

CHAPTER 4 HOUSING

Introduction

The housing element first provides an inventory of the existing stock of housing in a community along with an assessment of its condition, occupancy status, and affordability. As a durable good, the existing stock of housing forms a lasting base for conditions in a given community. In most cases new construction, renovation, and demolition account for only marginal additions or subtractions in the overall supply of housing. After the examination of current housing conditions, a determination is made as to the adequacy of the housing stock in serving existing and future population as well as economic development goals. Next, a set of goals are formulated in order to improve any housing conditions which may be lacking and meet the needs of future population expansion. Finally, an implementation program is formulated achieve the housing goals set forth.

4.1 Housing Types

Table 4.1 presents an inventory of housing types present in Forest Park at each decennial census from 1980 to 2000. The total number of housing units has changed only slightly between 1980 and 2000. Consistent with the population decline in Forest Park between 1980 and 1990, the city lost 90 housing units over that time period. Alternately, the population expansion of Forest Park in the 1990s was accommodated by an increase of 230 housing units. Single-family detached housing has declined as a percentage of total units from 73.8% in 1980 to 66.0% in 2000. Between 1980 and 1990 the city lost nearly 500 single-family detached housing units, before the trend stabilized in the 1990s. Nearly 200 townhomes (single-family attached) were constructed in the 1980s. Townhomes now account for 2.3% of the total housing stock as of the 2000 Census. Throughout each decade there has been a steady increase of units in multi-unit structures. As a result, multi-family units rose from 24.5% of the housing stock in 1980 to 30.8% in 2000. This is comparable with Clayton County, where multi-family units also made up 30.8% of the housing stock in 2000. As with single-family units, the number of mobile homes declined in the 1980s and increased slightly in the 1990s. Mobile homes make up only 1.0% of the housing stock in Forest Park as compared with 4.4% in Clayton County.

Table 4.1 Housing Units by Type

Types of Housing Units, 1980 - 2000, City of Forest Park						
Type of Unit	No. of Units 1980	%	No. of Units 1990	%	No. of Units 2000	%
One family, detached	5,200	73.8%	4,711	67.8%	4,739	66.0%
One family, attached	--	--	186	2.7%	165	2.3%
Multiple family	1,724	24.5%	1,992	28.6%	2,210	30.8%
Mobile home	119	1.7%	64	0.9%	69	1.0%
Total	7,043	100%	6,953	100%	7,183	100%

Source: US Census Bureau, Census 2000 sf3, Table H30; Census 1990 sf3, Table H20; Forest Park Comprehensive Plan 1995

4.2 Age and Condition of Housing

The majority of the housing units in Forest Park (60.8%) were constructed between 1950 and 1969. [See Table 4.2] Only 3.2% of the housing stock in Forest Park was constructed between 1990 and 2000. This contrasts the large amount of new construction, which has occurred in Clayton County and the State of Georgia, with each having approximately one quarter of their housing stock built within the last ten years. The median year of construction for housing units in Forest Park is 1963 as compared to 1979 in Clayton County and 1980 in the State of Georgia. This relatively old housing stock in Forest Park may be a cause for concern given the likely deterioration of older units. Also, older housing units may be an environmental concern because of lead-based paint contamination. Lead was banned from residential paint in 1978. With 88.5% of the housing stock in Forest Park constructed 1979 or earlier, the vast majority of units are suspect for lead-based paint contamination.

Table 4.2 Comparison of Age of Housing Units - 2000

Age of Housing Units, 2000; City, County, and State Comparison						
Year Structure Built	Forest Park	%	Clayton County	%	Georgia	%
Built 1999 to March 2000	11	0.2%	3,273	3.8%	130,695	4.0%
Built 1995 to 1998	77	1.1%	8,428	9.7%	413,557	12.6%
Built 1990 to 1994	144	2.0%	8,961	10.4%	370,878	11.3%
Built 1980 to 1989	595	8.3%	20,825	24.1%	721,174	22.0%
Built 1970 to 1979	1,253	17.4%	23,160	26.8%	608,926	18.6%
Built 1960 to 1969	2,323	32.3%	15,180	17.6%	416,047	12.7%
Built 1950 to 1959	2,046	28.5%	4,438	5.1%	283,424	8.6%
Built 1940 to 1949	542	7.5%	1,360	1.6%	144,064	4.4%
Built 1939 or earlier	196	2.7%	836	1.0%	192,972	5.9%
Total	7,187	100.0%	86,461	100.0%	3,281,737	100.0%
Median Year Structure Built	1963	N/A	1979	N/A	1980	N/A

Source: US Census Bureau, 2000 sf3, Table H34, H35

Table 4.3 Comparison of Age of Housing Units - 1990

Age of Housing Units, 1990; City, County, and State Comparison						
Year Structure Built	City of Forest Park	%	Clayton County	%	Georgia	%
Built 1989 to March 1990	32	0.5%	2,896	4.0%	92,438	3.5%
Built 1985 to 1988	18	0.3%	12,712	17.7%	405,556	15.4%
Built 1980 to 1984	153	2.2%	8,060	11.2%	349,315	13.2%
Built 1970 to 1979	973	13.9%	23,589	32.8%	646,094	24.5%
Built 1960 to 1969	2,495	35.7%	16,896	23.5%	453,853	17.2%
Built 1950 to 1959	2,608	37.3%	5,636	7.8%	309,335	11.7%
Built 1940 to 1949	585	8.4%	1,442	2.0%	168,889	6.4%
Built 1939 or earlier	129	1.8%	695	1.0%	212,938	8.1%
TOTAL	6,993	100.0%	71,926	100.0%	2,638,418	100.0%
Median Year Structure Built	1961	N/A	1975	N/A	1973	N/A

Source: US Census Bureau, 1990, sf3 Table H25

Two important measures of the condition of housing units are the presence of complete plumbing and kitchen facilities. [See Table 4.4] Often the lack of complete plumbing and kitchen facilities indicate extremely old or dilapidated housing. Alternately, some units lacking complete facilities may be the result of crudely subdivided boarding houses. Forest Park has a slightly lower proportion of housing units lacking complete plumbing (0.3%) as compared to Clayton County (0.4%) and Georgia (0.9%). However, the city does have a higher proportion of units lacking complete kitchen facilities (1.1%) than Clayton County (0.4%) and Georgia (0.9%). There does not appear to be a significant problem of housing units lacking complete plumbing and kitchen facilities in Forest Park.

Table 4.4 Plumbing and Kitchen Facilities Comparison

Plumbing and Kitchen Facilities, 1990 - 2000; City, County, and State Comparisons			
Housing Unit Characteristic	City of Forest Park	Clayton County	Georgia
2000			
Percent Lacking Complete Plumbing Facilities	0.3%	0.4%	0.9%
Percent Lacking Complete Kitchen Facilities	1.1%	0.4%	1.0%
1990			
Percent Lacking Complete Plumbing Facilities	0.7%	0.3%	1.1%
Percent Lacking Complete Kitchen Facilities	0.4%	0.3%	0.9%

Source: US Census Bureau, 2000 sf3 Table H47, H50; 1990 sf3 Table H42, H64

4.3 Tenure

Tenure refers to the owner vs. renter occupancy status of housing units. Table 4.5 shows the proportional breakdown of each housing unit type for both owner occupied and renter-occupied units. Unsurprisingly, the vast majority (95.8%) of owners reside in single-family detached houses. This was also the case in 1990 when 95.3% of owner occupied units were single-family detached houses. [See Table 4.6] In the year 2000, 29.7% of renters resided in single-family detached houses. With the increasing number of units in multi-unit structures in Forest Park, 67.2% of renters now live in multi-family units, which are up from 58.4% in 1990. The overall proportion of rental units rose from 40.5% in 1990 to 45.0% in 2000. Forest Park has a high proportion of rental units (45.0%) as compared to Clayton County (39.4%) and the State of Georgia (32.5%). [See Table 4.7] High levels of renters are sometimes viewed as a cost burden for government services.

Table 4.5 Tenure by Housing Type 2000

Tenure by Housing Type, 2000, City of Forest Park				
Type of Unit	Owner-Occupied		Renter-Occupied	
	Units	%	Units	%
One family, detached	3,581	95.8%	908	29.7%
One family, attached	83	2.2%	73	2.4%
Multiple family	28	0.7%	2,053	67.2%
Mobile Home	45	1.2%	19	0.6%
Total	3,737	100%	3,053	100%

Source: US Census Bureau, Census 2000, sf3 Table H32

Table 4.6 Tenure by Housing Type 1990

Types of Housing Units by Tenure, 1990, City of Forest Park				
Type of Unit	Owner-Occupied		Renter-Occupied	
	Units	%	Units	%
One family, detached	3,552	95.3%	978	38.5%
One family, attached	80	2.1%	79	3.1%
Multiple family	31	0.8%	1,481	58.4%
Mobile Home	64	1.7%	0	0.0%
Total	3,727	100.0%	2,538	100.0%

Source: US Census Bureau, Census 1990, sf3 Table H22

Table 4.7 Comparison of Occupancy by Type of Housing

Housing Units by Occupancy Type, 2000; City, County, and State Comparison					
Jurisdiction	Owner-Occupied Units	% of Total Occupied Units	Renter-Occupied Units	% of Total Occupied Units	Total Occupied Units
City of Forest Park	3,737	55.0%	3,053	45.0%	6,790
Clayton County	49,845	60.6%	32,398	39.4%	82,243
Georgia	2,029,293	67.5%	977,076	32.5%	3,006,369

Source: US Census Bureau, 2000 sf3 Table H07

4.4 Vacancy Status

Historic occupancy and vacancy rates for the City of Forest Park, Clayton County, and the State of Georgia are presented in Table 4.8. As of the year 2000, 5.5% of the housing units in Forest Park were vacant, as compared to 4.9% in Clayton and 8.4% in Georgia. Vacancy rates in Forest Park have declined from 9.8% in 1990 to 5.5% in 2000. This decline in vacancy rates parallels the overall decline in vacancies at the county and state levels. Next, a detailed breakdown of vacancies by type is shown in Table 4.9. Rental vacancy rates in Forest Park (6.4%) are comparable to those in Clayton County (6.5%) and lower than the Georgia rental vacancy rate (8.5%). Forest Park does not appear to have a substantial problem with high vacancy rates for either renter or owner occupied housing.

Table 4.8 Occupied and Vacant Units 1990 - 2000

Occupied and Vacant Housing Units, 1990 - 2000; City, County, and State Comparison				
Jurisdiction	Occupied Housing Units	%	Vacant Housing Units	%
2000				
City of Forest Park	6,790	94.5%	397	5.5%
Clayton County	82,243	95.1%	4,218	4.9%
Georgia	3,006,369	91.6%	275,368	8.4%
1990				
City of Forest Park	6,305	90.2%	688	9.8%
Clayton County	65,523	91.1%	6,403	8.9%
Georgia	2,366,615	89.7%	271,803	10.3%

Source: US Census Bureau, 2000 sf3 Table H06, 1990 sf3 Table H04

Table 4.9 Vacancy Rates by Occupancy Type 2000

Vacancy Rates by Occupancy Type, 2000; City, County, and State Comparison							
Jurisdiction	Vacant Units for Sale Only	Owner Vacancy Rate	Vacant Units for Rent Only	Rental Vacancy Rate	Vacant Units for Sale or Rent	Vacant Units for Seasonal, Recreational, or Occasional Use	Total Vacant Units
City of Forest Park	107	2.8%	209	6.4%	21	9	397
Clayton County	901	1.8%	2,238	6.5%	359	302	4,218
Georgia	46,425	2.2%	90,320	8.5%	23,327	57,847	275,368

Source: US Census Bureau, 2000 sf3 Table H07, H08

4.5 Housing Cost

The value of owner occupied housing units in Forest Park, Clayton County, and Georgia is listed in Table 4.10 for comparison. The median value of owner occupied housing units in Forest Park (\$69,600) is substantially lower than the median value of housing in both Clayton County (\$92,700) and Georgia (\$111,200). The vast majority of the owner occupied housing units in Forest Park (91%) is valued under \$100,000. Another measure of housing cost listed for the city, county, and state is gross rent. [See Table 4.11] Gross rent consists of the rent asked for a housing unit (contract rent) plus the estimated average monthly utilities. Gross rent is used as an attempt to eliminate the reporting discrepancy caused by some landlords including utilities into rental rates. Median gross rent in Forest Park (\$621), while on par with the state (\$613), is lower than Clayton County (\$699) and Metro Atlanta (\$746). Given the modest home values and low rental rates in Forest Park, there does not appear to be a lack of affordable housing.

Table 4.10 Value of Owner Occupied Housing Units

Value of Specified Owner-Occupied Housing Units in 2000; City, County, and State					
Range of Value	City of Forest Park		Clayton County		Georgia %
	Units	%	Units	%	
Less than \$50,000	374	10.40%	1,099	2.40%	9.50%
\$50,000 to \$99,999	2,906	80.60%	26,340	58.30%	34.20%
\$100,000 to \$149,999	262	7.30%	13,074	28.90%	25.80%
\$150,000 to \$199,999	39	1.10%	3,093	6.80%	13.30%
\$200,000 to \$299,999	13	0.40%	1,037	2.30%	10.20%
\$300,000 or greater	10	0.30%	518	1.10%	7.00%
Total	3,604	100.00%	45,161	100.00%	100.00%
Median Value (\$)	\$ 69,600		\$ 92,700		\$ 111,200

Source: US Census Bureau, 2000 sf3, Table H74 and Table H85

Table 4.11 Gross Rent for Renter-Occupied Housing Units

Gross Rent, Specified Renter-Occupied Housing Units, 2000; City, County, and State Comparison						
Gross Rent	City of Forest Park		Clayton County		Georgia	
	Units	%	Units	%	Units	%
Less than \$250	61	2.10%	821	2.60%	84,279	9.30%
\$250 to \$499	443	15.00%	2,557	8.00%	231,100	25.50%
\$500 to \$749	1,950	65.90%	16,686	52.50%	301,088	33.20%
\$750 to \$999	412	13.90%	10,151	31.90%	200,611	22.10%
\$1000 or more	91	3.10%	1,562	4.90%	88,835	9.80%
Total Units With Cash Rent	2,957	100.00%	31,777	100.00%	905,913	100.00%
Median Gross Rent (\$)	\$ 621		\$ 699		\$ 613	

Source: US Census Bureau, 2000 sf3, Table H62, H63

4.6 Cost Burdened Households

Another measure of housing affordability is in the match between income and housing costs. Housing costs for renters are based on gross rent, which combines rent and utilities. Housing costs for owner occupied housing units are based on mortgage costs plus selected monthly owner costs. Monthly owner costs include items such as utilities, property taxes, and homeowner's insurance. Cost burdened households are those which pay over 30% of their household income on gross rent or mortgage and ownership costs. [See Table 4.12] Severely cost burdened households are those which pay over 50% of their household income on gross rent or mortgage and ownership costs. Forest Park has a slightly higher percentage of cost burdened renter households (38.0%) as compared to Clayton County (36.5%) and Georgia (35.4%). The proportion of severely cost burdened renter households in Forest Park (15.7%) is higher than Clayton County (14.1%), but lower than the state (16.5%). In each jurisdiction examined, the number of cost burdened owner households was far lower than the proportion of cost burdened renters. In Forest Park 2.6% of owner occupied households were cost burdened and only .7% were severely cost burdened.

Table 4.12 Cost Burdened and Severely Cost Burdened Households

Cost Burdened and Severely Cost Burdened Households by Tenure			
Rental Housing	Forest Park	Clayton County	Georgia
Rent and Bills > 30% Household Income in 1999	1,156	11,787	341,484
% of Total Rental Units	38.0%	36.5%	35.4%
Rent and Bills > 50% Household Income in 1999	478	4,558	158,922
% of Total Rental Units	15.7%	14.1%	16.5%
TOTAL Rental Units	3,044	32,306	964,446
Owner Occupied Housing	Forest Park	Clayton County	Georgia
Mortgage and Bills > 30% Household Income in 1999	92	523	39,166
% of Total Owner Occupied Housing Units	2.6%	1.2%	2.5%
Mortgage and Bills > 50% Household Income in 1999	24	210	15,911
% of Total Owner Occupied Housing Units	0.7%	0.5%	1.0%
TOTAL Owner Occupied Housing Units	3,604	45,161	1,596,408

Source: US Census Bureau, Census 2000, sf3 Table H69, H94

4.7 Overcrowding

One indication that incomes are low relative to housing costs is the presence of overcrowded conditions. In this case, overcrowding is defined as housing units with more than one occupant per room. Overcrowded housing units by tenure in Forest Park, Clayton County, and Georgia are shown in Table 4.13. Forest Park displays a significantly higher percentage of overcrowded renter occupied housing units (21.0%) as compared to Clayton County (13.3%) and Georgia (9.8%). Likewise, Forest Park has a higher proportion of overcrowded owner occupied housing (7.5%) than Clayton County (4.3%) and Georgia (2.4%). There are important differences in the levels of overcrowding between racial groups in Forest Park as seen in Table 4.14. For housing units with a white only householder (excluding Hispanic whites), only 3.0% were overcrowded. In contrast, 58.4% of housing units with Hispanic householders were overcrowded. Often recent immigrants live in crowded conditions as a means of compensating for the low wages of entry-level jobs.

Table 4.13 Overcrowded Housing Units by Tenure

Overcrowded Housing Units by Tenure, 2000			
	Forest Park	Clayton County	Georgia
Overcrowded Renter Occupied Units	640	4,293	95,520
% of Total Renter Units	21.0%	13.3%	9.8%
Overcrowded Owner Occupied Units	281	2,145	49,715
% of Total Owner Occupied Units	7.5%	4.3%	2.4%

Source: US Census Bureau, Census 2000, sf3 Table H20.

Table 4.14 Overcrowded Housing Units by Race

Overcrowding by Race, City of Forest Park, 2000					
Householder Race	White	Black	Hispanic	Asian	Other
Crowded Housing Units	94	231	507	66	240
% of Units by Race	3.0%	9.3%	58.4%	24.2%	49.1%
TOTAL Units by Race	3,096	2,476	868	273	489

Source: US Censu Bureau, Census 2000, sf3 Table HCT29

4.8 Demographics Affecting Housing Needs

There are several demographic factors that affect housing needs in Forest Park. First, there have been some shifts in the age distribution of Forest Park. Between 1990 and 2000, the city saw an increase in the number of school age children. [See Population Element, Section 2.8] This points to the need for affordable family housing convenient to schools and day care facilities. According to projections of future age distribution, older residents will represent an increasing proportion of Forest Park's population. [Section 2.9] As each of the age cohorts over the age of 60 grows, there will be the need for more senior housing and adult care facilities.

Next, income distribution in Forest Park also affects the housing needs of residents. Forest Park has a relatively low median household income (\$33,556) as compared to Clayton County (\$42,697) and the State of Georgia (\$42,433). A yearly income of \$34,000 provides the purchasing power for a home valued at \$100,001. Fortunately, Forest Park has an abundance of affordable housing with approximately 80% of its housing units valued at under \$100,000. [See Population Element, Section 2.12] The median value of housing units in Forest Park was \$69,600 at the 2000 census. For a discussion of wages in Forest Park, see Economic Development Element, Section 3.3.

For a discussion of commuting patterns affecting housing needs in Forest Park, see Economic Development Element, Section 3.11.

4.9 Housing for Special Needs Populations

An in depth study of housing issues for many special needs populations can be found in the Clayton County, Georgia Consolidated Plan – 1998-2002 [Revision 2003-2005] and Action Plan 2003 prepared for submission to the US Department of Housing and Urban Development. As part of the consolidated planning process instituted by HUD in 1995, this plan covers both Clayton County and its municipalities. Public housing in Clayton County is provided solely by the Jonesboro Housing Authority (JHA), which owns and operates 35 public housing units and provides vouchers for an additional 1,538 low and moderate-income county residents. Section 8 vouchers, while administered by the Jonesboro Housing Authority, can be used throughout the county.

4.9.1 Homeless Population

The homeless population represents a major special needs population within Clayton County. Adequately addressing the homelessness issue often requires the provision of both housing and social services to the indigent population. In 1997, a report

conservatively estimated the Clayton County homeless population at 896 persons, with approximately one third of these being individuals and two-thirds being families with children. There are likely a far greater number of near homeless persons and families, who are often doubled up living with relatives and at risk of becoming homeless. Two key homeless needs issues identified in the Clayton County consolidated housing plan are an inadequate supply of emergency shelters and an inadequate supply of transitional housing. Currently there are only two general emergency shelters operating in Clayton County: the Calvary Refuge Center in Forest Park with 25 beds and the Hope Shelter with 32 beds. The Securus House provides emergency shelter for battered women in Clayton County. Approximately 5 units of general-purpose transitional housing exist in Clayton County through Calvary Refuge. The Rainbow House provides transitional housing for homeless and abused children.

Parties involved in the Clayton County Homeless Care Process:

Southern Crescent Habitat for Humanity (SCHFH)
Rainbow House
Cooperative Resource Center
Travelers Aid of Metropolitan Atlanta
Clayton YWCA
Calvary Refuge Center
Clayton County Department of Family and Children's Services
Clayton County United Way
Latin American Association—Clayton
Jonesboro Housing Authority (JHA)
Housing Authority of Clayton County
Clayton County Police Department
Clayton County Juvenile Court
Good Shepherd Services
Georgia Department of Labor
Securus House

4.9.2 Disabled Population

Another distinct population that has special housing needs is the disabled population. A breakdown of the disabled population for the City of Forest Park in the year 2000 is presented in Table 4.15. Over one fifth of the non-institutionalized population over 5 years old is classified as having at least one disability. Approximately half of this population has more than one disability.

Table 4.15 Disabled Population of City of Forest Park 2000

Disabled Population, City of Forest Park (Noninstitutionalized Population Over 5 Years Old)		
	Population 2000	% of Total Population
Population with one type of disability	1,989	10.5%
Sensory disability only	233	1.2%
Physical disability only	470	2.5%
Mental disability only	288	1.5%
Self care disability only	26	0.1%
Go outside home disability only	246	1.3%
Employment disability only	726	3.8%
Population with Two or more disabilities	2,106	11.1%
TOTAL disabled population	4,095	21.6%
TOTAL population over 5 years old	18,930	100.0%

Source: US Census Bureau, 2000 Census SF3, Table PCT26

4.10 Assessment of Current and Future Housing Needs

In the past decade, changes in the population demographics of Forest Park have been met with concurrent changes in the city's housing stock. Population declines of previous decades have been reversed and the city has reached an all time population high. Many of the new residents of Forest Park are younger, less affluent, and more diverse than the previous population base. Meanwhile, the city has been experiencing a steady shift in housing type toward more multi-family and rental units. While the city lost a substantial number of single-family detached houses over the 1980s, this decline appears to have stabilized in the 1990s. On the other hand, data shows that the majority of housing units constructed in the 1990s were in multi-unit structures. [See Section 4.1] While multi-family housing units represent an increasing proportion of the total housing stock in Forest Park, this proportion now matches that of Clayton County (30.8%). However, among all types of housing units, Forest Park has a disproportionately large number of renters (45.0%) as compared to Clayton County (39.4%) and the State of Georgia (32.5%). [See Section 4.3] There is some concern over the quality of the city's housing stock, given the advanced age of many units. The median age of housing structures in Forest Park (1963) is substantially older than Clayton County (1979) and Georgia (1980). [See Section 4.2] With an increasing number of renters and an aging housing stock, the City of Forest Park must take steps to prevent the deterioration of its housing and ensure neighborhood conservation.

While incomes within Forest Park are relatively low, the city does have an abundant amount of affordable housing. The median household income in Forest Park (\$33,600) is 20% lower than the median household income in Clayton County and the State of Georgia. An annual income of \$34,000 provides the purchasing power for housing valued at \$100,000. In Forest Park, 91% of the housing units are valued under \$100,000, and the median home value is \$69,600. Therefore, housing costs are within the reach of the majority of Forest Park residents despite their relatively low-income levels. [See Section 4.5] The number of cost burdened households is only slightly higher in Forest

Park than in Clayton County and the State of Georgia. However, there are relatively high numbers of overcrowded households in Forest Park, particularly among the city's Hispanic population.

Table 4.16 provides projections for future housing needs for the city of Forest Park given the forecasted increases in population through 2025. In order to accommodate the projected number of additional households in Forest Park, 3,043 new housing units will need to be constructed over the planning horizon. Due to the lack of undeveloped land suitable for residential development in Forest Park, much of this new housing will be provided through redevelopment. By increasing housing densities in key mixed use areas, the projected housing needs of Forest Park can be accommodated through the planning period of study.

Table 4.16 Housing Unit Projections

Housing Projections, City of Forest Park					
	2005	2010	2015	2020	2025
Projected Households	7,762	8,347	8,880	9,349	9,745
Housing Units	8,145	8,759	9,319	9,811	10,226

4.11 Housing Goals and Policies

- Goal 1.0 Encourage improvement of the appearance and structural integrity of houses that contribute to neighborhood blight.
- Policy 1.1 Identify unstable areas and implement strategies to prevent further decline.
- Policy 1.2 Enforce city building codes, housing/property maintenance codes, and other related ordinances.
- Policy 1.3 Encourage community involvement, which intensifies pride in neighborhood appearance.
- Policy 1.4 In cooperation with the Development Authority of Clayton County, promote rehabilitation of substandard or deteriorating housing in Forest Park through incentive and catalyst programs.
- Policy 1.5 Actively protect the interests of renters of residential property by enforcing housing codes and creating incentives for renters to contribute to maintenance and rehabilitation.
- Policy 1.6 Improve housing conditions in the Southwest Community.
- Goal 2.0 Prevent the encroachment of unwanted land uses into residential areas.
- Policy 2.1 Prohibit the encroachment of multi-family dwellings into single-family residential areas by designating buffer zones.
- Policy 2.2 Maintain appropriate buffer zones between residential land use and non- residential land use.
- Policy 2.3 Prohibit industrial land use within a certain distance from residential land.
- Goal 3.0 Encourage adequate amounts, types, and densities of housing needed to support desired commercial and industrial growth.
- Policy 3.1 Develop strategies to identify and conserve existing sound housing and stable residential neighborhoods.
- Policy 3.2 Develop guidelines to be considered when making land use and other decisions involving redevelopment.

- Policy 3.3 Encourage the occupancy of vacant rental and privately owned houses.
- Goal 4.0 Promote the preservation, enhancement and redevelopment of neighborhoods according to Traditional Neighborhood principles such as transit-oriented development, interconnected streets, pedestrian-oriented development, mixed-use development and environmental preservation of trees and public open spaces.
- Policy 4.1 Encourage the development of mixed-use, transit oriented housing alternatives in the Central Business District/LCI area.
- Policy 4.2 Encourage the protection and preservation of single-family neighborhoods throughout Forest Park.
- Policy 4.3 Promote infill housing development in existing neighborhoods, requiring construction to meet appropriate noise level reduction measures in areas affected by airport noise.
- Policy 4.4 Establish new homeowner education materials and improve understanding of code enforcement issues to address Forest Park's increasingly diverse resident population.

CHAPTER 5 NATURAL AND CULTURAL RESOURCES

The physical resources and conditions of Forest Park are an important factor in determining the future land use of the city. The identification of existing physical resources and conditions will provide information that the city will utilize in making future planning and development decisions. This chapter provides information related to the natural, cultural, and historic resources located in Clayton County. The chapter addresses the county's hydrology, topography, soil types, prime agricultural and forestlands, plant and animal habitats, recreation areas, historic properties and cultural amenities. The identification and inventory of these resources is necessary to develop a sound land use plan for the future that protects the county's sensitive environments and steers development to the most suitable areas.

Forest Park is located in the broadly defined west-central portion of the Piedmont Province. Specifically, Forest Park is located in the Atlanta Plateau, which is topographically distinguished as having a gently rolling terrain with a mild southwestern tilt. The sub-continental divide, a ridge line which runs along the Central of Georgia Railroad corridor, bisects Forest Park in a north-south manner. The southwestern half of the city drains to the Flint River and eventually the Gulf of Mexico. The northeastern half of the city drains into the Snapfinger Creek, which leads to the South River and eventually the Atlantic Ocean. The elevation of Forest Park ranges between 800 and 1,000 feet above sea level. The topography is gently rolling with no known steep slopes.

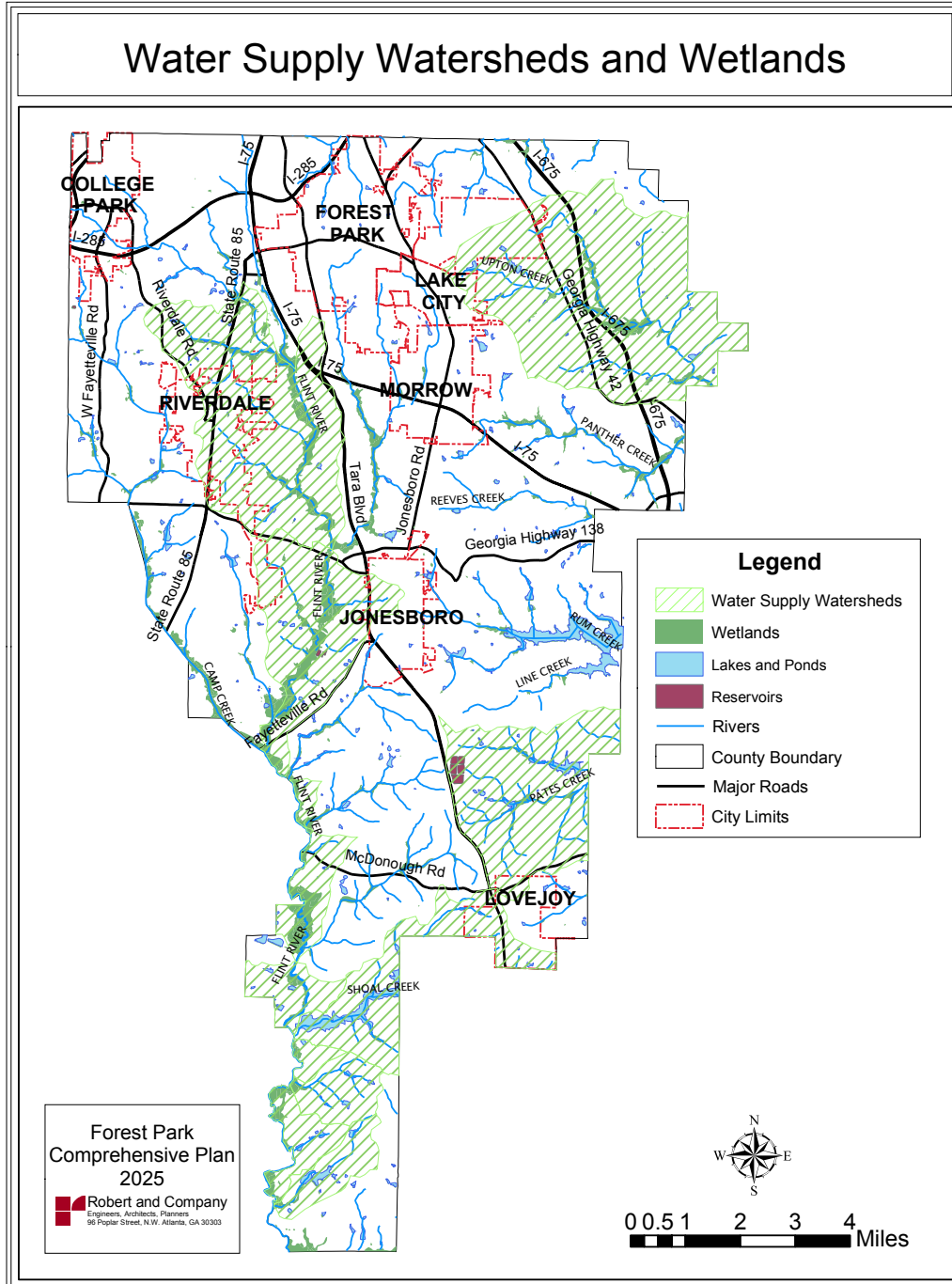
Climate

5.1 Public Water Supply

Water resources in Clayton County and Forest Park are limited as a result of topological and geological conditions. The sub-continental divide, which bisects the county and the city, creates a situation where most of the streams that leave the county also originate in the county. Additionally, geologic conditions do not support significant groundwater resources. As a result, water is obtained by the Clayton County Water Authority for Forest Park from several sources outside the county. These sources include Little Cotton Indian Creek, 7.5 miles into Henry County; Shoal Creek at its confluence with the Flint River; Cotton Indian Creek in Henry County and the Flint River near Shoal Creek.

5.2 Water Supply Watersheds

A water supply watershed is an area where rainfall runoff drains into a river, stream, or reservoir used as a source of public drinking water supply. There are three small and two large water supply watersheds in Clayton County, however, none of these are located within the boundaries of the City of Forest Park [Map 5.1].

Map 5.1 Water Supply Watersheds and Wetlands

5.3 Ground Water Recharge Areas

The map of ground water recharge areas included in the Department of Natural Resources Hydrologic Atlas 18 does not indicate a recharge area in Forest Park, therefore, protection and required planning applications do not apply.

5.4 Wetlands

According to the U.S. Department of the Interior National Wetlands Inventory Maps, a few small wetlands exist within the city limits. [Map 5.2] The wetlands in the city consist mostly of small lakes and ponds. Although these lakes and ponds are typically man-made, they constitute important marine and land wildlife habitat, and require the equal amount of protection for naturally occurring and larger scale wetland areas.

The majority of the wetlands in Forest Park are Palustrine System wetlands. This system includes all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal area. It also includes wetlands lacking such vegetation, but with all of the following four characteristics:

- 1) area less than 20 acres;
- 2) active wave-formed or bedrock shoreline features lacking;
- 3) water depth in the deepest part of basin less than 2 meters at low water;
- 4) salinity due to ocean-derived salts.

The Palustrine system was developed to group the vegetated wetlands traditionally referred to as marsh, swamp, bog, fen and prairie, which are located throughout the United States. It also includes the small, shallow, permanent or intermittent water bodies often called ponds. Palustrine wetlands may be located shoreward of lakes, river channels, or estuaries; on river floodplains; in isolated catchments; or on slopes. They may also occur as islands in lakes or rivers. Plant species common to this type of wetland includes barnyard grass, black gum, cattails, cottongrass, foxtail and winterberry among others.

Wetlands are protected under Section 404 of the Federal Clean Water Act, which is administered by the U.S. Army Corps of Engineers and the U.S. Environmental Protection Agency. Section 404 requires that any activity involving the deposition of dredged or fill material must receive a permit from the Corps of Engineers. Before development permits are issued, a careful field examination should be conducted to determine the magnitude and importance of each wetland and its role in the overall ecosystem.

The criteria for wetlands protection gives local governments the flexibility of choosing a "minimum area" to be used for mapping wetlands within the jurisdiction with a suggested minimum of five acres. It is recommended that Forest Park adopt and enforce the Department of Natural Resources protection standards for wetlands. All future development in Forest Park should be prohibited from wetland areas unless it can be demonstrated that there will be no long-term adverse impacts or net loss of wetlands. Other protection measures should also be considered by Forest Park including the use of zoning or other land development regulations to restrict or prohibit development in significant wetland areas and modifying subdivision regulations to require the set-aside of wetlands and cluster development in non-wetland areas.

5.5 Protected Mountains

Protected mountain are land areas 2,200 feet or more above mean sea level, that have a slope of 25% or greater for at least 500 feet horizontally, this also includes any crests, summits, and ridge tops which lie at elevations higher than any such area. There are no protected mountains in Clayton County or the City of Forest Park.

5.6 Protected Rivers

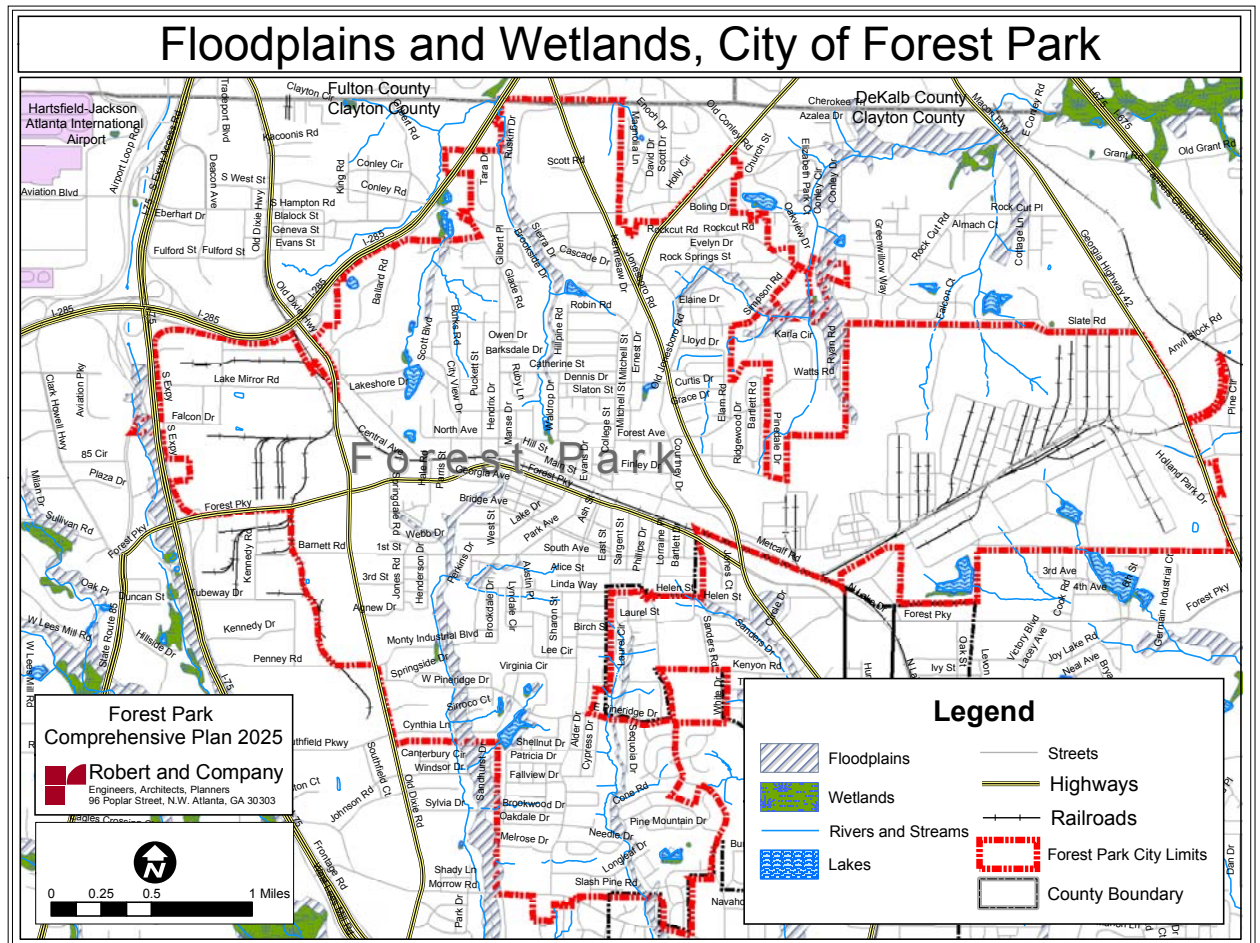
Protected rivers are perennial rivers and watercourse with average annual flows of at least 400 cubic feet per second as determined by appropriate U.S. Geological Survey documents. However, segments of river covered by the Metropolitan River Protection Act or the Coastal Marshlands Protection Act are specifically excluded from the definition of a protected river. There are no protected rivers in Clayton County or the City of Forest Park.

5.7 Coastal Resources

Not Applicable

5.8 Flood Plains

The City of Forest Park lies within the Flint River, Cotton Indian Creek, and Snapfinger Creek watersheds. The Flint River watershed area collects drainage from the southwestern part of the city. The Cotton Indian Creek collects water from the southeastern portion of the city and Snapfinger Creek collects water from the northern section of the city. There are four minor creeks in Forest Park: Jesters Creek, Poole Creek Tributary, Conley Creek, and Pine Creek. These creeks store water and thereby stabilize dry weather stream flows, groundwater levels, and flood hazards. There are flood plains associated with each of these creeks and a few other smaller creeks within the Forest Park city limits as indicated on [See Map 5.2]

Map 5.2 Floodplains and Wetlands

5.9 Soils

Forest Park soils are classified by the U.S. Soil Conservation Service into two major soil associations Cecil-Urban (CuC) land complex and Cartecay and Pacolet soils. [See Map 5.3] The Cecil soils that characterize the area in general, are naturally strongly acidic, have a brown sandy loam surface layer about 6 inches deep with a subsoil of red clay. Permeability and drainage is moderate and the available water capacity is medium. This soil is well suited for the urban uses that make up most of Forest Park.

Most of the remaining soils in Forest Park are Cartecay and Pacolet soils. The Cartecay soils are deep poorly drained soils located in flood plains along creeks. The soils are flooded often during winter and early spring. The Pacolet soils are well drained deep loamy soils located on moderately sloping hillsides. Neither of these soils is preferable for urban development.

5.10 Steep Slopes

Non-rocky terrain with a slope of more than 25% is considered to have a high risk for severe soils erosion. Clayton County is in the middle of the Piedmont Province in the gently rolling landscape of the Central Georgia region. There are few areas of steep slopes within the County; those that do occur are primarily located in the northwest and northeast areas of the county and there are no steep slopes located within the city limits of Forest Park.

5.11 Prime Agricultural and Forest Land

Due to soil conditions and the close proximity of Forest Park to Hartsfield-Jackson Atlanta International Airport, there is no agricultural land use in the City of Forest Park. Additionally, there is also no virgin forestland located in the area. The land that has been left as open space and has some forest growth but it is not harvestable for use as pulpwood. The naturally occurring forest growth in Forest Park is Southern Pine (Loblolly Pine). Mixed hardwoods also grow in the area depending on the fertility of the soil and the topography. These species include Oak, Hickory, American, Winged Elm, and Dogwood. Yellow Poplar, Tupelo Gum, Sweetgum, Sycamore, Red Maple and Ash are found in bottomland, wetland and creek beds.

5.12 Plant & Animal Habitats

The U.S. Fish and Wildlife Service of the Department of the Interior lists only two types of birds and one invertebrate as threatened or endangered in Clayton County (Table 4.1). Specific listings were unavailable for the limited area of the City of Forest Park however it is assumed that species present in Clayton County may be found in Forest Park.. The names of these animals, their status, habitat and threats are listed in the table below. In addition to the plants and animals listed there are a number of others threatened or endangered in surrounding counties [Table 5.2]. Due to their location in surrounding counties it is possible that they may also be present but undetected in Clayton County.

Map 5.3 Soils

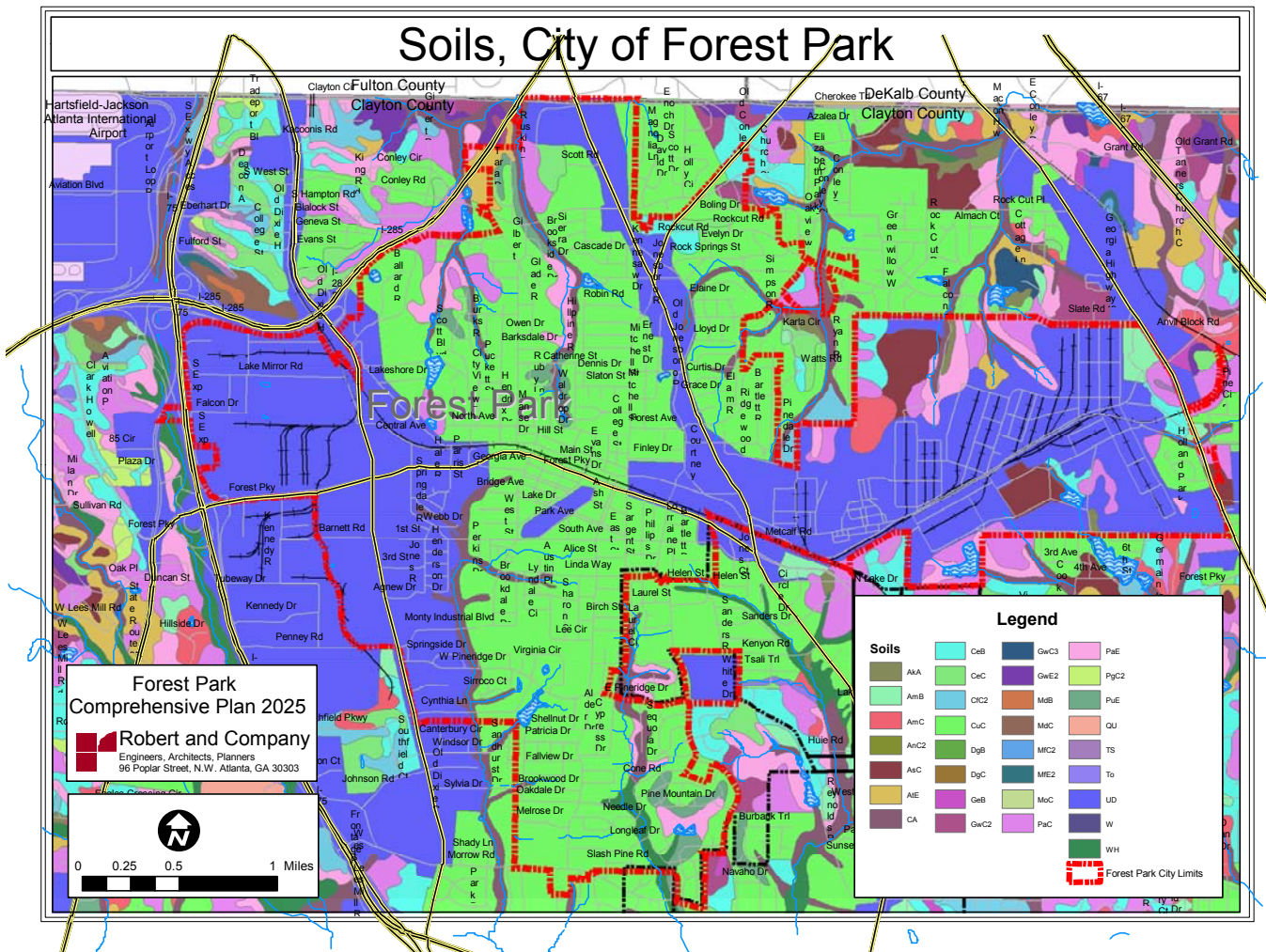


Table 5.1 Clayton County Threatened and Endangered Plants and Animals

Clayton County Threatened and Endangered Plants and Animals						
Species	Common Name	Scientific Name	Federal Status	State Status	Habitat	Threats
Bird	Bald eagle	<i>Haliaeetus leucocephalus</i>	T	E	Inland waterways and estuarine areas in Georgia.	Major factor in initial decline was lowered reproductive success following use of DDT. Current threats include habitat destruction, disturbance at the nest, illegal shooting, electrocution, impact injuries, and lead poisoning.
Bird	Wood stork	<i>Mycteria americana</i>	E	E	Primarily feed in fresh and brackish wetlands and nest in cypress or other wooded swamps. Active rookeries were located in Camden County 1991-2001.	Decline due primarily to loss of suitable feeding habitat, particularly in south Florida. Other factors include loss of nesting habitat, prolonged drought/flooding, raccoon predation on nests, and human disturbance of rookeries.
Invertebrate	Oval pigtoe mussel	<i>Pleurobema pyriforme</i>	E	E	River tributaries and main channels in slow to moderate currents over silty sand, muddy sand, sand, and gravel substrates	Habitat modification, sedimentation, and water quality degradation

1 **Table 5.2 Threatened and Endangered Plants and Animals in Surrounding Counties**

Threatened and Endangered Plants and Animals in Surrounding Counties							
Counties	Species	Common	Name	Federal	State	Habitat	Threats
		Name		Status	Status		
Clayton, DeKalb, Fayette, Fulton, Henry	Bird	Bald eagle	Haliaeetus leucocephalus	T	E	Inland waterways and estuarine areas in Georgia.	Major factor in initial decline was lowered reproductive success following use of DDT. Current threats include habitat destruction, disturbance at the nest, illegal shooting, electrocution, impact injuries, and lead poisoning.
DeKalb, Fulton	Plant	Bay star-vine	Schisandra glabra	No Federal Status	T	Twining on subcanopy and understory trees/shrubs in rich alluvial woods	
DeKalb	Plant	Black-spored quillwort	Isoetes melanospora	E	E	Shallow pools on granite outcrops, where water collects after a rain. Pools are less than 1 foot deep and rock rimmed.	
DeKalb, Fulton	Fish	Bluestripe shiner	Cyprinella callitaenia	No Federal Status	T	Brownwater streams	
Fulton	Fish	Cherokee darter	Etheostoma scotti	T	T	Shallow water (0.1-0.5 m) in small to medium warm water creeks (1-15 m wide) with predominantly rocky bottoms. Usually found in sections with reduced current, typically runs above and below riffles and at ecotones of riffles and backwaters.	Habitat loss due to dam and reservoir construction, habitat degradation, and poor water quality
DeKalb	Plant	Flatrock onion	Allium speculae	No Federal Status	T	Seepy edges of vegetation mats on outcrops of granitic rock	
DeKalb, Henry	Plant	Granite rock stonecrop	Sedum pusillum	No Federal Status	T	Granite outcrops among mosses in partial shade under red cedar trees	
DeKalb, Fulton	Plant	Piedmont barren strawberry	Waldsteinia lobata	No Federal Status	T	Rocky acedid woods along streams with mountain laurel; rarely in drier upland oak- hickory-pine woods	

2
3
4

Table 5.2 continued

Threatened and Endangered Plants and Animals in Surrounding Counties							
Counties	Species	Common	Name	Federal Status	State	Habitat	Threats
		Name			Status		
Fayette, Fulton	Invertebrate	Gulf moccasinshell mussel	Medionidus pancellatus	E	E	Medium streams to large rivers with slight to moderate current over sand and gravel substrates; may be associated with muddy sand substrates around tree roots	Habitat modification, sedimentation, and water quality degradation
Fayette, Fulton	Fish	Highscale shiner	Notropis hypsilepis	No Federal Status	T	Blackwater and brownwater streams	
DeKalb	Plant	Indian olive	Nestronia umbellula	No Federal Status	T	Dry open upland forests of mixed hardwood and pine	
Clayton, Fayette	Invertebrate	Oval pigtoe mussel	Pleurobema pyriforme	E	E	River tributaries and main channels in slow to moderate currents over silty sand, muddy sand, sand, and gravel substrates	Habitat modification, sedimentation, and water quality degradation
DeKalb, Henry	Plant	Pool Sprite, Snorkelwort	Amphianthus pusillus	T	T	Shallow pools on granite outcrops, where water collects after a rain. Pools are less than 1 foot deep and rock rimmed	
Fayette, Fulton	Invertebrate	Shiny-rayed pocketbook mussel	Lampsilis subangulata	E	E	Medium creeks to the mainstems of rivers with slow to moderate currents over sandy substrates and associated with rock or clay	Habitat modification, sedimentation, and water quality degradation

In addition to these listings by the Fish and Wildlife Service, the Georgia Department of Natural Resources (GA DNR) lists additional plant and animal species as protected, unusual, or of special concern. The Georgia Department of Natural Resources (GA DNR) lists the Pink Ladyslipper as a “Protected” species with a status of “unusual” as present in Clayton County. While, GA DNR does not list any threatened or endangered animals in the county the agency does list two species of special concern, the Gulf Darter and Florida Floater. The Gulf Darter is listed with a status of S3, meaning it is rare or uncommon and the Florida Floater has a status of S2 denoting it is imperiled due to rarity.

Private developers and public officials involved with development review should utilize the programs and resources made available by the Georgia Department of Natural Resources in order to ensure the highest degree of protection of the city’s natural habitats from the negative impacts of development. Additionally, the city’s development regulations and development review process should strive for the highest possible

protection and conservation of habitats of threatened and endangered plant and animal species in the City of Forest Park.

5.12 Major Recreational Areas

See Community Facilities Element – Chapter 6, Section 6.6

5.14 Scenic Views and Sites

The park area, which parallels the railroad tracks in downtown Forest Park, is significant to the history of the community and its development as an early railroad town. This area, which features mature trees and a boulevard like space along the railroad is a unique feature of the community. This area and nearby historic homes, function as the historic center of early Forest Park and should be preserved.

5.15 Historic and Cultural Resources

In the early 1900s, Forest Park became an important stop along the Central of Georgia Railroad. In 1901, before the official charter of the town, the railroad subdivided the land along the tracts into the existing roads and lots. The railroad then sold the lots along Main Street and Central Avenue in return for a new train and a new depot. Early development included a sawmill and a gin house, which were constructed on Hill Street. In 1901, the area was officially incorporated as the Town of Astor and H.F. Puckett was elected as the first mayor. The town was later renamed and incorporated as Forrest Park in 1908. The name was changed to Forest Park in the 1970s.

5.15.1 Potential National Register Properties

A few structures from this early period still exist in downtown Forest Park. The Historic Preservation Section of the Georgia Department of Natural Resources identified these properties in 1977 as potential nominations to the National Register of Historic Places. All of the properties identified were residential homes. To this date, no commercial, industrial, institutional, or archaeological sites have been identified as being potentially significant. The following is a list of the properties that were identified

1. 732 Main Street, Forest Park Clayton County No. 36
(approximate date of construction: early 1900s)

This single-family residence was identified as potentially significant for its architectural style and use as an early residence of Forest Park. This structure is located directly across from the railroad. It is a one story, wood frame structure, which features a hip roof, dormer window and gable on the front facade and two interior brick chimneys. It also has six over six and two over two windows. This structure was identified as endangered by encroaching development and potential commercial use.

2. 726 Main Street, Forest Park Clayton County No.37

(approximate date of construction: early 1910s)

This single-family residence was identified as potentially significant for its architectural style and for its use as an early residence of Forest Park. This structure is located directly across from the railroad. It is a wood frame structure, with a gable roof and one interior brick chimney. Three-square tapered wood columns support the front porch. This structure was identified as endangered by encroaching development and potential commercial use

3. 680 Main Street, Forest Park Clayton County No. 38

(approximate date of construction: early 1900s)

This single-family residence was identified as potentially significant for its architectural style and for its use as an early residence of Forest Park. This structure is located directly across from the railroad. This structure is a one-story wood frame home with a hip roof and two interior chimneys. Four square fluted wood columns support the front porch. It was identified as endangered by encroaching development and potential use as commercial.

4. 670 Main Street, Forest Park Clayton County No. 39

(approximate date of construction: early 1900s)

This single-family residence was identified as potentially significant for its architectural style and for its use as an early residence of Forest Park. This structure is located directly across from the railroad. It is a wood frame home with hip roof and gables. There are three interior brick chimneys, two over two windows and cut shingle decoration on the gables.

5. 705/1017 Forest Parkway Clayton County No. 42

This single-family residence was identified as potentially significant for its architectural style and for its use as an early residence of Forest Park. This structure is located directly across from the railroad tracks. At the time of the survey it was vacant and deteriorated and considered to be structurally unsound.

6. 833 Forest Parkway Clayton County No. 43

This single-family residence was identified as potentially significant for its architectural style and for its use as an early residence of Forest Park. This structure is located directly across from the railroad tracks. It is a two-story brick residence with gable roof and brick end chimney. It also features a symmetrical facade with three dormers containing six over six windows and four six over six windows on the first level and a grand portico supported by four Doric columns in wood and two brick columns. Since the time of this survey (1977) this structure has been converted into an office use.

Efforts should be made to protect and preserve these remaining structures as they serve an important role in defining the history of Forest Park and its development as an early turn of the century railroad town. Inclusion of these properties on the National Register would provide some protection against government funded development projects that

may impact the historical character and integrity of these structures. Additional measures can be taken to protect these structures through the creation of a local historic preservation ordinance directed at preserving such sites

5.15.2 State Historical Markers

There are several historic site markers in and around the Forest Park area. These markers were put in place to commemorate historically significant people or events:

1. Jonesboro Threatened. August 30, 1864. (Ga3, (Old U.S. 41) in Mountain View. On receipt of Hardee's report from Rough and Ready of Federal threats to the M.& W.R.R., at Jonesboro, Hood directed Hardee and S.D. Lee to come to headquarters. The locomotive N.C. Monroe was sent for them at sunset; Hardee at Rough and Ready, Lee at East Point. On reaching Atlanta, Hardee was directed by Hood to march two corps-his own, under Cleburne, from near Rough and Ready, and Lee's from East Point to Jonesboro. This was an endeavor to checkmate the Federal Threat to Atlanta's last R.R. Hardee arrived by rail at Jonesboro before dawn the 31st, in advance of his marching soldiery
2. *Rough and Ready. April 5, 1847 - June 24, 1869. (Ga 3 (Old U.S. 41) in Mountain View.* A way station on a stage line from Macon to upper Georgia in the 1840s. The Post Office, also a cotton shipping point - the tavern a eating house for passengers - after the Macon & Western (Central of Georgia R.R.) was constructed in 1846. After Federal forces left off siege operations on the Atlanta front, August 25, 1864, they moved in a wide swing to the south. To counter this move, Hardee's A.C. was shifted to a line west of here, between East Point and Thame's Mill, General Hardee set up a command post at Rough and Ready at 1:00 pm August 30, to observe this latest Federal threat to the M. & W.R.R.
3. *Transfer Point. September 2, 1864. Ga3 (Old U.S. 41) in Mountain View.* After the occupation of Atlanta by Federal forces, the remaining civilians were required to register for transportation to points north or south as desired. Those electing to go south were carried, with household goods, in army wagons from Atlanta to Rough and Ready where, by truce agreement, they were transferred in Hood's wagons to the railhead at Lovejoy. From there they continued south on the Macon and Western R.R. Mass eviction of the populace necessitated by the transformation of Atlanta into an armed camp under martial law - a status that prevailed until the following November 16.
4. *The March to Jonesboro. August 3, 1864. In Forest Park at the intersection of Ga 3 (Old U.S. 41) and Ga 160.* Hardee's extended line (C) below East Point to Rough and Ready was abandoned at night when he was ordered to take his own and S.D. Lee's corps to Jonesboro where Federal forces were threatening Atlanta's remaining R.R. Hardee's three divisions; Brown's, Cleburne's, and Maney's (in that order) began the march on the main road at 10:00 pm, followed by Anderson's (of Lee's A.C.) which joined them at East Point. The other two divisions of Lee's A.C., Stevenson's and Clayton's, leaving from Campbellton Road via Mt. Zion Church and Rough and Ready, passed this point at daylight the 31st and via the R.R. and Morrow's Station reached their objective.

5. Hood Avenue. (Two identical markers - one located on Hood Avenue near Iverson Gate; the other on Hood Avenue near the Atlanta General Depot Headquarters). Named in honor of General John Bell Hood (USMA 1853), who was a Lieut. General in command of the 2nd Corps, Army of Tennessee, CSA, during the Atlanta Campaign in 1864. He succeeded General Joseph E. Johnston as commanding General of Confederate forces that were defeated in the Battle of Atlanta and whose troops fought a delaying action on the Depot site during the retreat. Born at Owinsville, Dy., June 1, 1831. Died August 30, 1879.

6. *Hardee Hall. Mounted on a stone pedestal in front of the Mess, Atlanta General Depot.* Named in honor of Lieut. General William Joseph Hardee (USMA 1838), C.S.A. A Corps commander during the Atlanta campaign, he fought a delaying action on Depot site during the retreat. Later, he commanded the Department of South Carolina, Georgia and Florida and served as Corps Commander in the Army of Tennessee until its surrender. Born at Savannah, Georgia, October 10, 1815. Died November 6, 1873.

7. *Iverson Gate. Mounted on a stone pedestal at gate on Ga 54, Atlanta General Depot.* Named in honor of Brig. General Alfred Iverson, Jr., CSA. He became a first lieutenant, First U.S. Cavalry, 1856. In 1861 he resigned commission in the U.S. Army and joined the Confederacy as a Colonel. Promoted to Brig. General in November 1862. He was in charge of a brigade of Wheeler's Cavalry deployed on the Depot's present site, with mission of protecting Macon and Western Railroad, main supply line. Born at Clinton, Georgia, February 4, 1829. Died March 31, 1911.

8. *Wheeler Drive. Wheeler Drive near the Depot Headquarters, Atlanta General Depot.* Named in honor of Lieut. General Joseph Wheeler (USMA 1859), commander of the 2nd Cavalry Corps, Army of Tennessee, CSA. A renowned raider, he guarded the flanks of the confederate Army, with headquarters near present Depot site, covering the Confederate retreat. A member of Congress 1881-1883 and 1855-1900, he was Major General U.S. Vols. 1898, Spanish American War and the Philippine Insurrection and was appointed Brig. General, U.S.A. He was one of the nation's great Cavalry Leaders. Born at Augusta, Georgia, September 10, 1836. Died January 25, 1906.

9. *McIntosh Gate. Mounted on the stone wall at the gate on U.S. 23 (Ga 42). Atlanta General Depot.* Named in honor of Brig. Genera! William McIntosh, U.S. Army. Chief of the Coweta Tribe of the Creek Nation, he negotiated a treaty ceding this territory to the United States, which included the land on which the Depot now stands. The son of a Scotsman, Captain William McIntosh, and a Creek Indian princess, General McIntosh distinguished himself under General Floyd and General Jackson during the War of 1812. Born 1780. Died at the hands of fellow Indians in the spring of 1825.

10. *Flaners Road. Near Hood Avenue, just inside the south gate, Atlanta General Depot.* Commemorating action of General Iverson's cavalrymen of Wheeler's Corps in this vicinity who attempted to protect the railhead of Macon and Western Railroad for retreating Confederate troops after the fall of Atlanta.

11 *Holland Hall. Mounted on the wall or the Depot Headquarters. Atlanta General Depot.* Named in honor of Brig. General Thomas L Holland, QMC, Commanding Officer, Atlanta General Depot, July 1, 1941 - June 5 1943 Was responsible for selection, survey and establishment of the Depot on its present site. Moved his headquarters here Dec. 1, 1941 from Chandler Warehouse. Awarded Legion of Merit for exceptionally meritorious conduct and outstanding service as Commanding Officer, Atlanta General Depot. Retired from the Military service July 1944. Born Indiana, August 10, 1879. Died Knightstown, Indiana, August 19, 1944.

5.16 Other Natural and Cultural Resource Issues

5.16.1 Nonpoint Source Pollution

Storm water runoff, or nonpoint source pollution, often contains pollution from nearby land uses. Pollutants, including dust, dirt, litter, animal droppings, motor oil, gasoline, pesticides, fertilizers and other toxic materials deposited on the land surface are flushed into streams each time it rains. As streets, buildings, and paving replace woods and fields, the layers of undisturbed soil, vegetation, and plant material that slow and filter runoff are lost. Without these buffer materials, the rate and amount of storm water runoff increases. This fast moving runoff erodes construction areas and other bare soil, adding sediment to the runoff. Storm water runoff and its load of pollutants and sediment pours into streams, resulting in the erosion and undercutting of stream banks, downstream sedimentation and overall degradation in water quality.

Nonpoint source pollution can quickly pollute a stream. Sediment smothers aquatic habitat and pollutants decrease oxygen and poison fish and wildlife. Erosion destroys stream banks and damages property and public facilities such as bridges and utility lines. Listed below are number of nonpoint source pollution prevention and control measures, which can be adopted by the City of Forest Park, other local governments, and area businesses. A number of these items have already been instituted by the City of Forest Park in their efforts to reduce storm water runoff:

- Minimize Paved Areas - Establish limits on lot size or limit the amount of ground coverage by structures and paving (impervious surfaces) within a development to minimize the amount of storm water runoff generated.
- Proper Disposal of Hazardous Household Wastes - Sponsor collection centers for household wastes such as used motor oil, paint, pesticides and other hazardous materials to prevent dumping into storm drains or onto land surfaces.
- Stream Buffers - Maintain undisturbed vegetative buffers between cleared areas and adjacent streams, rivers, and lakes.

5.16.2 Water Conservation

Water conservation is an important element for meeting future water supply needs. The Regional Water Supply Plan prepared by the Atlanta Regional Commission shows that

over 20 percent of the region's water supply must come from water conservation efforts. The need for water conservation has only been reinforced by disputes with neighboring states and difficulties encountered in building new or reallocating old reservoirs. A concerted effort is needed by governments, businesses and citizens to put conservation measures in place. Some of the major elements being pursued as part of the region's water conservation program are:

- Ultra Low Flow (ULF) Plumbing Fixtures** - A new state law and local ordinances require installation of these water saving fixtures in new construction. ULF fixtures have the potential to reduce indoor water use by 25 percent.
- Low-Water Using Landscaping (Xeriscaping)** - Water use can double in the summer months, mostly due to outdoor watering. Xeriscape-type landscaping techniques use native and drought hardy plants, limit turf areas, and locate plants properly to cut water demand. Xeriscapes also offer more shade, and require less maintenance, fertilizer and herbicides, cutting costs and drought risks. The University of Georgia Cooperative Extension Service has developed guidelines and educational materials to promote xeriscaping.
- Education** - Water utilities in the Atlanta Region have routinely included flyers in water bills to provide advice on conservation. Education programs are conducted through the public school systems and have included billboard contests, videos and presentations. More emphasis is needed on educating the public on ways to conserve water for the future.
- Water Recycling** - Treated wastewater is being reused for irrigation and other non-drinking purposes, thereby reducing demand and wastewater discharges into streams. Several county governments in the Atlanta Region are using this technique successfully.

Individuals can do many things to save water in and around their homes. Forest Park should encourage residents to begin or continue using the following affective techniques:

- Toilet** - Place a plastic bottle cut off at the neck and weighted with a few stones in the tank to reduce the amount of water released into the toilet bowl. Check for leaks. Put a little food coloring in the tank and if it shows up in the bowl, a plunger ball leak probably exists. Leaks at the overflow pipe are also common and can be detected by looking in the tank.
- Shower** - Take short showers. Unless a shower lasts seven minutes or less, bathing in the tub will use less water. Install low flow showerheads and/or quick cut-off showerheads.
- Faucets** - use aerators and flow restrictors in faucets. Leaky faucets should be repaired because a slow drip can add up to 15 or 20 gallons a day while a 1/16 inch faucet leak wastes 100 gallons in 24 hours.

- Outdoors – Adhere to all watering restrictions and water lawns in the cool of the day to avoid evaporation. Water deep and less often. Plant low water using plants and shrubs.

5.17 Natural Resources Vision, Goals and Policies

5.17.1 Vision Statement

The City of Forest Park will conserve, protect and take measures to enhance the natural environment of the city.

5.17.2 Natural Resources Goals and Policies

Goal 1.0 The City of Forest Park will identify and protect significant natural resources.

Policy 1.1. Develop a natural resources and green space strategy to identify and preserve critical elements in Forest Park's environment. This strategy should include the goal of preserving permanent open spaces in areas of the city and explore the concept of dedicated open spaces or parks.

Policy 1.2 Protect the environmental sensitivity of wetlands, and their buffers from developmental activities when making land use and site plan decisions.

Policy 1.3 Adopt the Department of Natural Resources protection standards for wetlands.

Policy 1.4 Preserve and maintain floodplain areas for park and open space uses.

Policy 1.5 Encourage, and where appropriate, require measures to limit soil erosion from construction sites, utility operations, and other land disturbing activities.

Policy 1.6 Create buffer areas along major transportation corridors to promote noise reduction and the beautification of city gateways and corridors.

Policy 1.7 Encourage programs which educate citizens on proper disposal of hazardous household waste, recycling, and water conservation.

Policy 1.8 Continue to support Clayton County Clean and Beautiful in their efforts to promote waste reduction and recycling programs.

Policy 1.9 Continue to promote the city's recycling center and encourage citizens to recycle and reduce the waste stream.

Policy 1.10 Enforce endangered species protection laws and encourage education of the public on the identity of endangered species, and protection of habitat areas.

Policy 1.11 Develop a centralized composting site.

5.18 Cultural and Historic Resources Vision, Goals and Policies

5.18.1 Vision Statement

The City of Forest Park will preserve and promote areas having historic, archaeological, educational and aesthetic values for the enjoyment of the current and future citizens of the city.

5.18.2 Cultural and Historic Resources Goals and Policies

Goal 1.0 The City of Forest Park will identify and protect significant cultural and historic resources.

Policy 1.1 Prepare and adopt a comprehensive historic and archaeological site preservation plan with public and private sector involvement.

- a. Establish guidelines for the identification of sites.
- b. Maintain a current and accurate record of all historic and archeological sites in Forest Park.
- c. Identify strategies (i.e. tax credits) for protecting individual private properties that are of historic significance.
- d. Establish a local historic preservation ordinance.
- e. Encourage the nomination of Forest Park's historic homes to the National Register of Historic Places.
- f. Encourage the involvement of local schools and community groups in the process.
- g. Encourage private sector sponsorship of historic sites in need of protection and preservation.

CHAPTER 6 COMMUNITY FACILITIES AND SERVICES

This chapter provides a discussion of major public facilities provided by the City of Forest Park as well as services and facilities provided by Clayton County and regional entities which serve city residents. The purpose of this section is to inventory the wide range of community facilities and services and assess their adequacy for serving present and future population and economic needs. By articulating community goals and desired levels of service for public facilities, an implementation strategy can be developed in order to meet the projected needs of Forest Park's residents and businesses. Because Forest Park is within an advanced county under the Department of Community Affairs planning guidelines, transportation facilities will be dealt with separately in the Chapter 8 Transportation Element.

6.1 Water Supply and Treatment

In 1993, the Clayton County Water Authority negotiated an agreement with the City of Forest Park to purchase the Forest Park water and sewer distribution system. Forest Park customers were connected to the Clayton County Water Authority's system in February 1994. The Clayton County Water Authority (CCWA) was created by an act of the Georgia Legislature in 1955 to have supervision and control over the water and sewer systems of Clayton County. The Authority is governed by a seven member board appointed by the Clayton County Board of Commissioners. A general manager, responsible for the daily operation of the Water Authority, is employed by and reports to the Water Authority Board.

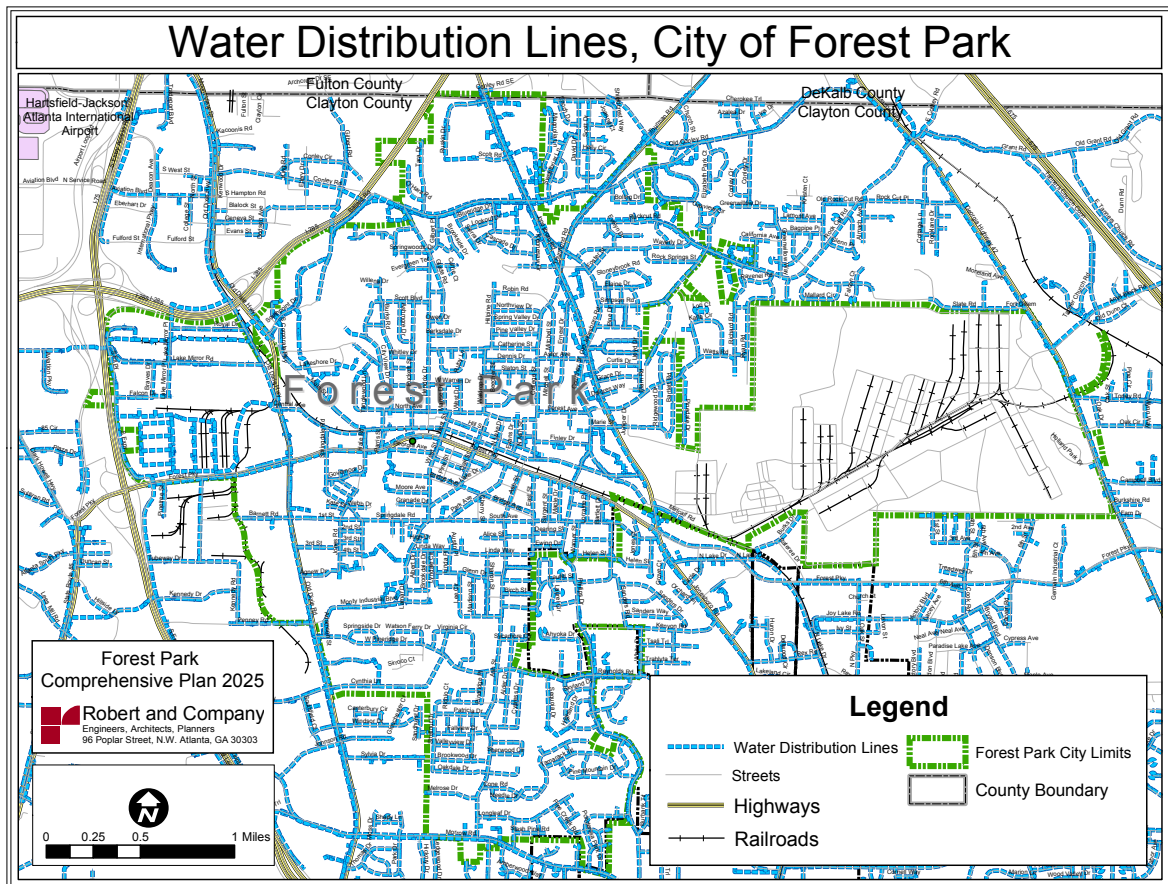
Treated water is initially pumped from water treatment facilities operated by the Clayton County Water Authority to the Forest Park ground storage tanks and then repumped through the Forest Park distribution system. Water distribution lines for the City of Forest Park are depicted in Map 6.1. The Clayton County Water Authority operates a satellite office in Forest Park located at 526 Forest Parkway.

The Clayton County Water Authority operates three water treatment plants; the William J. Hooper Plant located in Henry County, the J.W. Smith Plant located in the panhandle area, and the Freeman Road Plant, a new facility that opened in October 1999. Water is treated and pumped to the system from the William J. Hooper Plant located in Henry County and the J.W. Smith Plant located in the panhandle area [See Map 6.2]. The County's Water Service Area covers nearly the entire county minus a small portion of the northwest corner of the county which includes part of the City of College Park.

The 2000 CCWA Master Plan is based on historical data through 1998, that shows increased water capacity needs from a 2000 demand of 38mgd (million gallons per day) to between 48.6 and 51mgd by 2020. Based on population projections included in Chapter 2, demand is anticipated to reach 55.5mgd by 2025. The current combined capacity of the water treatment plants is 42mgd. The result of projected growth will be

an additional demand of 13.5mgd by 2025, with current capacity being reached before 2010.

Map 6.1 Forest Park Water Distribution Lines



The anticipated water demand is based on historical data and the implementation of passive water conservation measures. Passive conservation, which occurs through increases in efficiency resulting from changes in plumbing codes, routine replacement of water fixtures and increases in residential water rates, is anticipated to decrease water demand by 4%. Under aggressive conservation measures, CCWA could achieve a 9% (0.39% per year) reduction in per capita demand (Table 5.1). Aggressive conservation is undertaken through increases in efficiency as described above and other active measures such as summer surcharges for residential customers and a rebate program on low-flow toilets.

Table 6.1 Reduction in Demand through Conservation Measures

	1998	Passive Conservation			Aggressive Conservation		
		2000	2010	2020	2000	2010	2020
Total Population	208,999	215,950	256,160	291,933	215,950	256,160	219,933
Per Capita Water Demand gpd	135	134	132	130	134	128	123
Annual Avg Water Demand, mgd	28.17	29.00	33.78	37.81	28.88	32.89	35.98
Max Day Water Demand, mgd	38.03	39.15	45.61	51.04	38.99	44.4	48.58

Source: CCWA Master Plan, Jan. 2000.

6.2 Sewage System and Wastewater Treatment

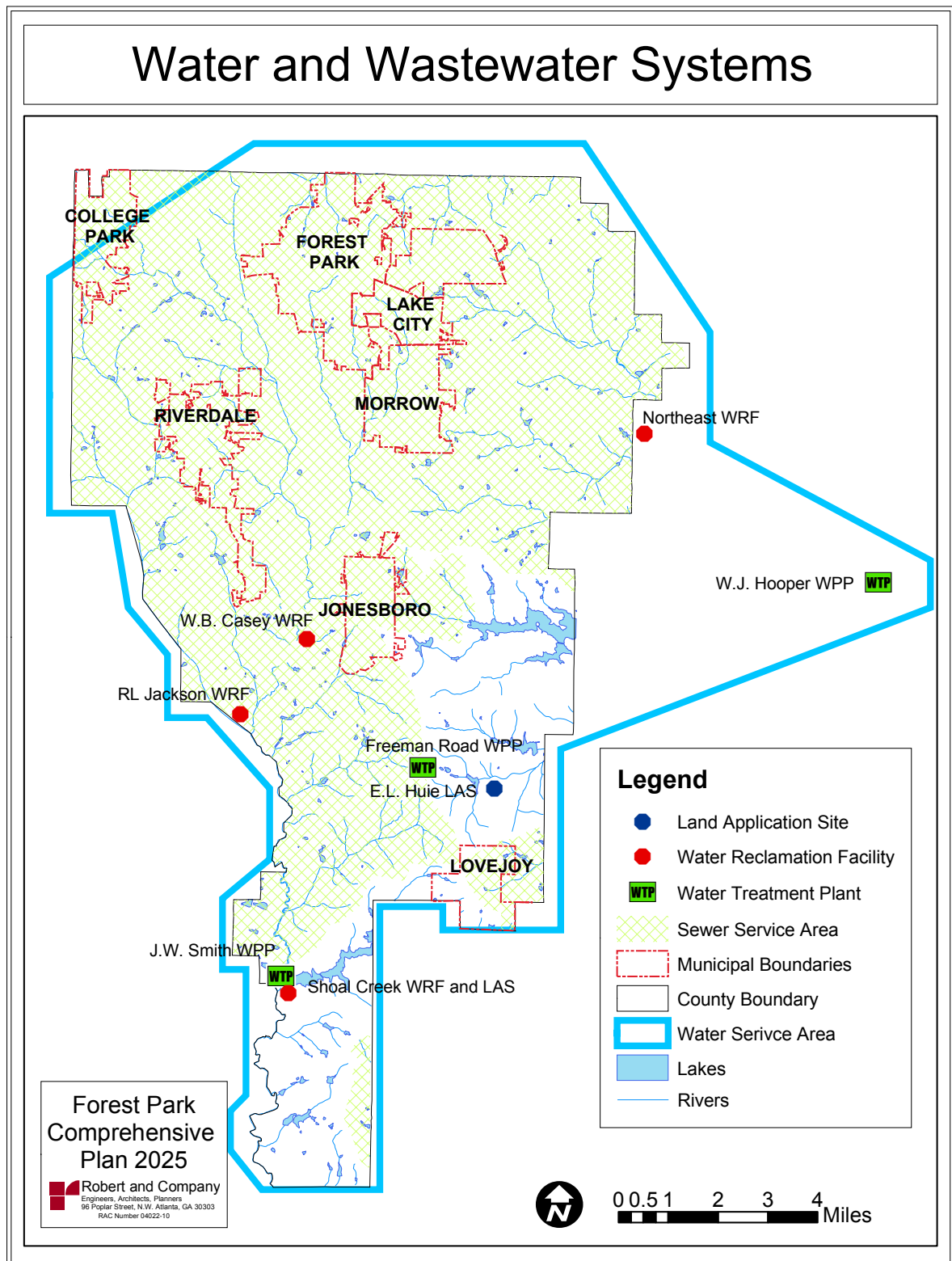
As with water service, Forest Park's sewer and wastewater treatment are handled by the Clayton County Water Authority. The county's sewer service area cover most areas of the county with the exception of the southern most end of the panhandle and areas east of Jonesboro surrounding Lake Spivey and south to Lovejoy, the extents of the sewer service area are depicted on Map 6.2. The Clayton County Water Authority (CCWA) has four water reclamation facilities (WRF) and two land application sites (LAS). The LAS receive secondary treated effluent that is land applied in a slow-rate irrigation system.. The locations of these facilities are noted on Map 6.2. The current capacity and future demands on the facilities as stated in the 2000 CCWA Master Plan are show in Table 6.2.

Table 6.2 Clayton County Water Reclamation Facilities

Water Reclamation Facility	Capacity	Demand		
	Current	2000	2010	2020
W.B. Casey	15	15.03	18.43	21.7
R.L Jackson	4.5	4.56	5.74	6.76
Shoal Creek	2.2	1.89	2.43	2.92
Northeast	6.0	5.84	7.91	9.65
Total Clayton Co. Capacity/ Demand	27.7	27.3	34.5	41.0
<i>Outside Clayton Co.*</i>		<i>2.45</i>	<i>3.19</i>	<i>3.8</i>
Projected WRF Demand		29.78	37.7	44.83

*Includes flows from City of Atlanta and DeKalb County based on per capita flows for the four WRF's

Source: CCWA Master Plan, Jan. 2000.

Map 6.2 Water and Wastewater System

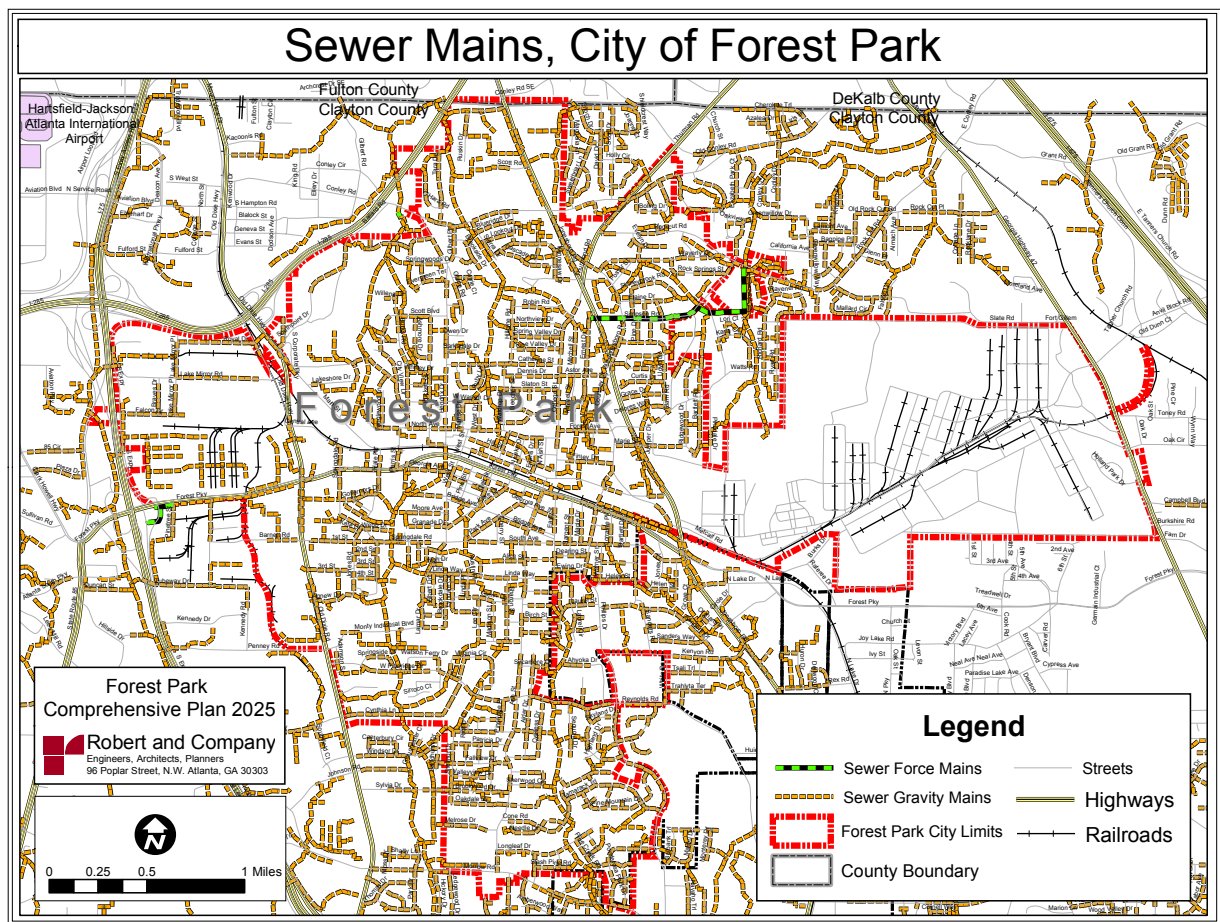
The demand projections outlined in the 2000 CCWA Master Plan show that the county will need an additional 17.13mgd of treatment capacity by 2020. Based on population projections included in the Clayton County Comprehensive Plan, the county will need 50.17mgd of treatment capacity by 2025 (for a total of 18.47mgd over the current capacity). The CCWA Master Plan includes plans for 27mgd expansions by 2020. These expansions of capacity will take place as follows:

- ❖ The W.B. Case WRF will be retrofitted and re-rated to 12mgd capacity. Expansion ultimately to 22mgd capacity is anticipated in the Master Plan, the first phase of which will bring the facility to 18mgd.
- ❖ The R.L. Jackson facility will be expanded to a capacity of 7mgd
- ❖ The Northeast facility will be expanded to 10mgd.
- ❖ The plan does not include any planned expansions of the Shoal Creek WRF. These planned expansions will provide 51.2mgd capacity by 2020, this capacity is sufficient to meet the 51.2mgd projected for 2025.

The CCWA Shoal Creek Land Application Site is a 325-acre facility with a holding pond and pump station. The E.L. Huie LAS is located upstream from the CCWA's William J. Hooper Raw Water Reservoir, north of Lovejoy. This facility is a 3,700-acre site. The 2000 CCWA Master Plan recommends that the maximum sustainable amount of water that can be applied at these sites is 1.25 inches per week. This is equivalent to a total average disposal capacity of 10mgd at the E.L. Huie LAS and 0.6mgd at the Shoal Creek LAS. To accommodate flows in excess of this capacity the CCWA will modify the sites to operate at the maximum sustainable rate and implement wetland-treatment systems for alternate and wet-weather surface discharge. By making these improvements CCWA will be able to maintain its tradition of natural treatment systems.

The CCWA's 2000 Master Plan does not include plans for the expansion of the current sewer service area. Due to this, new residential construction in those areas of Clayton County without sewer service must be limited to large lot development that can support septic systems while meeting minimum drainfield sizes required by the County Health Department.

Sewer mains throughout Forest Park are shown in Map 6.3.

Map 6.3 City of Forest Park Sewer Mains

6.3 Solid Waste Management

The city's Sanitation Division is responsible for collection and disposal of all refuse within Forest Park. Trash pickup occurs twice weekly for each section of the city. The northern portion of the city above Forest Parkway is scheduled for pickup on Mondays and Thursdays. The southern portion of the city below Forest Parkway is scheduled for pickup on Tuesdays and Fridays. The Forest Park solid waste transfer station facility is located at 327 Lamar Drive, Forest Park 30297. [See Public Facilities Map, Map 6.4] The Forest Park Sanitation Division serves 4,836 residences as well as 789 commercial customers. The Sanitation Division also operates a recycling center at 327 Lamar Drive which accepts items such as metals, aluminum, tin, newspaper, magazines, phone books, cardboard, plastics, and glass. Automobile tires can be brought to the recycling center for \$1.50 per tire or \$2.50 per tire with rim. There is also a charge of \$15.00 for items containing gases, such as refrigerators, freezers, and air conditioners. Twice annually, the city organizes a "Clean Sweep" program in which residents may dispose of tires, furniture, paint, batteries, and other miscellaneous debris at no charge. Costs and annual refuse intake for the Forest Park Sanitation Division are listed in Table 6.3. The current

adequacy assessments on solid waste are being formulated with the new 10-year Solid Waste Management Plan.

Table 6.3 Waste Management Statistics

Solid Waste Disposal & Yard Waste, City of Forest Park				
	2000	2001	2002	2003
Tons of Waste	20,971	22,768	22,744	23,125
Annual Cost	\$ 541,093	\$ 594,977	\$ 597,639	\$ 603,033

Source: City of Forest Park Sanitation Department

6.4 General Government

A general inventory of government buildings in Forest Park and their size in square footage is detailed in Table 6.4. The City Hall structure at 745 Forest Parkway was constructed in 1975 and was remodeled in 1987. The City Hall Annex at 785 Forest Parkway, which originally served as the city jail, was renovated approximately ten years ago. [See Map 6.4 for Facility Locations] The City Hall Annex houses administrative functions such as the Planning, Building and Zoning Department, Economic Development, Human Resources, and City Archives. The most recent addition to the city's building stock has been the completion of the 7,140 square foot Senior Center. Clayton County S.P.L.O.S.T funds will be applied to several building projects in Forest Park including renovation of the indoor pool, the addition of a new gymnasium, and construction of additional classroom space. Overall, these structures will be sufficient to meet the needs of Forest Park over the next twenty years.

Table 6.4 City of Forest Park Government Buildings

Government Buildings, City of Forest Park			
Building	Function	Dimensions	Square Footage
Fire Station #1	Fire	94'x109'	10,246
Fire Station #2	Fire	71'x104'	7,384
City Hall	Office	81'x167'	13,527
City Hall Annex	Office	55'x183'	10,065
Recreation Center	Recreation	163'x152'	24,776
Public Safety	Police	190'x269'	51,110
Public Works	Office	80'x163'	13,040
Fleet Service	Maintenance	82'x121'	9,922
Senior Center	Recreation	70'x102'	7,140
Girl Scout Hut	Meeting	30'x53'	1,590

6.5 Public Safety

6.5.1 Police

The Forest Park Public Safety Complex located at 320 Cash Memorial Boulevard was completed in 1993. [See Map 6.4] There are currently no planned expansions to the Public Safety Complex. The Forest Park Police operate 38 marked PD units, 17 unmarked units, and 14 other miscellaneous vehicles. The Forest Park Police Department

contains 70 sworn officers and 26 non-sworn staff. At regular capacity the Forest Park PD maintains 10 officers per shift with a minimum staffing of 6 officers. The Uniform Division of 60 plus officers is responsible for conducting patrols throughout the city and responding to calls for service. The Detective Division, responsible for criminal investigations, includes 3 Detectives, 2 Sergeants, 1 Lieutenant, and 1 Captain. In addition, the Forest Park Police Department maintains several Community Oriented Police Service (C.O.P.S.) officers tasked with public outreach programs aimed at education, crime prevention, and personal interaction with the community. While public safety needs are determined by a variety of factors in the community, the Georgia Department of Community Affairs recommends the following standard of 2 officers per 1,000 residents. With a population of 21,447 residents in the year 2000, this puts Forest Park well above the general standard for police protection. The police dispatch center receives an average of 25,000 calls for service per year. The average response time for calls for police service is 6.2 minutes, with an average completion time of 22 minutes per call.

Crime statistics for the City of Forest Park are presented in Table 6.5. Crime rates in Forest Park are high relative to state and national averages. The rate of violent crime in Forest Park in the year 2000 (988 violent crimes per 100,000 residents) was almost double that of the State of Georgia (505) and U.S. (506), according to U.S. Department of Justice figures. Likewise, the rate of property crime in Forest Park in the year 2000 (7,446 property crimes per 100,000 residents) was substantially higher than the property crime rate in Georgia (4,246) and the U.S. (3,618). Much of this can be attributed to the high rate of poverty within the City of Forest Park. As in national trends, there has been a general decline in both violent crime and property crime in Forest Park. However, there was a renewed upsurge in crime in the year 2003, which may be attributed to the general economic decline. While crime rates remain well below their levels in 1998 and 1999, continued population increases may necessitate additional public safety forces. By the general standard of 2 officers per 1,000 residents, Forest Park will not require additional manpower until the year 2020. However, given the high rate of crime in the area and predicted population expansion, additional staff will likely be required within the planning horizon.

Table 6.5 Forest Park Crime Statistics

Forest Park Crime Statistics, 1998-2003											
	Violent Crime					Property Crime					TOTAL
	Homicide	Rape	Robbery	Agg Asslt	Total Violent	Burglary	Theft	Auto Theft	Arson	Total Property	
1998	4	8	108	110	232	414	1,336	303	13	2,066	2,298
1999	2	7	105	95	214	358	1,425	250	5	2,038	2,252
2000	5	6	106	92	212	301	1,056	232	8	1,597	1,809
2001	2	16	130	86	234	332	966	230	7	1,535	1,769
2002	3	8	87	49	147	341	941	233	9	1,524	1,671
2003	1	8	120	75	204	250	1,120	233	10	1,613	1,817

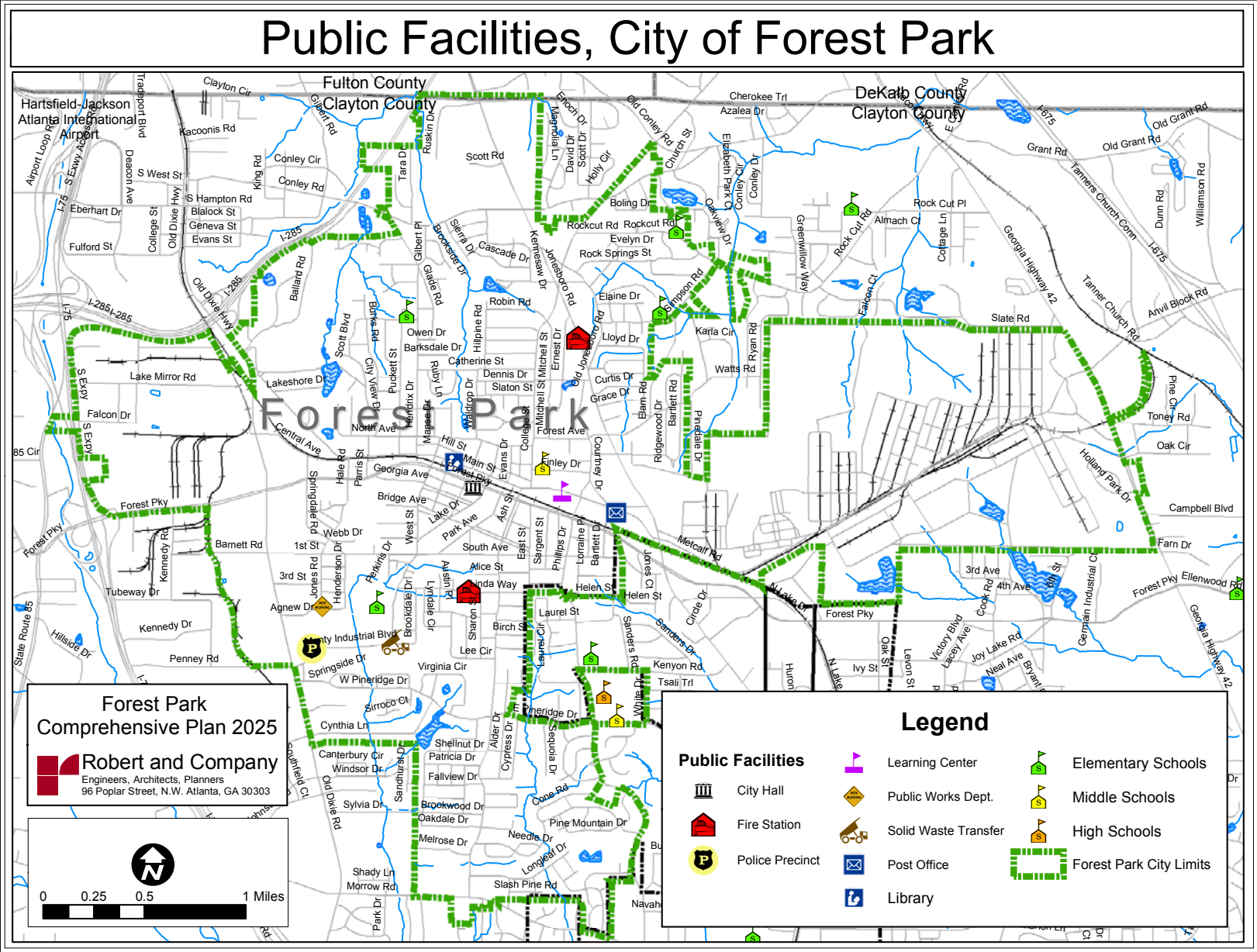
Source: Forest Park Police Department

6.5.2 Fire Department and Emergency Medical Service

The City of Forest Park Department of Fire and Emergency Services is an ISO Class 3 full service department bordering the southern city limits of the City of Atlanta. Insurance Services Office (ISO) public protection classifications rank communities on a scale of 1 to 10. Class 1 represents the best public protection, and Class 10 indicates less than the minimum recognized protection. Services provided include: Advanced Life Support medical care and transport, Hazardous Materials Response, Confined Space, Rope Rescue, and other special operations. The agency currently employs 51 employees, including 5 staff personnel, 44 suppression, and 2 administrative personnel. The agency operates out of fire station one, located at 4539 Jonesboro Road and fire station two located at 785 Linda Way. [See Map 6.4] Additional training facilities are located at fire station two.

The Forest Park Department of Fire and Emergency Services responded to 1,660 calls for service in the year 2003 with an average response time of less than five minutes. The existing fleet of 20 response vehicles and support apparatus consists of 4 fire engines, 1 ladder truck, 5 ACLS rescue trucks, 8 staff support vehicles, 1 haz-mat trailer and truck, 1 Special Operation rescue truck, and 1 Fire Safety Education trailer.

At the present time, based on results of the 2001 ISO study, the agency is rated to provide services both in manpower and equipment at the ISO 3 Standard. Although no immediate plans to annex property is known, the agency could lower its ISO rating to an ISO 2 rating with the addition of nine personnel and one additional ladder truck. One possible solution to the reserve ladder shortage could be the purchase of an engine-ladder combination (quint) when the next fire engine is due for replacement. The existing Department of Fire and Emergency Services fleet is sufficient to provide adequate protection at the current ISO 3 level of service.



6.6 Recreational Facilities

The Director of Parks, Recreation, and Leisure Services develops, maintains, administers, and operates the 61.1 acres of public parks in the City of Forest Park. In addition to maintaining the parks, recreational facilities, and public right-of-way land, the department also maintains the City Hall, City Hall Annex, and Public Safety Complex. The City of Forest Park has a joint use agreement with the Clayton County Board of Education for school facilities at recreation areas at several school locations. Recreational facilities include the Forest Park Recreation Center and the Senior Citizens Activity Center. The Forest Park Recreation Center located near City Hall at the corner of Forest Parkway and Park Drive is a multi-use facility designed for community recreation. It includes a grainwood-floored gymnasium with stage area, weight room, fitness room, indoor (75'x36') heated pool, three meeting rooms, a small conference room, ceramic room, dressing rooms, showers, rest rooms, and administrative offices. The Senior Recreation Center includes a full kitchen, indoor shuffleboard, arts and crafts room, card area, library/TV room, combination dining/meeting room, and overhead covered patio. Parklands and greenways maintained by the Department of Parks, Recreation, and Leisure Services include the following:

- 2.5 Acres – Recreation Center at the corner of Forest Parkway and Park Drive.
- 18 Acre Park – Located adjacent to the Recreation Center and covering an area from the back of the Recreation Center Parking Lot to South Avenue. This park area includes an outdoor lighted tennis court, lighted sand volleyball court, three picnic pavilions, barn-style entertainment stage, walking track (1,068') with night lighting, an outdoor pool with dressing rooms and an office area, 18-hole mini golf course, fitness area, children's (6-12 years old) and tiny tot playgrounds, 5 lighted softball/baseball fields; a lighted 2,500 seat capacity football stadium and field with concession, dressing rooms, press box, storage rooms, and office areas; 4 concession stands, restrooms, benches, and patio areas.
- 3 Acre Park – Located at the corner of Georgia Avenue and Ash Street. This park area includes a 2,500 square-foot community building which houses 4 small meeting rooms, 1 assembly area, restrooms, a small kitchen, 1 junior-sized soccer field, 1 midget-sized soccer field, and a parking lot.
- 7.5 Acre Park – Located on Scott Boulevard adjacent to Hendrix Drive Elementary School. This park area includes a 2.5 acre nature habitat development with picnic tables, sitting area, small stage, and a parking lot.
- 3 Acre Park – Located at the corner of West Street, Perkins Drive (Old Spring Street) and Elbo Alley. This park area includes picnic pavilion, grills, lighted multi-purpose/basketball area, playground, landscaping, benches, and a small parking area.
- 1 Acre Park – Located at 5077 Lake Drive. This park area includes 2 community buildings, landscaping, and a small parking area. One community building serves as a meeting room with a small kitchen and restroom. The other community building serves as a classroom with an open area.
- 3.1 Acres – Located on Main Street between Lake Drive and West Street. This park area, which is adjacent to businesses and the library on Main Street, was developed as a walking

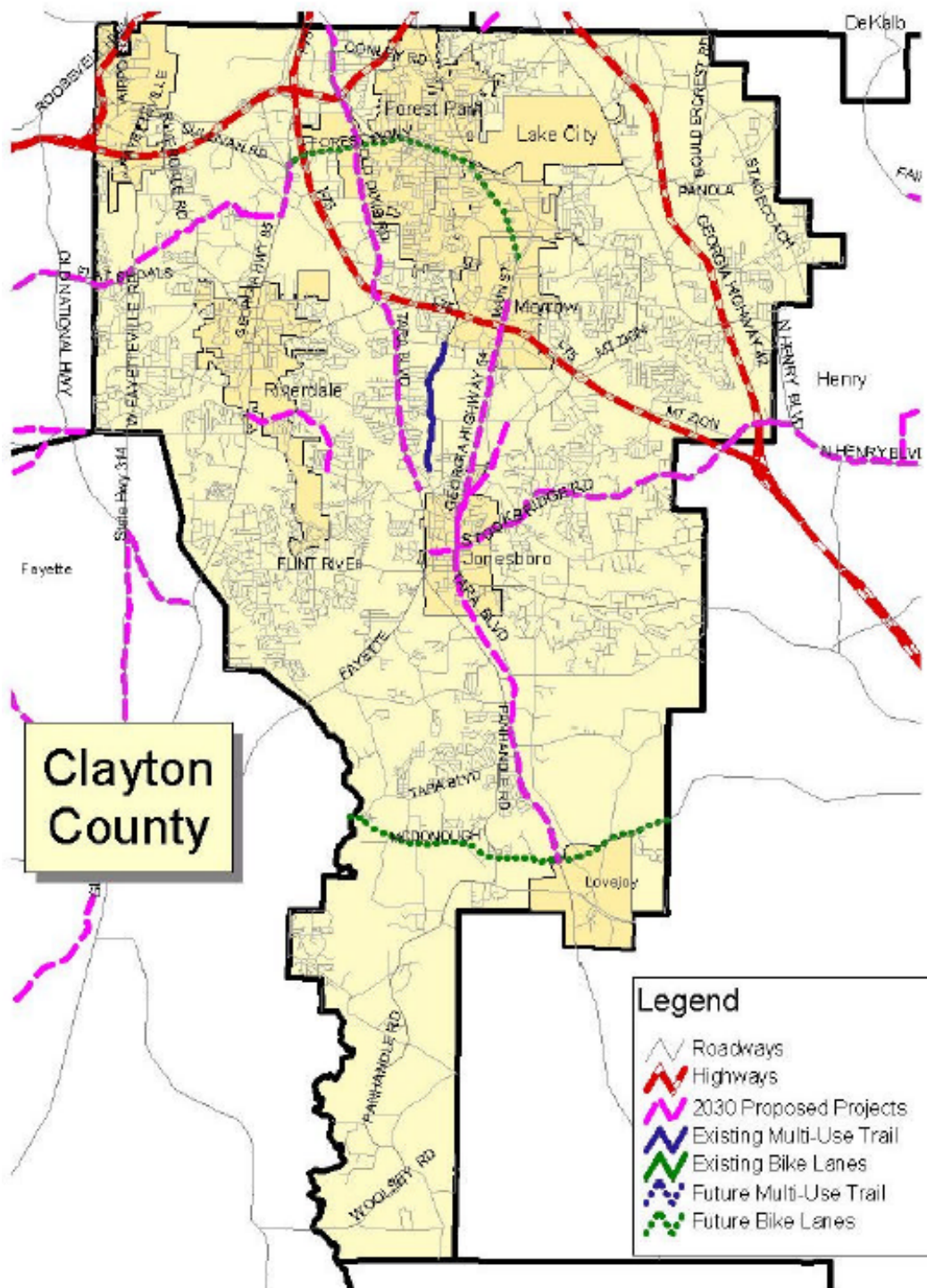
track with a small gazebo, benches, water fountain, landscaping, night lighting, and parking lot.

- 12.5 Acres – This acreage includes 7 linear greenway strips on Ash Street, Bridge Avenue, and Georgia Avenue which include walking paths, landscaping, and benches.
- 12 Acres – This acreage along the railroad right-of-way from West Street to Phillips Drive includes landscaping and sidewalks.
- 7 Acres – This acreage includes medians of Forest Parkway from Bartlett Drive to the Georgia State Farmers Market at Pine Tree Street and includes intense landscaping.

In assessing recreational needs of a community, it is important to take into account parks and recreational facilities in neighboring jurisdictions that may be regional serving. Regional parks and facilities are characterized by large size (50+ Acres), unique high-capacity facilities, and ample parking. One such regional park is the William H. Reynolds Nature Preserve located just outside Forest Park in the unincorporated portion of Clayton County between Lake City and Morrow. The preserve, encompassing 146 acres of undisturbed woodlands, ponds, and streams, is dedicated to promoting public awareness and appreciation of our natural environment. Four miles of hiking trails provide an opportunity to commune with nature while enjoying recreational pursuits. A wheelchair accessible native plants trail is located just outside the Preserve Interpretive Center native woodland, where aquatic and granite outcrop plants are represented. The Interpretive Center offers exhibits on native species and is open Monday through Friday, the Preserve is open to the public daily. Another nearby regional facility is the Clayton County International Park, home of the 1996 Olympic Beach Volleyball competition. The park has a picnic area, indoor arcade, game room, concessions, scenic walking and fitness trails, fishing, volleyball, and bike trails. The park contains 13 regulation beach volleyball courts for open play, leagues and weekend tournaments. The VIP Complex can accommodate wedding receptions, corporate meetings and parties. In addition to a water park and concert facility which is open during the summer season, the park provides acres of fishing lakes, picnic areas and bike trails for year-round family recreation.

The National Recreation and Park Association (NRPA) recommends a standard rule of 10 acres of parkland per 1,000 residents. By the NRPA standard, Forest Park should have 214 acres of parks given their current population of 2,1447. Currently the city has only 2.85 acres per 1,000 residents, or 28% of the recommended allotment of parks. However, most communities throughout the nation average about 4-6 acres of parkland per 1,000 residents. By either standard, Forest Park will need to increase the parkland available to its citizens in order to adequately provide for recreational needs.

The ARC 2002 Regional Bicycle Transportation and Pedestrian Walkways Plan includes a planned bicycle lane passing through Forest Park along Tara Blvd/Old Dixie Highway. This roadway improvement would extend 15.25 miles through Clayton County to the Atlanta City Limits. [See Map 6.5] However, this project has not been prioritized and is slated for the distant planning horizon of 2030. In addition, the ARC Bicycle/Pedestrian plan calls for a future greenway along Forest Parkway through the heart of Forest Park beyond the 2030 planning scope.

Map 6.5 Bike and Pedestrian Trails

6.7 Hospitals and Other Public Health Facilities

Clayton County's Health Department operates three health centers including the Forest Park Health Center at 685 Forest Parkway. This facility was constructed in 1985 and is 7,168 square feet in size. The Forest Park Health Center services the northern portion of the County including Forest Park. Services provided at this facility include: health checkups, immunizations, WIC Supplemental Food Program, nutrition education and counseling, eye, ear, and dental exams for school records and employee physicals, family planning/birth control, infertility assessment, pre-conceptual health appraisals, pregnancy testing, prenatal services, breast and cervical cancer screening, hormone replacement therapy, hypertension screening, flu and pneumonia vaccine. Additionally, the treatment and surveillance for the following infectious diseases are provided: Sexually Transmitted Disease treatment, and Hepatitis B vaccine. Currently this facility is adequate to meet the needs of the community.

The primary source of medical care in Clayton County is Southern Regional Medical Center, a 406-bed, medical / surgical, facility located in Riverdale, Georgia. This center provides a wide range of state-of-the-art services including: anesthesiology, cardiology, a community care center, diagnostic imaging, emergency medicine, gastroenterology, general medicine, general surgery, gynecology, neurology, obstetrics, oncology, orthopedics, pain management, pathology, pediatrics, psychiatric, and wound, ostomy, and continence care. The center's emergency department is one of Georgia's busiest serving more than 70,000 patients annually. Southern Regional Health Systems has recently completed upgrades to the Fast Track area of the Emergency Department to maximize patient care and efficiency while improving patient flow. The goal of Fast Track is to have non-urgent patients treated and released within sixty minutes of their arrival.

6.8 Educational Facilities

Forest Park schools are operated by the Clayton County Board of Education. The Board is comprised of nine members representing each of the nine educational districts of the County. Each member is elected to a six year term on a county wide basis. Forest Park's schools are within the District 4 of the Clayton County school system. Schools in the City of Forest Park include four elementary schools, two junior high schools and two senior high schools. [See Table 6.6] In addition to the Clayton County public schools, the Forest Park Christian School provides private K-12 education with an approximate enrollment of 130 students.

Enrollment in Forest Park schools has fluctuated over time. With the population declines of the 1980s, school officials had considered closing a school in Forest Park due to declining enrollment. However, with the renewed population growth of the 1990s, Forest Park has also seen an increase in its number of school age children. Many of the newer residents are younger couples with children and relatively large household sizes.

Between 1990 and 2000, the number of children between the ages of 5 and 17 in Forest Park increased 39.0%. As a result, enrollment has steadily grown in Forest Park schools.

Table 6.6 Forest Park Public Schools

Public School Facilities, Forest Park	
School	Location
Ash Street Center	Ash Street
Anderson Elementary	Old Rock Cut Road
Huie Elementary	Rock Cut Road
Hendrix Drive Elementary	Hendrix Drive
Edmonds Elementary	Simpson road
Babb Middle School	Reynolds Road
Fountain Elementary	West Street
Forest Park Middle School	Finley Drive
Forest Park High School	Phillips Drive

Of the data available from the Facilities Department of the Clayton County School System, enrollment and capacity figures for Forest Park Schools are presented in Table 6.7. As in the County as a whole, there are some facilities in Forest Park where enrollment significantly exceeds design capacity. This is particularly true of middle schools in Forest Park. For example, enrollment at Babb Middle School is 41% above capacity while Forest Park Middle School is 18.4% above capacity. As these students are promoted, crowding will likely worsen at high schools within Forest Park.

Table 6.7 Forest Park School Capacity

Public School Capacity and Enrollment, Forest Park			
School	Capacity	Enrollment	Difference
Babb Middle School	775	1,093	41.0%
Edmonds Elementary School	450	405	-10.0%
Forest Park High School	1,600	1,638	2.4%
Forest Park Middle School	625	740	18.4%
Fountain Elementary School	625	491	-21.4%
Hendrix Drive Elementary School	450	249	-44.7%
Huie Elementary School	600	617	2.8%

Source: Clayton County Public School Department

In 1994, the Clayton County school system projected a 2003 enrollment of 48,000 students, due to the county's growth this enrollment level was reached by 2001. Since 1994 the school systems' total enrollment has increased by almost 40%. The recent population growth in the county has brought an average of 1,200 new students, nearly enough to fill a standard high school, to the county each year. Current projections provided by Clayton County Public Schools show total enrollment reaching 56,000 during the 2007-2008 school year. The Clayton County Public School's available and projected facilities and capacity are shown in the Tables 6.8 and 6.9.

Table 6.8 Clayton County Public Schools Capacity

Clayton County Public Schools Capacity 2004				
Type	Average Student Capacity per School	Current Capacity	Enrollment	Difference
Elementary Schools	618	31 Schools – 19,174	24,567	28%
Middle Schools	792	12 Schools – 9,506	12,465	31%
High Schools	1,490	8 Schools – 11,925	13,335	12%

Table 6.9 Clayton County Public Schools Anticipated Capacity 2008

Clayton County Public Schools Anticipated Capacity 2008			
Type	Under Construction (2003-2004)	To be Built	Total Capacity 2008
Elementary Schools	2	9	27,029
	ES #9 – 5885 Maddox Rd, Marrow		
	ES #10 – 10990 McDonough Rd Hampton		
	Capacity: 1540	Capacity: 6315	
Middle Schools	1	3	14,033
	MS #5 – 95 Valley Hill Rd, SW, Riverdale		
	Capacity: 850	Capacity: 3677	
High Schools	None –	2	14,836
	Mundy's Mill High School opened in 2003	Capacity: 2912	

Clayton County Public Schools is one of Clayton County's larger employers with 7,838 employees, and increase of almost 63% since 1994. Approximately 45% or 3,532 of the system's employees are teachers, this equates to a student/teacher ratio of 14 to 1. In comparison the average student to teacher ratio for Georgia Schools was 16 to 1 in 2001 as reported by the National Center for Education Statistics.

The Transportation Department of the Clayton County School System operates a fleet of 181 regular busses and 87 special education busses to transport all eligible children in the school system (i.e. those outside 1.5 miles of the school). The Department is also responsible for transporting additional children in hazardous situations. Over 34,000 students (including 1,265 special education students) are transported by the department. This number represents 85% of the school system's total enrollment.

According to data provided in Table 6.8 Clayton County's public schools are currently over crowded. Additionally, the county's public schools have larger average enrollments than the averages for the state as reported by the National Center for Education Statistics. In 2001 the average enrollments for elementary, middle, and high schools in Georgia were as follows, 607, 834, and 1,177. To remedy the current state of overcrowding, CCPS has an ambitious plan for constructing new schools. As shown in Table 6.9 the school system needs to construct 14 new schools in the next four years in order to provide adequate facilities to meet the needs of the projected 2008 enrollment.

CCPS has secured land for a handful of these future schools, as indicated in Table 6.9. In order to ensure that adequate land is available for the additional schools included in CCPS current building plan there is a need for coordination between CCPS and the City of Forest Park Planning and Zoning Department. A process must be developed for the provision of school capacity concurrent with the development of new housing developments that are anticipated to generate additional public school students. Additionally, CCPS and city officials should work together to identify and secure locations for future schools as early as possible.

Adult education and vocational training for the City of Forest Park are provided by the Forest Park Learning Center at 976 Main Street. Additional training is available through the Forest Park High School Adult Education Department at 5452 Phillips Drive.

6.9 Libraries

The Forest Park Branch of the Clayton County library system is located on Main Street and serves the northern portion of Clayton County. [See Map 6.4] The facility was constructed in 1966 and first opened in 1967. This library is one of five branches in the Clayton County Library System, including the headquarters library located in Jonesboro. Services provided by the Clayton County Library System include books, audio tapes, video tapes and framed art prints to check out, weekly story time at the Headquarters Library for preschool children, BabyTalk! for children ages 0 - 24 months and parents/care givers at the Headquarters Library, a Vacation Reading Program for young readers during the summer, scheduled programs for school age children, voter registration forms, income tax forms, free Internet access, a local history and genealogy room, and typewriters for public use. Due to the advanced age of the facility in Forest Park, renovation and retrofitting for technology will be required to meet the needs of the expanding population.

To assess the level of service provided by the Clayton County Library system the collections, staffing, and hours of operation of all the libraries in the system were compared to the Georgia Public Library Standards. These standards have a tri-level system for rating libraries ranging from a low of Essential to a high of Comprehensive. The Clayton County Library System provides 1.72 volumes per capita, this does not meet the Essential level of service which is defined as 2 volumes per capita. The libraries provide 2.39 subscriptions per 1000 population which slightly exceeds the Essential level

standard of 2 per 1,000. Totaling and averaging the hours and days per week all the libraries in the Clayton County system are open to the public resulted in total of 6.2 days per week and 61 hours. This falls between the ratings for systems with a population between 200,000 and 499,999 which are as follows Comprehensive 7 days/52 hours, Full 7 days/46 hours and Essential 6 days/40 hours. Table 6.10 shows the county's library needs in the future based upon population projections for Clayton County. This analysis shows that the county will need an additional 327,341 volumes and 90,929 sq. feet of library space to meet the minimum level of service for the projected 2025 population of 325,851.

In addition to collections needs there has been an identified need for greater computing capacity at the county's public libraries. Many Clayton County residents do not have access to computers at home or at work. Due to this, one of the major roles the county's library system has taken on during the past five years is providing (free) public use computers with Internet and word processing at all its libraries. The county's headquarters library has twenty-five public access computers which are used by 300 citizens on a typical day. Citizens use the library computers for email, job searches, resume writing, and personal and educational research. At our Forest Park branch library there are 4 computers that also provide interactive GED study software (bought with a federal grant). Despite the overwhelming demand for technology services the library system is using aged, obsolete computers. While progress has been made in the recent past by upgrading the library system's network, replacing a small percentage of its computers and installing software to schedule user sessions, there are still many computers that require constant attention and perform at a low level. Funding to support a systematic plan to replace computers every three years is needed to alleviate the current state of low performance. Additionally, skilled technical support for the library's networks and for troubleshooting problems with PCs and printers is needed.

Table 6.10 Future Needs of Clayton County Libraries

Future Needs for Clayton County Public Libraries		
	2003 Population 253,500	2025 Population 325,851
Existing Volumes	324,361	324,361
Min Volumes	2 per capita = 507,000	2 per capita = 651,702
Excess or Deficit	-182,639	-327,341
Existing Sq. footage	71,997 (includes Lovejoy)	71,997
Minimum Square Footage	.5 sq. ft / person = 126,750 sq. ft.	.5 sq. ft / person = 162,926 sq. ft.
Excess or Deficit	- 54,753 sq. feet	- 90,929 sq. feet

6.10 Community Facilities Goals and Policies

Goal 1.0 Provide community facilities that will serve the needs of the current and future residents of Forest Park in a cost effective manner.

Policy 1.1 Allocate the cost for public facilities and services which directly benefit a select segment of the city to those particular users, add a one time annual sanitation fee to the city tax bill to improve the collection system.

Policy 1.2 Maintain up-to-date facilities for governmental, administrative, public safety, and human service delivery functions.

Policy 1.3 Interpret future population projections and use them to determine the amount of community facilities which will be needed in the future.

Policy 1.4 Budget the use of tax revenue for use in community facilities projects.

Goal 2.0 Provide adequate and cost effective parks and recreation facilities for all the citizens and their specific needs, utilizing the natural environment and existing resources to the maximum extent.

Policy 2.1 Develop additional walking paths throughout the city.

Policy 2.2 Continue to maintain joint-use agreement with the Clayton County Schools for the use of playgrounds and ballfields.

Policy 2.3 Encourage the joint use of public and private facilities.

Policy 2.4 Adapt public facilities to serve special client groups such as the handicapped.

Policy 2.5 Develop new facilities to meet the needs of population groups that are expected to increase in proportion to the existing population, such as an senior activities center.

Policy 2.6 Encourage the development of park and recreation facilities that capitalize on the positive features of natural areas.

Policy 2.7 Update existing facilities through such actions as resurfacing the basketball court for use as an in line skate and hockey rink and providing additional lighting