing our best and going above and beyond in every facet of our work allowing for innovative practices and actions to be created while ensuring our agency's and our colleague's success.

Integrity – In our conduct, communication, and collaboration with each other and the region's residents, we will act with consistency, honesty, transparency, fairness and accountability within and across each of our responsibilities and functions.

Equity – We represent a belief that there are some things which people should have, that there are basic needs that should be fulfilled, that burdens and rewards should not be spread too divergently across the community, and that policy should be directed with impartiality, fairness and justice towards these ends.

ARC
Atlanta Regional Commission

229 Peachtree Street, NE | Suite 100
Atlanta, Georgia 30303

atlantaregional.org

ACKNOWLEDGEMENTS

Steering Committee

Sparkle Adams – Community Member
Minister Justin Cook – Community Member
Carolyn Franklin – Community Member
Roderick Jackson – Forest Park Planning Commission Member
Carmen Jones – Community Member
Hector Gutierrez – Forest Park City Council Member
Jonathan Rashmir – Community Member
Bruce Abraham – Forest Park Economic Development Director
LaShawn Gardiner – Forest Park Planning and Community Development Director
SaVaughn Irons – Forest Park City Planner

City of Forest Park Staff

LaShawn Gardiner – Director of Planning & Community Development
SaVaughn Irons – City Planner

Atlanta Regional Commission Staff

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Atlanta Regional Commission

This document was prepared by the Atlanta Regional Commission.

Unless otherwise noted, all photos were taken by City of Forest Park staff.

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EXECUTIVE SUMMARY

One of the most impactful responsibilities of local government is planning – a word used to describe how a community shapes and guides growth and development. This update of Forest Park's Comprehensive Plan offers the opportunity to look beyond the execution of the day-to-day city services and consider where the City wants to be in the next five-years and the necessary steps to achieve that vision.

The most recent Comprehensive Plan for the City of Forest Park was adopted in 2018. The Georgia Department of Community Affairs mandates every city to provide an update to the Comprehensive Plan every five years to maintain the Qualified Local Government (QLG) status of the city and continue to receive funding for projects within the city.

This document has been shaped by combined efforts of the City Council, City Staff, stakeholders and active public participation and delves into the current advancement of the city and makes efforts to yield prospective opportunities for the city.
Forest Park's Comprehensive Plan includes:

- Background
- Issues, Needs, and Opportunities
- Community Vision, Goals, and Policies
- Population
- Housing
- Broadband Access
- Economic Development
- Transportation
- Natural, Cultural, and Historic Resources
- Land Use
- Community Work Program
- Report of Accomplishments
- Appendix-Supporting Resources

CHAPTER 1

BACKGROUND



INTRODUCTION

The City of Forest Park is now in its 115th year of incorporation, and perhaps more than ever, the City is looking to the future to determine how it will adapt to new realities, grow strategically, and invest wisely in its people and places.

Broadly speaking, a comprehensive plan is a guide for communities to invest, develop and allocate services according to a shared vision formed through a public process. This is the City of Forest Park's Comprehensive Plan and is meant to be used as that guide on simple every day decisions and complex, long-term challenges. It has three distinctive features:

- It is long-range, looking ahead 5, 10, and 20 years
- It is comprehensive, looking across many different facets of what a City does
- It is deliberative, looking within to understand the needs and desires of the City

Forest Park last updated their Comprehensive Plan in 2018, so this document includes new data, revised polices and a reimagined work program. It affirms the City's foremost vision, defines quality community goals and lays out a list of tasks for City leaders, staff and citizens to address a diverse range of issues and opportunities that, if completed, will take the City of Forest Park to new heights.

Some of the work of shaping the City of Forest Park's future will be done by residents, businesses, and nonprofits. However, the City of Forest Park's government and civic leadership will play the most important role in implementing the Comprehensive Plan's vision using these key tools:

- Regulation
- Capital spending
- Programs and staffing

The City provided multiple public engagement opportunities for the community to garner input on community issues and opportunities related to land use, transportation, housing, economic development and potential changes to the Future Land Use map and associated narrative, as well as potential work program items.

This document weaves the ideas, viewpoints, and thoughts of many diverse voices from the community into a common vision. The City of Forest Park's success in implementing this common vision will depend on strong leadership of the elected body and engaged citizens holding up the Community Work Program as the way forward.

Overall, the plan focuses on ways citizens and City officials in Forest Park can work together to make their City a better place for all to live, work and play for years to come.



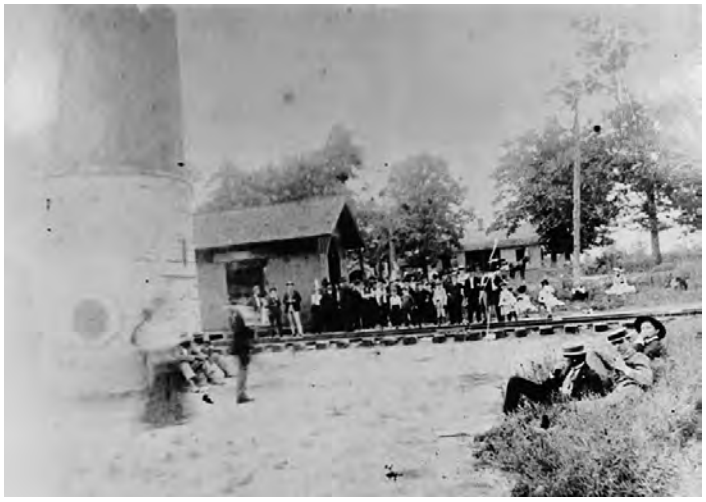
City of Forest Park Comprehensive Plan Updated in 2018

CONTEXT

Settled in the 1820s by farming families and railroad employees, the City of Forest Park has a long and storied history and was essential to the original growth of Atlanta as a rail hub. Forest Park first developed as a "wood and water stop" for the Macon and Western Railroad, which was later purchased by the Central Railroad and Banking Company of Georgia and extended into Atlanta. It earned itself the nickname "Stump Town," due to the cutting down of trees to provide fuel for the passenger and freight trains going in and out of Atlanta, leaving only stumps behind.

From this modest rail stop, the City of Forest Park officially incorporated in 1908 and grew significantly as commerce around the railroad flourished and Atlanta became a vibrant metropolis. Two major developments thereafter greatly impacted the City of Forest Park: the construction of what is now Hartsfield-Jackson Atlanta International Airport (ATL) and Fort Gillem. In 1925, the Atlanta Speedway was converted into an airfield that grew to become the world's most travelled airport today and the major commercial hub of Delta Air Lines. Fort Gillem was founded in 1941 as a satellite installation of nearby Fort McPherson, taking advantage of the nearby air and rail infrastructure. Both developments have shaped the growth and development of the City of Forest Park in significant ways.

The airport attracted commercial and industrial developments into the City's western and northern areas, while both the airport and Fort Gillem are major job centers for the local workforce. The 1,465-acre Fort Gillem eventually annexed into the City in 1973 and remained active until 2011, when it closed, and negotiations began with the City of Forest Park for its purchase in 2012. ATL has expanded numerous times, building a fifth runway, the tallest control tower in the U.S., and the Maynard H. Jackson International Terminal in the early 2000s. It continues to be the state's largest economic driver and a global asset for the City of Forest Park. Similarly, the Ford Motor Company's Atlanta Assembly factory in nearby Hapeville was another major employer of the local workforce from 1947 to 2006.



Depot along the railroad to Jonesboro in Clayton County, 1900
Courtesy of Google Archive



Forest Park, 1971

So, the City of Forest Park began as a turn of the century railroad town, but much of its development was shaped largely by post-WWII suburban growth and the impacts of the auto and aviation industry to the west and a massive military installation to the east. Since the end of WWII, this growth resulted in Forest Park's emergence as a viable center of commerce and livliehood.

The 1990s and 2000s, however, brought significant shifts in the economy to Forest Park, with decline and closures of major employers, such as Eastern airlines in 1991, the Ford Atlanta Assembly in 2006, and Fort Gillem beginning in 2005 until its closing in 2011. The 2008 economic recession further impacted the City's fortunes, only worsened by the countywide impact from the loss of public school accreditation in 2008. Even public transit ceased service in Clayton County in 2010, stranding residents without access to jobs and services.

Yet, Forest Park has perservered through these tough times by undertaking numerous planning efforts. In 2001, Forest Park was one of ten initial recipients of the Atlanta Regional Commission's (ARC) Livable Centers Initiative (LCI). This study focused on revitalizing the town center and preparing for proposed future commuter rail. After many years, the City began to implement this plan, and in 2014, Clayton County residents voted to join the MARTA system. MARTA is now conducting the Environmental Review process for the High Capacity Transit expansion planned for Clayton County by 2027. City officials and leaders are also actively involved with regional planning and coordination efforts, such as the Aerotropolis Atlanta Alliance and Finding the Flint, to share opportunities and stimulate growth.

Today, the City of Forest Park is the largest city in Clayton County with a diverse population of 19,932. With a renewed vision, this well-positioned City aims to write a new chapter in its history.



Fort Gillem, Founded in 1941

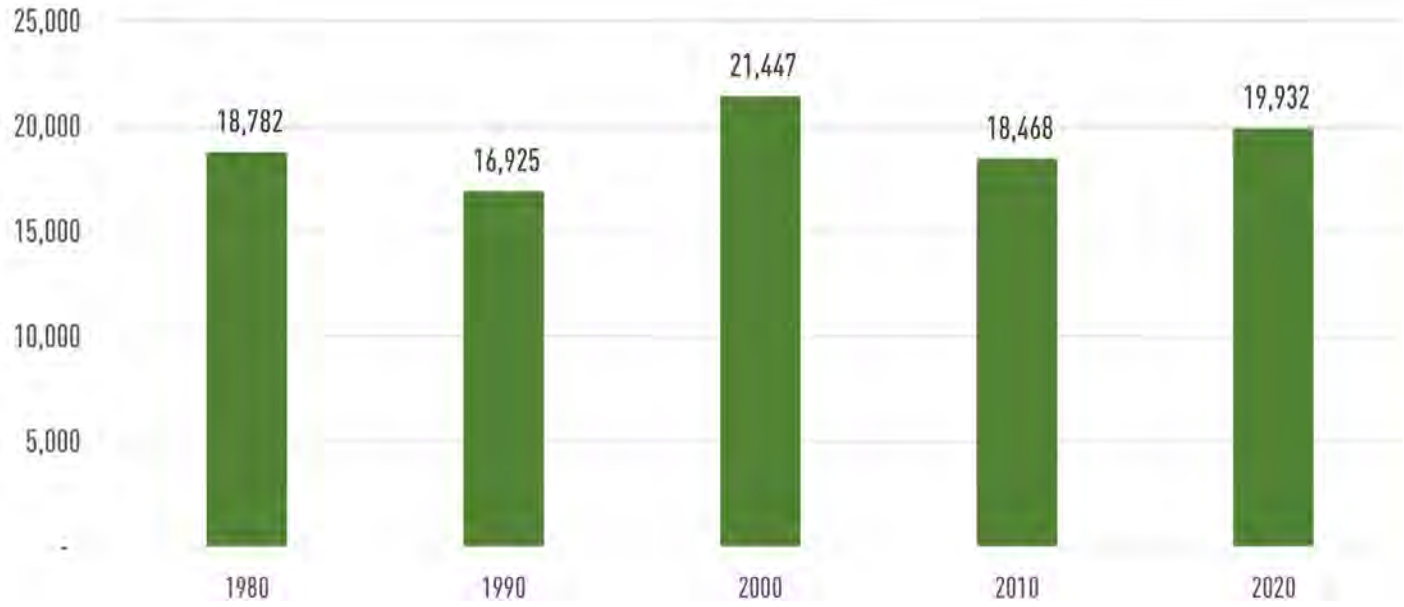


CHAPTER 2

WHO WE ARE: DATA & DEMOGRAPHICS

DEMOGRAPHICS

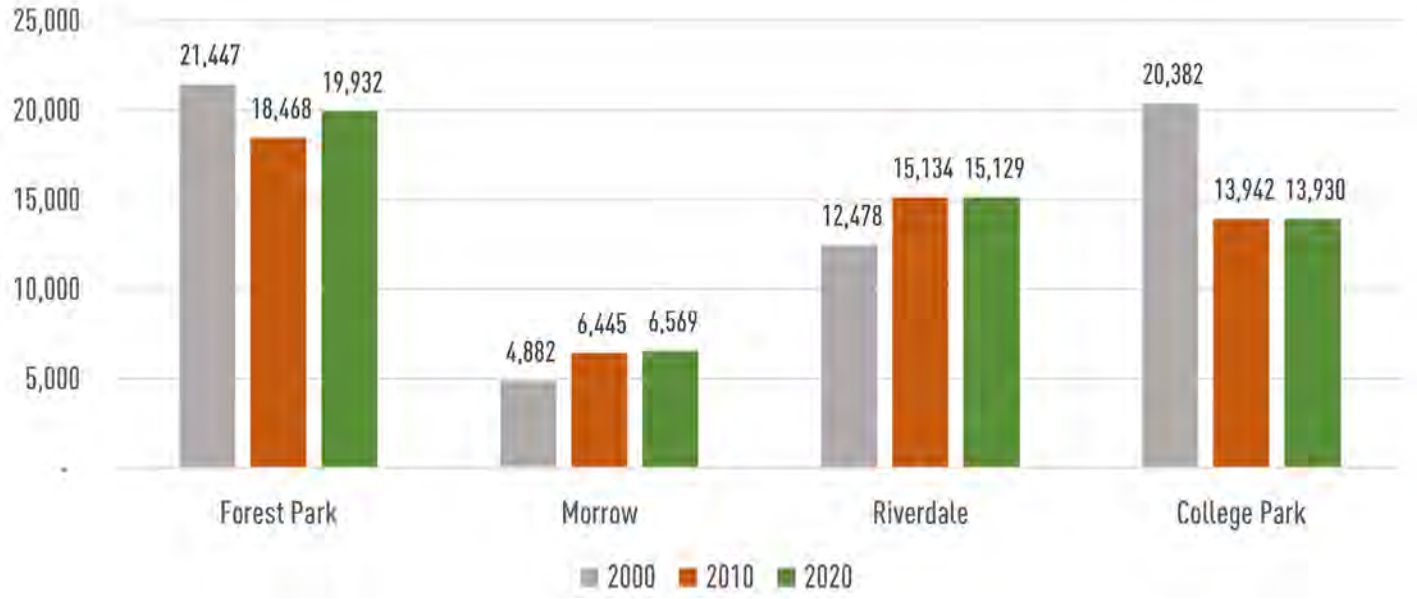
POPULATION CHANGE



Data Source: US Census Bureau; American Community Survey, 2020

Forest Park's population has had fluctuations, but in general, it has been remained almost stable from 1980 to 2020.

POPULATION CHANGE COMPARED TO THE NEARBY CITIES



Data Source: US Census Bureau; American Community Survey, 2020

Forest Park's population experienced a 7% net decrease over the 20 years from 2000-2020. However, the City grew by about 8% in the decade 2010-2020, to reach 19,932 persons.

The City's population fluctuation is somewhat unique among nearby cities such as Morrow, Riverdale and College Park.

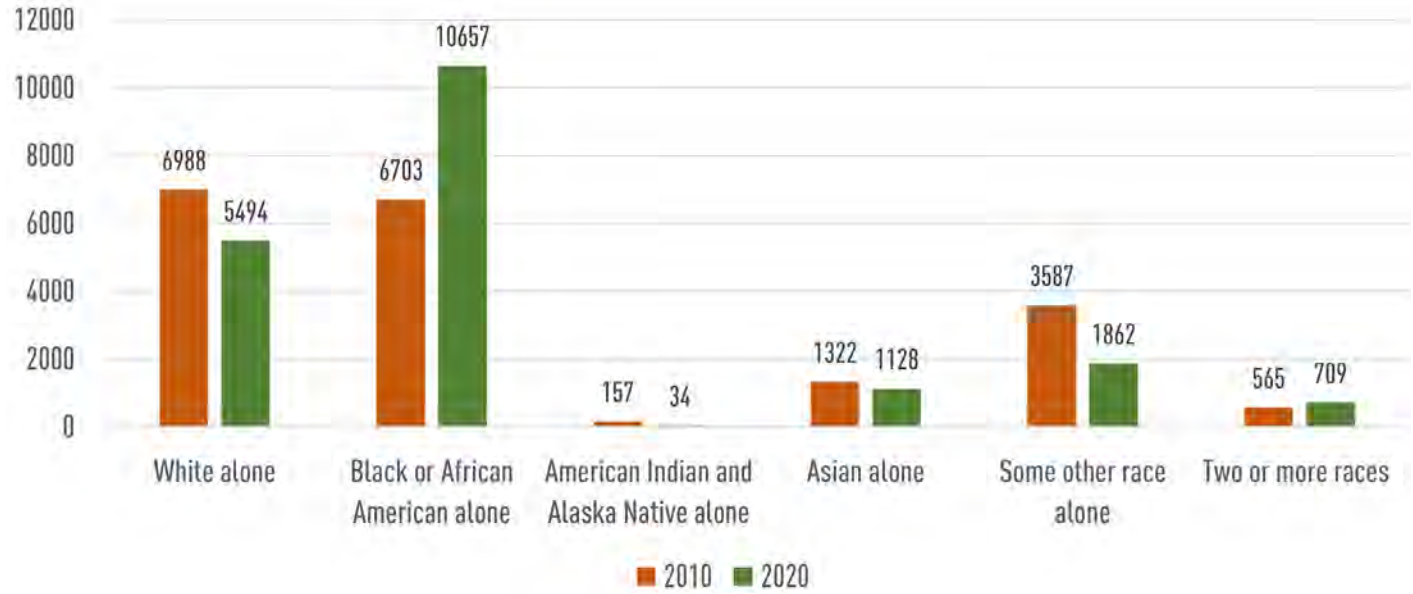
AGE DISTRIBUTION



Data Source: US Census Bureau; American Community Survey, 2020

The age chart shows that the City of Forest Park has 22.2% of its population between 5 and 17 years and 21.4% between 35 and 54 years. The median age as of 2020 is 32 years.

RACE DISTRIBUTION 2010 - 2020

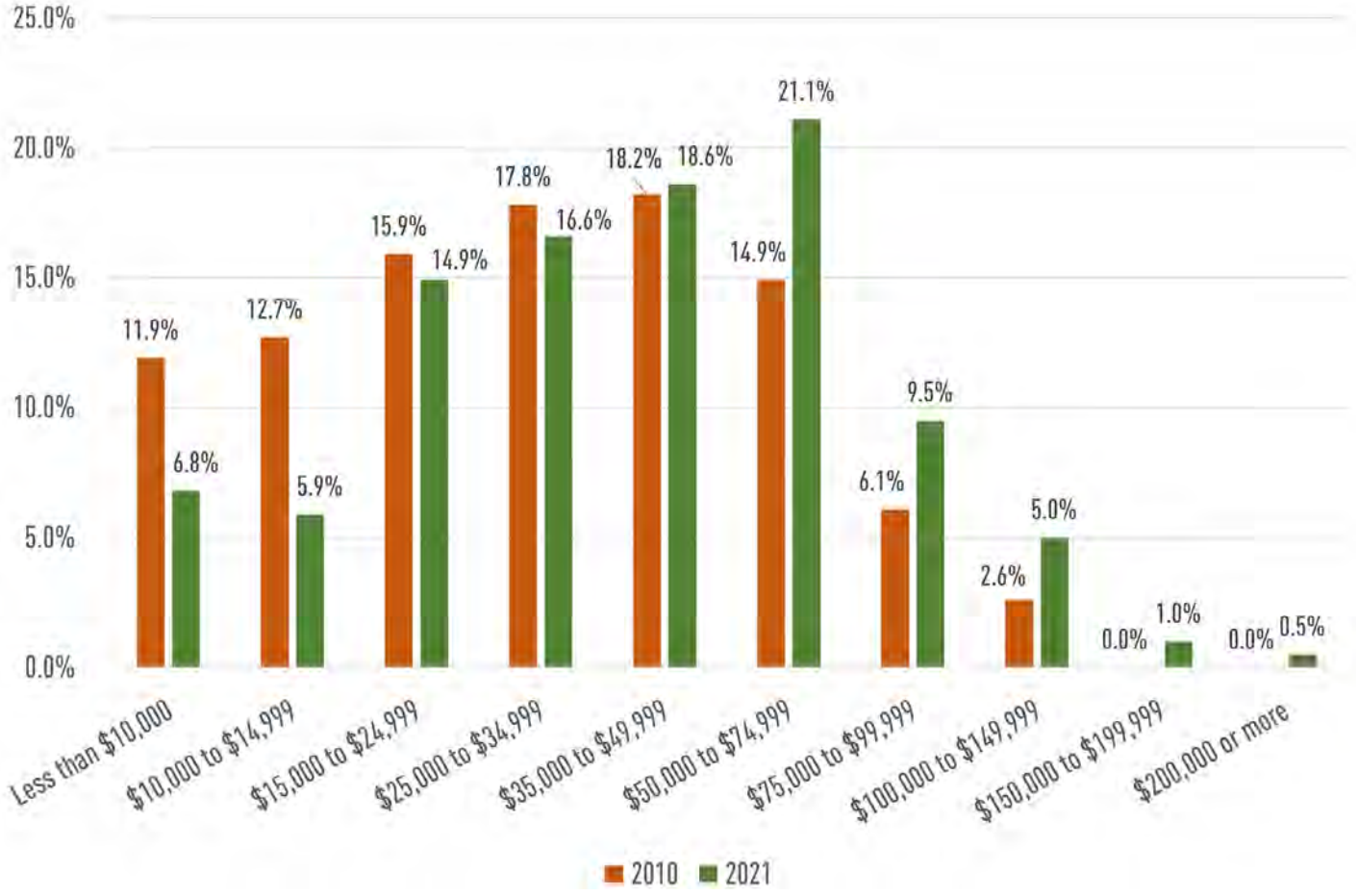


Data Source: US Census Bureau; American Community Survey, 2020

Most residents in the City of Forest Park are Black or African American or White. Compared to the data from 2010, the population of African American people has been increased, and white population has experienced a slight decline.

ECONOMIC TRENDS

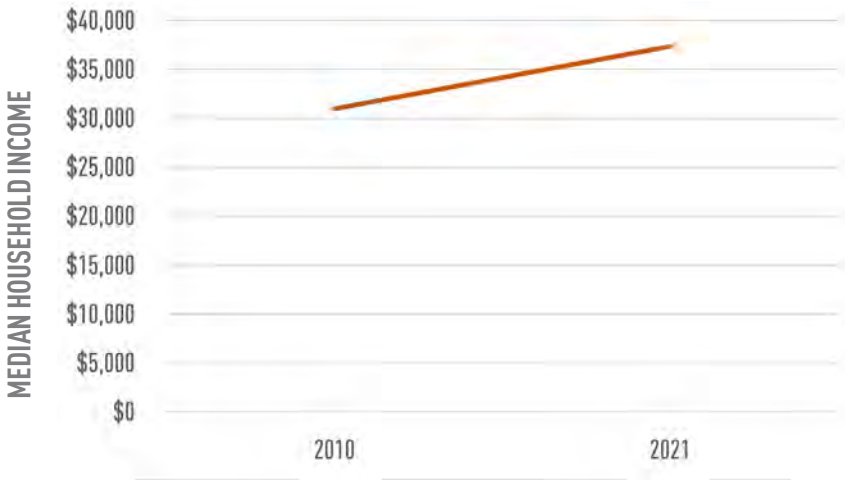
HOUSEHOLD INCOME DISTRIBUTION



Data Source: US Census Bureau; American Community Survey, 2020

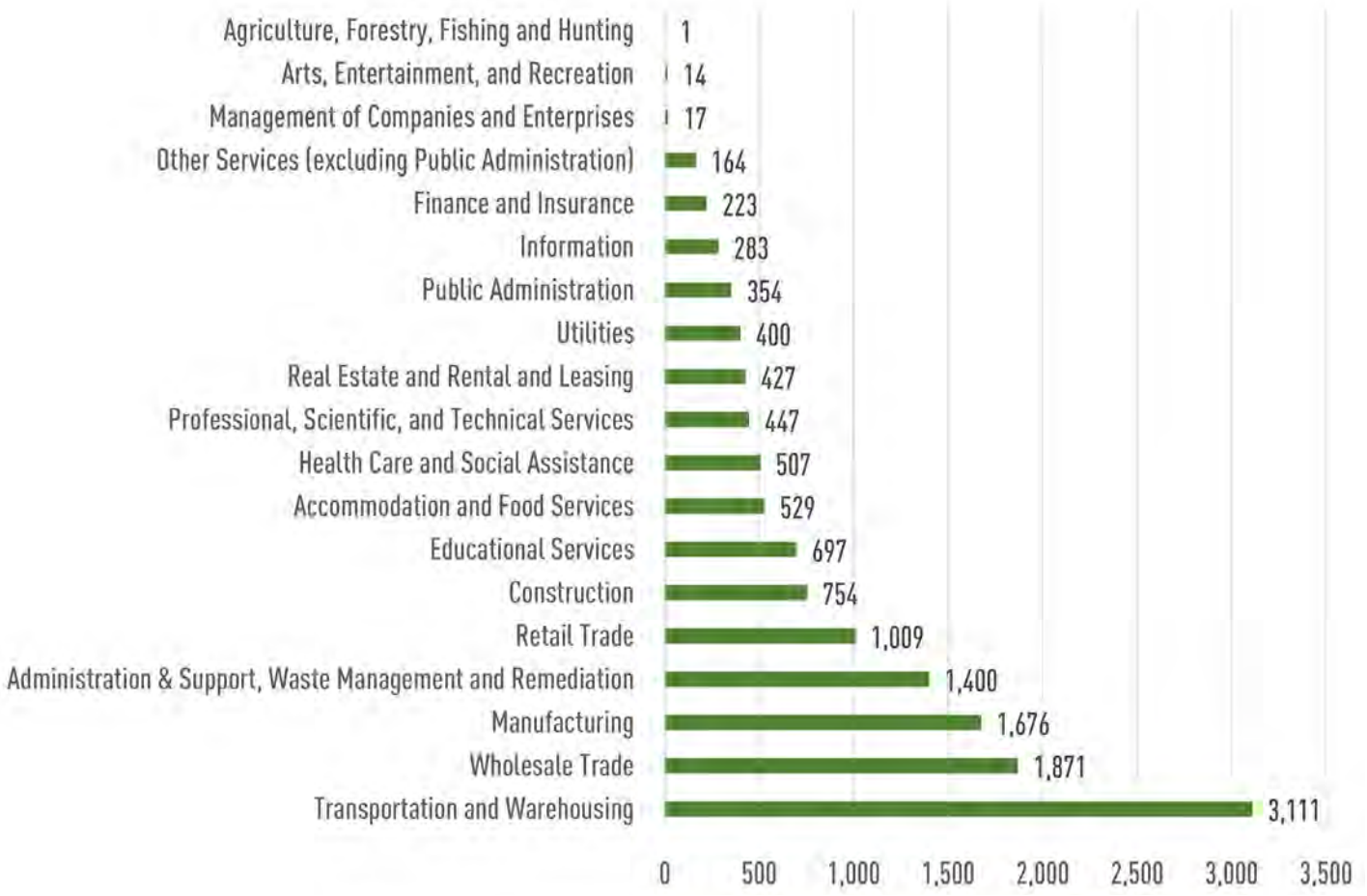
Median Household Income has been increased in the City of Forest Park between 2010 and 2021. 21.1% of the population make $50,000 to $74,000, and the median household income in 2021 has been $37,370.

MEDIAN HOUSEHOLD INCOME
$37,370
2021



RESIDENT AREA CHARACTERISTICS

	Count	Share
Transportation and Warehousing	3,111	22.4%
Wholesale Trade	1,871	13.5%
Manufacturing	1,676	12.1%
Administration & Support, Waste Management and Remediation	1,400	10.1%
Retail Trade	1,009	7.3%

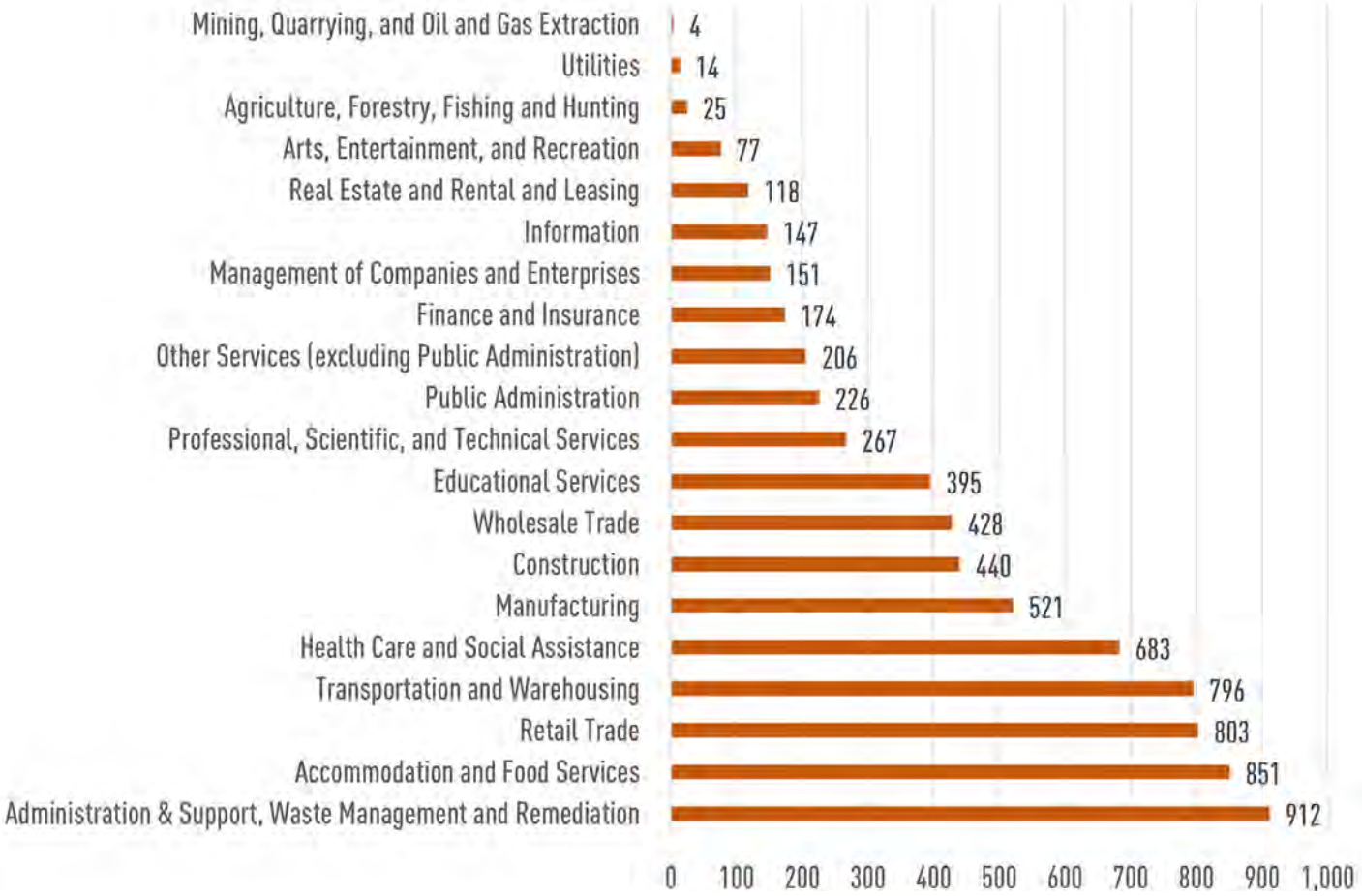


Data Source: LEHD Origin Destination Employment Statistics, 2019

About 24% of Forest Park residents work in Transportation & Warehousing, followed by Wholesale Trade at 13.5% and Manufacturing at about 12%.

WORKPLACE AREA CHARACTERISTICS

	Count	Share
Administration & Support, Waste Management and Remediation	912	12.6%
Accommodation and Food Services	851	11.8%
Retail Trade	803	11.1%
Transportation and Warehousing	796	11.0%
Health Care and Social Assistance	683	9.4%



Data Source: LEHD Origin Destination Employment Statistics, 2019

The highest share of jobs available in Forest Park is in Administration & Support, Waste Management & Remediation, at about 12.5%, followed closely by Accommodation & Food Services at just under 12%. Retail Trade and Transportation & Warehousing each make up about 11% of the jobs available in the City.

CHAPTER 3

BROADBAND



BROADBAND ACCESS

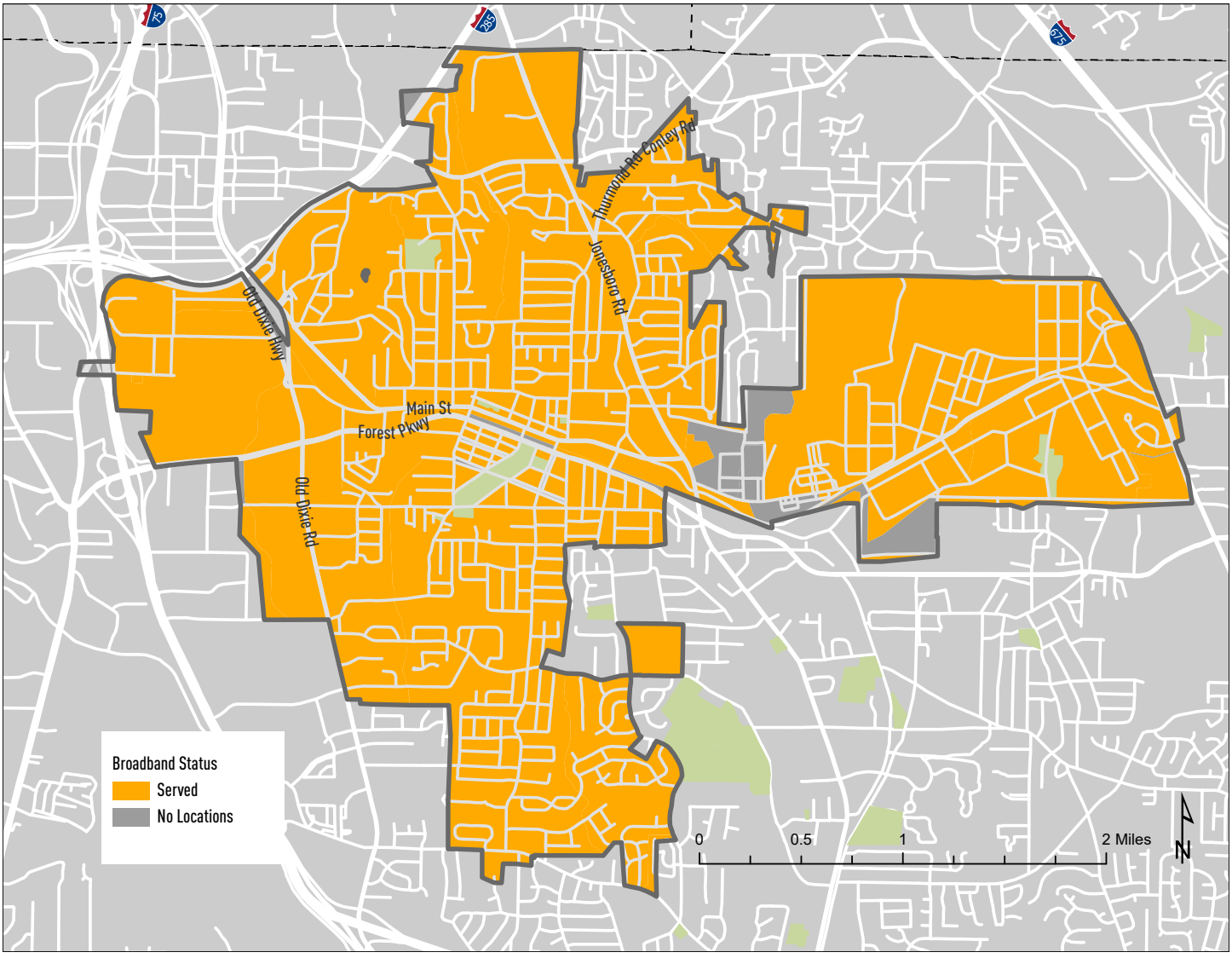
Senate Bill 402, known as the ACE Act (Achieving Connectivity Everywhere), directs local communities to address broadband availability in local comprehensive plans. The local government must make an objective determination of whether it is served by broadband service. Appropriate follow up steps must be identified based on the community's determination of whether it is served by broadband.

As used in this section: "Broadband services" means a wired or wireless terrestrial service that consists of the capability to transmit at a rate of not less than 25 megabits per second in the downstream direction and at least 3 megabits per second in the upstream direction to end users and in combination with such service provides:

1. Access to the Internet; or
2. Computer processing, information storage, or protocol conversion.

"Broadband services provider" means any provider of broadband services or a public utility or any other person or entity that builds or owns a broadband network project.

Metro Atlanta, Clayton County, and the City of Forest Park generally enjoy widespread access to broadband technology from a variety of service providers. As the market for broadband technology continues to expand and improve throughout the region and the State, Forest Park seems positioned to ensure that access to the technology will be available in their market.





CHAPTER 4

COMMUNITY ENGAGEMENT

COMMUNITY ENGAGEMENT PROCESS

COMMUNITY ENGAGEMENT

Public engagement is a key part of any planning process, critical to understanding, co-designing and refining a community's vision, goals, and needs. Using this guiding principle, insight from Forest Park community members and stakeholders drove the development of this plan. Key engagement activities and outcomes are summarized here, and further details can be found in the appendix.

The outreach process included consultation with City staff and officials as well as a Steering Committee. It also featured a project website, an online survey, and an in-person public open house. Multiple means of data collection and different types of activities were conducted at different times throughout the process.

PROJECT TEAM

The project team consisted of staff representatives from the City of Forest Park Community Development Department as well as staff from the Atlanta Regional Commission (ARC). This team met monthly to discuss progress and goals and review materials and data for public outreach.

STEERING COMMITTEE

The Steering Committee was made up of representative members of the Forest Park community who provided guidance to the Project Team, served as ambassadors of the plan development process, and helped engage fellow members of the public. The group included members of the community at large, elected officials, and City staff. Committee members are listed in the Acknowledgments section at the beginning of this plan document. The committee met twice during the planning process and also reviewed and offered input on the draft.

Steering Committee Meeting #1 was held in-person on May 3, 2023 at the City's Planning & Community Development Office, the purpose being to familiarize the committee with the process, requirements and schedule – and to introduce members to each other and the project team. The Project Team shared existing conditions data in the areas of population, housing, transportation, and labor and employment, to get committee members thinking about their community. The team then reviewed the needs and opportunities in the existing plan and facilitated a discussion with committee members on if and how those issues still resonated for Forest Park, along with new needs and opportunities that they believe needed to be documented.

Steering Committee Meeting #2 was convened online via Microsoft Teams on August 3, 2023. The group participated in a visioning exercise to imagine Forest Park in ten years, reviewed the community goals in the current plan, and brainstormed on potential new goal areas via an interactive polling activity. The committee reviewed other plan elements requiring updates and engaged in a discussion of key issues and community priorities that were important to them. Lastly, the group also reviewed and discussed selected feedback from the online survey that had been received up until that date.

Steering Committee Plan Review: The project team shared the initial draft plan with the Steering Committee in October 2023 for review and comment.



PROJECT WEBSITE

A project website (publicinput.com/ForestParkPlan) was established as the hub of information for the plan update. The site provided information about the process, key milestones, announcements, and meetings. It also included background information and housed the online community survey.

ONLINE COMMUNITY SURVEY

Surveys are a useful method of gathering information, helping the project team better understand the community and its needs while offering a convenient option for respondents to provide feedback. For Forest Park, an online community survey was designed to gather input on a range of issues. The survey featured 16 substantive questions and 10 demographic questions. City staff and Steering Committee members led the charge of marketing the survey to the community via social media, the City website, community announcements, and personal interactions.

The community survey garnered 72 unique participants; 515 views; 1,173 responses to questions; and 168 comments. It also yielded 13 subscribers, which aided in marketing for the Public Open House. In terms of content, it solicited input on assets and challenges; quality of life; natural, historic and cultural resources; future development and land use; housing; transportation, mobility and accessibility (including bicycle and pedestrian); parking; downtown issues; economic development; and city services.

The survey tool was made available via the project website from late April to early September 2023. It was advertised on the City's website and social media, to the Steering Committee, and at the Public Open House.

Results of the survey were used to supplement input from the public open house and other avenues to represent the public's voice regarding the future of Forest Park. A full summary of the online survey results can be found in the appendix.



Online Survey Results Overview

PUBLIC OPEN HOUSE

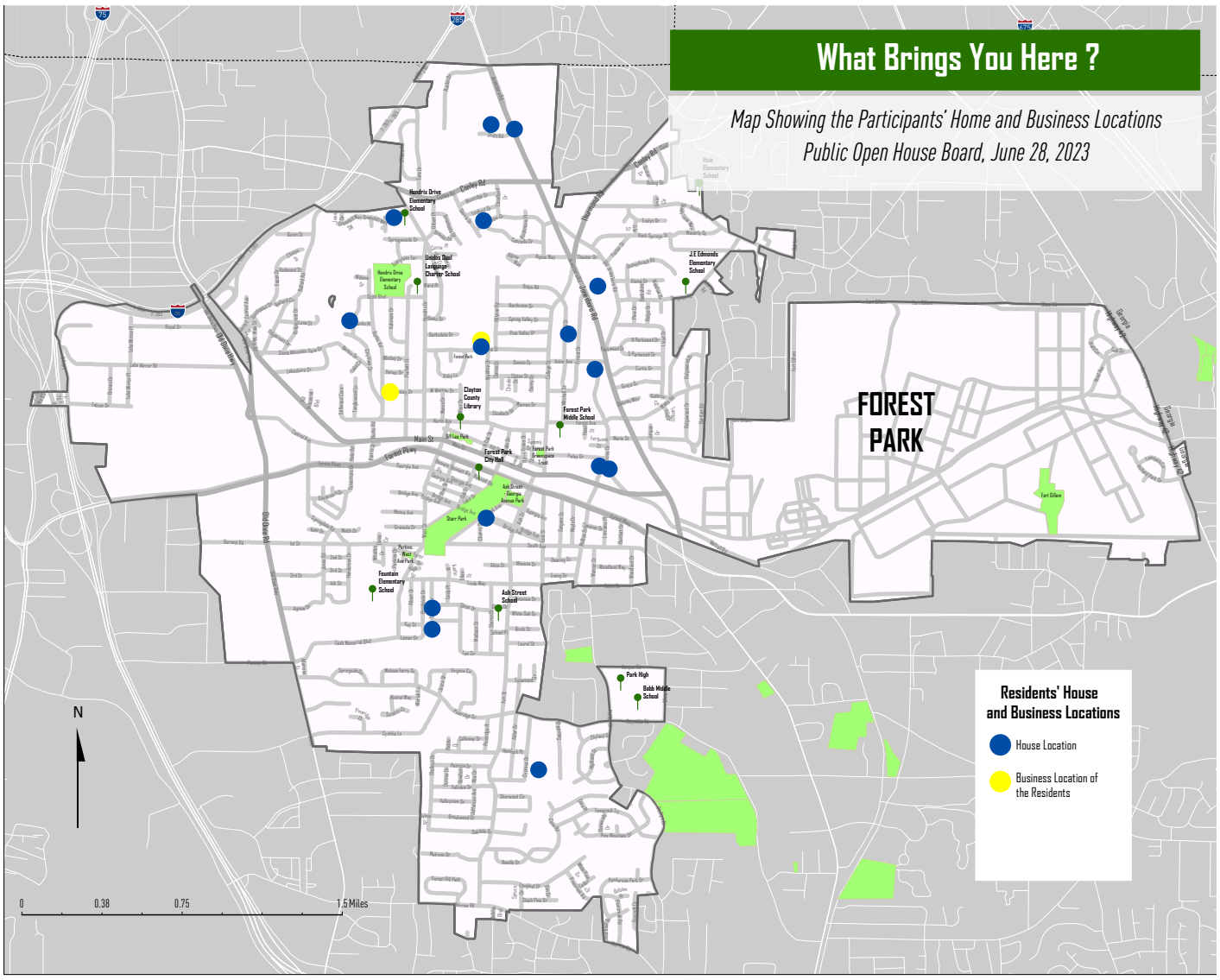
A public open house was held on the evening of June 28, 2023 at the Forest Park Senior Center. The purpose of the event was to acquaint the public with the comprehensive planning process and to gather their feedback to inform the content of the plan.

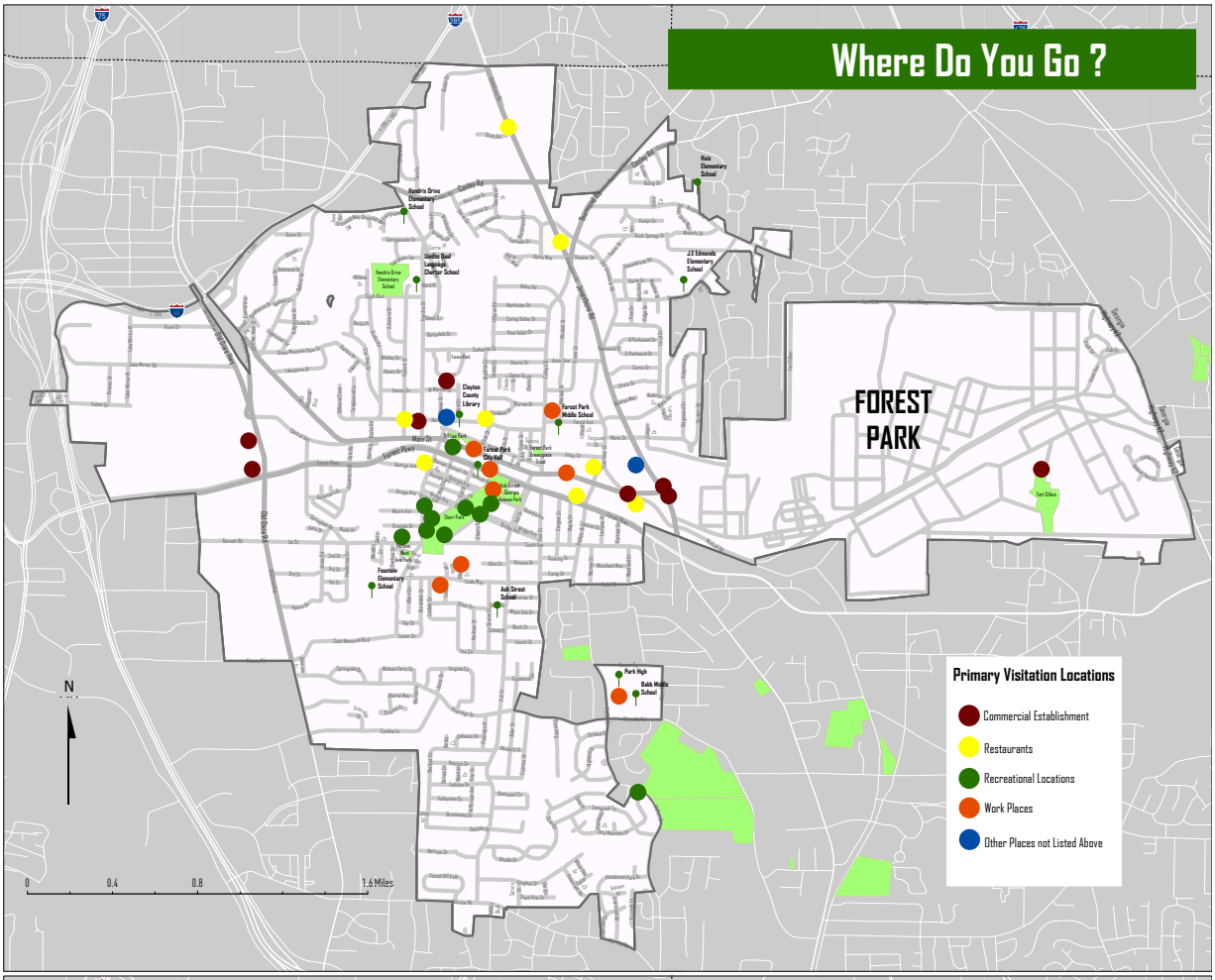
The Project Team first provided an overview of the planning process and baseline information similar to the content shared with the Steering Committee during the spring, to get participants thinking about their community's issues. Participants then circulated the room at their own pace and interacted with boards at which they reviewed information and documented their input on Forest Park's needs and opportunities, future land use and development, housing, transportation, natural resources, and parks/greenspace.

Digitized versions of the marked-up boards showing participant feedback, as well as images from the Open House, are included below. Additional information is found in the appendix.



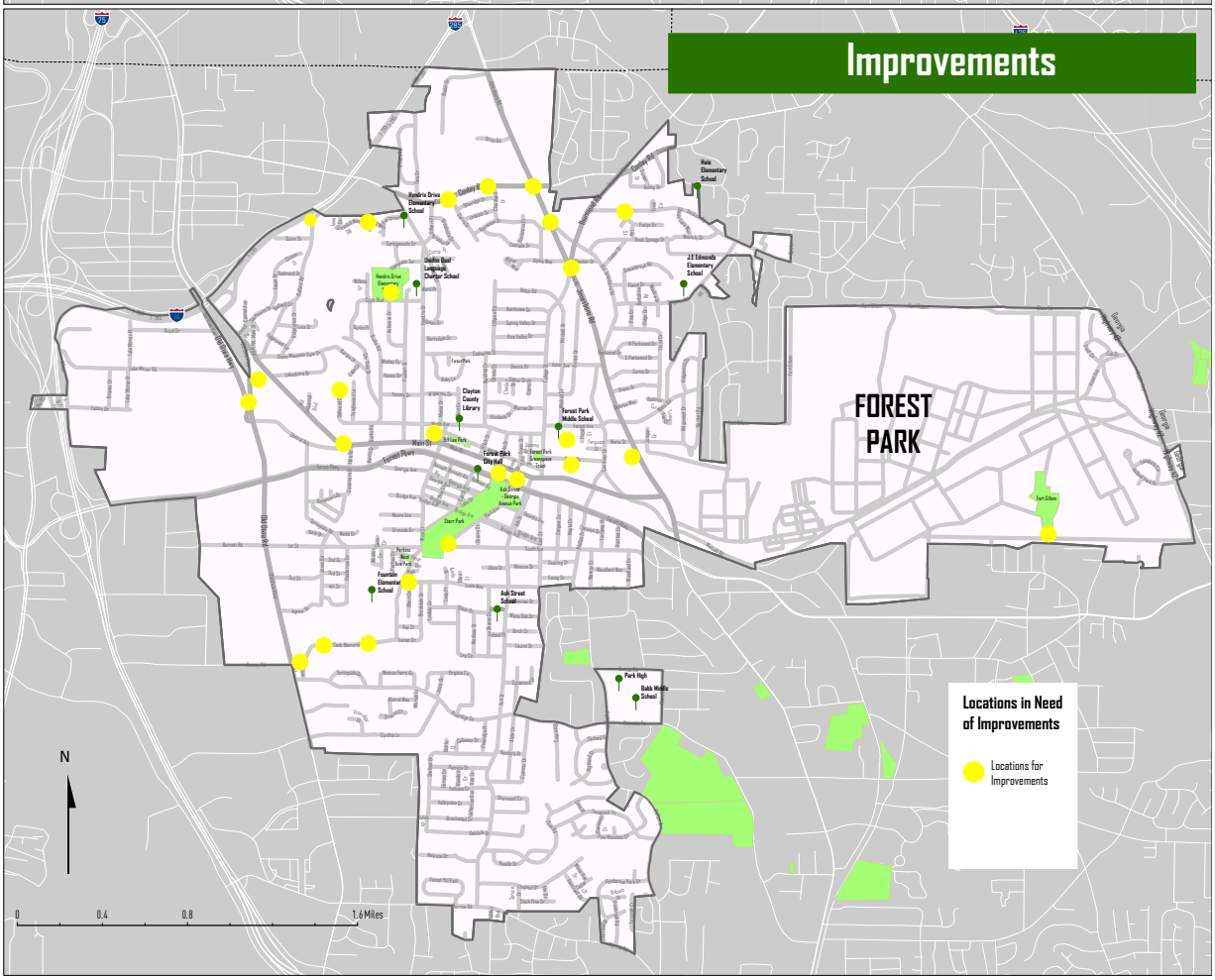
Public Open House in the City Hall, June 28, 2023





Map Showing the Locations the Participants Visit

Public Open House Board, June 28, 2023

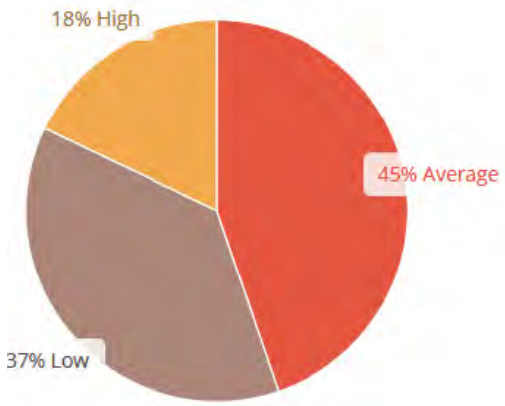


Map Showing the Locations that the Participants Want to See Improvements

Public Open House Board, June 28, 2023

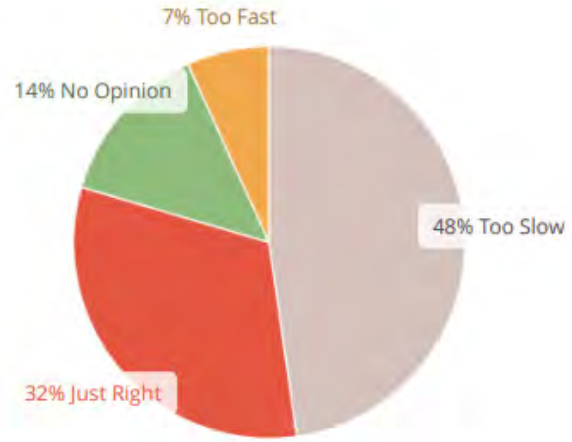
QUALITY OF LIFE IN FOREST PARK

How the respondents ranked the quality of life in Forest Park:



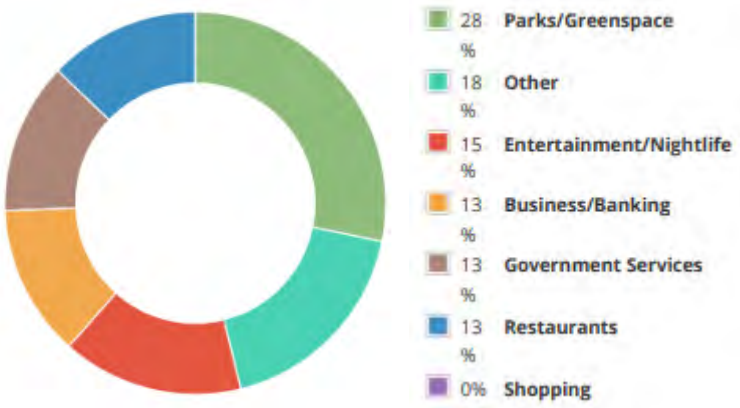
PACE OF DEVELOPMENT

How the respondents characterized Forest Park's Pace of Development in the last five years:



PRIMARY REASON FOR VISITING DOWNTOWN

Why the respondents visit Forest Park's Downtown:



TIMELINE

PUBLIC HEARING #1
March 6, 2023

STEERING COMMITTEE MEETING #1
May 3, 2023

ONLINE SURVEY

PUBLIC OPEN HOUSE
June 28, 2023

STEERING COMMITTEE MEETING #2
August 3, 2023

ARC DRAFT

PUBLIC HEARING #2
November 6, 2023

DCA REVIEW

CITY REVIEW AND ADOPTION
December 2023

NEEDS AND OPPORTUNITIES

The following are Needs and Opportunities that Forest Park intends to address on in the future. Needs can be seen as challenges to work on, while Opportunities are assets or strengths to accentuate and build on. They are tied to the Goals covered in the next chapter and are addressed with programs, initiatives and projects in the Community Work Program, covering the next five years, found later in this plan document. This list is based on the Needs and Opportunities identified in the 2018 Comprehensive Plan, with updates informed by community input received during the 2023 plan development process.

OPPORTUNITIES

Neighborhoods, Character, People and Institutions

Despite growth in this area of the metro region, Forest Park retains a unique, small-town character and charm that set it apart – manifested in the city's leadership, civic institutions and sense of community. Community engagement confirms that most residents love and respect their neighbors and care deeply about the stability, safety, cleanliness, and cohesion of their neighborhoods.

Downtown

Forest Park is fortunate to have a historic downtown. The City should continue to invest in in this area to truly activate it as a community anchor through the pursuit of excellent development, events and programming, and further improvement of the public realm. Key tools for building on this asset are the city's Livable Centers Initiative (LCI) Downtown Master Plan in (2021), AeroATL Greenway Model Mile Feasibility Study (2021), Starr Park and Neighborhood Master Plan (2017), and Downtown Development Authority and Development Authority (two separate entities).

Redevelopment Potential

While Forest Park is largely built out, there are many underperforming or underutilized properties in attractive locations that are candidates for redevelopment and infill development, including in the core of the community. These can be effectively planned and managed to align with the character and scale of adjacent neighborhoods and development types.

Parks and Greenspaces

The community views its parks and greenspaces as key assets to be strengthened through physical expansion and improvements, additional programming for youth and seniors, and parks' use for community events such as concerts.

Location in the Region

- Forest Park has easy access to I-75, I-285, US 41, US 23/SR 42, and I-675, giving residents connections to employment centers across the southside and the rest of metro Atlanta – and giving workers in other areas easy access to jobs in Forest Park. These routes also serve as major corridors for regionwide and statewide movement of people and goods, which can benefit the city's economy.
- The city is close to Hartsfield-Jackson Atlanta International Airport, one of the largest job centers in the region and an asset connecting the community to the rest of the country and the world.
- MARTA has expanded into Clayton County with an array of bus routes, some of which ultimately connect to MARTA rail in East Point and College Park. The agency is now in the planning stages for implementing Bus Rapid Transit (BRT) linking the East Point rail station to the City of Lovejoy, servicing key points in between including the Airport, Forest Park, Morrow, and Jonesboro. The potential alignment would pass through Forest Park on Forest Parkway and US 41 (Old Dixie Highway), offering community members a fast and reliable connection to the Airport, job centers and the broader region.

Gillem Logistics Center

Forest Park possesses a regional and statewide economic engine in the Gillem Logistics Center campus, especially considering that the site could have become a largely vacant and abandoned former military facility. The city should work continually to ensure that residents remain connected to job opportunities at Gillem, that the campus boosts the City's tax base, and that negative impacts of warehouse operations are minimized and mitigated.

State Farmers Market

Aside from contributing to the local and regional economy, this site has a historic character and acts as a unique gateway to Forest Park from I-75. The city should maintain a solid relationship with the market to benefit the local workforce and serve as a steward for the future of the site.

NEEDS

LAND USE & DEVELOPMENT

Retrofitting

Clayton County experienced rapid suburbanization beginning in the mid-20th century, along with extensive infrastructure improvements to keep pace with growth. The challenges of the present and future lay in finding new life for underutilized or vacant properties; retrofitting and upgrading existing infrastructure; preserving historic neighborhoods; supporting the stabilization of existing neighborhoods and housing stock; setting a high standard for the design of new development; remediating natural resource impacts; and maintaining Forest Park's small-town character.

Downtown Vibrancy

The historic town center of Forest Park has seen substantial public investment in improving streetscaping, beautification, amenities like Bill Lee Park, and civic buildings such as City-owned facilities and the Forest Park branch of the Clayton County Library System. However, there is still a need for more activation and fulfillment of downtown's potential. Specifically, this includes better connectivity both within the district and to adjacent neighborhoods; context-sensitive infill development and redevelopment; additional streetscaping and beautification; and incubation, recruitment and retention of dining and entertainment uses.

Transit Readiness

As mentioned in the Opportunities section, MARTA is planning for Bus Rapid Transit (BRT) in Clayton County, linking the East Point rail station to the City of Lovejoy and servicing key points in between including the Airport, Forest Park, Morrow, and Jonesboro. The potential alignment would pass through Forest Park on Forest Parkway and US 41 (Old Dixie Highway). City leadership must coordinate with MARTA to ensure the viability of transit-supportive land uses that align with surrounding areas while mitigating negative impacts.

Warehouse Development

Both of the following needs are critical as pressure for warehouse and distribution development is likely to continue, given the completion of the Port of Savannah Deepening Project and the Georgia Department of Transportation's planned truck lanes (I-75 Commercial Vehicle Lanes Project) that will terminate in Henry County, south of Clayton County.

- Managing Future Expansion – There is a significant amount of existing legacy industrial land in Forest Park, especially in the northern and western areas of the city. Meanwhile, land planned and zoned in the City as cleaner, modern warehouse and industrial has largely been built out or is permitted, as is the case at Gillem Logistics Center. In terms of any potential future warehouse growth beyond that, City leadership needs to be thoughtful and transparent in creating and adhering to a targeted limit on warehouse development and setting clear standards for any future warehouse-oriented rezonings or annexations.
- Mitigating Impacts – In terms of existing industrial already on the ground and permitted industrial that will be built in the near future, the challenge going forward is long-term management and mitigation of resulting impacts on traffic congestion, roadway frontage aesthetics, noise, stormwater, tree canopy, air quality, and other areas.

HOUSING

While development is influenced in large part by the private market, controls and policies set by local governments play a significant role in inducing or deterring certain types of housing.

Housing Mix

There is a need for a wider range of housing options that reflects the range of life stages and incomes already present in the community and those projected in the future. A single-family detached home may be appropriate for a family of four but not for a single person, a widow, or a young couple.

Multifamily and Townhome Development

There is strong support for more compact, walkable residential development in the downtown area – shown by the 2021 Livable Centers Initiative (LCI) Plan; multiple downtown mixed-use future land use categories in the 2018 Comprehensive Plan; the 2017 Starr Park Master Plan; ongoing plans for transit-oriented development (TOD) to support future MARTA bus rapid transit (BRT) through downtown Forest Park; and accelerating interest in these housing types from the private market, illustrated by recent permitting for townhome development downtown and in a handful of other areas. At the citywide level, however, the community has not come to a consensus on townhomes and multifamily development in general. This may be because much of Forest Park's current experience with more compact housing types is with older, suburban style apartment complexes that have suffered from neglect or outlived their functional lifespan. Regardless, there are many older, under-utilized or vacant suburban strip commercial and legacy industrial areas outside of downtown that would be suitable for redevelopment. This would act on the recognition for a mix of housing types in the community. Going forward, Forest Park needs to solidify a clear vision and community consensus for compact, walkable residential development at strategically targeted nodes beyond downtown, likely in the form of redevelopment. Key aspects of the community's thinking should be overall need, location, design, walkability, compatibility with adjacent uses, and impacts on schools.

Ownership vs. Rental

Forest Park, like many other communities in metro Atlanta, experienced the foreclosure crisis during the Great Recession firsthand. This resulted in extensive loss of owner-occupied housing, coupled with the widespread purchase of large numbers of homes by absentee institutional investors. There is a strong community perception that those homes, now rentals, are susceptible to or result in substandard code compliance, overall neglect, and the erosion of neighborhood stability. More engagement, consensus-building and education are needed on this issue and its relationship to future growth in the city.

TRANSPORTATION

Walking and Biking Infrastructure

Forest Park needs more and better bicycle and pedestrian infrastructure, to connect downtown to surrounding residential areas, to connect neighborhoods to each other, and to provide recreational/trail opportunities.

Forest Park has made headway recently by completing a multi-use path feasibility study through the AeroATL Greenway Model Mile program (see pp.61-62). The City is also in contracting and procurement on a feasibility study to plan a pedestrian overpass bridge spanning Forest Parkway and the Norfolk Southern rail line, connecting Starr Park to Main Street and the proposed Model Mile Greenway Project.

Traffic Volume and Congestion

This is seen primarily during peak commuting periods on higher capacity roadways, but community input identifies it as a key challenge in general, with a perception that infrastructure has not kept pace with growth and commuting patterns on the southside.

Heavy Truck Volume

Forest Park has seen significant growth in warehouse/distribution facilities, especially in the eastern area of the city with the redevelopment of Fort Gillem. This condition creates impacts on roadway safety, state of repair and maintenance, as well as roadway frontage aesthetics, noise, stormwater, tree canopy, and air quality.

Railroad Disruptions and North-South Connectivity

The city is bisected east-west by an active rail line, with trains frequently stopping in downtown and blocking north-south crossing for vehicles, bike and pedestrians for hours at a time. This issue will only gain importance with increased redevelopment on both sides of the tracks.

Forest Park has made headway recently by completing a multi-use path feasibility study through the AeroATL Greenway Model Mile program (see pp.61-62). The City is also in contracting and procurement on a feasibility study to plan a pedestrian overpass bridge spanning Forest Parkway and the Norfolk Southern rail line, connecting Starr Park to Main Street and the proposed Model Mile Greenway Project.

Design and Maintenance of Major Roadways

Many major roadways in Forest Park are aging; they have seen substantial development and increases in traffic in recent decades but are not up to current, best-in-class standards for vehicular comfort and safety, landscaping, streetscaping, stormwater management, access management, and bike/ped infrastructure. The challenge now is to retrofit these roadways to a higher standard that integrates best practices.

Transit

As mentioned in the Opportunities section, MARTA is planning for Bus Rapid Transit (BRT) in Clayton County, linking the East Point rail station to the City of Lovejoy and servicing key points in between including the Airport, Forest Park, Morrow, and Jonesboro. The potential alignment would pass through Forest Park on Forest Parkway and US 41 (Old Dixie Highway). City leadership must coordinate with MARTA to ensure project success that supports the City's goals and character.



CHAPTER 5

COMMUNITY VISION AND GOALS



VISION:

Forest Park will be a vibrant, inclusive community that maintains its historic character, a diversified and equitable economic base, safe and high-quality neighborhoods, and a mix of amenities. Residents and visitors will have access to housing, jobs, arts and culture, and outdoor and green spaces for recreation and gathering. Downtown Forest Park will reemerge as the city's economic and activity center, creating a sense of community pride and identity.

GOALS

This section of the plan details goals that the City desires to achieve in the coming years to support the plan's Vision Statement and to address the challenges and accentuate the strengths listed in the Needs and Opportunities section. The foundation of this list lies in the City's previous comprehensive plan, combined with Steering Committee, staff and community input from the 2023 plan update.



1. Partner with civic groups, neighborhood associations and non-profits in new ways to maintain the **city's small-town character**, sense of belonging and connectedness.

2. Work to implement the 2021 Livable Centers Initiative (LCI) Downtown Master Plan as **the blueprint for downtown**:
   - Attract high quality, compatible infill development and redevelopment, including residential, dining and entertainment uses
   - Invest in the public realm – streetscaping, landscaping, lighting, roadway maintenance, traffic calming, crosswalks, intersection improvements, well-designed parking, and connectivity to surrounding neighborhoods
   - Strengthen downtown events, programming, arts, and cultural activities
   - Leverage partnerships with Forest Park Downtown Development Authority, Development Authority, and other groups
   - Implement the 2021 AeroATL Greenway Model Mile Feasibility, 2017 Study Starr Park and Neighborhood Master Plan, and the upcoming Forest Parkway/Rail Line Pedestrian Bridge Feasibility Study.

3. **Update the City's codes** and ordinances to **encourage desired development** and discourage incompatible development in key areas. This can include the use of permitting incentives, overlays, and time limits on legal non-conforming uses.

4. Coordinate with MARTA on SR 54 Bus Rapid Transit (BRT) planning to ensure the viability of **transit-supportive land uses** at station areas that align with surrounding neighborhoods while mitigating negative impacts.

5. Develop and adhere to a targeted limit on potential future **warehouse development** beyond existing and permitted industrial; and organize a framework for long-term **management and mitigation** of warehouse/industrial impacts on aesthetics, noise, stormwater, tree canopy, air quality, and traffic – including enforcement, signage and truck prohibitions on additional roadways.

6. Attract, incentivize and support a **wider range of housing options** that reflects the range of life stages and incomes present in the community and projected in the future – including **more compact dwellings** such as townhomes and multifamily and **"Missing Middle" housing options.** Focus on thoughtfulness in location, design, walkability, compatibility with adjacent uses, and impacts on schools.



7 Ramp up **code compliance** and catalyze citizen groups to prioritize and implement **neighborhood cleanup**, illegal dumping prevention, and identification of maintenance needs. Ensure that existing and future **rental properties** maintain the highest possible standard of design and code compliance, comparable to other housing products and neighborhoods.

8 Support key job and activity centers such as the **Gillem Logistics Center** and **State Farmers Market**. The city must work continually to ensure that residents remain connected to job opportunities at these sites, that the facilities support the City's tax base, and that negative impacts are minimized and mitigated.

9 Improve **parks and greenspaces** through physical expansion and improvements, programming for youth and seniors, and use for community events such as concerts.

10 Create a plan for **natural resource remediation and protection** in areas experiencing development pressure and those that have been negatively impacted by older models of development, including legacy industrial sites, auto repair facilities, salvage yards, and the like.

11 Ensure that Forest Park's **interstate and state highway interchanges** function efficiently and reflect the city's character through excellent design, gateway and beautification features.

12 **Retrofit and upgrade substandard areas of major roadways** such as Forest Parkway, Old Dixie Highway, and Jonesboro Road to align with best-in-class standards for landscaping, streetscaping, stormwater management, access management, and bike/ped infrastructure.

13 **Upgrade and expand the bicycle and pedestrian network citywide**, connecting downtown to surrounding residential areas, connecting neighborhoods to each other, and providing more recreational/trail opportunities. This includes implementing relevant components of the LCI Downtown Master Plan.

14 **Improve north-south connectivity** by continuing to dialogue with Norfolk Southern on rail crossing closures, and by supporting studies and planned improvements for bike and pedestrian crossings.



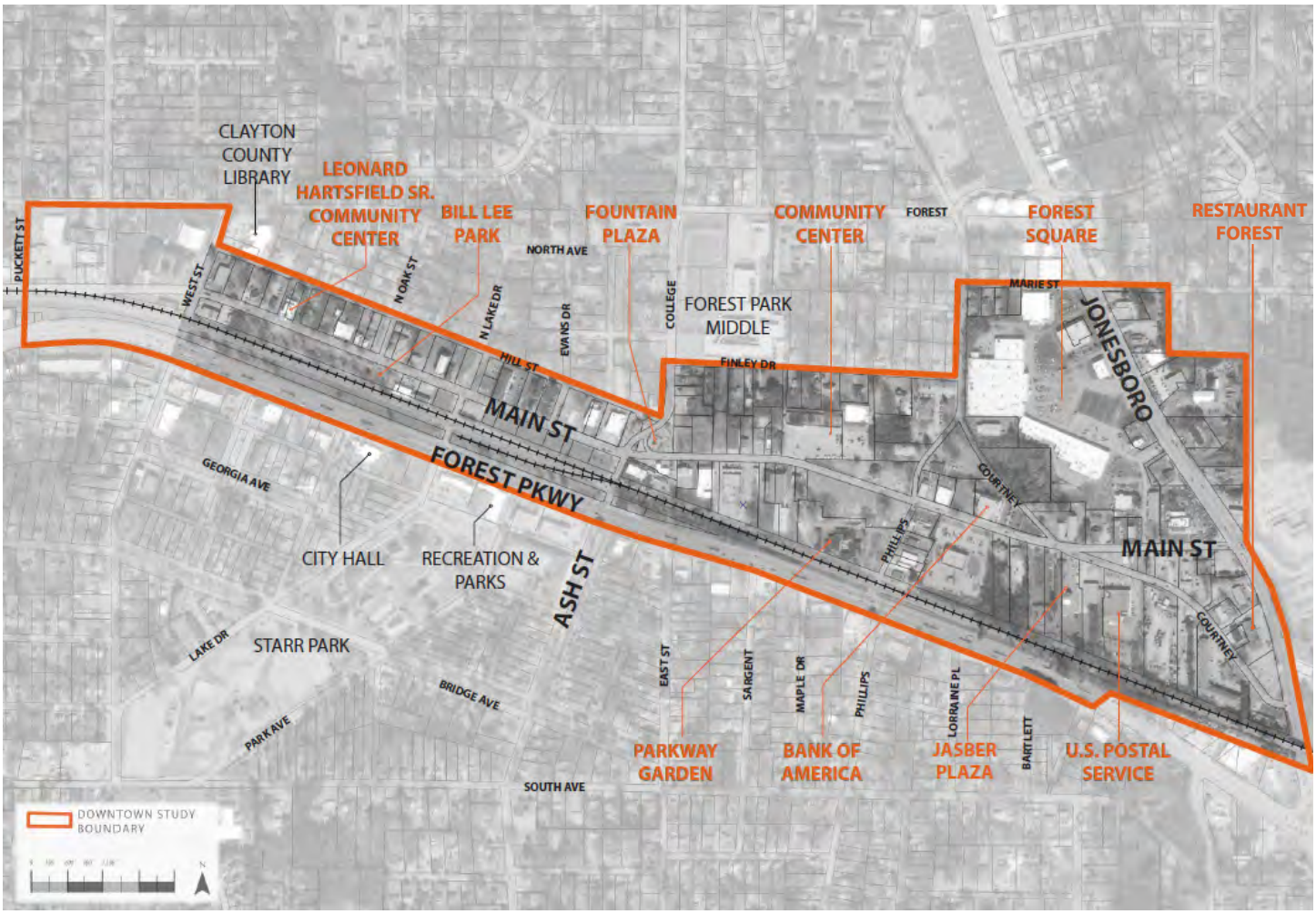
CHAPTER 6

EXISTING PLANS AND STUDIES

DOWNTOWN FOREST PARK LIVABLE CENTERS INITIATIVE STUDY (2021)

The City of Forest Park was awarded a grant by Atlanta Regional Planning Commission (ARC) to update the Livable Centers Initiative (LCI) study for its downtown. The purpose of this study is to revisit the original LCI plan and keep it relevant to the current context, changing demographics, market conditions, and economics. The updated LCI plan embraces the passion of the people of Forest Park and the desire to create an active, inclusive, and growing downtown. The intent of the LCI study is to focus on the following outcomes:

- Inform stakeholders about the City of Forest Park's vision and goals for the downtown area.
- Develop a framework of policies and programs to help accomplish the vision.
- Develop guidance for development type, scale, and character in the study area.
- Identify key redevelopment sites and strategies to activate them.
- List and prioritize implementation strategies, specifically for public investment in the downtown area.
- Review and update zoning regulations and design guidelines in the study area with an emphasis placed on regulations that support LCI priority areas.

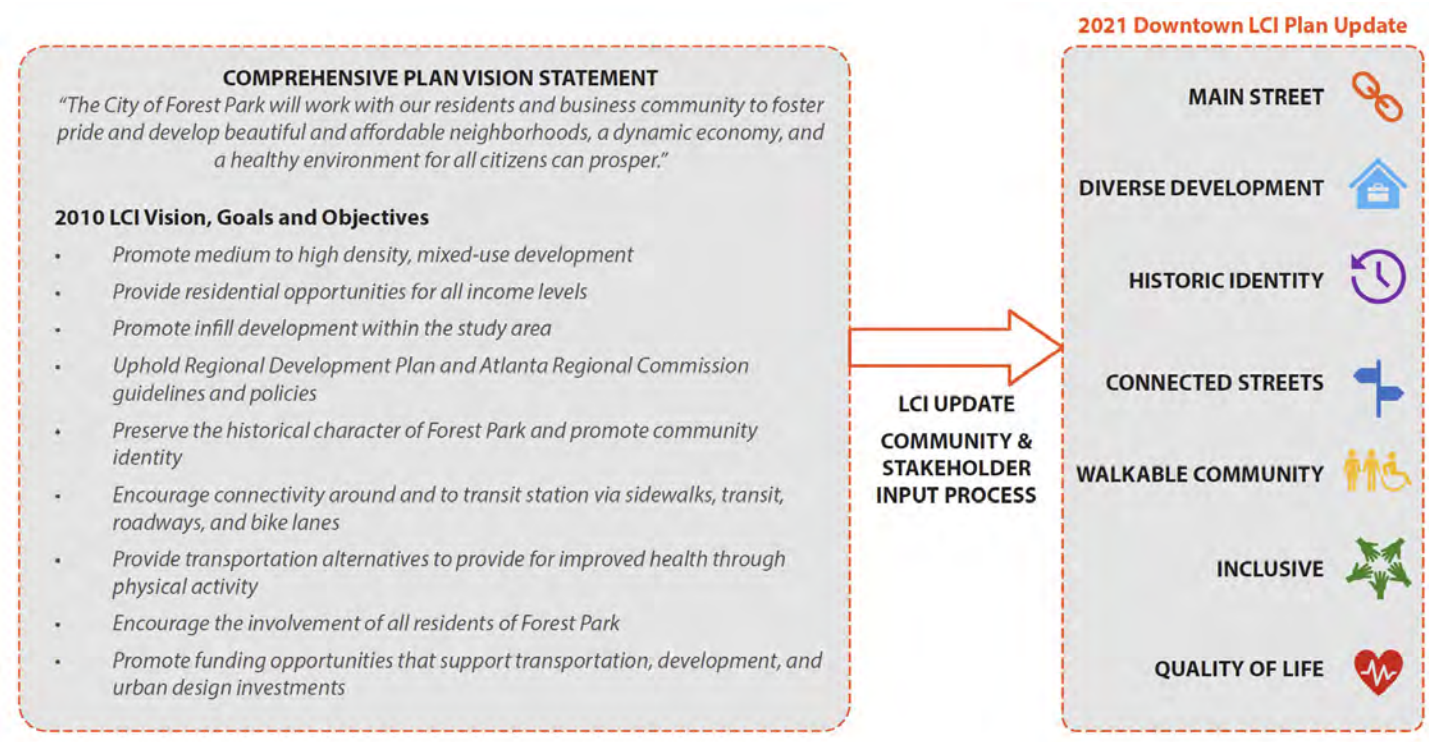


LCI Project Overview, Downtown Context

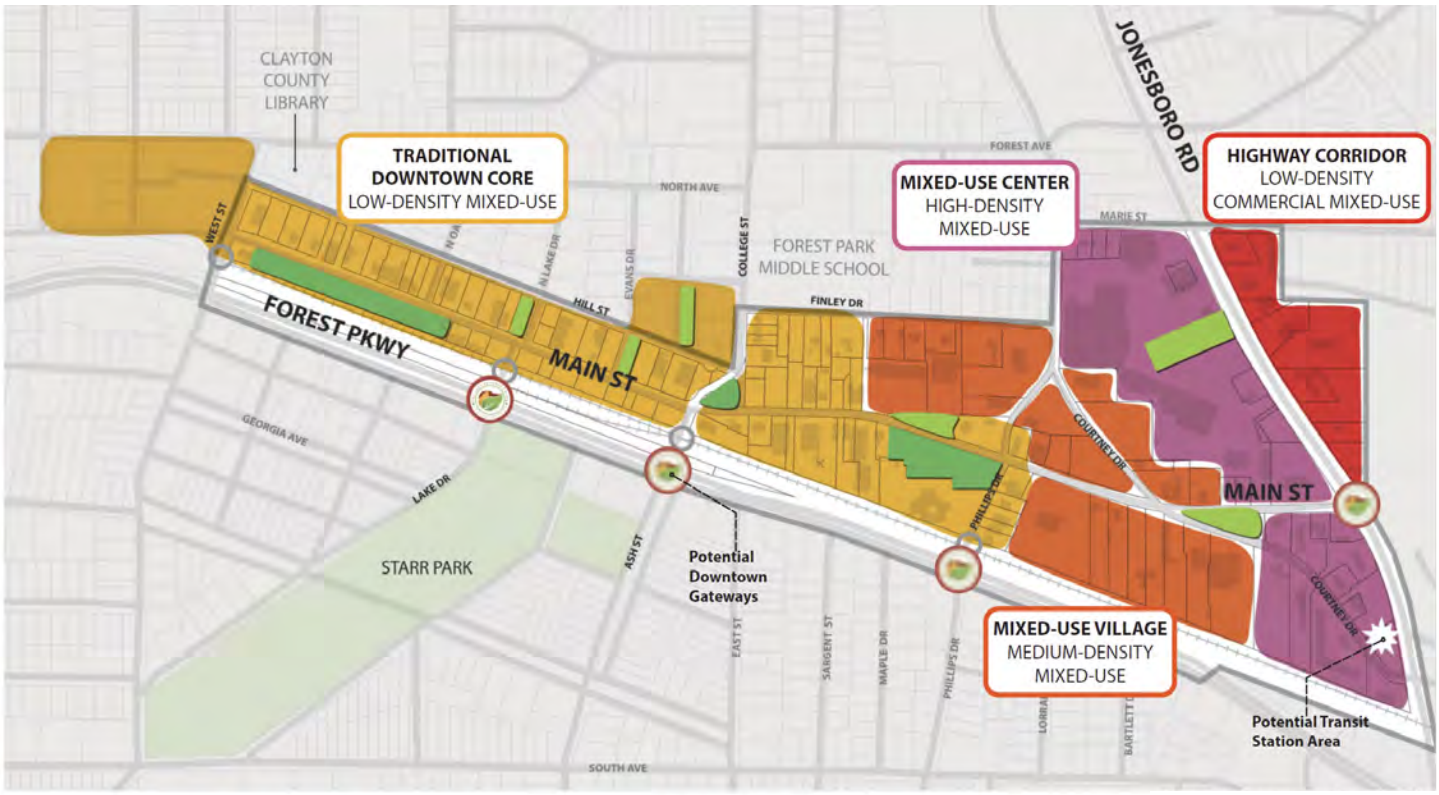
The planning process for the LCI plan was organized around five key tasks: existing plan assessment, housing and market analysis, public input, updated plan, and project deliverables. Strengths, issues, needs and opportunities have been studied in the existing plan assessment. Vision and goals are identified based on 2010 LCI vision, goals, and objectives. Major goals in the updated plan will include:

1. Main Street Linkage: Main Street makes downtown identifiable by linking it to the other major destinations, creating continuous urban building edges, developing infill destination retail, adding signage and wayfinding, and incorporating public art as a history recognition.
2. Diverse Development: multiple housing types, smaller infill commercial/retail uses, and a mixed-use environment will make downtown a diverse community.
3. Historic Identity: adaptive reuse and façade improvements provides identity to this area.
4. Connected Streets: with new street connections and walkable sized blocks, intersection improvements, future transit stops Downtown, and a street hierarchy and design standards Downtown will be a walkable and transit-oriented destination.
5. Walkable Community: sidewalks, planned Model Mile multiuse path, and a pedestrian bridge will prioritize Downtown as a pedestrian-oriented place.
6. Inclusive Downtown: providing diverse activities and events for multiple ages and cultures and making Downtown a destination.
7. Quality of Life: providing proper areas for the programmed events like urban plazas, small park, outdoor dining, and multipurpose community spaces and aiming to support health and wellness through alternative forms of mobility and physical activity.

The plan provides detailed recommendations and frameworks for development, mobility, open space, and zoning. Mobility Framework Plan is organized into short-term (2-5 years) and long-term (6-15 years) transportation projects, and total projects' costs along with implementation strategies are included in the implementation framework.



Downtown Vision and Goals in the LCI Plan Update



Smart Development Principals for Development Framework Plan

Encouraged

- Compact and higher density development
- Narrow lot single-family, single-family attached and multifamily
- Mixed-use development
- Walkable and pedestrian-oriented streets
- Shared parking strategies
- Parking in the rear of the development
- Drive-throughs on the rear of the development

Discouraged

- Suburban style low-density development
- Large lot single-family homes
- Stand-alone retail/commercial with a single-tenant in future development
- Suburban streets with superblocks and no sidewalks
- Parking lots for a single tenant
- Large parking lots facing streets
- Drive-throughs visible from streets

Conceptual Development Framework Plan and the Principals for the Framework, 2021 LCI Plan Update



Traditional Downtown Core, Main Street Development Vision, 2021 LCI Plan Update

CLAYTON COUNTY 2034 COMPREHENSIVE PLAN (2022)

Clayton County last updated its Comprehensive Plan in 2014, and the document was amended in 2019 by the Atlanta Regional Commission. This document is an update to that plan with updated policies, data and work program items. The amended plan affirms the county's big picture vision, defines goals and lays out a task list for county leaders, staff, and citizens to address issues to position Clayton County as a leader within metro Atlanta. The Clayton County Comprehensive Plan is the State-mandated comprehensive plan for Clayton County and is a policy document serving as a guide by establishing policies, priorities, and provides the framework for evaluating development proposals. It expresses the community's vision for where, how and what development should occur. The plan provides elements to improve the County with targeted policies to enhance assets and address the issues within the county. Clayton County has a key role to play through regulations, capital spending, and programs and staffing. The comprehensive plan is developed to help the community to promote a vision for what it wants, establish priorities and determine key issues and assets, encourage dialogue, determine how to best allocate limited resources, and provide data analysis and the community ideas for the future.

The plan amended again in 2022 with a new chapter called "Transit Oriented Development". The purpose of this Comprehensive Plan Amendment is to reflect the significant changes associated with MARTA's planned Southlake Bus Rapid Transit (BRT) line.

This Amendment establishes the policy direction of unincorporated Clayton County's future station areas. In the County's next full update process, additional detail and study will be conducted regarding the station areas, particularly around zoning and density.

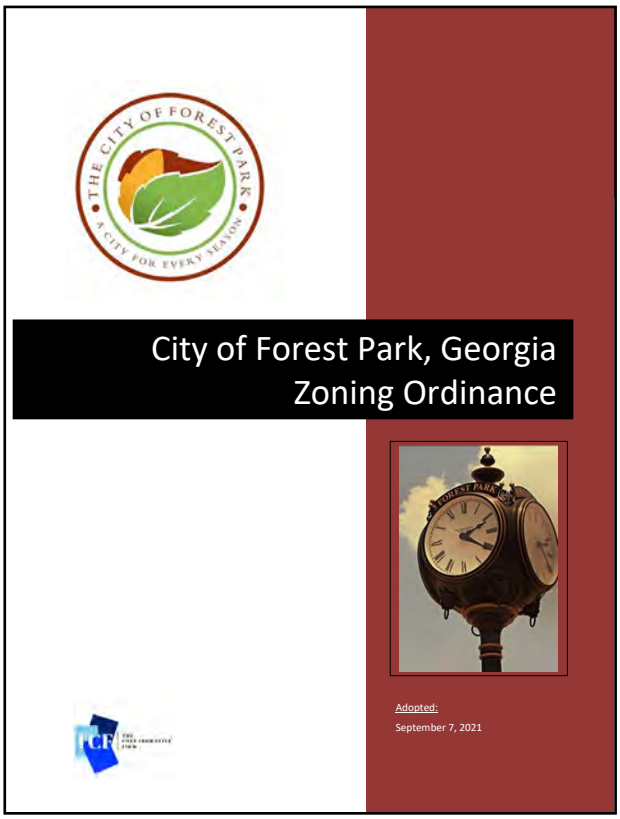


Clayton County Comprehensive Plan was updated in 2022 to add Transit-Orientd Development chapter.

CITY OF FOREST PARK ZONING ORDINANCE (2021)

The City of Forest Park Zoning Ordinance was adopted in 2021 to guide the growth and development of Forest Park in accordance with the City of Forest Park Comprehensive Plan to secure adequate light, air, and convenience of access, and safety from fire, flood, and other dangers, promote the public health, safety, comfort, convenience, morals, and general welfare, and plan for the future development of the City. The document gives intent, permitted uses, conditional uses, and standards for each district. Additionally, it also provides design guidelines for the Downtown Mainstreet District to help attract and direct new growth as the city anticipates development in the Main Street and Gillam Logistic Center areas. In general, the plan aims to ensure that:

1. the community grows with adequate public ways, utilities, health, education, and cultural and recreation facilities;
2. the needs of industry and business be recognized in future growth;
3. areas provide healthful surroundings for family life;
4. the growth of the community is commensurate with and promotes the efficient and economical use of public funds; and
5. the community strives for high aesthetic value and quality planning and design.



City of Forest Park Zoning Ordinance was updated in September 7, 2021

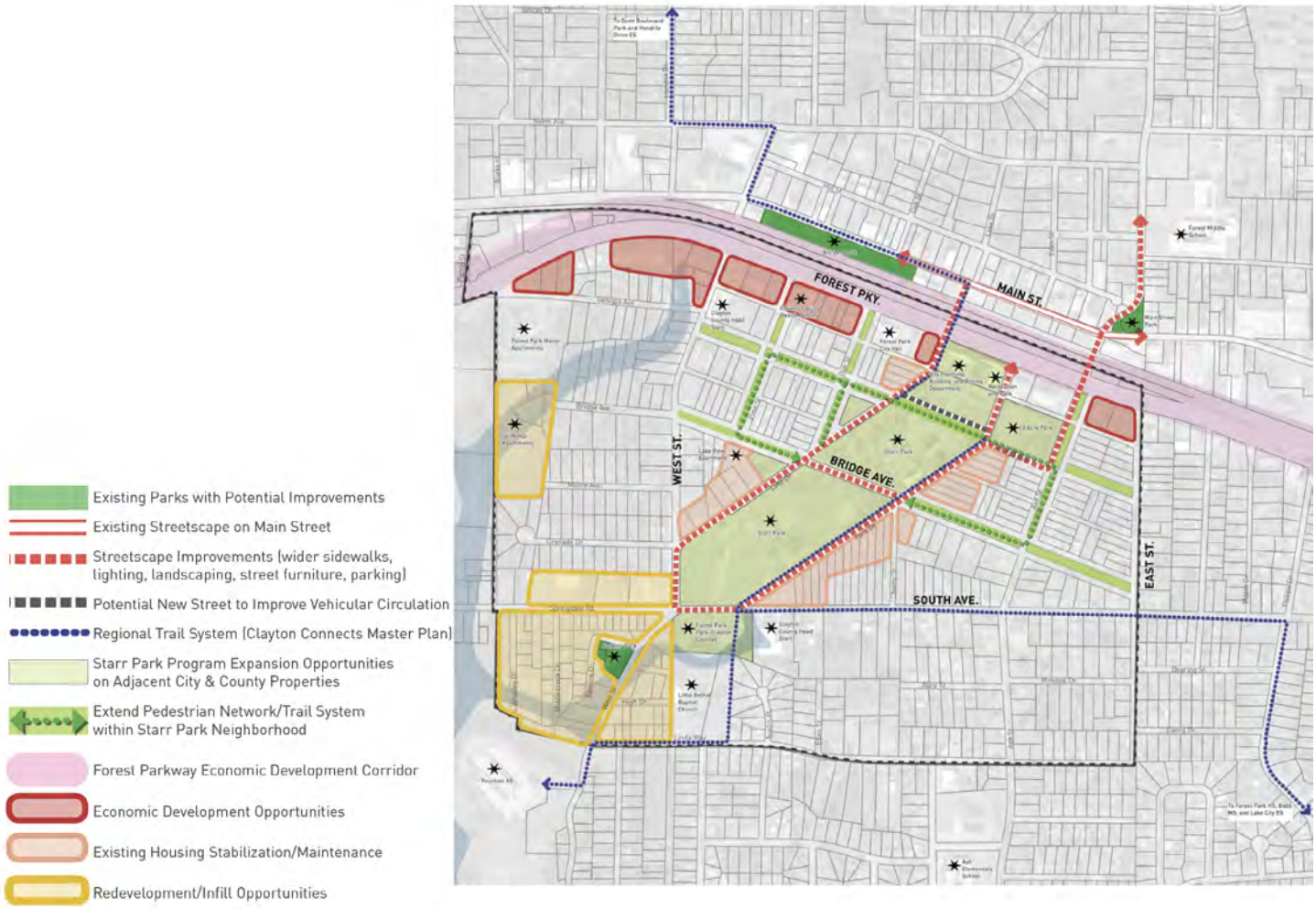
REVITALIZATION OF THE ATLANTA STATE FARMERS MARKET (2018)

The Revitalization of Atlanta State Farmers Market was published by the House of Representatives Study Committee in 2018. The study focuses on economic development, education, and transportation related to the Atlanta State Farmers Market, located off Interstate 75 and Forest Parkway. The Atlanta State Farmers Market has been a place where farmers sell their products directly to the consumer or be packed to send elsewhere. After the evolution of technologies and progress, the market no longer operates at its full potential. This is due to the lack of public presence and the change in the way that farmers do business. The plan notes that revitalization of the market is possible by using a portion of it for educational purposes, promoting it as a tourist destination, reworking traffic flow, adding security, and pursuing public-private partnership. The study also states that the committee had a large concern for the economic development in Forest Park. Therefore, the Farmers Market is a significant destination in the City of Forest Park.

STARR PARK AND NEIGHBORHOOD MASTER PLAN (2017)

Starr Park and Neighborhood Master Plan study and design was published in 2017, and the project was a study of the existing Starr Park, adjacent Starr Park neighborhood, and City Park and Recreation system, as well as research surrounding recreational facilities and national best practices to create a park master plan and neighborhood revitalization plan. The project is viewed in three interrelated scales of the park, neighborhood, and city and was planned in three phases. The Starr Park and Neighborhood Master Plan explores opportunities for the park, neighborhood, and city to provide the community with a central greenspace. The renovation and reprogramming of Starr Park include maximizing space, engaging users, and offering premier recreational facilities. This redevelopment benefits the neighborhood and serves as an economic driver for the community.

The study provides an analysis of LOS in funding, park acreage, number of facilities, and access to the parks and recreation facilities. The project used the trends and emerging best practices in parks and recreation such as parks and public spaces as documentable high-performance public spaces, the role of virtual and augmented reality in the public realm, placemaking, multi-use and multi-functional spaces, intergenerational spaces, access to nature, improved connectivity, and experimentation and testing of ideas.



Starr Park and Neighborhood Framework Plan



Starr Park Framework Plan

Forest Park is currently planning to adjust the Starr Park and Neighborhood Master Plan to include new a City Center/City Hall complex on the current Planning and Community Development building site, overlooking the park. The City has also purchased the V Center Plaza Pavilion property and the former Rite Aid property just east of the Forest Park Recreation Center. The former Rite Aid property is planned to be a flex space incubator for aspiring culinary entrepreneurs. Both buildings are intended to be a part of the City Center/Starr Park redevelopment master plan.

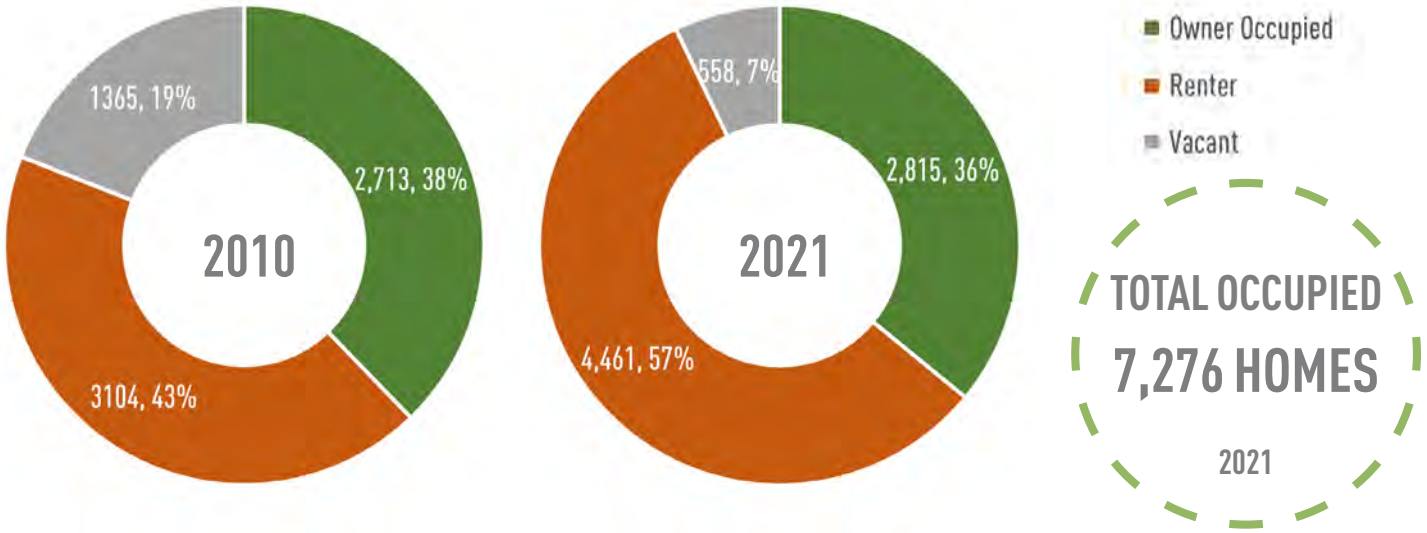


CHAPTER 7

HOUSING

HOUSING TRENDS

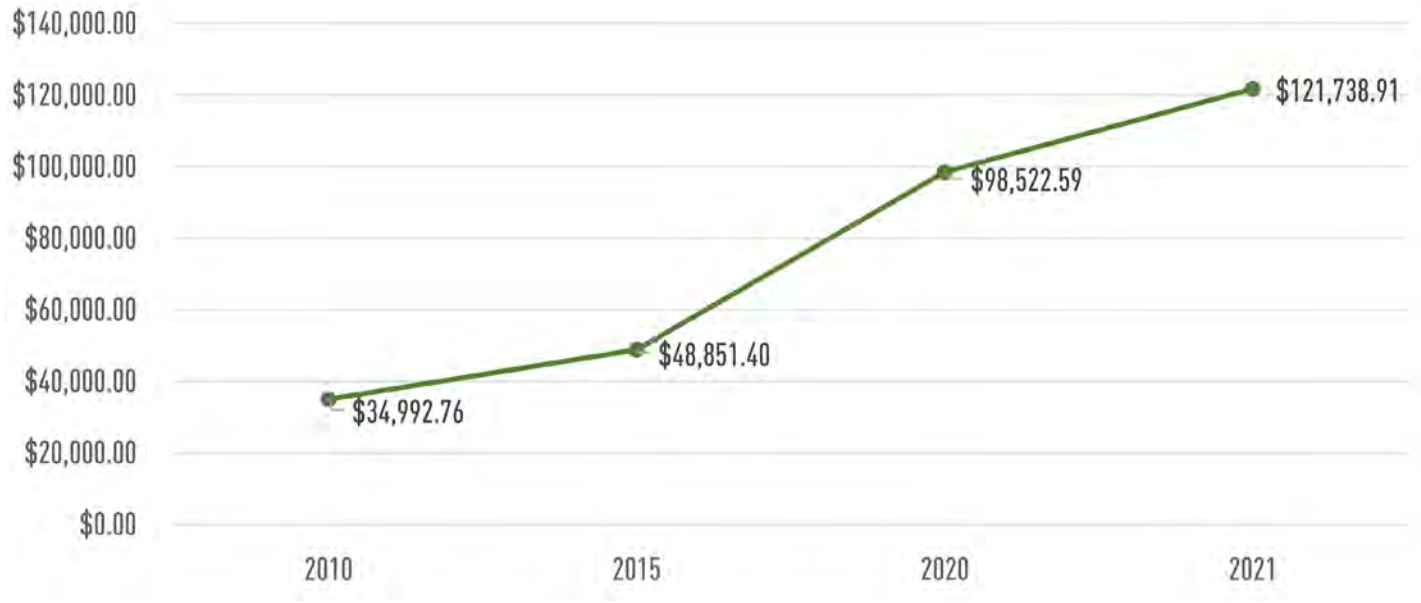
OWNED, RENTED, AND VACANT HOMES



Data Source: US Census Bureau; American Community Survey, 2020

Around 36% of the total 7,276 occupied homes in Foest Park are owned and 57% are rented. The vacant homes have been decreased from 2010 to 2021.

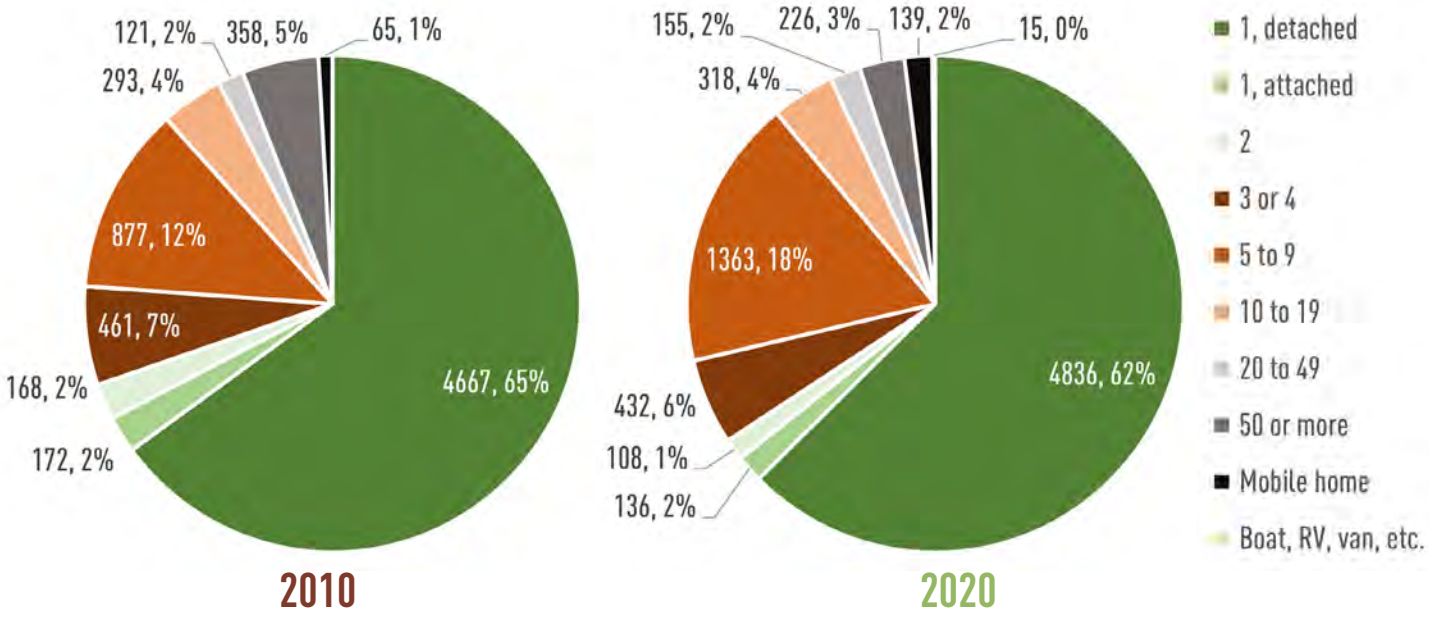
HOUSING VALUE CHANGE (2010 - 2021)



Data Source: US Census Bureau; American Community Survey, 2020

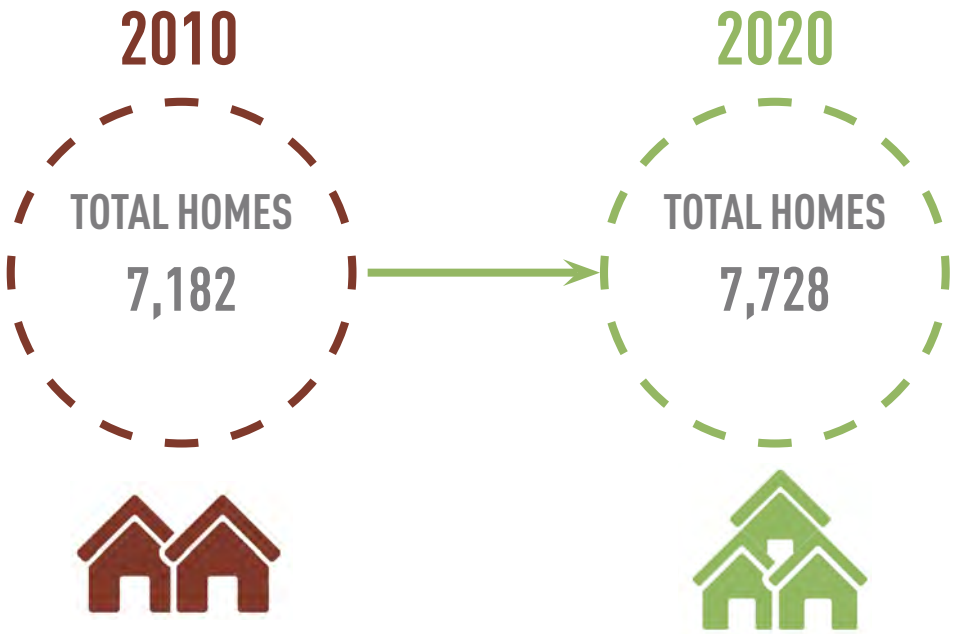
Housing value has been constantly increased from 2010 to 2021, resulting in the average of $121,739 in 2021.

HOUSING TYPE MIX (2010 - 2020)

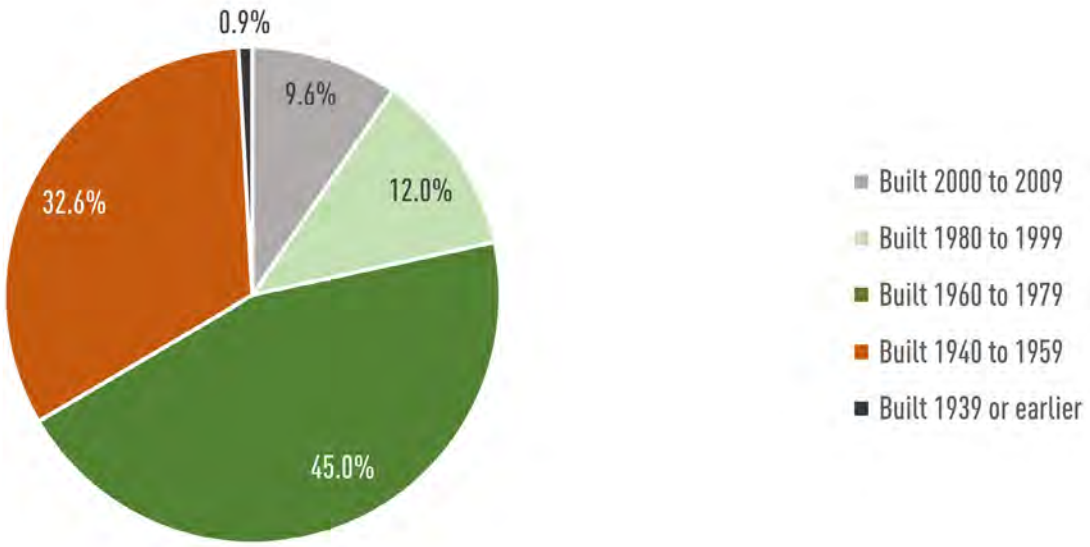


Data Source: US Census Bureau; American Community Survey, 2020

Around 62% of Forest Park's homes are single-family detached houses. Total homes have been increased nearly 7.6% from 2010 to 2020.



HOUSING AGE MIX



Data Source: US Census Bureau; American Community Survey, 2020

Most houses have been built between 1960 and 1979 in the City of Forest Park, including around 45% of the homes.

HOUSEHOLD INCOME IN 2020



Data Source: US Census Bureau; American Community Survey, 2020

Most owner occupied and renter occupied households $50,000 and $75,000 in Forest Park.

METRO ATLANTA HOUSING STRATEGY

THE APPROACH

Housing supply isn't keeping up with demand. Costs are rising faster than wages. A strategic, regional approach is needed to address metro Atlanta's housing challenges. The Metro Atlanta Housing Strategy provides detailed information and data about the region's housing market and offers a set of actionable steps that local communities can consider taking to address their housing issues. The goal is to foster a greater mix of housing options in the region, reflective of each community's specific housing needs.

The region is broken into 10 housing submarkets based on characteristics such as average sales price, age, type, and size. These submarkets cross city and county lines and include non-contiguous sections.

FOREST PARK SNAPSHOT

Median Home Sale Price	$88,200
Change in Median Home Sale Price (2013-2020)	+ 187%
Home Sale Price Per Sq Ft (2020)	$87,000 sq ft
Percent Change in Home Sale Price Per Sq Ft (2013-2020)	+ 173%
Median Building Area of Home Sales (2020)	1,040 sq ft

Data Source: ARC analysis of Zillow's ZTRAX home sale transactions, 2013 & 2020

SUBMARKET 1
Higher-priced core neighborhoods Learn more

SUBMARKET 2
Higher-priced near core and employment corridor neighborhoods Learn more

SUBMARKET 3
Rapidly changing core neighborhoods experiencing the greatest increase in housing costs regionally Learn more

SUBMARKET 4
Lower-priced core neighborhoods vulnerable to increasing housing costs Learn more

SUBMARKET 5
Suburban neighborhoods along employment corridors with moderate-to-higher-priced mix of single family and multifamily housing Learn more

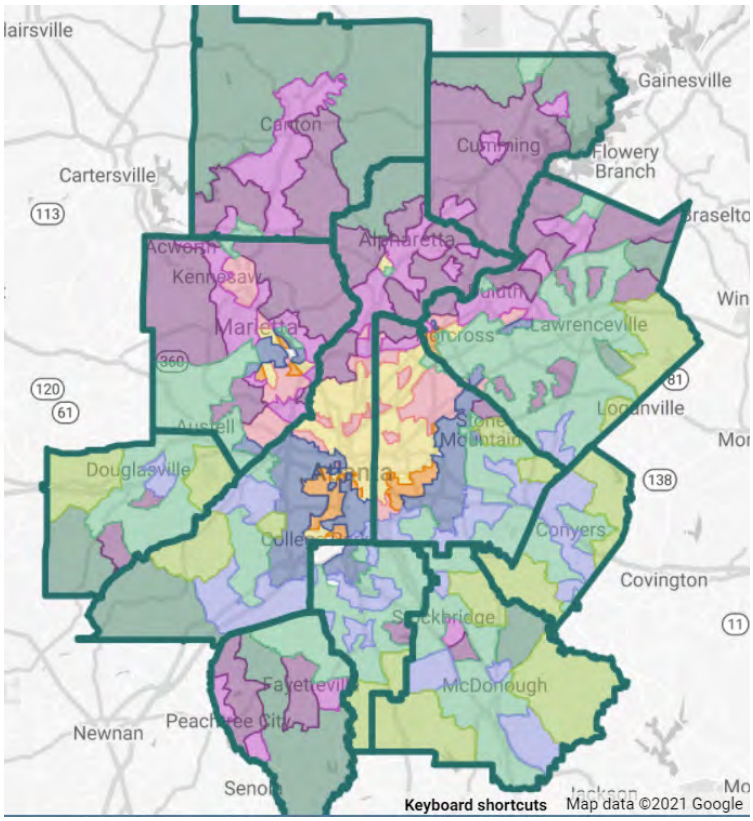
SUBMARKET 6
Suburban neighborhoods with moderate-to-higher-priced housing Learn more

SUBMARKET 7
Suburban neighborhoods with lower-to-moderate-priced housing, biggest increase in renters Learn more

SUBMARKET 8
Suburban neighborhoods with lowest-priced single-family homes, mix of renters and owners Learn more

SUBMARKET 9
Lower-priced rural areas Learn more

SUBMARKET 10
Higher-priced rural areas Learn more



SUBMARKETS IN FOREST PARK

Submarket 4

Lowest-priced urban neighborhoods with mostly older single-family and multifamily units, housing both renters and a rapidly declining number of owners.

- Submarket with the lowest median home sale price
- Quickest decline in home ownership
- Rates of home sale price increases are significantly quicker than the regional average (while the actual increase is on par)
- Only Submarket to have a net loss of housing units since 2010, more than 3,000 of which were multifamily
- Greatest proportion of non-white residents

Submarket 7

Lower-priced suburban neighborhoods with both single-family owners and a large, rapidly-increasing number of single-family renters.

- Greatest increase in the proportion of renters; of the added renter households since 2010, more than 2/3 were into single family units
- Greatest decline in net ownership, having lost more than 14 thousand owner-occupied units since 2010
- The home sale price increases in this Submarket area are slightly below the regional average
- Second largest increase in poverty among the Submarkets

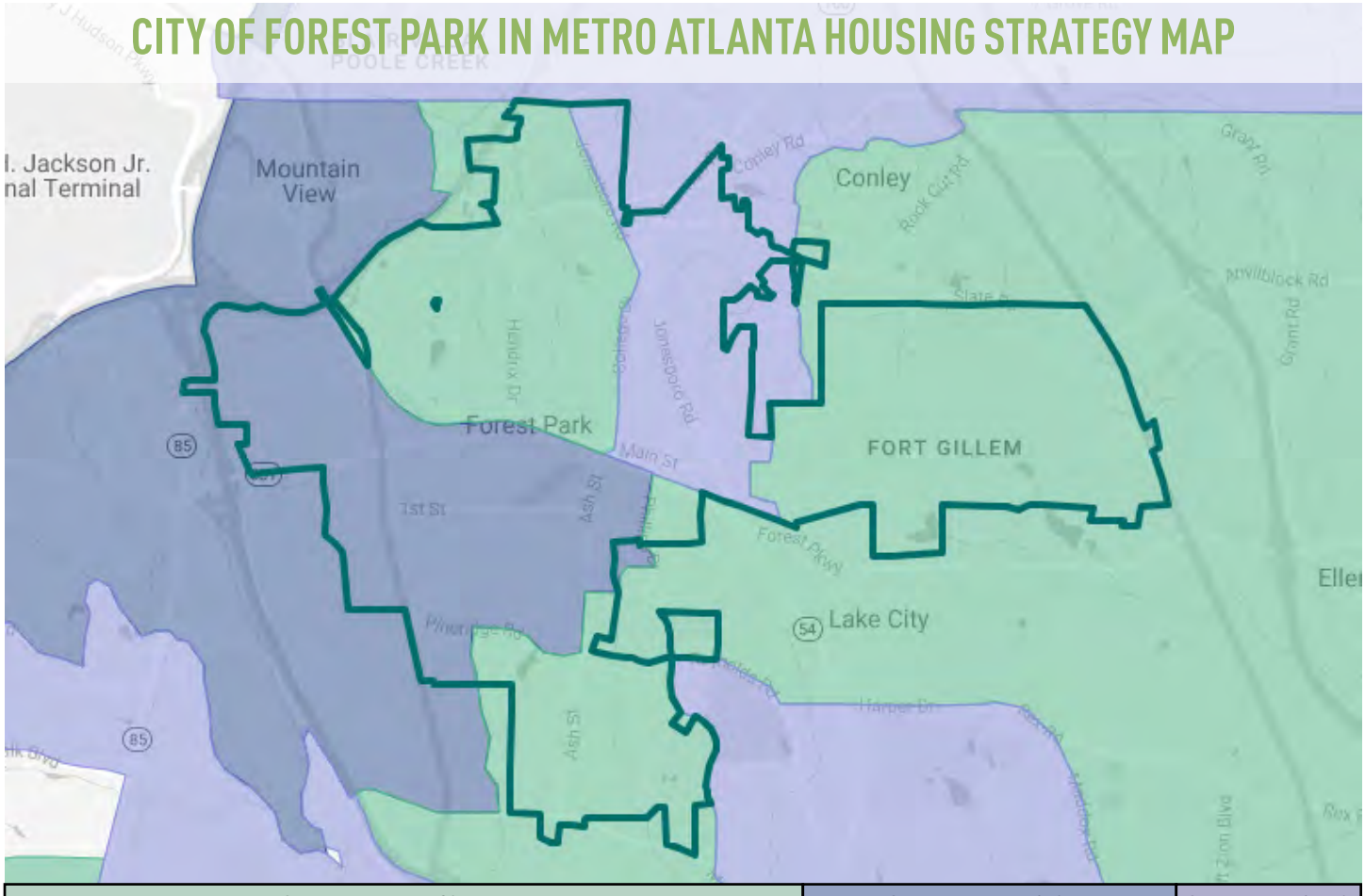
Submarket 8

Lower-priced moderately-sized suburban homes in neighborhoods mostly consisting of homeowners, albeit with an increasing proportion of renters.

- The home sales prices per square foot are the lowest and have increased the slowest among all the Submarkets
- Nearly a quarter of units are multi-family, albeit with practically no net gain in multi-family units since 2010
- Greatest increase in the proportion of non-white residents

Data Source: metroatlhousing.org

CITY OF FOREST PARK IN METRO ATLANTA HOUSING STRATEGY MAP



SUBMARKET 7 - 59%	SUBMARKET 4 - 27%	SUBMARKET 8-14%

COMMUNITY INPUT ON HOUSING

The participants were asked to mark the areas that need more housing options. The Future Housing Development Types included in the Open House survey were "Single Family Detached Housing", "Missing Middle Housing (Duplexes, Triplexes, Apartments)", "Affordable Housing", "Single Family Attached Housing (Townhomes)", and "Multi-family Housing". Affordable Housing and Missing Middle Housing were two categories that most responses indicated. Single Family Detached Housing was identified as the least, and there were no marks for Single-Family Attached Housing.

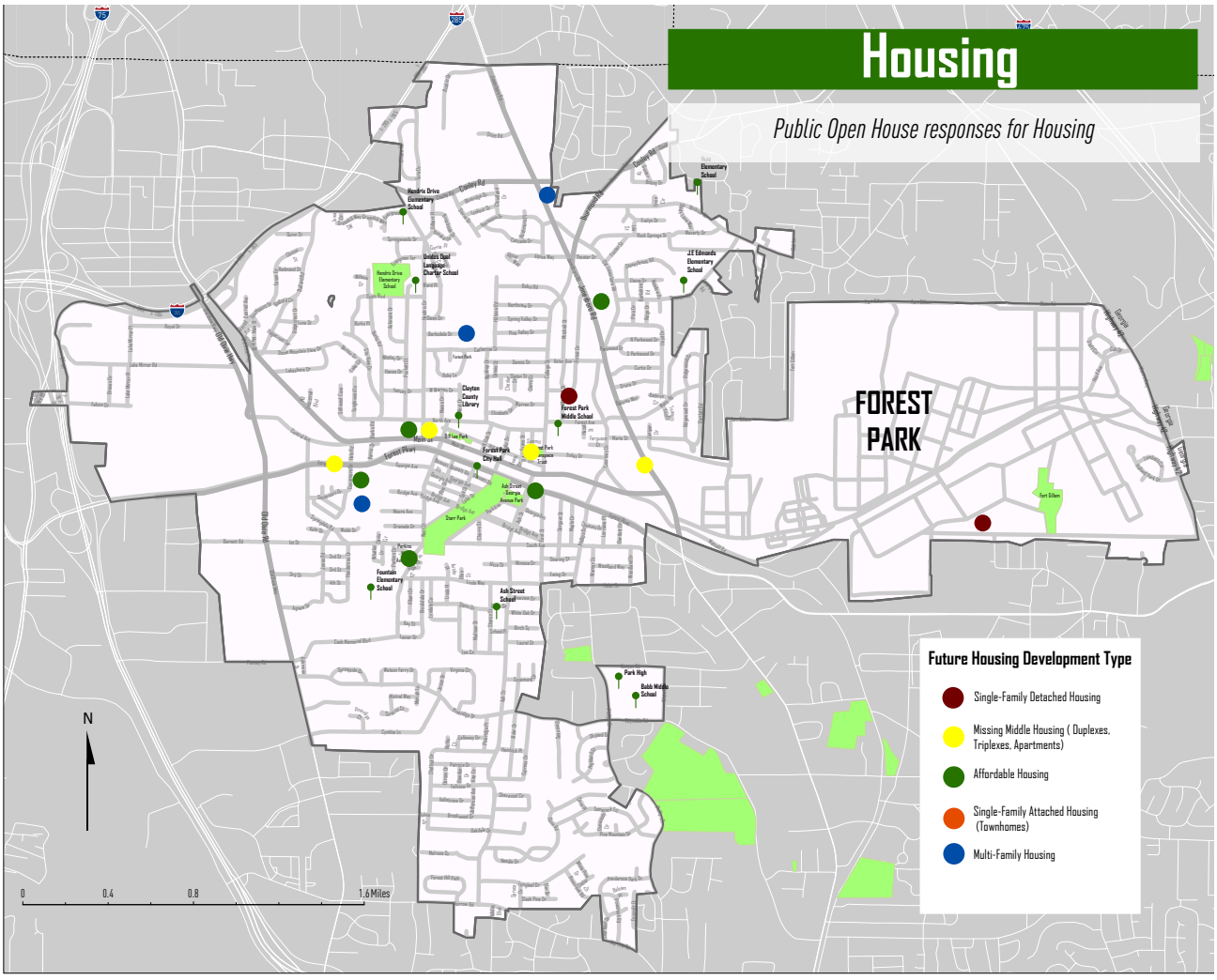
The results also shows that the participants identify the most important housing need as the Renovation of Existing Housing.

HOUSING

Help us prioritize Forest Park's greatest housing and identify new ones!

Place a ● sticky dot in the "Prioritization" column next to the **one** need you think is the most significant in the table below. Use a sticky note to identify new needs not included in the table below. Place them in the blank space to the right.

NEED	PRIORITIZATION
Affordable Housing	● ● ● ● ● ● ● ●
Increased Amenity Requirements	Forest Park is Predominantly Tenant-Based, Necessitating a Tenant Resource Center
Infrastructure Improvements	● ● ● ● ● ● ● ● ●
Renovation of Existing Housing	● ● ● ● ● ● ● ● ● ● ● ● ● ● ● ● ● ●
Senior Housing ●	● ● ● ● ● ●



	Need More	Right Amount	Need Less
Affordable Housing	58%	29%	13%
Senior Housing	47%	47%	7%
Density	29%	59%	12%
Mixed-Income Housing	48%	35%	17%
High-Income Housing ($400,000+)	37%	20%	43%

Online Survey responses on how the participants rank housing in the City of Forest Park

In the online survey, they were asked to rank housing in the City of Forest Park.

Within the survey, 58% indicated that the City needs more "Affordable Housing", and 48% indicated that they need more "Mixed Income Housing". "Density" and "Senior Housing" were two categories that the participants identified as "Right Amount". 43% indicated that the City needs less "High-Income Housing ($400,000+).



HOUSING STUDIES

CLAYTON COUNTY HOUSING AND URBAN DEVELOPMENT (HUD) PROGRAM

The Clayton County HUD Programs Division administers a variety of programs funded by the US Department of Housing and Urban Development (HUD). The County became an Entitlement community in 1998 and since then has received over $48.8 million. Annually the HUD Programs Division is awarded an average of 2.7 dollars, which is then made available to county agencies, nonprofit organizations, municipalities and other entities serving low- to moderate-income residents. HUD-funded projects are intended to address the following County objectives:

- *Decent Housing:* Ensuring the provision of decent, safe and sanitary housing options for low- and moderate income households.

- *Affordable Housing:* Increasing access to affordable housing for low- and moderate income households.

- *Suitable Living Environments:* Improving the safety and livable of neighborhoods for low- and moderate income persons.

- *Community Development:* To acquire, construct, or rehabilitate public facilities; provide equipment purchased for public service activities; or provide overall program administration and management resulting in improvements in the social, economic, and physical environment for low- and moderate-income individuals and/or households.

- *Homeless Prevention:* Increasing shelter and housing options for homeless or near homeless individuals and families. Prevent homelessness through case management and rent/utility assistance.

- *Economic Development:* Promoting economic development for the benefit of low- and moderate-income communities and households through the provision of job creation and retention.

Under these guidelines projects that have been implemented include but are not limited to:

- Infrastructure Improvements
- Homeless Shelter and Transitional Housing Operations
- Youth Development and Enrichment Opportunities
- Park Renovations
- Homeownership Down Payment Assistance
- Essential Home Repairs for Seniors, Veterans and Disabled Persons
- Rent and Utility Assistance
- Slum and Blight Removal
- Program Areas

The HUD Programs Division provides management and oversight for the following programs:

- Community Development Block Grants (CDBG)
- Emergency Solutions Grant (ESG)
- HOME Investment Partnership (HOME)

CLAYTON COUNTY 2023-2027 CONSOLIDATED PLAN/2023 ANNUAL ACTION PLAN

Clayton County HUD consolidated plan identifies and addresses HUD's three (3) priority goals: Decent Housing, Suitable Living Environment and providing Economic Opportunity. The County's ability to attain these goals using CDBG, HOME, and ESG funds can be identified throuth the performance measures including Decent Housing, Suitable Living Environment, and Economic Opportunity.

Local municipalities are integral components of the implementation of Clayton County's Consolidated Plan. Cities within the political boundaries of Clayton County, including Forest Park, Riverdale, Morrow, Jonesboro, Lake City and Lovejoy are expected to actively contribute to the successful implementation of the Consolidated Plan. Each city has historically served as subrecipients and undertaken projects benefiting low- and moderate-income households and communities within their respective jurisdictions.

Recent activity includes the repair and installation of public infrastructure in Forest Park, park improvements in Morrow and Riverdale and street and streetscape improvements in Jonesboro. Over the next five years, it is anticipated that the municipalities will continue to undertake eligible activities that advance the objectives articulated within Clayton County's 2023-2027 Consolidated Plan. In addition to coordinating efforts with local municipalities, the County cooperates with the Georgia State Department of Community Affair's Continuum of Care efforts.

Agencies, groups, organizations and others who participated in the process and the jurisdictions consultations with housing, social service agencies and other entities		
7	Agency/Group/Organization	City of Forest Park
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City was consulted to provide information regarding Non-Homeless Needs.

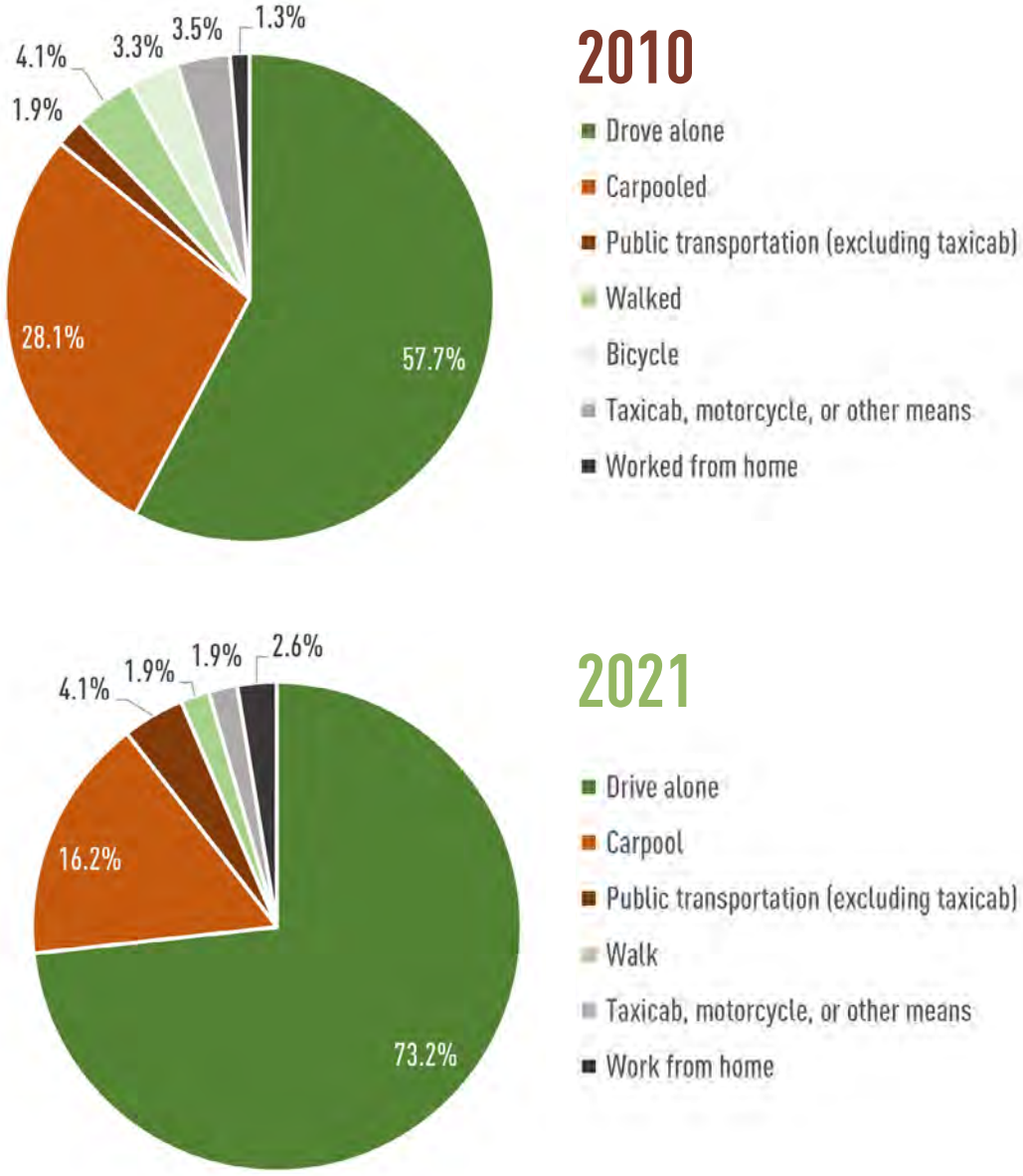


CHAPTER 8

TRANSPORTATION

TRANSPORTATION TRENDS

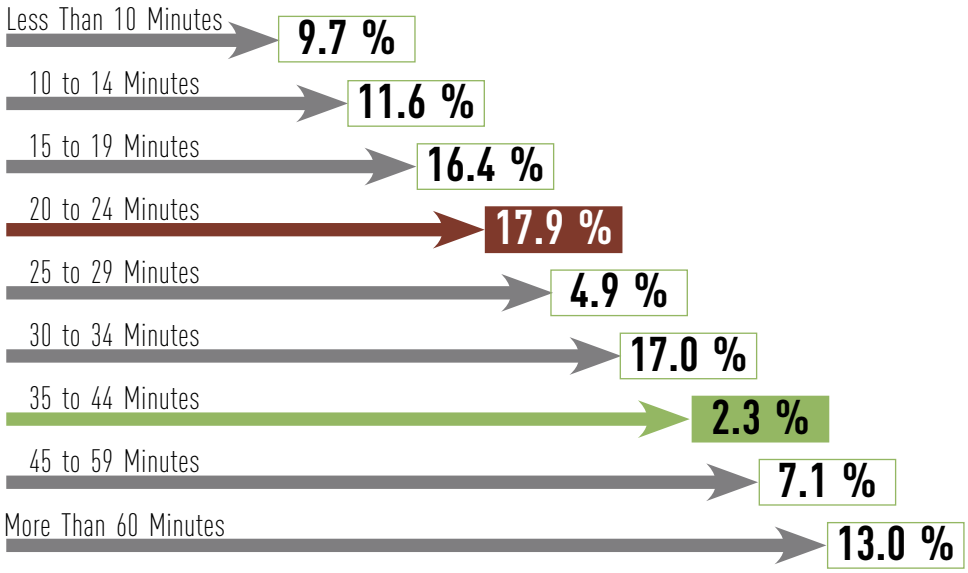
TRAVEL MODE CHANGE (2010 - 2021)



Data Source: US Census Bureau; American Community Survey

Approximately 73% of Forest Park's residents drive to work, 16.2% carpool, and around 4% use public transportation. The remaining residents walk, use other means of transportation, or work from home. The charts show that driving alone has been increased during the last 10 years.

TRAVEL TIME TO WORK (2021)



MEAN TRAVEL TIME TO WORK
28 MINUTES

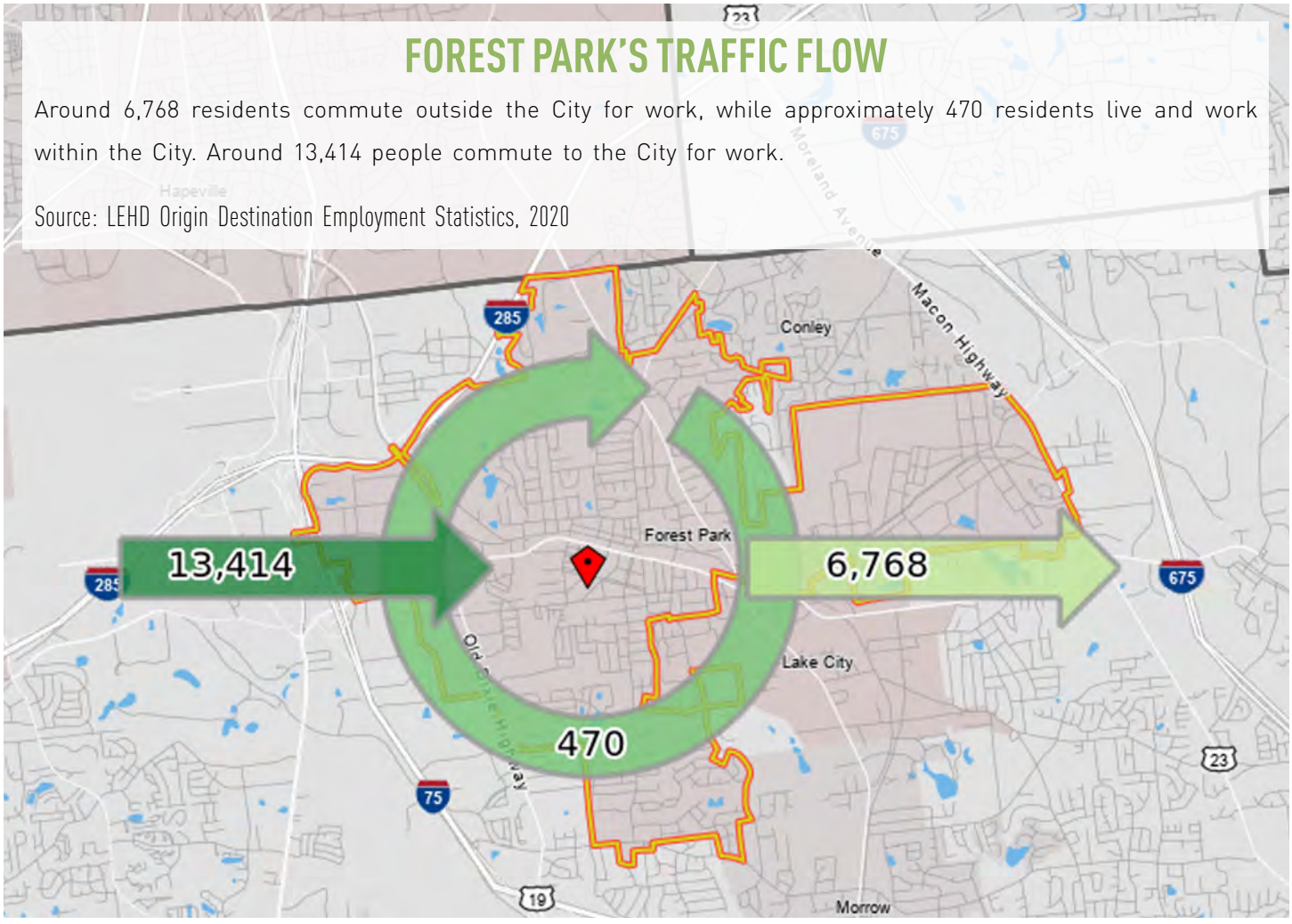
Data Source: census.gov

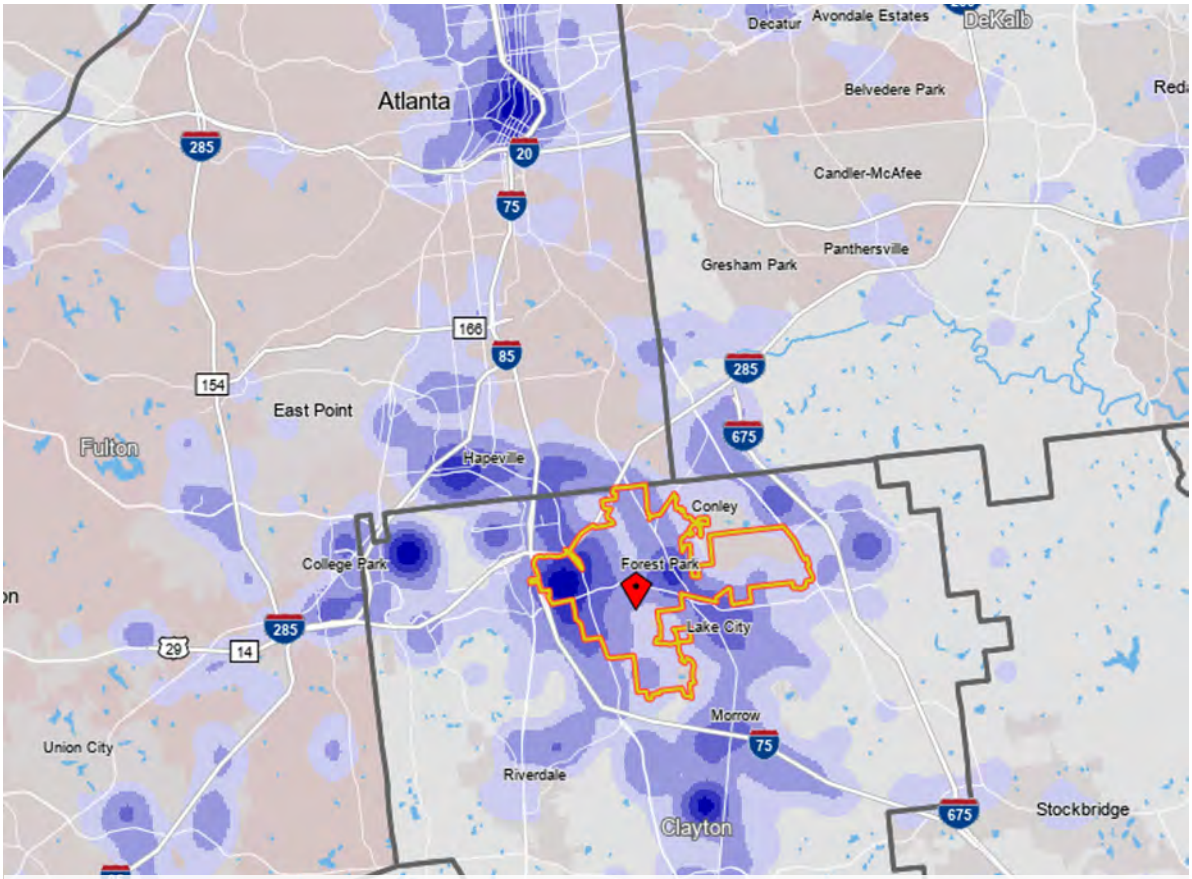
The majority of Forest Park's residents travel between 20 to 24 minutes to work. Mean travel time to work for Forest Park's residents is around 28 minutes.

FOREST PARK'S TRAFFIC FLOW

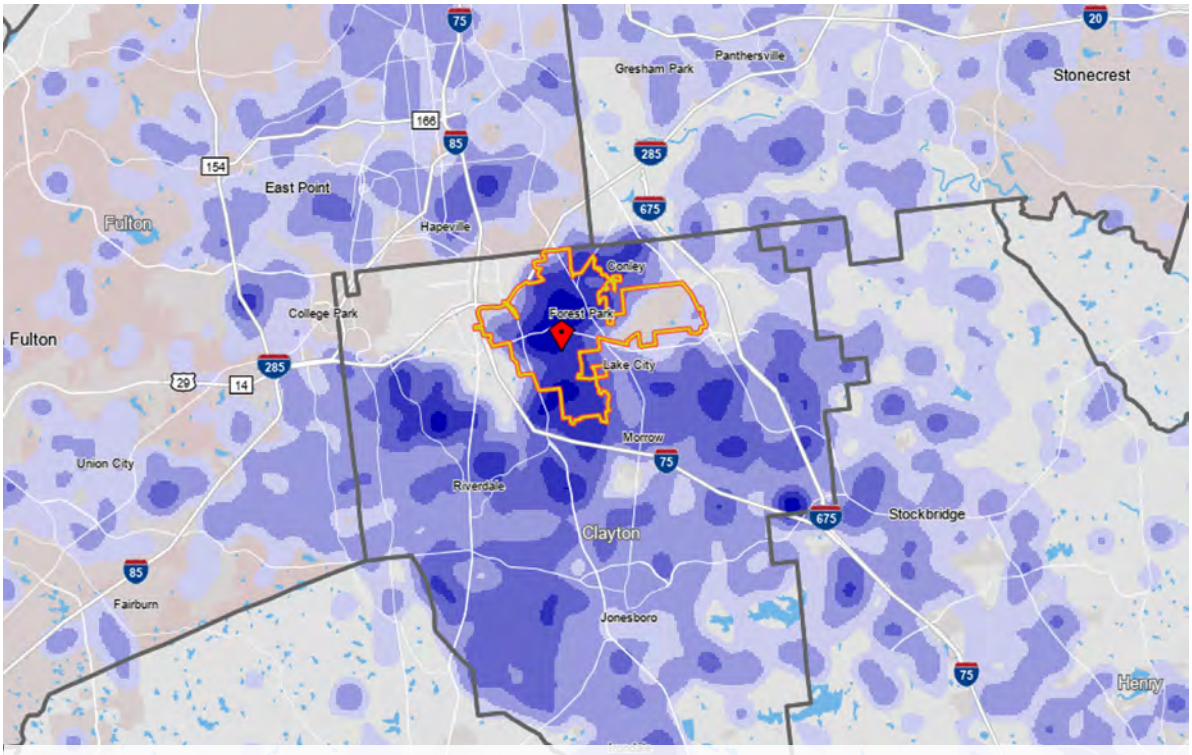
Around 6,768 residents commute outside the City for work, while approximately 470 residents live and work within the City. Around 13,414 people commute to the City for work.

Source: LEHD Origin Destination Employment Statistics, 2020





WHERE PEOPLE LIVE

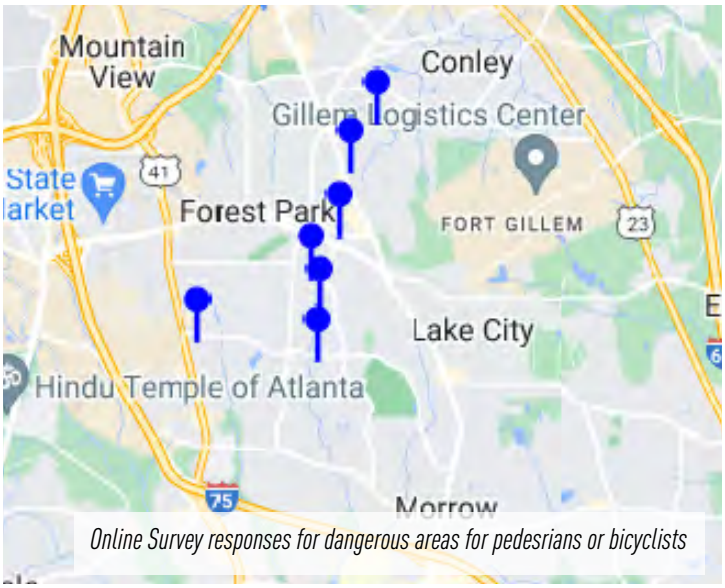


WHERE PEOPLE WORK

COMMUNITY INPUT ON TRANSPORTATION

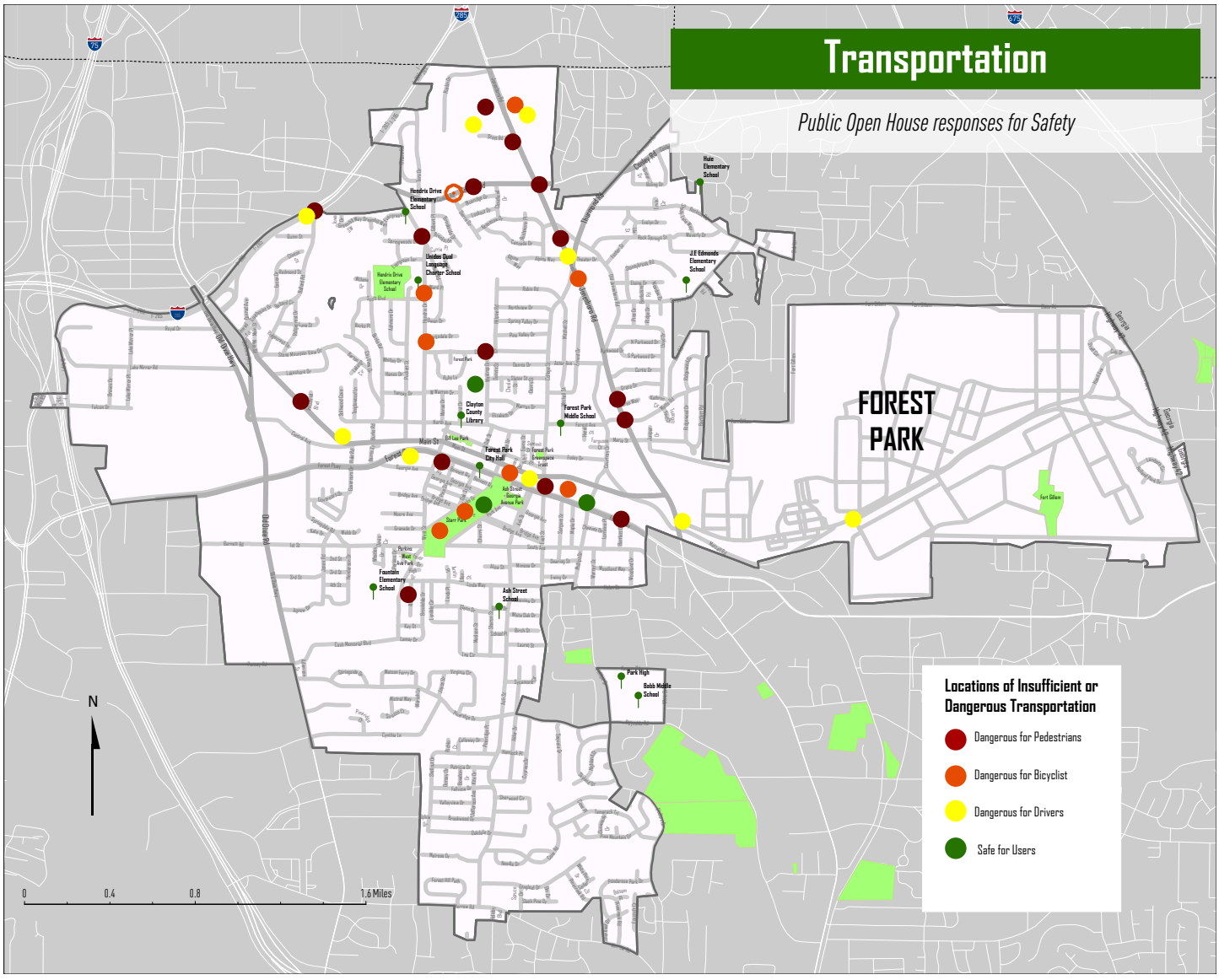
In the online survey, the participants were asked to mark the dangerous areas for pedestrians and bicyclists in Forest Park in the online survey, and were also asked to rate traffic safety, traffic congestion, road contidions, pedestrian and bicycle safety, and public transportation.

The participants were asked to identify safe or dangerous areas for drivers, pedestrians, and bicyclists in the Open House. The most marks are concentrated along Forest Parkway, Main Street, and Jonesboro Road.



Online Survey responses for dangerous areas for pedesrians or bicyclists

Are there any areas in Forest Park you feel are particularly dangerous for pedestrians or bicyclists?



	Poor	Below Average	Adequate	Good	Excellent	No Opinion
Traffic Safety	11%	13%	51%	19%	2%	4%
Traffic Congestion	9%	11%	45%	21%	11%	4%
Road Conditions	13%	28%	43%	13%	2%	2%
Pedestrian & Bicycle Safety	36%	28%	23%	6%	2%	4%
Public Transportation	15%	28%	33%	13%	4%	7%

Online Survey responses on how the participants rank transportation in the City of Forest Park

Within the survey, the lowest scores for responses to transportation issues fell in the Pedestrian and Bicycle Safety Category. Of the respondents, 36% rated Pedestrian and Bicycle Safety in the City of Forest Park as "Poor" and 28% listed this category as "Below Average."

The second lowest-scoring category is Public Transportation for which 15% of respondents indicated that Public Transportation is "Poor" and 28% rated this category "Below Average".



TRANSPORTATION STUDIES

CLAYTON COUNTY COMPREHENSIVE TRANSPORTATION PLAN (2018)

Clayton County adopted an updated Comprehensive Transportation Plan in August 2018. This plan is intended as a road map for future development of the County's transportation network based on assessed needs.

Primary goals identified include:

- Enhance and maintain the transportation to meet existing and future needs
- Ensure the transportation system promotes and supports appropriate land use and development
- Encourage and support safety and security
- Improve connectivity and accessibility
- Enhance mobility for all users of the transportation system
- Promote and support economic development and redevelopment
- Improve quality of life, preserve the environment, and protect neighborhood integrity
- Engage the public with effective outreach strategies through an analysis of projected changes in population, employment, and land use throughout Clayton County, future needs were identified.

Because the County is expected to grow in both population and employment while maintaining its predominantly suburban development patterns, traffic volumes and demand on existing transportation infrastructure are expected to grow. Some areas are planning for mixed-use development, which will require specific attention paid to the safety of pedestrians and bicyclists. Both north-south and east-west connectivity are key, but while an emphasis on north-south connectivity focuses on trips to and from Fulton and Henry Counties, east-west connectivity is more focused on intra-county connectivity.

The CTP recommends that local and regional land use and economic development strategies should be coordinated with transportation plans and programs. Recent changes to the County's zoning ordinance encourage economic development and redevelopment through the proposal of new zoning districts. Additionally, Complete Streets will become a larger focus in the long-term to enhance the livability of Clayton communities, particularly as the County supports more mixed-use developments.

The following page shows a list of priority projects in Forest park listed in the CTP.

PROJECT RECOMMENDATIONS IN FOREST PARK					
Project ID	**Category**	**Project Name**	**Description**	**Cost**	**Recommended Source of Funding**
5C	Roadway Safety	SR 331/Forest Parkway @ SR 3/US 19/US 41/ Old Dixie Highway Safety Improvement	Intersection Improvement	$846,000	State / Federal
3959	Operations	Phillips Drive, Springdale Road	Advanced Traffic Management System (ATMS) Signal Equipment Upgrade - Phillips Drive at Reynolds Road and at South Avenue, Springdale Road at Whatley Drive	$320,000	Local
3101	Operations	Ash Street & Morrow Road	Install Fiber-Optic Trunk Line with Signal Communication Equipment and CCTV Cameras	$926,000	Local

AeroATL GREENWAY MODEL MILE - FOREST PARK FEASIBILITY STUDY

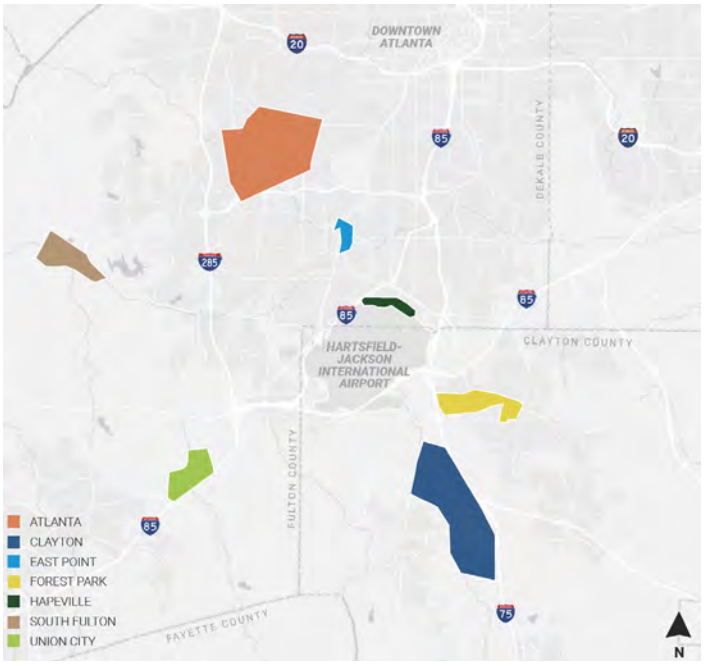
The Greenway Plan Model Mile Feasibility study sets up each model mile for the next step of implementation, which includes producing detailed design and construction documents. The goal of this study was to develop feasible alignments with public input by working closely with each community, the Alliance, and the CIDs. Each model mile plan includes a chapter that clearly outlines recommendations for implementation, including key points of interest along the corridor, phasing and prioritization, potential funding sources, project costs, and a design and engineering sequence for final implementation tasks.

"A comprehensive and inviting trail network that contributes to the quality of life and economic vitality of Aerotropolis communities by giving residents, employees, and visitors safe, direct and enjoyable options for getting around the airport area." Greenway Model aims to create an interconnected network of multi-use trails that is developed throughout the Aerotropolis region. Seven communities were selected to implement a feasibility study to analyze the proposed trails in detail and include a public engagement process to support the analysis. These communities include City of Eastpoint, City of Hapeville, City of Forest Park, Clayton County, City of South Fulton and Fulton County, Union City, and Atlanta. First priority trails expressed by Local Partners from the City of Forest Park consists of rail adjacent trails on Main Street to Fort Gillem, to Hendrix Elementary School, and trails connecting Fountain Elementary School, Starr Park, and downtown. The identified Model Mile for Forest Park in the plan adopted in 2018 is the Starr Park-Fountain Elementary connection from Forest Parkway to Fountain Elementary along Lake Drive and West Street. The Lake Drive section is proposed as a two-way cycle track and the West-Street section as a neighborhood greenway or shared road. This trail segment extends approximately 1 mile.

Forest Park Model Mile will provide infrastructure for bicycles and pedestrian mobility in an area where the City hopes to spur economic development and give those not in cars or buses a means to safely travel to their jobs. The model mile connects downtown Forest Park and commercial establishments on Main Street to the regionally significant State Farmers Market. The trail helps to improve the visual character of Forest Parkway and Main Street and connects multiple civic spaces. The trail design also includes the development of a flexible park space with the ability to accommodate food trucks.

The goals the Forest Park community deemed important are:

- Support workforce development: use the trail to connect people to jobs in the industrial/commercial corridor along Forest Parkway.
- Connect: link community spaces together as a cohesive network.
- Image: improve the image and visual character of Main Street and Forest Parkway.

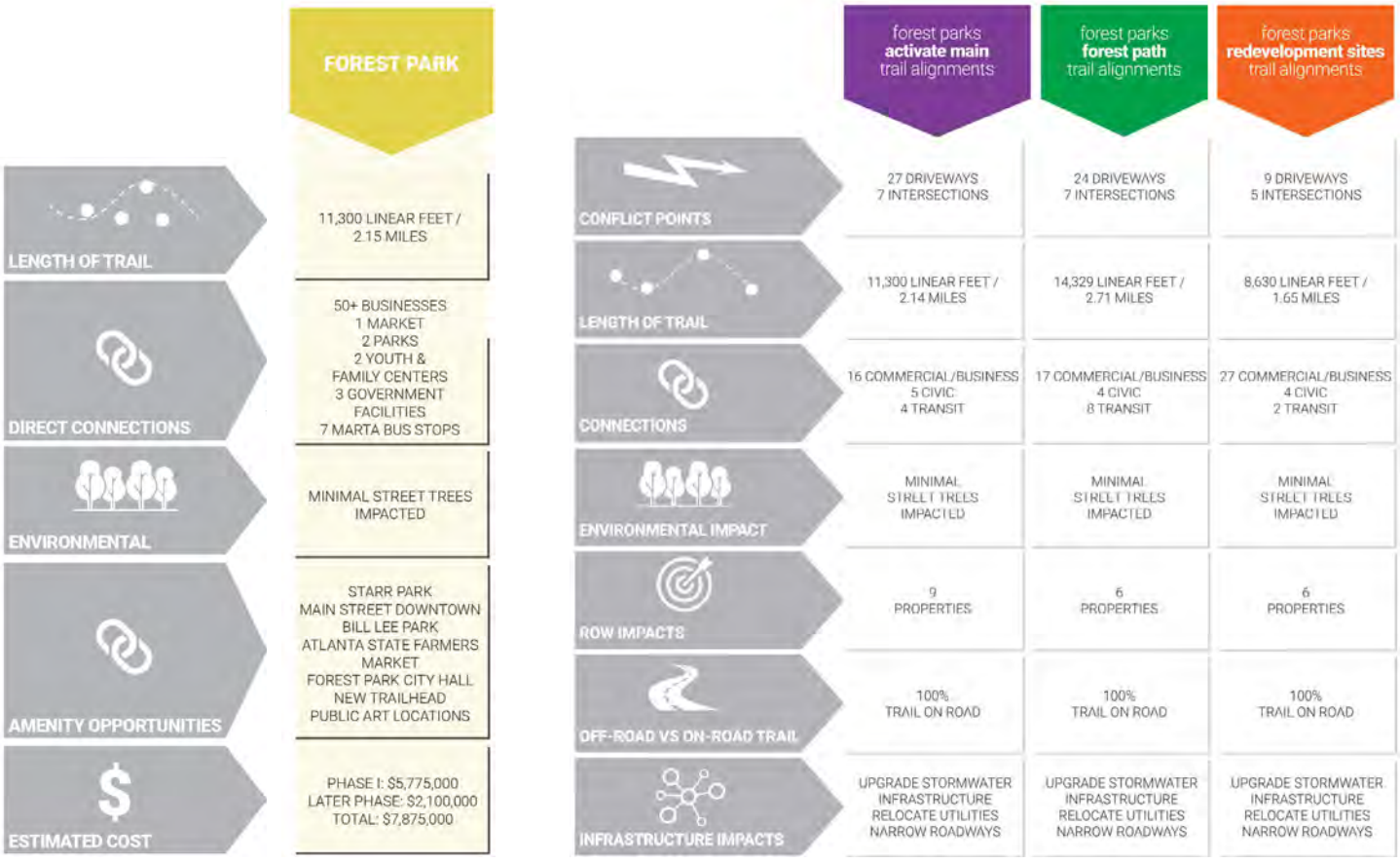


Aero_ATL Model Mile Study Area

There are multiple historic resources, cultural landmarks, and destinations within the study area. The plan studies all the major areas having an effect on the trail network. Major destinations in the study area are a private two-acre cemetery connected to the Amazing Grace World Outreach Church, Atlanta State Farmers Market, Forest Park City Hall, Forest Park Recreation Center, Main Street, and Clayton County Library Forest Park Branch. Two main open spaces and parks are located in this area which offer community recreation and leisure activities: Starr Park, with multiple entertainment facilities such as a volleyball court, a tennis court, and a mini golf course, and Bill Lee Park located off Main Street. Along with the historical, cultural, and recreational areas, the plan studies the environmental resources, transportation network, and utilities to set the preferred alignment for the Forest Park AeroATL Model Mile Trail.

The plan provides several alternative routes within the study area which are influenced by the existing conditions, construction feasibility, and the ability to link key destinations. Multiple alternatives are proposed and evaluated based on the impacts of constructing each route.

- The Activate Main Alignment connects Starr Park, existing civic buildings, Bill Lee Park, businesses along Main Street, and the Atlanta State Farmers Market. The focus of this alignment is to help reactivate Main Street and draw people downtown.
- The Forest Path alignment connects Starr Park, existing civic buildings, and the Atlanta State Farmers Market. Similar to portions of Activate Main, this route runs adjacent to Forest Parkway, proposing a road diet in existing shoulder lanes, and utilizes existing railroad right-of-way to create a looped trail and linear park space.
- The Redevelopment Sites Alignment connects Starr Park, existing civic buildings, Bill Lee Park, the Clayton County Library, businesses along Main Street, and two potential redevelopment sites. The intent of this alignment is the potential redevelopment of two existing brownfield sites on Main Street. These properties are currently owned by the City and could act as a catalyst to help rejuvenate interests and redevelopment on Main Street and the downtown area.



MARTA 2040 TRANSIT PROJECT - CONNECT CLAYTON

OVERVIEW

Connect Clayton seeks to explore different transit alignments and technology opportunities that comprise a transit network to improve Clayton County's transportation mobility, accessibility, and connectivity to and from the metro Atlanta region. The projects being developed under Connect Clayton include high capacity transit, transit supportive land use, and an operations and maintenance facility.

- *Southlake Bus Rapid Transit (BRT)* emerged as the preferred high capacity option to deliver service to the western portions of the county.

- *Transit supportive land use* is typically comprised of higher-density, multi-family residential, commercial, or mixed-use developments. An anticipated outcome of Connect Clayton is an amendment to Clayton County's comprehensive plan, which will align Southlake BRT's proposed station areas with consistent land use policies.

- *The Clayton Multipurpose Operations and Maintenance (O&M) Facility* will support MARTA's service expansion, supplement existing maintenance facilities, and improve MARTA's existing bus network in Clayton County. Additionally, the facility alone will create over 400 jobs in Clayton County.

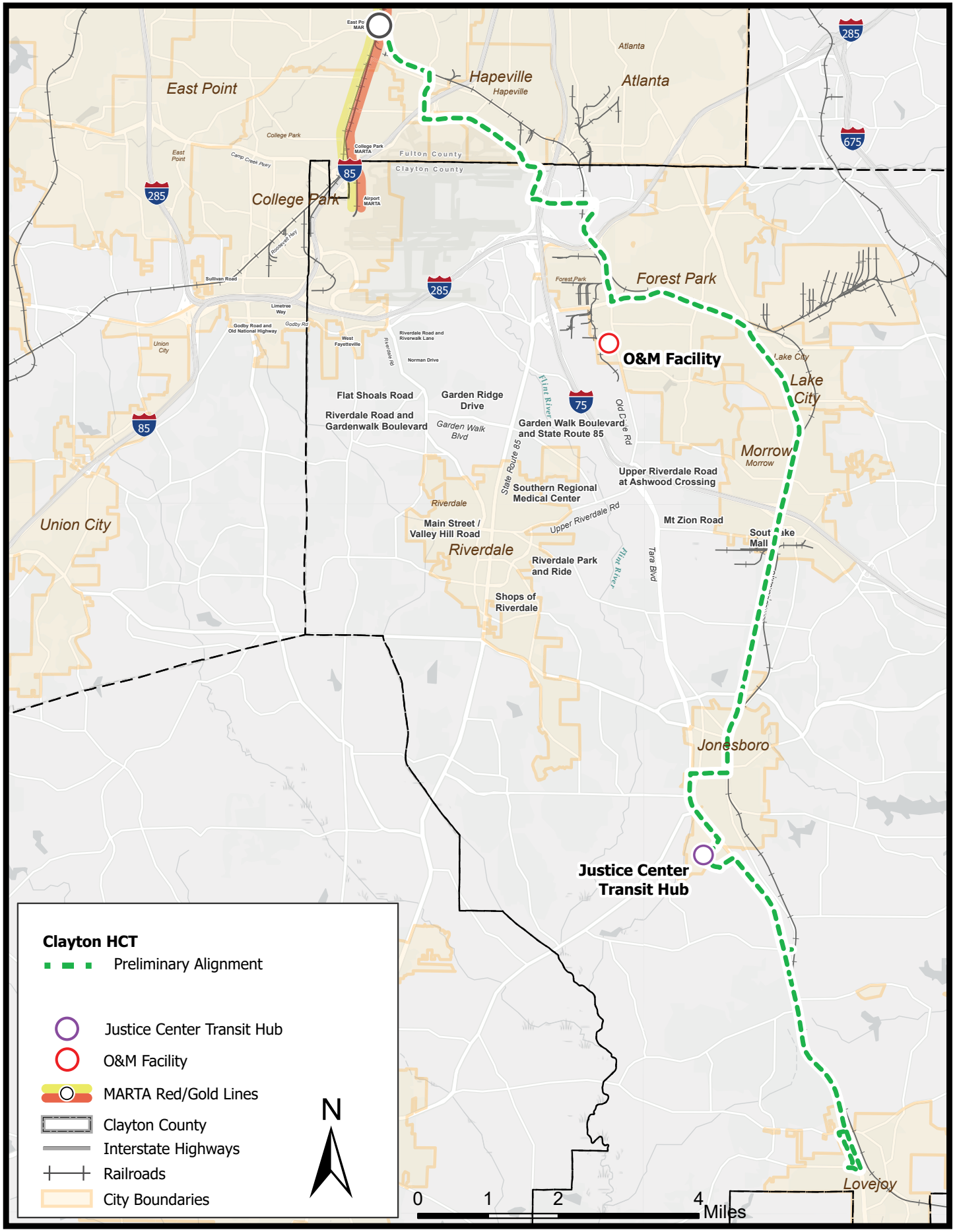
- *SR 54 High-Capacity Transit* will explore alternatives for high-capacity, fixed-guideway transit in Clayton County.

- *The Clayton Transit Oriented Development (TOD)* Pilot Project will examine Clayton County to determine potential areas for TOD around the Southlake BRT stations.

SR 54 HIGH CAPACITY TRANSIT

The SR 54 corridor is a major mobility corridor for Clayton County and provides access for Clayton County communities and residents of nearby counties to the Atlanta region. The proposed BRT project addresses the travel demands in a study area generally extending south from the East Point MARTA Rail Station in the City of East Point in Fulton County, GA to the City of Lovejoy in Clayton County, GA. The proposed BRT route would utilize the following roadways, from north to south: Main Street (in College Park), Irene Kidd Parkway, Central Avenue, Virginia Avenue, North Central Avenue, Downtown Hapeville, GA, Mountain View, US 41, Forest Parkway, SR 54, and SR 138. The proposed alignment is approximately 24 miles long, with some fully dedicated lanes and some areas operating in mixed traffic. Transit Signal Priority (TSP) technology would be implemented throughout the alignment.

The purpose of the proposed transit investment is to improve accessibility, travel time reliability, and economic development opportunities by providing high-capacity transit services for commuters accessing activity centers within Clayton County and the greater Atlanta region. BRT buses will be specifically branded to be visibly identifiable and can include near-level boarding, off-board ticket collection, along with other amenities.


East Point
Hapeville
Atlanta
College Park
Fulton County
Clayton County
Forest Park
O&M Facility
Lake City
Morrow
Union City
Riverdale
Jonesboro
Lovejoy
Flat Shoals Road
Garden Ridge Drive
Riverdale Road and Gardenwalk Boulevard
Garden Walk Blvd
Garden Walk Boulevard and State Route 85
Upper Riverdale Road at Ashwood Crossing
Southern Regional Medical Center
Main Street / Valley Hill Road
Upper Riverdale Rd
Mt Zion Road
Riverdale Park and Ride
Shops of Riverdale
Justice Center Transit Hub
Clayton HCT
Preliminary Alignment
Justice Center Transit Hub
O&M Facility
MARTA Red/Gold Lines
Clayton County
Interstate Highways
Railroads
City Boundaries
N
0
1
2
4
Miles

CLAYTON MULTIPURPOSE O & M FACILITY

The Clayton Multipurpose Operations and Maintenance (O&M) Facility will support operations of 31 regional bus routes and 250 buses. The facility will also include a MARTA police precinct, designated training areas, bus maintenance and repair facilities, transit operations and administrative offices, bus fueling points, bus inspection areas, vehicle cleaning facilities, fare retrieval points, bus parking and employee parking.

During the facility planning process, MARTA analyzed over 25 potential sites within Clayton County. The site selection process used 16 evaluation criteria to rank the potential sites including traffic conditions, current land use and zoning, site acquisition costs, site development costs and economic development factors. Located in Forest Park, Georgia, the preferred site consists of two adjacent parcels zoned light industrial and totaling 31 acres. The preferred site is a "greyfield" site, or underutilized land that presents favorable conditions for redevelopment.

The MARTA Clayton Multipurpose O&M Facility is being designed to:

- Increase system efficiency by reallocating equipment from existing MARTA bus maintenance facilities, up to 19 miles away, to the new facility resulting in a reduction in overall bus mileage, lost revenue time and emissions.
- Lower operational costs by reducing lost revenue time, mileage, deadhead costs and bus driver costs.
- Accommodate 250 buses with parking, fueling, washing and maintenance.
- Support fueling and servicing of alternative fuels including natural gas and fully electric buses. The site has nearby electrical infrastructure capable of supporting an all-electric bus fleet.
- Spark economic investment in the community, with the site being located within a federally designated Opportunity Zone.
- Help create construction and new transit jobs locally, employ over 400 employees and enhance safety with the presence of officers at the police precinct. The facility will have a positive future net fiscal impact of about $174K annually on the City of Forest Park.





Rendering of Police Precinct



Rendering of Maintenance Building

TRANSIT SUPPORTIVE LAND USE

Transit supportive land use is comprised of higher-density, multi-family residential, commercial, or mixed-use developments that are typically prevalent in transit-oriented development (TOD) patterns. To assist Clayton County's transit projects in the federal process, MARTA, Clayton County, and local jurisdictions need to work together to implement the Big Five, referenced below.

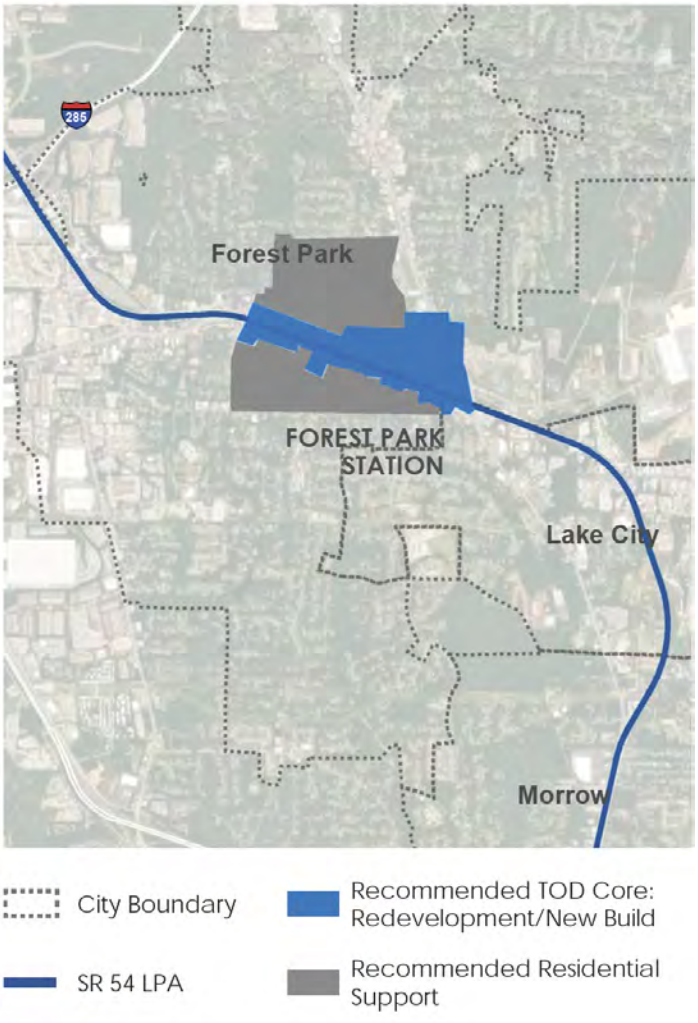
Clayton's future high-capacity corridors (SR 54 and SR 85) are not "transit friendly" in terms of land use or zoning. Currently these communities have:

- Low density
- Single/homogenous uses
- Poor walkability
- Suburban-style site design oriented to car
- Over-abundance or surface parking



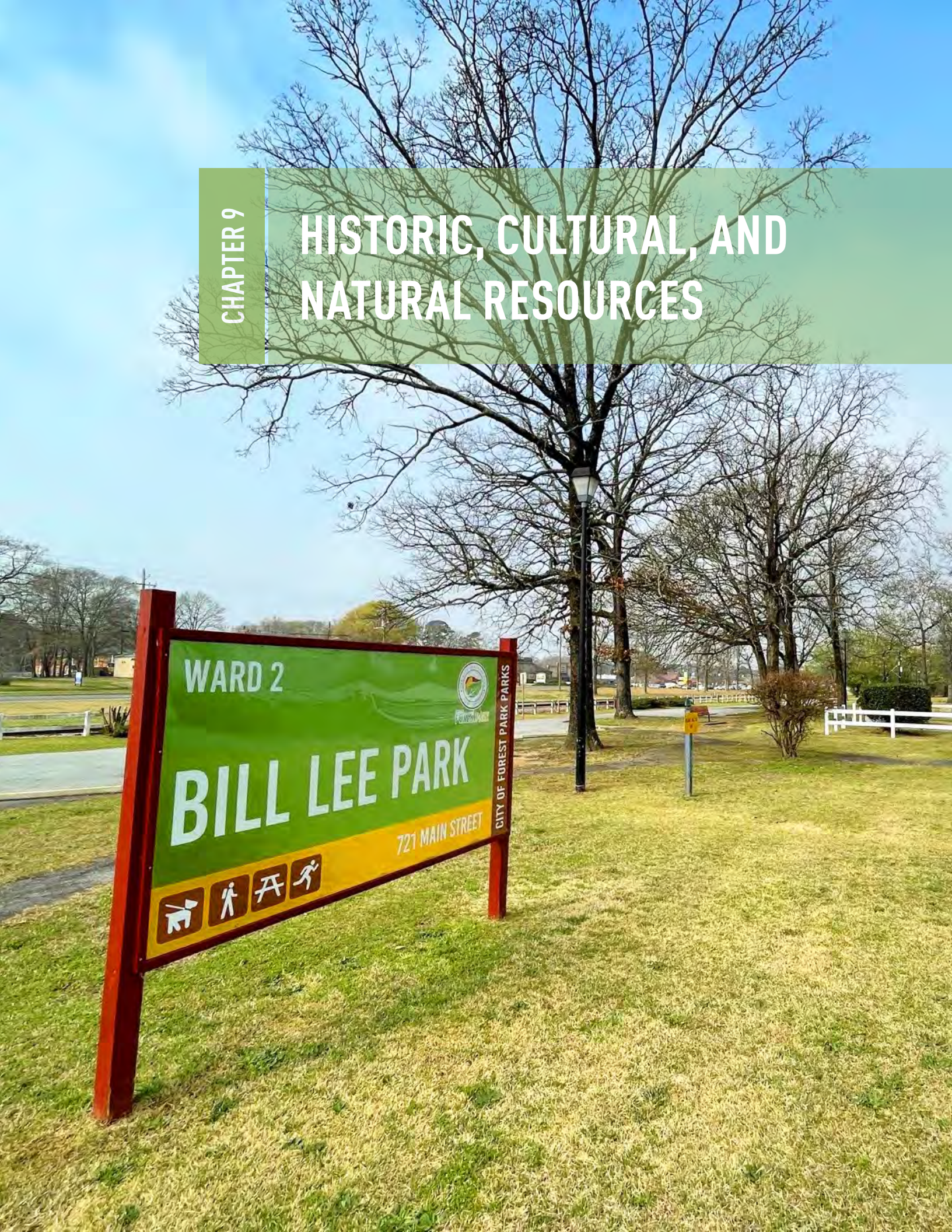
In 2022, the MARTA team coordinated with jurisdictions in South Fulton County and Clayton County, along with Clayton County itself to develop amendments to their comprehensive plans. These amendments included language to allow for zoning of land uses that support transit in their geographic areas.

To conclude the Clayton County Transit Supportive Land Use Study, MARTA is providing each jurisdiction with zoning recommendations for better alignment with transit supportiveness, as well as additional station area planning strategies. The recommended approach for implementing transit supportive land uses in Forest Park is to integrate key components of MARTA's TOD-Core Redevelopment/New Build model ordinance into the City's current zoning ordinance rewrite. The creation of a new residential overlay based on the Residential Support model ordinance is also recommended.



CHAPTER 9

HISTORIC, CULTURAL, AND NATURAL RESOURCES





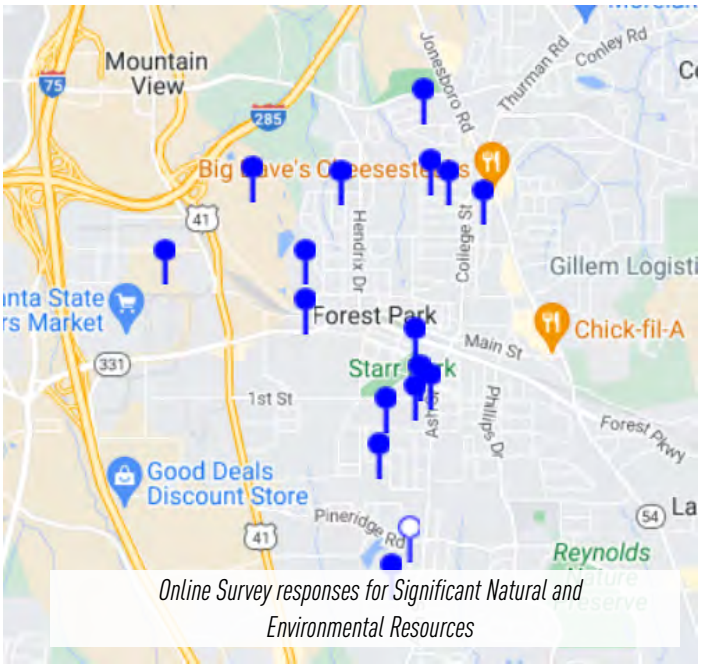



FOREST HILLS
MEMORIAL GARDENS

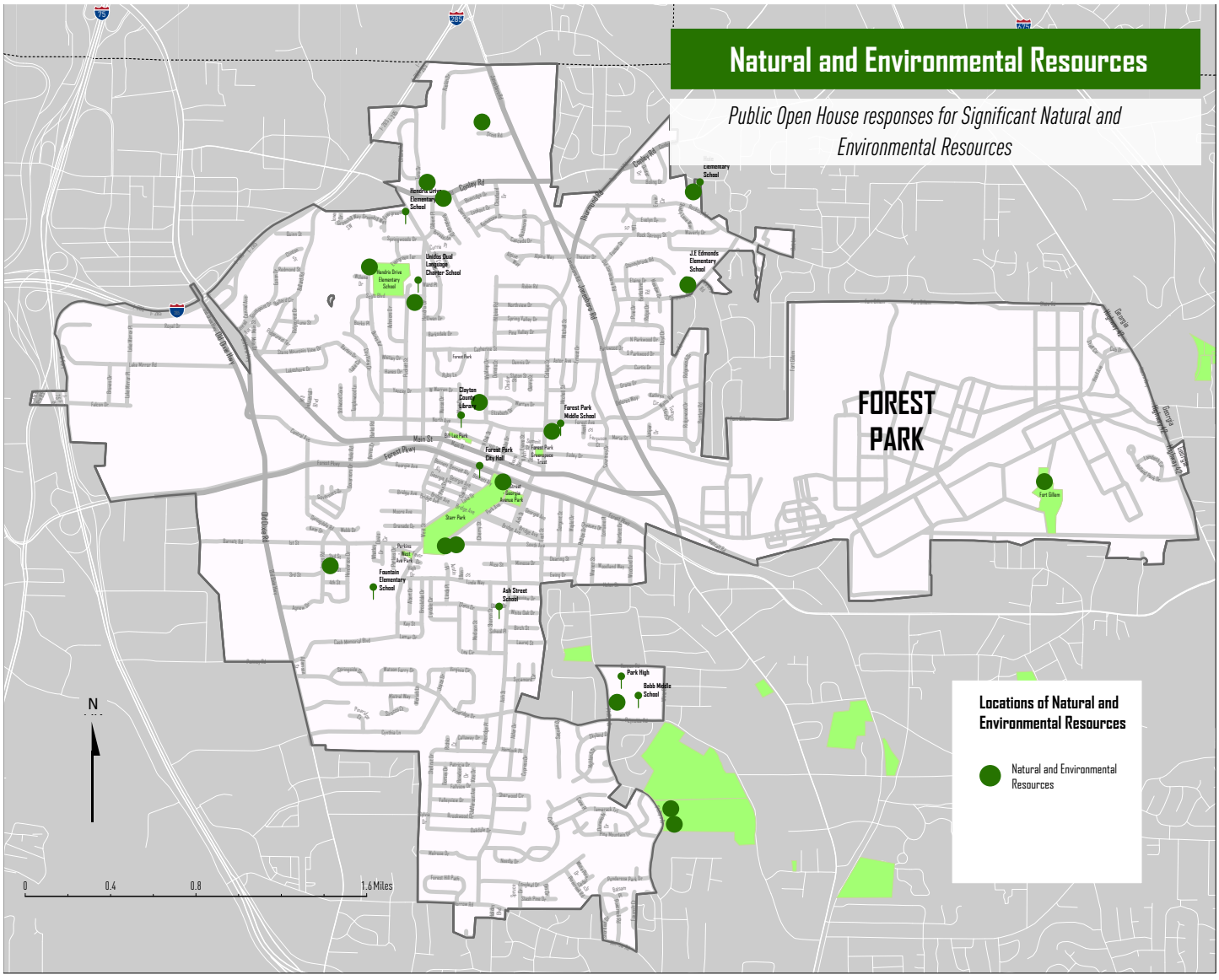
COMMUNITY INPUT FOR NATURAL & ENVIRONMENTAL RESOURCES

The participants were asked to mark the most important natural and environmental resources in Forest Park. Starr Park, Bill Lee Park, Ballard Pond, Forest Hills Memorial Gardens, and Forest Lake were among the places identified on the map.

What are Forest Park's most significant Natural and Environmental Resources?

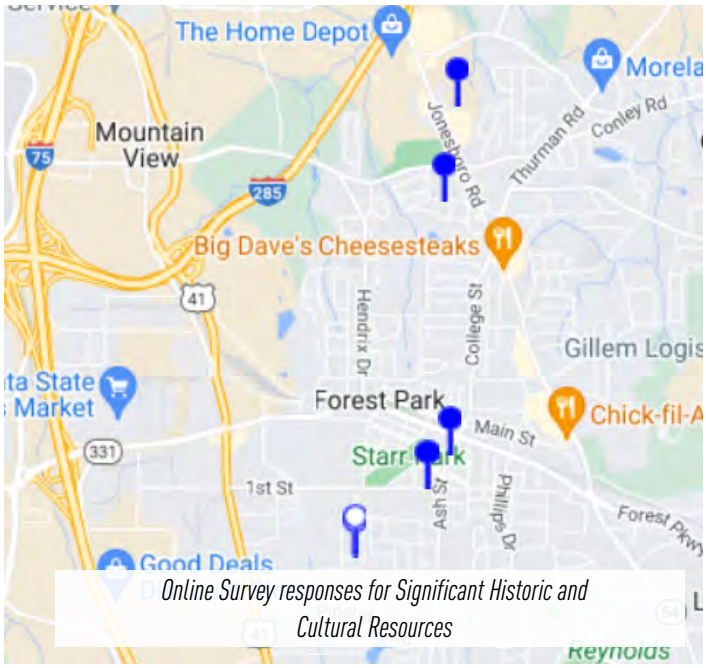


Online Survey responses for Significant Natural and Environmental Resources



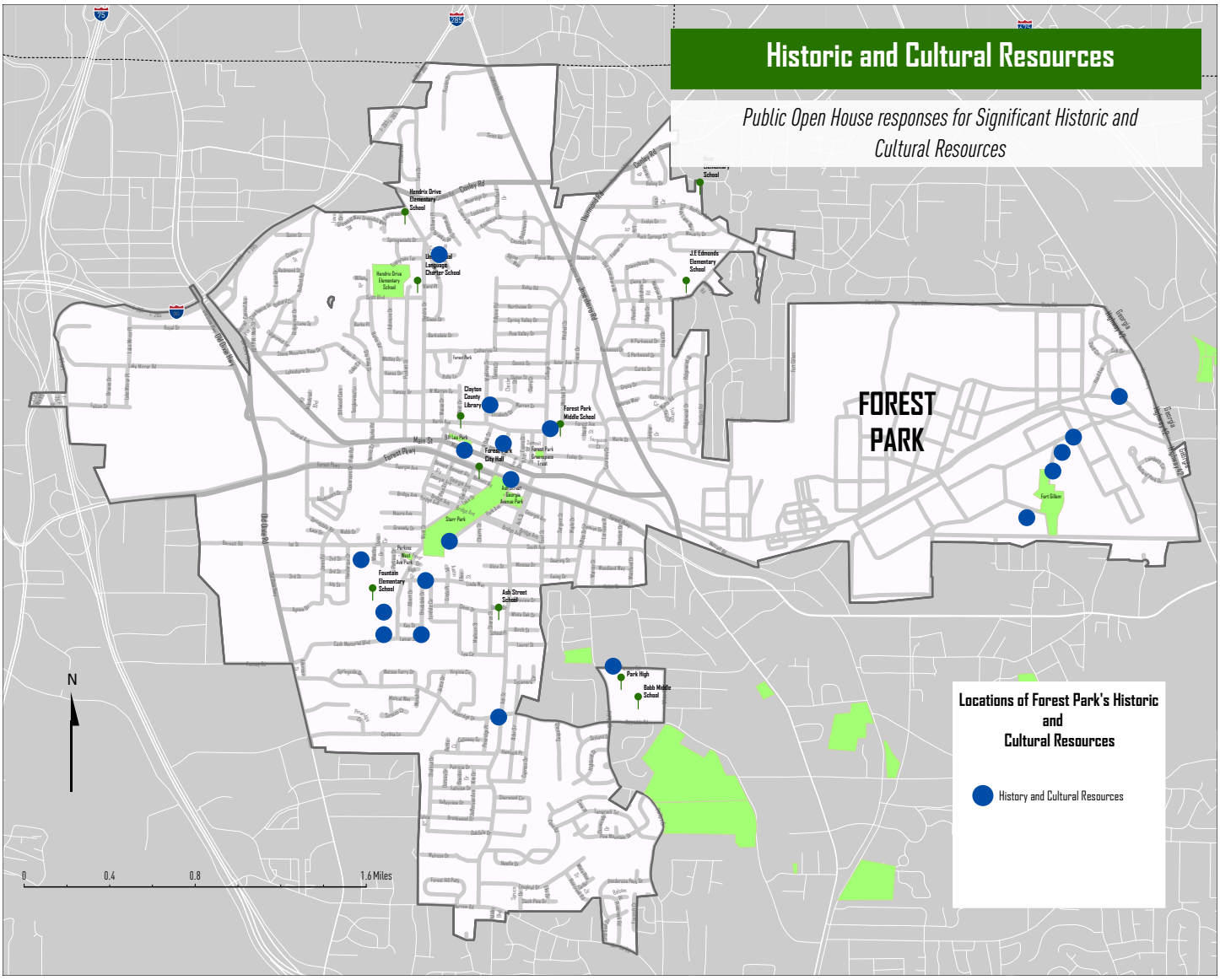
COMMUNITY INPUT FOR HISTORIC & CULTURAL RESOURCES

The participants were asked to mark the most important historic and cultural resources in Forest Park. Forest Park shools, Clayton County Library, Forest Chapel Baptist Church, and City Hall were among the places identified on the map.



Online Survey responses for Significant Historic and Cultural Resources

What are Forest Park's most significant Historic and Cultural resources?





CHAPTER 10

FUTURE LAND USE

FUTURE LAND USE MAP

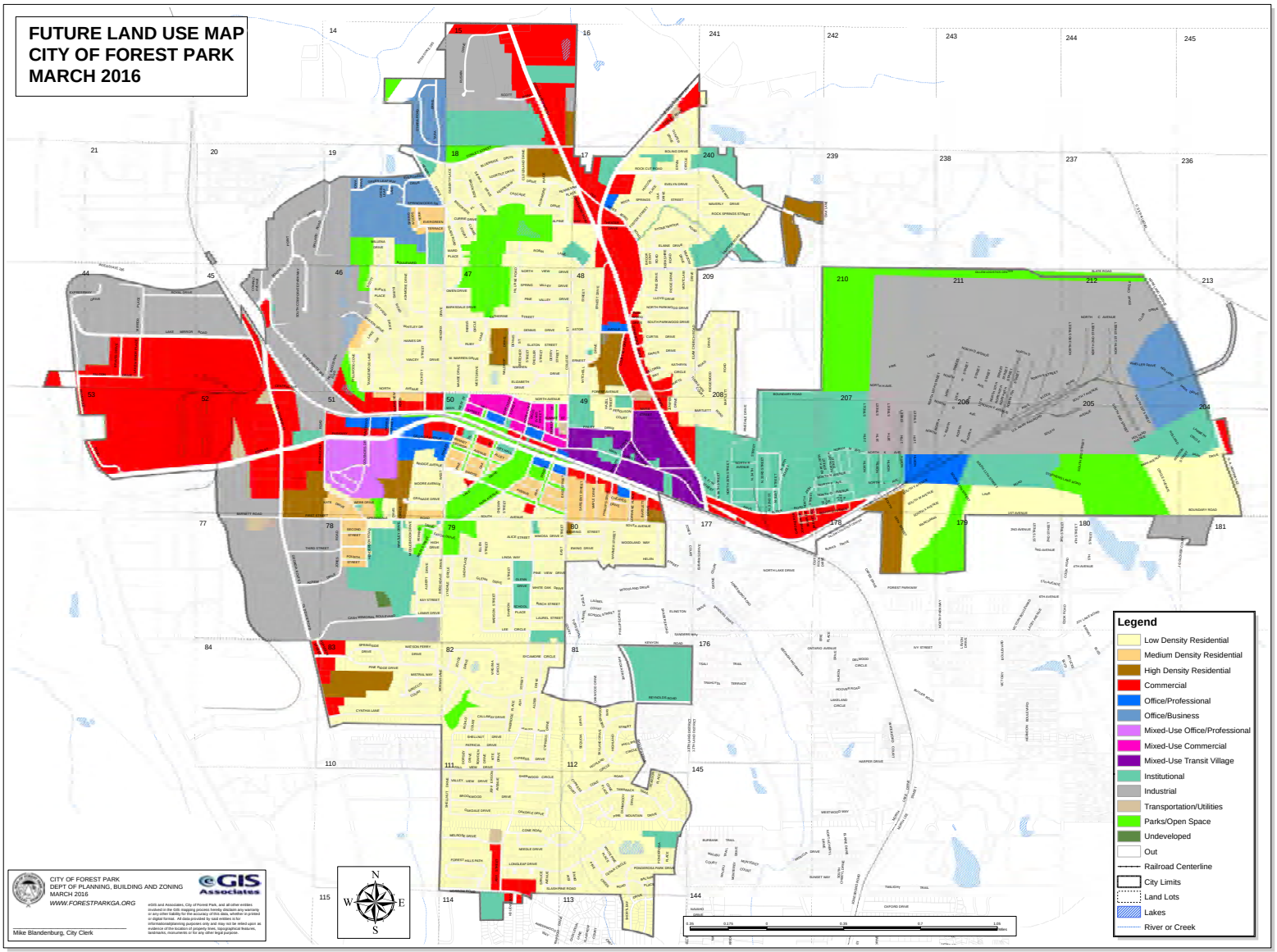
The Future Land Use Map geographically organizes future development the City of Forest Park desires to achieve in the future and is a graphic representation of goals and objectives of this Comprehensive Plan.

Zoning, development regulations, and infrastructure investment will need to evolve to accommodate future land use goals and principles. Decision-makers will also use the future land use descriptions as a policy guide for future rezoning decisions, and as a way to understand broader context around development proposals.

Future land uses provide descriptions regarding these planning elements:

- Desired infrastructure, economic objectives, housing types and building types
- Building form, massing, and style
- Desired use or mix of uses
- Goals to achieve the desired development types

As Forest Park is primarily built out, redevelopment will be key to any growth within the City.



LOW DENSITY RESIDENTIAL

Includes single-family, detached residential development. This land use category includes large areas of the city which are already developed in single-family residential subdivisions, and 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.



HIGH DENSITY RESIDENTIAL

Includes single family detached, single family attached, duplex, triplex, townhouse, condominiums and multi-family apartments.



COMMERCIAL

Includes retail or strip malls, auto-related businesses, funeral homes and restaurants.



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

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. Includes single family detached, single family attached, duplex, triplex, townhouse, condominiums and multi-family apartments.



MIXED USE COMMERCIAL

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, and small clothing stores may front on commercial streets with condominium-type residential units and/or offices located above or behind. Includes single family detached, single family attached, duplex, triplex, townhouse, condominiums and multi-family apartments.



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.



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.



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.



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.



PARK / 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.



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CHAPTER 11

COMMUNITY WORK PROGRAM

Item	Description	Fiscal Year					Total Cost (if any)	Responsible Department or Agency
Population		**23-24**	**24-25**	**25-26**	**26-27**	**27-28**		
P.1	Monitor regional and U.S. Census estimates of the City's population	*	*	*	*	*	Not Applicable	Planning & Community Development
P.2	Update population and functional population projections as needed to support annual updates of the Capital Improvement Element	*	*	*	*	*	Staff Time	Planning & Community Development
P.3	Prepare, implement, and revise as appropriate a community information plan and program	*	*	*	*	*	Staff Time	Planning & Community Development
Housing		**23-24**	**24-25**	**25-26**	**26-27**	**27-28**		
H.1	Maintain data on issuance of housing starts (building permits) for estimates of population and housing	*	*	*	*	*	Staff Time	Planning & Community Development
H.2	Conduct Neighborhood and Housing Analysis	*	*	*			Staff Time	Planning & Community Development
H.3	Initiate an on-going review of concentrated substandard housing units and use community development funds to help fund improvements	*	*	*	*	*	Staff Time	Planning & Community Development/Code Enforcement
H.4	Continue to enforce the standard housing code	*	*	*	*	*	Staff Time	Planning & Community Development/Code Enforcement
H.5	Establish and promote a housing rehabilitation program partnering with local County and Regional resources	*	*	*	*	*	Staff Time	Planning & Community Development/Code Enforcement
H.6	Monitor available county, state and federal housing programs and disseminate information to individuals and groups in need of such program resources.	*	*	*	*	*	Staff Time	Planning & Community Development/Code Enforcement
H.7	Work with Land Bank on potential housing	*	*	*	*	*	Staff Time	Planning & Community Development
H.8	Research methods to establish Infill Development opportunities	*	*	*	*		Staff Time	Planning & Community Development
H.9	Establish housing strategy for Ft. Gillem	*	*	*	*	*	Staff Time	Planning & Community Development
Economic Development		**23-24**	**24-25**	**25-26**	**26-27**	**27-28**		
ED.1	Provide information on available office space to all potential users or reference sources.	*	*	*	*	*	Staff Time	DDA, City Administration
ED.2	Continue to collaborate with the Urban Redevelopment Authority/Fort Gillem to attract world class industry and business that supports the City's develop goals.	*	*	*	*	*	Staff Time	City Administration, City Council

Item	Description	Fiscal Year					Total Cost (if any)	Responsible Department or Agency
ED.4	Identify and incorporate quality of life enhancements that make the area attractive to corporations.	*	*	*	*	*	Staff Time	All departments
ED.5	Collaborate with Aerotropolis and the DDA to make the City more attractive to businesses and potential homeowners.	*	*	*	*	*	Staff Time	Downtown Development Authority (DDA); Urban Redevelopment Authority (URA); Planning & Community Development & Economic Development
ED.6	Complete signage to key attractions throughout the City	*	*	*	*	*	Staff Time	Public Works (in coordination with Aerotropolis where applicable-Gateway Program)
ED.7	Guide small entrepreneurs to available forms of resources and assistance	*	*	*	*	*	Staff Time	City Manager's Office & DDA
ED.8	Communicate with businesses via electronic newsletter to keep them informed of developments in the City	*	*	*	*	*	Staff Time	City Manager's Office
ED.9	Stay involved in regional discussions with Aerotropolis and similar agencies	*	*	*	*	*	Staff Time	City Manager's Office, Planning & Community Development
ED.10	Continue to effectively communicate the development process: advocate for streamlining where opportunities exist	*	*	*	*	*	Staff Time	Planning & Community Development, City Manager's Office DDA
ED.11	Continue to enhance the first line of marketing to new and expanding businesses using eh City Website, by launching new website	*	*	*	*	*	Staff Time	City Manager's Office & DDA
ED.12	Administer and promote/ market the Opportunity Zone to all existing and prospective businesses.	*	*	*	*	*	Staff Time	City Manager's Office and DDA
ED.13	Solicit, plan, and produce events in conjunction with organizations to offer a variety of affordable entertainment and leisure activities in a safe and attractive environment	*	*	*	*	*	Staff Time	City Manager's Office, Parks and Recreation and DDA
ED.14	Conduct a Market Analysis of Retail and Service Industry	*	*	*	*	*	Staff Time	City Administration
ED.15	Maintain the City's current infrastructure services office (ISO) rating	*	*	*	*	*	Staff Time	Fire Department

Item	Description	Fiscal Year					Total Cost (if any)	Responsible Department or Agency
Redevelopment		23-24	24-25	25-26	26-27	27-28		
R.1	Pursue priority-based budgeting to accomplish redevelopment goals with targeted neighborhood redevelopment a priority	*	*	*	*	*	Not Applicable	City Manager, City Council
R.2	Establish an infill development program potential incentives to target developers with senior affordable housing specialization	*	*	*	*	*	Staff Time	City Manager, Planning & Community Development, and DDA
R.3	Continue to collaborate with Clayton County Land Bank	*	*	*	*	*	Staff Time	City Administration, Planning & Community Development
R.4	Continue to collaborate with State on the revitalization efforts of the State Farmers Market to ensure the broader goals of community connectivity and pedestrian accessibility are incorporated	*	*	*	*	*	Staff Time	City Manager, City Council & relevant departments
R.5	Continue to promote public facilities in redevelopment target areas	*	*	*	*	*	Not Applicable	City Administration & City Council
R.6	Implement recommendations of Starr Park Master Plan	*	*	*	*	*	TBD/Cost to be Phased	Parks & Recreation with city departments
R.7	Support Downtown Development Authority, where needed	*	*	*	*	*	TBD	City Council, City Manager
R.8	Seek funding for implementation of neighborhood redevelopment plans, and projects	*	*	*	*	*	TBD	Planning & Community Development
R.9	Assist where possible in improving access, ingress, and egress to outmoded retail centers and upgrade surrounding road networks.	*	*	*	*	*	TBD	Public Works
R.10	Promote existing retail space and the redevelopment of vacant retail space. Develop a greyfield redevelopment strategy.	*	*	*	*	*	Staff Time	DDA, City Administration & Economic Development
Housing & Neighborhoods		23-24	24-25	25-26	26-27	27-28		
H&N.1	Establish a Forest Park Pride program to include public education signage in English and Spanish	*	*	*	*	*	Staff Time	City Council, City Manager & Public Works
H&N.2	Develop design guidelines or overlay district for Starr Park neighborhood	*	*	*	*	*	Staff Time	Planning & Community Development
H&N.3	Implement a targeted rental and abandoned property registration and monitoring program	*	*	*	*	*	Staff Time Consultant	City Administration, City Council & Code Enforcement
H&N.4	Identify a Senior Housing opportunity and recruit a developer	*	*	*	*	*	Staff Time	City Council, City Manager, Planning & Community Development

Item	Description	Fiscal Year					Total Cost (if any)	Responsible Department or Agency
Urban Design		**23-24**	**24-25**	**25-26**	**26-27**	**27-28**		
UD.1	Implement a gateway master plan for major entrances to the City that incorporates various recommendations of adopted design guidelines including Aerotropolis	*	*	*	*	*	TBD	Public Works, Planning & Community Development
UD.2	Develop a Placemaking strategy to include Jonesboro Road (like WeLoveBuHi) as a food and cultural destination, Starr Park-wellness and recreation destination, Main Street-retail and restaurants.	*	*	*	*	*	TBD	City Administration, Planning & Community Development
UD.3	Continue to apply for federal and state funding to enhance the streetscapes of road corridors in the City	*	*	*	*	*	Staff Time	Public Works, Planning & Community Development
Land Use		**23-24**	**24-25**	**25-26**	**26-27**	**27-28**		
LU.1	Further develop, refine, and implement land use recommendations for "Character areas"	*	*	*	*	*	Staff Time	Planning & Community Development
LU.2	Update City Land Use and Zoning Maps	*	*	*	*	*	Staff Time	Planning & Community Development
LU.3	Implement GIS platform updates and establish on-going program	*	*	*	*	*	Staff Time	Planning & Community Development
LU.4	Periodically report as may be needed on conformance with regional development plan	*	*	*	*	*	Staff Time	Planning & Community Development
LU.5	Establish Design Guidelines for Jonesboro Road Corridor	*	*	*	*	*	Staff Time	Planning & Community Development
Community Facilities		**23-24**	**24-25**	**25-26**	**26-27**	**27-28**		
CF.1	Implement the master plan for Starr Park	*	*	*	*	*	Cost to Be Phased	Parks & Recreation; other applicable departments
CF.2	Implement a connectivity plan that addresses Forest Parkway, Jonesboro Road, Aerotropolis Greenway, Starr Park and Clayton County network	*	*	*	*	*	Cost to be Phased	City Administration, Planning & Community Development, Public Works
CF.3	Prepare, adopt, and periodically revise as appropriate a municipal policy for use of City-owned buildings and grounds by private, non-profit, and other government users	*	*	*	*	*	Staff Time	Administration, Public Works, Parks & Recreation
CF.4	Implement and maintain a customer service policy and action plan in each of the City's departments, with a consistent level of service throughout the departments	*	*	*	*	*	Staff Time	HR lead with various departments

Item	Description	Fiscal Year					Total Cost (if any)	Responsible Department or Agency
CF.5	Monitor the provision of municipal services and their ability to meet the diversifying needs of the City's population	*	*	*	*	*	Staff Time	Administration; various departments
CF.6	Continue and enhance community-based policing including Neighborhood Watch and other appropriate programs of the Crime Prevention Unit by seeking special grant funds and ensuring program responsibilities are assigned to specific staff	*	*	*	*	*	$20,000	Police
CF.7	Continue programs of recognition to all public safety staff for the jobs they accomplish as a combination department of full-time and part-time employees	*	*	*	*	*	Staff Time	Fire & Rescue, Police, City Council
CF.8	Continue to prioritize road resurfacing projects, continue drainage maintenance projects, and sidewalk repair projects according to most urgent need	*	*	*	*	*	Staff Time/ Cost to be Determined	Public Works
CF.9	Investigate the need for traffic calming, pedestrian safety elements and integrate traffic calming projects as may be appropriate in the City's capital plan	*	*	*	*	*	Staff Time	Public Works
CF.10	Develop a program incorporating landscaping/streetscaping and green infrastructure into all major road projects to improve water quality provide greater community identity and safety	*	*	*	*	*	Staff Time	Public Works, Planning & Community Development
CF.11	Annually program and implement improvements needed to maintain and upgrade the storm water management system in compliance with the MS4 NPDES Permit	*	*	*	*	*	Staff Time	Public Works
CF.12	Continue to monitor the conditions of municipally owned facilities; schedule improvement to such facilities and grounds as appropriate	*	*	*	*	*	Staff Time	Public Works, Recreation & Parks
CF.13	Continually review and revise the disaster preparedness and management plans in conjunction with Clayton County	*	*	*	*	*	Staff Time	Various Departments
Public Works		23-24	24-25	25-26	26-27	27-28		
PW.1	Use TSPLOST funs for transportation improvements including system improvements described in the Comprehensive Plan	*	*	*	*	*	Staff Time	Public Works

Item	Description	Fiscal Year					Total Cost (if any)	Responsible Department or Agency
PW.2	Work with MARTA to locate facilities and provide enhanced routes within the City. Shelters and trash bins remain a priority.	*	*	*	*	*	TBD	Public Works, Planning & Community Development, City Administration
PW.3	Continue to collaborate with MARTA, Clayton County, and other appropriate entities to develop the Multi-Modal Transportation Center on Forest Parkway	*	*	*	*	*	TBD	Public Works, Planning &Community Development, City Administration
PW.4	Determine the feasibility of a pedestrian bridge over Forest Parkway tied to the proposed city center	*	*	*	*	*	TBD	Public Works, Planning & Community Development, City Administration working with the State and MARTA
PW.5	Continue to prioritize road resurfacing projects, continue drainage maintenance projects and sidewalk repair projects according to most urgent need and implement transportation system improvements as described in the Comprehensive Plan	*	*	*	*	*	TBD-Phased	Public Works
PW.6	Barlett Road Improvements	*	*	*	*	*	Staff Time	Public Works
Intergovernmental Coordination		**23-24**	**24-25**	**25-26**	**26-27**	**27-28**		
IC.1	Periodically revisit and update intergovernmental service agreements	*	*	*	*	*	Staff Time	City Administration
IC.2	Revisit agreement with Clayton County Animal Control Services to ensure mutual benefit and greater coordination	*	*	*	*	*	Staff Time	City Administration, Planning & Community Development
IC.3	Monitor legislative changes of adjacent jurisdictions (Lake City, Morrow, Clayton County) for their impact on Forest Park	*	*	*	*	*	Staff Time	Administration

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CHAPTER 12

REPORT OF ACCOMPLISHMENTS



REPORT OF ACCOMPLISHMENTS

KEY TO TERMINOLOGY

Items that are Completed have been finished within the 5-Year reporting period prior to this Comprehensive Plan Update.

Items that are Underway have been initiated or have had partial progress made as of the end of the 5-Year reporting period prior to this Comprehensive Plan Update. They have been carried over into the new 5-year reporting period for this Comprehensive Plan Update.

Items that are Postponed are still priorities for the community and have been carried over into the new 5-Year reporting period for this Comprehensive Plan Update.

Items that are Cancelled will not be carried over into the new 5-Year reporting period for this Comprehensive Plan Update. Generally, these are items that are broad policy statements or routine city operations, and they have been identified appropriately as such.

Item	Description	Status
POPULATION		
P.1	Monitor regional and U.S. Census Bureau estimates of the City's population	Underway
P.2	Update population and functional population projections as needed to support annual updates of the Capital Improvement Element	Underway
P.3	Prepare, implement, and revise as appropriate a community information plan and program	Underway
HOUSING		
H.1	Maintain data on issuance of housing starts (building permits) for estimates of population and housing	Underway
H.2	Conduct Neighborhood and Housing Analysis	Underway
H.3	Initiate an on-going review of concentrated substandard housing units and use community development funds to help fund improvements	Underway
H.4	Continue to enforce the standard housing code	Underway
H.5	Establish and promote a housing rehabilitation program partnering with local County and Regional resources	Underway
H.6	Monitor available county, state and federal housing programs and disseminate information to individuals and groups in need of such program resources	Underway
H.7	Conduct Neighborhood and Housing Analysis	Cancelled -Duplicative of item # H.2 above -Replaced with new item in 2024-28 CWP

Item	Description	Status
H.8	Research methods to establish Infill Development opportunities	Underway
H.9	Improve the Condition of Housing Located in the Southwest Region of Forest Park	Cancelled -Routine/ongoing City function -Forest Park now has citywide focus on housing conditions -Replaced with new item in 2024-28 CWP
ECONOMIC DEVELOPMENT		
ED.1	Provide information on available office space to all potential users or reference sources	Underway
ED.2	Continue to collaborate with the Urban Redevelopment Authority/ Fort Gillem to attract world-class industry and business that support the City's develop goals	Underway
ED.3	Work with other City departments to promote economic growth that will result in increasing the tax base	Underway
ED.4	Identify and incorporate quality of life enhancements that make the area attractive to corporations	Underway
ED.5	Collaborate with Aerotropolis and the DDA to make the City more attractive to businesses and potential homeowners	Underway
ED.6	Complete signage to key attractions throughout the City	Underway
ED.7	Guide small entrepreneurs to available forms of resources and assistance	Underway
ED.8	Communicate with businesses via electronic newsletter to keep them informed of developments in the City	Underway
ED.9	Stay involved in regional discussions	Underway
ED.10	Continue to effectively communicate the development process; advocate for streamlining where opportunities exist	Underway
ED.11	Continue to enhance the first line of marketing to new and expanding businesses using the City website	Underway
ED.12	Administer and promote/market the Opportunity Zone to all existing and prospective businesses	Underway
ED.13	Solicit, plan and produce events in conjunction with organizations to offer a wide variety of affordable entertainment and leisure activities in a safe and attractive environment	Underway
ED.14	Conduct a Market Analysis of Retail and Services Industry	Underway
ED.15	Maintain the City's current insurance services office (ISO) rating	Underway
REDEVELOPMENT		
R.1	Pursue priority-based budgeting to accomplish redevelopment goals with targeted neighborhood redevelopment a priority	Underway
R.2	Establish an infill development program potential incentives to target developers with senior affordable housing specialization	Underway
R.3	Continue to collaborate with Clayton County Land Bank	Underway

Item	Description	Status
R.4	Continue to collaborate with the State on the revitalization efforts of the State Farmers Market to ensure the broader goals of community connectivity and pedestrian accessibility are incorporated	Underway
R.5	Continue to promote public facilities in redevelopment target areas	Underway
R.6	Implement recommendations of Starr Park Master Plan	Underway
R.7	Support Downtown Development Authority, where needed	Underway
R.8	Seek funding for implementation of neighborhood redevelopment plans, and projects	Underway
R.9	Assist where possible in improving access, ingress, and egress to outmoded retail centers and upgrade surrounding road networks	Underway
R.10	Promote existing retail space and the redevelopment of vacant retail space. Develop a greyfield strategy.	Underway
HOUSING & NEIGHBORHOODS		
H&N.1	Establish a Forest Park Pride program to include public education signage in English and Spanish for the Clean Sweep initiative	Underway
H&N.2	Develop design guidelines or overlay district for Starr Park neighborhood	Underway
H&N.3	Implement a targeted rental and abandoned property registration and monitoring program	Underway
H&N.4	Identify a Senior Housing opportunity and recruit a developer	Underway
H&N.5	Encourage neighborhood "self-help" activities	Cancelled Absorbed into City Code Enforcement general education and outreach efforts and beautification plan
URBAN DESIGN		
UD.1	Implement a gateway master plan for major entrances to the City that incorporates various recommendations of adopted design guidelines including Aerotropolis	Underway
UD.2	Develop a Placemaking strategy to include Jonesboro Road (like WeLoveBuHi) as a food and cultural destination, Starr Park - wellness and recreation destination, Main Street -retail and restaurants	Underway
UD.3	Continue to apply for federal and state funding to enhance the streetscapes of road corridors in the City	Underway
LAND USE		
LU.1	Further develop, refine, and implement land use recommendations for "character areas"	Underway
LU.2	Update City Land Use and Zoning Maps	Underway
LU.3	Implement GIS platform updates and establish on-going program	Underway
LU.4	Periodically report as may be needed on conformance with regional development plan	Underway

Item	Description	Status
LU.5	Identify funding and conduct Zoning Audit and Code Update	Complete Below items renumbered accordingly in 2024-28 CWP
LU.6	Establish Design Guidelines for the Jonesboro Road Corridor	Underway
COMMUNITY FACILITIES		
CF.1	Implement the master plan for Starr Park	Underway
CF.2	Implement a connectivity plan that addresses- Forest Parkway, Jonesboro Road, Aerotropolis Greenway, Starr Park and Clayton County network	Underway
CF.3	Periodically review and modify sanitation rates and fees to reflect the actual costs of service provision and to further divisions goals	Cancelled -Routine/ongoing City function -Not applicable given 5-year horizon of previous plan -Below items renumbered accordingly in 2024-28 CWP
CF.4	Prepare, adopt, and periodically revise as appropriate a municipal policy for use of City-owned buildings and grounds by private, non-profit, and other government users	Underway
CF.5	Implement and maintain a customer service policy and action plan in each of the City's departments, with a consistent level of service throughout the departments	Underway
CF.6	Monitor the provision of municipal services and their ability to meet the diversifying needs of the City's population	Underway
CF.7	Continue and enhance community-based policing, including Neighborhood Watch and other appropriate programs of the Crime Prevention Unit by seeking special grant funds and ensuring program responsibilities are assigned to specific staff	Underway
CF.8	Maintain the City's current Insurance Services Office (ISO) rating	Cancelled -Routine/ongoing City function -Not applicable given 5-year horizon of previous plan -Below items renumbered accordingly in 2024-28 CWP
CF.9	Continue programs of recognition to all pubic safety staff for the jobs they accomplish as a combination department of full-time and part-time employees	Underway
CF.10	Continue to prioritize road resurfacing projects, continue drainage maintenance projects, and sidewalk repair projects according to most urgent need	Underway
CF.11	Investigate the need for traffic calming, pedestrian safety elements and integrate traffic calming projects as may be appropriate in the City's capital plan	Underway
CF.12	Develop a program incorporating landscaping / streetscaping and green infrastructure into all major road projects to improve water quality provide greater community identity and safety	Underway
CF.13	Annually program and implement improvements needed to maintain and upgrade the storm water management system in compliance with the MS4 NPDES Permit	Underway

Item	Description	Status
CF.14	Continue to monitor the conditions of municipally owned facilities; schedule improvements to such facilities and grounds as appropriate	Underway
CF.15	Prepare, implement, and revise as appropriate a community information plan and programs	Complete City has hired Public Information Officer
CF.16	Continually review and revise the disaster preparedness and emergency management plans in conjunction with Clayton County	Underway
CF.17	Update and review the technology needs for the Mayor and City Council to have electronic agendas and meeting documentation for laptops or tablets	Complete
CF.18	Periodically update the City's Consolidated Action Plan (5-year) for HUD as needed	Cancelled Clayton County function
CF.19	Periodically update the City's Annual Action Plan for HUD as needed	Cancelled Clayton County function
CF.20	Expand the Senior Center and Combine two facilities into one/ Community Use	Complete
CF.21	Implement the computerized registration & recreation system	Complete
PUBLIC WORKS/TRANSPORTATION		
PW.1	Work with MARTA to locate facilities and provide enhanced routes within the City. Shelters and trash bins are priority for 2019-2020.	Underway
PW.2	Use TSPLOST funds for transportation improvements including system improvements described in the Comprehensive Plan	Underway
PW.3	Continue to collaborate with MARTA, Clayton County and other appropriate entities to develop the Multi-Modal Transportation Center on Forest Parkway	Underway
PW.4	Identify and develop a Bus Terminal	Complete -5163 and 5265 Old Dixie Highway site selected for MARTA Clayton Multipurpose O&M Facility -Below items renumbered accordingly in 2024-28 CWP
PW.5	Develop a parking deck (underground)	Cancelled -Based on the 2021 LCI study update and current vision for Main Street, an underground parking deck is no longer an option unless incorporated into a private partner-led mixed-use development -Below items renumbered accordingly in 2024-28 CWP
PW.6	Determine the feasibility of a pedestrian bridge over Forest Parkway tied to the proposed transit center	Underway
PW.7	Continue to prioritize road resurfacing projects, continue drainage maintenance projects and sidewalk repair projects according to most urgent need and implement transportation system improvements as described in the Comprehensive Plan	Underway
PW.8	Bartlett Road Improvements	Underway

Item	Description	Status
INTERGOVERNMENTAL COORDINATION		
IC.1	Periodically revisit and update intergovernmental service agreements	Underway
IC.2	Revisit agreement with Clayton County Animal Control Services to ensure mutual benefit and greater coordination	Underway
IC.3	Monitor legislatives changes of adjacent jurisdictions (Lake City, Morrow, Clayton County) for their impact on Forest Park	Underway
IC.4	Periodically revisit and revise the intergovernmental land use dispute resolution process	Cancelled Routine/ongoing City function Not applicable given 5-year horizon of previous plan

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APPENDIX

PUBLIC HEARING #1

PUBLIC HEARING #2

STEERING COMMITTEE #1

STEERING COMMITTEE #2

PUBLIC OPEN HOUSE

PUBLIC INPUT ONLINE SURVEY

PUBLIC HEARING #1

MARCH 6, 2023

City of Forest Park NOTICE TO THE PUBLC

The City of Forest Park Mayor and Council will hold an initial public hearing regarding the City's 2023 Comprehensive Plan Update at Forest Park City Hall Council Chambers, 745 Forest Parkway, on March 6,2023, at 6:00 p.m.

The purpose of this hearing is to brief the community on the process to be used to develop the plan, opportunities for public participation in plan development, and to obtain input on the proposed planning process.

All interested parties should attend. Questions should be directed to LaShawn Gardiner, Director, Planning & Community Development at lgardiner@forestparkg.gov or 404-366-4720.

☐ PROOF O.K. BY: _____ ☐ O.K. WITH CORRECTIONS BY: _____

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

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PUBLIC HEARING #1

MARCH 6, 2023

CITY COUNCIL REGULAR SESSION

Monday, March 06, 2023 at 7:00 PM
Council Chambers and YouTube Livestream

MISSION STATEMENT

It is the mission of the City of Forest Park to enhance, strengthen, and grow our city by collaborating with our community to provide the highest level of service. Striving to be recognized as a diverse community that values and respects all members. We will strive to provide fair, professional, and courteous service through transparency and open communication. As we work to achieve this mission, we will have integrity beyond reproach while employing fiscal discipline and innovation. In this work there are no praises and raises for mediocrity.

Website: www.forestparkga.gov
YouTube: https://bit.ly/3c28p0A
Phone Number: (404) 366.4720

FOREST PARK CITY HALL
745 Forest Parkway
Forest Park, GA 30297

The Honorable Mayor Angelyne Butler, MPA

The Honorable Kimberly James
The Honorable Hector Gutierrez
The Honorable Allan Mears
The Honorable Dabouze Antoine
The Honorable Latresa Akins-Wells

Dr. Marc-Antonie Cooper, City Manager
S. Diane White, City Clerk
Mike Williams, City Attorney

AGENDA

VIRTUAL MEETING NOTICE

DISCLAIMER: For in-person attendance, all CDC requirements of Masks and Social Distancing is recommended.

To watch the meeting via YouTube - https://bit.ly/3c28p0A

The Council Meetings will be livestream and available on the City's

YouTube page - ***"City of Forest Park GA"***

CALL TO ORDER/WELCOME:

INVOCATION/PLEDGE:

ROLL CALL - CITY CLERK:

PRESENTATIONS:

1. **Forest Park Fast Track Rental Assistance Quarterly Update** – Executive Offices

   Background/History:

   This is the Quarterly update for Mayor and City Council on the City of Forest Park's Fast Track Rental Assistance Program. This program is administered by the City Edge Initiative on behalf of the city.

PUBLIC HEARING #1

MARCH 6, 2023

Forest Park, GA **City Council Regular Session Agenda** 3/6/2023

PUBLIC HEARINGS:

2. **Council Approval of Conditional Use Permit at 721 Morrow Road -** Planning & Community Development Department

3. **1st Public Hearing of the 2023 Comprehensive Plan Update** – Planning & Community Development Department

   The is the first of two Public Hearings to be held at Regularly Scheduled Council Meetings.

PUBLIC COMMENTS: (All Speakers will have 3 Minutes)

ADOPTION OF THE AGENDA WITH ANY ADDITIONS / DELETIONS:

APPROVAL OF MINUTES:

4. **Council Approval of Council Work Session and Regular Meeting Minutes from February 20, 2023 and Special Called Meeting Minutes from March 1, 2023 -** City Clerk

NEW BUSINESS:

5. **Council Approval of Arborist Services and Tree Removal** – Public Works Department

6. **Council Approve the Net2Atlanta Contract for new Public Safety Building** – IT Department

CLOSING COMMENTS BY GOVERNING BODY:

EXECUTIVE SESSION: (When an Executive Session is required, one will be called for the following issues: Personnel, Litigation or Real Estate)

ADJOURNMENT:

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 404-366-1555.

PUBLIC HEARING #1

MARCH 6, 2023

CITY OF FOREST PARK
2023 COMPREHENSIVE PLAN UPDATE

First Public Hearing– March 6, 2023

WHY DO WE PLAN?



BACKGROUND: ARC COMPREHENSIVE PLANNING SERVICES

- ARC Primary Role: coordinate regional & state reviews
- Major Updates: every 10 years, minor update at 5-year mark
- Local planning rules complex:
  - Data-heavy/one-size fits all
  - 3 deliverables
  - Challenging & expensive

2012
Rules Revised

- ARC Primary Role: provide assistance if requested
- Updates every 5 years
- Emphasis on flexibility, customization, & usability:
  - Required elements + menu of optional elements
  - Simplified deliverable

BEFORE **AFTER**

PUBLIC HEARING #1

MARCH 6, 2023

PROCESS: REQUIRED ELEMENTS



* = Required for Forest Park

PROCESS: ELEMENTS REQUIRING UPDATE EVERY 5 YEARS

- Needs and Opportunities
- Broadband
- Land Use
- Report of Accomplishments (ROA) – Status of every item in existing Community Work Program (CWP), covering last 5 years
- New CWP – Items noted as Underway or Postponed in ROA, plus any brand-new items, covering next 5 years

See pp. 7-12 of DCA rules at Chapter 110-12-1-.03

PROCESS: ELEMENTS RCs ARE REQUIRED TO ASSIST WITH

- Goals
- Needs and Opportunities
- Broadband
- CWP

See p. 6 of DCA rules at Chapter 110-12-1-.03(7)(b)

This is technically what's required of the RC, but ARC's scope covers more.

PUBLIC HEARING #1

MARCH 6, 2023

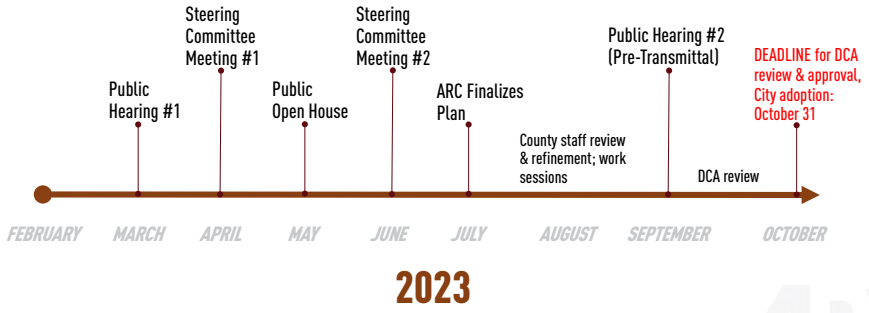
SCHEDULE: NEAR-TERM

- Sign & execute MOA
- Initial meetings with local staff to identify:
  - Strengths/weaknesses of existing plan
  - Issues emerging in last 5 years
  - Public engagement considerations
- Up-front data work (ARC)
- Site Visit/Tour

- Review & begin editing last plan (ARC)
- Assemble steering committee
- Review CWP & evaluate status to inform ROA & new CWP
- Schedule steering committee meetings, public open house
- Develop & publish online survey

DEC-JAN — 2022-2023 — FEB-MAR

TENTATIVE SCHEDULE: LONG-TERM



2023

QUESTIONS?

PUBLIC HEARING #2

NOVEMBER 6, 2023

City of Forest Park NOTICE TO THE PUBLIC

The City of Forest Park Mayor and Council will hold a public hearing regarding the City's 2023 Comprehensive Plan Update at Forest Park City Hall Council Chambers, 745 Forest Parkway, on November 6, 2023, at 7:00 p.m.

The purpose of this hearing is to brief the community on contents of the plan; provide an opportunity for residents to make final suggestions, additions, or revisions; and notify the community of when the plan will be submitted to the Atlanta Regional Commission for review.

All interested parties should attend. Questions should be directed to LaShawn Gardiner, Director, Planning & Community Development at lgardiner@forestparkga.gov or 404-366-4720.

☐ **PROOF O.K. BY:** _____ ☐ **O.K. WITH CORRECTIONS BY:** _____

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

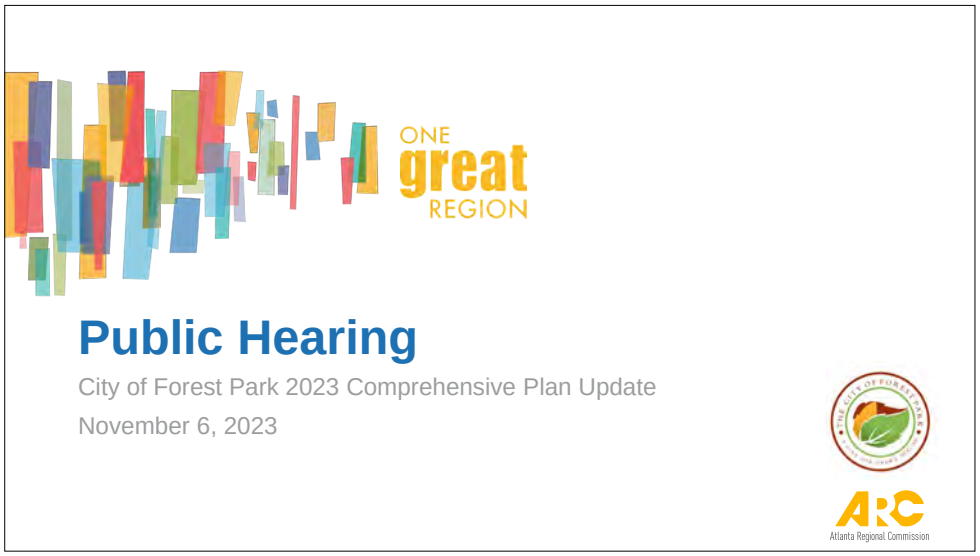
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ADVERTISER: CITY OF FOREST PARK PLAN
SALES PERSON: GPL56
SIZE: 3X4
PUBLICATION: GP-CLAYTON NEWS

PROOF CREATED AT: 10/9/2023 4:36:24 PM
NEXT RUN DATE: 10/18/23
PROOF DUE: 10/16/23 12:00:00

PUBLIC HEARING #2

NOVEMBER 6, 2023







PUBLIC HEARING #2

NOVEMBER 6, 2023

Required Plan Elements



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Elements Requiring Update Every 5 Years

- Needs and Opportunities
- Broadband
- Land Use
- Report of Accomplishments (ROA)
- Community Work Program (CWP)

Elements RC is Required to Assist With**

- Needs and Opportunities
- Broadband
- Vision/Goals
- Report of Accomplishments (ROA)
- Community Work Program (CWP)

***Note: These items are **required** of the RC, but ARC's scope covers more.*

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Forest Park's Plan Includes

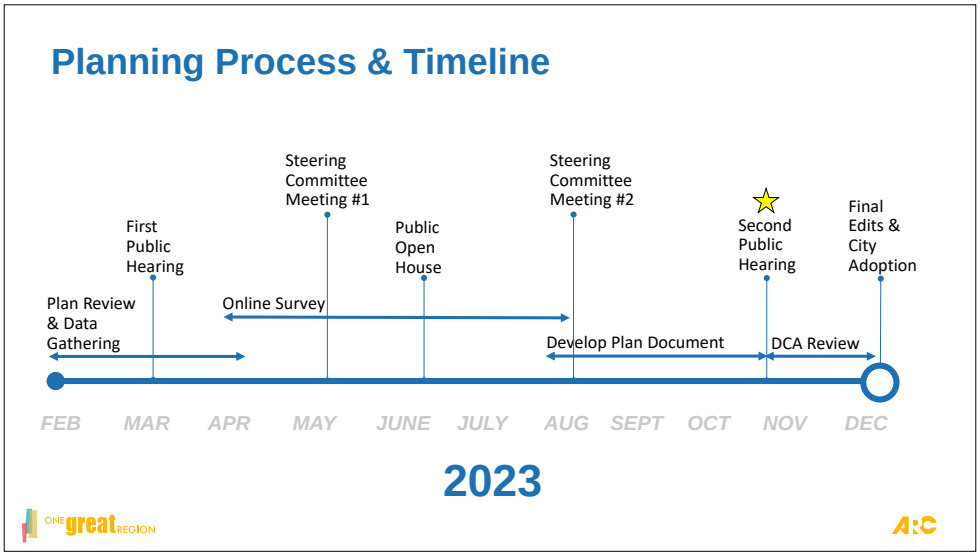
- Introduction & History
- Data and Demographics
- Broadband
- Community Engagement
  - Planning Process
  - Needs and Opportunities
- Community Vision and Goals
- Review of Existing Plans and Studies
- Housing
- Transportation
- Historic, Cultural, and Natural Resources
- Future Land Use
- Community Work Program
- Report of Accomplishments
- Appendices

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PUBLIC HEARING #2

NOVEMBER 6, 2023







PUBLIC HEARING #2

NOVEMBER 6, 2023

Yesterday & Today | Background

- Forest Park's History
- What is a Comprehensive Plan?
- Information on most recent (2018) plan



Depot along the railroad to Jonesboro in Clayton County, 1908
Courtesy of Google Archive



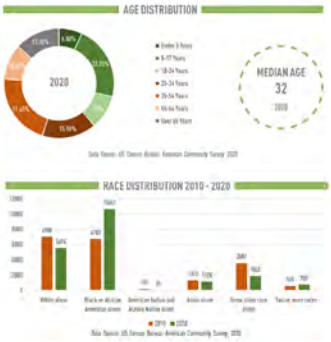


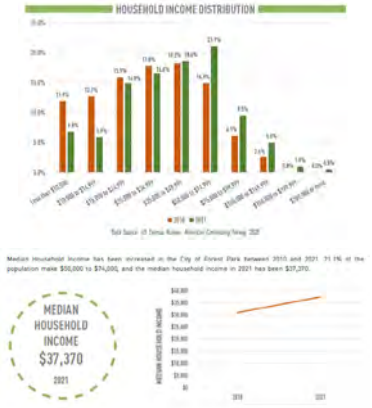
City of Forest Park Comprehensive Plan Updated in 2018

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Data & Demographics

- Population, Age, Race
- Economic Development: Labor & Employment



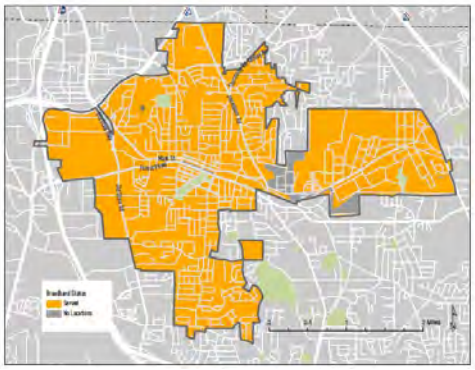


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Broadband

"Wired or wireless terrestrial service that consists of the capability to transmit at a rate of not less than 25 megabits per second in the downstream direction and at least 3 megabits per second in the upstream direction to end users and in combination with such service provides:

- *Access to the Internet; or*
- *Computer processing, information storage, or protocol conversion."*



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PUBLIC HEARING #2

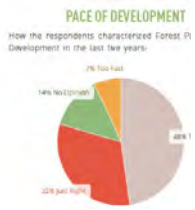
NOVEMBER 6, 2023

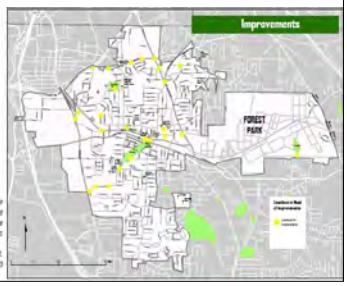
Community Engagement Summary

- Overview of Engagement Process
  - Steering Committee
  - Open House
  - Online Survey









Community Engagement Summary

- Needs & Opportunities



Vision Statement



VISION:

Forest Park will be a vibrant, inclusive community that maintains its historic character, a diversified and equitable economic base, safe and high-quality neighborhoods, and a mix of amenities. Residents and visitors will have access to housing, jobs, arts and culture, and outdoor and green spaces for recreation and gathering. Downtown Forest Park will reemerge as the city's economic and activity center, creating a sense of community pride and identity.

PUBLIC HEARING #2

NOVEMBER 6, 2023

Goals

1. Partner with civic groups, neighborhood associations and non-profits in new ways to maintain the **city's small-town character**, sense of belonging and connectedness.
2. Work to implement the 2021 Livable Centers Initiative (LCI) Downtown Master Plan as **the blueprint for downtown.**
   - Attract high quality, compatible infill development and redevelopment, including residential, dining and entertainment uses.
   - Invest in the public realm – streetscaping, landscaping, lighting, roadway maintenance, traffic calming, crosswalks, intersection improvements, well-designed parking, and connectivity to surrounding neighborhoods.
   - Strengthen downtown events, programming, arts, and cultural activities.
   - Leverage partnerships with Forest Park Downtown Development Authority, Development Authority, and other groups.
   - Implement the 2021 AeroATL Greenway Model Mile Feasibility, 2017 Study Starr Park and Neighborhood Master Plan, and the upcoming Forest Parkway/Rail Line Pedestrian Bridge Feasibility Study.
3. **Update the City's codes** and ordinances to **encourage desired development** and discourage incompatible development in key areas. This can include the use of permitting incentives, overlays, and time limits on legal non-conforming uses.
4. Coordinate with MARTA on SR 54 Bus Rapid Transit (BRT) planning to ensure the viability of **transit-supportive land uses** at station areas that align with surrounding neighborhoods while mitigating negative impacts.
5. Develop and adhere to a targeted limit on potential future **warehouse development** beyond existing and permitted industrial, and organize a framework for long-term **management and mitigation** of warehouse/industrial impacts on aesthetics, noise, stormwater, tree canopy, air quality, and traffic – including enforcement, signage and truck prohibitions on additional roadways.
6. Attract, incentivize and support a **wider range of housing options** that reflects the range of life stages and incomes present in the community and projected in the future – including **more compact dwellings** such as townhomes and multifamily and **"Missing Middle" housing options.** Focus on thoughtfulness in location, design, walkability, compatibility with adjacent uses, and impacts on schools.
7. Ramp up **code compliance** and catalyze citizen groups to prioritize and implement **neighborhood cleanup**, illegal dumping prevention, and identification of maintenance needs. Ensure that existing and future **rental properties** maintain the highest possible standard of design and code compliance, comparable to other housing products and neighborhoods.
8. Support key job and activity centers such as the **Gillem Logistics Center** and **State Farmers Market**. The city must work continually to ensure that residents remain connected to job opportunities at these sites, that the facilities support the City's tax base, and that negative impacts are minimized and mitigated.
9. Improve **parks and greenspaces** through physical expansion and improvements, programming for youth and seniors, and use for community events such as concerts.
10. Create a plan for **natural resource remediation and protection** in areas experiencing development pressure and those that have been negatively impacted by older models of development, including legacy industrial sites, auto repair facilities, salvage yards, and the like.
11. Ensure that Forest Park's **interstate and state highway interchanges** function efficiently and reflect the city's character through excellent design, gateway and beautification features.
12. **Retrofit and upgrade substandard areas of major roadways** such as Forest Parkway, Old Dixie Highway, and Jonesboro Road to align with best-in-class standards for landscaping, streetscaping, stormwater management, access management, and bike/ped infrastructure.
13. **Upgrade and expand the bicycle and pedestrian network citywide**, connecting downtown to surrounding residential areas, connecting neighborhoods to each other, and providing more recreational/trail opportunities. This includes implementing relevant components of the LCI Downtown Master Plan.
14. **Improve north-south connectivity** by continuing to dialogue with Norfolk Southern on rail crossing closures, and by supporting studies and planned improvements for bike and pedestrian crossings.

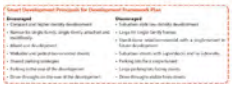
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ARC

Review of Existing Plans & Studies

- Details relevant related/supporting plans and programs:
  - Livable Centers Initiative (LCI) Downtown Master Plan
  - Starr Park & Neighborhood Master Plan
  - Clayton County Comprehensive Plan

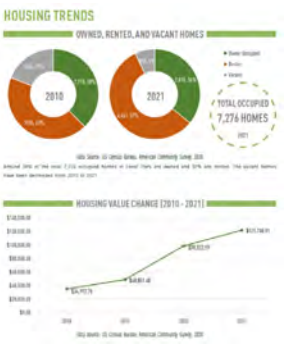


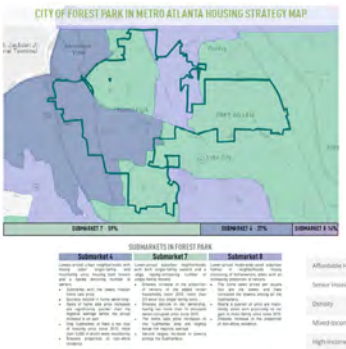



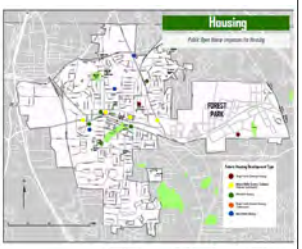

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Housing

- Details housing trends and information and community input received
- Highlights aspects of Clayton County Consolidated Plan that are relevant to Forest Park
- Identifies relevant information for Forest Park from Metro Atlanta Housing Strategy







PUBLIC HEARING #2

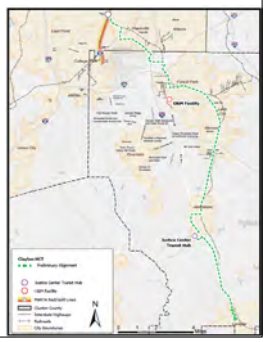
NOVEMBER 6, 2023

Transportation

- Details transportation trends/information and community input received
- Highlights relevant aspects of:
  - Clayton County Comprehensive Transportation Plan (CTP)
  - MARTA Connect Clayton Planning (incl. SR 54 High Capacity Transit)
  - AeroATL Greenway Model Mile – Forest Park Feasibility Study



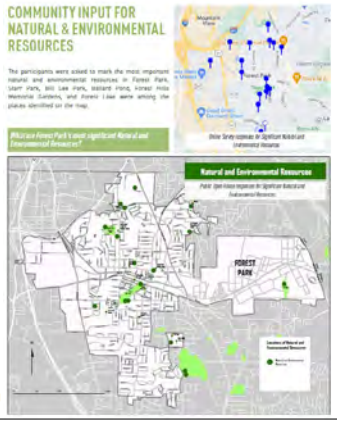


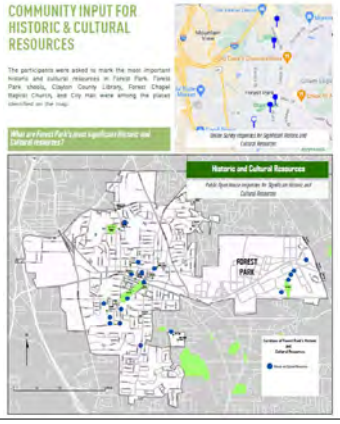


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Historic, Cultural & Natural Resources

- Highlights community input received re: key priorities



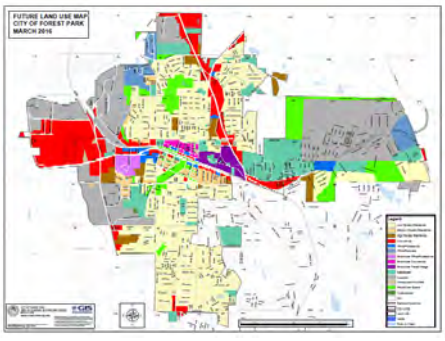


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ARC

Future Land Use

- General guide for character of development
- Categories and descriptions designed to assist in planning, zoning and related decisions





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PUBLIC HEARING #2

NOVEMBER 6, 2023

Community Work Program

- List of projects to be carried forward, started or accomplished in the next 5 years (2024-2028)
- Informed by community engagement efforts, Needs & Opportunities identification, and Vision/Goal development



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ARC

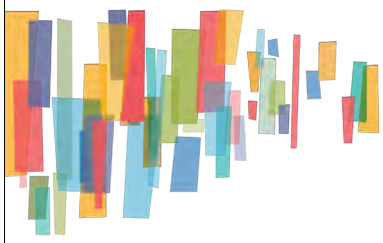
Report of Accomplishments

- Status for each Community Work Program item included in previous plan

Item	Description	Status
POPULATION		
P.1	Monitor regional and U.S. Census Bureau estimates of the City's population	Underway
P.2	Update population and functional population projections as needed to support annual updates of the Capital Improvement Element	Underway
P.3	Prepare, implement, and revise as appropriate a community information plan and program	Underway
HOUSING		
H.1	Maintain data on issuance of housing starts (building permits) for estimates of population and housing	Underway
H.2	Conduct Neighborhood and Housing Analysis	Underway
H.3	Initiate an on-going review of concentrated substandard housing units and use community development funds to help fund improvements	Underway
H.4	Continue to enforce the standard housing code	Underway
H.5	Establish and promote a housing rehabilitation program partnering with local County and Regional resources	Underway
H.6	Monitor available county, state and federal housing programs and disseminate information to individuals and groups in need of such program resources	Underway
H.7	Conduct Neighborhood and Housing Analysis	Cancelled Duplicative of item # H.2 above

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ARC



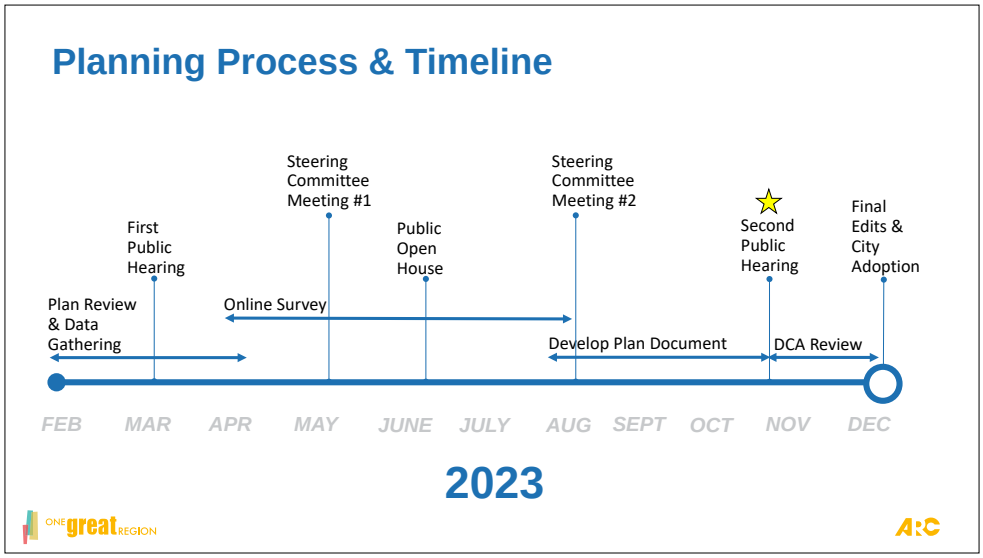
Next Steps

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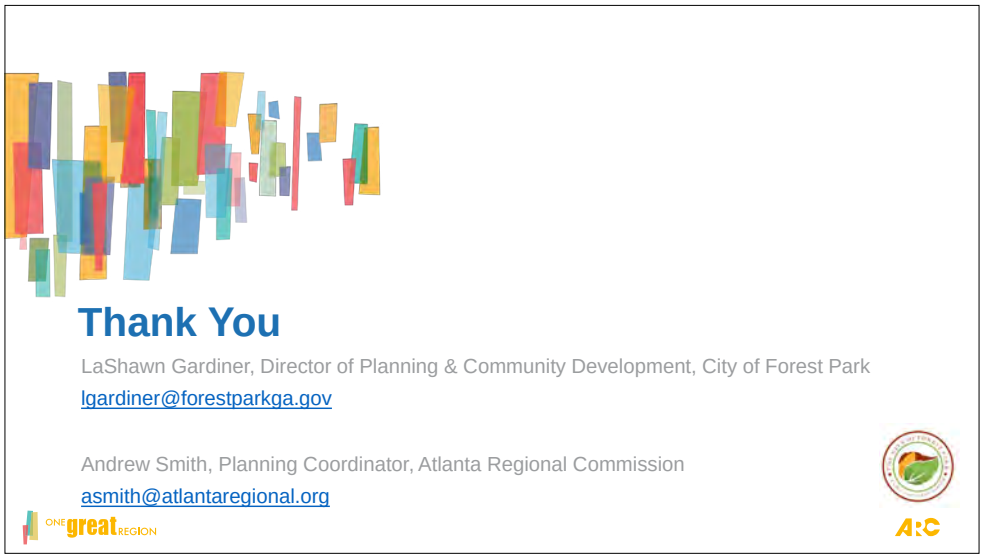
ARC

PUBLIC HEARING #2

NOVEMBER 6, 2023







STEERING COMMITTEE #1

MAY 3, 2023

CITY OF FOREST PARK
2023 COMPREHENSIVE PLAN UPDATE

Steering Committee Meeting #1 – May 3, 2023

AGENDA

I. Introductions & Overview
II. Existing Conditions & Trends
III. Needs & Opportunities
IV. Vision & Goals
V. Next Steps

STEERING COMMITTEE #1

MAY 3, 2023

INTRODUCTIONS & OVERVIEW

WHY DO WE PLAN?



STEERING COMMITTEE #1

MAY 3, 2023

PROCESS: REQUIRED ELEMENTS



Required for Forest Park: Land Use, Econ Dev't, Transportation, Housing

PROCESS: ELEMENTS REQUIRING UPDATE EVERY 5 YEARS

- Needs and Opportunities
- Broadband
- Land Use
- Report of Accomplishments (ROA) – Status of every item in existing Community Work Program (CWP) covering last 5 years
- New CWP – Items noted as Underway or Postponed in ROA, plus any brand-new items, covering next 5 years

See pp. 7-12 of DCA rules at Chapter 110-12-1-.03

STEERING COMMITTEE #1

MAY 3, 2023

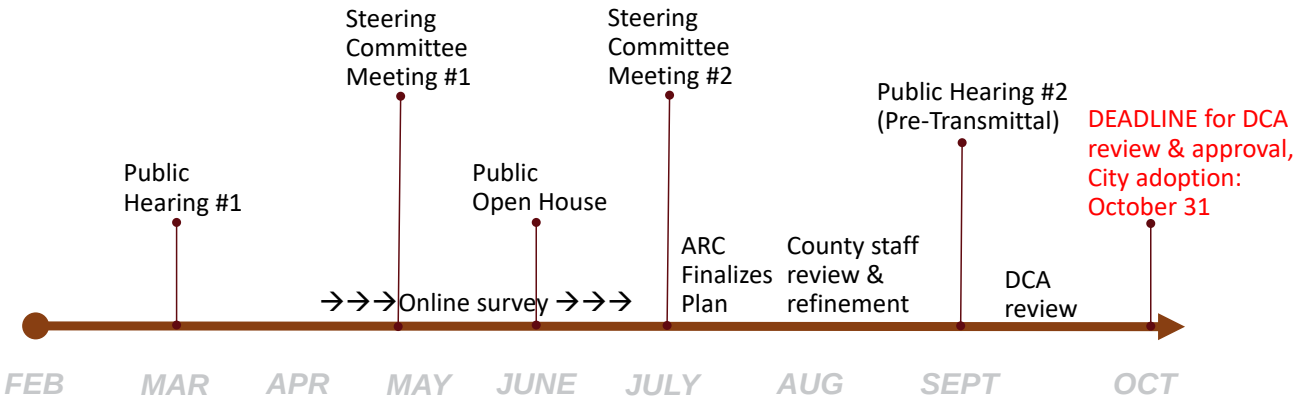
PROCESS: ELEMENTS RCs ARE REQUIRED TO ASSIST WITH

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- Broadband
- CWP

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TENTATIVE SCHEDULE: LONG-TERM



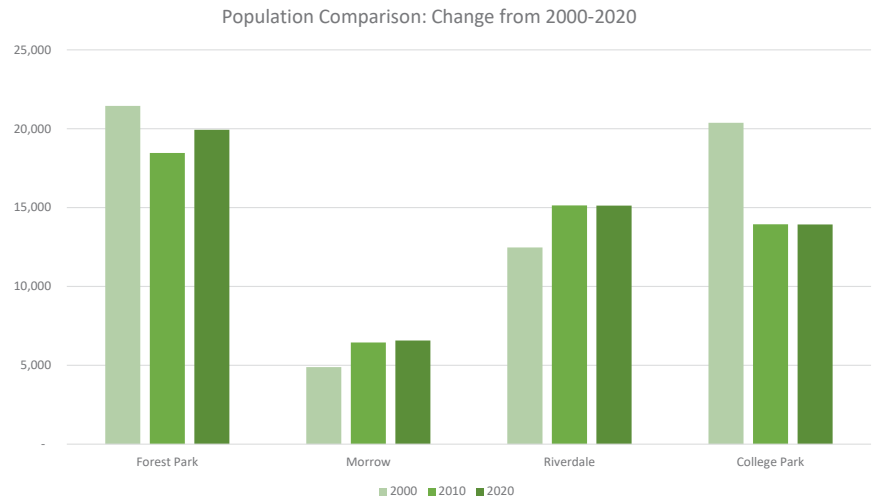
2023

STEERING COMMITTEE #1

MAY 3, 2023

EXISTING CONDITIONS & TRENDS

DEMOGRAPHIC TRENDS



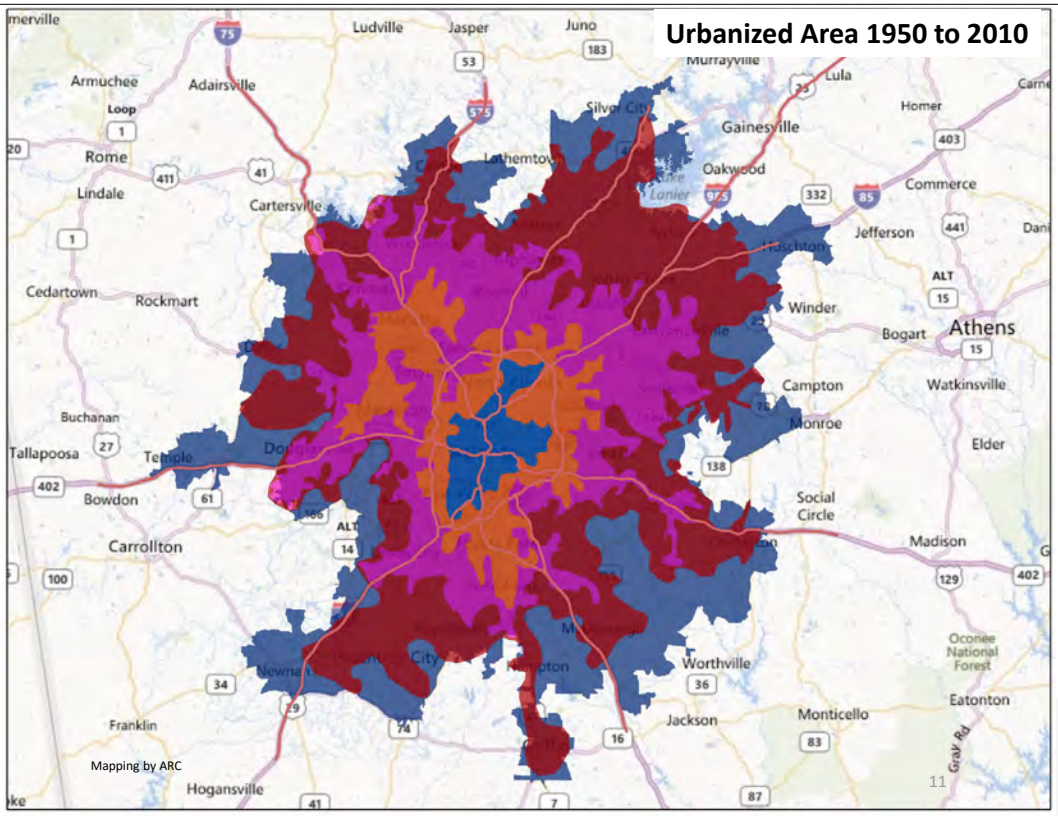
Forest Park's population experienced a 7% **net** decrease over the 20 years from 2000-2020. However, the City **grew** by about 8% in the decade 2010-2020, to reach 19,932 persons.

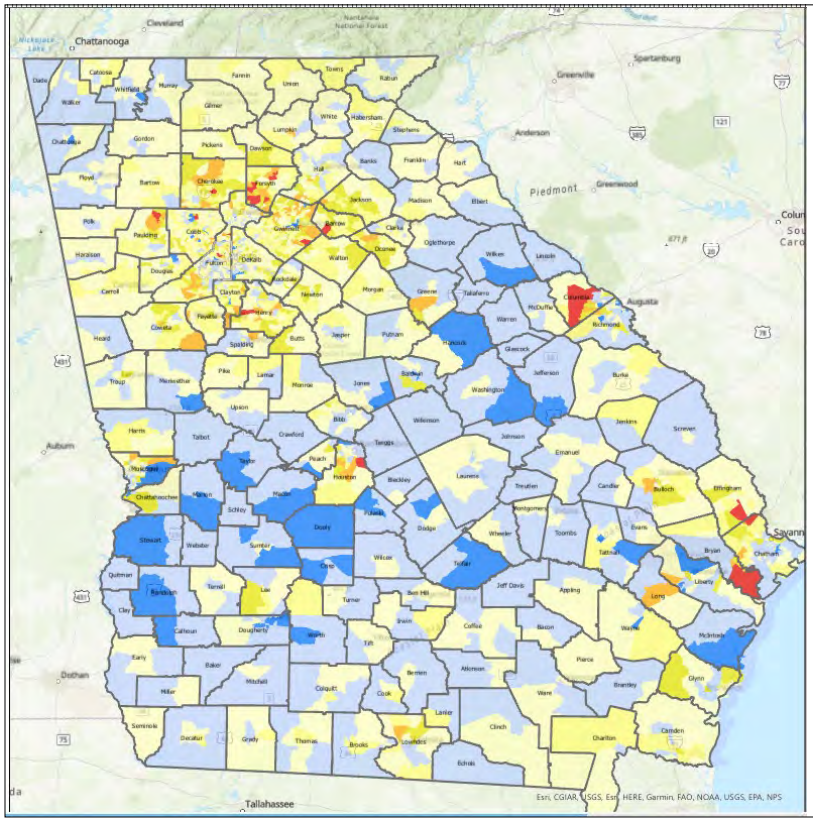
The City's population fluctuation is somewhat unique among nearby cities such as Morrow, Riverdale and College Park.

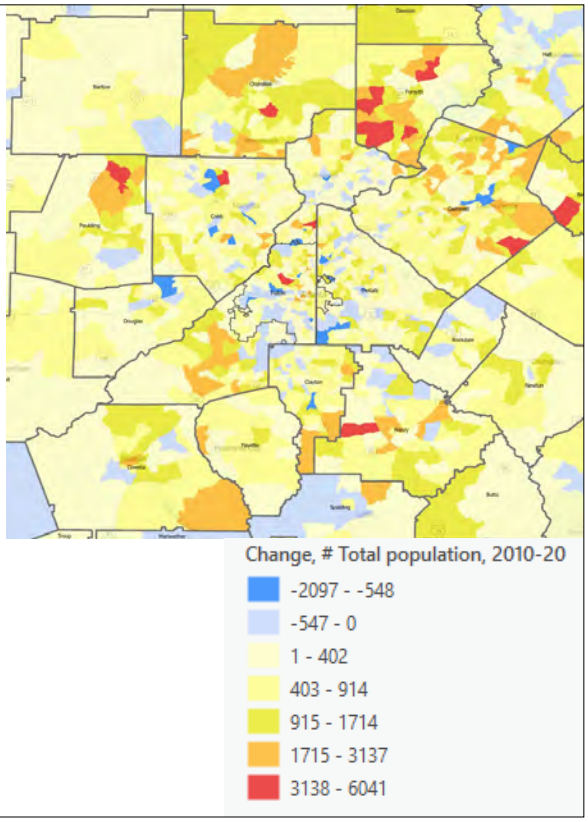
Data Source: U.S. Census Bureau, Decennial Censuses, 2000-2020

STEERING COMMITTEE #1

MAY 3, 2023







STEERING COMMITTEE #1

MAY 3, 2023

HOUSING TRENDS

Metro Atlanta Housing Strategy

SUBMARKET 1
Higher-priced core neighborhoods
Learn more

SUBMARKET 2
Higher-priced near core and employment corridor neighborhoods
Learn more

SUBMARKET 3
Rapidly changing core neighborhoods experiencing the greatest increase in housing costs regionally Learn more

SUBMARKET 4
Lower-priced core neighborhoods vulnerable to increasing housing costs Learn more

SUBMARKET 5
Suburban neighborhoods along employment corridors with moderate-to-higher-priced mix of single family and multifamily housing Learn more

SUBMARKET 6
Suburban neighborhoods with moderate-to-higher-priced housing
Learn more

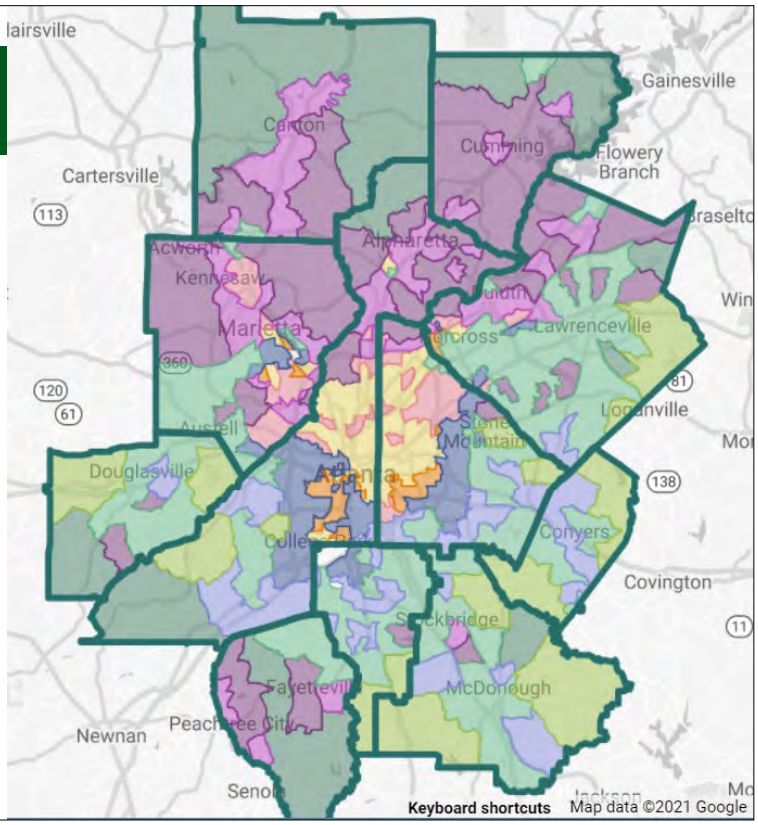
SUBMARKET 7
Suburban neighborhoods with lower-to-moderate-priced housing, biggest increase in renters Learn more

SUBMARKET 8
Suburban neighborhoods with lowest-priced single-family homes, mix of renters and owners Learn more

SUBMARKET 9
Lower-priced rural areas Learn more

SUBMARKET 10
Higher-priced rural areas Learn more

https://metroatlhousing.org/



HOUSING TRENDS

Forest Park

59% SUBMARKET 7
Suburban neighborhoods with lower-to-moderate-priced housing, biggest increase in renters Learn more

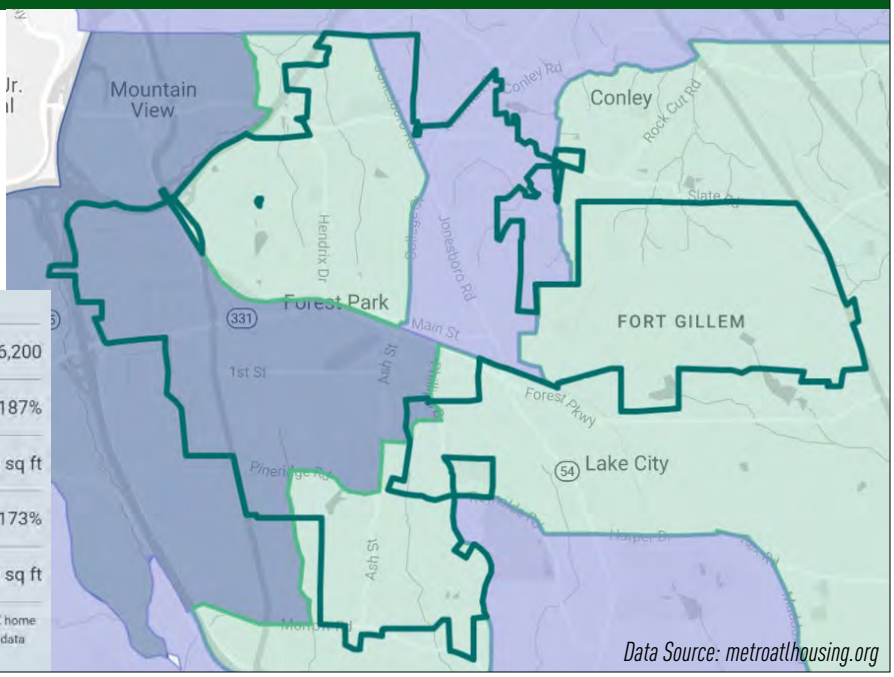
27% SUBMARKET 4
Lower-priced core neighborhoods vulnerable to increasing housing costs Learn more

14% SUBMARKET 8
Suburban neighborhoods with lowest-priced single-family homes, mix of renters and owners Learn more

CITY SNAPSHOT

Median Home Sale Price (2020)	$86,200
Change in Median Home Sale Price (2013-20)	+187%
Home Sale Price Per Sq Ft (2020)	$87.00 sq ft
Percent Change in Home Sale Price Per Sq Ft (2013-20)	+173%
Median Building Area of Home Sales (2020)	1,040 sq ft

Data source: ARC analysis of Zillow's ZTRAX home sale transactions, 2013 & 2020. Explore this data further in the DATA EXPLORER



Data Source: metroatlhousing.org

STEERING COMMITTEE #1

MAY 3, 2023

ECONOMIC TRENDS

2019 – What jobs do Forest Park residents work in?

	# of Jobs	% Share
Transportation & Warehousing	3,111	22.4%
Wholesale Trade	1,871	13.5%
Manufacturing	1,676	12.1%
Administration & Support, Waste Management & Remediation	1,400	10.1%
Retail Trade	1,009	7.3%

2019 – What jobs exist in Forest Park?

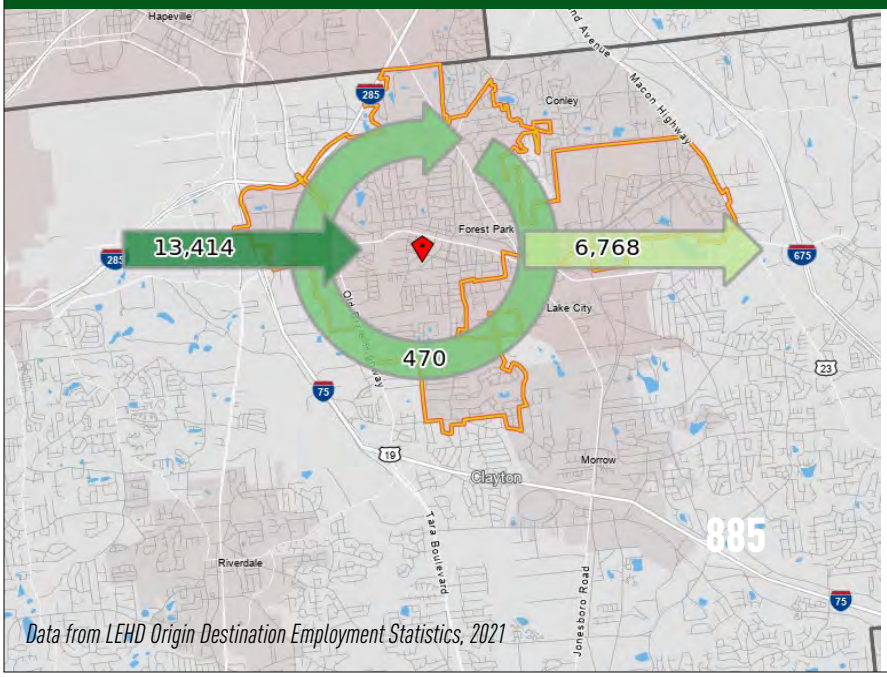
	# of Jobs	% Share
Administration & Support, Waste Management & Remediation	912	12.6%
Accommodation & Food Services	851	11.8%
Retail Trade	803	11.1%
Transportation & Warehousing	796	11.0%
Health Care & Social Assistance	683	9.4%

Data Source: LEHD Origin Destination Employment Statistics, 2019

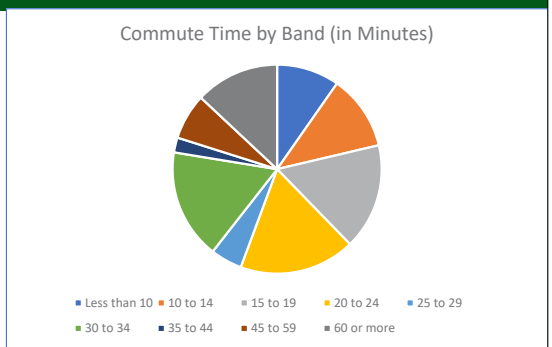
About 24% of Forest Park residents work in Transportation & Warehousing, followed by Wholesale Trade at 13.5% and Manufacturing at about 12%.

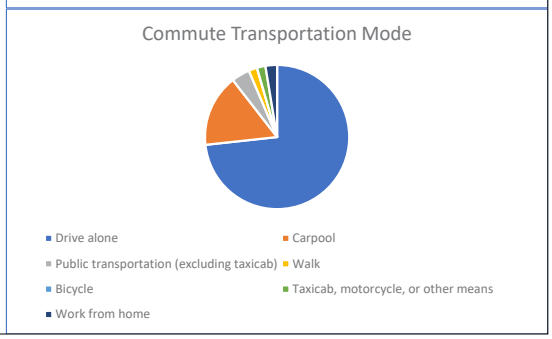
The highest share of jobs available in Forest Park is in Administration & Support, Waste Management & Remediation, at about 12.5%, followed closely by Accommodation & Food Services at just under 12%. Retail Trade and Transportation & Warehousing each make up about 11% of the jobs available in the City.

TRANSPORTATION TRENDS



Data from LEHD Origin Destination Employment Statistics, 2021





STEERING COMMITTEE #1

MAY 3, 2023

NEEDS & OPPORTUNITIES



STEERING COMMITTEE #1

MAY 3, 2023

Community Challenges

As the City looks ahead to the next 5 to 10 years, Forest Park will have to face some challenges, including:

- **Aging Population:** The City of Forest Park, like much of the region, is aging rapidly. With a low density housing stock and saturation of corridor commercial development, Forest Park must consider the needs of the aging population and create more affordable options that are better connected to the amenities it needs.
- **Encroaching Land Uses:** Forest Park has a lot of industrial commercial land uses near the airport in the northern and western part of the City. These land uses provide jobs, but prohibit high quality of life for residents.
- **Housing:** Forest Park has a tremendous asset in its neighborhoods and housing stock, but much of it is aging and in need of repairs. Absent landlords and high rental rates have led to intensified code enforcement, but this department is under-resourced, too. The City of Forest Park should look to assess what it can do to come up with innovative approaches to improving their housing challenges.
- **Walkability:** Forest Park is located right off two interstates and is bisected by two state highways. A commercial railroad also runs through the City. Having access to safe and connected pedestrian facilities, including sidewalks, parks, trails and greenways are a major concern for residents, and the City is working to connect key community assets.
- **Environmental Impacts of the Airport:** The airport is a major employment center, but there are real and harmful environmental impacts being located so close to it. Forest Park must work with its regional partners and the airport to address air, water, and noise impacts in the City and on its residents.
- **Poverty:** The City of Forest Park resident profile is skewed to the extreme, with high concentrations of residents falling at the lower end of the spectrum. Forest Park can reach beyond local government and work with the private sector and non-profits to improve conditions for the most at-risk residents.

Community Strengths

As the City prepares for the next 5 to 10 years, Forest Park offers a wealth of strengths to draw upon, including:

- **Strong Regional Location:** The City of Forest Park is strategically located near the world's busiest airport, Hartsfield-Jackson Atlanta International Airport, and the most significant economic driver of the State of Georgia.
- **Affordable Neighborhoods and Active Civic Spaces:** The people of Forest Park have a long history of gathering together to enjoy opportunities for recreation, open and green space, and socializing. Places like the Forest Park Library, a local favorite Anne and Bill's Restaurant, and Starr Park are some of the City's best.
- **Jobs:** Forest Park has more jobs than residents. Due to its strong regional location and proximity to the airport, Forest Park is a top logistics, food and agri-business submarket for the region, especially for wholesale food distributors. The Fort Gillem Logistics Center redevelopment, Tradeport, and the State Farmers Market are major assets to Forest Park.
- **Diversity:** Forest Park is a diverse community with multiple foreign languages spoken, which is an asset the City should continue to cultivate. This makes Forest Park a food and culture destination. Jonesboro Road could be the Buford Highway of Clayton County.
- **Access:** Forest Park has good access to the surrounding counties by way of I-285, downtown Atlanta by way of I-75, and to the broader parts of the region by way of I-75 and I-675.
- **Potential:** With the MARTA expansion into Clayton County moving through its planning process, the Aerotropolis Atlanta Alliance supporting and coordinating local governments around the airport, and the Fort Gillem redevelopment continuing to build out, there has never been a brighter future for Forest Park. This presents a unique but limited window of opportunity for the City that should be leveraged to advance the goals of Forest Park.

STEERING COMMITTEE #1

MAY 3, 2023

VISION AND GOALS

VISIONING EXERCISE

- Take 30 seconds…
  - Imagine your community 10 years from now
  - What do you see and hear?
  - What are you doing tonight?
  - How are you moving around the community?
  - Who lives here?
  - Who works here?
  - What makes Forest Park special?

STEERING COMMITTEE #1

MAY 3, 2023

VISIONING EXERCISE

- **Some possibilities…**
  - Welcoming
  - Connected
  - Bustling
  - Fiscally-driven
  - Sustainable
  - Growing
  - Maturing
  - Equitable
  - Livable
  - Intimate

What else?

Vision Statement

The City of Forest Park will work with our residents and business community to foster pride and develop beautiful and affordable neighborhoods, a dynamic economy, and a healthy environment where all citizens can prosper.

STEERING COMMITTEE #1

MAY 3, 2023

GOALS

Community Challenges

Aging Population, Environmental Impacts, Imbalance of Owner-to-Rental-Occupied Housing, Neighborhood Stagnation, Poor Walkability and Connectivity

Goals	Policies
Mitigate the environmental impacts of Hartsfield-Jackson Atlanta International Airport (ATL) on Forest Park neighborhoods and community health	Work with regional partners, like Aerotropolis Atlanta Alliance and the City of Atlanta, to fund noise mitigation programs and flood mitigation land uses
Provide sufficient housing options for Forest Park's aging population	Seek out partnerships with affordable housing developers to build senior housing that is accessible and connected to quality of life amenities
Prevent the encroachment of unwanted land uses into residential areas	Maintain appropriate buffer zones between residential land use and non-residential land use
Ensure neighborhood preservation and stabilization as the City evolves	Establish development guidelines for targeted neighborhood redevelopment areas to ensure a range of housing styles and price points
Undertake housing planning processes that promote and incentivize increased homeownership	Support the code enforcement department in developing new and innovative strategies for fighting absent landlords and abandoned property
Establish new and expand existing small-business services and programs that support entrepreneurs, especially for Forest Park youth, and that cater to Forest Park's diverse population	Partner with regional organizations like WorkSource Aerotropolis, the Hartsfield Jackson International Airport, the State Farmers Market, Kroger, and Clayton State University to support local job seekers and provide workforce training programs
Meet State and Metropolitan North Georgia Water Planning District requirements for environmental protection and stormwater mitigation to help mitigate these impacts on Forest Park neighborhoods	Work with Clayton County, the Clayton County Water Authority and the Metropolitan North Georgia Water Planning District to ensure compliance with the State Part 5 criteria, the relevant requirements of the District's 2017 Water Resource Management Plan and the MS-4 permit requirements

28 City of Forest Park Comprehensive Plan

GOALS

Community Opportunities

Active public spaces, Diverse population, Growing employment center - Fort Gillem and the State Farmers Market, MARTA expansion, Regional Initiatives - Finding the Flint and Aerotropolis, Strategic location, Strong community pride and character

Goals	Policies
Enhance community and civic space by preserving and regenerating natural environments	Develop trails and greenways that connect to regional amenities and align with County and regional greenspace initiatives
Promote Forest Park as an exceptional place to live, work and play by attracting people with a diverse range of incomes	Establish a formal marketing campaign to promote Forest Park assets, such as its affordable housing stock, access to the airport and future MARTA rail line
Create a unique sense of place in the region	Work with regional partners like Aerotropolis Atlanta and Finding the Flint to implement greenway and blueway projects to improve connectivity for residents and visitors
Reinforce Forest Park's strong community character through design and community events	Establish appropriate development guidelines for targeted redevelopment neighborhood
Leverage Atlanta State Farmers Market (ASFM) as a regional asset to ensure Forest Park's commitment to the agri-business industry	Establish a partnership with the State Department of Agriculture and stakeholders of ASFM to improve connectivity to Forest Park and benefits to broader community
Coordinate and engage with MARTA to ensure the City of Forest Park is well positioned for high capacity transit	Continue to partner with MARTA, ARC, GDOT, and Clayton County to encourage swift and efficient planning and implementation of the Clayton County MARTA expansion
Leverage Fort Gillem development to ensure continued relationship with the City	Establish a partnership with Fort Gillem tenants to support City community development efforts

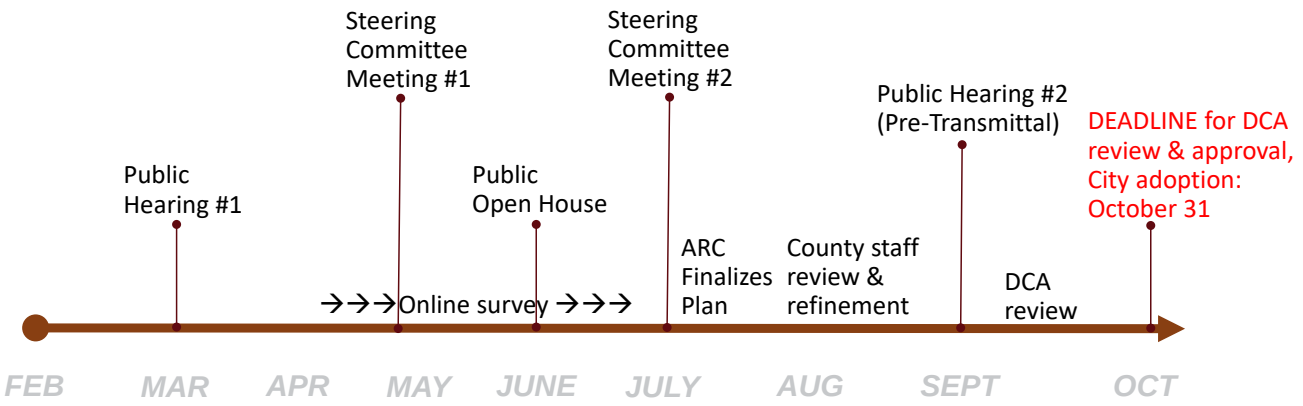
City of Forest Park Comprehensive Plan 29

STEERING COMMITTEE #1

MAY 3, 2023

NEXT STEPS

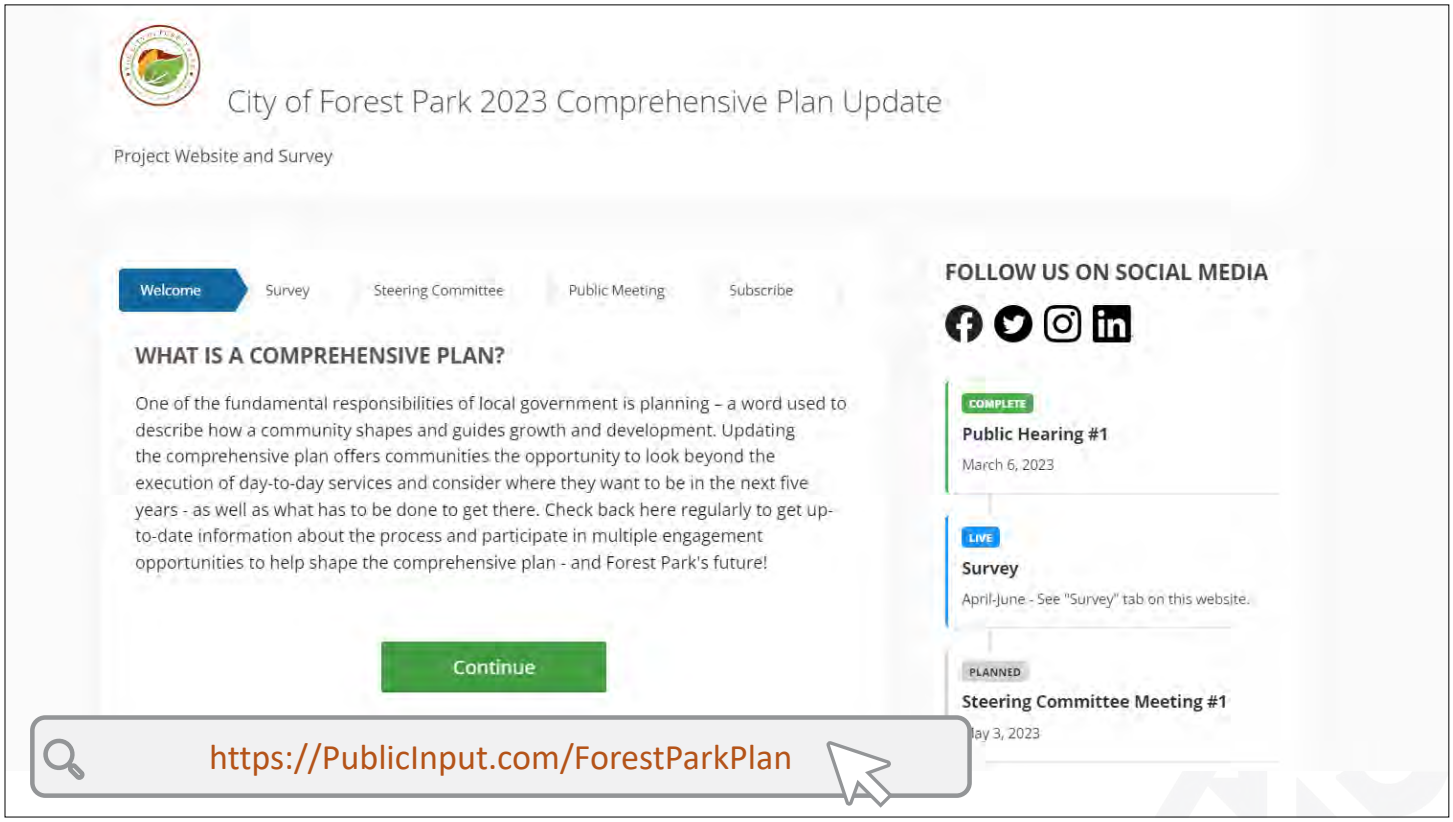
TENTATIVE SCHEDULE: LONG-TERM



2023

STEERING COMMITTEE #1

MAY 3, 2023



THANK YOU! QUESTIONS?

Andrew Smith
Planning Coordinator
ARC Community Development Department
asmith@atlantaregional.org

STEERING COMMITTEE #2

AUGUST 3, 2023

CITY OF FOREST PARK
2023 COMPREHENSIVE PLAN UPDATE

Steering Committee Meeting #2 – August 3, 2023

AGENDA

I. Vision & Goals brainstorm session
II. Recap of selected survey input to date
III. Next Steps discussion

STEERING COMMITTEE #2

AUGUST 3, 2023

POLLING – HOW TO PARTICIPATE

1. Text Voting – Text the message CDEV555 to the phone # 22333 **once** to join. **Later**, during the polls, text your responses to that same #.



2. Web Voting – Go to PollEv.com/cdev555. Wait for each question to appear and then respond.

https://PollEv.com/cdev555

VISION AND GOALS

STEERING COMMITTEE #2

AUGUST 3, 2023

VISIONING EXERCISE

- Take 30 seconds…
  - Imagine your community 10 years from now
  - What do you see and hear?
  - What are you doing tonight?
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  - Who lives here?
  - Who works here?
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VISIONING EXERCISE

- **Some possibilities…**
  - Welcoming
  - Connected
  - Bustling
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  - Sustainable
  - Growing
  - Maturing
  - Equitable
  - Livable
  - Intimate

What else?

STEERING COMMITTEE #2

AUGUST 3, 2023

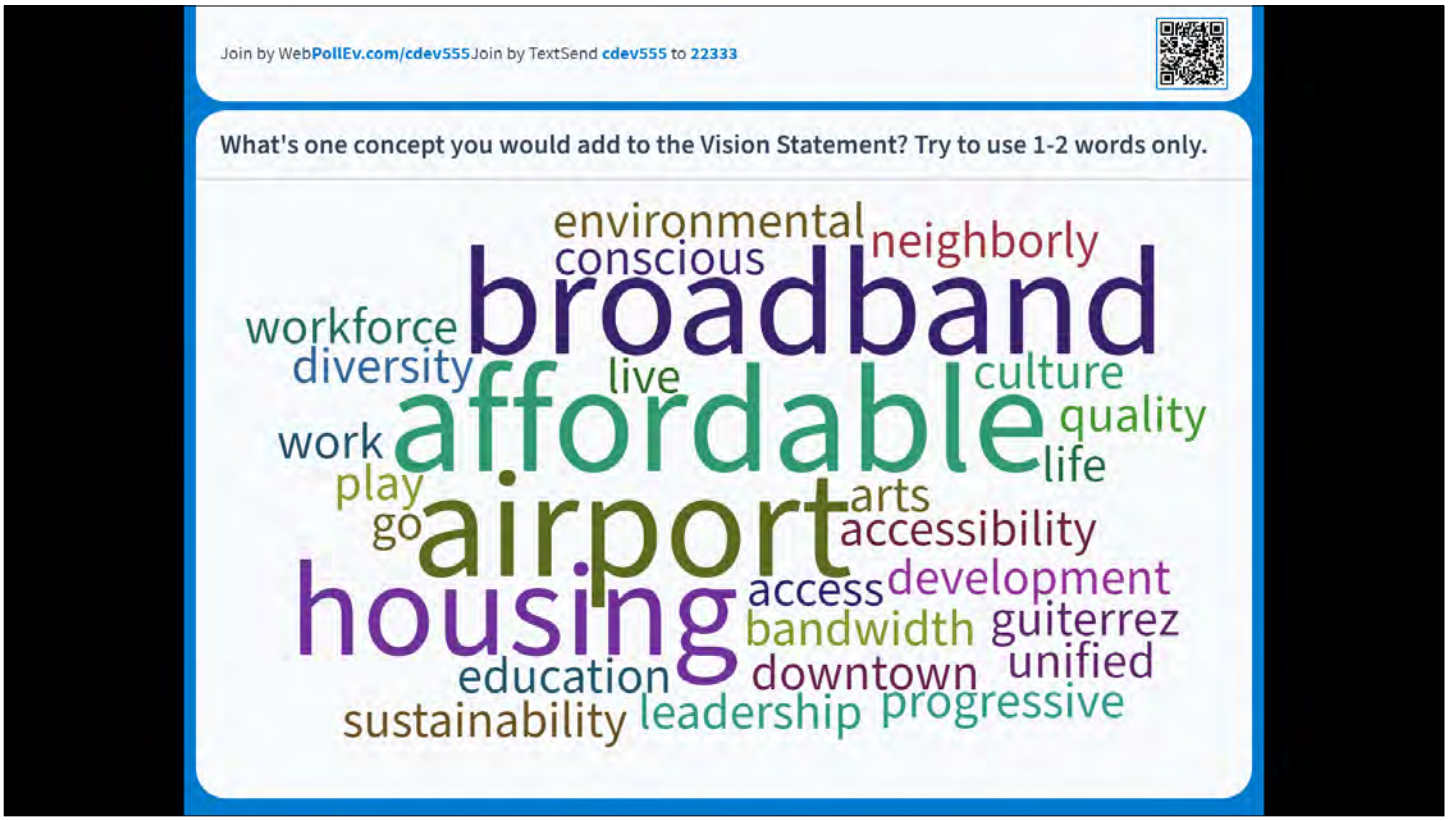
Vision Statement

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STEERING COMMITTEE #2

AUGUST 3, 2023



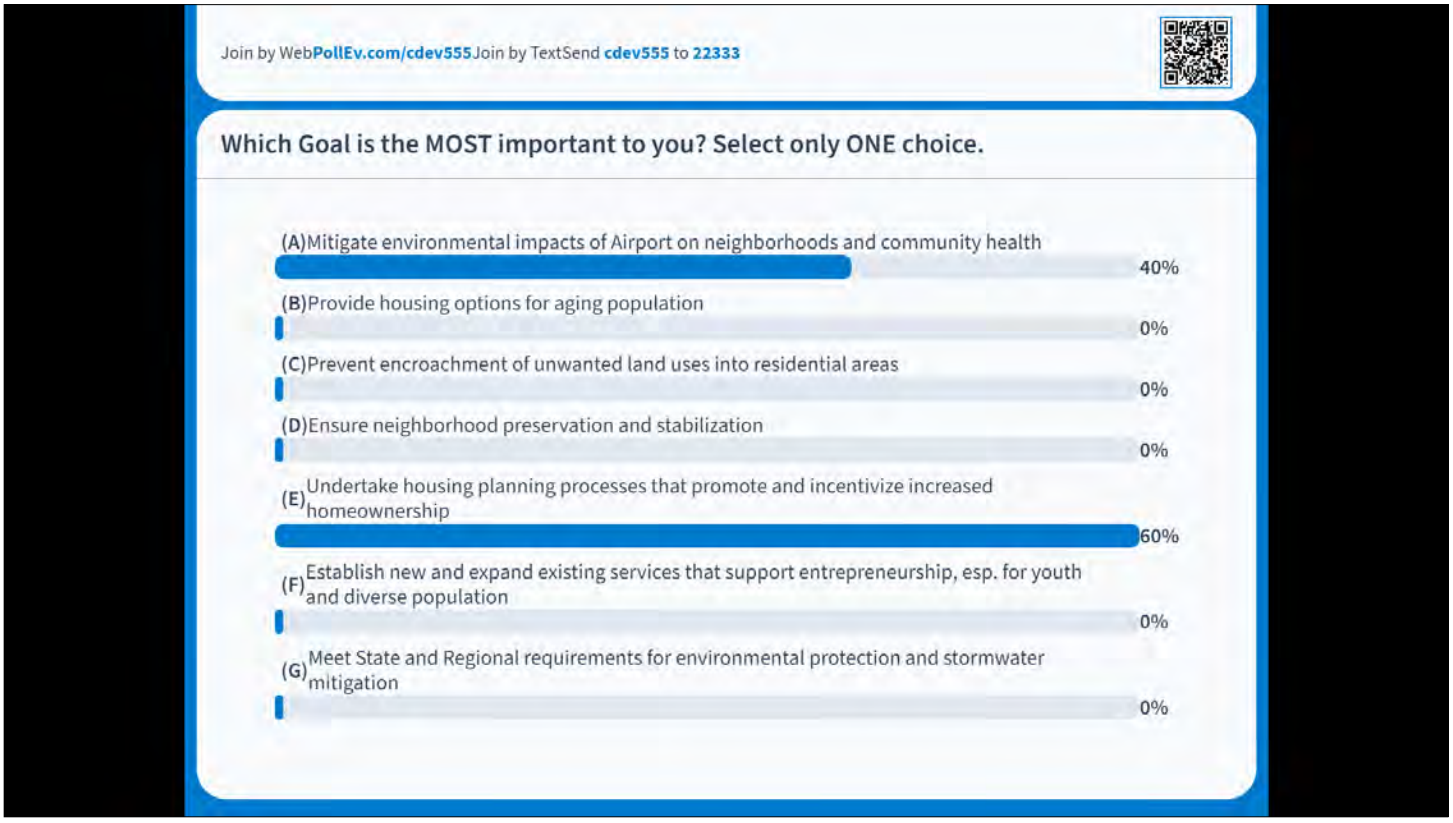
Community Challenges

Goals
Mitigate the environmental impacts of Hartsfield-Jackson Atlanta International Airport (ATL) on Forest Park neighborhoods and community health
Provide sufficient housing options for Forest Park's aging population
Prevent the encroachment of unwanted land uses into residential areas
Ensure neighborhood preservation and stabilization as the City evolves
Undertake housing planning processes that promote and incentivize increased homeownership
Establish new and expand existing small-business services and programs that support entrepreneurs, especially for Forest Park youth, and that cater to Forest Park's diverse population
Meet State and Metropolitan North Georgia Water Planning District requirements for environmental protection and stormwater mitigation to help mitigate these impacts on Forest Park neighborhoods

STEERING COMMITTEE #2

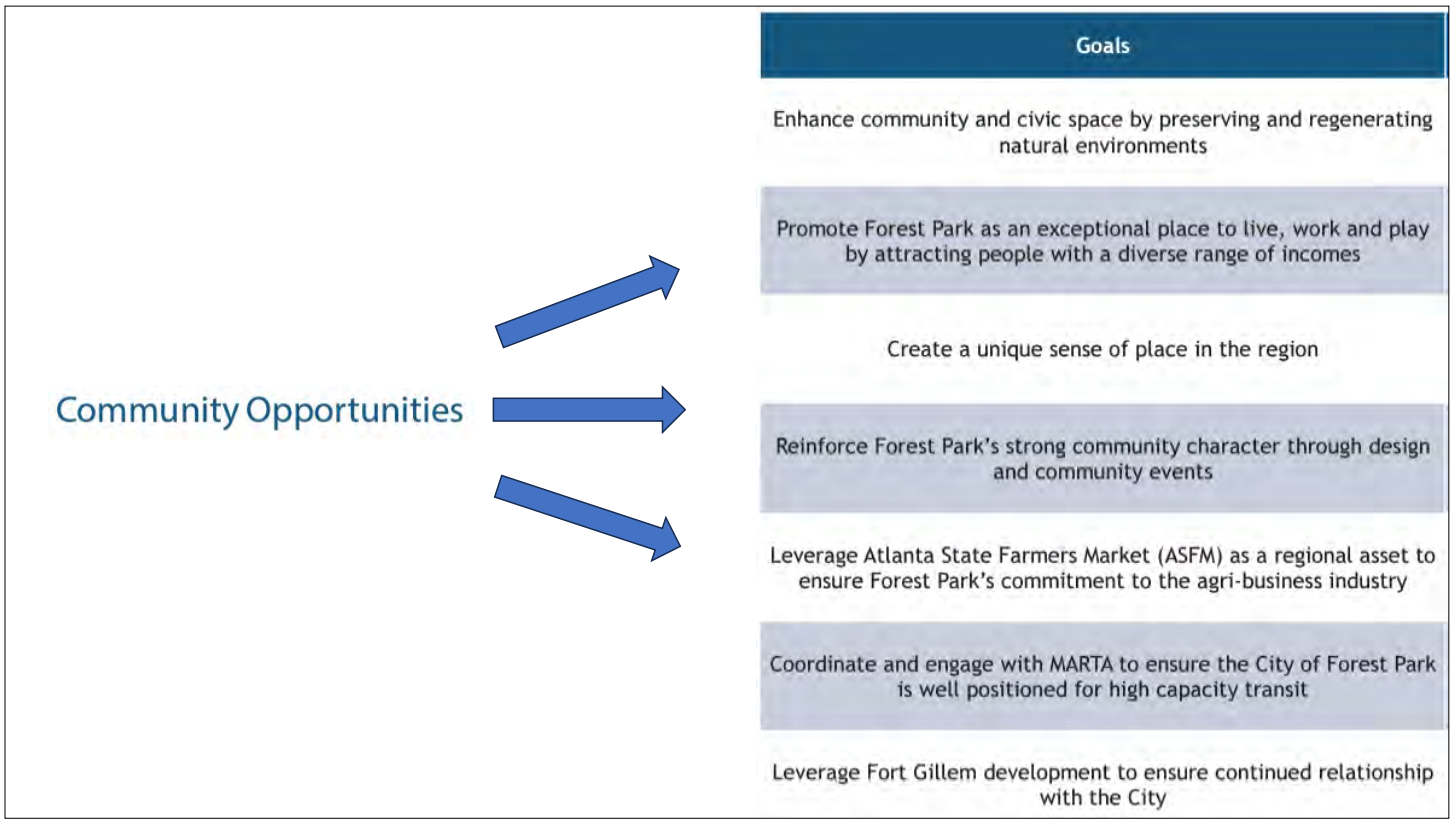
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STEERING COMMITTEE #2

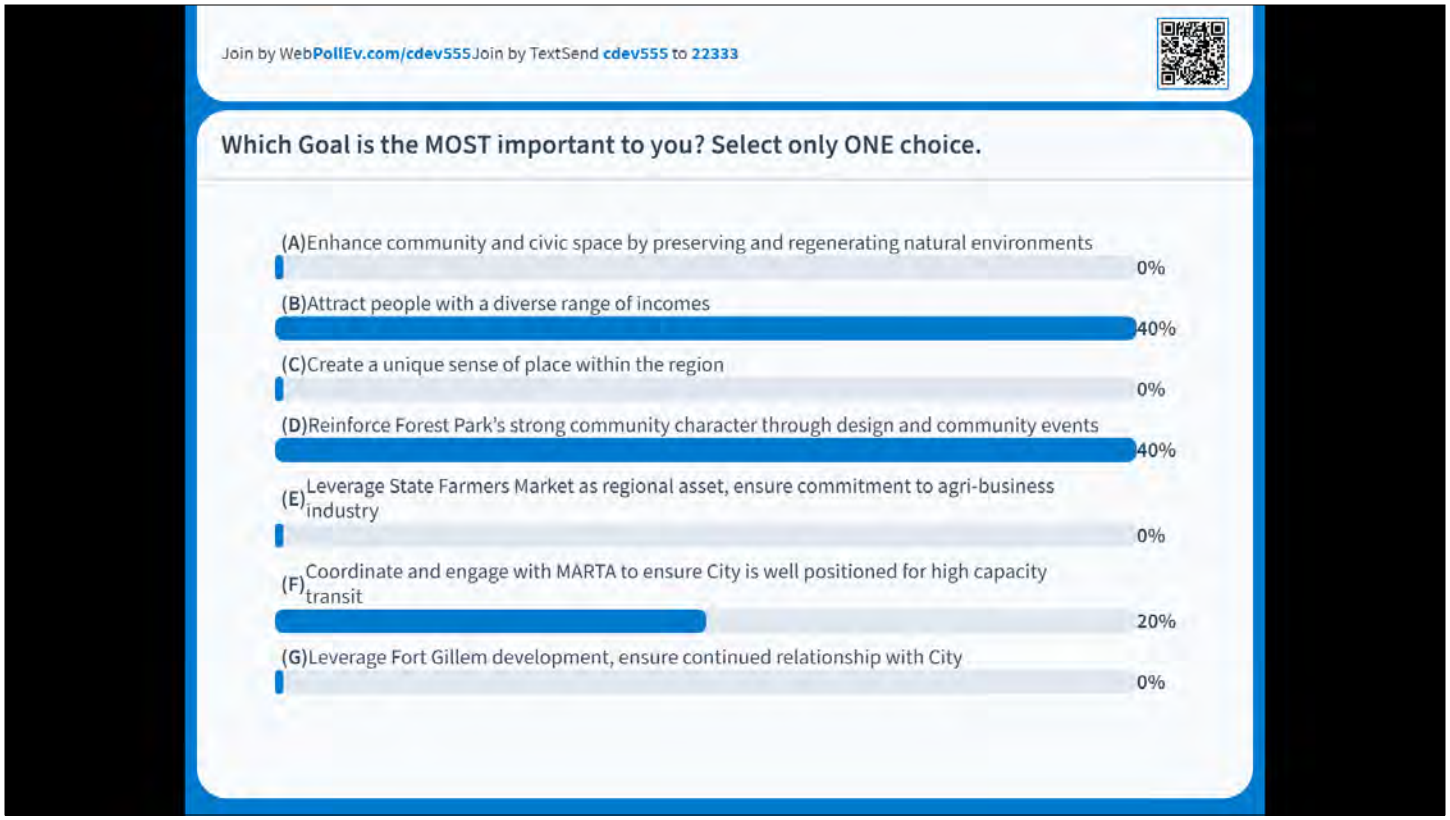
AUGUST 3, 2023





STEERING COMMITTEE #2

AUGUST 3, 2023





STEERING COMMITTEE #2

AUGUST 3, 2023

SELECTED SURVEY FEEDBACK

What is Forest Park's primary **need** (problem or challenge to address)?

Improve sidewalks, greater effort to include Hispanic people, make all citizens aware of laws regarding care and treatment of animals. Make fireworks illegal in the city limits.

one month ago ⬆ 15 AGREE

Pedestrian and bike paths like other cities and the county have

one month ago ⬆ 10 AGREE

Police and government reform to create transparency

one month ago ⬆ 18 AGREE

Community amenities like high-quality grocery stores, nice restaurants, and more parks

one month ago ⬆ 11 AGREE

Homeless population

one month ago ⬆ 9 AGREE

Need to put community garden spaces and composting bins throughout the area where we can improve our health. More real farmers market with flea markets... Not just only brick and mortar buildings. We need to keep or create attractive green spaces.

one month ago ⬆ 11 AGREE

STEERING COMMITTEE #2

AUGUST 3, 2023

What is Forest Park's strongest **opportunity** (strength or asset to build upon)?

Location and proximity to major centers

one month ago ⬆ 18 AGREE

Access to Atlanta and the airport.

one month ago ⬆ 15 AGREE

Ft. Gillem. But at the same time recognizing how Ft. Gillam got started. Without Ft. Gillam. Forest Park's progress wouldn't be what it is today!

one month ago ⬆ 7 AGREE

We have businesses here that we aren't focusing enough attention. I can easily see FP as an eclectic art district. We already are culturally diverse and surrounded by art and different cuisine but we aren't marketing it that way. Think beyond Gillem and give some attention to the people who are not coming to
You. Go to Them.

one month ago ⬆ 3 AGREE

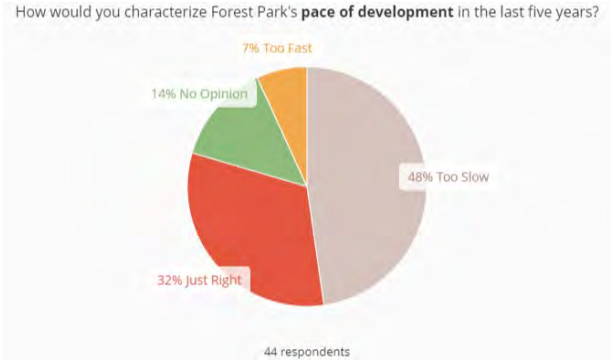
Ripe for economic development due to abundance of empty lots and worn down buildings

one month ago ⬆ 8 AGREE

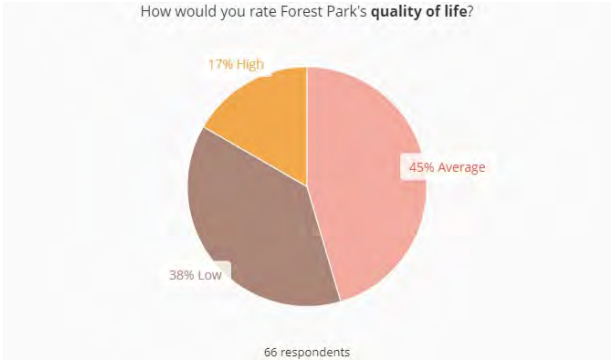
affordable housing (stop McMansions) and recreation potential

one month ago ⬆ 4 AGREE

How would you characterize Forest Park's **pace of development** in the last five years?



How would you rate Forest Park's **quality of life**?



STEERING COMMITTEE #2

AUGUST 3, 2023

How would you rank Forest Park's **housing needs**?

	Need More	Right Amount	Need Less
Affordable Housing	58% Need More	29% Right Amount	13% Need Less
Senior Housing	47% Need More	47% Right Amount	7% Need Less
Density	29% Need More	59% Right Amount	12% Need Less
Mixed-Income Housing	48% Need More	35% Right Amount	17% Need Less
High-Income Housing ($400,000+)	37% Need More	20% Right Amount	43% Need Less

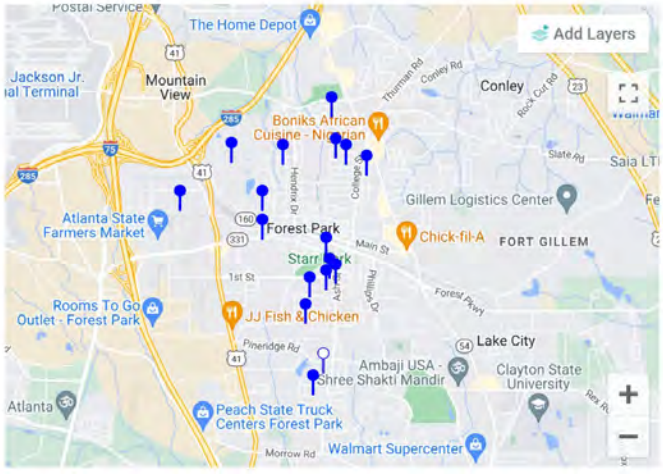
46 respondents

How would you rank your satisfaction with Forest Park's **transportation system**?

	Poor	Below Average	Adequate	Good	Excellent	No Opinion
Traffic Safety	11% Poor	13% Below Average	51% Adequate	19% Good	2% Excellent	4% No Opinion
Traffic Congestion	9% Poor	11% Below Average	45% Adequate	21% Good	11% Excellent	4% No Opinion
Road Conditions	13% Poor	28% Below Average	43% Adequate	13% Good	2% Excellent	2% No Opinion
Pedestrian & Bicycle Safety	36% Poor	28% Below Average	23% Adequate	6% Good	2% Excellent	4% No Opinion
Public Transportation	15% Poor	28% Below Average	33% Adequate	13% Good	4% Excellent	7% No Opinion

47 respondents

What are Forest Park's most significant **natural and environmental resources**? What role should the City play in helping to preserve and protect these?

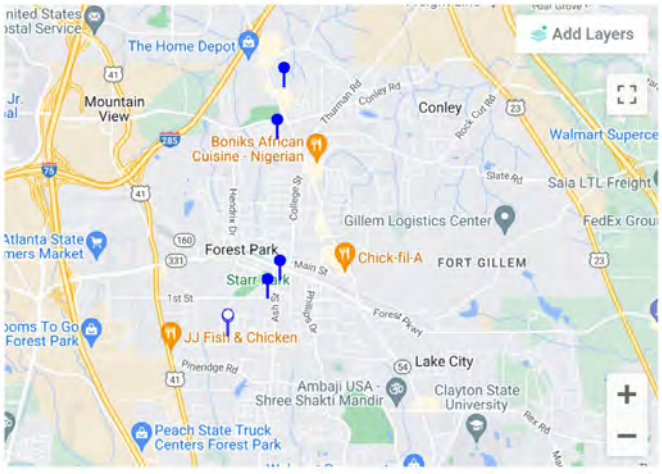


Parks (Starr, Bill Lee)

Streams

Undeveloped/Forested Land – wildlife, tree canopy, etc.

What are Forest Park's most significant **historic and cultural resources**? What role should the City play in helping to preserve and protect these?



Kiwanis Stadium/Athletic Fields

Parks (Starr, Bill Lee)

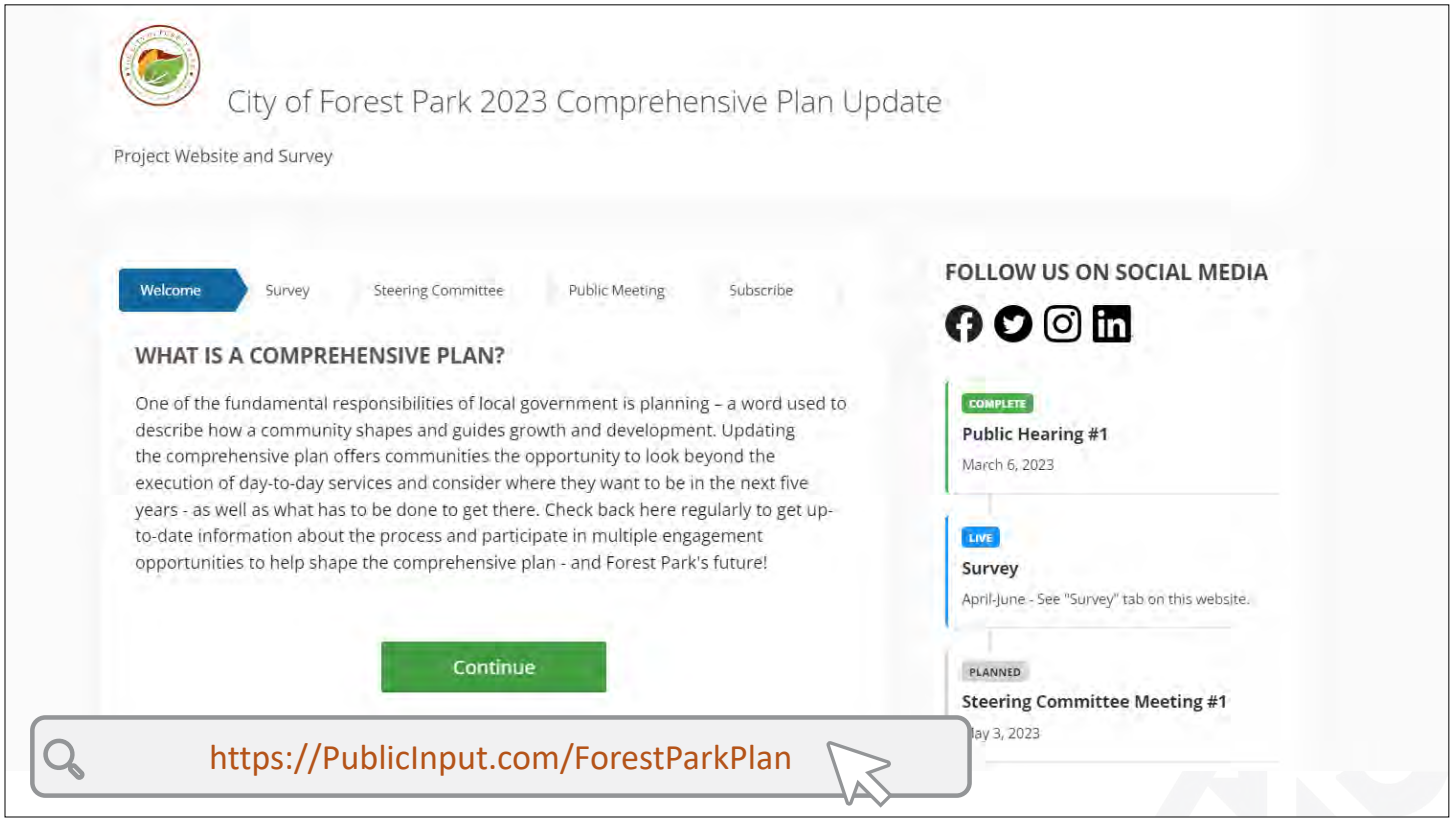
Forest Hills Cemetery (Conley Rd.)

Older Buildings

STEERING COMMITTEE #2

AUGUST 3, 2023

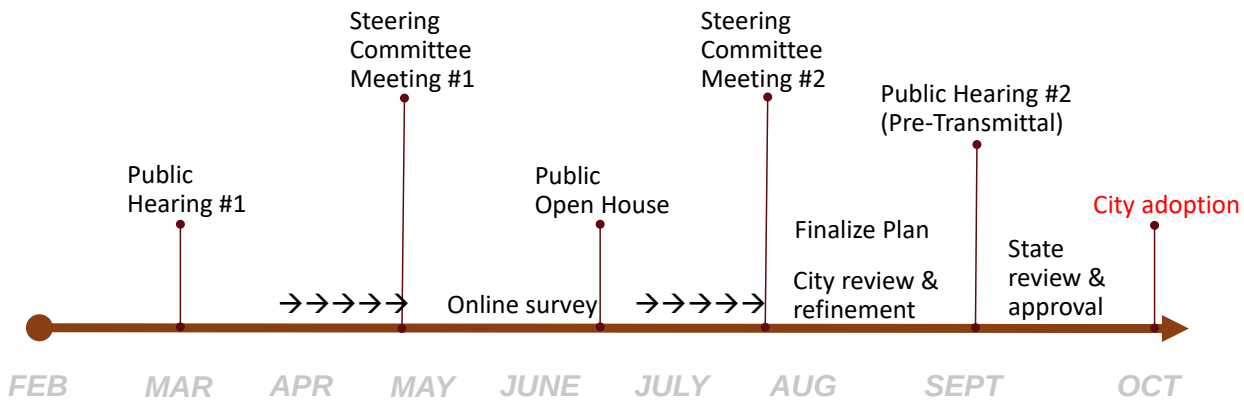
NEXT STEPS



STEERING COMMITTEE #2

AUGUST 3, 2023

SCHEDULE



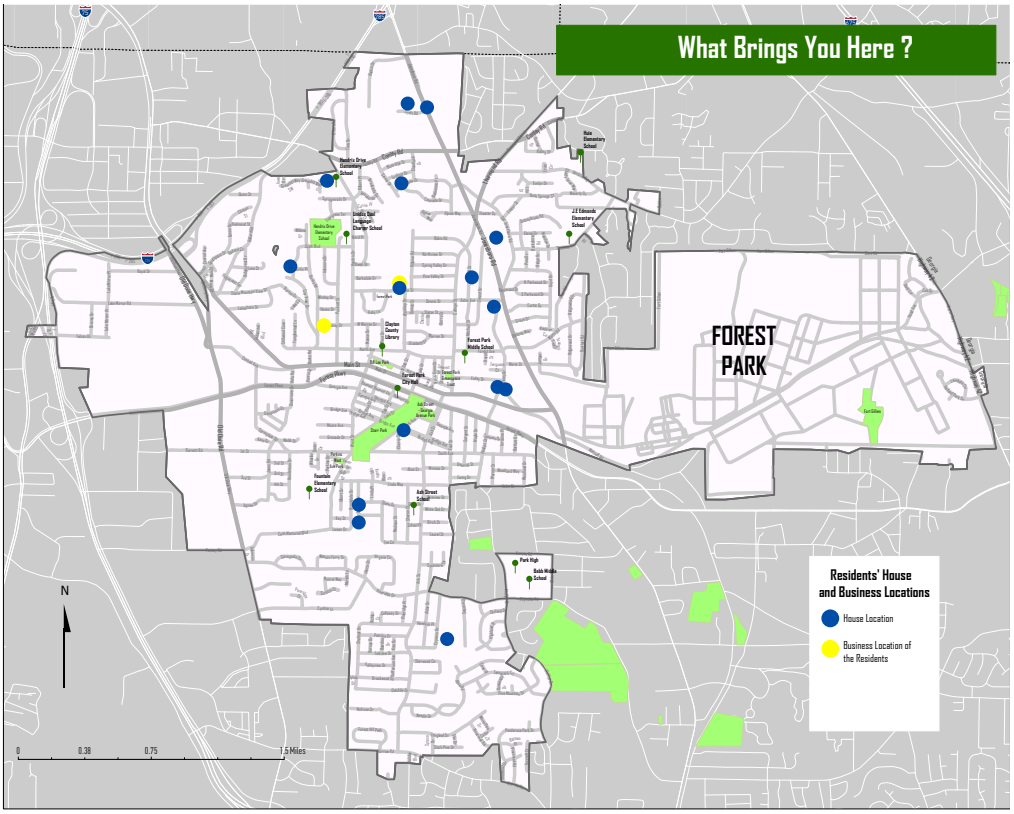
2023

THANK YOU!

Andrew Smith
Planning Coordinator
ARC Community Development Department
asmith@atlantaregional.org

PUBLIC OPEN HOUSE

JUNE 28, 2023



NEEDS

Help us prioritize Forest Park's greatest challenges and identify new ones!

Place a sticky dot in the "Prioritization" column next to the **one** challenge you think is the most significant in the table below. Use a sticky note to identify new challenges not included in the table below. Place them in the blank space to the right.

CHALLENGE	PRIORITIZATION
Infrastructure – Sidewalks, crosswalks, roads, bridges, lighting, etc.	Roads and Sidewalks are Crumbling in "Forest" Park, Bike Infrastructure ●
	Whole Main Streets need to be Paved ● ● ● ●
	Keep Single Family Zoning as it is instead of Rezoning
	Need Raise for Policemen and Firemen
Quality of Life Code Enforcement – Liter/dumping, noise, overcrowding, Animal control, etc.	Educate Residents about Spaying / Neutering Opportunities ● ● ●
	Out Law Fire Works ● ●
	Rare Foreign Language Infor for Immigrants ●
	Code Enforcement Selectively Ignores Properties for Specific Owners, Rendering it Ineffective. ● ●
	Utilize Code Enforcement to notify Homeowners about Grants or Assistance for Repairing Dilapidated Homes. ●
Access to Fresh and Healthy Food	● ● ● ● ● ●
Stability and Maintenance of Housing Stock and Neighborhoods	Affordable Housing ● ● ● ●
	Living on Dead End Road, Dumping and Littering Problems, Additional Single-Family Housing Required ● ●
Programs and Services for Youth and Seniors	● ● ● ● ●

OPPORTUNITIES

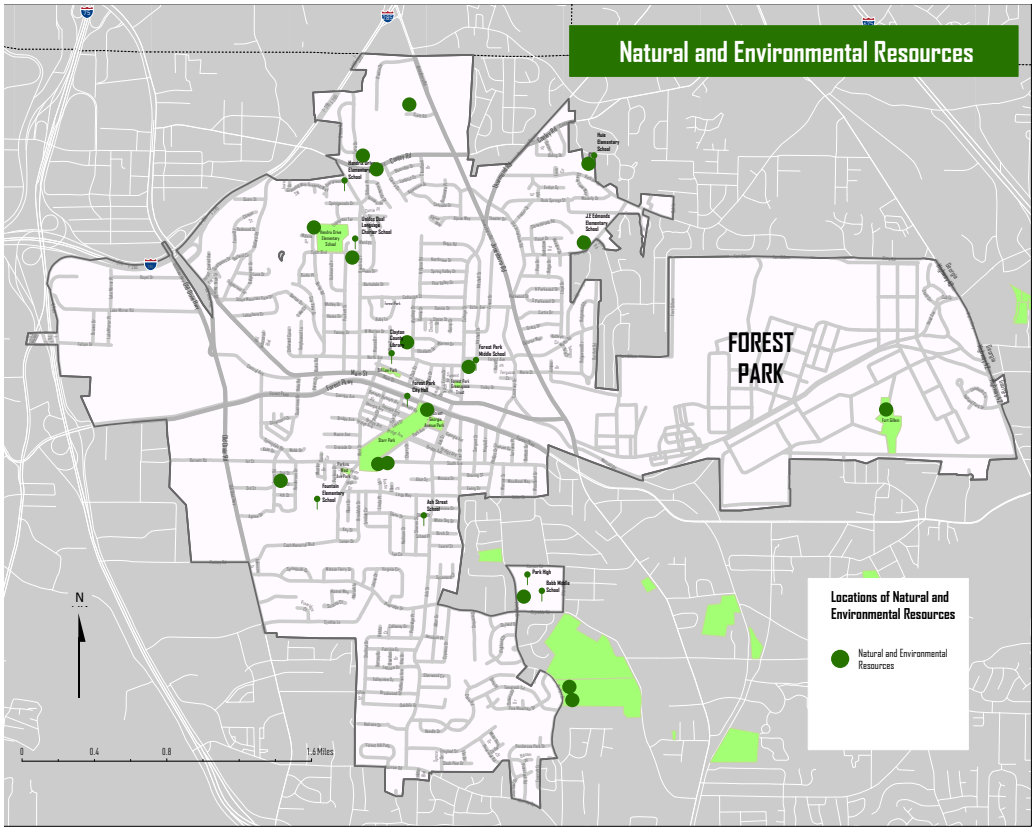
Help us prioritize Forest Park's greatest assets and identify new ones!

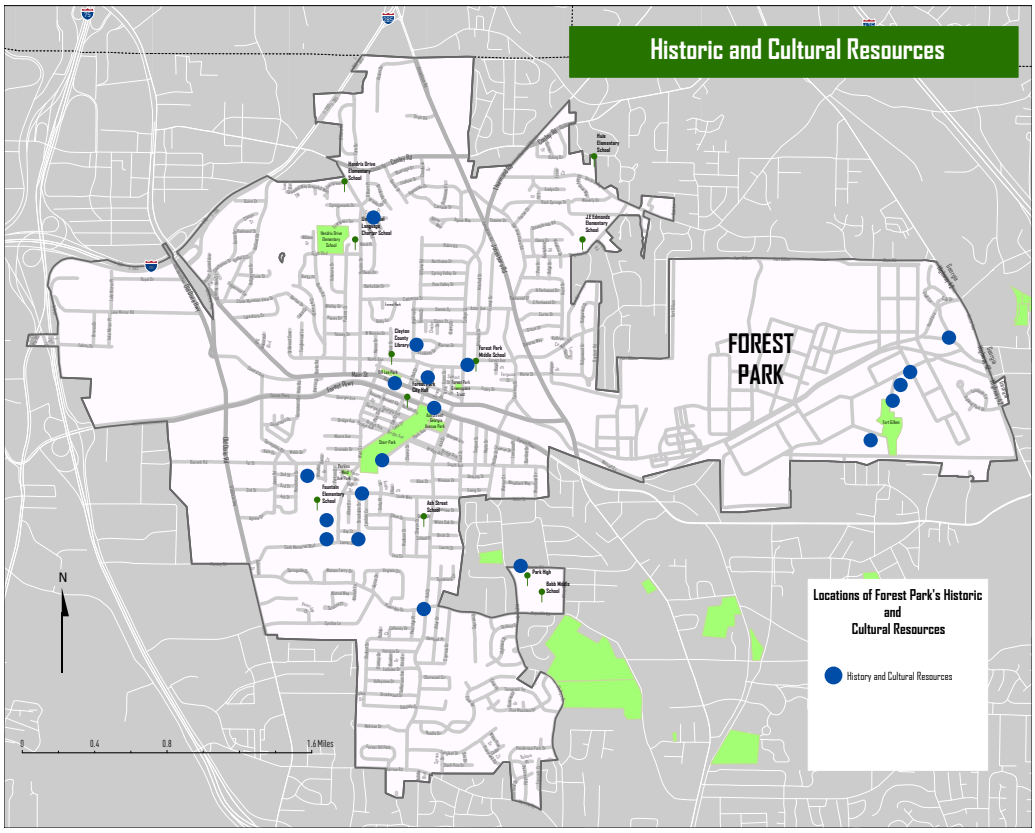
Place a sticky dot in the "Prioritization" column next to the **one** asset you think is the most significant in the table below. Use a sticky note to identify new assets not included in the table below. Place them in the blank space to the right.

ASSET	PRIORITIZATION
Community Institutions and Identity	● ●
Parks and Community Spaces – Starr Park, Senior Center, Bill Lee Park, etc.	Need Places for Teenagers to Meet ●
	● ● ● ● ● ●
Affordability Compared to Rest of the Region	Affordability of Forest Park 2-bedroom apartments decreased with rent amount $1200 ● ●
Proximity to Transportation Corridors and Employment Hubs – Airport, Gillem Logistics Center, Clayton State, etc.	● ● ●
Potential for New Development and Redevelopment ●	Too Many Redevelopments, Overcrowded, not for it! ●
	Do not Redevelop Single Family Residential Areas to Make a Buck and Ruin our Retirement Homes ●
	Affordable Housing or Bus line ●
	Dog Park ●

PUBLIC OPEN HOUSE

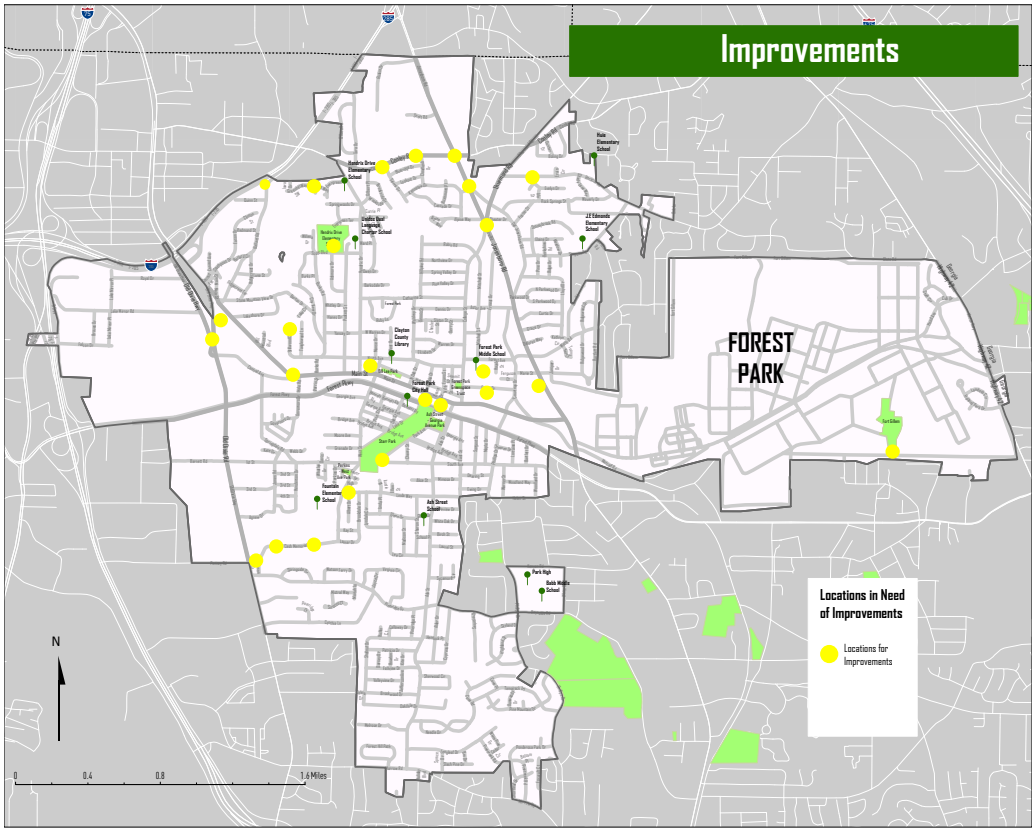
JUNE 28, 2023

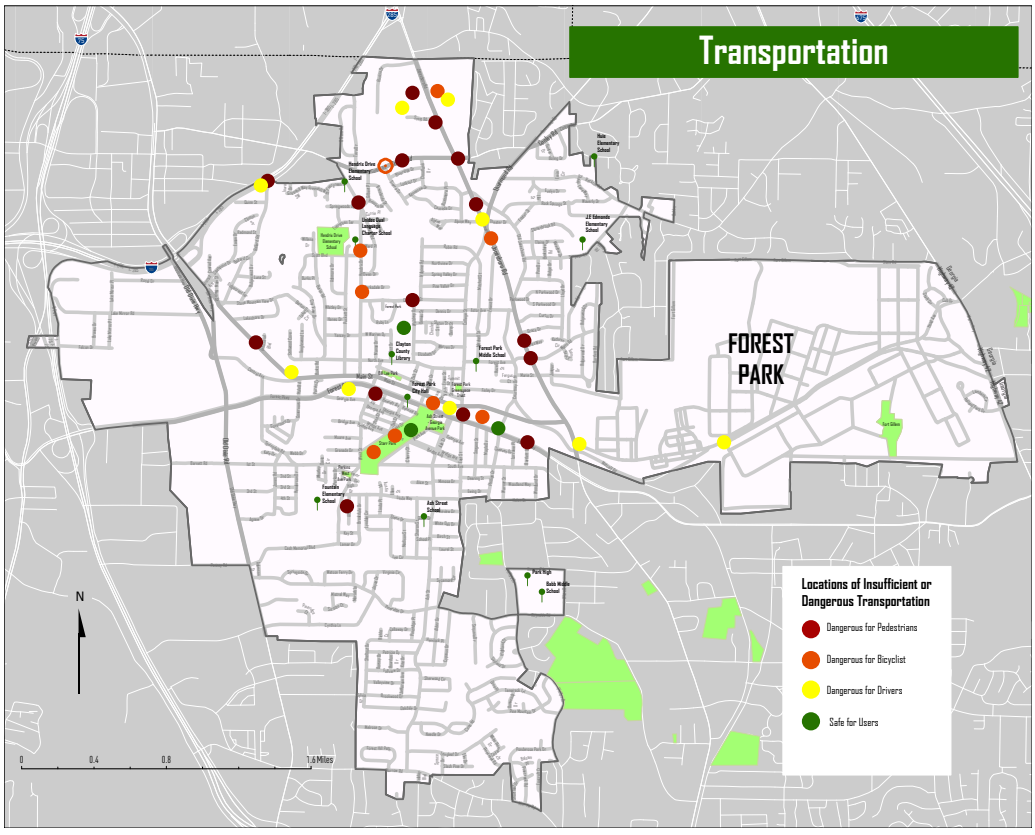




PUBLIC OPEN HOUSE

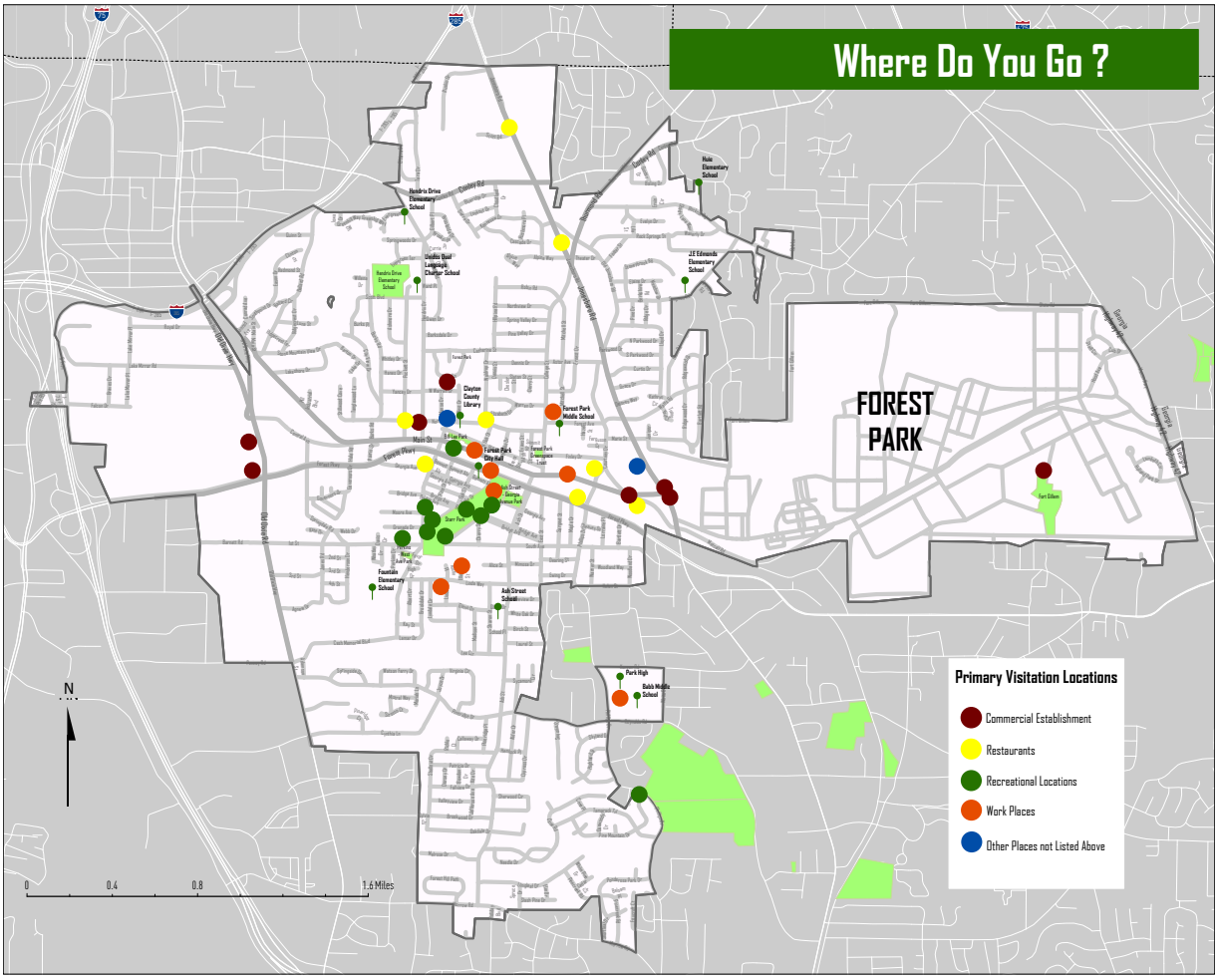
JUNE 28, 2023

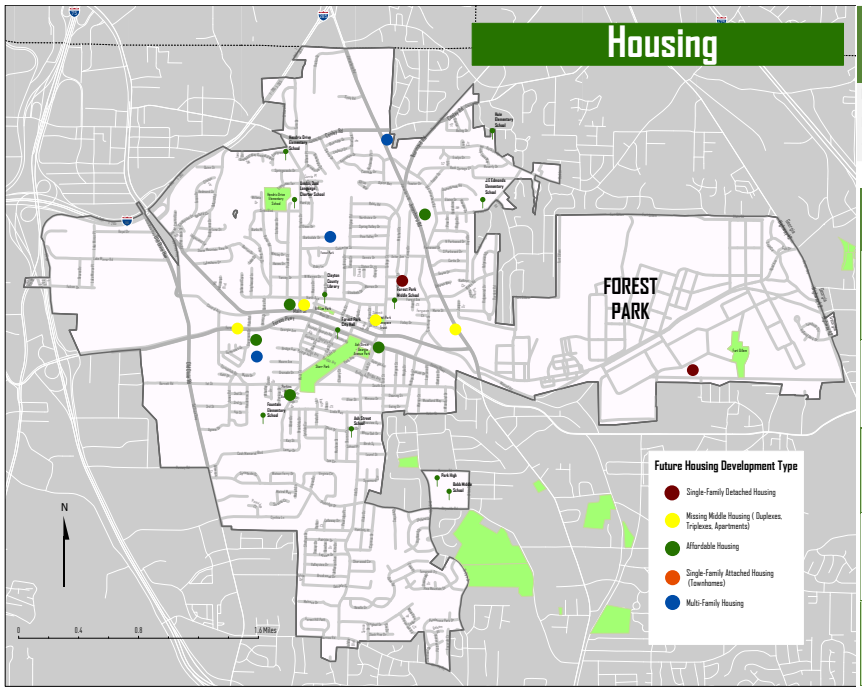




PUBLIC OPEN HOUSE

JUNE 28, 2023





HOUSING

Help us prioritize Forest Park's greatest housing and identify new ones!

Place a ● sticky dot in the "Prioritization" column next to the **one** need you think is the most significant in the table below. Use a sticky note to identify new needs not included in the table below. Place them in the blank space to the right.

NEED	PRIORITIZATION
Affordable Housing	● ● ● ● ● ● ● ●
Increased Amenity Requirements	Forest Park is Predominantly Tenant-Based, Necessitating a Tenant Resource Center
Infrastructure Improvements	● ● ● ● ● ● ● ● ●
Renovation of Existing Housing	● ● ● ● ● ● ● ● ● ● ● ● ● ● ● ● ● ●
Senior Housing ●	● ● ● ● ● ●

PUBLIC OPEN HOUSE

JUNE 28, 2023

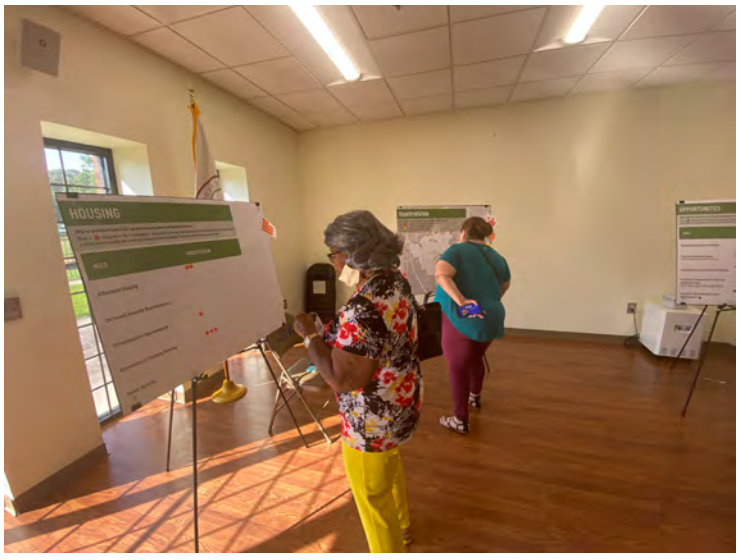












PUBLIC OPEN HOUSE

JUNE 28, 2023







PUBLIC INPUT ONLINE SURVEY

APRIL 2023 - AUGUST 2023

City of Forest Park 2023 Comprehensive Plan Update

Project Engagement

VIEWS	PARTICIPANTS
515	72
RESPONSES	COMMENTS
1,173	168
SUBSCRIBERS	
13	

PUBLIC INPUT ONLINE SURVEY

APRIL 2023 - AUGUST 2023

What's one word or phrase you would use to **describe Forest Park** to someone unfamiliar with the community?

Potential

4 months ago

I love the activities for all ages!! Family & Friendly!!!

6 months ago

Family

6 months ago

It would be so helpful if more affordable and available housing to accommodate elderly people who are still able to do for themselves concerning most daily task with little or no needed assistance but are on fixed income. Also if there was one department that has verified individuals and or company, or organization that could be accessible to help with much needed home repairs without such a long waiting list that charges lower rates for seniors.

4 months ago

Help people's

6 months ago

Underdeveloped

4 months ago

I'd like to see more being done in unincorporated Forest Park where I am a home owner.

4 months ago

Bigoted

4 months ago

Let's save the Forest in
Forest Park

3 months ago

Food Desert

3 months ago

The city too ignorant NOT to hate.

4 months ago

Loud and noisy, especially near Starr Park.

4 months ago

Biggest city in Clayton County

4 months ago

Lead by the blind

3 months ago

PUBLIC INPUT ONLINE SURVEY

APRIL 2023 - AUGUST 2023

perpetual limbo

3 months ago

Lacking total inclusion for everyone

4 months ago

Striving

4 months ago

Landing spot for other metro corrupt players

3 months ago

government by cabal

3 months ago

Ghetto.

3 months ago

Diverse

3 months ago

Quaint

4 months ago

Complicated

2 months ago

poverty

2 months ago

Unkept; dirty; no real code enforcement; embarrassing

3 months ago

Fastidious

3 months ago

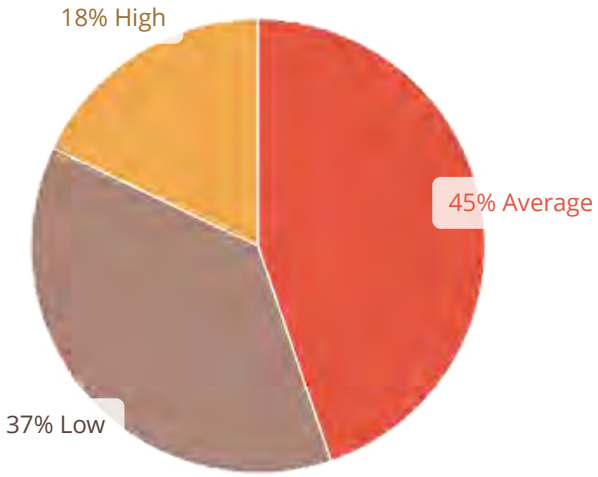
Land of Unrealized Potential

4 months ago

PUBLIC INPUT ONLINE SURVEY

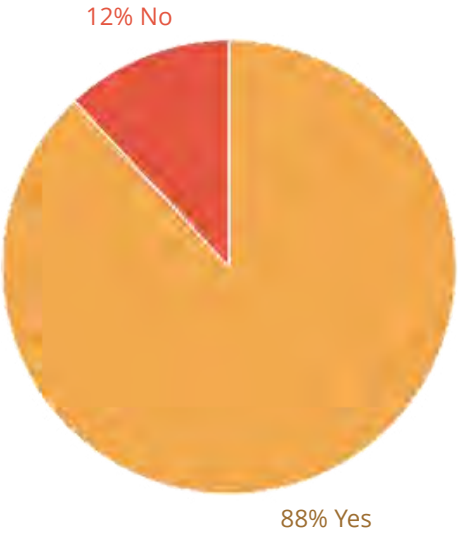
APRIL 2023 - AUGUST 2023

How would you rate Forest Park's **quality of life**?



67 respondents

This survey relates just to the City of Forest Park. Are you aware that Forest Park and Clayton County are separate governments with different geographic boundaries?

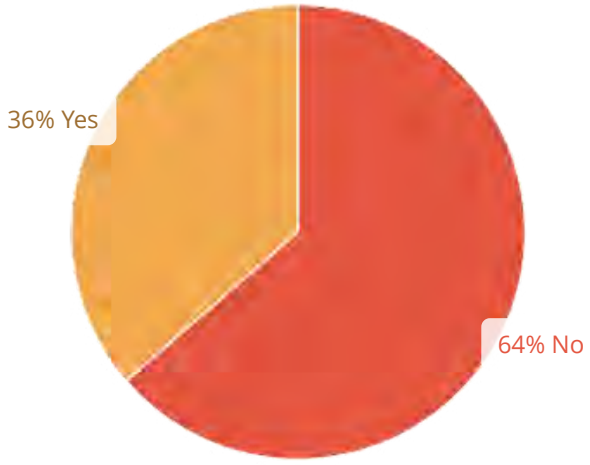


67 respondents

PUBLIC INPUT ONLINE SURVEY

APRIL 2023 - AUGUST 2023

Are you satisfied with how the City of Forest Park is governed and how it operates?



66 respondents

PUBLIC INPUT ONLINE SURVEY

APRIL 2023 - AUGUST 2023

What is Forest Park's primary **need** (problem or challenge to address)?

Consideration for others in our neighborhoods in regards to reducing loud music, loud vehicles, and noisy fireworks late at night, etc., so that we can have a comfortable and peaceful city to live in.

4 months ago

Police and government reform to create transparency

4 months ago

Improve sidewalks, greater effort to include Hispanic people, make all citizens aware of laws regarding care and treatment of animals. Make fireworks illegal in the city limits.

4 months ago

City Beautification, Quality Grocery Stores, Dine-In Restaurants,

3 months ago

Police - more courtesy attention through neighborhoods. Also one of the biggest perhaps is to include other entertainment venues. Not all one sided of color!!!!!!

4 months ago

Community amenities like high-quality grocery stores, nice restaurants, and more parks

4 months ago

Need to put community garden spaces and composting bins throughout the area where we can improve our health. More real farmers market with flea markets... Not just only brick and mortar buildings. We need to keep or create attractive green spaces.

4 months ago

Pedestrian and bike paths like other cities and the county have

3 months ago

Homeless population

4 months ago

Rule by clique, same people run everything, corruption, no transparency. Where is the "open checkbook" Butler promised in her first campaign?

3 months ago

We need sidewalk and road repairs. We lack bike trails and easily accessible walking pathways for walkers and wheelchairs. Desperately in need of social services. I'd like to see a FT staffed community center that can accommodate a wide variety of networking. A plan that removes the transfer station from our community. Establish a specialized mental health crisis unit within the PD. Affordable housing. Acknowledge existing eating establishments and businesses and promote them as a city.

3 months ago

More police presence especially in the early morning around 1-3am. No fireworks unless done by the city.

4 months ago

PUBLIC INPUT ONLINE SURVEY

APRIL 2023 - AUGUST 2023

Update the animal laws to include if a person feeding stray cats that are allowed to take up residence should be responsible in their up keep such as flees, reproduction control. This has become such a big problem in my neighborhood. People are allergic to cats, they keep reproducing, using our yards as bathrooms, all on our vehicles, spraying on all our areas where it's so strong, you can't open your windows, and all times of night and day their mating cries and fighting disturbs our sleep. Most of all, the flees are getting out of control.

4 months ago

Harsh penalties and active enforcement of noise violations.

3 months ago

Thanks for helping

6 months ago

We need to make the Waste Management Transfer station go away. We need to do whatever it takes to achieve that goal.

3 months ago

We need more residents with financial diversity being attracted to our area. Race and color do not matter but income does. We also need to put a limit on rental properties in the area and harsher penalties for those landlords that allow their tenants to leave the neighborhoods looking like trash.

3 months ago

To me the police department of Forest Park seems more like a domestic terrorist organization that terrorizes the citizens of Forest Park daily. They need to learn that this is not okay. The city attorney and city clerk deserve jail time and/or fines for denying open records requests to citizens.

4 months ago

Roderick Jackson

4 months ago

Everyone that used to live here would still live here if the rif raf wasn't pushed in to the county. That is when the downfall began and hasn't recuperated yet. The city needs to address this and get back to being somewhere people are proud of living. To attract and keep quality residents provide better eating establishments, grocery stores, shopping, government officials, better pay for teachers, actually enforcing code (I know for a fact it's not being done), better pay for police officers, safer parks, better lighting, upkeep of all roads, and I could go on and on. Lake City and Morrow seems to have made improvements!

3 months ago

Infastructure, road, streets, etc...In dire need of repair. With the city growing so quickly, the streets have become difficult to manuver.

3 months ago

Attracting higher income people.

2 months ago

This place is a food desert!! Needs more healthier choices (i.e. restaurants, cafes, supermarkets).

4 months ago

PUBLIC INPUT ONLINE SURVEY

APRIL 2023 - AUGUST 2023

What is Forest Park's strongest **opportunity** (strength or asset to build upon)?

Location and proximity to major centers

4 months ago

Access to Atlanta and the airport.

4 months ago

Ripe for economic development due to abundance of empty lots and worn down buildings

3 months ago

Ft. Gillem. But at the same time recognizing how Ft. Gillam got started. Without Ft. Gillam. Forest Park's progress wouldn't be what it is today!

4 months ago

Proximity to major job centers and transportation options

4 months ago

FINALLY I see more could be more intentional police presence on my street!!! SLOW DOWN LOOK ON OUR PROPERTIES....

3 months ago

affordable housing (stop McMansions) and recreation potential

3 months ago

We have businesses here that we aren't focusing enough attention. I can easily see FP as an eclectic art district. We already are culturally diverse and surrounded by art and different cuisine but we aren't marketing it that way. Think beyond Gillem and give some attention to the people who are not coming to
You. Go to Them.

3 months ago

This city is great and will be.

4 months ago

Loop

4 months ago

The current leadership.

4 months ago

The citizens. With it's culturally diverse population, the people should be included in decisions on how to make the city more inviting for us to want to spend time here, activities, shopping, etc.

3 months ago

Being a clean city. Driving from Fayette County to Forest Park it is evident when you change cities during the drive. Forest Park being the more dirty and fun down of the two cities.

3 months ago

PUBLIC INPUT ONLINE SURVEY

APRIL 2023 - AUGUST 2023

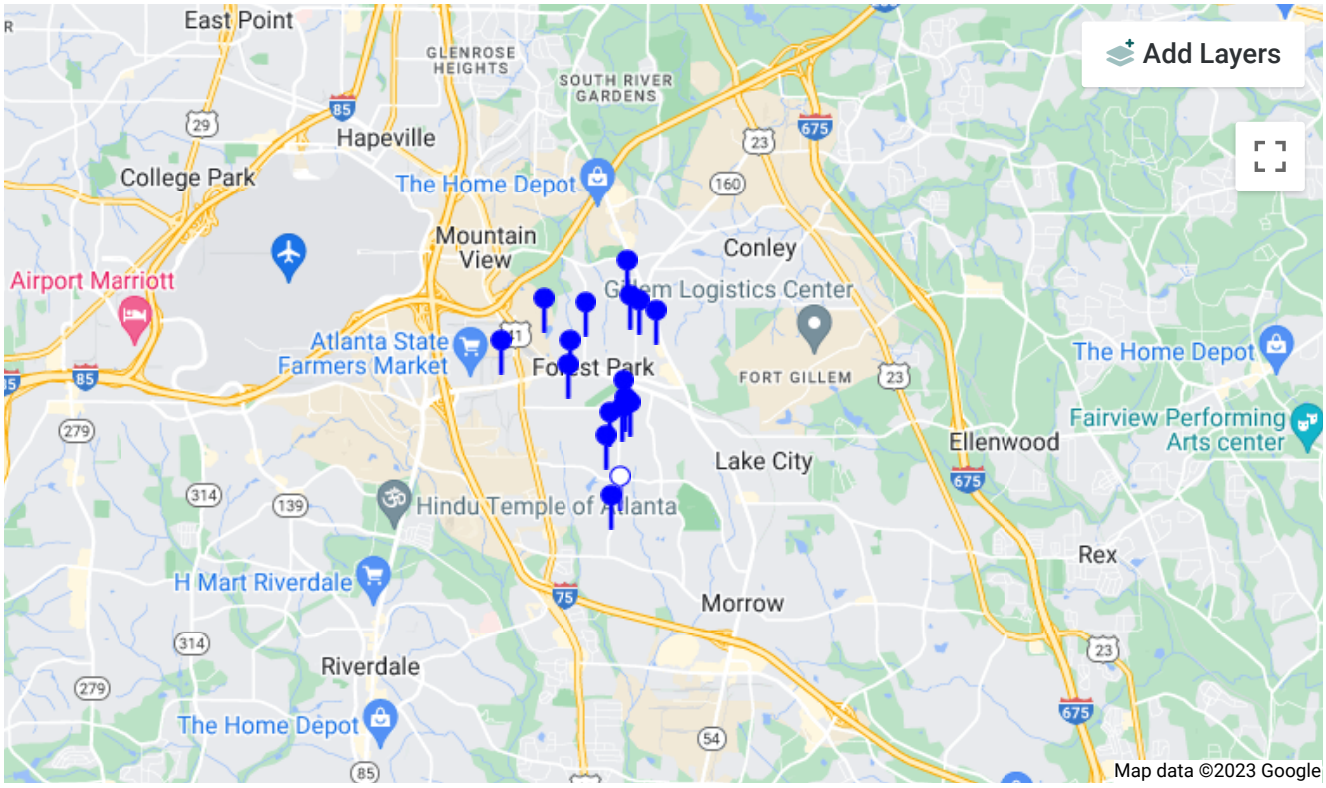
Starr Park. I love all the activities. But we always just base it towards one race or another. Next time have more than one santa clause or a multicultural event. Inclusion is key.

3 months ago

Developing all of the dilapidated and abandoned buildings/housing.

4 months ago

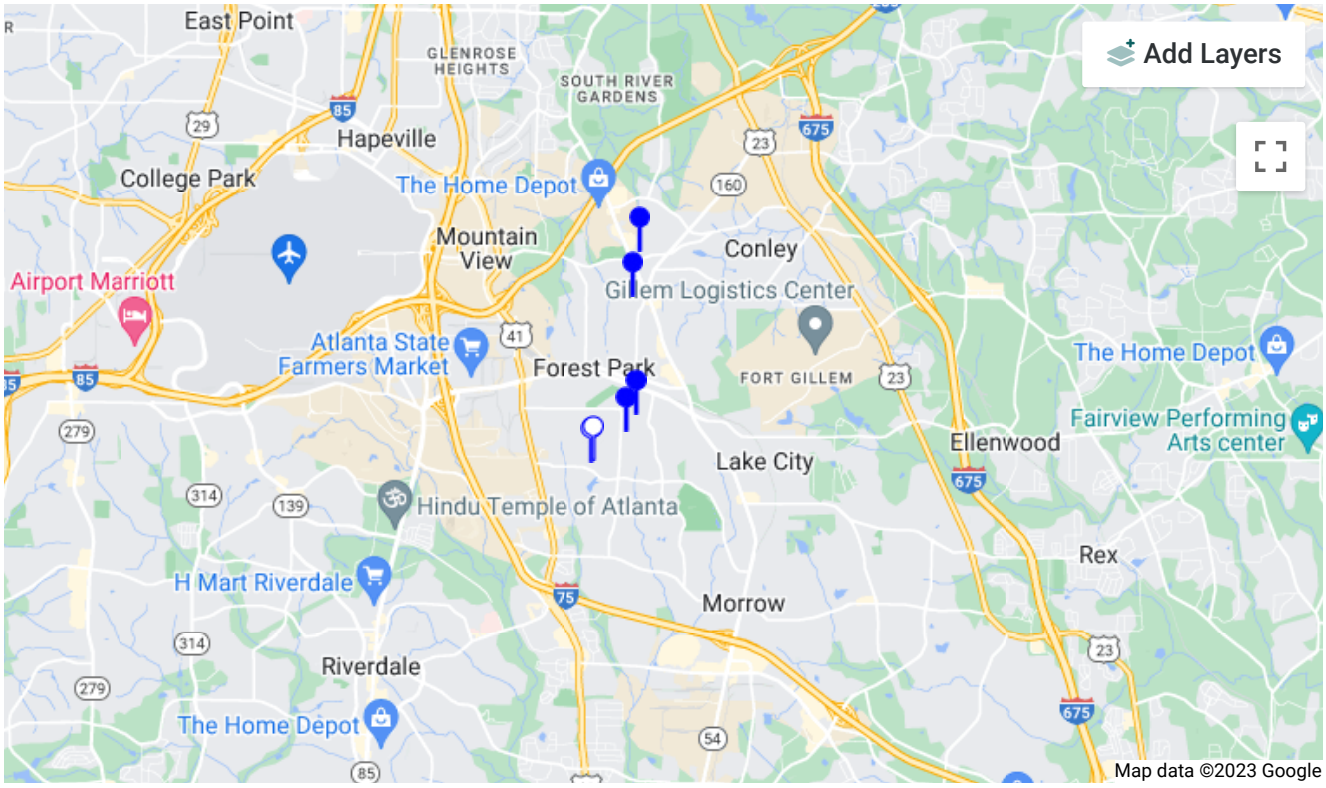
What are Forest Park's most significant **natural and environmental resources**? What role should the City play in helping to preserve and protect these?



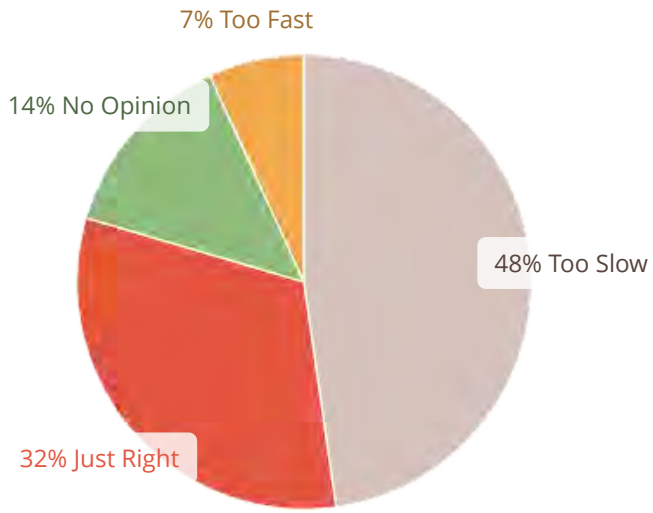
PUBLIC INPUT ONLINE SURVEY

APRIL 2023 - AUGUST 2023

What are Forest Park's most significant **historic and cultural resources**? What role should the City play in helping to preserve and protect these?



How would you characterize Forest Park's **pace of development** in the last five years?

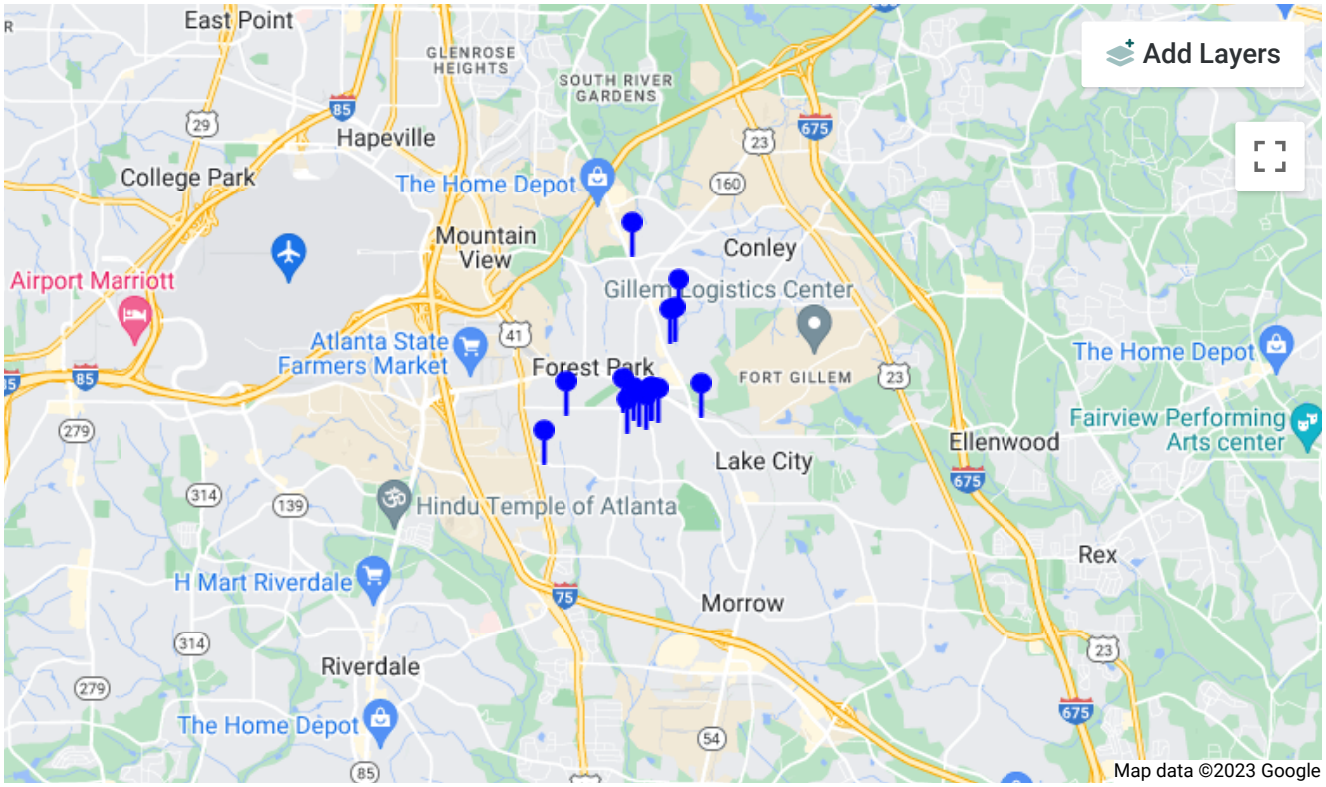


44 respondents

PUBLIC INPUT ONLINE SURVEY

APRIL 2023 - AUGUST 2023

Where would you like to see **future development** focused?



How would you rank Forest Park's **housing needs**?

	Need More	Right Amount	Need Less
Affordable Housing	58% Need More	29% Right Amount	13% Need Less
Senior Housing	47% Need More	47% Right Amount	7% Need Less
Density	29% Need More	59% Right Amount	12% Need Less
Mixed-Income Housing	48% Need More	35% Right Amount	17% Need Less
High-Income Housing ($400,000+)	37% Need More	20% Right Amount	43% Need Less

46 respondents

PUBLIC INPUT ONLINE SURVEY

APRIL 2023 - AUGUST 2023

What would you describe as Forest Park's **most important housing need**? What role should the City play in helping to support this development?

Addressing vacant and neglected properties.

4 months ago

Need resident homeowners, not investor rental companies owning houses.

4 months ago

Updates, neglected areas, trashy areas, upkeep, pressure on areas to do this. More police presence.

4 months ago

Addressing slumlords and living residences that are full of code violations and unsafe living conditions.

4 months ago

Addressing slumlords who don't upkeep their properties but are allowed to open a new liquor store in the city even though they have violations in the past 5 years on their current properties in the city which is ignored by the city officials.

4 months ago

We need a decent grocery store and a family style sit down restaurant.

4 months ago

Don't raise property taxes so high that homeowners can't afford it.

4 months ago

Zoning for tiny house communities and enforcing code against junk-filled yards.

3 months ago

Better code enforcement! This is an area that has been lacking for sometime. I don't know if they just ride through neighborhoods and really look, or just soak up time. I have addressed people that flip houses and leave a mess in yards without getting a roll off. Also, Forest Park's code states that a person is in violation of grass not being cut that is over 6". Doesn't code enforcement see that? Additionally, cars are parked on grass/yards, away from curbs in the street in subdivisions. This is why Forest Park is the way it is! So sad!!!!!!!

4 months ago

Less renters and more home owners to upkeep their own homes/neighborhoods. Enforcing communities to maintain curb appeal instead of having 6+ vehicles parked in their yards, overgrown shrubs and weeds, junk cars, trash

3 months ago

More residents owning and less rentals.

4 months ago

Affordable housing.

4 months ago

We are in desperate need of at-cost housing. Affordable housing and section 8 have had their day and will not bring in homeowners with the kind of disposable income that will be required to attract good retail, dining, and entertainment venues that everyone says they desire.

3 months ago

PUBLIC INPUT ONLINE SURVEY

APRIL 2023 - AUGUST 2023

More mixed-income communities. Forest Park needs more amenities to attract higher-income earners.

4 months ago

Create a program like helping hands that will assist with maintenance and repairs to elderly home owners by volunteers. Most programs offered now, has such a long, long waiting list i.e. weatherization.

4 months ago

Let fences come to front of property line, not front of house

3 months ago

Code Enforcement!!!! Code Enforcement!!! Code Enforcement!! There needs to be a precedent set for the city. I'm so sick of seeing all these messy yards with cars on jacks and truck cabs in driveways and on the street, people not parking in their own driveway, broken window blinds, yard debris, etc.
the city needs more green space less abandoned buildings, better done in restaurants and better shopping /grocery stores. It's embarrassing to tell people this is the city I live in now. In 20 years it has definitely gone down hill.

3 months ago

60% of housing units in FP are investor owned. We need to get increase the owner occupied rate to be at least 60%. Encourage more owner occupied homes by neighborhood cooperatives. City management to explore funding sources for acquisition and upkeep of homes.

3 months ago

Less rental properties. And rent control policies on some of these slum lords. Alot of the homes here have not been updated since 1950 and want rents close to $2k for 600 sq feet. We need less rentals and more homes. Need to find a developer to knock down these terrible neighborhoods and bring in new builds not off of Watts Road. Near Starr Park.

3 months ago

Higher income housing and less homeless/street people

2 months ago

Affordable housing and sidewalks

3 months ago

Updating of old homes to be able to support new technologies, and create smart homes.

4 months ago

PUBLIC INPUT ONLINE SURVEY

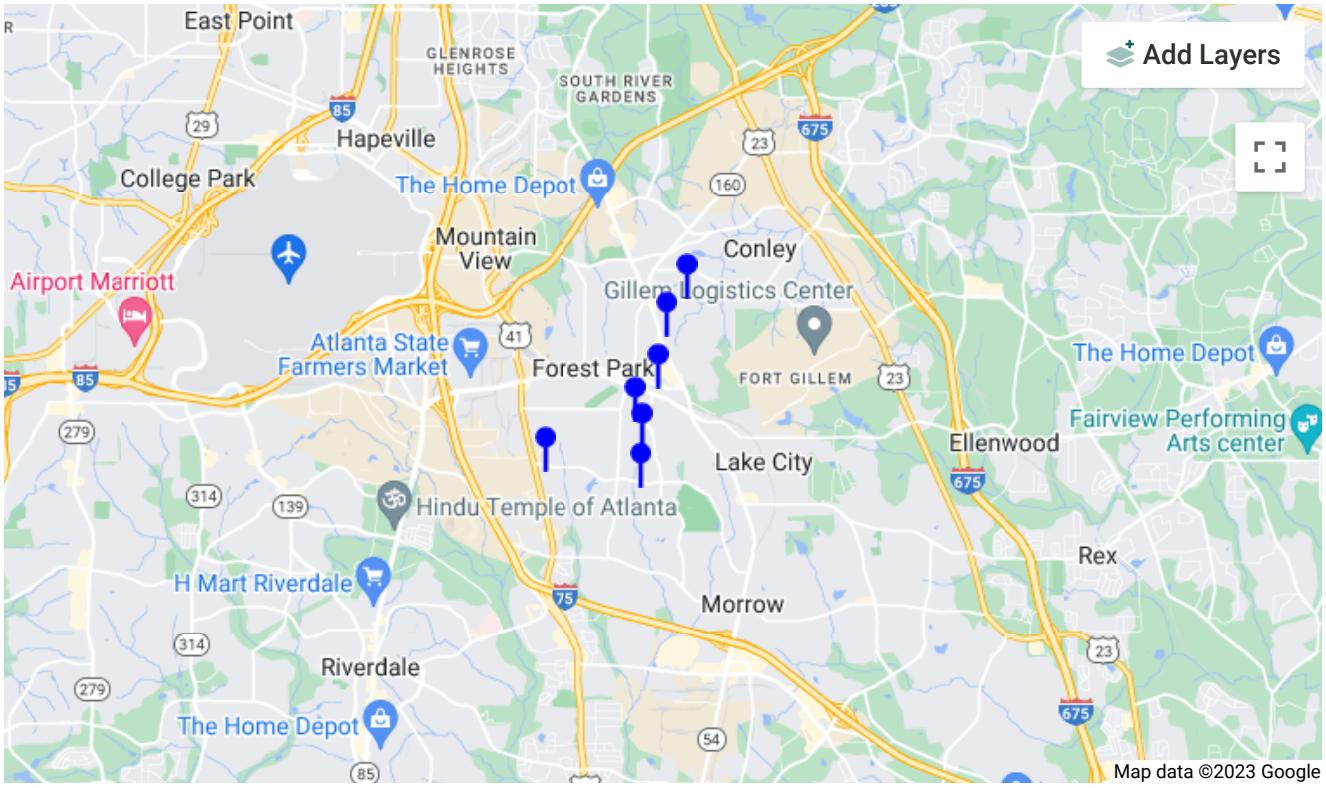
APRIL 2023 - AUGUST 2023

How would you rank your satisfaction with Forest Park's **transportation system**?

	Poor	Below Average	Adequate	Good	Excellent	No Opinion
Traffic Safety	11% Poor	13% Below Average	51% Adequate	19% Good	2% Excellent	4% No Opinion
Traffic Congestion	9% Poor	11% Below Average	45% Adequate	21% Good	11% Excellent	4% No Opinion
Road Conditions	13% Poor	28% Below Average	43% Adequate	13% Good	2% Excellent	2% No Opinion
Pedestrian & Bicycle Safety	36% Poor	28% Below Average	23% Adequate	6% Good	2% Excellent	4% No Opinion
Public Transportation	15% Poor	28% Below Average	33% Adequate	13% Good	4% Excellent	7% No Opinion

47 respondents

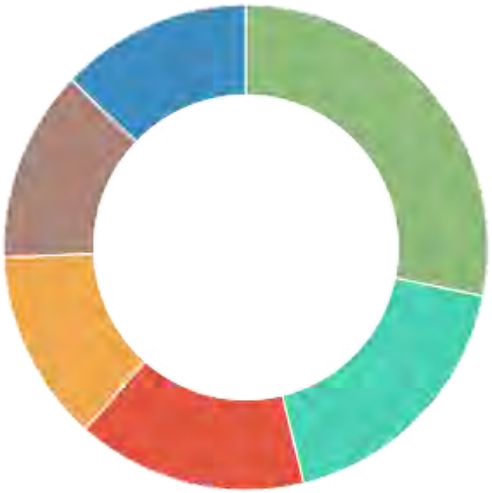
Are there any areas in Forest Park you feel are particularly **dangerous for pedestrians or bicyclists**?



PUBLIC INPUT ONLINE SURVEY

APRIL 2023 - AUGUST 2023

What is your primary reason for visiting downtown Forest Park?



- 28% **Parks/Greenspace**
- 18% **Other**
- 15% **Entertainment/Nightlife**
- 13% **Business/Banking**
- 13% **Government Services**
- 13% **Restaurants**
- 0% **Shopping**

39 respondents

PUBLIC INPUT ONLINE SURVEY

APRIL 2023 - AUGUST 2023

What kinds of **improvements** should be considered to enhance downtown Forest Park?

Every city you visit has a downtown area that you can just walk, shop, eat or sit on the bench and enjoy the scenery it will be nice to see this in Forest Park one day.

4 months ago

Coffee shop and a grocery store on forest parkway would be nice because that senior center will probably have residents who would like to shop.

4 months ago

Improvement on safety. People cross in the wrong areas - not in a crosswalk. Police should help curb this. People that cross dare you to him them. Also address closed businesses & the like. This makes Forest Park nasty looking & so undesirable to shop. This is why I don't shop in Forest Park. Needs new desirable stores.

4 months ago

Improved bicycle lanes

4 months ago

Manage grass and bushes on side streets that don't have sidewalks. Have incentives for businesses to keep their storefronts clean and maintained inside and out--- like replace missing letters, floors clean, etc. Fine the ones that don't.

4 months ago

In addition to people crossing streets whenever and wherever they want, I do not shop in Forest Park - no quality grocery stores or other businesses. I always shop in other counties. Forest Park needs to take a trip to other areas instead of just focusing on warehouses.

4 months ago

Downtown Forest Park needs a major upgrade: quality restaurants, mixed-development to include housing + retail, and an overall facelift to sidewalks, buildings, and roads. Right now there is no "downtown Forest Park". We need less tire shops, beauty supply stores, & fast food.

3 months ago

Creation of a mixed-use town center with retail and government services

4 months ago

HOPEFULLY one day, Marta will bring a rail stop to downtown Forest Park.

4 months ago

First fix that train system from blocking the road for hours. The construction and renovation of main street needs to go faster. There are a lot of old buildings that need to go or be renovated. Please add locations and businesses where the grown and classy can enjoy an evening out. And business near the piggly wiggly or near discount foods looks ghetto and needs some work.

3 months ago

Look at Fayetteville Pavilion and get something like that

3 months ago

PUBLIC INPUT ONLINE SURVEY

APRIL 2023 - AUGUST 2023

No more fast food. We have too much already. Look at College Park, Hapeville, downtown Decatur, East Point. More than 2 decades of this "Main Street improvement" and still looks like a slum. The only bright spot is the shopping center with YoJays and EV chargers. Center of downtown is Gun City. ridiculous

3 months ago

Please keep the train from blocking everyone from crossing to get to work. All shopping centers are dirty, and the owners need to be held responsible for its upkeep. We know it's the people that live here are making the mess because during the pandemic the Kroger parking lot was finally clean and looked nice!
A lot of money was spent to put in new crosswalks yet pedestrians still cross in the middle of the street!

3 months ago

Daisy Weatherspoon

6 months ago

Which of the following statements apply to you (select all that apply)?

75%	I am a resident of Forest Park	30 ✓
30%	I work in Forest Park	12 ✓
15%	Other	6 ✓
13%	I own a business located in Forest Park	5 ✓

40 Respondents

If you live in Forest Park, have long have you done so?

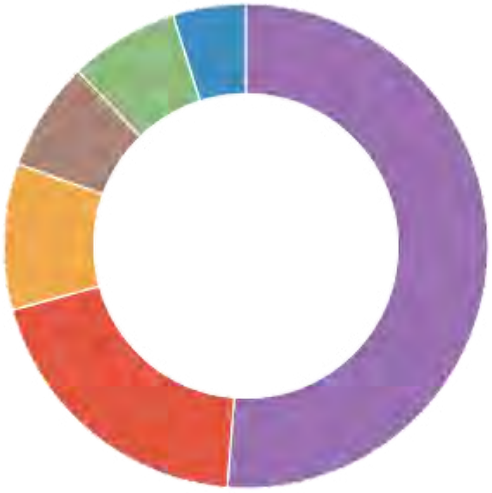


42 respondents

PUBLIC INPUT ONLINE SURVEY

APRIL 2023 - AUGUST 2023

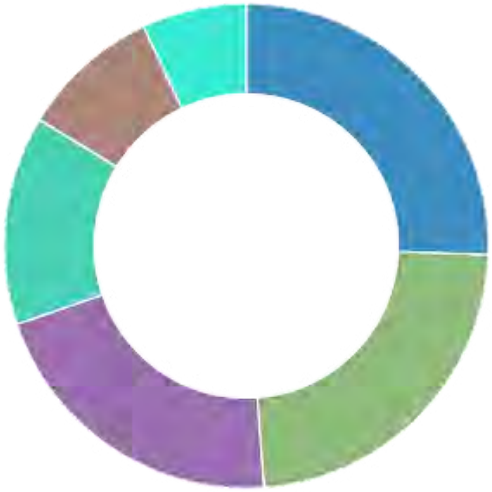
If you own a business or work in Forest Park, how long have you done so?



- 51 % **Not applicable**
- 20 % **1-5 years**
- 10 % **< 1 year**
- 7% **6-10 years**
- 7% **11-20 years**
- 5% **> 21 years**

41 respondents

What is your age?



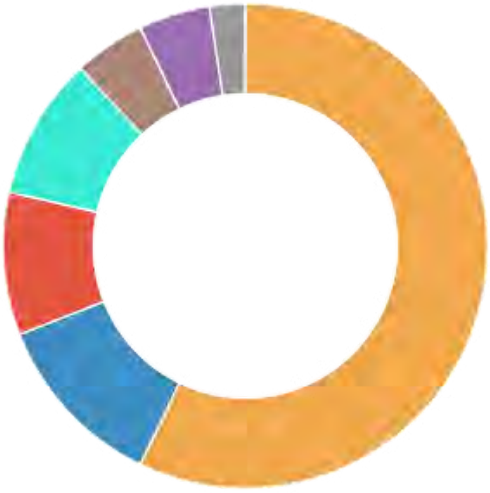
- 26 % **40-49**
- 23 % **30-39**
- 21 % **50-59**
- 14 % **60-69**
- 9% **21-29**
- 7% **70-79**
- 0% **Others**

43 respondents

PUBLIC INPUT ONLINE SURVEY

APRIL 2023 - AUGUST 2023

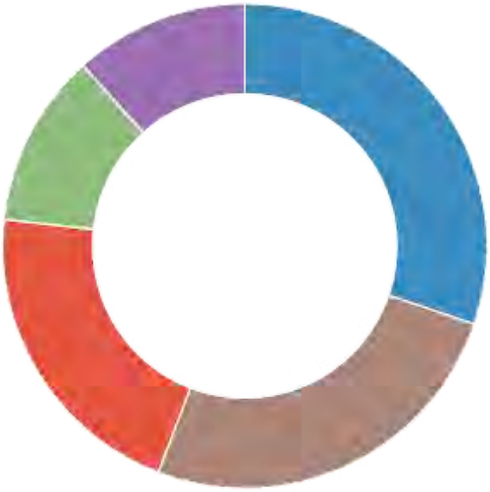
Which of the following categories best describes your employment status?



- 57 % **Employed, working full-time**
- 12 % **Retired**
- 10 % **Employed, working part-time**
- 10 % **Other**
- 5% **Not employed, looking for work**
- 5% **Disabled, not able to work**
- 2% **Others**

42 respondents

What is the highest level of school you have completed or the highest degree you have received?



- 30 % **Bachelor degree**
- 26 % **Some college**
- 21 % **High school degree or equivalent (e.g., GED)**
- 12 % **Associate degree**
- 12 % **Graduate degree**
- 0% **Less than high school degree**

43 respondents

PUBLIC INPUT ONLINE SURVEY

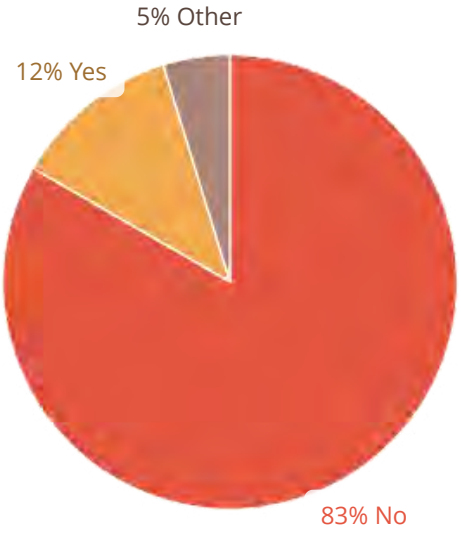
APRIL 2023 - AUGUST 2023

With which race do you identify?



41 respondents

Do you identify as Hispanic, Latino, or Spanish?

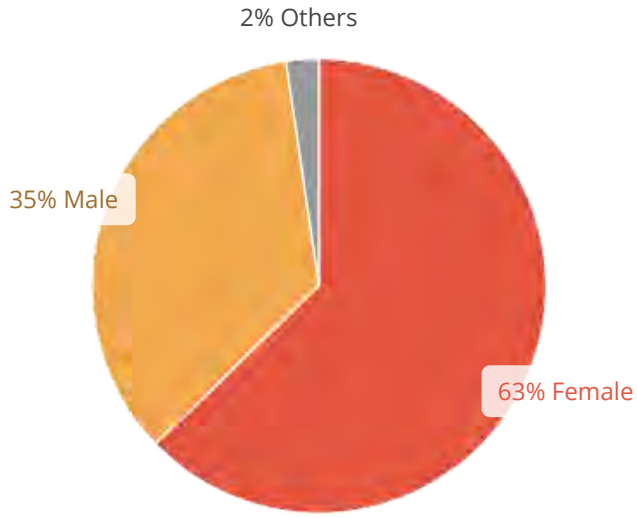


42 respondents

PUBLIC INPUT ONLINE SURVEY

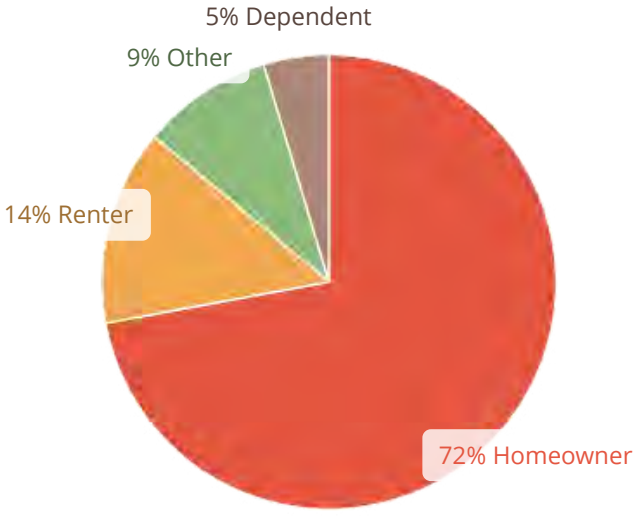
APRIL 2023 - AUGUST 2023

What is your gender identity?



43 respondents

What best describes your housing status?



43 respondents

PUBLIC INPUT ONLINE SURVEY

APRIL 2023 - AUGUST 2023

If desired, please use the space below to list anything else you would like to be considered in Forest Park's future planning efforts that was not covered by the previous survey questions.

There should be a true recycling center and not these carts that are picked up an dumped with trash. They make the city look dirty because there is always a receptacle on street and dump trucks always on the roadways.

3 months ago

Main Street should become a destination for residents and visitors alike. Develop this area with more businesses that will draw diners and shoppers.

3 months ago

Replace broken business signs; remove old buildings not in use and use as green space and keep it maintained so it won't become overgrown such as the area across from the Archives buildings! Old grocery stores such as the one across from Kroger should be torn down or a new business should move in with appropriate signage and prune the bushes as you can't even see the old Dollar Store.
The only thing there is the cleaners which I didn't know was there until the other day! Keep Clayton State clean and a safe place for pedestrians to walk for exercise. It a great place but I'm scared to go out of my own neighborhood to walk for exercise. This city has great access to the interstate, the airport, and a once thriving State Farmer's Market (which is joke!), and please don't make it a concert venue with strip clubs. Forest Park has potential, but the right businesses and people need to be here for it to thrive.

3 months ago

I love the new homes going up near the park. We need to expand that into other parts of Forest Park. We cannot continue to grow if we do not attract those who have the disposable income to buy more higher end homes. We have to build new and weed out those who cannot help the city move forward. Get rid of the slum lords, get rid of section 8 rentals, and get harsher punishments on those store fronts that are filthy eyesores. Not everyone in this community is low class. That is why they go to Eagles Landing and Atlantic station on the weekends....to escape this mess. Make Forest Park look like those communities with their amenities and stores and we will attract the right home owners. Also, we could use high end apartments and condos that are for sale not rent in this area.

3 months ago

Listen to what we are saying Forest Park. We who own homes and pay city taxes are the heart of this community. With what I have read in this public input pole, you see what the community needs to be able to move forward to make our city somewhere to be proud to live. Put the city forward rather than leaving the city and residents behind.

3 months ago

Keep MARTA,RENTERS,INVESTORS OUT! When we moved in the late 90s this was the place to be. NOONE visited us because of fear from FPD! Now YOU elected officials have made us a joke. I was satisfied with just us homeowners!

3 months ago

Forest Park's location is great- access to the airport, downtown, and major interstates in minutes. This should be a sought-after area but the reality is that this area is undesirable due to the large focus on warehouses and lack of economic development, city beautification, code enforcement, & the ability to attract quality retail, restaurants, & folks with higher incomes

3 months ago

Don't destroy the small houses in favor of larger-footprint and out-of-scale McMansions along the park. It wrecks the feel. Start ENFORCING tree replacement and stop allowing wholesale butchering of trees, with or without permits. Start FINING people who cut 100+ year old oak trees and leave a 15-foot-tall stump in their front yards. Shut down the illegal drug trade near High St. and in the neighborhoods. Cities that look like this look that way due to CORRUPTION.

3 months ago

PUBLIC INPUT ONLINE SURVEY

APRIL 2023 - AUGUST 2023

Please revisit the idea of including ALL ethnic groups and ages!!!!!!!!!!

4 months ago

> Little louder for the BIGOTS in charge!
>
> 4 months ago

More economic incentives are needed to attract high-quality business and housing options

4 months ago

To encourage businesses, new and old, to consider hiring and training seniors who live in Forest Park part-time job opportunities. This could help lift up the community.

4 months ago

Get more upscale stores all around . Things for children to do. Things that will make people want to live in Forest Park. Do more for the schools.

4 months ago

Hotel and convention center

4 months ago

The city needs to include animals, wildlife, and low-income families.

4 months ago

Amphitheater, upgrade the park, roads need to be repaved, upgrade the lighting around Forest Park. There is alot of work that needs to get done. I believe the City Manager Ricky Clark can do it with the help of the council with being positive!!!

4 months ago

Residents need to be more informed on laws in areas. My biggest complaint is parking in ROAD and roosters. I would give code enforcement their props from recent years but as of lately NO! Also if they wanna build go DOWNTOWN not in our neighborhoods

4 months ago

We have some gorgeous green spaces and beautiful older trees. This is a positive in my opinion. However, some of the trees in my neighborhood are very close to the road and are dead. I worry that they might fall. I think the city could use an arborist.

4 months ago

Make all areas desirable. Forest Park is so focused in warehouses, that the rest has gone to pot. Plus it's all one sided

4 months ago

The governing body and those that "serve and protect" should do so without biases or obvious bigoted views towards races other than their own. This community has no tolerance for other races and this is on full display at council meetings and events. People should work to get along regardless of their views on things and race. People are people and their are many different views in this world. If someone has a different view from you that does not mean they are worthless. They still have things to contribute to the community. But hate is on full display here if you are different and ask for accountability.

4 months ago

PUBLIC INPUT ONLINE SURVEY

APRIL 2023 - AUGUST 2023

I would like for Forest park to have a Whole Foods Market so that the community can have healthier food options.

6 months ago

Exercise, Shuffle Board & Linedance

6 months ago

Subscribe now to get updates on upcoming engagement opportunities!

No data to display...

How long have you lived in Forest Park?

No data to display...

Comments: City of Marietta 2022 Comprehensive Plan Update | Steering Committee Meeting #3[Copy 12/1/2022][Copy 3/8/2023]

Atlanta Regional Commission