

CITY OF FOREST PARK
COMPREHENSIVE PLAN 2005 – 2025

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CHAPTER 1 INTRODUCTION

1.1 Regional Location

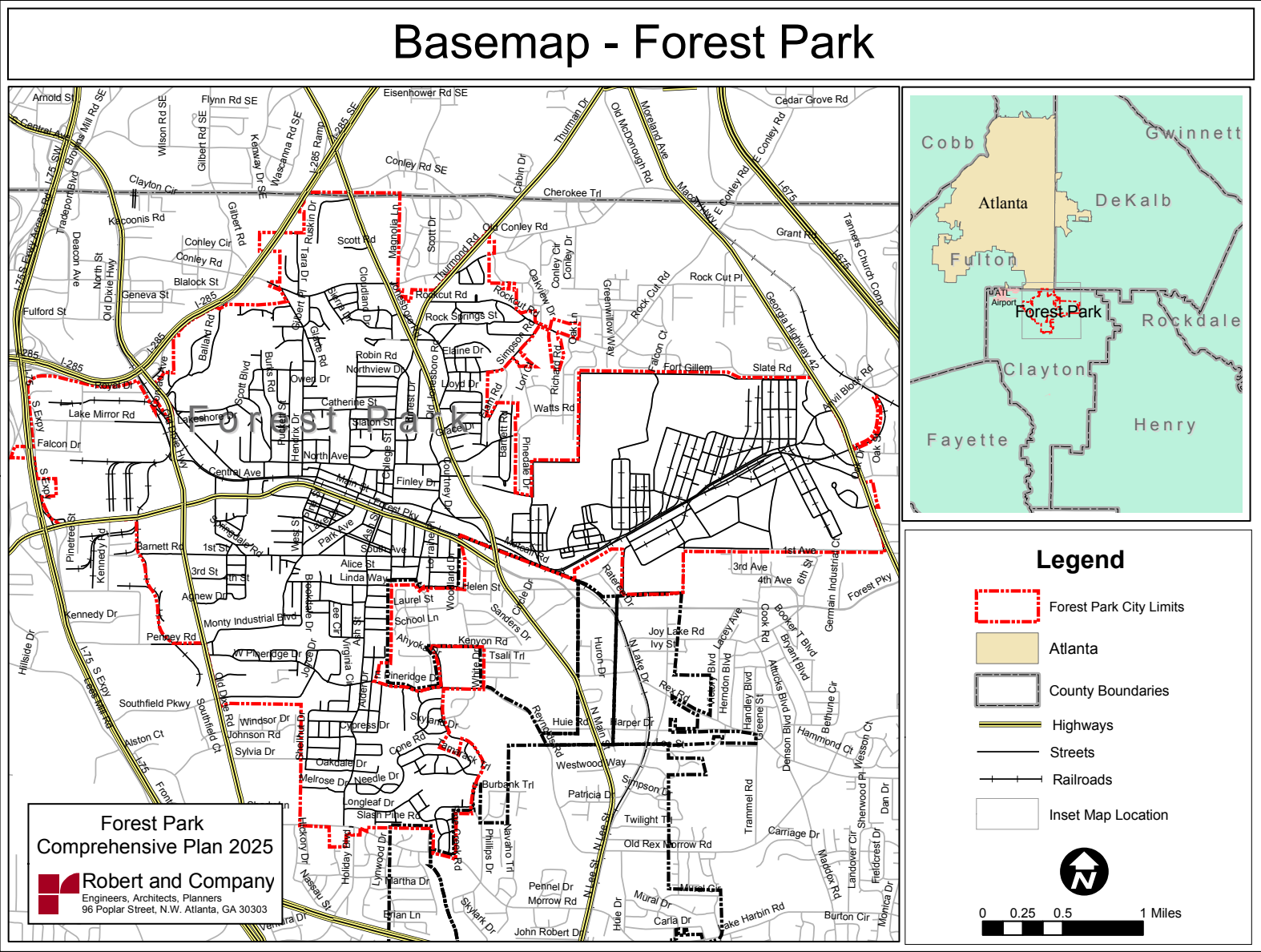
The City of Forest Park was originally incorporated in 1901 under the name of Astor and was later re-incorporated as Forest Park in 1908. Since its inception at the turn of the century, Forest Park has grown through a series of annexations to its present boundary of approximately 8.4 square miles. The City of Forest Park also includes the Fort Gillem Military Reservation which encompasses 1,465 acres and is located in the northern section of the city.

Located nine miles south of Atlanta and five miles directly east of Hartsfield-Jackson Atlanta International Airport, Forest Park is centrally located in the northern part of Clayton County. [See Figure 1.1] It is bordered on the west by I-75, to the north by the Mountain View/Conley areas and I-285, and to the southeast by Lake City and Morrow. Jonesboro, the county seat, is located directly south from Forest Park. Clayton County is included in the Atlanta Metropolitan Statistical Area and the ten county Atlanta Regional Commission (ARC).

1.2 Purpose and Uses of the Plan

The Comprehensive Plan is organized around a framework of government policy which is used to guide the growth of the community and coordinate public services. The comprehensive plan attempts to identify the quantities, types, locations, and timing of future development. The comprehensive plan is one part of an ongoing planning process that seeks to ensure that the provision of adequate facilities and services to support anticipated growth. Conversely, comprehensive planning can be employed as a means of ameliorating population or economic decline and encouraging redevelopment. Thus, the comprehensive plan may address growth trends as well as aspire to affect change or encourage preservation in a community. The Comprehensive Plan covers a long-range horizon of 20 years and includes short and intermediate term growth projections for both population and economic activity.

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



Comprehensive Plan must be updated and amended as community policies, goals, and programs change.

1.3 Basis for Comprehensive Planning

In 1989, the State of Georgia established the Georgia Planning Act to promote statewide local government comprehensive planning. The City of Forest Park adopted a Comprehensive Plan in 1995 with an outlook to the year 2015 to meet the State standards for local comprehensive planning. This Comprehensive Plan Update 2005-2025 is a major update to the 1995 Comprehensive Plan.

1.4 Planning Process and Public Participation

1.4.1 Comprehensive Plan Update Process

The Forest Park Comprehensive Plan Update was completed according to a process that has woven together recent significant planning initiatives. In 2001, this process was initiated by means of a “strategic plan” to assess recent changes in the community and associated land use needs. Also in 2001, Forest Park was awarded a Livable Centers Initiative grant to prepare a land use and transportation study targeting the city’s downtown area and the proposed commuter rail station site. The Forest Park Livable Centers Initiative (LCI) plan was adopted by the Mayor and City Council in December 2001. As a continuation of these planning processes, the update to the Forest Park Comprehensive Plan has been completed in accordance with the Minimum Standards for Comprehensive Planning in the State of Georgia. The Comprehensive Plan incorporates recommendations of the LCI plan and the other strategic planning recommendations that have been developed over a three-year time period.

1.4.2 Public Participation Program and Actions

The public participation process for the Forest Park Comprehensive Plan Update 2005 – 2025 has included numerous meetings with citizens and stakeholders through public meetings and steering committee meetings, and it has involved input from the Atlanta Regional Commission (ARC) and other local and regional partners through the Livable Centers Initiative.

Over the course of approximately three years, numerous stakeholder and public involvement activities have taken place. Beginning in 2001, the process was begun with the formation of a steering committee to review land use policy, and public forums were held to gather public input concerning land use and development issues. A similar steering committee worked closely with consultants during the preparation of the Forest Park LCI plan in 2001. This committee approved goals consistent with the LCI program, participated in detailed discussions about planning issues, and helped to convene nine public meetings for visioning and review. One of the nine public meetings included a visual preference survey that was used to determine public preference for development styles and types. Another public meeting conducted in 2001 was a local tour of desirable development examples. This tour was open to members of the public and it included

stops in Chamblee and Decatur, Georgia with visits to redevelopment projects and mixed-use developments.

In 2002, following completion and adoption of the LCI Plan, the Strategic Plan Steering Committee was reconvened to begin reviewing the LCI recommendations and the City's Comprehensive Planning vision, goals and policies. Public presentations were made to present recommendations, including a presentation to the Forest Park Planning Commission. Following an extended review period in 2003 for strategic land use planning recommendations, completion of all elements of the Comprehensive Plan update began in 2004. Public presentations to the Forest Park Planning Commission and City Council in 2004 have been held to clarify updated goals, policies and recommendations. A final public presentation of the draft Comprehensive Plan Update has been held on _____.

1.5 Forest Park Vision for the Future

The DCA Minimum Standards and Procedures for Local Comprehensive Planning include a requirement for a "Community Vision" to be developed as part of the plan update. This vision is based on public input and an assessment of the current and future needs of the city as identified in the other elements of the plan. The vision also coordinates the future of Forest Park with county, regional and state planning goals as expressed through the Quality Community Objectives put forth by DCA.

1.5.1 Vision for the Future of Forest Park

The vision for Forest Park is best expressed as follows:

The City of Forest Park will be a community that promotes progress by striving for balanced growth and development that is representative of an increasingly diverse population. The city will protect and enhance its unique character and qualities; environmental, cultural and historic resources; public services, facilities and infrastructure; and economic climate of opportunity and growth in order to realize long term prosperity and enhanced quality of life.

This vision will be achieved by promoting a progressively high quality of life through a strategy to use investments in infrastructure to leverage regionally significant economic development investment in the city. Key examples of such envisioned initiatives include the development of a "transit village" and associated commuter rail station, a linear transit connection across the city, an emphasis on pedestrian-friendly infill development, and health/quality of life improvements such as streetscapes, parks and landscaping. Associated with the vision for a progressive Forest Park are numerous goals and policies located within the following plan elements.

1.6 Commitment to Quality Community Objectives

Supporting the community vision for the future of Forest Park, the following key quality community objectives are promoted by the Forest Park Comprehensive Plan.

1.6.1 Economic Development

Regional Identity Objective: Within the Atlanta Regional Commission metropolitan planning area, Forest Park identifies itself with Clayton County and the Southern Crescent of the south side of Atlanta. Forest Park also places emphasis on its position as an “airport-area” community due to its position east of Hartsfield-Jackson Atlanta International Airport.

Growth Preparedness Objective: In partnership with Clayton County, Forest Park has a long history of commitment to quality infrastructure and services that will continue and shall be expanded to include a stronger focus on ensuring that infrastructure preparedness for growth and redevelopment includes facilities and services such as schools, parks, and public safety.

Appropriate Business Objective: Due to proximity, the economy of Forest Park is heavily linked to Hartsfield-Jackson Atlanta International Airport. The airport has had and is expected to continue to have a significant positive impact on the city’s business climate and the city will continue to work with and encourage airport related development. However, the city’s economy should not become uniquely dependent upon the airport, therefore a diversified approach to growth, development, redevelopment and economic development will be encouraged.

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

Employment Options Objective: The future land use plan for Forest Park provides for the expansion of all employment sectors. Additionally the city will provide greater opportunities for workers to live in close proximity to a variety of job types by encouraging mixed use development and adopting zoning ordinances to support the development of mixed use projects.

1.6.2 Natural and Cultural Resources

Heritage Preservation Objective: The City of Forest Park is committed to protection of significant historic resources. The city will coordinate with the broader Clayton County preservation community to develop a historic preservation plan which provides for the preservation of resources identified through the planning process.

Open Space Preservation Objective: The City of Forest Park is committed to the permanent preservation of open space for purposes of conservation and public recreation, and opportunities will be sought to acquire public open space where beneficial to the general public.

Environmental Protection Objective: The city is committed to protecting air quality and environmentally sensitive areas. Whenever feasible the city shall require the preservation of natural terrain, drainage and vegetation of an area.

Regional Cooperation Objective: Forest Park is and will continue to be actively involved with adjacent and regional governmental bodies. In particular, the city will maintain its involvement with the Livable Centers Initiative and other similar programs that promote goals common to Forest Park's vision.

1.6.3 Community Facilities

Transportation Alternatives Objective: The city is committed to providing pedestrian facilities and transit services as an alternative to automobiles where feasible and when demand is present. The future land use plan has been formulated to provide opportunities for pedestrian and transit oriented development, particularly in the "Transit Village" node in the city's downtown.

Regional Solutions Objective: The city will seek out, carefully consider, and when appropriate support regional solutions to the needs shared by its residents and those of the Clayton County and other local governments in the region. These solutions will certainly be supported in cases when they will directly benefit the citizens of Forest Park through cost savings and increased efficiency.

1.6.4 Housing

Housing Opportunities Objective: The city is dedicated to providing a diverse range of high quality housing types to allow a significant number of people who work in the city to also live in the city.

1.6.5 Land Use

Traditional Neighborhood Objective: Through its redevelopment efforts and the vision set forth in the future land use plan, the city supports mixed use development in activity centers or nodes that are designed on a human scale. The city strongly encourages the development of safe and attractive pedestrian connections between commercial, office, institutional and residential areas.

Infill Development Objective: The majority of Forest Park is developed and the city is focused on opportunities for the redevelopment of blighted areas, brownfields, and obsolete development. Emphasis is also placed on encouraging compatible infill development near existing activity nodes and in existing neighborhoods.

Sense of Place Objective: Forest Park encourages the preservation, protection and/or development of uniqueness and diversity. Sense of place is achievable through many means, including consistent and complimentary development styles, distinctive landscaping and other features.

CHAPTER 2 POPULATION

Introduction

An inventory and analysis of population provides an important first step in formulating a comprehensive plan. The population chapter forms the foundation of subsequent elements of the comprehensive plan by identifying opportunities and constraints to future growth. Population trends form the basis of forecasts for future public service needs and infrastructure improvements. Forecasts of population change influence the coordination, location, and timing of government facilities and services. The demographic characteristics of a community also help local governments meet the unique needs of their constituents. The rate of population growth helps to determine the need for additional housing, employment, and private sector services. As part of the Atlanta metropolitan area, population trends in Forest Park are influenced by regional settlement patterns and economic conditions. Therefore it is important to analyze local population in the context of larger state and metropolitan growth trends.

2.1 Historic Population Trends

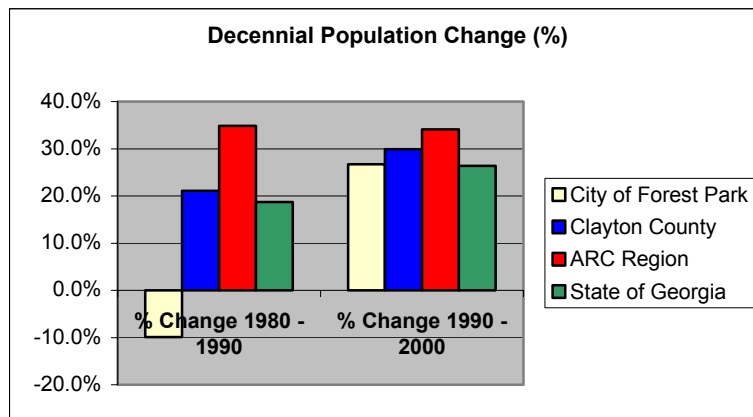
While the city of Forest Park was originally developed as a turn of the century railroad town, its current form was shaped largely by post-WWII suburban growth. In 1940, Forest Park contained only 577 persons. However, by the 1950s, Forest Park began to experience rapid population growth as a suburb of Atlanta. Between 1940 and 1950, the population of Forest Park had increased 360% to 2,653 persons. Over the next decade, the population growth rate increased to 435% and town grew to 14,201 persons in 1960. In the 1960s, Forest Park's population growth slowed to 41% with a population of 19,994 in 1970.

However, in the 1970s and 1980s, Forest Park experienced declines in population due in part to the noise and air impacts of the construction of Hartsfield-Jackson Atlanta International Airport. By 1980, Forest Park's population had declined -6.1% to 18,782 persons. Likewise, by 1990, the city experienced a further -9.9% decline over the decade to a population of 16,925. This decline in population contrasts the continued population increases experienced by Clayton County, the ARC region, and the State of Georgia over the same time period. [See Table 2.1] In the 1990s, population in Forest Park rebounded 26.7% to match the State of Georgia's overall growth rate. [See Chart 2.1]

Table 2.1

Change in Population 1980 - 2000 City, County, Region and State			
Jurisdiction	% Change 1980 - 1990	% Change 1990 - 2000	% Change 1980 - 2000
City of Forest Park	-9.9%	26.7%	14.2%
Clayton County	21.1%	29.9%	57.3%
ARC Region	34.9%	34.1%	80.9%
State of Georgia	18.7%	26.4%	25.2%

Source: U.S. Bureau of the Census, based on data downloaded from Plan Builder, DCA 5/14/04.

Chart 2.1 Decennial Population Change

Population change among the census tracts comprising Forest Park is displayed in Map 2.1. While most of the census tracts in Forest Park have experienced population increases over the 1990s, the tract closest to the Hartsfield-Jackson Atlanta International Airport (Georgia tract number 403.01) experienced a -46% decline in population over the same time period. Airport expansion and the construction of the fifth runway will likely cause continued declines in population near Hartsfield-Jackson.

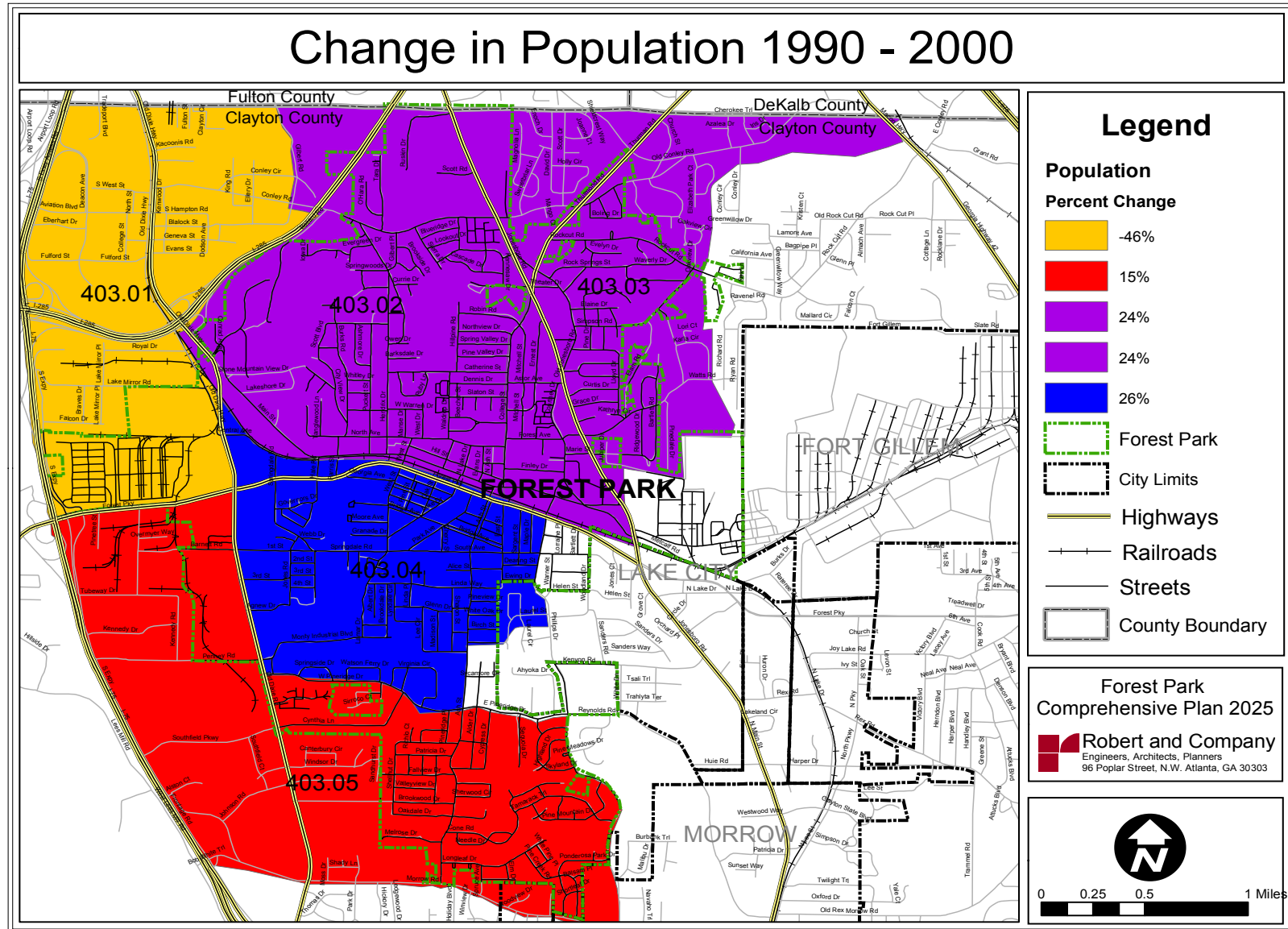
The City of Forest Park contains a declining share of the total population of Clayton County. [See Table 2.2] In 1980, Forest Park represented 12.5% of Clayton County's total population. By the year 2000, Forest Park's share of the total Clayton population had declined to 9.1%. This declining share of county population is due to the differential rates of growth in the Forest Park and Clayton. Between 1980 and 2000, Clayton County's total population grew by 57.3% while Forest Park grew by only 14.2%.

Table 2.2 Population 1980 - 2000

Population 1980 - 2000 City of Forest Park and Clayton County						
Jurisdiction	1980	%	1990	%	2000	%
City of Forest Park	18,782	12.5%	16,925	9.3%	21,447	9.1%
Total Clayton County	150,362		182,055		236,517	

Source: U.S. Bureau of the Census, Downloaded from Plan Builder, DCA 3/29/04

Map 2.1 1990 – 2000 Population Change



2.2 Projected Population

Because of the fluctuations in population in Forest Park between the 1980s and the 1990s, several estimates of potential growth have been generated. [See Table 2.3] First, a conservative estimate of population has been generated based on the linear average growth in Forest Park between 1980 and 2000. Over this time period, the City of Forest Park added an average of only 133 persons per year. Despite the strong growth of the 1990s, this projection also takes into account the population decline experienced in Forest Park in the 1980s. As in the 1980s, future population growth may be tempered by the impacts of runway construction and airport noise. According to the conservative growth assumptions, Forest Park will add 3,331 persons between 2000 and 2025 for a net increase of 16%.

Second, a high-end projection of population growth has been generated based on the linear average of population growth from 1990 to 2000. During the 1990s, Forest Park added an average of 452 persons per year. This aggressive estimate assumes that the strong population growth of the 1990s will continue unabated. According to the high estimate, Forest Park will add 11,305 persons between 2000 and 2025 for a 53% net increase in population. This growth is reasonable given the rapid population expansion of Clayton County between 1990 and 2000 (29.9%). The high end projection assumes that increased transit access to Forest Park will allow for redevelopment of certain areas at higher densities. The high range population projections also hinge on the success of other programs for redeveloping areas of North Clayton, such as the Southside Hartsfield Redevelopment and Stabilization Plan, and the Northwest Clayton Livable Centers Initiative.

Third, a middle range projection has been generated based on an average of the previous low and high-end growth rates. This average assumes that Forest Park will add 293 persons per year over the planning horizon. According to this assumption, Forest Park would add 7,318 persons between 2000 and 2025 for a net change of 34%. This moderate growth projection has been applied to the remaining elements of the plan.

Table 2.3 Population Projections

City of Forest Park Population Projections								
Year	2000	2005	2010	2015	2020	2025	Net Change 2000 - 2025	% Change 2000 - 2025
Low Projection								
Population	21,447	22,113	22,780	23,446	24,112	24,778	3,331	16%
Mid Range Projection								
Population	21,447	22,911	24,374	25,838	27,302	28,765	7,318	34%
High Projection								
Population	21,447	23,708	25,969	28,230	30,491	32,752	11,305	53%

Source: Robert and Company Projections

2.3 Functional Population

The functional population is a measure of the daytime population of a city. The functional population is the resident population, minus those residents who are in the labor force, plus employment inside the city. Depending on the jobs-housing balance of a community, the daytime population may vary substantially from the residential population. Large employment centers, tourism venues, and transportation hubs often experience a high daytime population relative to their residential population. Large daytime populations may necessitate infrastructure and services beyond the needs of the residential population. However, in Forest Park the population in the labor force exceeds the employment within the city. Therefore, there is a slight decrease in the daytime population relative to the number of permanent residents.

Functional Population = residents – city labor force + employment in city

Year 2000: 21,447 population – 9,123 working residents + 8,057 employees = 20,381.

2.4 Historic Household and Group Quarters Population

A household is defined as a person or group of persons occupying a housing unit. Housing units can include single-family homes, apartments, or even single rooms occupied as an individual unit. The number of households and average household size are important because they reflect the city's need for housing. On the other hand, the population residing within group quarters are not included in the household population. Group quarters includes populations living in correctional facilities, nursing homes, mental care hospitals, juvenile institutions, college dormitories, military barracks, and homeless shelters. Table 2.4 shows a comparison of the household and group quarters populations for Forest Park in 1990 and 2000. In Forest Park, the group quarters population is split between correctional facility inmates and military personnel. The large increase in group quarters population over the 1990-2000 time period was due to the addition of over 600 military personnel at Fort Gillem.

Table 2.4 Household and Group Quarters Population

Household & Group Quarters Populations			
Type of Population	1990	2000	Percent Change 1990 - 2000
Household Population	16,665	20,378	22.28%
Group Quarters Population	260	1,069	311.15%
Total Population	16,925	21,447	

Source: U.S. Bureau of the Census.

2.5 Average Household Size

There has been an overall decline in household size at both the national and state level since the 1970s. This trend is due to several demographic factors including declining fertility rates, overall aging of the population, and an increase in single parent households. In Georgia, the average household size has steadily declined from 3.25 in 1970 to 2.65 in 2000. Likewise, average household size in Forest Park declined from 3.36 in 1970 to 2.75 in 1990. However, Forest Park experienced a rebound in its average household size between 1990-2000. [See Table 2.5] During this time period, the average household size in Forest Park increased 8.4% to 2.98. This increase in average household size can be attributed to the growth in Hispanic and African American populations in Forest Park. Both of these minority populations have relatively large average household sizes. For example, in Georgia for the year 2000 the average size of households headed by Hispanics was 4.06, as compared to 2.81 for African Americans, and 2.50 for whites.

Table 2.5 Household Size

City of Forest Park Households and Average Household Size					
	1980	1990	Percent Change 1980 - 1990	2000	Percent Change 1990 - 2000
Households	6,776	6,305	-7.0%	6,845	8.6%
Average Household Size	2.97	2.75	-7.4%	2.98	8.4%

Sources 1980 data from 1990 Forest Park Comp Plan. 1990 and 2000 data from U.S. Bureau of the Census.

Table 2.6 depicts the breakdown of households in Forest Park by type. The proportion of family households affects the need for services such as schools as well as the demand for different types of housing. Family households continue to make up over 70% of the total households in Forest Park.

Table 2.6 Household Types

City of Forest Park Households by Type 1980 - 2000					
	1980	1990	%	2000	%
Family Households	-----	4,546	72%	4,841	71%
Non-family Households	-----	1,759	28%	2,004	29%
Total Households	6,776	6,305	100%	6,845	100%

Sources 1980 data from 1990 Forest Park Comp Plan. 1990 and 2000 data from U.S. Bureau of the Census.

2.6 Projected Households

Projected growth in households for Forest Park is detailed in Table 2.7. Future growth in total households is based upon the projected population for Forest Park combined with projected household sizes. Woods and Poole Economics Inc. projections, provided by the Ga. Dept. of Community Affairs, for future household size for Clayton County were applied to the projected population increase for Forest Park. According to the Woods and Poole projections, average

household size in Clayton County will steadily decline through 2015, then rebound slightly in 2020 and 2025. Residents outside of households have also been taken into account by projecting future group quarters population. For future projections, the group quarters population has been maintained as a set proportion of the total population. The number of households in Forest Park is projected to increase from 6,845 in the year 2000 to 9,745 in 2025. In order to sustain this increase in households, a concurrent increase in housing units will be required.

Table 2.7 Household Projections

City of Forest Park Household Projections 2000 - 2025						
Year	2000	2005	2010	2015	2020	2025
Average Household Size	2.84	2.8	2.77	2.76	2.77	2.8
Households	6,845	7,762	8,347	8,880	9,349	9,745

Source: Robert and Company based on projected average household sizes for Clayton County 2005 – 2025 as provided by Woods and Poole Economics, Inc. downloaded from Plan Builder, DCA 3/30/04

2.7 Historic Age Distribution

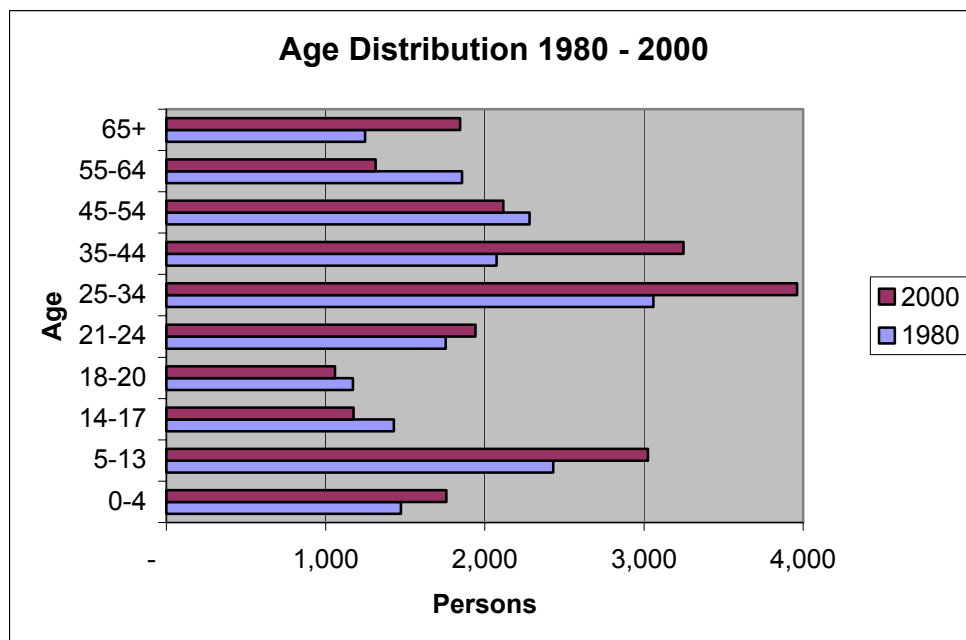
The age distribution of a given population has numerous implications for planning. The government services required by children are quite different from those needed by elderly populations. Obviously, large populations of children under 18 will require greater investments in schools, whereas elderly populations require more medical care. Age also has effects on the demand for housing and the type of housing needed. For example, different stages of the life cycle can help predict the demand for owner-occupied vs. rental housing. Also, age distribution affects the size of the workforce and the need for employment opportunities.

According to U.S. Census figures for 2000, the median age of Forest Park residents was 29 years old, as compared to 30 for Clayton County, and 33 for the State of Georgia. The period of 1990-2000 has included a reversal of some of the trends in age distribution in Forest Park. [See Table 2.8] Between 1980 and 1990, there was a decline in school age children (5-17 years old) above and beyond the overall decline in population experienced in that decade. However, between 1990 and 2000, this trend was reversed as Forest Park saw substantial increases in school age children. Conversely, the large increase in population over 65 during the 1980s was followed by a slight decrease in the elderly population in the 1990s. The largest increases in population for the larger time period of 1980-2000 were within the 25-34 and 35-44 age cohorts. [See Chart 2.2]

Table 2.8 Distribution of Population by Age

City of Forest Park Distribution of Population by Age					
Category	1980	1990	Percent Change 1980 - 1990	2000	Percent Change 1990 - 2000
TOTAL Population	18,782	16,925	-9.9%	21,447	26.7%
0 – 4 Years Old	1,473	1,346	-8.6%	1,759	30.7%
5 – 13 Years Old	2,431	2,127	-12.5%	3,025	42.2%
14 – 17 Years Old	1,429	896	-37.3%	1,176	31.3%
18 – 20 Years Old	1,172	663	-43.4%	1,059	59.7%
21 – 24 Years Old	1,755	1,094	-37.7%	1,942	77.5%
25 – 34 Years Old	3,059	3,280	7.2%	3,962	20.8%
35 – 44 Years Old	2,075	2,286	10.2%	3,249	42.1%
45 – 54 Years Old	2,281	1,670	-26.8%	2,116	26.7%
55 – 64 Years Old	1,858	1,710	-8.0%	1,314	-23.2%
65 Years and Over	1,249	1,853	48.4%	1,845	-0.4%

Source U.S. Bureau of the Census. Downloaded from Plan Builder, DCA, 5/18/04

Chart 2.2 Age Distribution 1980 - 2000

2.8 Projected Age Distribution

The projected age distribution for Forest Park has been calculated based on Woods and Poole projections for age distribution in Clayton County. Projected changes in age distribution for

Clayton County have been applied to the existing age distribution of Forest Park. These changes in proportional age distribution are displayed in Chart 2.3. Consistent with the national trend of growing senior populations, there is a projected increase in the proportion of persons in each age bracket over 50. In contrast, there is a projected decline in the share of the total population for each cohort under 50. Next, the computed future age distribution of Forest Park has been multiplied by the projected future population to yield population figures for each age cohort. Projected age distribution of Forest Park is displayed on Table 2.9. The growing proportion of the population over 65 points to an increased need for elderly services.

Chart 2.3 Projected Age Distribution

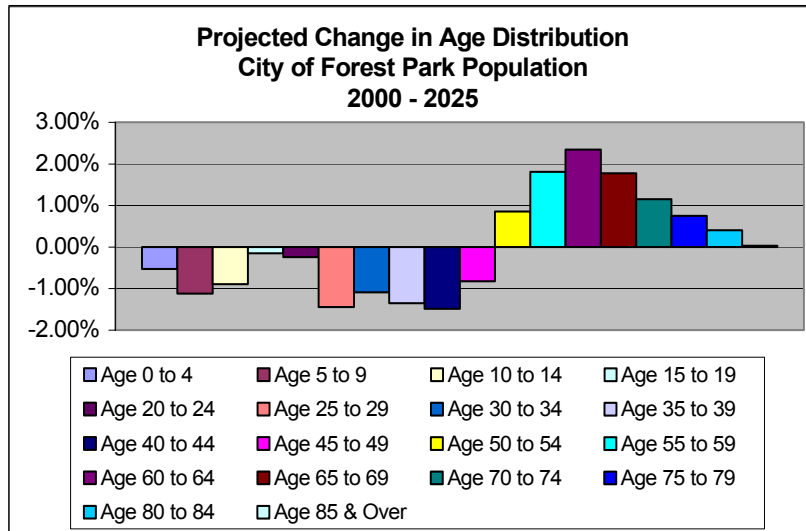


Table 2.9 Projected Population by Age Cohort

City of Forest Park Populations by Age Cohort 2000 - 2025												
	2000		2005		2010		2015		2020		2025	
Age 0 to 4	1,759	8.2%	1,797	7.8%	1,946	8.0%	2,064	8.0%	2,127	7.8%	2,207	7.7%
Age 5 to 9	1,799	8.4%	1,751	7.6%	1,778	7.3%	1,921	7.4%	2,037	7.5%	2,091	7.3%
Age 10 to 14	1,499	7.0%	1,584	6.9%	1,520	6.2%	1,529	5.9%	1,654	6.1%	1,755	6.1%
Age 15 to 19	1,607	7.5%	1,882	8.2%	1,980	8.1%	1,929	7.5%	1,959	7.2%	2,113	7.3%
Age 20 to 24	2,297	10.7%	2,465	10.8%	2,797	11.5%	2,936	11.4%	2,925	10.7%	3,012	10.5%
Age 25 to 29	2,160	10.1%	1,968	8.6%	2,095	8.6%	2,417	9.4%	2,526	9.3%	2,483	8.6%
Age 30 to 34	1,802	8.4%	1,835	8.0%	1,593	6.5%	1,705	6.6%	2,025	7.4%	2,103	7.3%
Age 35 to 39	1,767	8.2%	1,764	7.7%	1,791	7.3%	1,536	5.9%	1,657	6.1%	1,981	6.9%
Age 40 to 44	1,482	6.9%	1,672	7.3%	1,666	6.8%	1,690	6.5%	1,445	5.3%	1,560	5.4%
Age 45 to 49	1,182	5.5%	1,372	6.0%	1,551	6.4%	1,545	6.0%	1,578	5.8%	1,349	4.7%
Age 50 to 54	934	4.4%	1,100	4.8%	1,281	5.3%	1,452	5.6%	1,459	5.3%	1,498	5.2%
Age 55 to 59	732	3.4%	962	4.2%	1,127	4.6%	1,305	5.0%	1,480	5.4%	1,503	5.2%
Age 60 to 64	582	2.7%	730	3.2%	948	3.9%	1,106	4.3%	1,278	4.7%	1,456	5.1%
Age 65 to 69	580	2.7%	646	2.8%	788	3.2%	987	3.8%	1,127	4.1%	1,288	4.5%
Age 70 to 74	507	2.4%	548	2.4%	606	2.5%	726	2.8%	892	3.3%	1,011	3.5%
Age 75 to 79	409	1.9%	439	1.9%	473	1.9%	525	2.0%	627	2.3%	764	2.7%
Age 80 to 84	213	1.0%	248	1.1%	270	1.1%	292	1.1%	329	1.2%	402	1.4%
Age 85 & Over	136	0.6%	147	0.6%	164	0.7%	174	0.7%	179	0.7%	192	0.7%

Source: Robert and Company based on age cohort projections for Clayton County 2000 – 2025.

2.9 Racial Composition and Hispanic Origin

The racial composition of the City of Forest Park is presented in Table 2.10 along with Hispanic origin. Hispanic origin is an ethnicity rather than a racial category. Thus, persons of Hispanic origin are also represented in one of the racial categories. Trends of racial and ethnic diversification in Forest Park have accelerated over the previous decade. In 1980, the population of Forest Park was overwhelmingly white with only 8.1% of the population in non-white racial categories and only 1.1% of Hispanic origin. In the year 2000, non-white racial categories outnumbered whites in Forest Park for the first time. While other racial groups have increased in number, the white population has declined 44% since 1980. As in virtually all communities in metropolitan Atlanta, the Hispanic population in Forest Park has increased since 1990. The Hispanic population in Forest Park increased tenfold over the period of 1990-2000, with the largest rate of growth for any racial or ethnic category. As of the year 2000, Hispanics now account for one fifth (20.2%) of the population. Blacks also account for a significantly higher proportion of the population of Forest Park (37.4%) as compared with the previous decade (19.1%). The black population had the largest increase in absolute numbers during the 1990s, adding 4,793 persons. The “other race” category also saw significant increases in the 1990s, including a threefold increase in the Asian/Pacific Islander population.

Table 2.10 Racial and Ethnic Distribution of Population

Forest Park Population by Race and Hispanic Origin						
Category	1980		1990		2000	
TOTAL Population	18,782		16,925		21,447	
White	17,270	91.9%	13,071	77.2%	9,675	45.1%
Black	1,289	6.9%	3,225	19.1%	8,018	37.4%
Other Race	223	1.2%	629	3.7%	3,229	15.1%
Persons of Hispanic Origin	214	1.1%	395	2.3%	4,322	20.2%

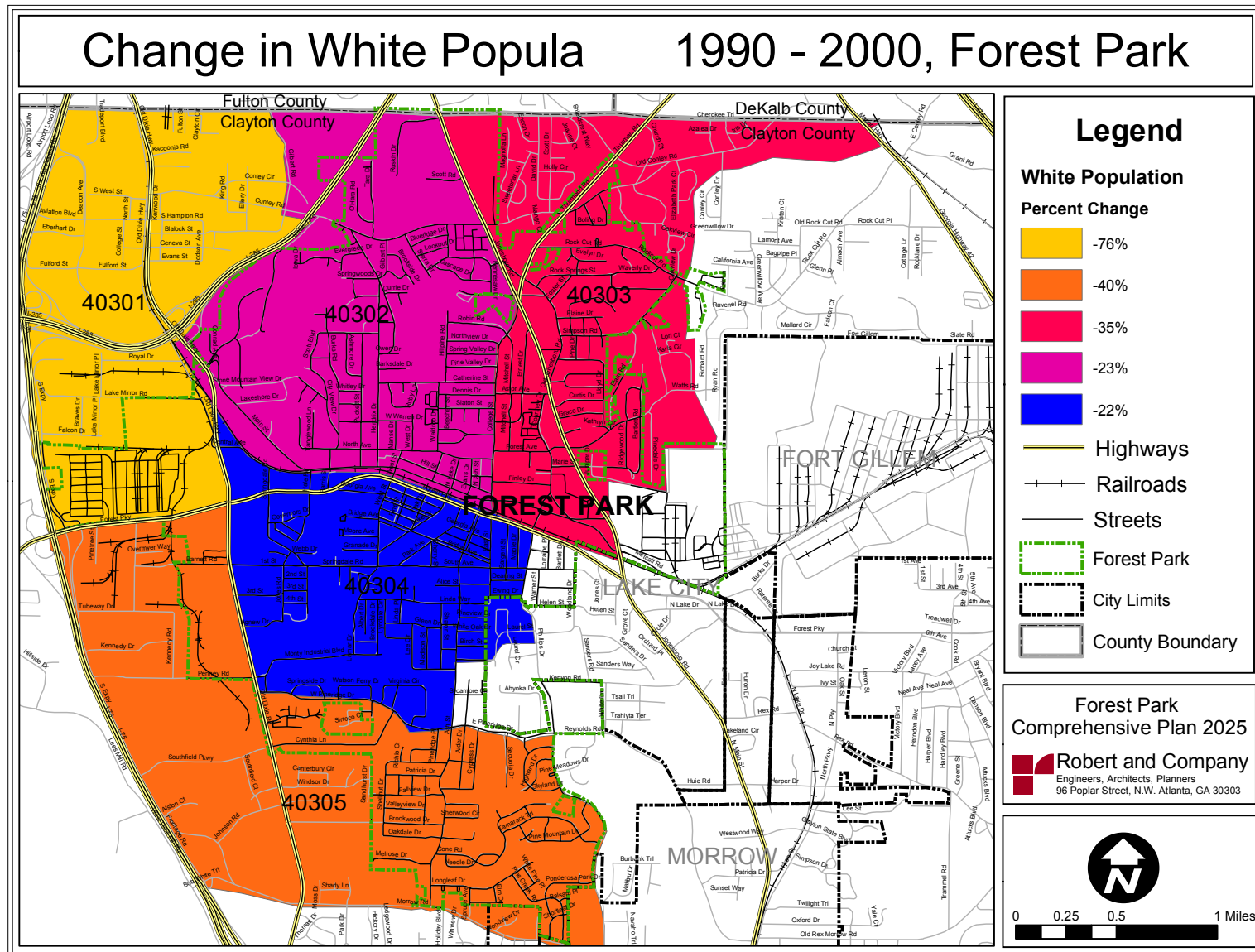
Sources 1980 data from 1990 Forest Park Comp Plan. 1990 and 2000 data from U.S. Bureau of the Census.

Map 2.2 depicts change in white population between 1990-2000 for the census tracts making up Forest Park. Census Tract 403.01 in the northwest corner of Forest Park had the largest change in white population with a –76% decline. Map 2.3 shows the concurrent increase in non-white population between 1990-2000 for the census tracts comprising Forest Park. Each tract in Forest Park experienced an increase in non-white population of over 100%.

2.10 Educational Attainment

Educational attainment measures help determine the appropriate economic development strategies for a community. Historic educational attainment figures for Forest Park are presented in Table 2.11. The number of adults 25 and over with less than a 9th grade education increased 51.6% between 1990 and 2000. This represents an increase of 629 adults with less than a 9th grade education. This increase in adults with low levels of educational attainment may be due to the recent influx of immigrants to Forest Park. However, the proportion of the total population 25 and over with less than a high school diploma remained steady at 35%. [See Table 2.12] The proportion of adults with a bachelor's degree or higher decreased from 7.4% in 1990 to 6.6% in 2000. Educational attainment trends in Forest Park point to the need to attract more professionals to the city.

Map 2.2 White Population Change



Map 2.3 Non White Population Change

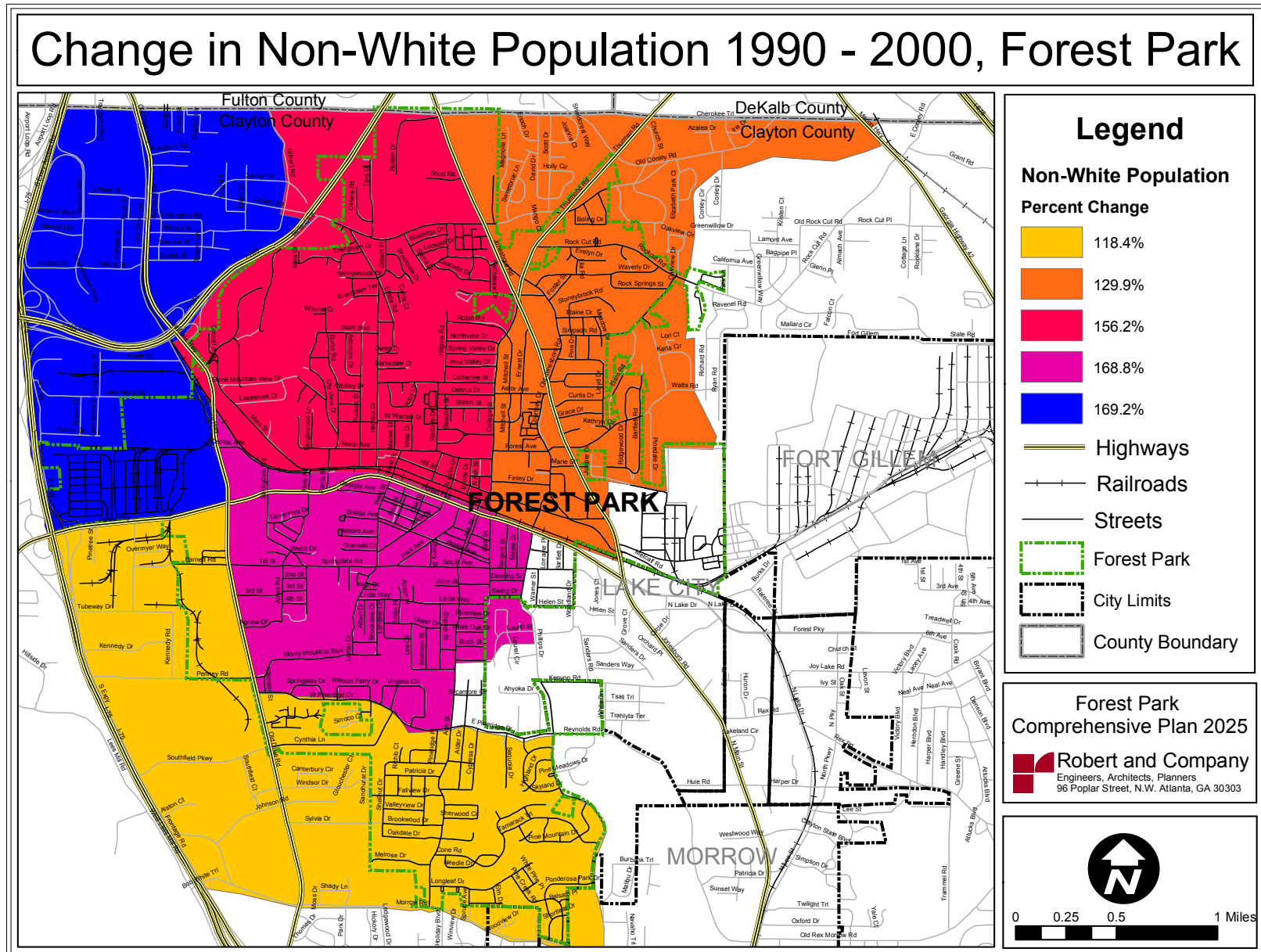
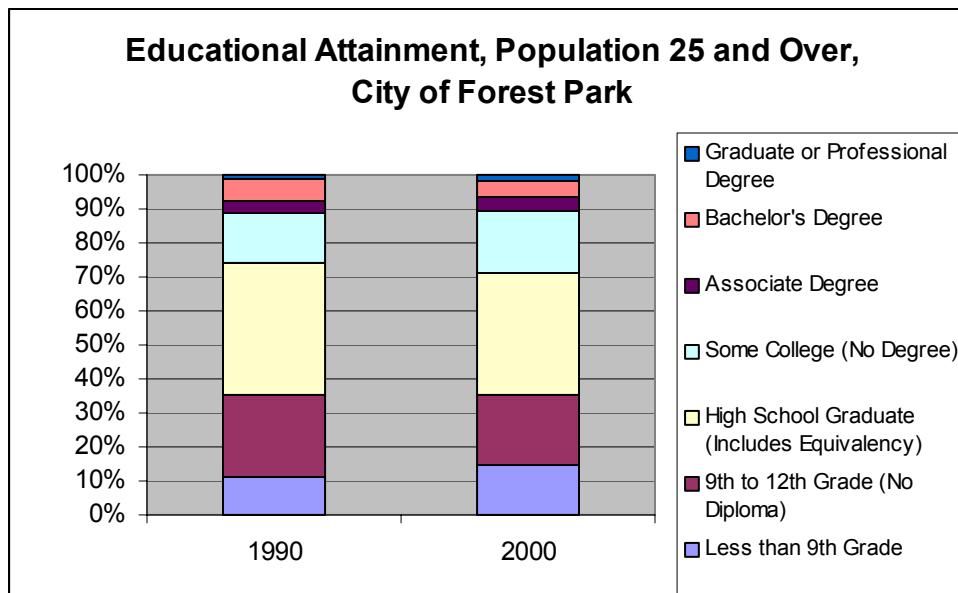


Table 2.11 Educational Attainment

Forest Park: Educational Attainment					
Category	1990		2000		
TOTAL Adult Population 25 & Over	10,799	% of population	12,495	% of population	% Change 1990 - 2000
Less than 9th Grade	1,219	11.3%	1,848	14.8%	51.6%
9th to 12th Grade (No Diploma)	2,616	24.2%	2,546	20.4%	-2.7%
High School Graduate (Includes Equivalency)	4,157	38.5%	4,523	36.2%	8.8%
Some College (No Degree)	1,616	15.0%	2,244	18.0%	38.9%
Associate Degree	394	3.6%	505	4.0%	28.2%
Bachelor's Degree	644	6.0%	587	4.7%	-8.9%
Graduate or Professional Degree	153	1.4%	242	1.9%	58.2%

Source U.S. Bureau of the Census

Chart 2.4 Education Attainment of Population Over 25

Educational attainment levels in Forest Park do not compare favorably with the state of Georgia and surrounding counties. [See Table 2.12] The proportion of adults 25 and over with less than a high school diploma is significantly higher in Forest Park (35.2%) than the state average (21.4%). Similarly, Forest Park has a higher proportion of adults lacking a high school diploma than Clayton County (19.9%) and each of the surrounding counties of DeKalb (14.9%), Fayette (7.6%), Fulton (16.0%), and Henry (15.8%). The city of Forest Park also maintains a low proportion of residents over 25 with a bachelor's degree or higher (6.6%) relative to the State of Georgia (24.3%) and surrounding counties. While Clayton and its surrounding counties each increased their proportion of adults with a bachelor's degree or higher between 1990 and 2000, Forest Park experienced a decline in college graduates.

Table 2.12 Regional Comparison of Educational Attainment

Comparison of Educational Attainment of Persons 25 Years and Over 1990 - 2000 for City, County, Surrounding Counties, and State						
	Less than High School Completed		High School Diploma or Higher		Bachelor's Degree or Higher	
	1990	2000	1990	2000	1990	2000
City of Forest Park	35.5%	35.2%	64.5%	64.8%	7.4%	6.6%
Clayton County	22.7%	19.9%	77.3%	80.1%	14.7%	16.6%
DeKalb County	16.1%	14.9%	83.9%	85.1%	32.7%	36.3%
Fayette County	13.5%	7.6%	86.5%	92.4%	25.8%	36.2%
Fulton County	22.2%	16.0%	77.8%	84.0%	31.6%	41.4%
Henry County	27.1%	15.8%	72.9%	84.2%	10.7%	19.5%
State of Georgia	29.1%	21.4%	70.9%	78.5%	19.3%	24.3%

Source U.S. Bureau of the Census. Downloaded from Plan Builder, DCA, 3/29/04

Educational statistics are presented for Clayton County and the State of Georgia in Tables 2.13 and 2.14. Many of these statistics are unavailable for the City of Forest Park. Given the lower overall educational attainment levels in Forest Park, these statistics may not accurately reflect the situation at the local level. Department of Education figures show that the percentage of students dropping out of high school dropped significantly between 1995 and 2001, and that greater numbers of students completing high school are going on state colleges and technical schools. [See Table 2.13] Despite these educational gains, however, graduation test scores have dropped. The decline in graduation test scores in Clayton mirrors the decline in test scores statewide. Much of this trend in declining pass rates can be attributed to the increased testing standards implemented in Georgia. In 1997 and 1998, new graduation requirement tests for social studies and science were introduced.

Table 2.13 Clayton County Education Statistics

Clayton County: Education Statistics							
Category	1995	1996	1997	1998	1999	2000	2001
H.S. Graduation Test Scores (All Components)	85%	80%	71%	70%	67%	67%	59%
H.S. Dropout Rate	13.80%	11.30%	10.60%	9.40%	9.10%	8.70%	8.10%
Grads Attending Georgia Public Colleges	31.50%	42.50%	40.70%	41.20%	40.00%	NA	NA
Grads Attending Georgia Public Technical Schools	2.50%	3.50%	1.20%	2.50%	3.10%	4.10%	NA

Source: Georgia Department of Education. In Plan Builder, DCA, accessed 3/30/04

Table 2.14 Georgia Education Statistics

Georgia: Education Statistics							
Category	1995	1996	1997	1998	1999	2000	2001
H.S. Graduation Test Scores (All Components)	82%	76%	67%	68%	66%	68%	65%
H.S. Dropout Rate	9.26%	8.60%	7.30%	6.50%	6.50%	6.50%	6.40%
Grads Attending Georgia Public Colleges	35.00%	30.00%	30.20%	38.80%	37.50%	37.30%	36.10%
Grads Attending Georgia Public Technical Schools	5.40%	6.20%	7.10%	6.50%	6.40%	7.40%	8.80%

Source: Georgia Department of Education. In Plan Builder, DCA, accessed 3/30/04

2.11 Income

Between 1989 and 1999, per capita income in the City of Forest Park rose 25.0%. [See Table 2.15] However, this increase in per capita income lagged behind the rise in per capita income experienced in Clayton County (33.2%), the State of Georgia (55.2%), and the U.S. (49.7%). Per capita income in Forest Park actually declined in real terms between 1989-1999 (-9.4%) when inflation is taken into account (34.4%). In 1999, the per capita income in Forest Park was \$3,147 less than per capita income in Clayton County and \$6,222 less than the State of Georgia, possibly due to low education levels within the city.

Table 2.15 Per Capita Income

Per Capita Income Comparison				
Category	United States	Georgia	Clayton County	City of Forest Park
Per capita income in 1989	\$ 14,420	\$ 13,631	\$ 13,577	\$ 11,946
Per capita income in 1999	\$ 21,587	\$ 21,154	\$ 18,079	\$ 14,932
% Change 89 - 99	49.70%	55.19%	33.16%	25.00%

US Census Bureau 1990 and 2000 Censuses, STF 3 Sample Data

Median household income in Forest Park increased 29.2% from \$25,982 in 1989 to \$33,556 in 1999. [See Table 2.15] Again, this increase does not outpace the rate of inflation of 34.4% for the same time frame. The median income of Forest Park is \$9,141 lower than that of Clayton County, and \$8,877 lower than median income for the state of Georgia.

Table 2.16 Median Household Income

Median Household Income Comparison				
Category	United States	Georgia	Clayton County	City of Forest Park
Median household income in 1989	\$ 30,056	\$ 29,021	\$ 33,472	\$ 25,982
Median household income in 1999	\$ 41,994	\$ 42,433	\$ 42,697	\$ 33,556
% Change 89 - 99	39.72%	46.21%	27.56%	29.15%

US Census Bureau 1990 and 2000 Censuses, STF 3 Sample Data

Table 2.17 shows the distribution of incomes in the city of Forest Park for the years 1989 and 1999. There have been increases in the proportion of the population represented in each of the income bracket above \$35,000. Table 2.18 represents the proportion of residents in each income category for Forest Park and Clayton County. As reflected in the measures of median and per capita income, residents of Forest Park are over represented in each of the income brackets under \$40,000 as compared to Clayton County. Conversely, residents of Forest Park are under represented in each of the income categories above \$50,000 as compared to Clayton County.

Table 2.17 Income Distribution

City of Forest Park Household Income Distribution					
Category	1989		1999		Change in % of Population
TOTAL Households	6264		6859		
Income less than \$5,000	401	6.40%	NA		
Income \$5,000 - \$9,999	562	8.97%	576	9.20%	0.22%
Income \$10,000 - \$14,999	601	9.59%	456	7.28%	-2.31%
Income \$15,000 - \$19,999	676	10.79%	632	10.09%	-0.70%
Income \$20,000 - \$29,999	1373	21.92%	1365	21.79%	-0.13%
Income \$30,000 - \$34,999	616	9.83%	538	8.59%	-1.25%
Income \$35,000 - \$39,999	390	6.23%	513	8.19%	1.96%
Income \$40,000 - \$49,999	716	11.43%	836	13.35%	1.92%
Income \$50,000 - \$59,999	459	7.33%	537	8.57%	1.25%
Income \$60,000 - \$74,999	253	4.04%	685	10.94%	6.90%
Income \$75,000 - \$99,999	167	2.67%	373	5.95%	3.29%
Income \$100,000 or more	50	0.80%	348	5.56%	4.76%

Source U.S. Bureau of the Census. Downloaded from Plan Builder, DCA, 3/30/04

Table 2.18 Households by Income Grouping

<i>Number of Households by Income Grouping 1999</i>			
Category	Clayton County	City of Forest Park	Difference in % of Population
Income less than \$9,999	6.12%	9.20%	3.08%
Income \$10,000 - \$14,999	3.99%	7.28%	3.29%
Income \$15,000 - \$19,999	6.00%	10.09%	4.09%
Income \$20,000 - \$29,999	14.76%	21.79%	7.03%
Income \$30,000 - \$34,999	7.70%	8.59%	0.89%
Income \$35,000 - \$39,999	7.03%	8.19%	1.16%
Income \$40,000 - \$49,999	13.18%	13.35%	0.17%
Income \$50,000 - \$59,999	11.48%	8.57%	-2.91%
Income \$60,000 - \$74,999	12.07%	10.94%	-1.14%
Income \$75,000 - \$99,999	10.41%	5.95%	-4.46%
Income \$100,000 or more	7.26%	5.56%	-1.70%

Source U.S. Bureau of the Census. Downloaded from Plan Builder, DCA, 3/30/04

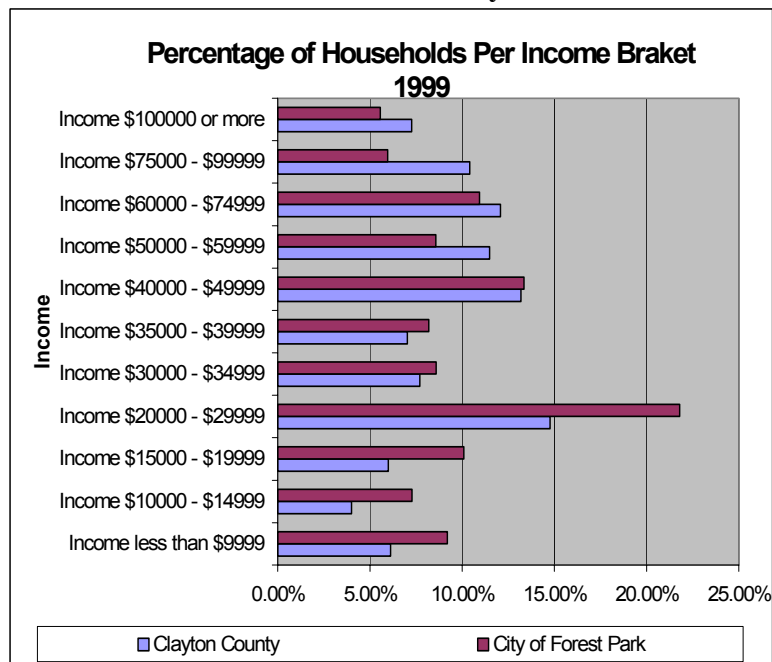
Chart 2.5 Household Distribution by Income Bracket

Table 2.19 provides poverty status data in 1999 by age for the city of Forest Park and Clayton County. In 1999 15.4% of the residents of Forest Park were below the poverty level as compared to 10.1% for Clayton County.

Table 2.19 Persons Below Poverty Level by Age Group

Persons Below Poverty Level by Age Group in 1999				
	Clayton County		City of Forest Park	
Total	232,742	% of Population	20,120	% of Population
Income in 1999 below poverty level:	23,493	10.09%	3,094	15.38%
Under 5 years	2,943	1.26%	484	2.41%
5 years	507	0.22%	83	0.41%
6 to 11 years	3,272	1.41%	329	1.64%
12 to 17 years	2,781	1.19%	347	1.72%
18 to 64 years	12,813	5.51%	1,675	8.33%
65 to 74 years	677	0.29%	121	0.60%
75 years and over	500	0.21%	55	0.27%

Source U.S. Bureau of the Census, 2000 Census, STF 3 Sample Data

2.11 Assessment

In the 1970s and 1980s noise and air impacts from the construction of Hartsfield-Jackson Atlanta International Airport led to population declines during both decades in the city of Forest Park. The 1990s saw a dramatic reversal of the city's long-standing trend of population decline. By the year 2000, Forest Park had grown to a new population high of 21,447 for an increase of 26.7% since 1990. [See Section 2.1] However, areas of Forest Park closest to airplane flight paths continue to experience population decline. With the construction of the fifth runway at Hartsfield-Jackson Airport, there will likely be population loss in areas affected by noise and construction. On the other hand, overall growth is expected for the City of Forest Park given the continued expansion of population in Clayton County and the Atlanta region. Likewise, the planned construction of commuter rail through Forest Park will increase the city's capacity for growth and redevelopment. With planned infrastructure improvements and concurrent redevelopment plans, the population of Forest Park is projected to increase by over 1/3 between 2000 and 2025. With a relatively stable average household size in Forest Park, these projected population increases will require a substantial expansion of housing in the city. Furthermore, the lack of undeveloped land within the City of Forest Park will necessitate redevelopment of some areas at a higher density if population growth is to be sustained.

The renewed population growth in Forest Park has caused shifts in several demographic factors. Over the previous two decades, the largest population increases in Forest Park have occurred in the 25-34 and 35-44 age brackets. [See Section 2.8] Over the next two decades, the population distribution is projected to shift towards older age cohorts. [See Section 2.9] The rise in older adults in Forest Park will create the need for senior

services such as nursing care, adult recreation programs, and improved transit access. Another important shift in Forest Park's demographic profile is the recent influx of immigrants and increased racial diversity. [See Section 2.10] Consistent with immigration trends throughout the Atlanta metro area, Forest Park went from 2.3% Hispanics in 1990 to 20.2% in 2000. With the increase in the Hispanic population, there may be a need for workforce Spanish instruction in schools and among public safety personnel such as fire, police, and EMS. In addition, Forest Park more than doubled its black population between 1990 and 2000 to 37.4%. Conversely, the white population declined from 77.2% to 45.1% over the same time frame.

The City of Forest Park has some challenges with respect to educational attainment. [See Section 2.11] Forest Park experienced a marked increase in adults with very low educational attainment (less than 9th grade education). Likewise, the city has experienced a decline in the proportion of adults holding a bachelor's degree or higher. These trends are especially troubling given the city's already low educational attainment as compared to the surrounding counties and state. There is a need for more adult educational opportunities and training programs within the city of Forest Park. In addition, the city should attempt to attract more professionals with high education levels.

Educational attainment is often closely associated with income. As such, per capita income and median household income in the City of Forest Park are comparatively lower than Clayton County, Georgia, and the U.S. as a whole. [See Section 2.12] When adjusted for inflation, Forest Park experienced a decline in per capita income of -9.4% and a decline in median household income of -5.2%. The city also has a relatively high proportion of persons below the federal poverty level (15.4%) as compared to Clayton County (10.1%). This statistic points to the need for additional services for the poor.

CHAPTER 3 ECONOMIC DEVELOPMENT

The economic development chapter is intended to integrate economic strategies into the comprehensive planning process. It includes an inventory of the local government's economic base, characteristics of the labor force, and an examination of economic development opportunities and resources. The economic base section focuses on businesses and jobs located in Forest Park, whereas the labor force section examines the workers living in Forest Park. After identifying a community's economic needs, the land necessary to support economic development can be determined. Likewise, the community facilities and services necessary to support economic development efforts can be identified and coordinated.

3.1 Economic Base

Economic base analysis identifies the unique economic specializations of a local community. It includes an analysis of historic, current, and projected employment and earnings by economic sector. By comparing the levels of employment in each sector with state levels, local economic specializations can be identified. "Basic" sectors are those which produce and export goods and services beyond the needs of the local community. The Economic Census provides much of the data for municipal level economic development planning. Data from the most recent Economic Census conducted in 2002 has not been released at this time. Where municipal level data is unavailable, Clayton County has been used as a substitute reference area.

3.1.1 Employment by Sector

Table 3.1 shows the number of employees working in establishments located in Forest Park. Employment for Forest Park has been compared with employment totals for Clayton County for the each sector. Forest Park has a relatively high share of Clayton County's employment in the wholesale (23.1%) and retail (20.7%) sectors given the city's share of total county population (9.1%). The retail (3,349) and wholesale (1,421) sectors combined account for over half of the total jobs located in Forest Park. The next largest areas of employment for Forest Park are in accommodations/food service (932), manufacturing (751), and administrative/support (572).

Table 3.1 Comparison of Employment by Sector

<i>Comparison of Employment by Sector 1997</i>			
Industry	Forest Park		Clayton County
	Employment	% Share of County Employment in Sector	Employment
Manufacturing	751	12.7%	5,901
Wholesale	1,421	23.1%	6,142
Retail	3,349	20.7%	16,204
Real Estate & Rental & Leasing	168	12.7%	1,326
Professional, Scientific, & Technical Services	199	13.1%	1,521
Administrative & Support & Waste Management & Remediation Services	572	10.0%	5,740
Educational services	17	10.7%	159
Health Care & Social Assistance	372	8.7%	4,290
Arts, Entertainment, & Recreation	29-99*	NA	290
Accommodations & Foodservices	932	9.0%	10,412
Other Services (Except Public Administration)	256	13.9%	1,842

Source: US Census Bureau, Economic Census 1997

*Detailed data withheld to avoid disclosing information about individual firms.

In 2000 the sectors accounting for the greatest proportions of employment in Clayton County were transportation, communications and utilities (TCU) (28.1%), services (21.7%) and retail trade (18.7%). [Table 3.2] Over the next twenty years the county's TCU sector is projected to continue growing, and may account for up to a third of all employment by 2025. Employment in the retail trade sector is projected to steadily decline, dropping from 18.7% of total employment in 2000 to 16.4% in 2025. Employment in the services sector is expected to remain steady at around 22%. Overall, no significant shifts in the employment shares of each sector are projected for the county.

Table 3.2 Employment by Sector

Clayton County Employment by Sector								
Category	1990	1995	2000	2005	2010	2015	2020	2025
Total	103,558	122,374	141,987	157,175	172,092	186,053	198,429	208,839
Farm	83	66	60	59	58	56	55	54
Farm (%)	0.08%	0.05%	0.04%	0.04%	0.03%	0.03%	0.03%	0.03%
Agricultural Services, Other	398	585	544	588	639	690	737	779
Agricultural Services, Other (%)	0.4%	0.5%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%
Mining	42	71	66	68	70	72	74	76
Mining (%)	0.04%	0.06%	0.05%	0.04%	0.04%	0.04%	0.04%	0.04%
Construction	5,462	6,705	6,610	6,728	6,872	7,038	7,238	7,481
Construction (%)	5.3%	5.5%	4.7%	4.3%	4.0%	3.8%	3.6%	3.6%
Manufacturing	5,868	6,416	7,854	8,115	8,375	8,619	8,843	9,046
Manufacturing (%)	5.7%	5.2%	5.5%	5.2%	4.9%	4.6%	4.5%	4.3%
Trans, Comm, & Public Utilities	24,173	29,562	39,957	48,239	56,126	63,036	68,353	71,629
Trans, Comm, & Public Utilities (%)	23.3%	24.2%	28.1%	30.7%	32.6%	33.9%	34.4%	34.3%
Wholesale Trade	6,117	7,571	8,866	9,748	10,459	11,095	11,713	12,347
Wholesale Trade (%)	5.9%	6.2%	6.2%	6.2%	6.1%	6.0%	5.9%	5.9%
Retail Trade	25,396	25,224	26,604	28,682	30,591	32,198	33,418	34,223
Retail Trade (%)	24.5%	20.6%	18.7%	18.2%	17.8%	17.3%	16.8%	16.4%
Finance, Insurance, & Real Estate	4,015	4,818	5,538	5,795	6,057	6,324	6,601	6,892
Finance, Insurance, & Real Estate (%)	3.9%	3.9%	3.9%	3.7%	3.5%	3.4%	3.3%	3.3%
Services	17,825	27,930	30,834	33,396	36,356	39,674	43,380	47,536
Services (%)	17.2%	22.8%	21.7%	21.2%	21.1%	21.3%	21.9%	22.8%
Federal Civilian Government	2,713	2,065	2,101	2,086	2,043	1,977	1,888	1,779
Federal Civilian Government (%)	2.6%	1.7%	1.5%	1.3%	1.2%	1.1%	1.0%	0.9%
Federal Military Government	819	829	849	862	873	880	884	886
Federal Military Government (%)	0.8%	0.7%	0.6%	0.5%	0.5%	0.5%	0.4%	0.4%
State & Local Government	10,647	10,532	12,104	12,809	13,573	14,394	15,245	16,111
State & Local Government (%)	10.3%	8.6%	8.5%	8.1%	7.9%	7.7%	7.7%	7.7%

Source: Woods and Pool Economics, Inc.

3.1.2 Earnings by Sector

Tables 3.3 and 3.4 show historic numbers of establishments and sales/receipts for Forest Park and Clayton County. Differences in the level of detail in reporting between the years 1992 and 1997 make historic comparisons difficult. There has been a decline in the number of retail and wholesale establishments in Forest Park between 1992 and 1997.

The city's share of county sales generated by the retail and wholesale sectors has also fallen over the same time period. While the number of service establishments has increased, there has been a decline in the city's share of sales receipts generated by the service sector.

Table 3.3 Comparison of Earnings by Sector 1992

Comparison of Number of Establishments and Sales/Receipts 1992						
Industry	City of Forest Park				Balance of Clayton County	
	Number of Establishments	% of County Total	Sales (\$ Millions Receipts for Services)	% of County Total	Number of Establishments	Sales (\$ Millions Receipts for Services)
Retail	155	14.57%	367	18.24%	1,064	2,012
Wholesale	83	25.54%	622	18.75%	325	3,317
Services	156	14.07%	69	9.54%	1,109	723

Source: U.S. Census Bureau. 1992 Economic Census.

Table 3.4 Comparison of Earnings by Sector 1997

Comparison of Number of Establishments and Sales/Receipts, 1997						
Industry (SAICS Code)	City of Forest Park				Clayton County	
	Number of Establishments	% of County Total	Sales (\$ 1,000) (Receipts for Services)	% of County Total	Number of Establishments	Sales (\$ 1,000) (Receipts for Services)
Manufacturing	24	14.37%	\$ 142,104	8.66%	167	\$ 1,641,582
Wholesale	64	20.25%	\$ 448,958	13.42%	316	\$ 3,345,210
Retail	127	15.26%	\$ 409,575	14.99%	832	\$ 2,731,688
Real Estate & Rental & Leasing	37	18.78%	\$ 30,947	16.67%	197	\$ 185,590
Professional, Scientific, & Technical Services	21	9.25%	\$ 6,866	5.81%	227	\$ 118,091
Administrative & Support & Waste Management & Remediation Services	18	9.38%	\$ 15,689	7.02%	192	\$ 223,438
Educational services	5	21.74%	\$ 882	8.60%	23	\$ 10,259
Health Care & Social Assistance	40	10.84%	\$ 21,063	7.16%	369	\$ 293,973
Arts, Entertainment, & Recreation	3	11.11%	*	*	27	\$ 11,196
Accommodations & Foodservices	46	12.23%	\$ 28,533	6.75%	376	\$ 422,948
Other Services (Except Public Administration)	50	16.03%	\$ 20,556	15.61%	312	\$ 131,692

Source: U.S. Census Bureau. 1997 Economic Census.

Comparative earnings by industry for the city of Forest Park, Clayton County, and Georgia are presented in Table 3.5. Wholesale (39.9%) and retail (36.4%) trade account for the vast majority of earnings in Forest Park. Together these sectors account for 76.3% of the total earnings in Forest Park. This economic specialization in wholesale and retail trade is comparable to industry earnings in Clayton County, where wholesale trade makes up 36.7% and retail makes up 30.0%. In contrast, wholesale trade accounts for only 5.1% of total statewide earnings by industry. The third largest industry in Forest Park by earnings is manufacturing (12.6%). Manufacturing accounts for a larger portion of the earnings in Clayton County (18.0%) and the state of Georgia (43.1%). All other listed sectors combined make up only 11.1% of the total earnings in Forest Park.

Table 3.5 Comparison of Earnings by Industry 1997

Comparison of Earnings by Industry, 1997					
	City of Forest Park			Clayton County	Georgia
Industry	Sales (\$ 1,000) (Receipts for Services)	% of Total for Industries Listed	% of County Total	% of Total Sales/ Receipts	% of Total Sales/ Receipts
Manufacturing	\$142,104	12.63%	8.66%	18.01%	43.06%
Wholesale	\$448,958	39.90%	13.42%	36.70%	5.11%
Retail	\$409,575	36.40%	14.99%	29.97%	24.97%
Real Estate & Rental & Leasing	\$30,947	2.75%	16.67%	2.04%	2.39%
Professional, Scientific, & Technical Services	\$6,866	0.61%	5.81%	1.30%	5.32%
Administrative & Support & Waste Management & Remediation Services	\$15,689	1.39%	7.02%	2.45%	3.40%
Educational services	\$882	0.08%	8.60%	0.11%	0.17%
Health Care & Social Assistance	\$21,063	1.87%	7.16%	3.22%	8.20%
Arts, Entertainment, & Recreation	*	*	*	0.12%	0.68%
Accommodations & Foodservices	\$28,533	2.54%	6.75%	4.64%	3.35%
Other Services (Except Public Administration)	\$20,556	1.83%	15.61%	1.44%	3.35%
TOTAL	\$1,125,173	100.00%	12.34%	100.00%	100.00%

Source: 1997 Economic Census

Projections for earnings are not available for the city of Forest Park. Projected earnings for Clayton County and the State of Georgia are provided in Table 3.6. Following national trends of industrial decline, manufacturing is projected to decrease from 6.1% to 4.7% of total Clayton County earnings between 2000 and 2025. The two largest sectors in Forest Park, retail and wholesale trade are both projected to steadily decline in the larger Clayton County area. Reflecting the increased activity associated with the expansion of Hartsfield-Jackson airport, the transportation/communication/utilities sector

is projected to grow from 42.5% in 2000 to 50.1% in 2025. Following state and national trends of the increased importance of the service sector, earnings from services are projected to increase slightly over the next 20 years.

Table 3.6 Comparison of Earnings by Sector

Earnings by Sector for Georgia and Clayton County									
	Sector	1990	1995	2000	2005	2010	2015	2020	2025
GA	Farm	1.36%	1.40%	0.98%	0.93%	0.89%	0.85%	0.82%	0.79%
Clayton	Farm	0.01%	0.01%	0.01%	0.01%	0.01%	0.00%	0.00%	0.00%
GA	Agricultural Services, Other	0.46%	0.53%	0.59%	0.60%	0.61%	0.62%	0.62%	0.62%
Clayton	Agricultural Services, Other	0.19%	0.21%	0.20%	0.20%	0.19%	0.19%	0.19%	0.19%
GA	Mining	0.36%	0.29%	0.27%	0.25%	0.22%	0.21%	0.19%	0.18%
Clayton	Mining	0.05%	0.05%	0.05%	0.05%	0.04%	0.04%	0.04%	0.03%
GA	Construction	5.82%	5.39%	6.00%	5.86%	5.67%	5.46%	5.26%	5.06%
Clayton	Construction	4.75%	4.81%	4.46%	3.96%	3.59%	3.31%	3.13%	3.04%
GA	Manufacturing	17.51%	16.84%	14.86%	14.45%	14.05%	13.59%	13.08%	12.53%
Clayton	Manufacturing	6.17%	6.00%	6.05%	5.58%	5.22%	4.96%	4.77%	4.66%
GA	Trans, Comm, & Public Utilities	8.75%	9.43%	9.89%	9.99%	10.01%	9.96%	9.84%	9.63%
Clayton	Trans, Comm, & Public Utilities	41.63%	41.61%	42.50%	45.77%	48.18%	49.71%	50.35%	50.10%
GA	Wholesale Trade	8.86%	8.17%	8.44%	8.36%	8.21%	8.05%	7.88%	7.71%
Clayton	Wholesale Trade	6.36%	7.33%	7.26%	6.91%	6.54%	6.23%	6.02%	5.92%
GA	Retail Trade	9.17%	9.08%	8.99%	8.97%	8.93%	8.87%	8.80%	8.71%
Clayton	Retail Trade	13.31%	10.46%	9.76%	9.11%	8.55%	8.08%	7.68%	7.34%
GA	Finance, Insurance, & Real Estate	6.43%	6.86%	7.57%	7.66%	7.73%	7.78%	7.81%	7.82%
Clayton	Finance, Insurance, & Real Estate	2.43%	2.86%	2.40%	2.28%	2.19%	2.13%	2.11%	2.11%
GA	Services	21.95%	24.33%	26.77%	27.78%	29.02%	30.44%	32.02%	33.73%
Clayton	Services	12.09%	16.20%	17.29%	16.97%	16.96%	17.26%	17.91%	18.95%
GA	Federal Civilian Government	4.66%	4.17%	3.39%	3.11%	2.87%	2.67%	2.49%	2.33%
Clayton	Federal Civilian Government	3.02%	2.23%	1.79%	1.57%	1.37%	1.21%	1.08%	0.96%
GA	Federal Military Government	2.69%	2.49%	2.06%	1.94%	1.83%	1.72%	1.62%	1.53%
Clayton	Federal Military Government	0.30%	0.26%	0.22%	0.20%	0.18%	0.17%	0.16%	0.15%
GA	State & Local Government	11.97%	11.01%	10.18%	10.10%	9.95%	9.78%	9.58%	9.37%
Clayton	State & Local Government	9.70%	7.96%	8.02%	7.41%	6.98%	6.70%	6.56%	6.53%

Source: Woods and Poole Economics, Inc.

3.1.3 Weekly Wages

While figures on average weekly wages are unavailable for the City of Forest Park, historic weekly wages for Clayton County are provided in Table 3.7. Based on 1999 data from the United States Bureau of Labor Statistics the transportation, communications and utilities sector (TCU) provides the highest average weekly wage (\$943) in Clayton County. Following TCU for wages are wholesale industries (\$736) and manufacturing (\$698). The lowest wages in Clayton County are found in retail trade (\$341) and agriculture, forestry and fishing (\$417). Wages in Clayton County increased during the period from 1990 to 1999; overall the average weekly wage grew 34%. Wages increased the fastest in the services sector, which saw an increase of over 50%.

Table 3.7 Average Weekly Wages

Average Weekly Wages, Clayton County											
Category	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
All Industries	\$468	\$494	\$522	\$546	\$546	\$549	\$555	\$586	\$611	\$635	\$663
Agriculture, Forestry, Fishing	NA	324	348	309	294	298	308	NA	NA	382	417
Mining	NA	NA	NA	NA	635	NA	NA	NA	NA	NA	NA
Construction	NA	456	471	484	487	509	NA	565	NA	NA	NA
Manufacturing	NA	499	519	548	560	588	616	659	649	676	698
Transportation, Communications, Utilities	NA	841	844	835	860	872	883	908	910	916	943
Wholesale	NA	505	548	589	615	619	631	661	696	743	736
Retail	NA	255	264	276	265	272	283	295	305	329	341
Financial, Insurance, Real Estate	NA	425	459	482	482	491	507	505	546	554	623
Services	NA	375	390	424	406	NA	434	NA	NA	NA	NA
Federal Gov	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
State Gov	NA	NA	NA	NA	NA	NA	525	NA	577	596	623
Local Gov	NA	NA	NA	NA	NA	NA	442	473	507	502	555

Source: Ga Department of Labor, accessed via DCA Georgia Planbuilder

For most sectors, wages are higher in Clayton County than those at the state level. [See Table 3.8] However, wages increased much more significantly at the state level between 1990 and 1999 with the average weekly wage for all industries growing by 48%. In 1999 the highest wages at the state level are found in wholesale trade jobs at \$932 per week. This wage is 21% higher than the average wholesale trade wage in Clayton County (\$736 per week). The second highest wages at the state level are in finance, insurance and real estate (FIRE), \$900 per week; this is 30% more than the average Clayton County weekly wage for the sector (\$623). TCU is the third ranking sector for wages in the state, paying an average of \$895 per week; this is \$48 or 5% less than the 1999 average weekly wage for the sector in Clayton County.

Table 3.8 Comparison of Average Weekly Wages

Average Weekly Wages 1999, Clayton County and Georgia		
Category	Clayton	Georgia
All Industries	\$663	\$629
Agriculture, Forestry, Fishing	417	390
Mining	NA	866
Construction	NA	623
Manufacturing	698	684
Transportation, Communications, Utilities	943	895
Wholesale	736	932
Retail	341	335
Financial, Insurance, Real Estate	623	900
Services	NA	611
Federal Government	NA	808
State Government	623	579
Local Government	555	523

Source: GA Department of Labor, Accessed via DCA GA Planbuilder

3.1.4 Sources of Income

Sources of household income are compared for the City of Forest Park and the State of Georgia in Table 3.9. The percentage of households with wage or salary income in Forest Park (83.7%) closely mirrors the percentage in the state of Georgia (83.8%). A relatively lower proportion of Forest Park residents derive income from interest, dividends, and rent (16.5%) than at the state level (28.8%). Forest Park residents have a slightly higher proportion of income derived from social security (22.7%) and retirement income (15.7%) than state levels (21.9% and 14.4%, respectively). The number of persons with social security and retirement income is likely to increase as the population of Forest Park ages. The age cohort of 60-65 has the largest projected percentage increase over the next 20 years. [See Chapter 2, Chart 2.3] Forest Park also has a relatively higher proportion of persons with public assistance income (3.8%) than the state (2.9%). Projected changes in income sources are unavailable for the City of Forest Park. However, projections of future income sources are available for Clayton County and the State of Georgia. [See Table 3.10]

Table 3.9 Household Income

Sources of Household Income 1999, of Forest Park and State of Georgia			City
Source of Household Income in 1999	Households in City of Forest Park	% City of Forest Park	% Georgia Households
With Earnings	5,740	83.69%	83.80%
With Wage or Salary Income	5,589	81.48%	81.30%
With Self-employment Income	504	7.35%	10.90%
Interest, Dividends, or Net Rental Income	1,130	16.47%	28.80%
Social Security Income	1,557	22.70%	21.90%
Supplemental Security Income (SSI)	359	5.23%	4.50%
Public Assistance Income	263	3.83%	2.90%
Retirement Income	1,078	15.72%	14.40%
Total Households	6,859	100.00%	100.00%

Source: US Census Bureau, 2000 Census.

Summary File 3, Tables P58, P59, P60, P61, P62, P63, P64, P65.

Table 3.10 Income by Type

Personal Income by Type (%) for Georgia and Clayton County									
	Category	1990	1995	2000	2005	2010	2015	2020	2025
Clayton	Wages & Salaries	76.57%	80.98%	89.86%	91.31%	92.43%	93.17%	93.49%	93.35%
GA	Wages & Salaries	60.36%	59.07%	61.18%	61.09%	61.00%	60.94%	60.92%	60.92%
Clayton	Other Labor Income	10.53%	12.05%	10.23%	10.25%	10.24%	10.19%	10.08%	9.93%
GA	Other Labor Income	8.68%	8.63%	6.84%	6.71%	6.60%	6.48%	6.38%	6.28%
Clayton	Proprietors Income	3.91%	3.44%	3.95%	3.96%	3.97%	3.96%	3.93%	3.88%
GA	Proprietors Income	7.11%	7.96%	8.65%	8.52%	8.43%	8.34%	8.26%	8.19%
Clayton	Dividends, Interest, & Rent	12.31%	11.36%	12.02%	11.74%	11.56%	11.47%	11.49%	11.61%
GA	Dividends, Interest, & Rent	17.34%	16.31%	16.80%	16.76%	16.70%	16.61%	16.49%	16.34%
Clayton	Transfer Payments to Persons	8.25%	11.54%	10.86%	10.82%	10.91%	11.16%	11.57%	12.16%
GA	Transfer Payments to Persons	10.94%	12.62%	11.13%	11.25%	11.43%	11.66%	11.93%	12.25%
Clayton	Less: Social Ins. Contributions	5.45%	5.97%	6.41%	6.78%	7.15%	7.47%	7.72%	7.92%
GA	Less: Social Ins. Contributions	4.33%	4.45%	4.49%	4.67%	4.86%	5.04%	5.19%	5.33%
Clayton	Residence Adjustment	-6.12%	13.40%	20.51%	21.30%	21.96%	22.48%	22.84%	23.03%
GA	Residence Adjustment	-0.10%	-0.15%	-0.11%	0.33%	0.70%	1.00%	1.21%	1.35%

Source: Woods and Pool Economics, Inc., Accessed via DCA Planbuilder.

3.2 Community Level Economic Activities

3.2.1 Major Clayton County Employers:

Delta Air Lines

Clayton County School System

U.S. Army at Fort Gillem

State Farmers Market
Southern Regional Medical Center
Clayton County Government
J.C. Penney Co. (retail store, distribution center, and catalog center)
Northwest Airlines
Clayton College & State University
Georgia Department of Revenue
The JWI Group (includes Atlanta Felt, Atlanta Wireworks, and Drytex)

3.2.2 Unique Economic Activities

Forest Park Livable Centers Initiative (LCI) Study

In 2001 the City of Forest Park received a \$50,000 planning grant from the Atlanta Regional Commission for the study of redevelopment centered on transit and alternative means of transportation. In conjunction with the planned Atlanta to Macon commuter rail line, the LCI Study focused on enhancing downtown Forest Park as a transit oriented center. The plan envisions the creation of a transit village as the centerpiece of mixed-use downtown redevelopment. This transit village would form a nexus of multi-modal transportation options including Clayton County buses (C-Tran), Atlanta-Macon commuter rail, bicycle/pedestrian trails, automobile parking, and a tram system. The proposed tram system would link Forest Park with the Atlanta State Farmer's Market and Hartsfield-Jackson International Airport.

In 2003 the city was awarded a supplemental study grant of \$25,000 to further study the market potential of the Atlanta State Farmer's Market and create a redevelopment plan. This study has been completed and a committee involving the city, the Clayton County Development Authority and the State Commissioner of Agriculture has been created to guide redevelopment efforts.

Fort Gillem

Forest Park is the home of Fort Gillem, or as it is formally known, the Atlanta Army Depot. Fort Gillem is home to the First U.S. Army, the Army & Air Force Exchange Service (Atlanta Distribution Center), 3D Military Police Group (CID) United States Army Criminal Investigation Command, 2nd Recruiting Brigade, 52nd Ordnance Group, and the equipment concentration site for the 81st Regional Support Command. Fort Gillem primarily serves as a warehousing and distribution center for military goods and equipment. In 1990 Fort Gillem was identified by the Department of Defense as a potential candidate for base closure. However, the installation was removed from the list of possible base closings in 1993. Since then, Fort Gillem has seen the construction of several additional facilities such as the Atlanta Military Entrance Process Station (1999), and the Army and Air Force Exchange Service Distribution Center (1998).

Hartsfield-Jackson Atlanta International Airport

Hartsfield-Jackson Atlanta International Airport has a profound effect on the economy of Forest Park and Clayton County. The largest portion of the nation's busiest airport in passenger traffic lies mostly within Clayton County's borders approximately four miles northwest of Forest Park. The airport's largest carrier, Delta Air lines, also has offices and operations located within Clayton County. There are several industrial nodes of cargo and warehousing activity in Forest Park which exploit the city's close proximity to the airport and major highway interchanges. Likewise, the airport provides a major source of employment for Forest Park residents. Continued expansion of Hartsfield-Jackson Airport represents both a challenge and an opportunity for redevelopment.

Atlanta State Farmer's Market

The Atlanta State Farmer's Market is located in the western portion of Forest Park along I-75 and Forest Parkway. At 146 acres, the Atlanta State Farmer's Market is the largest wholesale distribution hub for the Southeast and contributes over \$1 billion directly to the local economy. It features a garden center, wholesale and retail activities, and is a major marketing hub and distribution point for fresh produce in the Southeast and throughout the country. The Atlanta Market also has a restaurant, welcome center and USDA Federal-State office. A new Market Hall is planned for development in next few years. This hall will provide approximately 50,000 square feet that will house 50 merchants and 250 employees, and is anticipated to generate \$42 million in sales annually.

Tradeport

To the east of Hartsfield-Jackson International Airport Clayton County has supported the development of the Atlanta Tradeport, home of the Atlanta Foreign Trade Zone. Foreign trade zones provide significant tax advantages to companies importing foreign goods, especially if used in the manufacturing process. Goods may be brought into the zones without formal custom entries, payment of duties, or excise taxes. Duties are paid only if items are shipped into the United States. Items held in the zones are also exempt from property taxation. Goods may be stored, displayed, manipulated, and assembled while in the Foreign Trade Zone. A significant portion of the land in the Atlanta Tradeport has been developed over the past decade, however expansion opportunities exist within the designated area and to the east in the Mountain View Redevelopment Area.

Mountain View Redevelopment

The Redevelopment Authority of Clayton County prepared a redevelopment plan for the Mountain View area in 1989 and updated it in 2000. This portion of unincorporated Clayton County is located directly east of the airport along the Aviation Boulevard axis. The plan includes the partially developed Atlanta Tradeport area as well as East Mountain View, much of which is under the ownership of the City of Atlanta following airport noise-related acquisition. Redevelopment plans for Mountain View call for a "community of commerce" including retail commercial, office and light industrial developments surrounding the planned multi-modal Southern Crescent Transportation

Service Center. It is also likely that the Mountain View area will meet some of the projected need for airport related parking following construction of the East International Terminal.

Southside Hartsfield Redevelopment and Stabilization Plan

Initiated as a joint effort of the Development Authorities of Clayton and Fulton Counties, the preparation of a redevelopment plan for a 3,400-acre area south of Hartsfield Airport is an important step towards shaping the future of metro Atlanta's Southside. The plan for this area encourages redevelopment activities to occur in the northern portion of the area and encourages neighborhood stabilization efforts in the southern portion. A higher intensity of land use is recommended near I-285 with a mixture of commercial, office, business and distribution development. Land use intensity decreases as a transition is made from commercial to higher density residential (multi-family, mixed-use) to lower density residential (single-family) neighborhoods.

Commuter Rail

The proposed commuter rail line from Atlanta to Macon includes five transit stations in Clayton County. These proposed stations include Southern Crescent Transportation Services Center, Forest Park, Morrow, Jonesboro, and Lovejoy. The cities of Forest Park, Morrow and Jonesboro have each developed plans for redevelopment around the proposed stations. The Forest Park LCI Study envisions a transit village designed to enhance connectivity between transportation modes including commuter rail, C-Tran buses, bicycle/pedestrian trails, and a proposed tram system. An environmental impact study was completed from Atlanta to Macon and funding was released for rail improvements and purchase of land for the station areas. The section from Atlanta to Lovejoy will be the first leg for commuter rail service in Georgia and may be operational by 2006.

3.3 Labor Force

Whereas the economic base section focuses on jobs and businesses located inside the city, this section, labor force analysis, focuses on workers residing in Forest Park. As shown in the subsequent section on commuting patterns, many of these residents work outside of Forest Park. Nevertheless, a careful analysis of the labor force in the city and its surrounding county provides essential information for crafting economic development strategies.

3.3.1 Employment by Sector

Comparisons of employment by sector for Forest Park, Clayton County, Georgia, and the U.S. are provided in Table 3.11. The City of Forest Park has a relatively high proportion of workers in the construction sector (14.8%) relative to Clayton County (7.9%), Georgia (7.9%), and the U.S. (6.8%). Reflecting the Clayton County specialization in

transportation/warehousing/utilities, Forest Park has a high proportion of workers in this sector (12.5%) relative to the state of Georgia (6%) and the U.S. (5.2%). Forest Park significantly lags behind in the educational/health/social services sector (9.5%) as compared to Clayton County (15.7%), Georgia (17.6%), and the U.S. (19.9%).

Table 3.11 Employment by Sector

Comparison of Employment by Sector for City, 2000				
Industry	City of Forest Park	Clayton	Georgia	U.S.
Agriculture, forestry, fishing and hunting, and mining:	0.3%	0.2%	1.4%	1.9%
Construction	14.8%	7.9%	7.9%	6.8%
Manufacturing	14.0%	9.3%	14.8%	14.1%
Wholesale trade	5.6%	3.9%	3.9%	3.6%
Retail trade	10.2%	11.0%	12.0%	11.7%
Transportation and warehousing, and utilities:	12.5%	14.9%	6.0%	5.2%
Information	1.8%	3.0%	3.5%	3.1%
Finance, insurance, real estate and rental and leasing:	5.0%	7.0%	6.5%	6.9%
Professional, scientific, management, administrative, and waste management services:	8.6%	7.8%	9.4%	9.3%
Educational, health and social services:	9.5%	15.7%	17.6%	19.9%
Arts, entertainment, recreation, accommodation and food services:	9.2%	8.2%	7.1%	7.9%
Other services (except public administration)	5.3%	5.0%	4.7%	4.9%
Public administration	3.2%	6.0%	5.0%	4.8%

Source: US Census Bureau, 2000 Census. Summary File 3. Table P49.

3.3.2 Employment by Occupation

Employment by occupation for Forest Park residents between 1990 and 2000 is presented in Table 3.12. In the year 2000, the largest occupational group of Forest Park residents was machinists/assemblers/inspectors (18.5%) followed by clerical/administrative (16.5%), transportation/material moving (14.4%), service (11.1%), and precision production/craft/repair (11.1%). Between 1990 and 2000, the largest increases in employment of Forest Park residents occurred in the machinists/assemblers/inspectors occupations (68.8%), professional/technical specialists (47.9%), and transportation/material moving (41.5%) occupations. The largest declines for occupations of Forest Park residents are found in sales (-43.5%), clerical/administrative support (-25%), and farming/fishing/forestry (-24.5%).

Table 3.12 Employment by Occupation

City of Forest Park Employment by Occupation					
Category	1990		2000		% Change 1990 - 2000
TOTAL All Occupations	8,019	%	8,999	%	
Executive, Administrative and Managerial (not Farm)	556	6.9%	552	6.1%	-0.7%
Professional and Technical Specialty	449	5.6%	861	9.6%	47.9%
Technicians & Related Support	162	2.0%	NA	NA	NA
Sales	864	10.8%	602	6.7%	-43.5%
Clerical and Administrative Support	1,854	23.1%	1,483	16.5%	-25.0%
Private Household Services	28	0.3%	NA	NA	NA
Protective Services	256	3.2%	NA	NA	NA
Service Occupations (not Protective & Household)	852	10.6%	997	11.1%	14.5%
Farming, Fishing and Forestry	66	0.8%	53	0.6%	-24.5%
Precision Production, Craft, and Repair	1,079	13.5%	995	11.1%	-8.4%
Machine Operators, Assemblers & Inspectors	519	6.5%	1,662	18.5%	68.8%
Transportation & Material Moving	758	9.5%	1,295	14.4%	41.5%
Handlers, Equipment Cleaners, helpers & Laborers	576	7.2%	NA	NA	NA

Source: US Census Bureau, 2000 Census. Summary File 3, Table P50.

Table 3.13 compares employment by occupation in Forest Park, Clayton County, Georgia, and the U.S. Again, the local specialization in transportation services is reflected in the relatively high level of employees of production/transportation/moving occupations (25.5%) as compared to Georgia (15.7%), and the U.S. (14.6%). Forest Park has relatively low levels of employees of management professional occupations (15.7%) as compared to Clayton County (24.1%), Georgia (32.7%), and the U.S. (33.6%).

Table 3.13 Employment by Occupation by Sex

2000 Employment By Occupation By Sex, Employed Civilian Population 16 Years and Over, City of Forest Park							
Occupation	City of Forest Park				Clayton County	Georgia	United States
	Male	Female	Total	%	%	%	%
Management, professional, and related occupations:	513	900	1,413	15.7%	24.1%	32.7%	33.6%
Service occupations:	649	847	1,496	16.6%	15.4%	13.4%	14.9%
Sales and office occupations:	629	1456	2,085	23.2%	30.6%	26.8%	26.7%
Farming, fishing, and forestry occupations	24	29	53	0.6%	0.1%	0.6%	0.7%
Construction, extraction, and maintenance occupations:	1,598	64	1,662	18.5%	11.7%	10.8%	9.4%
Production, transportation, and material moving occupations:	1,654	636	2,290	25.4%	18.0%	15.7%	14.6%
Total	5,067	3,932	8,999	100.0%	100.0%	100.0%	100.0%

Source: US Census Bureau, 2000 Census, Summary File 3. Table P50.

3.3.3 Labor Force Participation

Labor force participation for the city of Forest Park for the years 1990 and 2000 is presented in Table 3.14. Overall labor force participation has declined from 68.1% in 1990 to 62.9% in 2000. There has been an increase in the number of males not in the labor force from 10.3% in 1990 to 15.8% in 2000. Forest Park has a low rate of labor force participation among women (26.8%) as compared to Clayton County (34.9%). [See Table 3.15] Forest Park's overall labor force participation rate (62.9%) is lower than Clayton (71%) and Georgia (66.1%), but on par with the U.S. (63.9%). Some of this difference is accounted for by the age structure of Forest Park, where 8.6% of the population is over 65 as opposed to 5.9% in Clayton County. In the coming years, each age cohort over 65 is projected to grow within Forest Park. [See Chapter 2 Population Element, Chart 2.3] As the local population ages, there will likely be a decline in labor force participation.

Table 3.14 Labor Force Participation

Historic Labor Force Participation and Unemployment, City of Forest Park				
Category	1990		2000	
TOTAL Males and Females	13,017		15,913	
In Labor Force	8,859	68.1%	10,004	62.9%
Civilian Labor Force	8,579	65.9%	9,688	60.9%
Civilian Employed	8,019	61.6%	8,999	56.6%
Civilian Unemployed	560	4.3%	689	4.3%
In Armed Forces	280	2.2%	316	2.0%
Not in Labor Force	4,158	31.9%	5,909	37.1%
TOTAL Males	6,211	47.7%	8,246	51.8%
Male In Labor Force	4,869	37.4%	5,735	36.0%
Male Civilian Labor Force	4,619	35.5%	5,486	34.5%
Male Civilian Employed	4,305	33.1%	5,067	31.8%
Male Civilian Unemployed	314	2.4%	419	2.6%
Male In Armed Forces	250	1.9%	249	1.6%
Male Not in Labor Force	1,342	10.3%	2,511	15.8%
TOTAL Females	6,806	52.3%	7,667	48.2%
Female In Labor Force	3,990	30.7%	4,269	26.8%
Female Civilian Labor Force	3,960	30.4%	4,202	26.4%
Female Civilian Employed	3,714	28.5%	3,932	24.7%
Female Civilian Unemployed	246	1.9%	270	1.7%
Female In Armed Forces	30	0.2%	67	0.4%
Female Not in Labor Force	2,816	21.6%	3,398	21.4%

Source: DCA Georgia Planbuilder

Table 3.15 Comparison of Labor Force Participation

Labor Force Participation 2000; City, County, State, and National Comparisons								
Category	Forest Park		Clayton County		Georgia		U.S.	
TOTAL Males and Females	15,913	%	172,507	%	6,250,687	%	217,168,077	%
In Labor Force	10,004	62.9%	122,396	71.0%	4,129,666	66.1%	138,820,935	63.9%
Civilian Labor Force	9,688	60.9%	121,146	70.2%	4,062,808	65.0%	137,668,798	63.4%
Civilian Employed	8,999	56.6%	114,468	66.4%	3,839,756	61.4%	129,721,512	59.7%
Civilian Unemployed	689	4.3%	6,678	3.9%	223,052	3.6%	7,947,286	3.7%
In Armed Forces	316	2.0%	1,250	0.7%	66,858	1.1%	1,152,137	0.5%
Not in Labor Force	5,909	37.1%	50,111	29.0%	2,121,021	33.9%	78,347,142	36.1%
TOTAL Males	8,246	51.8%	82,107	47.6%	3,032,442	48.5%	104,982,282	48.3%
Male In Labor Force	5,735	36.0%	62,122	36.0%	2,217,015	35.5%	74,273,203	34.2%
Male Civilian Labor Force	5,486	34.5%	61,183	35.5%	2,159,175	34.5%	73,285,305	33.7%
Male Civilian Employed	5,067	31.8%	57,897	33.6%	2,051,523	32.8%	69,091,443	31.8%
Male Civilian Unemployed	419	2.6%	3,286	1.9%	107,652	1.7%	4,193,862	1.9%
Male In Armed Forces	249	1.6%	939	0.5%	57,840	0.9%	987,898	0.5%
Male Not in Labor Force	2,511	15.8%	19,985	11.6%	815,427	13.0%	30,709,079	14.1%
TOTAL Females	7,667	48.2%	90,400	52.4%	3,218,245	51.5%	112,185,795	51.7%
Female In Labor Force	4,269	26.8%	60,274	34.9%	1,912,651	30.6%	64,547,732	29.7%
Female Civilian Labor Force	4,202	26.4%	59,963	34.8%	1,903,633	30.5%	64,383,493	29.6%
Female Civilian Employed	3,932	24.7%	56,571	32.8%	1,788,233	28.6%	60,630,069	27.9%
Female Civilian Unemployed	270	1.7%	3,392	2.0%	115,400	1.8%	3,753,424	1.7%
Female In Armed Forces	67	0.4%	311	0.2%	9,018	0.1%	164,239	0.1%
Female Not in Labor Force	3,398	21.4%	30,126	17.5%	1,305,594	21%	47,638,063	21.9%

Source: US Census Bureau, 2000 Census; Accessed via DCA Georgia Planbuilder

3.3.4 Unemployment Rates

Unemployment has held steady in Forest Park at 4.3% in 1990 and 2000. [Table 3.15] The unemployment rate in Forest Park (4.3%) is slightly higher than that of Clayton County (3.9%), Georgia (3.6%), and the U.S. (3.7%). Because annual unemployment rates are unavailable for the City of Forest Park, unemployment rates for Clayton County, the state of Georgia, and the U.S. are provided in Table 3.16 for comparison, as it is assumed that Forest Park experienced employment trends similar to the county. Due to the sustained economic growth of the 1990s, unemployment steadily declined at the county, state, and national levels between 1992 and 2000. In Clayton County, unemployment declined from 7.3% in 1992 to 3.6% in the year 2000. Due to the recent national recession, unemployment has increased to 6.0% in Clayton County as of 2003.

Table 3.16 Comparison of Unemployment Rates

Unemployment Rates; Clayton County, State, and National Comparisons											
Category	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Labor Force - Clayton	103,123	101,556	103,371	106,626	109,965	110,327	113,730	117,330	121,236	123,088	126,858
Employed - Clayton	97,517	95,773	95,818	100,062	103,814	104,751	108,587	112,473	116,687	118,751	122,318
Unemployed - Clayton	5,606	5,783	7,553	6,564	6,151	5,576	5,143	4,857	4,549	4,337	4,540
Unemployment Rate - Clayton	5.4%	5.7%	7.3%	6.2%	5.6%	5.1%	4.5%	4.1%	3.8%	3.5%	3.6%
Unemployment Rate - Georgia	5.5%	5.0%	7.0%	5.8%	5.2%	4.9%	4.6%	4.5%	4.2%	4.0%	3.7%
Unemployment Rate - U.S.	5.6%	6.8%	7.5%	6.9%	6.1%	5.6%	5.4%	4.9%	4.5%	4.2%	4.0%

Source: US Department of Labor, Accessed via DCA Georgia Planbuilder

3.3.5 Place of Work

Employment by place of work shows the number of residents who work locally as well as those who commute to other locations for work. [See Table 3.17 and Table 3.18] Place of work for local residents also reflects the jobs/housing balance of a community. Of the employed residents of Forest Park as of the year 2000, 17.3% work within the city and an additional 26.3% work in the remaining portion of Clayton County. As an inner ring county of the metro area, the vast majority of Forest Park's workers are employed within the Atlanta MSA (96.7%). The City of Atlanta employs 19.1% of Forest Park's workers. Between 1990 and 2000, the proportion of residents working in Forest Park declined from 21.6% to 17.3%. Also, the proportion of residents working in the City of Atlanta declined from 24.8% in 1990 to 19.1% in 2000. This trend reflects the declining importance of Atlanta as an employment center relative to the remainder of the Atlanta MSA.

Table 3.17 Place of Work for Forest Park Residents, 2000

Place of Work 2000, for Workers 16 Years and Over, Forest Park		
Place of Work	Number of Residents Working	% of Total Employed
Worked in place of residence (Forest Park)	1,578	17.3%
Worked in Clayton County, not Forest Park	2,403	26.3%
Worked in central city of MSA (Atlanta)	1,743	19.1%
Worked in Atlanta MSA, but not in central city	7,070	77.5%
Worked outside Atlanta MSA but in Georgia	123	1.3%
Worked outside Georgia	187	2.0%
Total Employed	9,123	

Source: US Census Bureau, 2000 Census, Summary File 3.
Tables P26, P27, and P28.

Table 3.18 Place of Work for Forest Park Residents, 1990

Place of Work 1990 for Workers 16 Years and Over, Forest Park		
Place of Work	Number of Residents Working	% of Total Employed
Worked in place of residence (Forest Park)	1,751	21.6%
Worked in Clayton County, not Forest Park	2,197	27.1%
Worked in central city of MSA (Atlanta)	2,007	24.8%
Worked in Atlanta MSA, but not in central city	5,998	74.1%
Worked outside Atlanta MSA but in Georgia	52	0.6%
Worked outside Georgia	38	0.5%
Total Employed	8,095	100.0%

Source: US Census Bureau, 1990 Census, Summary File 3. Tables P45, P46, and P47

3.4 Local Economic Development Resources

3.4.1 Economic Development Agencies

Economic development agencies are established to promote economic development and growth in a jurisdiction or region. The agencies create marketing techniques and provide coordination and incentives for new businesses wishing to locate their establishments or subsidiaries in Clayton County. Economic development agencies also assist existing businesses in a jurisdiction with expansion and relocation techniques. Agencies involved in economic development in Forest Park include:

Clayton County Chamber of Commerce

A non-profit membership organization, the Clayton County Chamber of Commerce provides assistance to new businesses wishing to locate their establishments in the county. The agency's activities are focused in the areas of business recruitment and retention.

Development and Redevelopment Authority of Clayton County

The Development and Redevelopment Authority of Clayton County has the jurisdiction to issue tax exempt or taxable bonds to businesses wishing to locate in Clayton County. In accordance with the Georgia Redevelopment Powers Act, of 1985, the Authority can also create special district taxes on approved urban redevelopment issues. The authority also has jurisdiction to provide incentives such as tax breaks, venture capital programs, tax abatements and enterprise zones to new businesses locating in Clayton County as well as existing businesses. Additionally, the Authority has the power to buy and sell property and construct buildings. The Development and Redevelopment Authority serves Forest Park as well as Clayton County. The Authority has been active in coordinating the redevelopment efforts of the Atlanta Farmer's Market and the Forest Park LCI Plan.

The Small Business Development Center (SBDC)

This center, located at Clayton College and State University, is a partnership between the [U.S. Small Business Administration](#) and colleges and universities from around the state. The SBDC office at CCSU serves new and existing businesses in Clayton, Fayette, Henry and Spalding Counties. The center provides one-on-one counseling on a wide range of issues including: developing and updating business plans, identifying sources of capital, financial records analysis, specialized research geared to the specific needs of the business owner, accounting, marketing strategies, and governmental regulation compliance. The center also provides confidential services to companies seeking operational and strategic planning advice.

Joint Development Authority of Metro Atlanta

Through participation in the Joint Development Authority of Metropolitan Atlanta, Clayton, DeKalb, Douglas and Fulton Counties work together to address economic development as a region. The combined population of counties participating in the Joint Authority represents approximately 25% of the population of Georgia. By participating in the alliance, the member counties enable each company located within its jurisdiction to take advantage of a \$1,000-per-job state tax credit.

3.4.2 Economic Development Programs

Clayton County has a large number of programs and tools that are currently being utilized to foster local economic development. These programs and tools include industrial recruitment opportunities, business incubators, special tax districts, and industrial parks; as well as other similar activities.

3.5 Education and Training Opportunities

Clayton College & State University is an accredited, moderately selective four-year state university in the University System of Georgia. Located on 163 beautifully wooded acres with five lakes, Clayton State serves the population of metropolitan Atlanta, focusing on south metro Atlanta. The school's enrollment exceeds 5,700. Clayton State students live throughout Atlanta and represent every region of the United States and some 25 foreign countries. While one-third of the students are under 22, the median age is 28. The 2003 [US News & World Report](#) ranking of colleges identified Clayton State as having the most diverse student body population among comprehensive baccalaureate-level colleges and universities in the Southeastern United States. Clayton State has 158 full-time faculty. Two-thirds of the faculty teaching in programs leading to the bachelor's degree hold the highest degrees in their field. Through ITP Choice, the second phase of the Information Technology Project (ITP), all faculty and students are required to have access to a notebook computer. Now one of only 36 "Notebook Universities" nationwide, Clayton State was the third public university in the nation to require notebook computers when ITP started in January 1998.

3.6 Assessment of Economic Development Needs

The sectors providing the most jobs in the city of Forest Park are retail trade (approximately 41%) and wholesale trade (approximately 18%). [Table 3.1] Because of the lack of detailed employment figures for the city of Forest Park, it is difficult to assess trends of job growth and decline at the local level. However, according to Woods and Poole Inc. estimates, Clayton County gained 38,429 jobs between 1990 and 2000 for an increase of 27.1%. At the county level, job growth is projected to slow to 17.5% between 2000 and 2010, and 13.3% between 2010 and 2020. [Table 3.2] Comparing projections for jobs and population, Clayton County is expected to increase its jobs/population ratio from .6 in 2000 to .64. For the two sectors most prominent in Forest Park, projections for Clayton County show steady growth in wholesale (24.3%) and retail (20.4%) between 2000 and 2020. The sectors with the greatest levels of projected employment growth for this time frame are in transportation/communication/utilities (41.5%) and services (28.9%). Thus, Clayton County is expected to increase its already great specialization in transportation services associated with Hartsfield-Jackson International Airport. While aviation forms the backbone of the local economy, over reliance on any one sector increases vulnerability to economic recessions. Likewise, industry-specific downturns such as the effects of the September 11th attacks on the aviation industry could prove devastating to an economy that lacks a diverse base. To limit the effects of such circumstances on the local economy, Forest Park needs to make a concerted effort to diversify the local economy by expanding and developing underrepresented economic sectors.

The match between Forest Park's job opportunities and its workers is reflected in its commuting patterns. As of the 2000 census, 43.6% of Forest Park residents worked within Clayton County and 56.4% worked outside of the county. [Table 3.17] This represents only a slight change between the percentage of workers commuting outside of the county in 1980 (55.9%) and 1990 (54.3%). With over half of the workers in the city commuting outside of the county, there is some mismatch between the jobs available in Clayton County and the skill set of local workers. High proportions of Forest Park's workforce are employed in construction (14.8%), manufacturing (14.0%), and TCU (12.5%). [Table 3.11] The large number of manufacturing workers living in Forest Park could present a challenge given the national trend of decline in this sector.

Several opportunities for economic diversification are possible with the planned redevelopment of areas surrounding the airport. For example, the Southside Hartsfield Redevelopment and Stabilization Plan proposes conversion of some areas nearest the fifth runway into a dense activity center. The plan envisions the creation of office/business, industrial, and commercial/residential mixed-use activity centers that could provide economic opportunities for residents of Forest Park. Next, the Forest Park LCI Plan calls for mixed-use redevelopment of Main Street Forest Park centered on expansion of transit facilities. By expanding linkages to the airport and farmer's market through several transit modes, the Forest Park LCI plan attempts to cultivate spinoff industries from these regional assets. Another LCI project is being undertaken for northwest Clayton County as an additional means of coordinating redevelopment in areas

surrounding Hartsfield Airport. Thus, redevelopment plans surrounding the airport should focus on starting and expanding industries that are lacking in Forest Park and Clayton County.

3.6 Economic Development Goals and Policies

Goal 1.0 Enhance Forest Park's potential as an employment center for Clayton County and surrounding areas.

Policy 1.1 Promote educational and training facilities such as those offered at Clayton State College which are adaptive to the changing needs of the business community.

Policy 1.2 Provide for retail and shopping needs of a mixed labor force.

Policy 1.3 Recognize and plan for commercial growth associated with the interstates.

Policy 1.4 Provide an inventory of commercial and industrial land respecting compatibility of adjacent uses and capacity of infrastructure.

Policy 1.5 Identify and encourage linkages with industrial development in areas contiguous to Forest Park.

Policy 1.6 Develop employment activities focused around existing businesses and opportunities such as the State Farmer's Market, the International Trade Zone, Mountain View Redevelopment area, Fort Gillem, and Hartsfield-Jackson Atlanta International Airport.

Policy 1.7 Assist with implementation of marketing strategies to redesign the Farmer's Market as a destination for both tourism and agribusiness.

Policy 1.8 Incorporate the Forest Park Livable Centers Initiative Plan and recommendations into the City's economic development strategy, including promotion of a mixed-use Central Business District.

Policy 1.9 Support the established partnership with the Development Authority of Clayton County for the purpose of promoting redevelopment in Forest Park.

Goal 2.0 Promote and maintain stable and controlled economic growth, diversity, and long-term employment opportunities.

Policy 2.1 Encourage activities that will provide long-term employment and security to the citizens of Forest Park while protecting the quality of life in Forest Park.

Policy 2.2 Seek to complement the desirable characteristics of the city's environment with compatible industries which will enhance the development of the city over the long term.

Policy 2.3 Incorporate design standards which mitigate undesirable aspects of industry.

Goal 3.0 Promote industrial zones along appropriate sections of major thoroughfares and prevent encroachment into residential areas.

Policy 3.1 Encourage future industrial growth in the Ballard Road Redevelopment Area where the noise from Hartsfield-Jackson International Airport limits residential development.

Policy 3.2 Encourage the development of land adjacent to 1-75 and 1-285 as industrial, office or commercial.