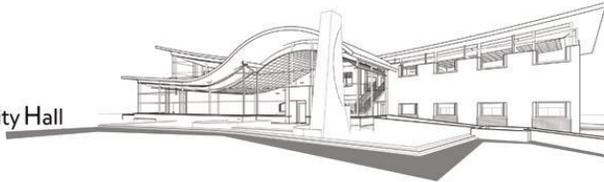


THE CITY OF RIVERDALE

Comprehensive Plan Partial Update



City Hall



Community Center



Georgia Department of Community Affairs
Office of Planning and Quality Growth
Requirements for a Partial Update to the Local Government
Comprehensive Plan March 2007

Purpose

The purpose of the Partial Update to the Comprehensive Plan is to provide a document for use as a policy guide for local governments in the interim period between Comprehensive Plan Updates. Partial Updates should:

- generate local pride and enthusiasm about the future of the community;
- engage the interest of citizens in implementing the plan; and
- Provide a guide to everyday decision-making for use by local government officials and other community leaders.

When implemented, the resulting plan will help the community address critical issues and opportunities during the interim, transitional period between Comprehensive Plan Updates resulting from a shift in the statewide Comprehensive Plan Recertification Schedule.

Required Components

For local governments updating comprehensive plans prepared under the 2004 and prior Minimum Planning Standards a partial update will require:

1. **A Quality Community Objectives (QCO) assessment**
 - a. Evaluate the community's current policies, activities, and development patterns for consistency with the Quality Community Objectives (see section 110-12-1-.06(3) of the Local Planning Requirements). An assessment tool useful for this purpose is provided on the Department's website. Use this analysis to identify issues and opportunities for adapting local activities, development patterns and implementation practices to the Quality Community Objectives applicable to your community.
2. **An analysis of Areas Requiring Special Attention**
 - a. Evaluate the existing land use patterns and trends within the jurisdiction of the local government (including areas that are likely to be annexed within the planning period) to identify any areas requiring special attention, including:
 - i. Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development
 - ii. Areas where rapid development or change of land uses is likely to occur
 - iii. Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation
 - iv. Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors)
 - v. Large abandoned structures or sites, including those that may be environmentally contaminated
 - vi. Areas with significant infill development opportunities (scattered vacant sites)
 - vii. Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole.
 - b. Indicate the identified Areas Requiring Special Attention on a map of the community.
3. **Identification of Issues and Opportunities** resulting from the QCO assessment and analysis of Areas Requiring Special Attention. Each of these issues or opportunities must be followed up with corresponding implementation measures in the Implementation Program.
4. **An updated Implementation Program** with revisions as necessary to address the additional Issues and Opportunities identified above. The updated Implementation Program should include:

- a. A **Short Term Work Program (required)** that identifies specific implementation actions the local government, or other entities, intends to take during the interim planning period. This program should include any ordinances, administrative systems (such as site plan review, design review, etc.), community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to implement the plan. The Short Term Work Program must include the following information for each listed activity:
 - i. Brief description of the activity
 - ii. Timeframe for undertaking the activity
 - iii. Responsible party for implementing the activity
 - iv. Estimated cost (if any) of implementing the activity
 - v. Funding source(s), if applicable
- b. **Long-Term and Ongoing Activities (optional):** Identify specific long-term or ongoing implementation activities to be undertaken beyond the interim planning period.
- c. **Policies (required):** Include any policies the local government will adopt to provide ongoing guidance and direction to local government officials for making decisions consistent with addressing the identified Issues and Opportunities. Refer to recommended policies listed in the State Planning Recommendations for suggestions.
- d. **A Report of Accomplishments (required)** that must identify the current status of each activity in the previous STWP. At a minimum, local governments must indicate activities that:
 - Have been completed;
 - Are currently underway (including a projected completion date);
 - Have been postponed (explaining why); or
 - Have not been accomplished and are no longer activities the local government intends to undertake (explaining why).

For local governments updating comprehensive plans prepared under the 2005 Local Planning Requirements (current requirements) a partial update will require:

 - An evaluation of the plan and the government's progress with implementation of its plan (a Report of Accomplishments)
 - An updated QCO Assessment indicating the local government's progress toward achieving the Quality Community Objectives identified as "pursued" in each character area in the Community Agenda
 - An updated STWP with revisions as necessary to address issues and opportunities identified above.
 - A Report of Accomplishments that must identify the current status of each activity in the previous STWP. At a minimum, local governments must indicate activities that:
 - Have been completed;
 - Are currently underway (including a projected completion date);
 - Have been postponed (explaining why); or
 - Have not been accomplished and are no longer activities the local government intends to undertake (explaining why).

Procedural Requirements

1. **Transmittal and Review of the Partial Update.** Upon completion, the local government must submit its Partial Update to the regional development center for review. The update must be completed well in advance of the local government's recertification date, in order to allow adequate time for review prior to adoption.
 - a. **Required Public Hearing.** The required public hearing must be held once the draft Partial Update has been made available for public review, but prior to its transmittal to the regional development center. The purpose of this hearing is to brief the community on the identified issues and opportunities (based on the QCO analysis and the identified Areas Requiring Special Attention) that will be addressed through the updated Implementation Program, allow the community an opportunity to comment, and notify the community of when these plan components will be transmitted to the regional development center. Once public comments have been addressed, the Partial Update must be transmitted to the regional development center by resolution of the governing body.

- b. **Completeness Check.** The regional development center shall determine whether the Partial Update is complete, within seven days of receipt. A Partial Update that does not meet the standard for completeness (as determined by the Department) shall be deemed incomplete and shall not be accepted for further review by the regional development center or be forwarded to the Department for review. The regional development center shall notify the local government of its findings regarding the completeness of the submittal and identify items that must be submitted, if any, prior to further processing. The regional development center shall forward a complete submittal to the Department immediately upon making the completeness finding.
- c. **Notification of Interested Parties.** Once the regional development center has determined that the Partial Update is complete, it shall immediately notify any interested parties of the availability of the submittal for review and comment, providing the name of the local government, the general nature of the submittal and a deadline by which comments must be received. At a minimum, interested parties shall include:
- i. Local governments inside or outside the regional development center's region that are contiguous to the submitting local government, and other local governments that are likely to be affected by the Partial Update
 - ii. Any local authorities, special districts, or other entities identified in evaluating intergovernmental coordination mechanisms and processes (if applicable)
 - iii. Regional development centers that are contiguous to the local government or that are likely to be affected by the Partial Update
 - iv. Affected state agencies (including the Department of Transportation, the Georgia Environmental Facilities Authority, etc.) and the Department.
- d. **Regional Hearing:** Within 25 days after certification of the completeness of the Partial Update the regional development center may (at its sole discretion) conduct a hearing at which any local government, regional development center or other local, regional, or state agency may present its views on the Community Agenda. The rules for conducting such hearings must be adopted by the board of directors of the regional development center and approved by the Department.
- e. **Regional Development Center Review:** The regional development center shall review the Partial Update for potential conflicts with plans of neighboring jurisdictions, opportunities for inter-jurisdictional/regional solutions to common issues, and consistency with the adopted Regional Agenda for the regional development center's region.
- f. **Department Review:** The Department shall review the Partial Update for compliance with the planning requirements. This review may result in identification of deficiencies that must be satisfactorily resolved by the community in order for the Community Agenda to be found "in compliance" with the planning requirements. The Department may also offer advisory comments for improving the Partial Update for consideration by the local government. The Department's findings and recommendations resulting from its review, including advisory comments, shall be transmitted to the regional development center for inclusion in the final report within 35 days after certification of the completeness of the Partial Update.
- g. **Final Report of Findings and Recommendations:** Within 40 days after certification of the completeness of the Partial Update, the regional development center must transmit a final report of its findings and recommendations to the local government and to the Department. The report must include:
- i. Comments submitted by interested parties that reviewed the Partial Update and (if applicable) a summary of the regional review hearing, detailing any significant issues raised at the hearing
 - ii. The regional development center's findings from its Intergovernmental and Consistency review of the Partial Update and its recommendations for addressing such findings
 - iii. A copy of the Department's findings and recommendations resulting from its review of the Partial Update.
- h. **Petition for Reconsideration:** Within ten days after the regional development center's findings and recommendations are made public, a submitting local government that disagrees with the recommendations may petition the regional development center for a "reconsideration hearing." This hearing shall be scheduled and held by the regional

development center within 15 days after receipt of such a request. Within 10 days after the reconsideration hearing, the Department and the regional development center shall either continue or modify the original findings and recommendations and provide written notice of the decision to the submitting local government.

- i. **Conflict Mediation:** Informal or formal mediation of conflicts relating to the Partial Update may be initiated in accordance with the Rules for Mediation of Inter-jurisdictional Conflicts adopted by the Board of Community Affairs.
- j. **Adoption of the Partial Update.** Once the Partial Update has been found by the Department to be in compliance with the planning requirements, the governing body may adopt the Partial Update with or without any recommendations for improvement included in the Final Report of Findings and Recommendations. However, in no event shall a local government take any official action to adopt a Partial Update prepared in accordance with the planning requirements until 60 days after the Partial Update has been certified by the regional development center as complete. If the local government has petitioned for reconsideration, this mandatory review period shall be 90 days. In order to maintain Qualified Local Government certification, the local government must adopt the approved Partial Update prior to its recertification date, but in no case later than one year after completion of the mandatory review period for Update.
- k. **Notification of Local Adoption:** Within seven days of local adoption of a Partial Update that has been found by the Department to comply with planning requirements, the local government shall notify the regional development center in writing. Within seven days of receipt of this written notice, the regional development center shall notify the Department that the Partial Update found in compliance with planning requirements has been adopted by the local government.
- l. **Qualified Local Government Certification:** Once the Department has been notified by the regional development center that a local government has adopted a Partial Update that complies with the planning requirements, the Department may issue a letter certifying this local government as a Qualified Local Government. Qualified Local Government certification shall automatically expire approximately five years from the previous recertification date, unless otherwise specified. To retain Qualified Local Government certification, a local government must remain in compliance with the requirements outlined in these planning requirements and O.C.G.A. 50-8-2(a)(18).
- m. **Publicizing the Partial Update.** Once adopted by the local government, the availability of the Partial Update must be publicized by the local government for public information. This requirement may be met by providing notice in a local newspaper of general circulation identifying where a complete copy of the Partial Update may be reviewed.



City Council

Evelyn Wynn-Dixon, Mayor

Wanda Wallace, Mayor Pro Tem

Kenneth Ruffin, Parliamentarian

Rick Scoggins

Wayne Hall

Introduction



The Partial Update to the Local Government Comprehensive Plan is a usable policy document for the interim period between Comprehensive Plan Updates. The Partial Update should: generate local pride and enthusiasm about the future of the community, engage the interest of citizens in implementing the plan, and provides a guide for everyday decision-making for use by local government officials and other community leaders.

When implemented, the resulting plan will help the community address critical issues and opportunities during the interim, transitional period between Comprehensive Plan Updates resulting from a shift in the statewide Comprehensive Plan Recertification Schedule.

There are several required components for this Partial Update, they include: a quality community objective assessment, an analysis of areas requiring special attention, identification of issues and opportunities, and an update implementation program.

Review and revision of this document will be addressed at the direction of City Council. The final draft will be submitted to the Atlanta Regional Commission for a completeness check, upon their satisfaction, it will then be forwarded to the Georgia Department of Community Affairs for review. After the certification of the document by the Atlanta Regional Commission, then it will go to City Council for adoption.

The City of Riverdale's Comprehensive Plan was adopted by City Council in July of 2005. The Georgia Department of Community Affairs Office of Planning and Quality Growth has requested a Partial Update to the Local Government Comprehensive Plan for 2009. The GDCA has set out a Comprehensive Plan update schedule for The City of Riverdale as follows:

Next Partial Update	2009
Full Plan Update	2012
Service Delivery Strategy	2012
STWP Update	2017

Required Components

1 Quality Community Objectives Local Assessment

- a. Development Patterns
 - i. Infill Development
 - ii. Sense of Place
 - iii. Transportation Alternatives
 - iv. Regional Identity
- b. Resource Conservation
 - i. Heritage Preservation
 - ii. Open Space Preservation
 - iii. Environmental Protection
- c. Social and Economic Development
 - i. Growth Preparedness
 - ii. Appropriate Businesses
 - iii. Employment Options
 - iv. Housing Choices
 - v. Educational Opportunities
- d. Governmental Relations
 - i. Regional Solutions
 - ii. Regional Cooperation

2 An Analysis of Areas Requiring Special Attention

- a. Areas of significant natural or cultural resources
- b. Areas where rapid development or change of land uses is likely to occur
- c. Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation
- d. Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness
- e. Large abandoned structures or sites, including those that may be environmentally contaminated
- f. Areas with significant infill development opportunities
- g. Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole

3 Issues and Opportunities

4 Implementation

- a. Policies
- b. Short Term Work Program
- c. Report of Accomplishments

1	Quality Community Objectives Local Assessment
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Evaluate the community's current policies, activities, and development patterns for consistency with the Quality Community Objectives (see section 110-12-06(3) of the Local Planning Requirements). An assessment tool useful for this purpose is provided on the Department's website. Use this analysis to identify issues and opportunities for adapting local activities, development patterns and implementation practices to the Quality Community Objectives applicable to your community.

<i>Development Patterns</i>			
Traditional Neighborhoods			
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
		Yes	No
1	If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	X	
2	Our community has ordinances in place that allow neo-traditional development "by right" so that developers do not have to go through a long variance process.	X	
3	We have a street tree ordinance that requires new development to plant shade bearing trees appropriate to our climate.		X
4	Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		X
5	We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X	
6	Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.		
7	In some areas several errands can be made on foot, if so desired.	X	
8	Some of our children can and do walk to school safely.	X	
9	Some of our children can and do bike to school safely.	X	
10	Schools are located in or near neighborhoods in our community.	X	

- Item # 3 – Community Development & General Services Department personnel are in the process of developing a 'Tree Ordinance' which specifies how new trees are to be preserved and planted.
- Item # 4 – Same as Item # 3

Development Patterns

Infill Development

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

		Yes	No
1	Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	X	
2	Our community is actively working to promote brownfield redevelopment.	X	
3	Our community is actively working to promote greyfield redevelopment.	X	
4	We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).	X	
5	Our community allows small lot development (5,000 square feet or less) for some uses.	X	

Development Patterns

Sense of Place

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

		Yes	No
1	If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	X	
2	We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	X	
3	We have ordinances to regulate the aesthetics of development in our highly visible areas.	X	
4	We have ordinances to regulate the size and type of signage in our community.	X	
5	We offer a development guidebook that illustrates the type of new development we want in our community.	X	
6	If applicable, our community has a plan to protect designated farmland.		X

- Item # 6 – The City of Riverdale does not include farmland parcels within the city limits.

Development Patterns

Transportation Alternatives

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

		Yes	No
1	We have public transportation in our community.	X	
2	We require that new development connect with existing development through a street network, not a single entry/exit.	X	
3	We have a good network of sidewalks to allow people to walk to a variety of destinations.	X	
4	We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	X	
5	We require that newly built sidewalks connect to existing sidewalks wherever possible.	X	
6	We have a plan for bicycle routes through our community.	X	
7	We allow commercial and retail development to share parking areas wherever possible.	X	

Development Patterns

Regional Identity

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

		Yes	No
1	Our community is characteristic of the region in terms of architectural styles and heritage.	X	
2	Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X	
3	Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).	X	
4	Our community participates in the Georgia Department of Economic\Development's regional tourism partnership.	X	
5	Our community promotes tourism opportunities based on the unique characteristics of our region.	X	
6	Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	X	

Resource Conservation

Heritage Preservation

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

		Yes	No
1	We have designated historic districts in our community.		X
2	We have an active historic preservation commission.		X
3	We want new development to complement our historic development, and we have ordinances in place to ensure this.		X

- ❑ Item # 1 – The City of Riverdale does not currently have historic districts within the community; however, there are nine distinct properties that have been identified as historic per the Historic Sites Survey completed in 2004.
- ❑ Item # 2 – The City of Riverdale currently does not have an active historic preservation commission.
- ❑ Item # 3 – The City of Riverdale currently does not have historic districts within the community; however, we are development design guidelines to strengthen a cohesive architectural development standard.

Resource Conservation

Open Space Preservation

New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

		Yes	No
1	Our community has a greenspace plan.	X	
2	Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.	X	
3	We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.	X	
4	We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	X	

Resource Conservation

Environmental Protection

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

		Yes	No
1	Our community has a comprehensive natural resources inventory.	X	
2	We use this resource inventory to steer development away from environmentally sensitive areas.	X	
3	We have identified our defining natural resources and taken steps to protect them.	X	
4	Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.	X	
5	Our community has a tree preservation ordinance, which is actively enforced.		X
6	Our community has a tree-replanting ordinance for new development.		X
7	We are using stormwater best management practices for all new development.	X	
8	We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	X	

- ❑ Item # 5 - Community Development & General Services Department personnel are in the process of developing a 'Tree Ordinance' which specifies how existing trees are to be preserved.
- ❑ Item # 6 - Community Development & General Services Department personnel are in the process of developing a 'Tree Ordinance' which specifies how new trees are to be preserved and planted.

Social and Economic Development

Appropriate Businesses

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

		Yes	No
1	Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.	X	
2	Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	X	
3	We recruit firms that provide or create sustainable products.	X	
4	We have a diverse jobs base, so that one employer leaving would not cripple our economy.	X	

Social and Economic Development

Growth Preparedness

Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

		Yes	No
1	We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X	
2	Our local governments, the local school board, and other decision-making entities use the same population projections.	X	
3	Our elected officials understand the land-development process in our community.	X	
4	We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	X	
5	We have a Capital Improvements Program that supports current and future growth.	X	
6	We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	X	
7	We have clearly understandable guidelines for new development.	X	
8	We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	X	
9	We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X	
10	We have a public-awareness element in our comprehensive planning process.	X	

Social and Economic Development

Employment Options

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

		Yes	No
1	Our economic development program has an entrepreneur support program.	X	
2	Our community has jobs for skilled labor.	X	
3	Our community has jobs for unskilled labor.	X	
4	Our community has professional and managerial jobs.	X	

Social and Economic Development

Housing Choices

A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market to meet market needs.

		Yes	No
1	Our community allows accessory units like garage apartments or mother-in law units.		X
2	People who work in our community can also afford to live in the community.	X	
3	Our community has enough housing for each income level (low, moderate and above-average).	X	
4	We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	X	
5	We have options available for loft living, downtown living, or "neo-traditional" development.		X
6	We have vacant and developable land available for multifamily housing.	X	
7	We allow multifamily housing to be developed in our community.	X	
8	We support community development corporations that build housing for lower-income households.	X	
9	We have housing programs that focus on households with special needs.	X	
10	We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	X	

- ❑ Item # 1 – The City of Riverdale does not currently allow Garage Apartments and ‘Mother –In law Units, although the ordinance does permit a variety of housing choices.
- ❑ Item # 5 – The City of Riverdale ordinance, at this time, does not allow for loft living or downtown living; however, we have adopted a mixed-use ordinance that will allow for a variety of housing choices.

Social and Economic Development

Educational Opportunities

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

		Yes	No
1	Our community provides workforce-training options for its citizens.	X	
2	Our workforce training programs provide citizens with skills for jobs that are available in our community.	X	
3	Our community has higher education opportunities, or is close to a community that does.	X	
4	Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	X	

Governmental Relations

Regional Solutions

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

		Yes	No
1	We participate in regional economic development organizations.	X	
2	We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X	
3	We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	X	
4	Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X	

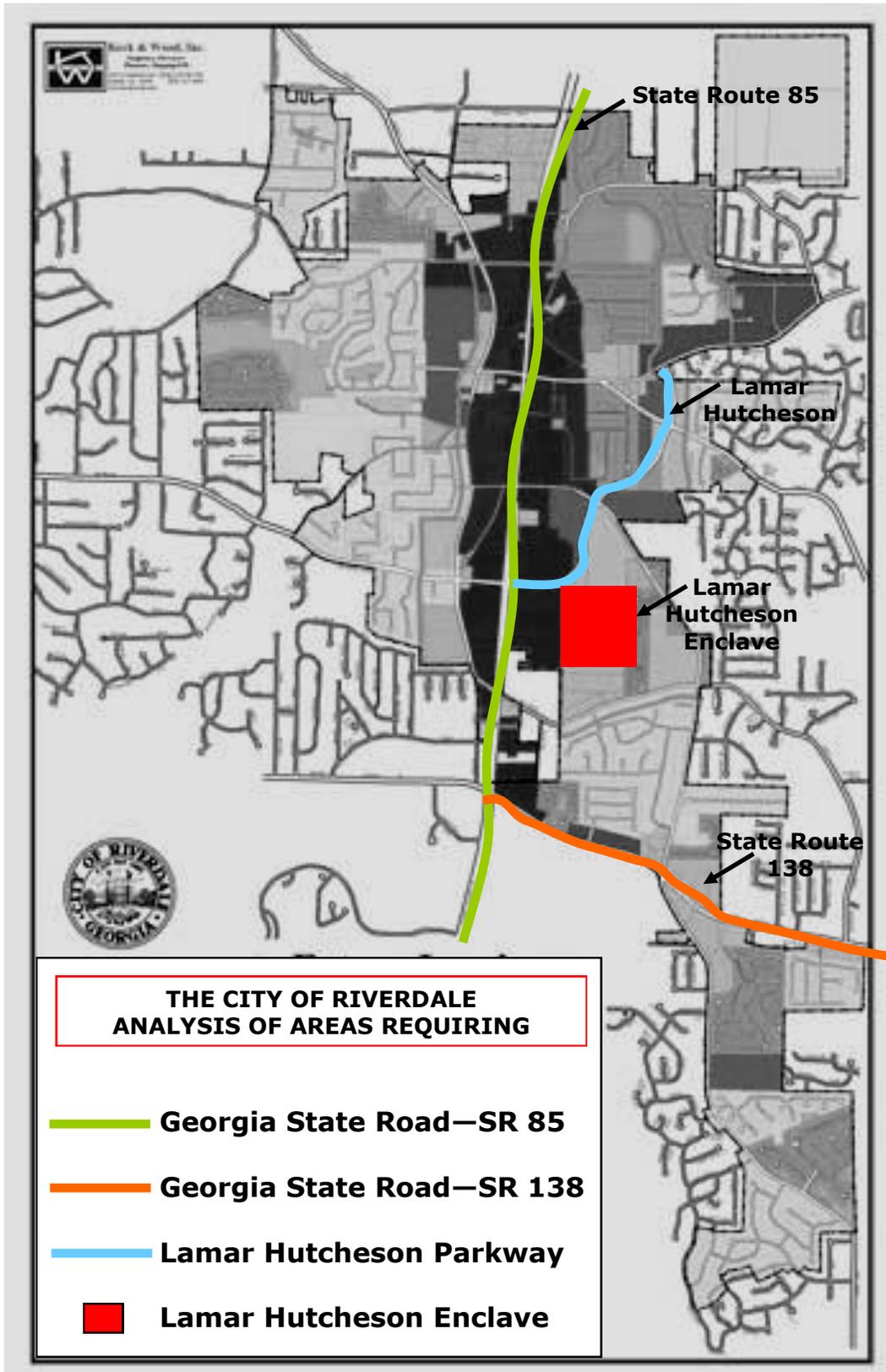
Governmental Relations

Regional Cooperation

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

		Yes	No
1	We plan jointly with our cities and county for comprehensive planning purposes.	X	
2	We are satisfied with our Service Delivery Strategy.	X	
3	We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region wide strategies.	X	
4	We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X	

2 Analysis of Areas Requiring Special Attention



Georgia State Road - SR 85

- Describe the location (where it is in Riverdale, what land uses are on it, how it is important to Riverdale transportation, pedestrians, etc)

As a state designated arterial route, SR 85 is responsible for carrying a high volume of through traffic as part of the regional transportation system. SR 85 not only serves the people who use it to travel to and from points north and south of Riverdale it also serves as the "Main Street" of Riverdale. SR 85 also serves as the City's major business corridor where over five hundred businesses are located and operate and over 62,000 motor vehicles travel daily. The County offers public bus service (C-Tran) along this roadway. The corridor is primarily located in the 'C-2' zoning district; however, these other zoning districts exists as well: 'C-1C', 'C-2', 'C-3', 'C-3', 'C-3C', 'C-4'.



A major factor that has affected the development patterns, growth and transportation issues within Riverdale is Highway/State Route 85, which physically divides the city in half. This highly congested regional transportation artery *and* local Main Street that is the source of most of Riverdale's transportation and land use deficiencies. At the same time, this Highway provides life into the city.

Over five hundred businesses are located along SR 85. There is a large number of strip malls is physically located along the corridor. Many of these strip malls developed and constructed in the late 1960s and are in need of extensive face-lift and renovation treatment.

■ **Describe the future plans for this corridor**

As a state maintained arterial SR 85 is subject to numerous requirements regarding operation configurations and road geometry that severely limits the range of potential improvements.

With that stated, the City of Riverdale is in the process of addressing this issue by implementing the following:

- **Conducting and in-depth examination of the types of businesses wishing to locate along the commercial corridor.**
- **Conducting 'Form-Based' zoning activities and make revisions where necessary.**
- **Conducting and in-depth examination of the developmental rules and regulations associated with each land parcel and make revisions where necessary.**
- **Identifying and developing projects utilizing financing originating from the City's 'Tax Allocation District' (TAD) funding program.**
- **Expanding the City's marketing abilities to entice developers and property owners to use mixed-use development strategies to enhance the value of their properties.**

■ **Describe what needs to be done in order for the plans to be realized**

<i>Item</i>	<i>Comments</i>
Conducting and in-depth examination of the types of businesses wishing to locate along the commercial corridor	The City of Riverdale is in the process of securing the services of college graduate interns to assist the City to complete this activity
Conducting 'Form-Based' zoning activities and make revisions where necessary.	The City of Riverdale has secured the employment services of a full-time planner to complete this activity
Conducting and in-depth examination of the developmental rules and regulations associated with each land parcel and make revisions where necessary.	The City of Riverdale has engaged the services of a consultant to review and revise the City's current development rules and regulations. This activity is scheduled to be completed by first quarter of year 2010
Identifying and developing projects utilizing financing originating from the City's 'Tax Allocation District' (TAD) funding program.	Recent economic environment requires for a re-examination of the City's 'Tax Allocation District' program. This activity is scheduled to be completed by first quarter of year 2010
Expanding the City's marketing abilities to entice developers and property owners to use mixed-use development strategies to enhance the value of their properties	The City is actively pursuing activities to achieve a successful initiation and completion of this activity

■ **Describe what can happen in the short term to initiate the process**

The existing log jam preventing future growth and development of the City.

■ **Describe the benefits to the Community when the plan is realized**

- The City will be in a position to highest degree of customer service to potential developers and business owners interested in initiating and operating a business in the City.
- New business development opportunities can be realized via the completion of the 'Town Center' project.
- The City's tax base can be strengthened via the introduction of new businesses.
- The City's capacity to improve its economic capacity will be markedly maximized.
- An increased in the number of new employment opportunities can be realized.

Georgia State Road - SR 138

Describe the location (where it is in Riverdale, what land uses are on it, how it is important to Riverdale transportation, pedestrians, etc)

As a state designated arterial route, SR 138 runs in an East to West direction. It serves as an arterial road and is responsible for carrying over twenty four thousand (24,000) motorists daily. The corridor is primarily located in the 'C-2' zoning district.



Close to seventy-five (75) businesses are located and operate along SR 138. The businesses along this corridor operate in commercial strip malls. The businesses and strip malls located nearest SR 85 show financial promise and do well; however, the businesses and strip malls which are located furthest from SR 85 perform poorly. In fact there is one strip mall where over ninety-five percent (95%) of the storefronts are currently vacant.

Poor visibility, the distance of the businesses from the road and a forty five (45) miles per hour speed limit are the reasons often cited as the major problems which plague the financial performance of these strip malls.

■ **Describe the future plans for this corridor**

As a state maintained arterial SR 138 is subject to numerous requirements regarding operation configurations and road geometry that severely limits the range of potential improvements.

- With that stated, the City of Riverdale is in the process of addressing this issue by implementing the same steps and procedures associated with SR 85.

■ **Describe what needs to be done in order for the plans to be realized**

The City of Riverdale wishes to implement the same steps and procedures associated with SR 85.

■ **Describe what can happen in the short term to initiate the process**

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■ **Describe the benefits to the Community when the plan is realized**

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Lamar Hutcheson Enclave

- Describe the location (where it is in Riverdale, what land uses are on it, how it is important to Riverdale transportation, pedestrians, etc)



The last remaining large vacant land parcel within the City of Riverdale resides on Lamar Hutcheson Parkway. The property is owned by a singular property owner and measures sixty-three (63) acres.

Based upon its location within the City, this land parcel was once considered as the site for the City's 'Town Center' project; however, negotiations could not be completed to consummate the deal.

The property is near SR 85 and a number of big box stores (Wal-Mart, Home Depot, etc). Lamar Hutcheson Parkway is classified as an arterial road and over twenty four thousand (24,000) motorist use daily. The County offers public bus service (C-Tran) along this roadway. Due to the size of the property this specific land parcel lies within three zoning districts 'C-2', 'M-1' and 'R-4'.

■ Describe the future plans for this corridor

The City of Riverdale is in the process of addressing this issue by developing practices and procedures designed to achieve the following:

- **Consolidation of smaller parcels into developable tracts**
- **Redevelopment of Kroger, old Wal-mart shopping area and aging/declining grey field retail and isolated single retail buildings and under utilized parcels.**
- **Development of parking lots of big boxes; Wal-mart and Home Depot with liner development.**
- **Create street grid and connectivity to existing network.**
- **Promote higher density mixed-uses that offer variety of housing types and products and retail and commercial services and amenities.**
- **The intersection of GA 85 and Lamar Hutcheson Parkway is the main node and gateway to the New Town Center. Create an impressive gateway at this node.**
- **Make both vehicular and pedestrian connections to the new town center.**
- **Improve the GA 85 corridors' image and character; liner buildings to cover the parking lots, streetscape, signage and architecture.**

■ Describe what needs to be done in order for the plans to be realized

The City of Riverdale wishes to implement the same steps and procedures associated with SR 85.

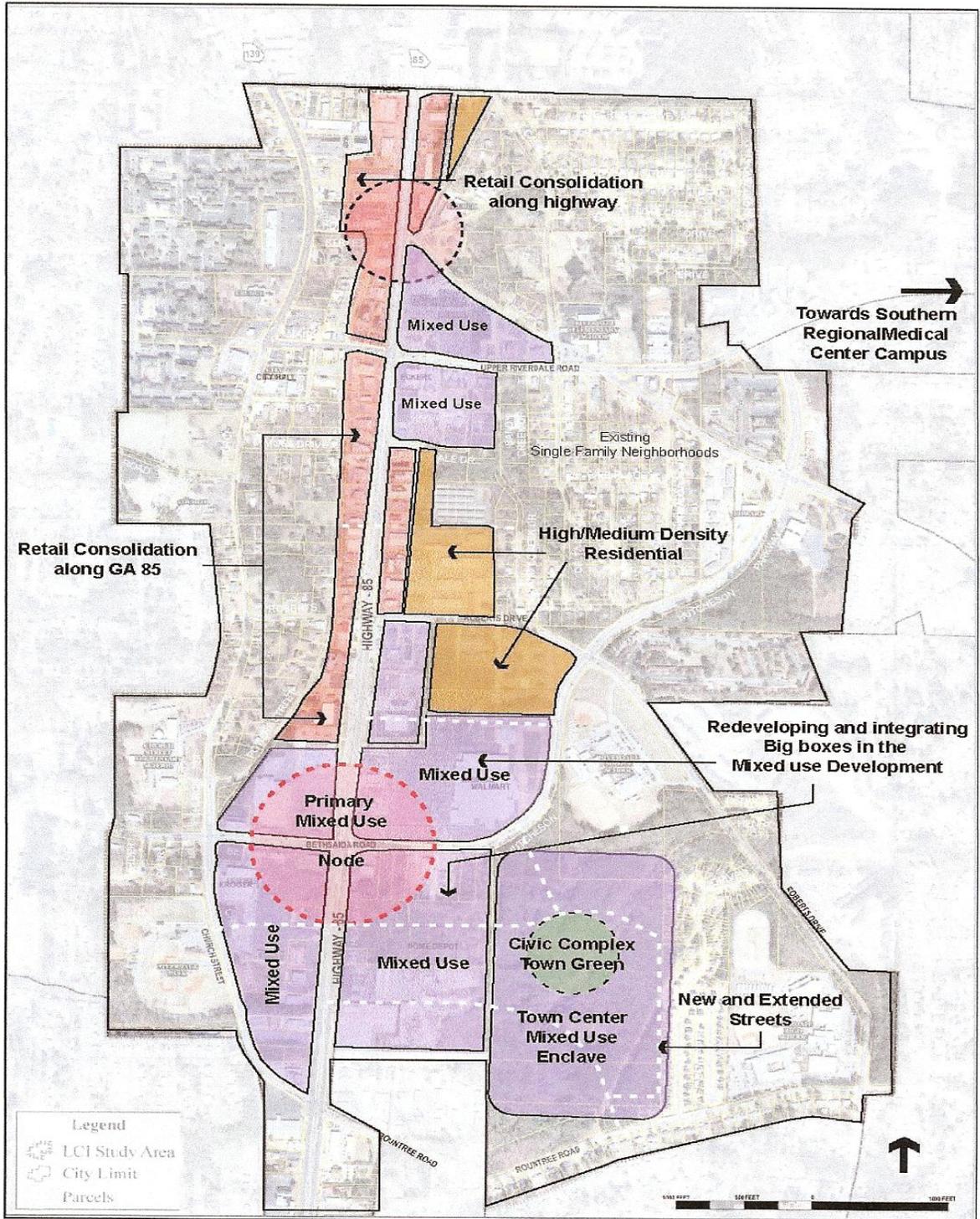
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Future Mixed – Use Development Map



3 Identification of Issues and Opportunities

Identify issues and opportunities resulting from the QCO assessment and analysis of Areas Requiring Special Attention. Each of these issues and opportunities must be followed up with corresponding implementation measures in the Implementation Program.

Economic Development

Issues

- The City of Riverdale wishes to increase and expand its economic development capacity to attract more new businesses and diversify its tax base.

Opportunities

- The City is in the process of becoming an 'Entrepreneur' friendly City.
- The City plans to adopt design guidelines to enhance and protect the character of Riverdale. The implemented design guidelines will attract new businesses to the city.

Housing

Issues

- An improvement of the appearance and structural integrity of houses will help maintain and increase the residency retention rate.

Opportunities

- The City has adopted a Mixed-Use Development section into the zoning code to provide for a variety of housing choices for residents of different incomes and housing needs. This is consistent with the Riverwalk Redevelopment Plan and the Future Land Use Plan.
- Promote further identification of areas of neighborhood decline and provide strategies to increase community involvement and neighborhood pride.

Natural and Cultural Resources

Issues

- Have additional efforts to recognize historic sites in terms of historical markers and other historic information.
- Current ordinances do not protect existing trees in the development process or mandates the planting of new trees.
- No major parklands currently exist within the Riverdale city limits.

Opportunities

- Provide educational opportunities for residents to learn about the importance and benefits of preserving historic resources, federal tax credits, and learn about early Riverdale history.
- Encourage natural buffers to be created between different types of development types.
- Promote studies that keep Riverdale up-to-date with planning for water supply, watersheds, groundwater, and wetlands.
- Riverdale is in the conceptual design phase for a multi-acre parkland site within the city limits.

Community Facilities

Issues

- Continue maintaining and updating existing community facilities.

Opportunities

- Riverdale's new town center site will provide for expansion in community facilities, including a recreational center, city hall, and a shared outdoor performance space.

Transportation

Issues

- Riverdale needs to focus efforts on increasing traffic calming techniques, increasing pedestrian friendly roadways, and designing well-defined pedestrian crosswalks.
- Minimize cut-through traffic within neighborhoods to increase vehicle and pedestrian safety.

Opportunities

- Encourage traffic studies that promote safe and effective vehicular circulation, infrastructure improvements, and alleviating congestion throughout the city.
- Riverdale continues with projects such as the Safe Routes to School program for increased promotion of children walking and biking to schools.
- The City promotes mixed-use development which overall reduces automobile trips.

Land Use

Issues

- Riverdale needs to restructure its zoning code to include form-based zoning for further flexibility of use and design.

Opportunities

- Continue finalizing Geographical Information System set-up will provide further visionary exercises for future land use decision-making including preserving open space and protecting natural resources.
- Riverdale's new town center site will provide for expansion in community open space, mixed-use development, additional community facilities, and connection with other land parcels.

Intergovernmental Coordination

Issues

- The City is in the process of strengthening its communication and relationship links with fellow governmental elected officials and staff persons.

Opportunities

- There have been expanded discussions surrounding the need to increase networks and forums to forge better dialogue and positive relationships between and among various governmental municipalities.

4 Updated Implementation Program

Policies

Economic Development

- Encourage infill development along major corridors to enhance the commercial and retail components.
- Promote design guidelines for Riverdale that will encourage attractive development along corridors.
- Support businesses that increase employment opportunities within Riverdale.

Housing

- Encourage the preservation of existing housing units whenever feasible, especially structures of historic or architectural significance.
- Promote neighborhood reinvestment to improve existing neighborhoods and to attract skilled workers.

Natural and Cultural Resources

- Enhance corridors that create and maintain visual and natural assets including vistas, boulevard medians, tree-lined streets, wetlands and creeks along scenic corridors into and through the city.
- Reinforce Riverdale's image with a comprehensive tree planting program for every major roadway, and by protecting and preserving significant stands of existing trees along or adjacent to major roadways.
- Employ the usage of GIS systems as a tool that aims to aid in the preservation and protection of open space and other natural resources.
- Promote a variety of opportunities for shared community parkland and public open space.

Community Facilities

- Support the development of public gathering spaces throughout the city that enhance the pedestrian realm.
- Encourage the maintenance of existing and development of new community facilities throughout the city.

Transportation

- Promote alternative modes of transportation such as transit, bicycling, and walking.

- Encourage a “Complete Streets” policy that encourages street connectivity, safety, and design standards and aims to create a comprehensive, integrated, connected network for all modes of transportation.
- Support the creation of a unified and comprehensive system of pedestrian wayfinding signs and other environmental graphics to provide directions to the pedestrian.
- Endorse traffic calming techniques and well-defined pedestrian crosswalks throughout Riverdale.

Land Use

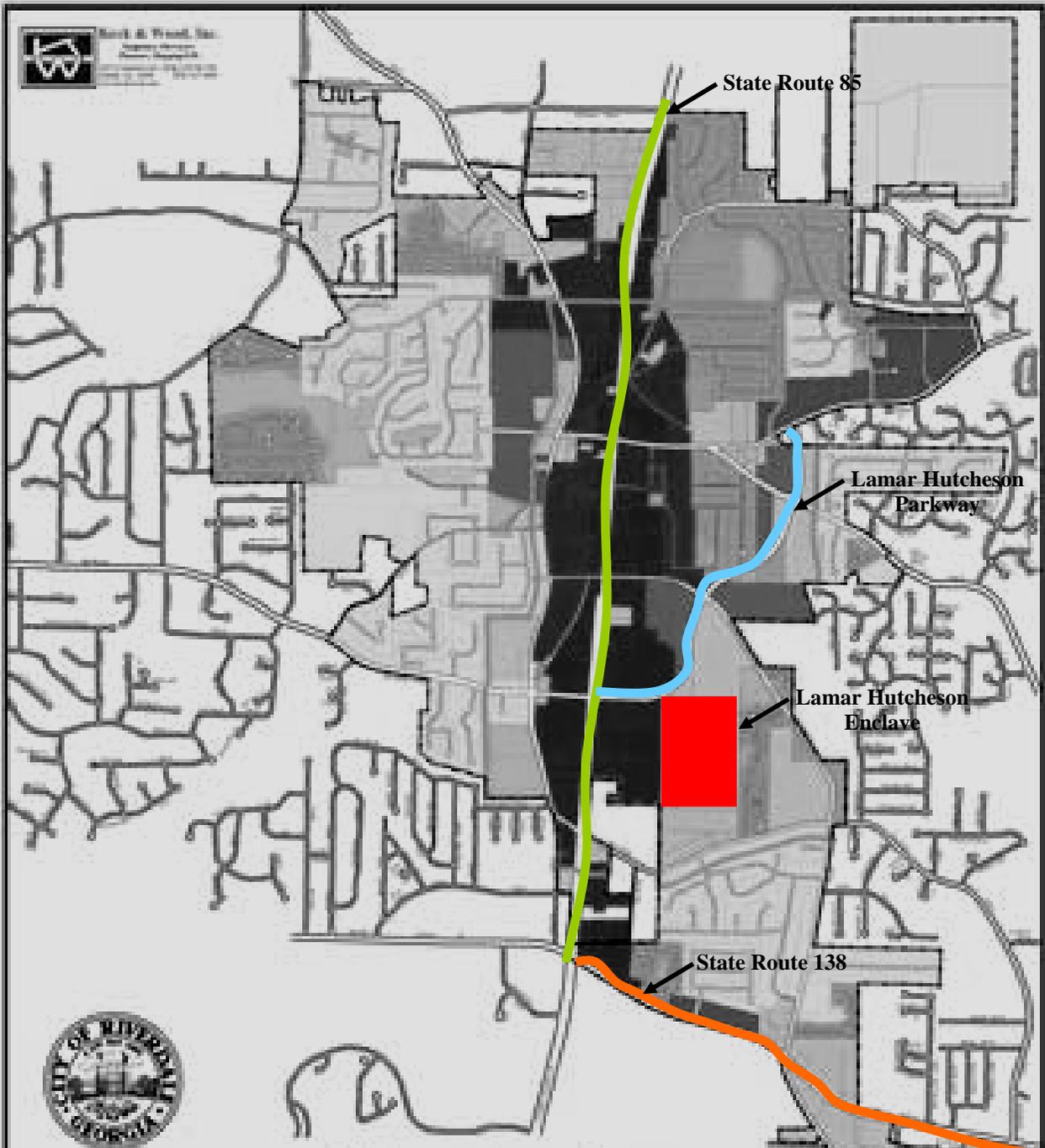
- Promote mixed-use development that fosters pedestrian-oriented urban development with a variety of different building types, open space, commercial, retail, transportation and community facilities.
- Encourage development that creates visually cohesive streetscapes with quality architectural design, improvements along street frontages, and improves pedestrian comfort.

Intergovernmental Coordination

- Partner with local, regional, and national organizations to collaborate on planning issues.

Urban Design

- Promote good design which will ensure attractive, usable, durable, and adaptable places that will achieve sustainable development practices.
- Seek design elements that contribute to the organization of a space including architectural design, building placement, height, scale, and open space.
- Support using design guidelines for buildings as well as public spaces which is vital for achieving an environment that supports and promotes social interaction.
- Promote connectivity between development sites as well as connected and usable pedestrian circulation system throughout the city.
- Develop distinctive and memorable gateways for focus areas, such as entry points and neighborhood centers.



State Route 85

Lamar Hutcheson Parkway

Lamar Hutcheson Enclave

State Route 138



**THE CITY OF RIVERDALE
ANALYSIS OF AREAS REQUIRING SPECIAL ATTENTION**

-  Georgia State Road—SR 85
-  Georgia State Road—SR 138
-  Lamar Hutcheson Parkway
-  Lamar Hutcheson Enclave

Report of Accomplishments

Project or Activity from Previous STWP	Completed	Currently Underway	Postponed	Not Accomplished	*Explanation for Postponed or Not Accomplished Project or Activity
Revise Taxicab Service Ordinance	X				
Replace Courtroom Chairs	X				
Plan, Design, and Construct new City Hall Complex		X			
Evaluate remaining capacity of records retention facility	X				
Replace 10 bulletproof vests	X				
Purchase Laptop Computers	X				
Replace radios and pistols	X				
Purchase Quint apparatus				X	Limited Resources—Community Development Department reviewing options for future purchase
Replace two 12 lead EKG heart monitors	X				

Report of Accomplishments

Project or Activity from Previous STWP	Completed	Currently Underway	Postponed	Not Accomplished	*Explanation for Postponed or Not Accomplished Project or Activity
Develop interim Emergency Operations Center	X				
Acquire property for public safety complex/fire station/headquarters/Emergency Operations Center	X				
Construct training tower on Wilson Road		X			
Purchase replacement hose	X				
Replace Training Chief vehicle	X				
Purchase mobile computers for apparatus	X				
Hire three additional personnel	X				
Hire architect for development of public safety complex	X				
Replace two thermal imaging cameras	X				

Report of Accomplishments

Project or Activity from Previous STWP	Completed	Currently Underway	Postponed	Not Accomplished	*Explanation for Postponed or Not Accomplished Project or Activity
Replace small equipment	X				
Replace four SCBA's	X				
Construct public safety complex	X				
Hire three additional personnel	X				
Revise Zoning Ordinance to include Mixed-Use Districts and amend existing zoning classifications to reflect recommendations made as part of the LCI Study	X				
Update/Amend the Zoning Ordinance to include streamlining for development that compliments the goals of the study	X				
Explore the feasibility of establishing a tax allocation district (TAD) for the New Town Center	X				
Apply for a signature cities designation from the Department of Community Affairs	X				
Establish a consortium of local bankers to "jump start" an effort designed to pool new mortgage funds	X				

Short Term Work Program

Project or Activity	2009	2010	2011	2012	2013	Plan Element	Responsible Party	Cost Estimate	Funding Source
Completely revise Comprehensive Plan		X	X	X		Planning and Zoning	City	\$25,000	City of Riverdale
Update the Future Land Use Map	X	X	X	X	X	Planning and Zoning	City	\$10,000	City of Riverdale
Develop Architectural Overlay District for New Town Center and SR-85 Corridor		X	X	X		Planning and Zoning	City	\$30,000	City of Riverdale
Work with DOT to ensure plans of development complement one another		X	X	X		Planning and Zoning	City	\$0	City of Riverdale/ GDOT
Review other federal, state, and local grant and funding sources as appropriate and available	X	X	X	X	X	Planning and Zoning	City	\$0	City of Riverdale
Town Center—Civic Components: Community Center and Parking to Serve Riverdale Community	X	X	X			Community Facilities	City /Clayton County	\$5.6 mil	City of Riverdale/ Clayton County
Design and Construct an Amphitheatre and Public Plaza	X	X	X			Community Facilities	City /Clayton County	\$1.3 mil	City of Riverdale/ Clayton County
Design and Construct a new City Hall	X	X	X	X	X	Community Facilities	City/Clayton County	\$8 mil	City of Riverdale/ Clayton County
Design and Construct Mixed-Use components, retail, office, live/work, condos, apartments, detached and attached single family	X	X	X	X	X	Economic Development	Private Sector	N/A	Private Sector

Short Term Work Program

Project or Activity	2009	2010	2011	2012	2013	Plan Element	Responsible Party	Cost Estimate	Funding Source
Create high intensity mixed use development at the primary node located at the intersection of Lamar Hutcheson Parkway and SR-85	X	X	X	X	X	Economic Development	Private Sector	N/A	Private Sector
Create an Economic Development Campaign	X	X				Economic Development	City	\$20,000	City of Riverdale
Establish a Community Improvement District	X	X	X	X	X	Economic Development	City	N/A	City of Riverdale
Establish an Economic Development Toolbox utilizing a combination of financing options	X	X	X	X	X	Economic Development	City	N/A	City of Riverdale
Implement a Project Delivery Team (PDT) Structure	X	X				Economic Development	City	\$0	N/A
Develop collaborative alliances with the State and Regional Economic Development Representatives	X	X	X			Economic Development	City	\$0	N/A
Revise Capital Improvements Plan	X	X	X	X	X	Economic Development	City	\$10,000	City of Riverdale
Implement GIS mapping	X	X				Planning and Zoning	City	\$5,000	City of Riverdale
Encourage community participation in upcoming work to the Comprehensive Plan	X	X	X	X	X	Planning and Zoning	City	\$0	City of Riverdale

Short Term Work Program

Project or Activity	2009	2010	2011	2012	2013	Plan Element	Responsible Party	Cost Estimate	Funding Source
Seek grant funds for the Safe Routes to School Program	X	X				Transportation	City	\$0	Grants
Seek grant opportunities for the Transportation Enhancement Grants	X	X				Transportation	City	\$0	Grants
Connector road from SR-85 to the New Town Center	X	X	X	X		Transportation	City/GDOT	\$700,000	City of Riverdale
Access management study for the widening of Church Street from Bethsaida to Main Street		X	X	X		Transportation	City/GDOT	\$55,000	City of Riverdale
Plan, Design, Construct Regional Park	X	X	X			Community Facilities	City	\$7.6 mil	City of Riverdale
Plan, Design, Construct multi-purpose connectivity trail		X	X	X		Transportation	City	\$1.3 mil	City of Riverdale
Develop Design Guidelines		X	X			Urban Design	City	\$120,000	City of Riverdale
Develop City-Wide Tree Ordinance	X	X				Natural Resources	City	\$0	City of Riverdale
Enhance the Riverdale web page to include an enhanced tourism and business recruitment opportunities	X	X				Economic Development	City	\$2,500	City of Riverdale