



August 13, 2018

Atlanta Regional Commission
229 Peachtree Street NE, Suite 100
Atlanta, Georgia 30303

RE: Comprehensive Plan Update Submittal

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

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

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

If you have any questions concerning our submittal, please contact Devesh Doobay, Director of Community Development at 770-909-5399 or ddoobay@riverdalega.gov.

Sincerely,

A handwritten signature in blue ink, reading "Dr. Evelyn Wynn-Dixon", with a long, sweeping horizontal line extending to the right.

Dr. Evelyn Wynn-Dixon,
Mayor
City of Riverdale

Enclosures

The City of Riverdale, Georgia Comprehensive Plan Update 2018

This document was prepared by the Atlanta Regional Commission using funds provided by the
State of Georgia.

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Acknowledgments

Mayor and City Council

Evelyn Wynn-Dixon, Mayor
Cynthia Stamps-Jones, Ward 1
An'Cel Davis, Ward 2
Wanda Wallace, Ward 3, Mayor Pro Tem
Kenny Ruffin, Ward 4

Comprehensive Plan Steering Committee

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** denotes Economic Development profession serving on the Steering Committee

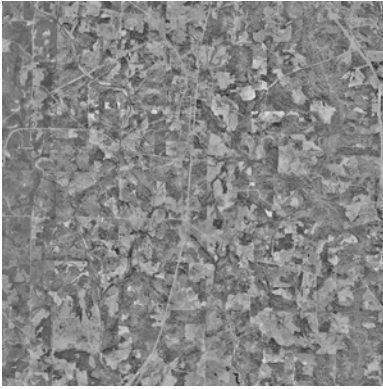
City of Riverdale Staff

Devesh Doobay
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Background



Riverdale 1955 (above)
and 2009 (below)



Riverdale is a city that has constantly redefined itself. Like many southern towns, its origin story centers around the railroad. Though the railroad line has long vanished, transportation has been a key component of the city's identity. Highway 85 has bisected the town, giving rise to commercial and professional opportunities. When the Ford Motor Company Atlanta Assembly opened in 1947 in Hapeville, Georgia, jobs were created for Riverdale residents. The expansion of the Hartsfield Jackson Atlanta International Airport also created economic opportunity for city residents. Clayton State University was founded in 1969 nearby in Morrow, creating new educational opportunities.

Though major employment centers exist in proximity to Riverdale, the city was always described as a bedroom community. There is a small commercial block and a building that was historically used as a courthouse as a reminder of the city's 19th century origins. But the commercial growth along SR 85 and SR 138 anchor the city as 20th century auto-oriented suburb. With the growth of employers like Eastern airlines, neighborhoods developed in the 1950s, 60s, and 70s. Homes, churches and schools reflect a modern architectural sensibility.

By the 1990s, the global community had arrived in Riverdale. The Hindu Temple of Atlanta opened nearby and the 1996 Olympics brought events throughout the region, including at the Clayton County International Park. According to local residents, the issuance of vouchers by the public housing authorities allowed many residents to have mobility throughout the region that they had lacked.

Many chose to settle in Riverdale, and the Clayton County C-Tran bus transportation system gave people access to jobs and homes that were previously out of reach.

The 1990s and 2000s also brought significant shifts in the economy for Riverdale, with decline and closures of major employers, such as Eastern airlines in 1991, and the Ford Atlanta Assembly in 2006. The economic recession that began in 2008 impacted the city's fortunes that were already beginning to suffer from the countywide impact of the loss of public school accreditation in 2008. The public transit system ceased service in 2010, stranding many residents without ready access to jobs and services.

The city had already embarked on an ambitious new development project to create a Town Center, with a new City Hall, recreation facility, amphitheater and greenspace. Recipient of the 2013 AIA Georgia Merit Design Award, the Town Center created a new identity for the city and a catalyst for redevelopment. In 2014, Clayton County residents voted to join the MARTA system, and a public bus system is again running through the city, connecting it with opportunities beyond its boundaries.

The city looks forward to the opportunity to embrace new ideas in creative placemaking as an economic development tool. Its abundance of retail and professional space offers a scale of development that can serve an entrepreneurial community looking for space to open and grow new businesses. Riverdale is positioned in proximity to major employment, cultural and university centers, allowing for access to talent and innovation, supporting a pipeline of opportunity from temporary "pop-up" businesses to established enterprises. All in proximity to a diverse, but close-knit community, quality housing, and social and recreational opportunities provided at the new Town Center. As a city that is constantly redefining itself, there are many opportunities to embrace in the future.

Community Goals

COMMUNITY DEVELOPMENT

Riverdale will be a sustainable and thriving community for present and future generations.

- Residents and business owners will drive meaningful transformation.
- Partnerships with public, private, non-profit and university groups will accomplish community goals.
- Investments in homes and businesses will create the foundation of a stable and prosperous city.

ECONOMIC OPPORTUNITIES

Riverdale will leverage its strategic location and commercial development to create opportunities for its entrepreneurs, small businesses, and national corporations.

- Activity centers will focus investment in planned mixed use areas.
- A combination of businesses and services will result in an intentional mix of uses that serve the community's residents.
- Connectivity will be achieved through a variety of options including highways, transit, and multi-use trails.

NEIGHBORHOODS

Riverdale will encourage a diversity of housing options, providing choice and variety for its residents.

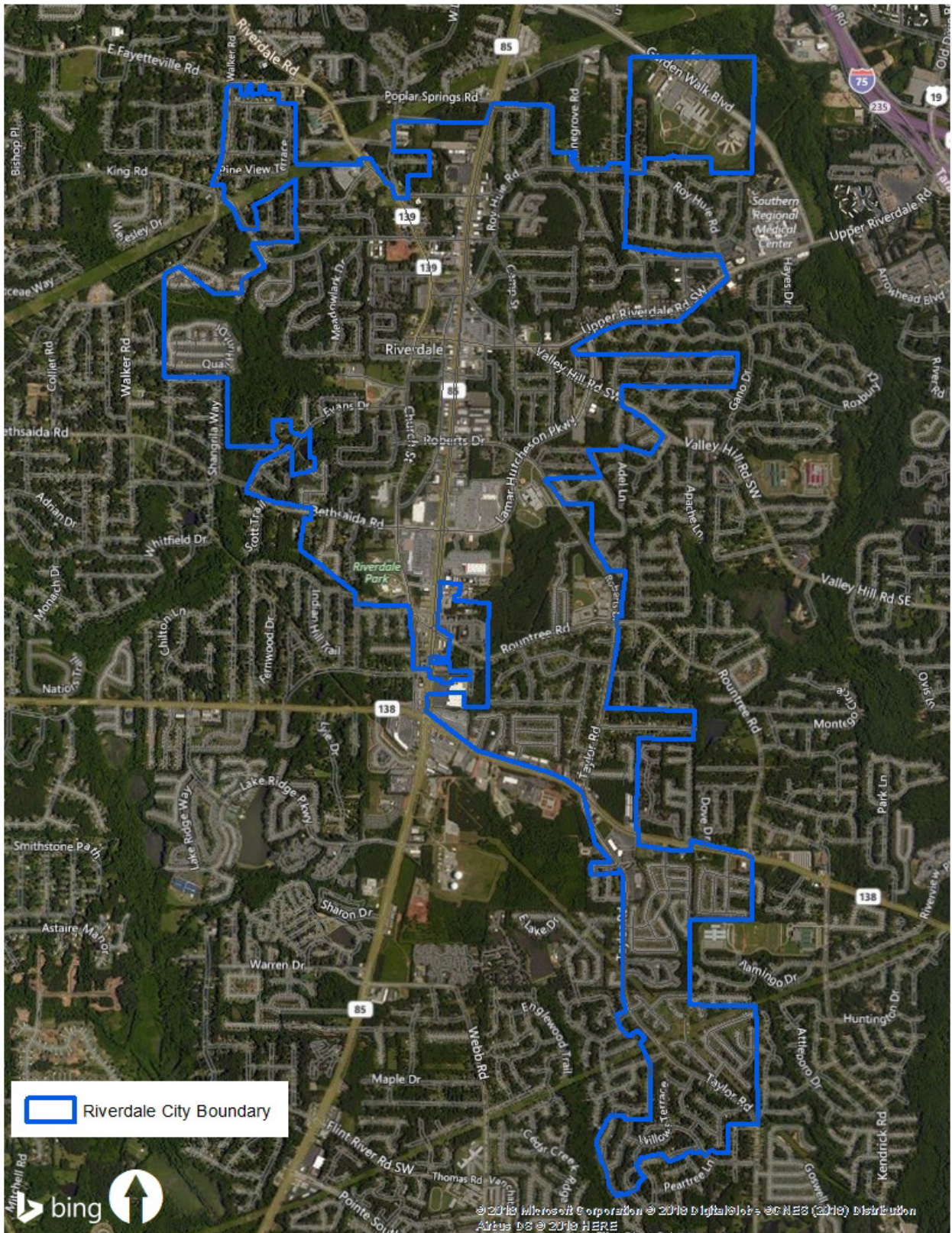
- In addition to preserving its single family neighborhoods, Riverdale will encourage high density housing options such as apartments, townhomes and condominiums.
- Riverdale will strengthen communication and encourage feedback from resident, homeowners associations and community stakeholders.

SENSE OF PLACE

Riverdale will embrace opportunities for revitalization through urban design standards, community beautification initiatives, and creative placemaking.

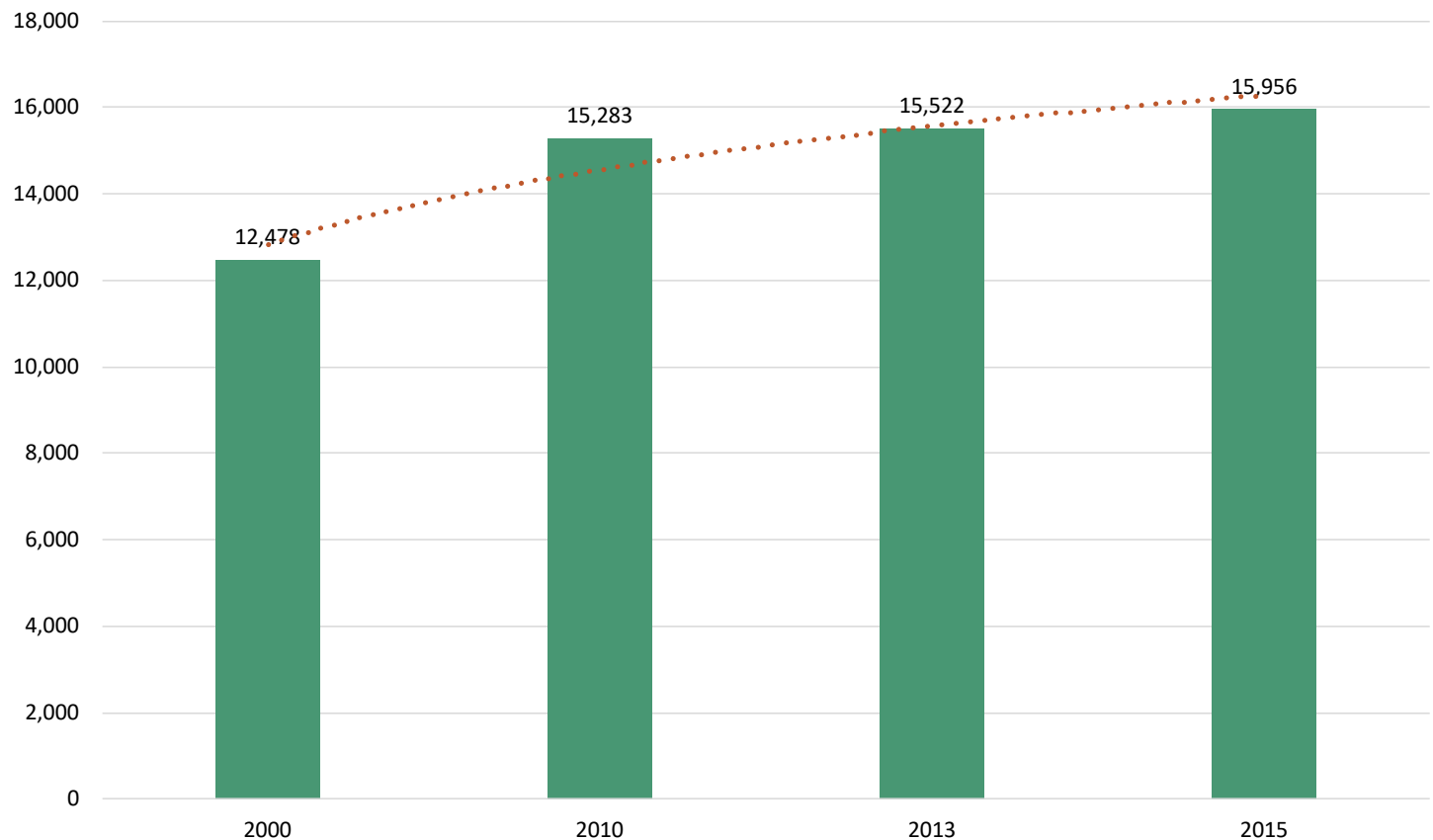
- Underutilized community spaces will be targeted for activation and redevelopment.
- Riverdale will strengthen cohesion among diverse community groups through engagement of social and civic organizations.

Data & Demographics



City of Riverdale, Clayton County, Georgia

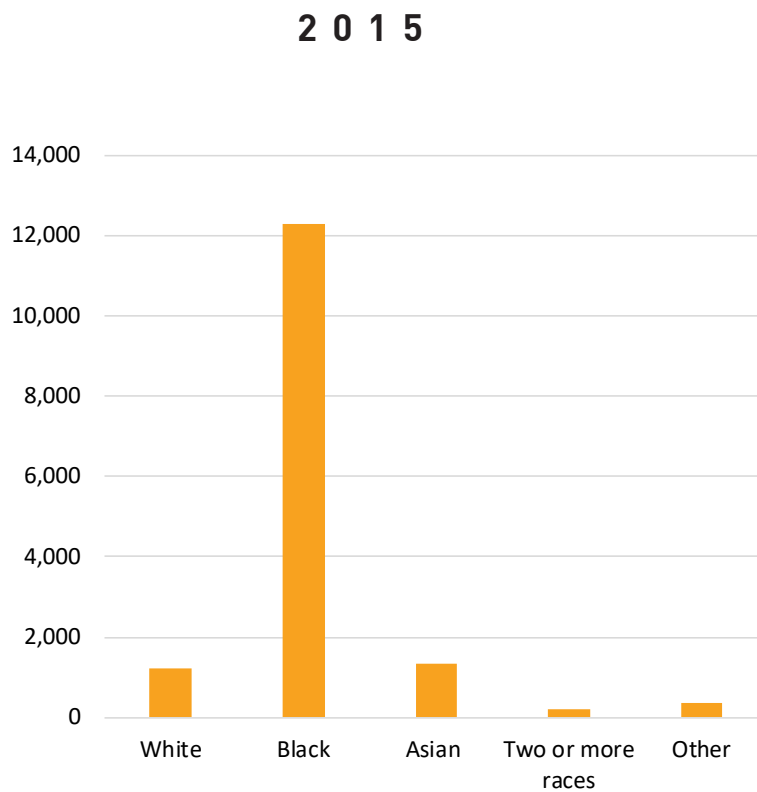
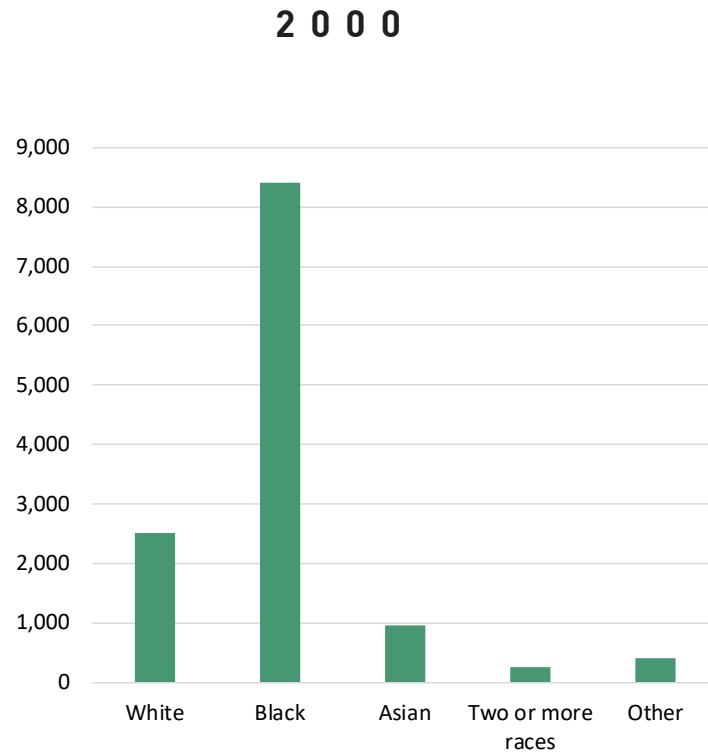
Population



The population of Riverdale increased by roughly 250 people per year between 2000 and 2013. Between 2013 and 2015, there was only a slight increase in population, by about 75 people per year.

Source: U.S. Census American Factfinder (2000, 2010) American Communities Survey (2015).

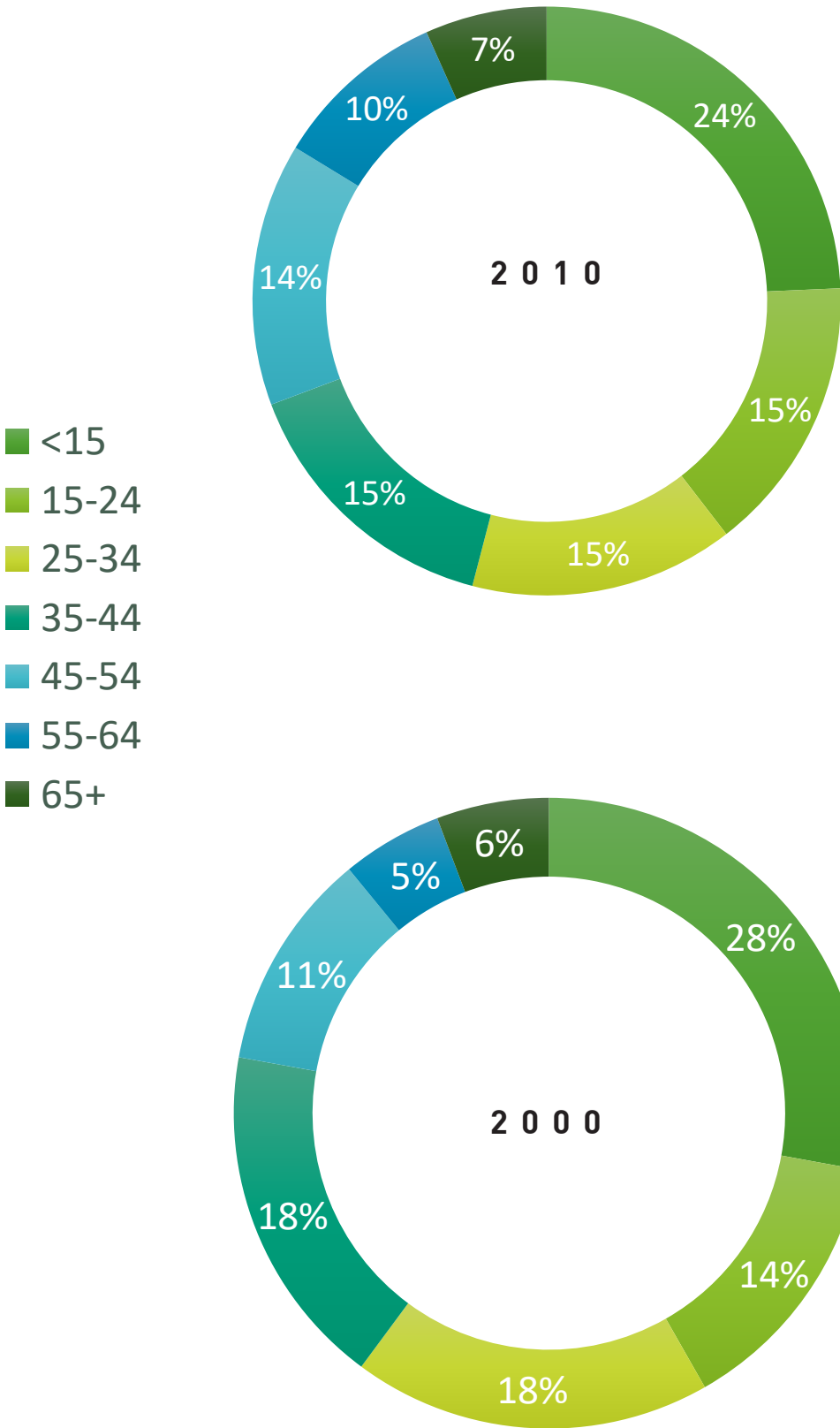
Race



Between 2000 and 2015, the populations of Black and Asian individuals grew, while the population of White individuals slightly decreased.

Source: U.S. Census American FactFinder Profile of General Population and Housing Characteristics: 2010, 2015

Age



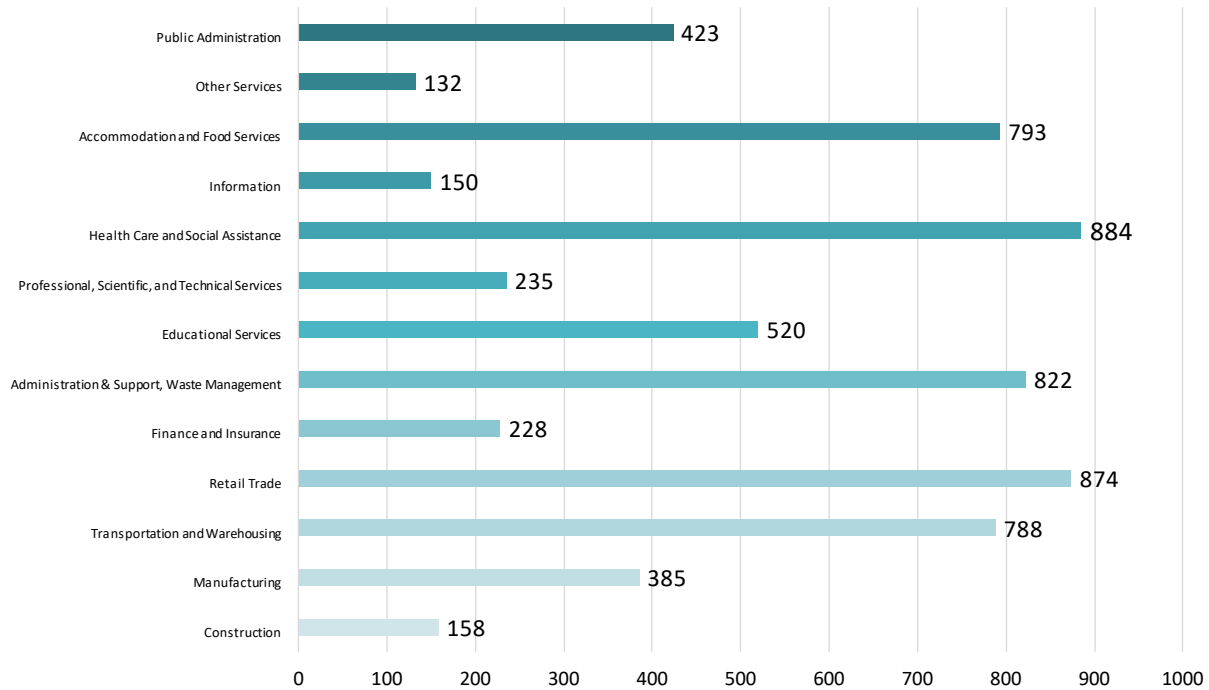
The City of Riverdale has a relatively equal age distribution across all age groups. Age group 65+ makes up the smallest proportion of the total population, while the age group under 15 has a slight majority in total population percentage.

In 2000, over one-quarter of the population was under 15. This percentage decreased from 2000 to 2010. Additionally, the percentage of the population from 55-64 has increased from 2000 to 2010.

Source: US Census Bureau 2000, 2010 Census Data

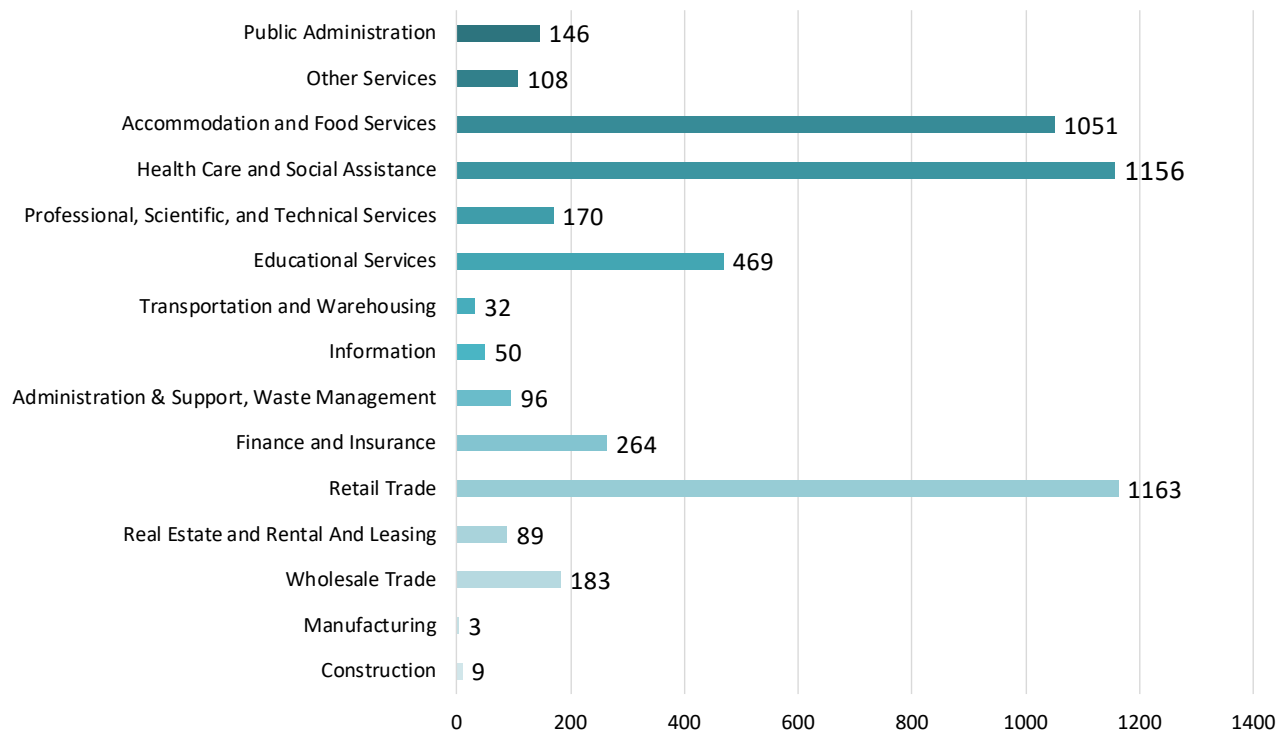
Employment

What Jobs do Riverdale City Residents Do?



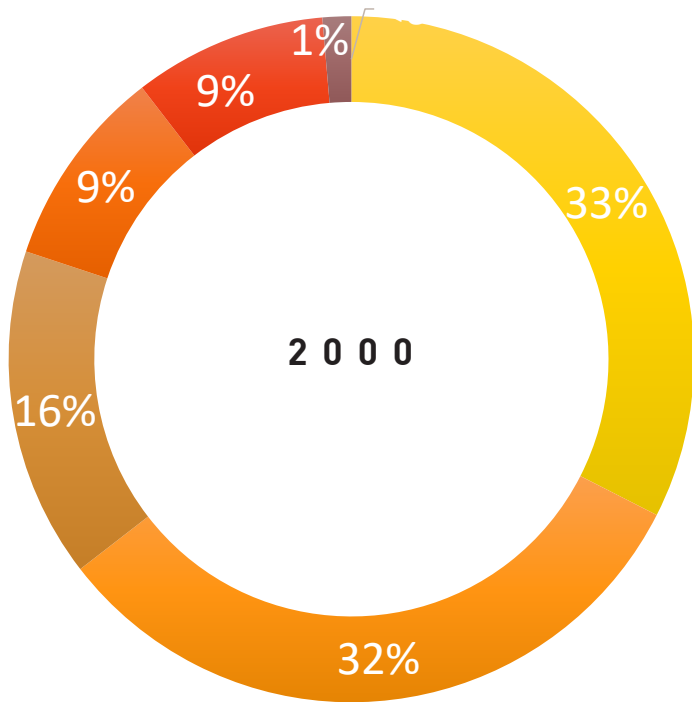
Text

What Jobs are available in the City of Riverdale?



Text

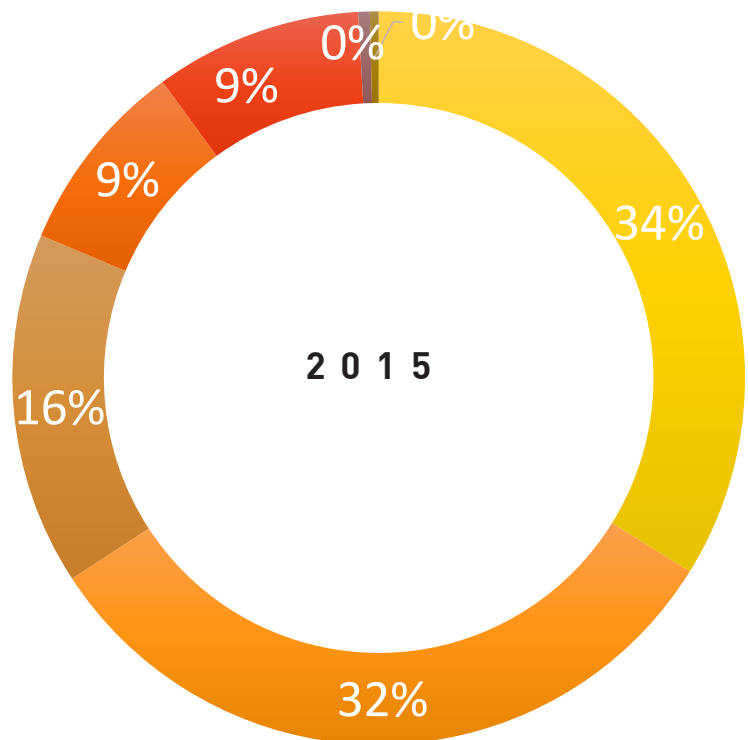
Income



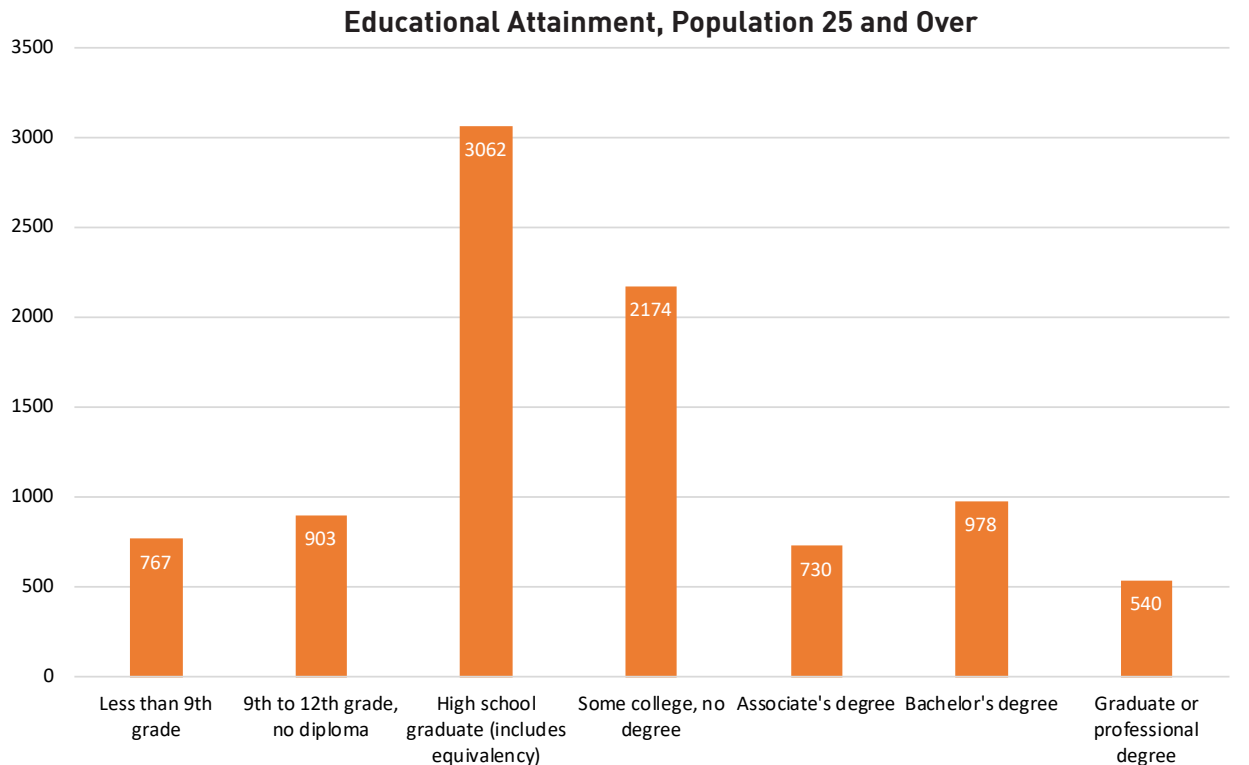
The percentage of incomes under \$25,000 has slightly increased from 2010 to 2015. The percentage of income in the \$150,000-199,999 has risen. The percentage of the rest of the incomes has remained the same from 2010 to 2015.

Source: 2010 data- US Census American Fact Finder
ACS 2010 Selected Economic Characteristics

- <\$25,000
- \$25,000-\$49,999
- \$50,000-\$74,999
- \$75,000-\$99,999
- \$100,000-\$149,999
- \$150,000-\$199,999
- \$200,000+



Education



Educational attainment has remained consistent since the 2010 Census. Most recent data shows a majority of residents completing high school, but the percent of residents with education beyond high school tracks slightly below the regional average.

Source: 2010-14 data-US Census American Fact Finder ACS 2010-14 Selected Economic Characteristics accessed through Neighborhood Nexus

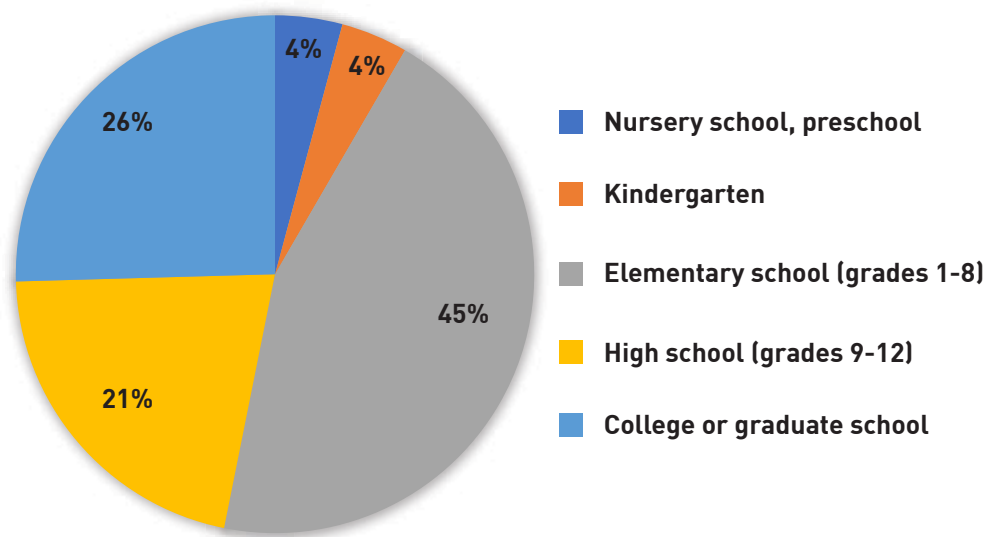
Percent high school graduate or higher

81.8%

Percent bachelor's degree or higher

16.6%

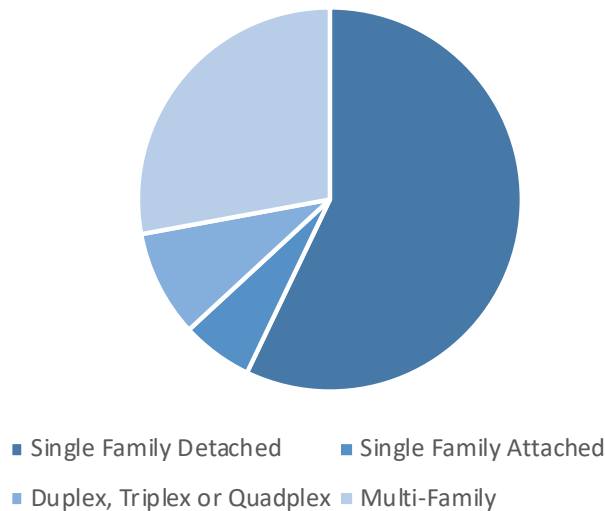
Population 3 years and over, enrolled in school



Housing

According to the American Community Survey 5-Year Estimate (2016) there are 6,932 housing units in Riverdale with a vacancy rate around 14%. The majority of the vacant units are rental – less than 1% of owner occupied units are vacant. Of the rental units that are available in the city, rents still are still average with the median cost being around \$800 per month.

Housing By Type



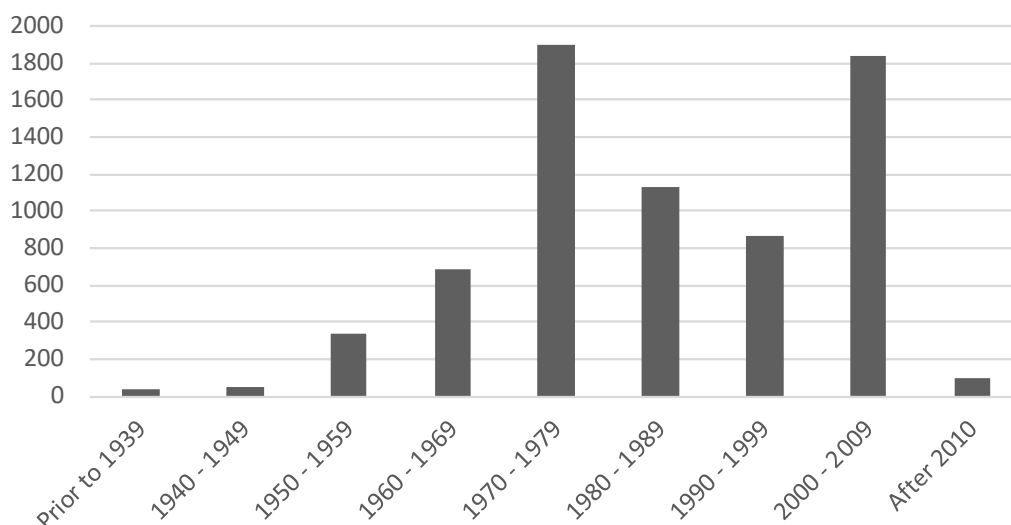
Single-family detached housing accounts for 57% of the housing units in the City of Riverdale. 45.5% of housing units are owner-occupied and 54.5% of housing units are renter-occupied. The majority of the city's housing was built after 1980. The development of housing is traced through a series of maps, with the unevenness that follows times of economic variability in the area.

According to the Clayton County HUD Consolidated Plan (2013), the most common housing

problem affecting Clayton County's low- and moderate-income households in the prevalence of extreme housing cost burdens. Over 90% of low- and moderate-income renters and 75% of the lower income cost burdened owner-occupied households are experiencing this type of burden. By definition, this indicates that severely cost burdened households are spending more than 50% of their monthly income on rent, mortgages, household utilities and taxes (pg 31).

The Consolidated Plan also identified that African Americans in Clayton county experienced the most extreme cost burden across all income groups. (pg 42). African Americans have disproportionately greater housing needs than the other racial populations in the County (pg 43).

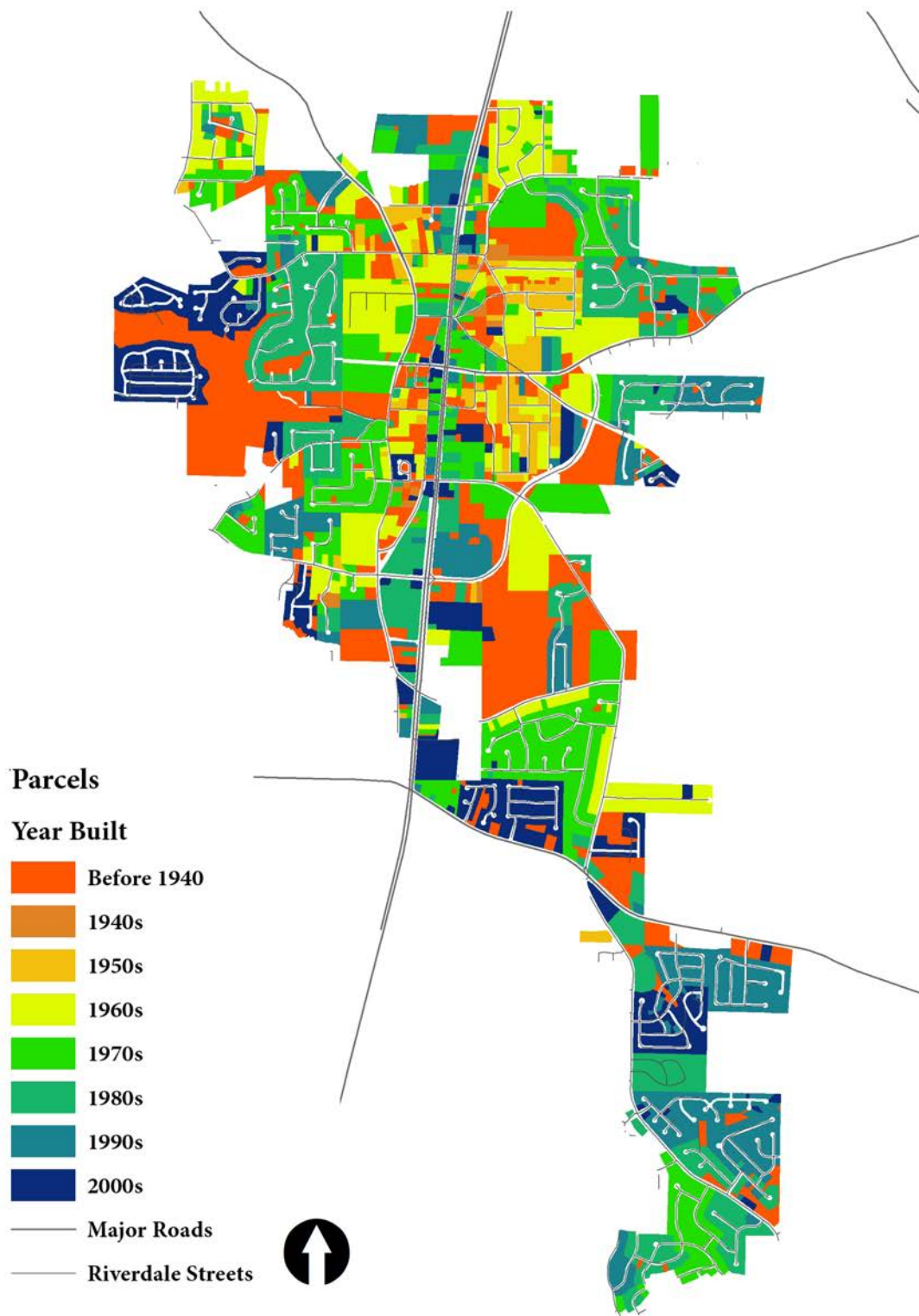
Housing By Year



While it is anticipated that single family detached homes will continue to be the principal choice of housing the County, the projected growth of the aging population indicates there will be a need for smaller low-maintenance residences such as condominiums, age-restricted multi-family retirement communities and assisted living facilities to fulfill the housing needs of the county's aging population over time (pg 56).

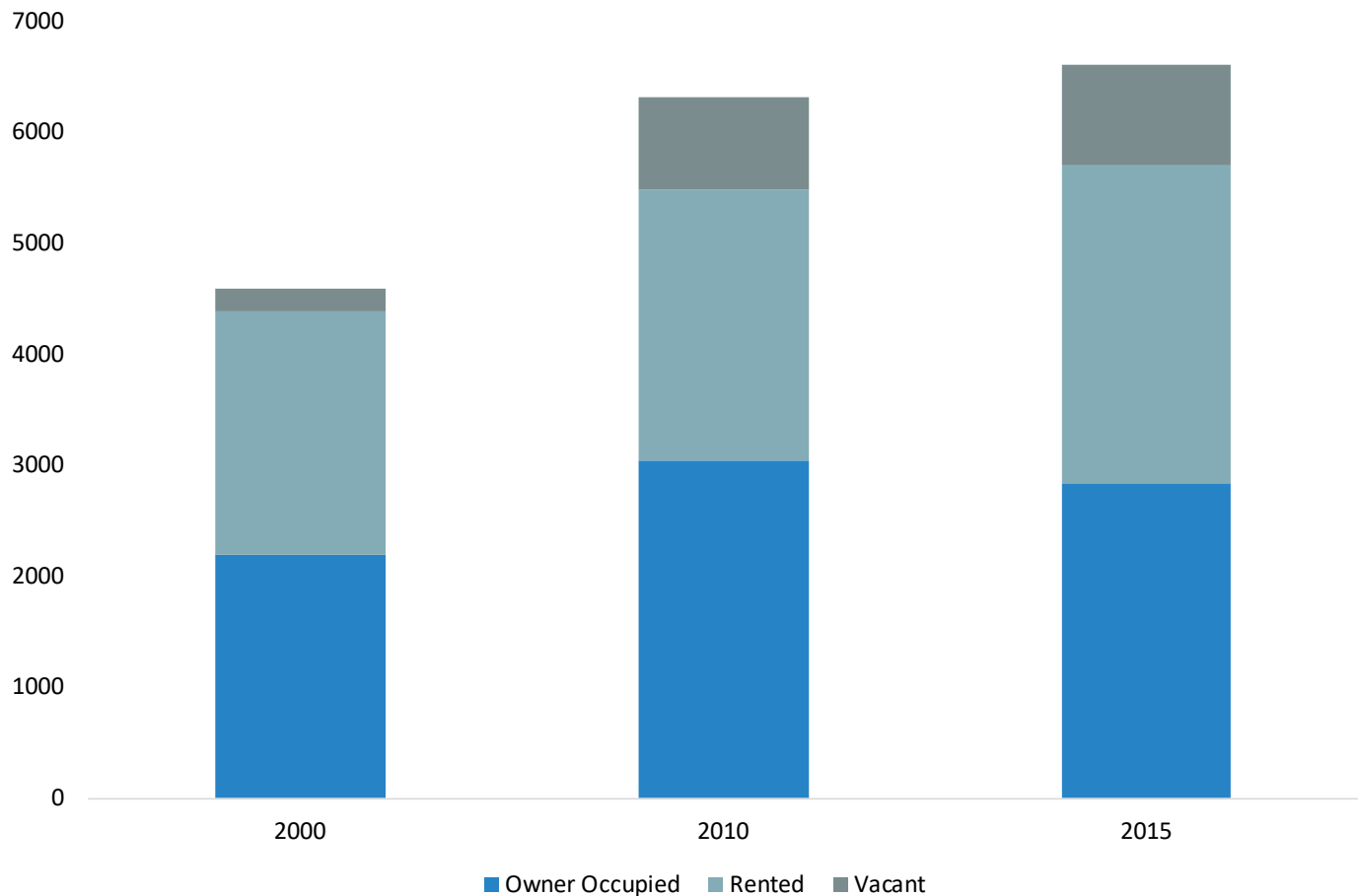
Source: U.S. Census American FactFinder Profile of General Population and Housing Characteristics: 2010, 2015

Each city in Clayton County has historically served as subrecipients for HUD resources and undertaken projects benefiting low- and moderate- income households and communities within their respective jurisdictions. Recent activity in Riverdale include park improvements. Projects approved for 2013 funding in the City of Riverdale include Montego Circle Playground Installation, which uses \$69,000 in CDBG funds to upgrade and/ or reconstruct County and/ or Municipal Parks in low- and moderate-income neighborhoods.



Map of Riverdale's housing inventory by year built.

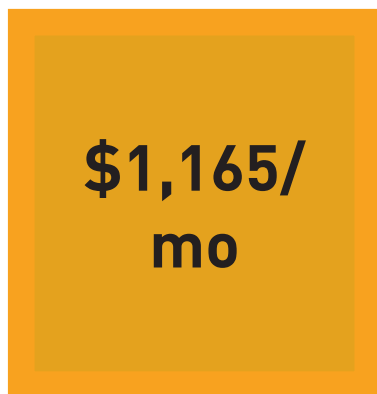
Housing Demand



The majority of homes in Riverdale are rented. The percentage of renters has remained relatively steady from 2000 to 2015. The percentage of vacant homes decreased from 2000 to 2010, but increased significantly from 2010 to 2015. Source: US Census Bureau American Factfinder

Housing Values

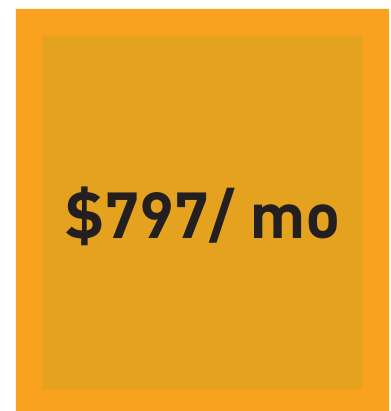
Selected Monthly
Owner Costs
2015



Median Home Values
2015



Median Rent
2015



Source: U.S. Census American FactFinder Selected Housing Characteristics, 2015 American Community Survey 5-year Estimates

Comparisons of Median Home Values include \$90,900 (Zillow) and \$95,000 (Trulia).

Issues & Opportunities

COMMUNITY DEVELOPMENT

- The loss of school accreditation, the economic recession of 2008, and the loss of mass transit created significant setbacks for the City of Riverdale. The City is just starting to appreciate sustained recovery from these incidents, including residents relocating in to the city, redevelopment of commercial property, and the increase in transit options through the MARTA system.
- Urban design and beautification have long been priorities for the community. The stabilization of the housing and transit systems allows the opportunity for the city to focus on opportunities for revitalization.
- There may be a greater need for social service providers in the community than is appreciated. A growing number of social service organizations have located in the community, which may point to an underlying need to address issues such as public health and financial literacy.

ECONOMIC OPPORTUNITY

- The City of Riverdale wishes to increase and expand its economic development capacity to attract more new businesses and diversify its tax base.
- Some of the existing retail structures and complexes have aged beyond their useful life and could benefit from redevelopment.

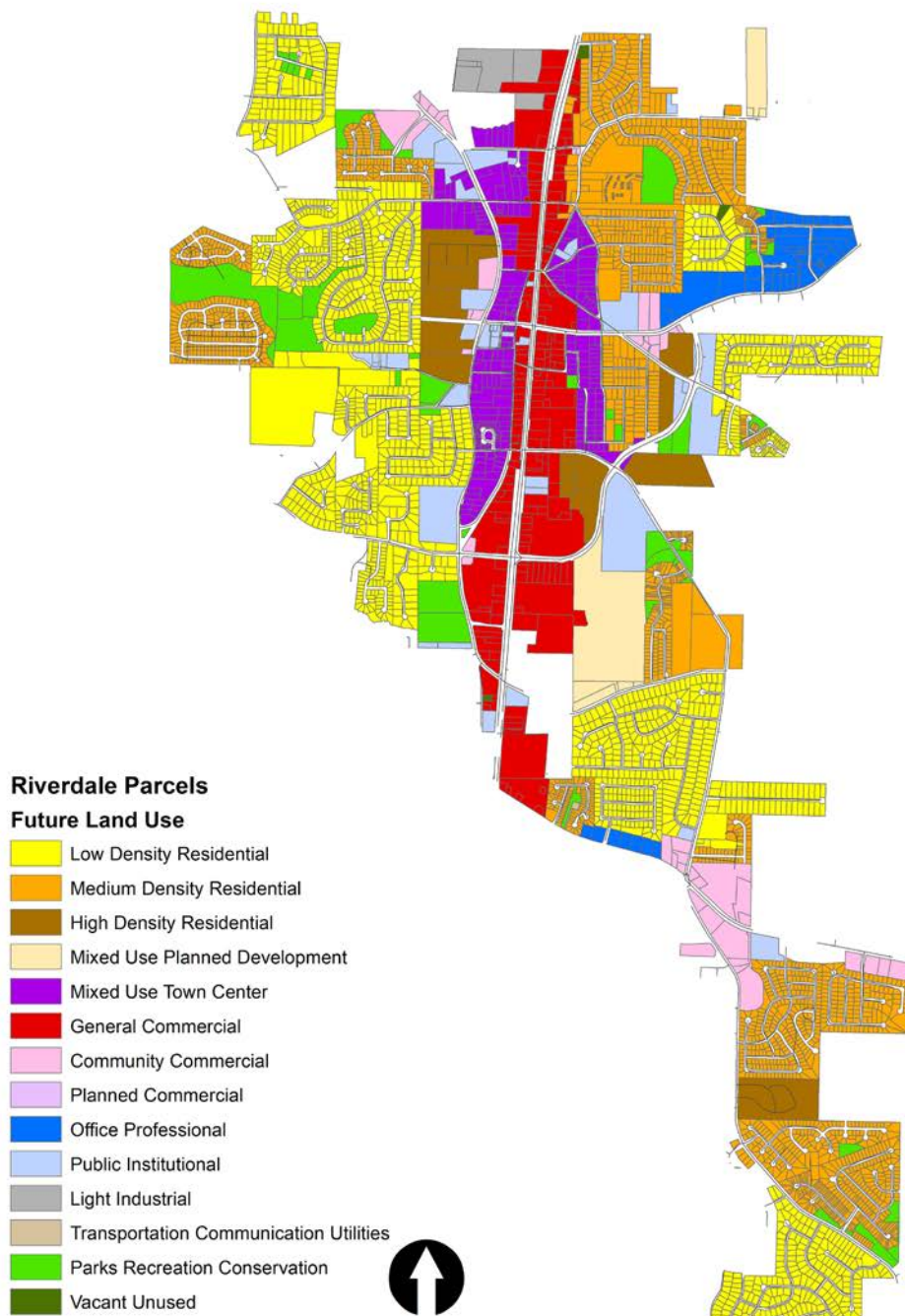
NEIGHBORHOODS

- The city has options for affordable housing, but there are concerns about the quality and safety of some existing housing.
- The imbalance between owner-occupied and rental homes within existing single-family neighborhoods which is creating instability in code-related issues. The city has been pro-active in stepping up code enforcement initiatives, but a perception remains that there is a lack of investment in the maintenance of rental properties relative to owner-occupied homes.

SENSE OF PLACE

- The Town Center development has provided much needed greenspace and community gathering spaces for the City. The City needs to continue to work to program its public spaces with activities that accommodate all age groups.

Future Land Use & Narrative

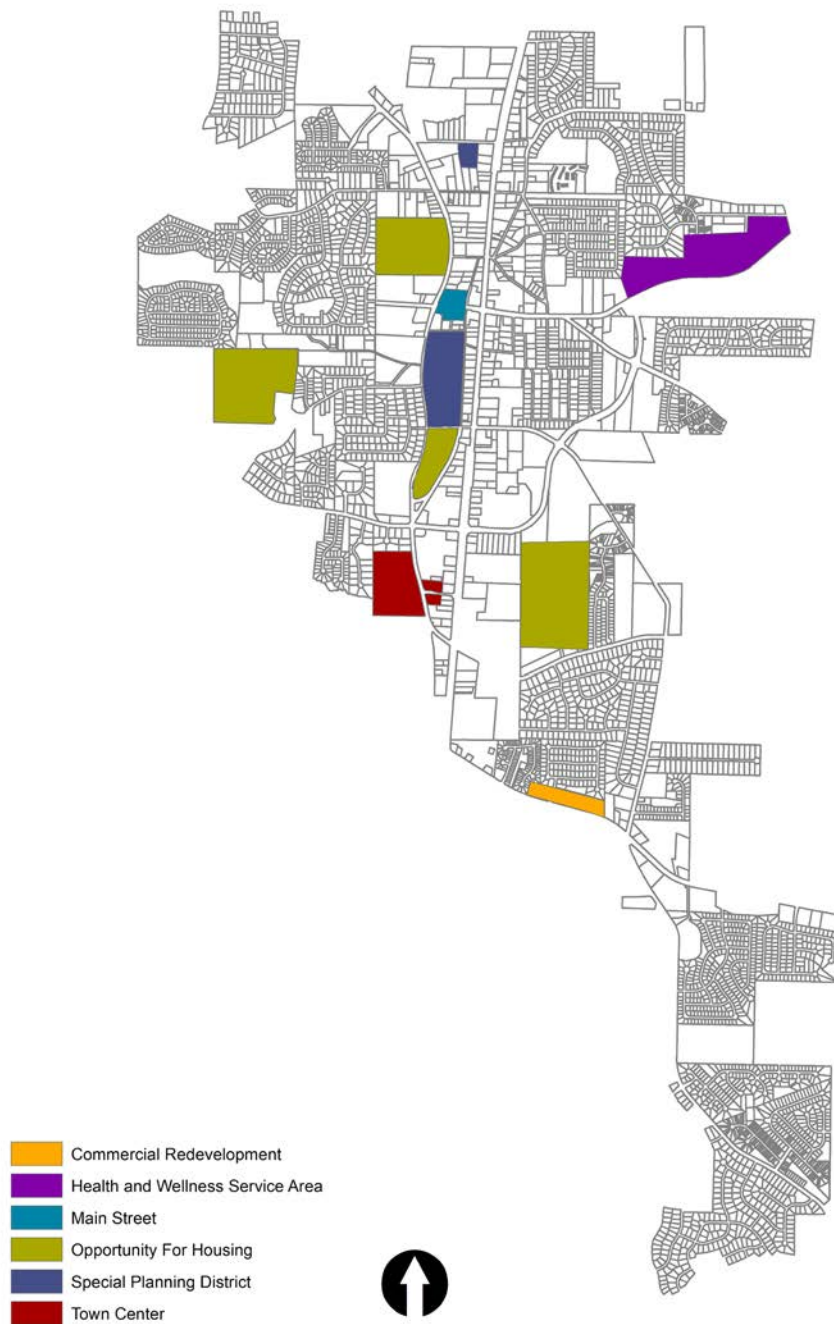


The colors of the Land Use Categories below coordinate with the colors of the Comprehensive Land Use Plan.

	<p>Low Density Residential</p> <p>Includes single-family detached unit residential development at the lowest density within the city at less than 5 units per acre.</p>
	<p>Medium Density Residential</p> <p>Includes single-family detached, single family attached, apartments, townhomes and condominiums within the city at 6-9 units per acre.</p>
	<p>High Density Residential</p> <p>Can include single family detached, single family attached, apartments, town homes, and condominiums at more than 10 units per acre. All existing multi-family dwellings were coded as high density residential.</p>
	<p>Mixed Use Planned Development</p> <p>For tracts of land that are large enough to be seen as whole versus a part, this concept will allow flexibility for several types of uses to be planned for development at one time to accomplish maximum compatibility versus being segmented.</p>
	<p>Mixed Use Town Center</p> <p>Allows for a mixture of retail, residential and office uses in a traditional neighborhood or main street fashion. Uses include neighborhood friendly retail, commercial uses which may front on commercial streets with a mixture of residential units (condominiums, apartments, town homes, and smaller single family detached residential units, and/or offices) located above or behind.</p>
	<p>General Commercial</p> <p>These areas are appropriate for non-industrial business uses, including retail sales, office, service, and entertainment facilities. Special consideration needs to be given to these highway commercial uses to minimize their impact on adjacent land uses, to accommodate the volumes of vehicular traffic generated, their potential impact on aesthetics of the site and surrounding area, and the need to ensure compatibility between vehicular and pedestrian traffic.</p>
	<p>Community Commercial</p> <p>This district is intended for a variety of retail and service businesses. The uses in this district are not intended to compete with larger shopping or employment areas found in other areas of the city that serve Riverdale residents. Instead, they are primarily intended to serve city residents that do not wish to drive to the more distant commercial/office centers for their convenience and daily shopping needs.</p>
	<p>Planned Commercial</p> <p>Intended to provide areas for new commercial development that is structured and designed to accommodate potential traffic to the site, with an emphasis on the visual impact on the development, and harmony with surrounding uses. Planned commercial development can become a regional economic engine serving as a future generator of jobs and revenue. Such planned commercial development can attract employment opportunities other than retail commercial and capitalize on the city's proximity to Atlanta Hartsfield Jackson International Airport.</p>
	<p>Office Professional</p> <p>This classification is envisioned as a planned business environment incorporating office uses and limited retail directly associated with professional uses in a campus like setting.</p>

	<p>Public Institutional</p> <p>Overall, the concept for this land use category is to maintain, enhance, and provide additional public and institutional facilities and uses based on anticipated needs.</p>
	<p>Light Industrial</p> <p>Includes land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, or similar uses.</p>
	<p>Parks Recreation Conservation</p> <p>Includes land dedicated to active or passive recreational uses and environmentally sensitive areas.</p>

Special Planning Areas



In addition to the general land use categories outlined in the Future Land Use narrative, the City of Riverdale has identified several Special Planning Areas. Development in these areas may benefit from consideration or conditions that help bring the vision for these areas into completion, or encourage redevelopment. In several instances, Community Work Program Items have been identified to further the planning goals for these areas.

COMMERCIAL REDEVELOPMENT

The commercial areas along SR 138 largely operate in strip malls. Past performance of the businesses in these strip malls has demonstrated inconsistent performance. Some areas could also benefit from improved aesthetic considerations. The City should encourage new businesses to locate in this area with an eye toward the appropriate mix of uses to serve the surrounding communities. Landscaping and streetscaping improvements can enhance the visitor experience to the area and improve the overall economic viability of the SR 138 corridor in Riverdale.

HEALTH AND WELLNESS SERVICE AREA

The Southern Regional Medical Center is located on Upper Riverdale Road, just beyond the city limits. There are a number of office and professional uses that have developed along the Upper Riverdale Road corridor in the city of Riverdale that provide services with are complimentary to the hospital. This area should identify specific planning initiatives and zoning regulations that promote the use of this corridor for businesses that reinforce the identity as an area for the clustering of health and wellness services.

MAIN STREET

A small cluster of historic commercial buildings is located at intersection of SR 85 and Main Street. Three brick commercial store fronts and a wood-frame structure capture Riverdale's early 20th century identity. There are challenges with redeveloping this site include their proximity to the street and the availability of parking. However, opportunities for shared parking exist in close proximity, and this area could benefit from the city's renewed interest in placemaking.

OPPORTUNITY FOR HOUSING

Several areas are identified for the introduction of new housing opportunities. The city would like to encourage the development of higher density residential housing options such as apartments, townhomes and condominiums. Areas for new housing opportunities could develop a mix of housing options that are context sensitive to adjacent neighborhoods and/ or developed as a part of higher-intensity mixed use projects.

TOWN CENTER

The successful implementation of the Town Center includes a new City Hall, Recreation Center, amphitheater, and parking structure. The next phase of Town Center development anticipates high density residential uses with limited commercial and professional amenities to support a mix of uses that will help activate the area into a thriving community node. Vacant and/or underutilized property adjacent to Town Center would be the ideal location for this type of development.

SPECIAL PLANNING DISTRICT

These areas offer an assemblage of parcels that could be combined to create larger nodes for redevelopment. Specific activities that are contemplated as a part of the Comprehensive Plan and other long-range planning studies could be considered for these areas. The City could consider tools to accelerate the development of these areas, including implementing proactive zoning entitlements, or acquiring the land to undertake a demonstration project or program the site with temporary uses.

Transportation

The purpose of the Clayton County Transportation Plan is to

...Guide the development of a multimodal transportation system that ensures safe and efficient movement of people and goods, supports mobility and accessibility for all citizens, protects natural, historic and cultural resources, and has community and regional support. The system will support quality of life and economic development by providing improved public transportation, an expanded network of sidewalk and bicycle facilities as well as roadway improvements that reduce congestion and provide access to employment, schools and other destinations. System management and operations will be strengthened through strategic investments that emphasize systems preservation and maintenance, provide improvements within financial constraints, and are planned and coordinated with land use planning at the municipal, County and regional levels.

The plan identified goals and objectives that direct the actions to meet the long-range transportation needs of Clayton County communities. They establish the policy framework for the plan and define the community priorities toward allocation of resources and implementation of projects.

Goal: Enhance and maintain transportation system to meet existing and future needs

Objectives

- Develop a plan for transportation improvements that is affordable and implementable considering financial constraints
- Ensure that structurally deficient bridges are improved and maintained
- Implement operational improvements such as ITS, intersection improvements, striping and signalization to improve system performance and safety
- Provide for the proper maintenance of the existing system
- Ensure that needs for all modes appropriate to a corridor are incorporated during improvement (complete streets)
- Expand transit system to include Bus Rapid Transit (BRT)

Goal: Ensure the transportation system promotes and supports appropriate land use and development

Objectives

- Maintain consistency with local comprehensive land use plans
- Preserve right-of way for future transportation facilities
- Encourage more transit oriented development
- Provide transportation alternatives that are suited to and supported by, existing and future land uses

Goal: Encourage and promote safety and security

Objectives

- Identify safety concerns and improvements at intersections, railroad crossings, transit stops, for pedestrians and bicyclist, and along major roadways
- Improve intersections that have the high crash rate history
- Provide safe access from residential subdivisions to major roadways service the subdivisions
- Incorporate multimodal facilities into transportation planning
- Increase public awareness on safety issues, and bring about changes in behavior that lead to a safer transportation system
- Provide dedicated truck only lanes to the interstate system

Goal: Improve connectivity and accessibility

Objectives

- Ensure that planned improvements incorporate reasonable access to downtown Atlanta, major employment centers, public land uses and recreation sites
- Expand regional transit options to connect to areas outside of Clayton County
- Expand transit routes to serve more of the County's population
- Improve access to Hartsfield-Jackson Atlanta International Airport
- Improve amenities for alternative transportation
- Improve system connectivity (sidewalks to bikeways to transit to roadways) to create a seamless intermodal network
- Develop a partnership to establish and maintain a seamless integrated regional transit network
- Ensure that planned improvement incorporate reasonable access to schools
- Limit access on major corridors (limit driveway cuts, provide frontage roads, etc)
- Provide additional grade separations where major corridors intersect
- Provide additional park and ride lots in strategic locations (connected to transit system)

Goal: Enhance mobility for all users of the transportation system

Objectives

- Designate routes to serve commuters while maintaining routes to serve local trips
- Implement efficient routes to reduce travel time for work commutes
- Identify freight movement corridors and development improvements to accommodate freight movement
- Relieve congestion for vehicles on the surface transportation system
- Transportation programs and projects will serve the population equitably per geographic area, racially, and by serving the needs of all income levels

Goal: Promote and support economic development and redevelopment

Objectives

- Build transportation facilities near potential economic development areas
- Provide a transportation system that supports economic development/ redevelopment potential of disadvantaged communities
- Support development of commuter rail through Clayton County and the region
- Improve intermodal freight connectivity (roadways to railroads) to enhance freight movement
- Protect the economic health in the downtown areas by ensuring that transportation improvements enhance, not harm, the character

Goal: Improve quality of life, preserve the environment, and protect neighborhood integrity

Objectives

- Identify priority environmental resources and ensure their protection
- Incorporate alternative modes that reduce negative air quality impacts
- Minimize adverse community, historical and environmental impacts during the planning and construction of transportation programs and projects
- Preserve existing neighborhoods characteristics and aestheticsPromote energy conservation in the future transportation system

Programmed Transportation Projects

The following projects are currently in the Transportation Improvement Program (TIP) in the City of Riverdale.

Project #	Improvement Type	Facility	Segment Limits	Existing Configuration	Potential Improvements
GDOT PI 0013524	Roadway/ General Purpose Capacity	SR 85	From Adams Drive to I-75 South, including interchange at Forest Parkway	4 lanes	6 lanes
GDOT PI 721290	Roadway/ General Purpose Capacity	SR 85	From SR 279 (Old National Highway) in Fayette County to Roberts Drive in City of Riverdale	4 lanes	6 lanes
N/A	Roadway/ General Purpose Capacity	Valley Hill Road	Upper Riverdale Road to Battle Creek Road	2 lanes	4 lanes with a 20-foot raised median, curb and gutter, 5 foot sidewalk and turn lanes where appropriate

MARTA Expansion in the City of Riverdale

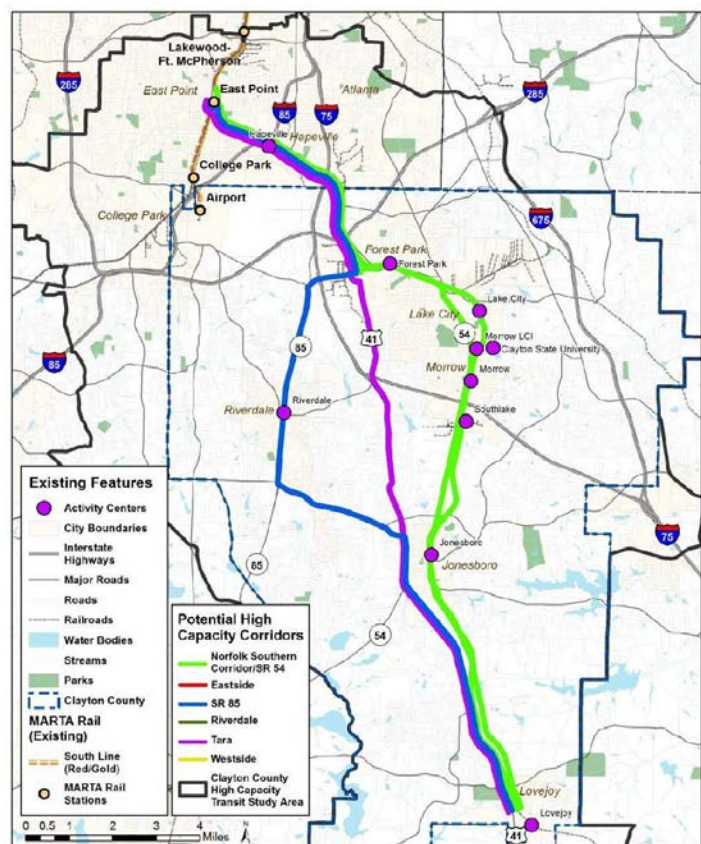
On November 4, 2014, voters in Clayton County approved a referendum to dedicate a one-cent sales tax for the expansion of Metropolitan Atlanta Rapid Transit Authority (MARTA) service to the County. Approval of the one-cent sales tax provides for the implementation of MARTA Bus and Mobility service, currently in operation, and future high capacity transit service in Clayton County.

MARTA anticipates the completion of the High Capacity Transit Initiative Study in 2018. An evaluation of multiple alternative routes has resulted in a recommendation of three refined alternatives for corridors. These corridors consider

- Baseline data and input received from public stakeholders
- Major activity centers, adjacent land uses and development patterns
- Connections to MARTA rail
- Combines corridors adjacent to each other

The SR 85 corridor alternative passes through the City of Riverdale. Once a final decision is made on alternative routes, environmental review, engineering and construction are anticipated to be completed by 2027.

Consideration of potential impacts to future land use decisions in anticipation of enhanced transit service should be considered in future plan updates.



Map of Potential High Capacity Corridors in Clayton County

Source: MARTA Clayton County Transity Initiative Technical Advisory Committee/ Stakeholder Advisory Committee Webinar (August 29, 2017)

Economic Development

Catlyst is the regional competitiveness strategy for the 10-county Metro Atlanta region, and the city of Riverdale is located within metro Atlanta. It serves as the Comprehensive Economic Development Strategy (CEDS) in accordance with the U.S. Economic Development Administration's requirements (adopted 2017).

The Vision of the Catlyst Strategy is a region that works for everyone. Metro Atlanta's vision is to be a region that works for all of its residents. This vision describes what all stakeholders should set their sights on, and the destination toward which all economic development goals and initiatives navigates.

The Catlyst Strategy is built on Four Pillars that focus on the needs of individual residents in the metro region.

- **Engaged and Employed.** The goal of this pillar is that everyone can thrive in a robust global economy.
- **Prepared and Productive.** The goal of this pillar is that everyone is prepared to advance in a productive career and lifelong learning.
- **Healthy and Housed.** The goal of this pillar is that everyone has options for a healthy lifestyle and quality affordable housing.
- **Connected and Resilient.** The goal of this pillar is that everyone can connect to the people, places, and information needed to have a resilient, prosperous life.

The Strategic Framework for the implementation of the Catlyst Strategy includes an adaptable structure for regional partners to achieve its vision and goals. Items in bold identify regional strategies that are particularly relevant for the City of Riverdale.

ENGAGED AND EMPLOYED

- Expand the regional economic development marketing alliance's activities.
- **Further amplify and activate Aerotropolis Atlanta.**
- **Promote and expand resources available for entrepreneurs and small businesses.**
- Establish an entrepreneurial platform dedicated to solving regional problems.
- Expand programs that connect corporations and Minority and Women-Owned Small Business Entrepreneurs.

PREPARED AND PRODUCTIVE

- Fully support Learn4Life and replicate similar cradle-to-career initiatives throughout metro Atlanta.
- Raise awareness of viable STEM career tracks among K-12 students and their parents.
- Increase early childhood education funding and quality programming.
- Continue to expand the region's involvement in High Demand Career Initiative (HDCI), creating sector partnerships and programming.
- Support the development of entrepreneurial thinking among the region's youth.
- Increase businesses' engagement in schools across the region.
- Address gaps in education, workforce development, and social support offerings across the region.
- Expand expungement programs for nonviolent criminal offenders.

HEALTHY AND HOUSED

- Facilitate a regional housing strategy.
- Build the capacity of nonprofits and other organizations dedicated to housing.
- Provide local governments with a toolkit to address poverty.
- Expand resources to help communities improve healthy, safe lifestyles for their residents.
- Update requirements of ARC's programs to reflect the spirit of the Catlyst Strategy.

CONNECTED AND RESILIENT

- Study and take action on the inheritance of poverty and its negative impacts.
- Establish an organization dedicated to advancing diverse leadership across the region.
- **In a comprehensive regional approach, protect and connect future green spaces.**
- **Seek funding diversity for the LCI to support broader efforts.**
- **Expand ARC's Regional Public Art Program and similar programs.**
- **Increase area counties' participation in a regional transit network.**
- Host regional forums to ensure the region is prepared for autonomous vehicles and other disruptors.

A Strategic Economic Development Plan was also prepared by Georgia Tech for Clayton County, the Development Authority of Clayton County, and the Clayton County Chamber of Commerce in 2013. The plan was facilitated by Georgia Tech Enterprise Innovation Institute, and was developed using a combination of stakeholder feedback, community engagement and technical analysis. The following recommendations were developed for advancing economic development in Clayton County.

GOAL: Improve the internal and external image of Clayton County

RECOMMENDATION: Develop formal agreement and approach between cities and county to collectively shape a positive image of Clayton County.

GOAL: Develop better and broader relationship between the private and public sector in Clayton County.

RECOMMENDATION: Elevate importance of retaining and expanding existing industry in Clayton County. Broaden number of people formally involved in the effort to visit, retain and expand existing industry.

GOAL: Create more opportunities for Clayton County residents to find and retain employment.

RECOMMENDATION: Prioritize workforce development as a key economic development tool for improving family self-sufficiency and reducing unemployment.

GOAL: Refine targeted industry sectors for business recruitment.

RECOMMENDATION: Target business sectors based on the Business Opportunities Assessment and broad community support.

GOAL: Recognize the importance of entrepreneurship and small businesses in Clayton County.

RECOMMENDATION: Build upon existing activities that promote entrepreneurship and strengthen the small business community in Clayton County.

GOAL: Grow the impact of Public Higher Education Institutions on Clayton County's economic development.

RECOMMENDATION: Develop a framework for engagement between Clayton State University, Atlanta Technical College and community/economic development organizations within Clayton County. Develop additional partnerships between Clayton State University and Atlanta Technical College.

The study took place over a nine month period. Over 130 different data points were analyzed and hundreds of local stakeholders participated in the process. The process was directed by a Steering Committee that provided oversight and feedback.

Report of Accomplishments

Key to Terminology:

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

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

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

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

Description	Status	Explanation/ Comment
Completely revise Comprehensive Plan	Complete	Comprehensive Plan was updated in 2018 with assistance provided by Atlanta Regional Commission
Update the Future Land Use Map	Complete	Future Land Use Map was updated along with the Comprehensive Plan in 2018
Develop Architectural Overlay District for New Town Center and SR-85 Corridor	Postponed	The community desires greater flexibility for design of new development. This item will be revised and addressed in the new Community Work Program and the updated LCI study
Work with DOT to ensure plans of development complement one another	Canceled	This is an ongoing function of government and has been removed from the work program
Review other federal, state, and local grant and funding sources as appropriate and available	Canceled	This is an ongoing function of government and has been removed from the work program
Town Center—Civic Components: Community Center and Parking to Serve Riverdale Community	Complete	
Design and Construct an Amphitheatre and Public Plaza	Complete	
Design and Construct a new City Hall	Complete	

Description	Status	Explanation/ Comment
Design and Construct Mixed-Use components, retail, office, live/work, condos, apartments, detached and attached single family	Postponed	The areas to be targeted for this type of development have been identified as Special Planning Areas in the updated Comprehensive Plan; this item has been carried into the new Community Work Program
Create high intensity mixed use development at the primary node located at the intersection of Lamar Hutcheson Parkway and SR-85	Canceled	The areas to be targeted for this type of development have been identified as Special Planning Areas in the updated Comprehensive Plan; this item has been revised in the new Community Work Program
Create an Economic Development Campaign	Canceled	This item will be revised and addressed in the new Community Work Program
Establish a Community Improvement District	Postponed	This item will be addressed in the new Community Work Program and the updated LCI study
Establish an Economic Development Toolbox utilizing a combination of financing options	Canceled	This item will be revised and addressed in the new Community Work Program
Implement a Project Delivery Team (PDT) Structure	Canceled	This item was not implemented due to change in community priorities and has been removed from the work program
Develop collaborative alliances with the State and Regional Economic Development Representatives	Underway	The City of Riverdale has developed working relationships with the Clayton County Chamber of Commerce; the Aerotropolis Alliance and the Catlyst Economic Strategy
Revise Capital Improvements Plan	Complete	
Implement GIS mapping	Complete	
Encourage community participation in upcoming work to the Comprehensive Plan	Complete	Comprehensive Plan was updated in 2018 with assistance provided by Atlanta Regional Commission
Seek grant funds for the Safe Routes to School Program	Canceled	This item has been revised in the new Community Work Program to identify opportunities for the Transportation Alternatives Program (TAP)
Seek grant opportunities for the Transportation Enhancement Grants	Canceled	This item has been revised in the new Community Work Program to identify opportunities for the Transportation Alternatives (TAP)
Connector road from SR-85 to the New Town Center	Complete	

Description	Status	Explanation/ Comment
Access management study for the widening of Church Street from Bethsaida to Main Street	Canceled	This project is not currently identified in the Transportation Improvement Program (TIP). New trail connections will be identified in the Clayton Comprehensive Transportation Plan Update and LCI update.
Plan, Design, Construct Regional Park	Complete	
Plan, Design, Construct multi-purpose connectivity trail	Canceled	This project is not currently identified in the Transportation Improvement Program (TIP). New street connections will be identified in the Clayton Comprehensive Transportation Plan Update.
Develop Design Guidelines	Postponed	Updated in the new Comprehensive Plan and revised in the new Community Work Program
Develop City-Wide Tree Ordinance	Complete	
Enhance the Riverdale web page to include an enhanced tourism and business recruitment opportunities	Complete	

Community Work Program

Description	2019	2020	2021	2022	2023	Estimated Cost	Possible Funding Source	Responsible Party
Community Development								
Adopt architectural design guidelines for Special Planning Areas, as well as adjacent areas, as appropriate	x	x				\$25,000-\$75,000	LCI, General Fund	City Staff, consultant
Amend the city zoning ordinance to ensure that Mixed-Use development, including retail, office, condominiums, apartments and detached/attached single family homes, are allowable uses for Special Planning Areas, as well as adjacent areas, as appropriate	x	x	x			\$25,000	General Fund	City Staff, consultant
Amend the city zoning ordinance to address inconsistencies among the zoning map, zoning condition, and zoning code		x	x	x		Staff Time	General Fund	City Staff
Promote the development of a high-intensity mixed use development adjacent to the new City Hall complex in the Special Planning Area identified as Town Center	x	x	x	x	x	Staff Time	General Fund	City Staff
Apply for an update to the Livable Centers Initiative (LCI) plan	x					\$80,000	General Fund	City Staff
Economic Opportunity								
Develop an economic development strategy for the City of Riverdale and identify partners to assist with the implementation				x	x	\$25,000	General Fund	City Staff, consultant
Develop collaborative alliances with the State and Regional Economic Development Representatives	x	x	x	x	x	Staff Time	General Fund	City Staff
Neighborhoods								
Create a Land Bank Authority to address blighted properties through the acquisition, demolition and revitalization of properties whose owners are otherwise unable or unwilling to maintain their property in a state of good repair				x	x	Staff Time	General Fund	City Staff

Description	2019	2020	2021	2022	2023	Estimated Cost	Possible Funding Source	Responsible Party
Sense of Place								
Identify opportunities to develop a multi-use path network	x					\$80,000 (as part of the LCI update)	General Fund	consultant, as part of the LCI update
Implement activities to support the Keep Riverdale Beautiful Campaign for Placemaking and Beautification	x	x	x	x	x	Staff Time	General Fund	City Staff

Appendix A:

Community Engagement

Community Input Opportunities

The Riverdale Comprehensive Plan Update process was guided by a Steering Committee comprised of citizens, local business owners, elected officials and Riverdale staff. The Steering Committee provided direction and feedback at key points in the process, and all meetings were open to the public. There were additional opportunities for public participation at community meetings, as well as the regularly scheduled City Council meetings where the plan was discussed. Meetings were advertised through local media outlets and on the city's social media sites.

City Council Hearings

Monday August 28 Public Kick Off Meeting	Monday July 23 Second Public Hearing	Day Month XX City Council Final Adoption
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Steering Committee Meetings


Wednesday November 11 Steering Committee Meeting	Wednesday January 24 Steering Committee Meeting	Thursday February 22 Steering Committee Meeting	Thursday March 15 Steering Committee Meeting	Thursday April 12 Steering Committee Meeting
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Public Engagement


Monday December 11 Public Open House	Friday March 30 Public Open House
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Final Adoption Deadline: October 31, 2018

City of Riverdale Comprehensive Plan Update
Steering Committee Meeting
Sign In Sheet
Thursday, November 16, 6:00 p.m.

Name	Email Address
Mayor Evelyn Wynn Allen	
Marian Buck Stallworth	
Chantell Glenn	
Juanita Maery Daniel	
Therence Ponder	
Korendo C. Thomas	
REGINALD F. WILLIAMS	

City of Riverdale Comprehensive Plan Update
Steering Committee Meeting
Sign In Sheet
Wednesday, January 24, 6:00 p.m.



Name	Email Address
Terrell Walker	
Chantell Glenn	
Deresh Poobay	
Afu Okusun	
REGINALD F. WILLIAMS	

~~ABC~~


Comp Plan Steering Committee 2/22/17

- 1) Chantell Glenn, City of Riverdale
- 2) REGINALD F. WILLIAMS, CITIZEN
- 3) SCOTT WOOD, CITY MANAGER
- 4) MARIAN BUCK STALLWORTH, CITIZEN
- 5) Aki Okosen, City of Riverdale
6. Evelyn Wynndyn Mayor Swindle
- 7) Jerrell Walter


City of Riverdale Comprehensive Plan Update
Steering Committee Meeting
Sign In Sheet
Thursday, March 15, 6:00 p.m.

Name	Email Address
Deresh Dooby	
SCOTT WOOD	
Chantell Glenn	
Terrell Walker	
William H. Scott Jr	
REGINALD F. WILLIAMS	
	

City of Riverdale Comprehensive Plan Update
Steering Committee Meeting
Sign In Sheet
Thursday, April 12, 6:00 p.m.

Name	Email Address
Mayan [unclear] [unclear]	
REGINALD T. WILLIAMS	
Devash Doobay	
Ahn Okusun	

City of Riverdale Comprehensive Plan Update
Public Open House
Monday, December 11, 2017
4:00 p.m.

Name	Email Address
Janet Kuenen	
Anis Jackson	
Robb Leatherwood	
Sandra Muckelbauer	
Shani Coleman	
Sharee Steed	
Heidi Williams	



CITY OF RIVERDALE
MAYOR AND COUNCIL
WORK SESSION ACTION MINUTES
MONDAY, AUGUST 28, 2017 | 6:00 PM

The Honorable Mayor Evelyn Wynn-Dixon

The Honorable Cynthia Stamps-Jones
The Honorable Wanda Wallace

The Honorable An'cel Davis
The Honorable Kenneth Ruffin

City Manager:
City Clerk:
City Attorney:

E. Scott Wood
Sylvia Vaughan
L'Erin Barnes Wiggins

1. **CALL TO ORDER/WELCOME:** The Honorable Mayor Evelyn Wynn-Dixon.
2. **ROLL CALL- CITY CLERK:** All Members of Council were present with the exception of Council Member Ruffin which constituted a quorum.

Attendee's Name	Title	Absent	Present
Evelyn Wynn-Dixon	Mayor, At-Large		X
Cynthia Stamps-Jones	Council Member, Ward 1		X
An'cel Davis	Council Member, Ward 2		X
Wanda Wallace	Council Member, Ward 3 Mayor Pro-Tem		X
Kenneth Ruffin	Council Member, Ward 4 Parliamentary	X	

3. **APPROVAL OF THE AGENDA:** A consensus was made by the Board to approve the agenda as presented.
4. **CITY MANAGER'S REPORT:** E. SCOTT WOOD (A written report was provided in advance to the board).

City Manager E. Scott Wood spoke about the following items:

- Mr. Wood and Council Member Davis attended a Ribbon Cutting Ceremony last week for the new Clayton County Dialysis/Fresenius Medical Care, located on Riverdale Road in Riverdale Georgia.



- Mr. Wood, Mayor Wynn-Dixon and Attorney Wiggins attended a meeting in regards to the Federal Aviation Administration (FAA). Mr. Wood stated that the contract for the FAA could be long or short term and it is yet to be determined.
- Mr. Wood, Chief Spivey and Nate Mingo attended a GMA opioid workshop.

Mayor and Council Questions:

Council Member Stamps-Jones: What is the data on the opioids epidemic within city limits?

Answer: Chief Spivey stated that there was no data showing a high opioid affect within the city limits.

5. CITY ATTORNEY'S REPORT: L'ERIN BARNES WIGGINS

Attorney Wiggins spoke about the following items:

- More meetings to come in reference to the FAA. The situation with the FAA should be coming to a close.
- Villages on the River has new owners. The purchase closed a week ago.

Mayor and Council Questions:

Council Member Stamps-Jones: Will Council be able to speak to the new owner about old violations?

Answer: Mr. Wood stated that the City does not have the right to speak to the new owner regarding any previous violation.

Council Member Wallace: stated that the new owner would receive the previous violation with closing purchase.

6. DISCUSSION OF AGENDA ITEMS:

- A. Discussion of Board Members who run for Public Office, requiring them to sit out for two election cycles - Council Member Davis

A consensus was made by the Board to remove this item.

- B. Discussion of Board Members fraternizing with the Governing Body - Council Member Davis

A consensus was made by the Board to remove this item.

- C. Discussion of the Millage Rate - E. Scott Wood

There was no dialogue or comments regarding the millage rate.

- D. Discussion of Pay Study - E. Scott Wood

City Manager E. Scott Wood provided an overview of the pay study.



Council Member Stamps-Jones: What made you choose the Archer Company to complete the city's pay study? Answer: Mr. Wood stated that the company has an excellent history of conducting such studies for the cities similar to Riverdale. Mr. Wood explained that he was not alone in researching and selecting this company. He received advice from Finance Director Don Turner and HR Director Linda Johnson.

Power Point Presentation of the: ARC presented a Power Point to **Comprehensive Plan to Mayor and Council** - Mr. Wood, Chantel Glenn and Allison Duncan, AICP Principal Planner

The PowerPoint was about an update on the Comprehensive Plan. Ms. Duncan stated why it is important for the city to have a Comprehensive Plan. Ms. Duncan expressed the steps it would take to organize such a plan. She also stated that the completion of this plan should be finished/adopted by October 31st of 2018. Allison Duncan stated that she will send draft to Mayor and Council.

7. ADJOURNMENT:

A consensus was made by the Board to adjourn the meeting at 6:53pm.

Mayor Evelyn Wynn-Dixon

City Clerk Sylvia Vaughan



RIVERDALE Georgia

CITY OF RIVERDALE MAYOR & COUNCIL WORK SESSION AGENDA

MONDAY, JULY 23, 2018 | 6:00 PM

The Honorable Mayor Evelyn Wynn Dixon

The Honorable Cynthia Stamps-Jones
The Honorable Wanda Wallace

The Honorable An'cel Davis
The Honorable Kenneth Ruffin

City Manager:
City Clerk:
City Attorney:

E. Scott Wood
Sylvia Vaughan
L'Erin Barnes Wiggins

1. CALL TO ORDER/WELCOME:

2. ROLL CALL - CITY CLERK:

Attendee's Name	Title	Absent	Present
Evelyn Wynn-Dixon	Mayor, At-Large		
Cynthia Stamps-Jones	Council Member, Ward 1		
An'cel Davis	Council Member, Ward 2		
Wanda Wallace	Council Member, Ward 3 Mayor Pro-Tem		
Kenneth Ruffin	Council Member, Ward 4 Parliamentarian		

3. APPROVAL OF THE AGENDA:

4. CITY MANAGER'S REPORT: E. SCOTT WOOD (A written report was provided in advance to the Board)

5. CITY ATTORNEY'S REPORT: L'ERIN BARNES WIGGINS

6. PRESENTATION (S): Comprehensive Plan – Atlanta Regional Commission (ARC)

7. PUBLIC HEARING: Comprehensive Plan

8. AGENDA ITEMS:

➤ **OLD BUSINESS:**

1. Discussion of Peach Tree Recovery Service - Council Member Stamps-Jones



2. Discussion of Georgia Power EVC Pumps - Council Member Stamps-Jones
3. Discussion of Riverdale Regional Park concerns - Council Member Stamps-Jones
4. Discussion of Administrative Assistant - printing and binding issues - Council Member Stamps-Jones
5. Discussion of Appeals Board Meeting - Council Member Stamps-Jones
6. Discussion of Evans Dr./Wilson Road new apartment update - Council Member Stamps-Jones
9. Discussion of Community concerns, update - Council Member Stamps-Jones
10. Discussion of Mary Lee Court repavement - Council Member Stamps-Jones
11. Update on Antonio Whites Complaint - Council Member Stamps-Jones
- NEW BUSINESS:
12. Discussion of Evans the Road Sidewalk Contract - E. Scott Wood
13. ADJOURNMENT: