

## **CITY OF RIVERDALE COMPREHENSIVE PLAN 2005 – 2025**



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## **CHAPTER 1 - INTRODUCTION**

### **1.1 REGIONAL LOCATION**

The City of Riverdale is located about five miles south of Atlanta's Hartsfield-Jackson International Airport, one the nation's busiest airports. The City, located on Atlanta's southside, also known as the "Southern Crescent," is about 10 miles south of Atlanta, in Clayton County. Riverdale has a population of over 12,000, making it the second largest of six cities in the county. (Map 1.1)

### **1.2 HISTORY**

Although Riverdale is a large metropolitan suburb today, with a diverse and dynamic population, it has not always been a suburban community. Settlers moved to the area now known as the City of Riverdale long before the Civil War came to Georgia in the 1860's. In 1887, however, a railroad track was built from Atlanta to Fort Valley. It ran through this area and a place known as Selina was supposed to have been the main stop in this vicinity. The railroad was badly in need of loads of cord wood at this time. Farmers, coincidentally, needed cash, so one of them, named Monroe Huie, promoted a deal to furnish wood to the railroad. The farmers cut and hauled the wood to an area known as Rape's Crossing.

Each time the train came to get wood, it would bring fertilizer. Fertilizer sales were the first business venture of this area. Before the spur was built, fertilizer was hauled in wagons from the neighboring town of Jonesboro, which took much time and labor. The railroad began to have trouble securing enough land for its needs such as side tracks, a depot, and housing for its workers. However, Mr. and Mrs. W.S. Rivers made a generous donation to the railroad, making this area a main stop for the railroad. The Rivers owned a great amount of land in this area, and all of the town's business district. When it came time for a post office to be located here, the town was named in honor of them: Riverdale.

In 1908, Mr. G.M Huie, Representative from Clayton County, introduced a bill requesting that the town of Riverdale, Clayton County, Georgia, be incorporated and a charter granted. This bill was passed and Mr. B.F. Hancock was appointed Mayor, and J.B. Adams, A.B. Cooger, W.C. Camp, and W.S. Rivers were appointed aldermen. This bill is found in Georgia Laws 1908, pages 897-900.

Over the next 20 years, a jail was built, a new courthouse was built, swimming and tennis facilities were built, and a newer, larger school was built, as well. Riverdale also had some secret organizations including the Eastern Star and the Junior Order. Like most of America in the 1920's, Riverdale prospered.

Cotton was always a big cash crop throughout the south and Riverdale was no exception. In the late 20's, however, the boll weevil came in large numbers to the area and devastated the cotton crop. This loss of revenue due to this disaster, compelled the railroad to discontinue the trains from Atlanta to Fort Valley, so the track was taken up and the property sold.

Highway 85, the main transportation artery through Riverdale today, runs along the same north/south route as the railroad, before it was removed. Before the completion of the highway, however, travel was hard and getting stuck in the mud was a common occurrence. The "Riverdale Inquirer," was also printed during this time period. It was a weekly paper that kept citizens current on both church and political affairs as well as business and the social events of the day.

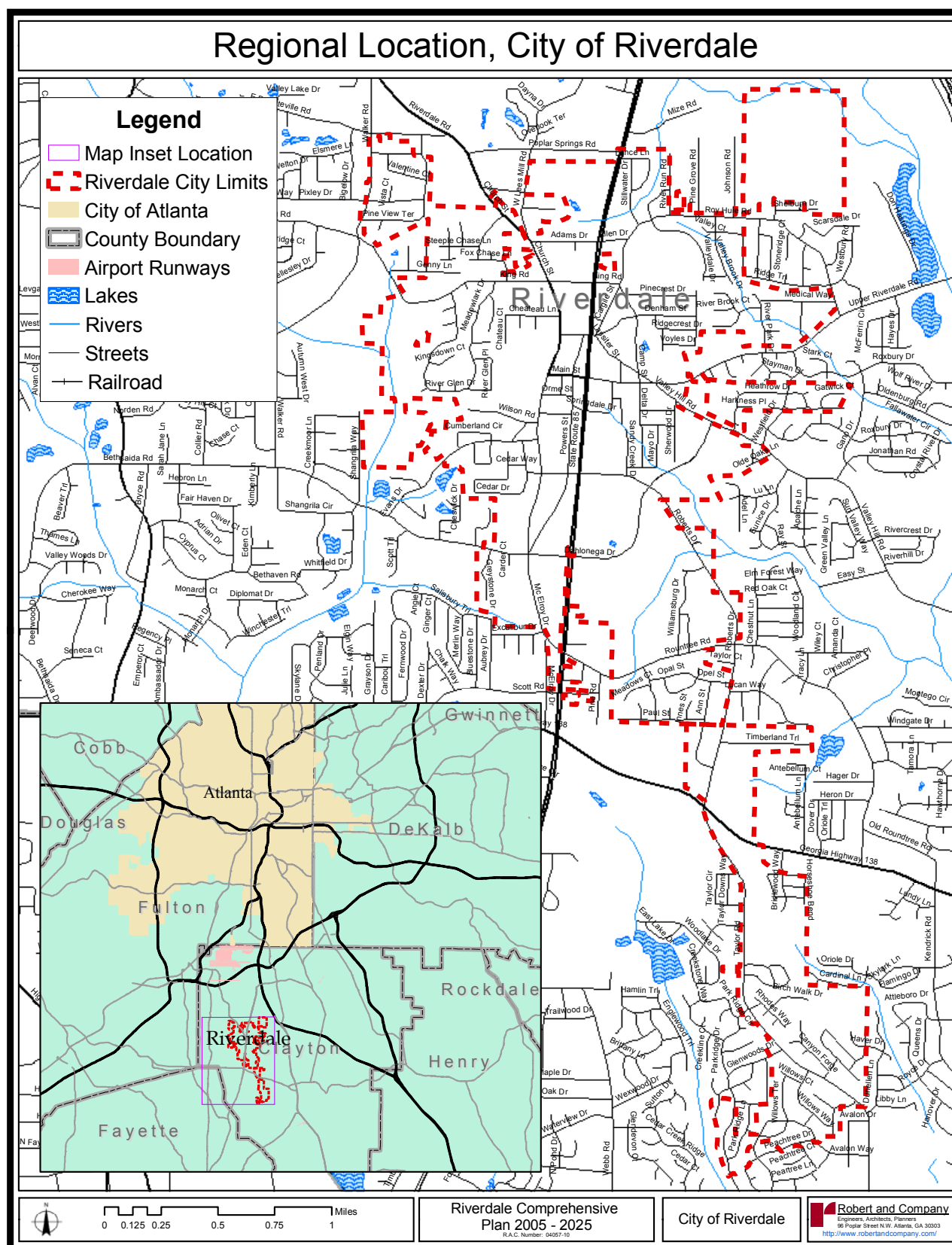
In January 1950, the city charter was renewed. During the 1950's, a water system was built, city streets were paved, street lights were installed, and one traffic light was installed. Natural gas was brought into the city and a new courthouse was built as was a city hall and fire station. A volunteer firefighting program was also established.

In 1955, the charter was again revised to increase its usefulness. A zoning board for the protection of property was approved. Salaries for the mayor and council were also approved. By 1963, Riverdale was a modern city and a growing suburb. Riverdale had a growing economy with businesses like Webb and Hutchinson Insurance, Bob & Neil's Grocery Store, Riverdale Barber Shop, and Mac's Restaurant, just to name a few.

In 1967 a new city hall was built which included a jail with 4 cells along with a combination council and court room, plus offices for the police, public works, and administration departments. That same year, Riverdale hired their first fulltime fireman, Chief Bill Lott.

In 1970, the population was about 2,500 and by 1975 had grown to 7,000. For a city with a population of 159 in 1920, this was dramatic growth. With a population of 12, 478 in the year 2000, Riverdale continues to grow. The current city hall complex houses the administration, police, and fire department offices. The fire and police departments in the complex were built in the late 1970's. The police department was enlarged and city hall was added on in 1990, to make one contiguous 24,000 square foot building. The Public Works building was built in 2000 and is located at 971 Wilson Road.. The City also built a second fire station in 1991, that is over 4,000 square feet. The City of Riverdale has indeed come a long way since its humble beginnings in the late 1800's.

### Map 1.1 Riverdale Basemap with Regional Location





### **1.3 PURPOSE AND USES OF THE COMPREHENSIVE PLAN**

The Comprehensive Plan is organized around a framework of government policy which is used to guide the growth of the community and coordinate public services. The Comprehensive Plan attempts to identify the quantities, types, locations, and timing of future development. The Comprehensive Plan is one part of an ongoing planning process that seeks to ensure the provision of adequate facilities and services to support anticipated growth. The Comprehensive Plan may also facilitate redevelopment efforts in aging, underutilized areas. Thus, the planning process seeks to address both growth and decline within a community. The document covers a long-range horizon of 20 years and includes short and intermediate term growth projections for both population and economic activity.

The Riverdale Comprehensive Plan is intended to serve several purposes. The document addresses and coordinates, at a high level, nearly all the essential functions of the city. These functions are classified under the eight key elements or chapters of the plan; population, housing, economic development, community facilities and services, natural and cultural resources, transportation, land use, and intergovernmental coordination. By considering these public functions together, interrelated services, infrastructure, and development can be coordinated with community goals. By proactively planning for the provision of services, governments can help developers and business leaders predict the future direction and intensity of growth. In addition, market analysts and researchers can draw on the data provided in the Comprehensive Plan for business development and other specific needs.

The Future Land Use Map included in the Comprehensive Plan is a physical plan with the purpose of guiding the development and redevelopment of the city by describing what should be built where over the next two decades. The purpose of the Future Land Use Map is to serve as the basis of evaluation for all future rezoning, subdivision, and other development and redevelopment applications or proposals.

The Comprehensive Plan provides a framework of goals and policies based on the city's current, projected and desired conditions. This framework is meant to serve as a guide to elected officials, county departments and related authorities and organizations who are tasked with implementing the plan. As a living document and the reflection of public policy, the Comprehensive Plan must be updated and amended as community policies, goals, and programs change.

Lastly, the Short Term Work Program included in the plan provides a list of work items the city will complete to implement the plan and bring forth the vision for the city's future. The Short Term Work Program will be used to guide the development of the city's capital improvement program and the individual budgets of various county departments and service providers. The Short Term Work Program is also used to help the city secure state and Federal funds for programs and improvements.

## **1.4 AMENDMENT AND UPDATE OF THE PLAN**

The current Riverdale Comprehensive Plan was completed in 1992 with an outlook to 2013. The state legislation that governs local planning, established in 1989, set a benchmark that plans should be fully updated every ten years. This update of the City of Riverdale Comprehensive Plan serves the planning period of 2005 – 2025.

Many city departments, agencies, business people and the development community rely on the Comprehensive Plan to be an expression of the city's current policy. To remain effective the plan must continue to accurately reflect the desires of the city as expressed through its elected City Council. Due to this it may be necessary to amend the plan from time to time when a particular goal or policy included in the plan has significantly changed so as to materially detract from the usefulness of the document as a guide for local decision making. Under the State of Georgia's current planning guidelines there are provisions for both major and minor plan amendments.

Major plan amendments are those that alter the basic tenets of the overall plan or a significant portion of the plan and/or potentially affect another local government. Examples of changes that typically qualify as major amendments include, change of population greater or equal to 10% and changes to the Future Land Use Map, which show a higher intensity of land use in an area adjacent to another local government's jurisdiction. Minor plan amendments are those that are purely local in nature. The process for making plan amendments follows a process similar to that of the plan update including public participation and regional and state review.

The Short Term Work Program included in the Comprehensive Plan may be updated on an annual or five-year basis at the city's discretion. A minimum of one public hearing must be held by the city to inform the public of its intent to update the program and to receive suggestions and comments on the proposed update.

## **1.5 BASIS FOR COMPREHENSIVE PLANNING**

In 1989, the State of Georgia established the Georgia Planning Act to promote statewide local government comprehensive planning. The City of Riverdale adopted a Comprehensive Plan in 1992 with an outlook to the year 2013 to meet the State standards for local comprehensive planning. This Comprehensive Plan Update 2005-2025 is a major update to the 1992 Comprehensive Plan.

## **1.6 PLANNING PROCESS AND PUBLIC PARTICIPATION**

The Riverdale Comprehensive Plan 2005 – 2025 was formulated using the standard three-stage planning process. First, an inventory of existing conditions of the community's population, housing, community facilities, services, transportation, natural and cultural resources, land use, and intergovernmental coordination is conducted. This initial step in the planning process is intended to provide local governments with a factual basis for making informed decisions about their future. Second, an assessment of current and future needs is formulated based on the data provided in the community inventory and public input regarding the desires and aspirations of the community. The assessment of current and future needs is intended to serve as a framework for making informed decisions about the future of the city and to ensure that all of the appropriate issues and viewpoints are considered. Third, goals and policies are articulated as a means of implementing the plan and addressing the needs set forth. This third step is intended to establish the community's long-range needs, goals, and ambitions and how they will be addressed or attained during the planning period.

## **1.7 PUBLIC PARTICIPATION PROGRAM**

The public participation process was broken into phases. These included a kick-off meeting, monthly steering committee meetings, public workshops, individual council meetings with elected officials, draft plan presentations, and a final public hearing to present the draft plan to the elected officials. Each meeting was a critical component to the success of this plan which provided crucial input from different internal perspectives. This input allowed the consulting team to gather a well-rounded sundry of information; thereby, assuring all affected stakeholders who live, work, play or learn within the jurisdictional boundaries were given an ample opportunity to share their viewpoints. Through direct mailings, city newsletter, newspaper articles, mass e-mails, and personal contacts, the public was informed of the public workshops.

### **1.7.1 Public Hearings**

A *Kick-off Meeting* was held on October 25, 2004 which identified the purpose of Riverdale's Comprehensive Plan and initiated the selection of the steering committee.

The *Comprehensive Plan Draft Plan Presentation* was made to the Planning and Zoning Commission on February 21, 2005. Minor revisions were made based on the Commission's comments. The draft plan presentation was presented to the public for comments on March 1, 2005. The elected officials reviewed the plan for submittal to the Atlanta Regional Commission and the Department of Community Affairs on May 9, 2005. Public Hearing Dates included:

- October 25, 2005
- February 21, 2005
- March 1, 2005
- May 9, 2005

### **1.7.2 Public Workshops**

Four public workshops were held throughout the city. The format for the public workshops were the same for each location including: Visual Preference Survey, Visionary and Goals Questionnaire, and Mapping Table. Whereas all of the workshops were advertised for all of the public to attend, as special effort was made to accommodate the citizens by bringing the workshops to them. These meetings were held:

- January 11, 2005
- January 13, 2005
- January 18, 2005
- January 20, 2005



### **1.7.3 Steering Committee Meetings**

Monthly steering committee meetings were held to guide the Vision Statement, Goals and Policies for the comprehensive plan, and to review the various comprehensive plan chapters. Each Steering Committee meeting focused on a specific topic and gave directives for the public workshops. Steering Committee Meetings were held:

- Meeting One: November 9, 2004
- Meeting Two: December 14, 2004
- Meeting Three: January 11, 2005
- Meeting Four: February 8, 2005
- Meeting Five: March 8, 2005

The Steering Committee included the following representatives:

**Charles Glover**

**Beverly Glover**

**Roosevelt Ponder**

**Doug Parsons**

**Vanessa Zimmerman**

**Jerry Harrington**

**Barbara Williams**

**Lata Chinnan**

**Jamal Cowser**

**Cheryl Jackson**

**DeeDee Cochita**

**Pastor Harry J. Riley**

**Carol Ferguson**

**Wanda Wallace, Mayor Pro-tem**

**Kenneth Ruffin, City Council**

**Brantley Day, Community Development Director**

**Mrs. Iris Jessie, City Manager**

**Lonnie Ballard, Assistant to the City Manager**

## 1.8 COMMUNITY VISION FOR THE CITY OF RIVERDALE<sup>1</sup>

The City of Riverdale will foster a unique identity and sense of place that make it a desirable place to live, work, and play. The City of Riverdale will be a community that promotes progress by striving for balanced growth and development that is representative of an increasingly diverse population. The city will protect and enhance its neighborhoods, environmental features, cultural and historic resources; public services, facilities and infrastructure; and economic climate of opportunity and growth in order to realize long term prosperity and enhanced quality of life.

The City of Riverdale will promote redevelopment of aging strip shopping centers in order to maintain the vitality of its commercial base. Aesthetic improvements along commercial corridors will be implemented in order to remove visual clutter and enhance the business environment. Streetscape improvements will be employed in order to improve the pedestrian experience and beautify commercial corridors. Signage will be erected to help create a sense of place for the city.

A town center feel will be cultivated in areas where Traditional Neighborhood Development principles may be applied. Residential areas adjacent to the busy GA-85 commercial corridor will be redeveloped into mixed-use centers with a combination of residential and neighborhood-scale commercial uses in order to provide a transitional buffer. Pedestrian-oriented retail development and high quality housing will be encouraged along Upper Riverdale Road consistent with redevelopment plans for Southern Regional Medical Center.



<sup>1</sup> Images included in the Riverdale Community Vision Statement have been selected from those most highly rated in the visual preference survey conducted as part of the public participation component of the Riverdale Comprehensive Plan Update.

## 1.9 COMMITMENT TO QUALITY COMMUNITY OBJECTIVES

The Georgia Department of Community Affairs has developed fifteen Quality Community Objectives following five general goals for statewide planning. The City of Riverdale is committed to these objectives as a means of ensuring balanced, equitable growth and development throughout the coming years.

### **1.9.1 Economic Development Goal:**

To achieve a growing and balanced economy, consistent with the prudent management of the state's resources, that equitably benefits all segments of the population.

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

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

*Appropriate Business Objective* – Due to its close proximity, Riverdale's economy is closely linked to the major employment centers of Hartsfield-Jackson Atlanta International Airport and Southern Regional Medical Center. Both have had a significant positive impact on the city's business climate. The City of Riverdale will continue to support the development of businesses associated with these major employers. However, the city must diversify its economic base in order to avoid becoming dependent on any single industry.

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

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

### **1.9.2 Natural and Historic Resources Goal**

To conserve and protect the environmental, natural, and historic resources of Georgia's communities, regions, and the state.

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

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

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

*Regional Cooperation Objective* – The City of Riverdale is and will continue to be actively involved with adjacent and regional governmental bodies. Furthermore, the city will cooperate with regional redevelopment plans such as the Southside Hartsfield Redevelopment and Stabilization Plan, the Northwest Clayton Livable Centers Initiative, and the Riverwalk Upper Riverdale Road Redevelopment Plan.

### **1.9.3 Community Facilities and Services Goal**

To ensure that public facilities throughout the state have the capacity, and are in place when needed, to support and attract growth and development and/or maintain and enhance the quality of life of Georgia's residents.

*Transportation Alternative Objective* – The city is committed to providing pedestrian facilities and transit services as an alternative to automobiles where feasible and when demand is present. The city will continue to coordinate with the C-Tran bus system to ensure that transit service is easily accessible to all citizens.

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

### **1.9.4 Housing Goal**

To ensure that residents of the state have access to adequate and affordable housing.

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

### **1.8.5 Land Use Goal**

To ensure that land resources are allocated for uses that will accommodate and enhance the state's economic development, natural and historic resources, community facilities, and housing and to protect and improve the quality of life of Georgia's residents.

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

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

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



## CHAPTER 2 – POPULATION

### INTRODUCTION

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

### 2.1 TOTAL POPULATION

#### **2.1.1 Historic Population Trends**

Despite the early settlement of the area and the incorporation of Riverdale in 1908, the city's growth has largely occurred since the 1970s. It was at this time that the traditional rural agrarian character of the area was superseded by suburban growth associated with the Atlanta region. In 1970, the city of Riverdale had a population of only 2,521. By 1975, Riverdale's population had nearly doubled to 4,821. By the end of the decade in 1980, Riverdale's population had reached 7,121. Much of Riverdale's rapid expansion in population over the 1970s can be attributed to the national trend of suburban expansion and central city decline, which accelerated over this time period. Thus, the 1970s marks the settlement of Riverdale as an inner-ring suburban city and bedroom community to the City of Atlanta.

Throughout the 1980s, Riverdale continued to grow and prosper as the infrastructure and economy of Clayton County and metropolitan Atlanta expanded. The construction of Hartsfield-Jackson Atlanta International Airport and the improvement of Georgia Highway 85 allowed for continued robust growth within the City of Riverdale. During the 1980s airport noise and construction negatively impacted some northern areas of Clayton County, such as the City of Forest Park. However, the City of Riverdale was far enough away to avoid many of the negative impacts of airport noise and construction, yet close enough to benefit from proximity to the airport as an employment center. As a result, the population of Riverdale has continued to grow steadily, reaching 9,359 persons by 1990 and 12,478 persons by 2000. (Table 2.1) The rate of growth in Riverdale has exceeded that of Clayton County and the State of Georgia in both the 1980s (31.4%) and the 1990s (33.3%). As a result, the City of Riverdale represents a growing share of the total population of Clayton County, increasing from 4.7% in 1980 to 5.1% in 1990, and 5.3% in 2000. (Table 2.2) However, some of Riverdale's population growth has occurred due to annexation of land into the city. The greatest increases in Riverdale's land area occurred

between 1960 and 1980. Between 1990 and 2000, there have been only minimal changes to Riverdale's city limits.

**Table 2.1 - Population Growth Rates, 1980 - 2000 Riverdale, Clayton, and Georgia**

Jurisdiction	1980	% Change 80-90	1990	% Change 90-00	2000	% Change 80-00
City of Riverdale	7,121	31.4%	9,359	33.3%	12,478	75.2%
Clayton County	150,357	21.1%	182,052	29.9%	236,517	57.3%
State of Georgia	5,457,566	18.7%	6,478,216	26.4%	8,186,453	50.0%

Source: US Census Bureau

**Table 2.2 - Share of County Population, 1980 – 2000 City of Riverdale**

Jurisdiction	1980	%	1990	%	2000	%
City of Riverdale	7,121	4.7%	9,359	5.1%	12,478	5.3%
Clayton County	150,357	100.0%	182,052	100.0%	236,517	100.0%

Source: US Census Bureau

Despite the ongoing national economic recession experienced between 2000 and 2004, the City of Riverdale has experienced an accelerated growth spurt in the three years since the national census of 2000. According to recent population estimates, Riverdale has added 2,402 persons between the official census count in April 2000 and the census estimate in July 2003. (Table 2.3) This trend is consistent with an upsurge in growth in the southern portions of the Atlanta region between 2000 and 2003. As congestion has worsened in the northern portions of the Atlanta region, growth has recently shifted to sectors in the south. According to the Atlanta Regional Commission's 2003 Population and Housing Report, since 2000, 41% of the ARC region's growth has occurred in areas south of I-20. In contrast, the same southern quadrant of the ARC area received only 25% of total regional growth in the 1980s and 28% of regional growth in the 1990s.

**Table 2.3 - Census Population Estimates, 2001-2003 City of Riverdale**

	2000	2001	2002	2003
Population	12,478	13,225	14,385	14,880
Annual Growth Rate		5.6%	8.1%	3.3%

Source: US Census Bureau

### **2.1.2 Projected Population**

Several factors must be taken into account when formulating population projections for the City of Riverdale. First, historic growth patterns of the City of Riverdale form the primary basis of future population projections. Riverdale's historic growth rates have been steadily high with population increases of over 30% in each of the past two decades. Next, regional growth patterns that could potentially affect growth in Riverdale must be taken into account. The shift of growth toward the southern portions of the Atlanta region will likely boost the city's prospects for population increases and economic development. Clayton County, the metro Atlanta area, and the State of Georgia have all experienced robust growth between 1980 and 2000. Forecasts for regional growth can serve as a valuable indicator for future local growth patterns. As part of

an expanding regional economy, Clayton County population is predicted to grow 37.8% between 2000 and 2025, according to Woods and Poole projections. On the other hand, census tract-level Atlanta Regional Commission population projections for the Riverdale area predict much slower growth. For the ten census tracts intersecting the Riverdale city limits, ARC projections show only 9.4% cumulative population growth between 2000 and 2030. Local development/redevelopment initiatives could also have an effect on Riverdale's prospects for future population growth or decline. There have been several ARC-funded Livable Centers Initiative studies that have recommended redevelopment and increased density around proposed transportation improvements such as commuter rail and the 5<sup>th</sup> Runway at Hartsfield-Jackson Airport. While some census tracts close to the 5<sup>th</sup> Runway (such as GA 402.2) are likely to lose population in the short term due to airport related noise and construction, much of the Southside Hartsfield area is slated for redevelopment at higher density. Finally, physical constraints to growth must be taken into account when formulating population projections. Despite the recent surge in growth, Riverdale's population is constrained by a lack of developable land. Barring city expansion through annexation, Riverdale lacks large portions of undeveloped land.

Population projections for the City of Riverdale were generated by utilizing Woods and Poole projections for Clayton County. (Table 2.4) The City of Riverdale's share of county population at the time of the 2003 census population estimates (5.73%) has been maintained throughout the 2025 planning time frame. This formula for computing future populations based on the forecasts for a larger surrounding jurisdiction is known as the Constant Share Model. Thus, growth in Riverdale is assumed to follow the larger pattern of growth in Clayton County.

**Table 2.4 - Population Projections 2000 – 2025, City of Riverdale**

1980	1990	2000	2005	2010	2015	2020	2025	Net Change 00-25	% Change 00-25
7,121	9,359	12,478	14,580	15,538	16,545	17,585	18,668	6,190	49.6%

Source: US Census Bureau (1980, 1990, 2000), Robert and Company, Woods and Poole projections for Clayton County

### **2.1.3 Functional Population**

The functional population is a measure of the daytime population of a city. The functional population is the resident population, minus those residents who are in the labor force, plus employment inside the city. Depending on the jobs-housing balance of a community, the daytime population may vary substantially from the residential population. Large employment centers, tourism venues, and transportation hubs often experience a high daytime population relative to their residential population. Large daytime populations may necessitate infrastructure and services beyond the needs of the residential population. On the other hand, some bedroom communities with ample housing and few local jobs may empty out during the day as residents commute to work. In the case of Riverdale, the city experiences a slight decline in its daytime population relative to the number of permanent residents. (Table 2.5) However, despite the city's jobs/housing balance, Riverdale does experience a large influx of traffic passing through the city each day. (See Chapter 7 Transportation Element for traffic volumes and levels of service.)

Functional Population = (City Residents – Working Residents + Employees Working in Riverdale)

**Table 2.5 - Functional Population, City of Riverdale**

Functional Population	Residents	Working Residents	Local Employment
11,171	12,478	5,588	4,281

Source: US Census Bureau

## 2.2 HOUSEHOLDS

A household is defined as a person or group of persons occupying a housing unit. Housing units can include single-family homes, apartments, or even single rooms occupied as an individual unit. The number of households and average household size are important because they reflect the city's need for housing. On the other hand, the population residing within group quarters is not included in the household population. Group quarters includes populations living in correctional facilities, nursing homes, mental care hospitals, juvenile institutions, college dormitories, military barracks, and homeless shelters. As of 2000, 170 persons were classified as residing in group quarters within the City of Riverdale. Of these 170 persons, the vast majority (145) were residents of nursing homes. (Table 2.6)

**Table 2.6 - Household Population and Group Quarters Population, City of Riverdale**

	1990	%	2000	%
Household Population	9,347	99.9%	12,308	98.6%
Group Quarters Population	12	0.1%	170	1.4%
TOTAL Population	9,359	100.0%	12,478	100.0%

Source: US Census Bureau

Family households continue to represent the majority of total households in Riverdale. In 1990 69.7% of Riverdale households were families, and in 2000 70.8% were families. (Table 2.7)

**Table 2.7 - Households by Type of Household, City of Riverdale**

	1990	%	2000	%
Family Households	2,546	69.7%	3,107	70.8%
Nonfamily Households	1,105	30.3%	1,282	29.2%
Total Households	3,651	100.0%	4,389	100.0%

Source: US Census Bureau

The distribution of households by size in the City of Riverdale is presented in Table 2.8. Between 1990 and 2000 there were proportional increases in the number of households having four or more persons. Over this time period, the average household size in the City of Riverdale increased from 2.56 in 1990 to 2.8 in the year 2000. Average Household size is an important indicator of the need for housing in a given community. Places with high average household size will need relatively fewer housing units than a community with an identical population and comparably lower average household size. Nationally, average household sizes have been steadily declining for the past twenty years from 2.74 persons/household in 1980 to 2.63 in 1990

and 2.59 in the year 2000. According to Woods and Poole projections for the U.S., this trend of smaller household sizes is expected to continue through 2010, with a slight rebound in household sizes in 2020 and 2025. Similarly, Woods and Poole projections predict fluctuations in the average household size in Clayton County from 2.8 in 2000 to 2.76 in 2015, and 2.8 in 2025. For future average household size in Riverdale, Woods and Poole projections from Clayton County were applied. (Table 2.9) Riverdale is comparable to Clayton County at large in this respect because they both had an identical average household size in 2000 of 2.8. By dividing projected future population by household size, a projected number of households can be generated. Under this formula, Riverdale would increase its number of households from 4,389 in 2000 to 6,576 in 2025.

**Table 2.8 - Household Size, 1990 - 2000 City of Riverdale**

Household Size	1990	%	2000	%
1-person household	855	23.4%	1,054	24.0%
2-person household	1,181	32.3%	1,140	26.0%
3-person household	788	21.6%	865	19.7%
4-person household	520	14.2%	726	16.5%
5-person household	211	5.8%	355	8.1%
6-person household	62	1.7%	146	3.3%
7-or-more person household	34	0.9%	103	2.3%
Total Households	3,651	100.0%	4,389	100.0%

Source: US Census Bureau

**Table 2.9 - Projected Households, 2025 City of Riverdale**

	2000	2005	2010	2015	2020	2025
Average HH Size	2.80	2.80	2.77	2.76	2.77	2.80
Population	12,478	14,580	15,538	16,545	17,585	18,668
Population in Households	12,308	14,382	15,327	16,320	17,346	18,413
Households	4,389	5,136	5,533	5,913	6,262	6,576

Source: Robert and Company, Woods and Poole projections for Clayton County

## 2.3 AGE DISTRIBUTION

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

Historic age distribution with five-year age cohorts for the City of Riverdale is displayed in Table 2.10 and Chart 2.1. Between 1990 and 2000, there were proportional increases in each of the three youngest age cohorts (0-4, 5-9, and 10-14). The proportional increase in Riverdale's youngest age groups is especially significant given the 30% overall growth in population during the 1990s. The number of school age children (age 5 to 17) nearly doubled from 1,786 in 1990 to 3,488 in 2000. This expansion of the number of children and adolescents in Riverdale points

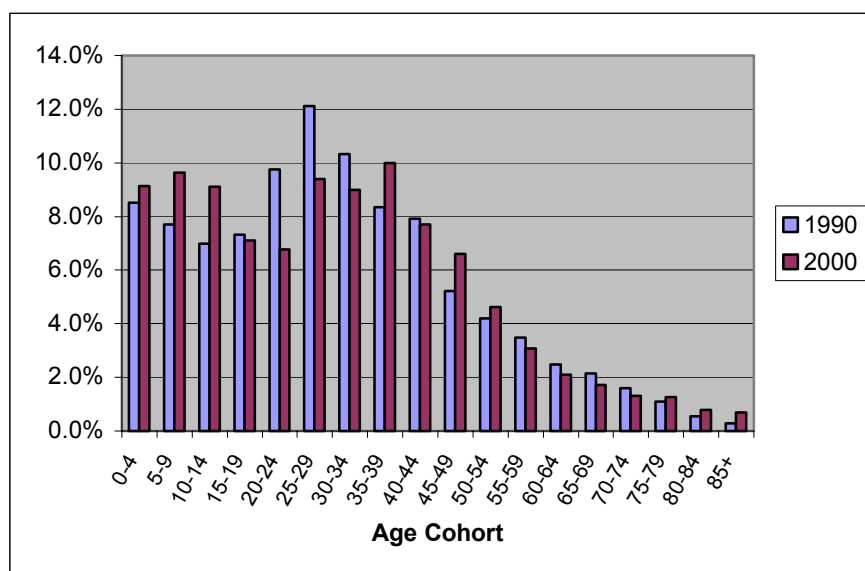
to the need for additional services for families, such as day care and after school recreation programs. The largest proportional decreases in Riverdale's age distribution occurred in the young adult age cohorts of between 20 and 34 years of age. While the young adult population remained relatively stable, it declined as a proportion of overall population. The proportion of Riverdale residents 65 years and over remained stable between 1990 and 2000 at approximately 6% of total population.

**Table 2.10 - Historic Population by Age Cohort, 1990 – 2000 City of Riverdale**

Age Group	1990	%	2000	%
0-4	796	8.5%	1,139	9.1%
5-9	720	7.7%	1,202	9.6%
10-14	653	7.0%	1,136	9.1%
15-19	686	7.3%	887	7.1%
20-24	914	9.8%	846	6.8%
25-29	1,133	12.1%	1,173	9.4%
30-34	966	10.3%	1,122	9.0%
35-39	782	8.4%	1,247	10.0%
40-44	740	7.9%	961	7.7%
45-49	488	5.2%	824	6.6%
50-54	392	4.2%	577	4.6%
55-59	325	3.5%	383	3.1%
60-64	233	2.5%	262	2.1%
65-69	200	2.1%	213	1.7%
70-74	150	1.6%	164	1.3%
75-79	102	1.1%	158	1.3%
80-84	52	0.6%	99	0.8%
85+	27	0.3%	85	0.7%
TOTAL	9,359	100.0%	12,478	100.0%

Source: US Census Bureau

**Chart 2.1 - Age Distribution, 1990 – 2000 City of Riverdale**



Projected age distribution for the city of Riverdale is listed in Table 2.11. Age distribution projections for the city of Riverdale are based on Woods and Poole projections for Clayton County age distribution. Thus, the age distribution projections listed assume that Riverdale's population will become increasingly similar to that of Clayton County at large.

**Table 2.11 - Projected Age Distribution, 2000 – 2025 City of Riverdale**

Category	2000	%	2005	%	2010	%	2015	%	2020	%	2025	%
<b>Total</b>	12,478		13,670		15,010		16,349		17,688		19,027	
<b>Age 0 to 4</b>	1,139	9.1%	1,091	8.0%	1,219	8.1%	1,329	8.1%	1,402	7.9%	1,486	7.8%
<b>Age 5 to 9</b>	1,202	9.6%	1,101	8.1%	1,157	7.7%	1,283	7.8%	1,392	7.9%	1,462	7.7%
<b>Age 10 to 14</b>	1,136	9.1%	1,123	8.2%	1,131	7.5%	1,180	7.2%	1,302	7.4%	1,408	7.4%
<b>Age 15 to 19</b>	887	7.1%	1,107	8.1%	1,202	8.0%	1,202	7.4%	1,249	7.1%	1,376	7.2%
<b>Age 20 to 24</b>	846	6.8%	1,037	7.6%	1,247	8.3%	1,340	8.2%	1,334	7.5%	1,389	7.3%
<b>Age 25 to 29</b>	1,173	9.4%	1,062	7.8%	1,167	7.8%	1,395	8.5%	1,491	8.4%	1,486	7.8%
<b>Age 30 to 34</b>	1,122	9.0%	1,204	8.8%	1,101	7.3%	1,209	7.4%	1,453	8.2%	1,543	8.1%
<b>Age 35 to 39</b>	1,247	10.0%	1,169	8.6%	1,231	8.2%	1,111	6.8%	1,224	6.9%	1,473	7.7%
<b>Age 40 to 44</b>	961	7.7%	1,123	8.2%	1,164	7.8%	1,220	7.5%	1,099	6.2%	1,207	6.3%
<b>Age 45 to 49</b>	824	6.6%	958	7.0%	1,108	7.4%	1,144	7.0%	1,203	6.8%	1,085	5.7%
<b>Age 50 to 54</b>	577	4.6%	806	5.9%	953	6.3%	1,098	6.7%	1,139	6.4%	1,199	6.3%
<b>Age 55 to 59</b>	383	3.1%	624	4.6%	749	5.0%	885	5.4%	1,023	5.8%	1,063	5.6%
<b>Age 60 to 64</b>	262	2.1%	427	3.1%	574	3.8%	689	4.2%	817	4.6%	951	5.0%
<b>Age 65 to 69</b>	213	1.7%	300	2.2%	391	2.6%	522	3.2%	620	3.5%	733	3.9%
<b>Age 70 to 74</b>	164	1.3%	212	1.6%	248	1.7%	323	2.0%	430	2.4%	510	2.7%
<b>Age 75 to 79</b>	158	1.3%	157	1.1%	176	1.2%	206	1.3%	270	1.5%	359	1.9%
<b>Age 80 to 84</b>	99	0.8%	102	0.7%	116	0.8%	130	0.8%	154	0.9%	202	1.1%
<b>Age 85 &amp; Over</b>	85	0.7%	65	0.5%	76	0.5%	83	0.5%	87	0.5%	95	0.5%

Source: Woods and Poole Age Distribution Projections for Clayton County, Robert and Company Population Projections

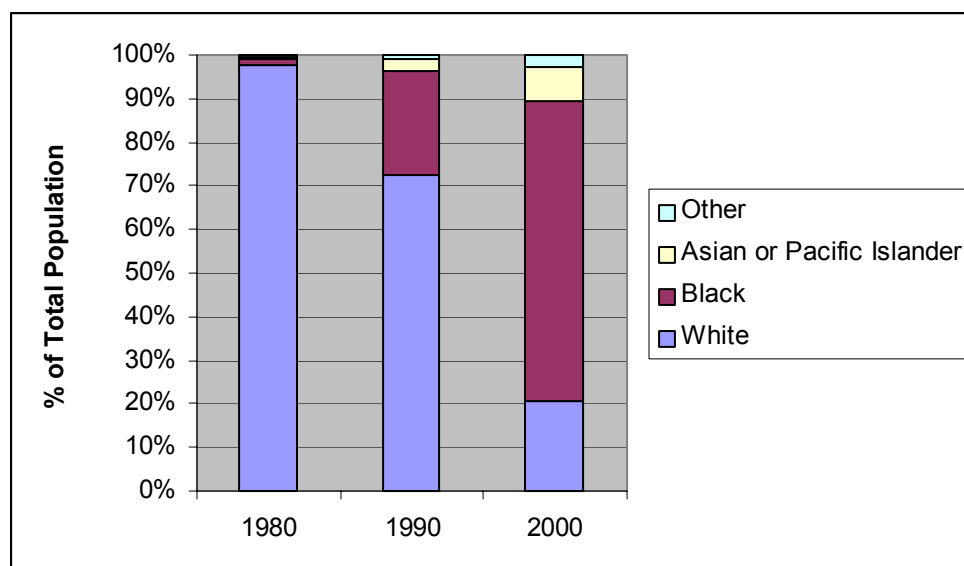
## 2.4 RACIAL COMPOSITION

The racial composition of the City of Riverdale is presented in Table 2.12 along with Hispanic origin. Hispanic origin is an ethnicity rather than a racial category. Thus, persons of Hispanic origin are also represented in one of the racial categories. The most dramatic demographic change in Riverdale over the past twenty years has been a rapid shift in racial composition. (Table 2.12 and Chart 2.2) African Americans have increased from only 1.3% of Riverdale's population in 1980 to 23.8% in 1990 and 67.4% in 2000. There has been a corresponding sharp decline in the white population of Riverdale, which has decreased from 97.5% in 1980 to 72.4% in 1990 and only 20.1% in 2000. There has also been a significant increase in the Asian population in Riverdale, which grew from 2.9% to 7.8% between 1990 and 2000. Likewise, Hispanics increased from 2.3% of Riverdale's population in 1990 to 4.8% in 2000. Thus, the population of Riverdale has become more diverse over the past two decades, with a particularly large influx of African Americans.

**Table 2.12 - Racial and Hispanic Composition, 1980 – 2000 City of Riverdale**

Category	1980	%	1990	%	2000	%
White	6,946	97.5%	6,776	72.4%	2,507	20.1%
Black	95	1.3%	2,227	23.8%	8,413	67.4%
American Indian Eskimo or Aleut	5	0.1%	28	0.3%	37	0.3%
Asian or Pacific Islander	58	0.8%	270	2.9%	975	7.8%
Other	17	0.2%	58	0.6%	284	2.3%
Persons of Hispanic Origin	67	0.9%	213	2.3%	600	4.8%
TOTAL Population	7,121	100.0%	9,359	100.0%	12,478	100.0%

Source: GA DCA Planbuilder, Downloaded 11/3/04

**Chart 2.2 - Racial Composition, 1980 – 2000 City of Riverdale**

Source: GA DCA Planbuilder, Downloaded 11/3/04

This racial shift in Riverdale is comparable to countywide patterns over the same time period. In Clayton County, African Americans have increased from 7.0% of total population in 1980 to 23.8% in 1990 and 52.0% in 2000. Conversely, the white population in Clayton County declined from 91.7% in 1980 to 72.4% in 1990 to 37.9% in 2000. Asians have grown from 2.8% of Clayton population in 1990 to 5.0% in 2000. Hispanics have increased from 2.1% of Clayton population in 1990 to 7.5% in 2000. Hence, shifting demographics in Riverdale are part of a larger trend of racial change occurring throughout Clayton County.

## 2.5 EDUCATIONAL ATTAINMENT

Educational attainment figures for the City of Riverdale are listed in Table 2.13 and Chart 2.3 for the adult population 25 years and older. Between 1990 and 2000, the number of persons with less than a 9<sup>th</sup> grade education doubled. Much of this increase in persons with very low educational attainment can be attributed to the growth of immigrant populations within Riverdale. For example, as of the 2000 Census, 53.7% of Asians and 52.6% of Hispanics in



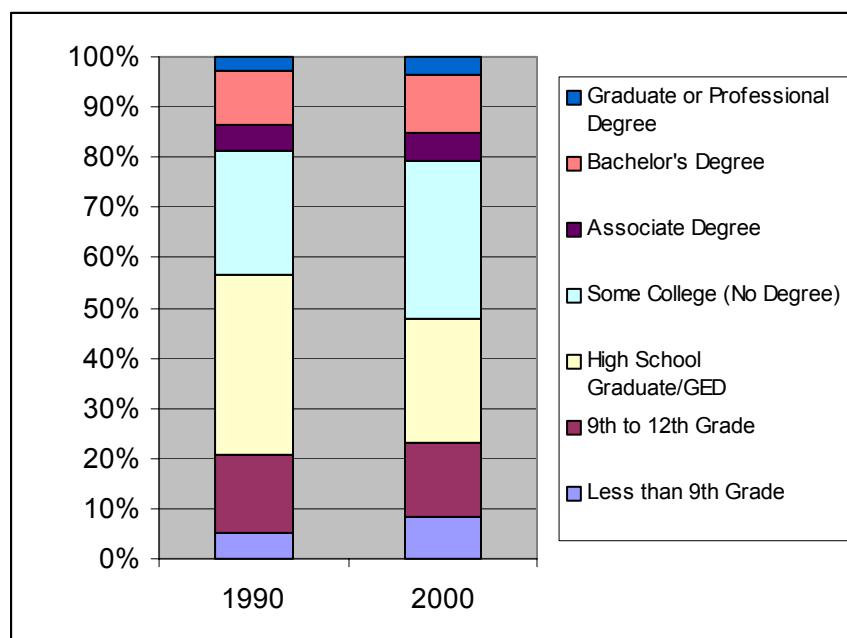
Riverdale lacked a high school diploma. In contrast, 32.6% of Whites and only 12.1% of Blacks in Riverdale did not have a high school diploma. There was also an increase in the number of persons with high educational attainment. The overall proportion of adults with a bachelor's degree or higher increased from 13.4% in 1990 to 15.1% in 2000.

**Table 2.13 - Educational Attainment, 1990 – 2000 City of Riverdale**

Category	1990	%	2000	%
Less than 9th Grade	289	5.1%	602	8.3%
9th to 12th Grade (No Diploma)	878	15.5%	1,084	15.0%
High School Graduate (Includes Equivalency)	2,038	35.9%	1,785	24.6%
Some College (No Degree)	1,418	25.0%	2,259	31.2%
Associate Degree	297	5.2%	420	5.8%
Bachelor's Degree	611	10.8%	834	11.5%
Graduate or Professional Degree	151	2.7%	260	3.6%
TOTAL Adult Population 25 & Over	5,682	100.0%	7,244	100.0%

Source: GA DCA Planbuilder, Downloaded 11/3/04

**Chart 2.3 - Educational Attainment, 1990 – 2000 City of Riverdale**



Educational attainment levels in Riverdale do not compare favorably with surrounding counties, Metro Atlanta, and the State of Georgia. (Table 2.14) Riverdale has a high proportion of adults with no high school diploma (23.3%) as compared to Clayton County (19.9%), Metro Atlanta (16.0%), and Georgia (21.4%). Riverdale also has a relatively low number of adults with a bachelor's degree or higher (15.1%) as compared to Clayton County (16.6%), Metro Atlanta (32.0%), and Georgia (24.3%).

**Table 2.14 - Educational Attainment Comparison, City of Riverdale and Surrounding Areas**

<b>Educational Attainment</b>	<b>Riverdale</b>	<b>Clayton County</b>	<b>DeKalb County</b>	<b>Fayette County</b>	<b>Fulton County</b>	<b>Henry County</b>	<b>Metro Atlanta</b>	<b>Georgia</b>
Less than 9th Grade	8.3%	6.4%	5.6%	2.2%	5.1%	4.1%	5.4%	7.6%
9th to 12th Grade (No Diploma)	15.0%	13.5%	9.3%	5.4%	10.9%	11.7%	10.6%	13.8%
High School Graduate (Includes Equivalency)	24.6%	31.9%	20.3%	24.0%	19.4%	34.3%	24.4%	28.7%
Some College (No Degree)	31.2%	25.5%	22.4%	25.0%	18.5%	23.7%	21.8%	20.4%
Associate Degree	5.8%	6.0%	6.0%	7.2%	4.7%	6.7%	5.7%	5.2%
Bachelor's Degree	11.5%	12.2%	22.7%	23.9%	26.7%	13.5%	21.6%	16.0%
Graduate or Professional Degree	3.6%	4.4%	13.6%	12.3%	14.7%	6.0%	10.4%	8.3%
TOTAL Adult Population 25 & Over	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: US Census Bureau

Educational statistics are presented for Clayton County and the State of Georgia in Tables 2.15 and 2.16. Many of these statistics are unavailable for the City of Riverdale because school districts often do not correspond with municipal boundaries. Given the lower overall educational attainment levels in Riverdale, these statistics may not accurately reflect the situation at the local level. Department of Education figures show that the percentage of students dropping out of high school dropped significantly between 1995 and 2001, and that greater numbers of students completing high school are going on state colleges and technical schools. (Table 2.15) Despite these educational gains, graduation test scores have dropped. The decline in graduation test scores in Clayton mirrors the decline in test scores statewide. Much of this trend in declining pass rates can be attributed to the increased testing standards implemented in Georgia. In 1997 and 1998, new graduation requirement tests for social studies and science were introduced.

**Table 2.15 - Clayton County Education Statistics**

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

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

**Table 2.16 - Georgia Education Statistics**

<b>Category</b>	<b>1995</b>	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>
H.S. Graduation Test Scores (All Components)	82%	76%	67%	68%	66%	68%	65%
H.S. Dropout Rate	9.3%	8.6%	7.3%	6.5%	6.5%	6.5%	6.4%
Grads Attending Georgia Public Colleges	35.0%	30.0%	30.2%	38.8%	37.5%	37.3%	36.1%
Grads Attending Georgia Public Technical Schools	5.4%	6.2%	7.1%	6.5%	6.4%	7.4%	8.8%

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

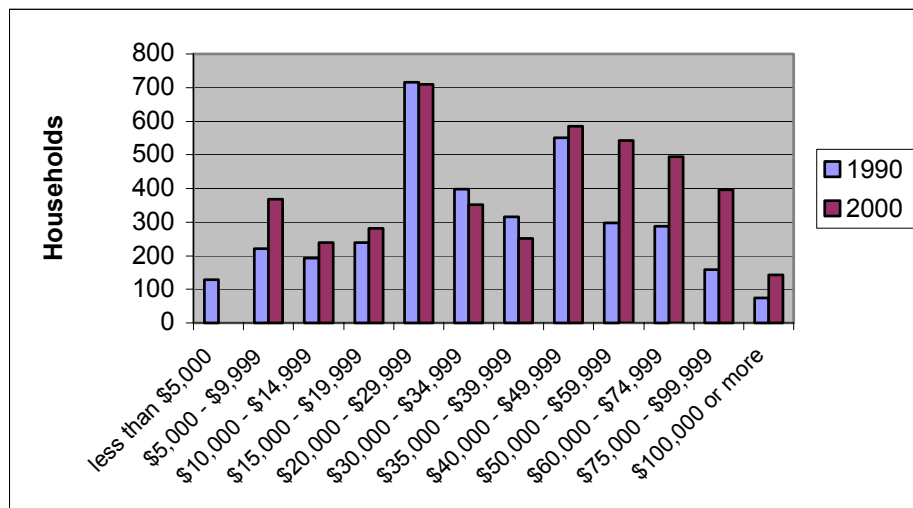
## 2.6 INCOME

The distribution of household income in Riverdale is listed in Table 2.16 and Chart 2.4. The proportion of total households in each income bracket above \$50,000 has increased in each decade between 1980 and 2000.

**Table 2.16 - Household Income Distribution, 1980 - 2000 City of Riverdale**

<b>Category</b>	<b>1980</b>	<b>%</b>	<b>1990</b>	<b>%</b>	<b>2000</b>	<b>%</b>
Income less than \$5,000	213	6.7%	128	3.6%	0	0.0%
Income \$5,000 - \$9,999	300	9.5%	221	6.2%	368	8.4%
Income \$10,000 - \$14,999	418	13.2%	192	5.4%	239	5.5%
Income \$15,000 - \$19,999	462	14.6%	240	6.7%	281	6.4%
Income \$20,000 - \$29,999	531	16.7%	716	20.0%	709	16.3%
Income \$30,000 - \$34,999	442	13.9%	397	11.1%	352	8.1%
Income \$35,000 - \$39,999	355	11.2%	315	8.8%	252	5.8%
Income \$40,000 - \$49,999	187	5.9%	551	15.4%	584	13.4%
Income \$50,000 - \$59,999	101	3.2%	298	8.3%	542	12.4%
Income \$60,000 - \$74,999	57	1.8%	288	8.0%	495	11.4%
Income \$75,000 - \$99,999	83	2.6%	158	4.4%	396	9.1%
Income \$100,000 or more	25	0.8%	74	2.1%	143	3.3%

Source: GA DCA Planbuilder, Downloaded 11/3/04

**Chart 2.4 - Household Income Distribution, 1990-2000 City of Riverdale**

Median household income for the City of Riverdale and surrounding areas is listed in Table 2.17. Median household income is the primary measure of central tendency for studies of income. The median of a variable is the value at which half of the cases measured fall above and half fall below. In measuring income, medians are used rather than averages because of the positive skew of most income distributions. In other words, because of the inclusion of a few extremely high incomes, average income is not seen as an accurate reflection of a population's central tendency for household income. As of 1999, median household income in Riverdale was \$39,530 as compared to \$33,864 in 1989. While median household income has increased in absolute terms, it has not kept pace with the rate of inflation. When 1989 incomes are adjusted for inflation, there has been a -15.1% decline in real household income. Clayton County has experienced a -5.3% decrease in median household income when adjusted for inflation. In contrast, each of the counties surrounding Clayton (DeKalb, Fayette, Fulton, and Henry) as well as Metro Atlanta and the State of Georgia have all increased their inflation-adjusted median household income. In addition to lagging behind in income growth, median household income in Riverdale is 23.9% below the median income of Metropolitan Atlanta.

**Table 2.17 - Median Household Income, 1989 – 1999 City of Riverdale and Surrounding Areas**

Geography	Median Household Income in 1989	Median Household Income in 1989 (Inflation Adjusted to 1999 \$)	Median Household Income in 1999	% Change In Inflation Adjusted Median Household Income 1989-1999
Riverdale	\$ 33,864	\$ 45,498	\$ 39,530	-15.1%
Clayton County	\$ 33,472	\$ 44,971	\$ 42,697	-5.3%
DeKalb County	\$ 35,721	\$ 47,993	\$ 49,117	2.3%
Fayette County	\$ 50,167	\$ 67,402	\$ 71,227	5.4%
Fulton County	\$ 29,978	\$ 40,277	\$ 47,321	14.9%
Henry County	\$ 37,550	\$ 50,450	\$ 57,309	12.0%
Metro Atlanta	\$ 36,051	\$ 48,436	\$ 51,948	6.8%
Georgia	\$ 29,021	\$ 38,991	\$ 42,433	8.1%

Source: US Census Bureau, US Bureau of Labor Statistics

Per Capita Income for the City of Riverdale and surrounding areas is listed in Table 2.18. Per capita income is the average income computed for every man, woman, and child in a particular area. It is derived from the sum total income of all residents of the area divided by the total population. As with the related measure of median household income, per capita income in Riverdale has not kept pace with inflation. When adjusted for inflation, per capita income in Riverdale actually decreased –24.9% between 1989 and 1999. This decrease in inflation adjusted per capita income is greater than the comparable decrease in median household income over the same time period due to larger household sizes in Riverdale. As noted in section 2.2, average household size in Riverdale increased from 2.56 in 1990 to 2.8 in 2000. At \$15,377, per capita income in Riverdale is substantially lower than per capita income in Clayton County (\$18,079), Metro Atlanta (\$25,033), and Georgia (\$21,154).

**Table 2.18 - Per Capita Income, 1989 – 1999 City of Riverdale and Surrounding Areas**

Geography	Per Capita Income in 1989	Per Capita Income in 1989 (Inflation Adjusted to 1999 \$)	Per Capita Income in 1999	% Change in Inflation Adjusted Per Capita Income 1989-1999
Riverdale	\$ 14,291	\$ 19,201	\$ 15,377	-24.9%
Clayton County	\$ 13,577	\$ 18,241	\$ 18,079	-0.9%
DeKalb County	\$ 17,115	\$ 22,995	\$ 23,968	4.1%
Fayette County	\$ 19,025	\$ 25,561	\$ 29,464	13.2%
Fulton County	\$ 18,452	\$ 24,791	\$ 30,003	17.4%
Henry County	\$ 14,167	\$ 19,034	\$ 22,945	17.0%
Metro Atlanta	\$ 16,897	\$ 22,702	\$ 25,033	9.3%
Georgia	\$ 13,631	\$ 18,314	\$ 21,154	13.4%

Source: US Census Bureau, US Bureau of Labor Statistics

## 2.7 POVERTY

Poverty status is determined through a comparison of income and family size and the number of children present. A nationwide cost of living estimate is generated for each of family size and number of children. In 1999, the weighted average household income threshold for three person families was \$13,290. Poverty status was determined for all populations, except institutionalized people, people in military group quarters, people in college dormitories, and unrelated individuals under 15 years old. Poverty status by age for the City of Riverdale and Clayton County are listed in Table 2.19. As of 1999, 12.5% of Riverdale's population was classified as under the federal poverty level. In comparison, Clayton County has a slightly lower proportion of residents below poverty level at 10.1%. Riverdale also has a relatively high proportion of children under 5 years old below poverty as compared to Clayton County. Over one-fifth (21.2%) of all children under 5 in Riverdale are classified as being below the poverty level.

**Table 2.19 - Poverty Status by Age, 1999 City of Riverdale and Clayton County**

	City of Riverdale		Clayton County	
Total (population with poverty status determined)	12,217	% of Population	232,742	% of Population
Income in 1999 below poverty level:	1,529	12.5%	23,493	10.1%
Under 5 years	241	2.0%	2,943	1.3%
5 years	38	0.3%	507	0.2%
6 to 11 years	125	1.0%	3,272	1.4%
12 to 17 years	142	1.2%	2,781	1.2%
18 to 64 years	877	7.2%	12,813	5.5%
65 to 74 years	35	0.3%	677	0.3%
75 years and over	71	0.6%	500	0.2%

Source: US Census Bureau

## 2.8 ASSESSMENT

The City of Riverdale has experienced robust growth over the past several decades. With population increases of over 30% in the 1980s and 1990s, Riverdale has exceeded the rate of growth of both Clayton County and the State of Georgia. According to recent population estimates, Riverdale has also experienced an even greater spurt of growth in the three years since the 2000 decennial census. This intensified development in recent years is consistent with a trend of increased growth in the southern portions of the Atlanta Regional Commission area. Population in Riverdale is expected to continue to expand proportionally to the growth of Clayton County as a whole. Between 2000 and 2025, Riverdale's population is projected to increase by almost 50%, adding over 6,000 persons. The steady growth of Clayton along with redevelopment efforts in northern portions of the County are likely to spur continued development in and around Riverdale. The major constraint to growth in Riverdale is a lack of undeveloped land.

The most dramatic shift in the demographic profile of Riverdale over the past decade has been a change in the city's racial composition. As in Clayton County at large, the City of Riverdale has progressed from a white to an African-American majority community. Racial change in Riverdale has been even more sweeping than in the county, with African-Americans moving

from 23.8% of the population in 1990 to 67.4% in 2000. Racial diversification has also included significant increases in the Asian and Hispanic populations in Riverdale.

## CHAPTER 3 – ECONOMIC DEVELOPMENT

### INTRODUCTION

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

### 3.1 ECONOMIC BASE

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

#### 3.1.1 Employment by Sector

Table 3.1 lists employment by economic sector for the City of Riverdale and Clayton County along with Riverdale's share of county employment for each sector. At the municipal level, data is available only from the 1997 Economic Census. In addition, some detail in the data is withheld to avoid identifying individual firms. The largest single sector in Riverdale is retail with 1,672 jobs, representing 10.3% of the retail employment in Clayton County. The retail sector accounts for the bulk of employment within Riverdale. The large proportion of retail as well as foodservice jobs is due to the presence of Georgia Highway 85, a busy principal arterial, running through the center of Riverdale. The second largest sector for employment in Riverdale is in health care and social assistance with 1,053 jobs, or 24.55% of the health care and social assistance sector in Clayton County. This large proportion of health care and social assistance jobs is especially significant given that Riverdale held only 5.3% of the total county population as of 2000. The importance of this sector is due to the presence of Southern Regional Medical Center and medical facilities associated with the hospital. With a facility serving regional medical needs, health care forms a basic employment sector for the City of Riverdale. The presence of Southern Regional Medical Center also helps account for the city's high level of professional, scientific, and technical service employment (10.32%) relative to the rest of the county. The third largest employment category in Riverdale is accommodations and food service with 976 jobs and 9.37% of Clayton employment in the sector.



**Table 3.1 - Employment By Sector, 1997 City of Riverdale and Clayton County**

Industry	Riverdale		Clayton County
	Employment	% Share of County Employment in Sector	Employment
Manufacturing	NA	NA	5,901
Wholesale	20-99*	NA	6,142
Retail	1,672	10.32%	16,204
Real Estate & Rental & Leasing	103	7.77%	1,326
Professional, Scientific, & Technical Services	157	10.32%	1,521
Administrative & Support & Waste Management & Remediation Services	103	1.79%	5,740
Educational services	20-99*	NA	159
Health Care & Social Assistance	1,053	24.55%	4,290
Arts, Entertainment, & Recreation	20-99*	NA	290
Accommodations & Foodservices	976	9.37%	10,412
Other Services (Except Public Administration)	177	9.61%	1,842

Source: US Census Bureau, Economic Census 1997

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

Employment projections are unavailable for the City of Riverdale (census place level). However, the Atlanta Regional Commission does provide employment projections for the census tract level at 10-year increments through the year 2030. Because census tracts do not correspond directly to city boundaries, an area-weighted recalculation of employment was performed. Thus, ARC current and future employment estimates were recalculated based on the proportion of the census tract lying within the City of Riverdale. The census tracts included in this total are Georgia tracts 405.03, 405.06, 405.10, 405.12, 405.13, and 405.16. Census tract 405.15 was omitted from the calculations because the small portion of this tract within the City of Riverdale contains only residential land use. Table 3.2 provides future employment estimates by industry for the City of Riverdale based on ARC census tract projections. The most significant gains in employment are predicted for the manufacturing, wholesale trade, retail trade, and service sectors.

**Table 3.2 Estimated Future Employment by Sector 2000 - 2030, City of Riverdale**

Industry	Employment				Change in Employment		
	2000	2010	2020	2030	00-10	10-20	20-30
<b>Construction</b>	92	88	111	149	-5	23	38
<b>Manufacturing</b>	25	76	150	214	50	75	63
<b>Transport/Communication/Utilities</b>	17	33	45	59	15	13	13
<b>Wholesale Trade</b>	85	247	396	503	162	149	108
<b>Retail Trade</b>	915	982	1,121	1,267	67	138	147
<b>Finance/Insurance/Real Estate</b>	114	132	194	235	18	62	40
<b>Services</b>	2,034	2,064	2,206	2,387	31	141	182
<b>Government</b>	416	501	607	724	85	106	117
<b>TOTAL</b>	3,699	4,122	4,829	5,537	423	707	708

Source: Atlanta Regional Commission census tract employment projections, Area-weighted recalculation by Robert and Company.

Recent and projected employment by sector for Clayton County are provided in Table 3.3. In 2000 the sectors accounting for the greatest proportions of employment in Clayton County were transportation/communications/utilities (TCU) (28.1%), services (21.7%), and retail trade (18.7%). Over the next twenty years the county's TCU sector is projected to continue growing, and may account for up to a third of all Clayton County employment by 2025. Employment in the retail trade sector is projected to steadily decline, dropping from 18.7% of total employment in 2000 to 16.4% in 2025. Employment in the services sector is expected to remain steady at around 22%. Overall, no significant shifts in the employment shares of each sector are projected for Clayton County.

**Table 3.3 - Employment By Sector, Clayton County**

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

Source: Woods and Pool Economics, Inc.

### **3.1.2 Earnings by Sector**

Table 3.4 lists the number of establishments by economic sector as well as sales/receipts for the City of Riverdale and Clayton County. Proportions of the total number of county establishments and sales/receipts are provided. As with employment totals for the city of Riverdale, the retail sector has the largest total of establishments and sales in Riverdale. Next, the health care and social assistance sector has the second highest number of establishments and sales/receipts.

Finally, accommodations/food services and other services both have high numbers of establishments and sales relative to Clayton County.

**Table 3.4 - Number of Establishments and Sales/Receipts, 1997 City of Riverdale and Clayton County**

Industry	City of Riverdale				Clayton County	
	Number of Establishments	% of County Total	Sales (\$ 1,000) (Receipts for Services)	% of County Total	Number of Establishments	Sales (\$ 1,000) (Receipts for Services)
Manufacturing	NA	NA	NA	NA	167	\$1,641,582
Wholesale	NA	NA	NA	NA	316	\$3,345,210
Retail	100	12.0%	\$231,802	8.5%	832	\$2,731,688
Real Estate & Rental & Leasing	19	9.6%	\$ 9,984	5.4%	197	\$185,590
Professional, Scientific, & Technical Services	11	4.8%	\$ 16,937	14.3%	227	\$118,091
Administrative & Support & Waste Management & Remediation Services	11	5.7%	\$ 5,640	2.5%	192	\$223,438
Educational services	2	8.7%	NA	NA	23	\$10,259
Health Care & Social Assistance	99	26.8%	\$ 90,386	30.7%	369	\$293,973
Arts, Entertainment, & Recreation	4	14.8%	NA	NA	27	\$11,196
Accommodations & Foodservices	50	13.3%	\$ 31,417	7.4%	376	\$422,948
Other Services (Except Public Administration)	45	14.4%	\$ 11,203	8.5%	312	\$131,692

Source: US Census Bureau, Economic Census 1997

Recent and projected earnings by sector for Clayton County and the State of Georgia are listed for comparison in Table 3.5. The industry with the largest earnings in Clayton is by far the transportation/communication/utilities sector with a full 42.5% of County earnings. In comparison, transportation/communication/utilities accounts for only 9.89% of statewide earnings. This disproportionate share of earnings held by the TCU sector is due to the overwhelming influence of the Hartsfield-Jackson Atlanta International Airport on the Clayton County economy. As the airport constructs a fifth runway for additional air traffic capacity, the TCU sector is projected to expand further to a full 50.1% of Clayton earnings by 2025. The second and third largest sectors for earnings in Clayton County are services (17.29%) and retail (9.76%). Following national trends of industrial decline, manufacturing is projected to decrease from 6.1% to 4.7% of total Clayton County earnings between 2000 and 2025.

**Table 3.5 - Earnings by Sector, Clayton County and Georgia**

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

Source: Woods and Pool Economics, Inc.

### **3.1.3 Wages**

Average weekly wage figures for the City of Riverdale are unavailable. Instead, average weekly wages for Clayton County from 1989 through 1999 are listed in Table 3.6. The highest average weekly wages as of 1999 in Clayton County were transportation/communication/utilities (\$943), wholesale trade (\$736), and manufacturing (\$698). Clayton's average weekly wage for all industries combined (\$663) is slightly higher than the average weekly wage in Georgia (\$629). (Table 3.7) However, some sectors have substantially lower average weekly wages in Clayton as compared to Georgia. Finance/insurance/real estate pays on average -30.8% less in Clayton

(\$623) than in the State of Georgia (\$900). Likewise, wholesale trade pays -21.0% less in Clayton County (\$736) than in the State of Georgia (\$932).

**Table 3.6 - Average Weekly Wages, Clayton County**

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

Source: GA Dept. of Labor, Accessed via GA DCA Planbuilder

**Table 3.7 - Comparison of Average Weekly Wages, 1999 Clayton County and Georgia**

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

Source: GA Dept. of Labor, Accessed via GA DCA Planbuilder

### **3.1.4 Major Economic Activities**

#### **3.1.4.1 Major Riverdale Employers**

Wal-Mart Discout Stores

Kroger

Riverdale Senior High School

Church Street School

Riverdale Middle School

City of Riverdale  
Riverdale Elementary School  
U.S. Post Office  
Winn Dixie  
Country Fed Meats  
Photo Specialists  
Southern Regional Medical Center

**3.1.4.2 Major Clayton County Employers:**

Delta Air Lines  
Clayton County School System  
U.S. Army at Fort Gillem  
State Farmers Market  
Southern Regional Medical Center  
Clayton County Government  
J.C. Penney Co. (retail store, distribution center, and catalog center)  
Northwest Airlines  
Clayton College & State University  
Georgia Department of Revenue  
The JWI Group (includes Atlanta Felt, Atlanta Wireworks, and Drytex)

**3.1.5 Unique Economic Activities**

**Riverwalk: Upper Riverdale Road Corridor Redevelopment Concept Plan 2002**

The Riverwalk Plan calls for redevelopment of the Upper Riverdale Road corridor surrounding the Southern Regional Medical Center. The ultimate goal of the Riverwalk Plan is to redevelop the areas surrounding the Southern Regional Medical Center (SRMC) into a live/work/play destination. By improving the quality of life surrounding Southern Regional Medical Center and changing development patterns, Riverwalk seeks to cultivate a base for executive/professional housing associated with the hospital. First, the plan recommends reorienting development patterns along Upper Riverdale Road to reduce setback requirements and bring buildings closer to the street. Redevelopment proposals for the hospital campus itself envision moving the facility's parking to parking decks accessed off the side street Gardenwalk Blvd. In place of the hospital's front parking lot, Riverwalk proposes the creation of a mixed-use town square with a family inn and loft housing above restaurants and shops. Second, the Riverwalk Plan calls for the creation of a greenbelt park along the floodplain of the Flint River adjacent to the hospital. The proposed park would include a boardwalk and an elevated pedestrian bridge spanning the river. Third, the Riverwalk Plan calls for the construction of distinctive civic buildings to serve as gateways to the area. These proposed civic structures include a cultural arts building and a columned gateway modeled on an antebellum façade, evoking the fictional Tara plantation. Finally, the Riverwalk redevelopment proposal calls for several streetscape improvements designed to enhance the pedestrian experience along the Upper Riverdale Road Corridor.

**Hartsfield-Jackson Atlanta International Airport**

Hartsfield-Jackson Atlanta International Airport has a profound effect on the economy of Riverdale and Clayton County. The largest portion of the nation's busiest airport in passenger

traffic lies mostly within Clayton County's borders approximately five miles northwest of Riverdale. The airport's largest carrier, Delta Air lines, also has offices and operations located within Clayton County. There are several industrial nodes of cargo and warehousing activity nearby Riverdale, which exploit the close proximity to the airport, and major highway interchanges. Likewise, the airport provides a major source of employment for Riverdale residents. Continued expansion of Hartsfield-Jackson Airport represents both a challenge and an opportunity for redevelopment.

#### Atlanta State Farmer's Market

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

#### Fort Gillem

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

#### Tradeport

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

#### Mountain View Redevelopment

The Redevelopment Authority of Clayton County prepared a redevelopment plan for the Mountain View area in 1989 and updated it in 2000. This portion of unincorporated Clayton



County is located directly east of the airport along the Aviation Boulevard axis. The plan includes the partially developed Atlanta Tradeport area as well as East Mountain View, much of which is under the ownership of the City of Atlanta following airport noise-related acquisition. Redevelopment plans for Mountain View call for a "community of commerce" including retail commercial, office and light industrial developments surrounding the planned multi-modal Southern Crescent Transportation Service Center. It is also likely that the Mountain View area will meet some of the projected need for airport related parking following construction of the East International Terminal.

#### Southside Hartsfield Redevelopment and Stabilization Plan

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

#### Northwest Clayton Livable Centers Initiative Plan

The Northwest Clayton Livable Centers Initiative focuses on the area of the county most impacted by the construction of the fifth runway at Hartsfield-Jackson Atlanta International Airport. This plan presents a more detailed study of several areas included in the Southside Hartsfield Redevelopment and Stabilization Plan.

## 3.2 LABOR FORCE

Whereas the economic base section focuses on jobs and businesses located inside the city, this section, labor force analysis, focuses on workers residing in Riverdale. As shown in the subsequent section on commuting patterns, many of these residents work outside of Riverdale. Nevertheless, a careful analysis of the labor force in the city and its surrounding county provides essential information for crafting economic development strategies. By examining both the jobs located in Riverdale (Economic Base) and the workers living in the city (Labor Force), economic development strategies can attempt to match industries with the skills of local workers.

### 3.2.1 Employment by Sector of Riverdale Labor Force

Table 3.8 lists the sector of employment for the workforce living in Riverdale, Clayton County, Georgia, and the U.S. In this case, the workforce is defined as the employed population at least 16 years old. The largest sector of employment for Riverdale residents is in education/health/social science (16.3%). Due to the influence of Hartsfield-Jackson Airport on the local economy, transportation/warehousing/utilities employment is high in Riverdale (14.7%) and Clayton County (14.9%) as compared to Georgia (6.0%) and the U.S. (5.2%). Riverdale also has a relatively high proportion of its workforce employed in retail trade and arts/entertainment/recreation/accommodation/food service. On the other hand, employment in manufacturing in Riverdale (7.2%) is substantially lower than Clayton County (9.3%), Georgia (14.8%), and U.S. (14.1%).

**Table 3.8 - Labor Force Employment by Sector, City, County, State, and Nation**

Industry	City of Riverdale	Clayton	Georgia	U.S.
Agriculture, forestry, fishing and hunting, and mining:	0.2%	0.2%	1.4%	1.9%
Construction	6.5%	7.9%	7.9%	6.8%
Manufacturing	7.2%	9.3%	14.8%	14.1%
Wholesale trade	4.3%	3.9%	3.9%	3.6%
Retail trade	14.5%	11.0%	12.0%	11.7%
Transportation and warehousing, and utilities:	14.7%	14.9%	6.0%	5.2%
Information	2.6%	3.0%	3.5%	3.1%
Finance, insurance, real estate and rental and leasing:	6.1%	7.0%	6.5%	6.9%
Professional, scientific, management, administrative, and waste management services:	5.0%	7.8%	9.4%	9.3%
Educational, health and social services:	16.3%	15.7%	17.6%	19.9%
Arts, entertainment, recreation, accommodation and food services:	9.7%	8.2%	7.1%	7.9%
Other services (except public administration)	5.9%	5.0%	4.7%	4.9%
Public administration	7.0%	6.0%	5.0%	4.8%

Source: US Census Bureau 2000

Employment by occupation for residents of Riverdale is presented in Table 3.9 for 1990 through 2000. The occupation with the largest proportion of Riverdale's workforce was clerical and administrative support in both 1990 (20.5%) and 2000 (20.3%). The next largest occupation category was service occupations, which accounted for 14.5% of Riverdale's workforce in 2000. The largest growth occurred in the transportation and material moving occupations, which nearly

doubled from 259 (5.0%) to 693 (12.1%) employees between 1990 and 2000. Again, the strength of employment in the transportation and material moving occupations underscores the continued importance of Hartsfield-Jackson Airport. Likewise, the machine operator, assembler, and inspector occupations have grown in importance among Riverdale's workforce, increasing from 5.0% in 1990 to 8.8% in 2000. The largest decline in workers occurred among the precision production, craft, and repair occupations, which lost 254 workers between 1990 and 2000.

**Table 3.9 - Labor Force Employment by Occupation, 1990 – 2000 City of Riverdale**

Occupation	1990		2000		% Change 1990 - 2000
TOTAL All Occupations	5,229	100.0%	5,743	100.0%	
Executive, Administrative and Managerial (not Farm)	650	12.4%	575	10.0%	-11.5%
Professional and Technical Specialty	512	9.8%	617	10.7%	20.5%
Technicians & Related Support	168	3.2%	NA	NA	NA
Sales	685	13.1%	643	11.2%	-6.1%
Clerical and Administrative Support	1,070	20.5%	1,165	20.3%	8.9%
Private Household Services	17	0.3%	NA	NA	NA
Protective Services	113	2.2%	NA	NA	NA
Service Occupations (not Protective & Household)	515	9.9%	834	14.5%	61.9%
Farming, Fishing and Forestry	9	0.2%	0	0.0%	-100.0%
Precision Production, Craft, and Repair	615	11.8%	361	6.3%	-41.3%
Machine Operators, Assemblers & Inspectors	259	5.0%	503	8.8%	94.2%
Transportation & Material Moving	351	6.7%	693	12.1%	97.4%
Handlers, Equipment Cleaners, helpers & Laborers	265	5.1%	NA	NA	NA

Source: GA DCA Planbuilder

### **3.2.2 Labor Force Participation**

Historic labor force participation for the City of Riverdale from 1990 – 2000 is listed in Table 3.10. Labor force participants include both employed and unemployed persons plus members of the U.S. Armed Forces. People not in the labor force include all persons 16 years old and over who are not employed and are not seeking work. Those not in the labor force often consist of individuals taking care of home or family, retired workers, seasonal workers in off-season, and institutionalized people. A high number of persons not in the labor force can sometimes indicate a soft job market where some unemployed have given up looking for work. In Riverdale, the rate of labor force participation has declined from 78.8% in 1990 to 70.3% in 2000. The largest drop in labor force participation occurred among males, for whom the rate of participation declined from 86.8% in 1990 to 74.4% in 2000. Unemployment in Riverdale has increased slightly from 4.5% in 1990 to 5.3% in 2000.

Labor force participation in Riverdale (70.3%) remains high relative to state (66.1%) and national (63.9%) levels. (Table 3.11) Labor force participation is particularly high among women in Riverdale (66.9%) as compared to state (59.4%) and national (57.5%) levels.

**Table 3.10 - Labor Force Participation, 1990 – 2000 City of Riverdale**

Category	1990	%	2000	%
TOTAL Males and Females	7,063	100.0%	8,863	100.0%
In Labor Force	5,566	78.8%	6,233	70.3%
Civilian Labor Force	5,549	78.6%	6,213	70.1%
Civilian Employed	5,229	74.0%	5,743	64.8%
Civilian Unemployed	320	4.5%	470	5.3%
In Armed Forces	17	0.2%	20	0.2%
Not in Labor Force	1,497	21.2%	2,630	29.7%
TOTAL Males	3,288	100.0%	4,019	100.0%
Male In Labor Force	2,854	86.8%	2,991	74.4%
Male Civilian Labor Force	2,837	86.3%	2,982	74.2%
Male Civilian Employed	2,712	82.5%	2,805	69.8%
Male Civilian Unemployed	125	3.8%	177	4.4%
Male In Armed Forces	17	0.5%	9	0.2%
Male Not in Labor Force	434	13.2%	1,028	25.6%
TOTAL Females	3,775	100.0%	4,844	100.0%
Female In Labor Force	2,712	71.8%	3,242	66.9%
Female Civilian Labor Force	2,712	71.8%	3,231	66.7%
Female Civilian Employed	2,517	66.7%	2,938	60.7%
Female Civilian Unemployed	195	5.2%	293	6.0%
Female In Armed Forces	0	0.0%	11	0.2%
Female Not in Labor Force	1,063	28.2%	1,602	33.1%

Source: GA DCA Planbuilder

**Table 3.11 - Labor Force Participation Comparison, City, County, State, National**

Category	Riverdale		Clayton County		Georgia		U.S.	
TOTAL Males and Females	8,863	100.0%	172,507	%	6,250,687	%	217,168,077	%
In Labor Force	6,233	70.3%	122,396	71.0%	4,129,666	66.1%	138,820,935	63.9%
Civilian Labor Force	6,213	70.1%	121,146	70.2%	4,062,808	65.0%	137,668,798	63.4%
Civilian Employed	5,743	64.8%	114,468	66.4%	3,839,756	61.4%	129,721,512	59.7%
Civilian Unemployed	470	5.3%	6,678	3.9%	223,052	3.6%	7,947,286	3.7%
In Armed Forces	20	0.2%	1,250	0.7%	66,858	1.1%	1,152,137	0.5%
Not in Labor Force	2,630	29.7%	50,111	29.0%	2,121,021	33.9%	78,347,142	36.1%
TOTAL Males	4,019	100.0%	82,107	100.0%	3,032,442	100.0%	104,982,282	100.0%
Male In Labor Force	2,991	74.4%	62,122	75.7%	2,217,015	73.1%	74,273,203	70.7%
Male Civilian Labor Force	2,982	74.2%	61,183	74.5%	2,159,175	71.2%	73,285,305	69.8%
Male Civilian Employed	2,805	69.8%	57,897	70.5%	2,051,523	67.7%	69,091,443	65.8%
Male Civilian Unemployed	177	4.4%	3,286	4.0%	107,652	3.6%	4,193,862	4.0%
Male In Armed Forces	9	0.2%	939	1.1%	57,840	1.9%	987,898	0.9%
Male Not in Labor Force	1,028	25.6%	19,985	24.3%	815,427	26.9%	30,709,079	29.3%
TOTAL Females	4,844	100.0%	90,400	100.0%	3,218,245	100.0%	112,185,795	100.0%
Female In Labor Force	3,242	66.9%	60,274	66.7%	1,912,651	59.4%	64,547,732	57.5%
Female Civilian Labor Force	3,231	66.7%	59,963	66.3%	1,903,633	59.2%	64,383,493	57.4%
Female Civilian Employed	2,938	60.7%	56,571	62.6%	1,788,233	55.6%	60,630,069	54.0%
Female Civilian Unemployed	293	6.0%	3,392	3.8%	115,400	3.6%	3,753,424	3.3%
Female In Armed Forces	11	0.2%	311	0.3%	9,018	0.3%	164,239	0.1%
Female Not in Labor Force	1,602	33.1%	30,126	33.3%	1,305,594	40.6%	47,638,063	42.5%

Source: GA DCA Planbuilder

### **3.2.3 Unemployment**

Annual unemployment rates in Clayton County, Georgia, and the U.S. from 1992 through 2003 are listed in Table 3.12. After the national recession of 1990-1992, the unemployment rate has steadily fallen across Clayton County, Georgia, and the U.S. Unemployment has fallen in Clayton County from 7.3% in 1992 to 3.6% in 2000. In the year 2000, Riverdale's unemployment rate (5.3%) was somewhat higher than the surrounding county (3.6%). However, due to the economic recession of 2001-2003, unemployment rates have again risen across county, state, and national levels. Clayton County was hit particularly hard as unemployment jumped from 3.8% in 2001 to 6.3% in 2002. As in 1992, when the national economy improved before joblessness was reduced, unemployment has remained relatively high despite the current economic recovery.

**Table 3.12 - Annual Unemployment Rates, 1990 – 2000 Clayton County, Georgia, U.S.**

Category	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
Labor Force - Clayton	103,371	106,626	109,965	110,327	113,730	117,330	121,236	123,088	126,858	135,656	138,983	142,733
Employed - Clayton	95,818	100,062	103,814	104,751	108,587	112,473	116,687	118,751	122,318	130,455	130,252	134,182
Unemployed - Clayton	7,553	6,564	6,151	5,576	5,143	4,857	4,549	4,337	4,540	5,201	8,731	8,551
Unemployment Rate - Clayton	7.3%	6.2%	5.6%	5.1%	4.5%	4.1%	3.8%	3.5%	3.6%	3.8%	6.3%	6.0%
Unemployment Rate - Georgia	7.0%	5.8%	5.2%	4.9%	4.6%	4.5%	4.2%	4.0%	3.7%	4.0%	5.1%	4.7%
Unemployment Rate - U.S.	7.5%	6.9%	6.1%	5.6%	5.4%	4.9%	4.5%	4.2%	4.0%	4.7%	5.8%	6.0%

Source: US Department of Labor, GA Department of Labor.

### **3.2.4 Sources of Income**

Tables 3.13 and 3.14 list historic sources of household income in 1989 and 1999 for Riverdale and the State of Georgia. In both 1989 and 1999, Riverdale had a high proportion of households with earnings relative to the State of Georgia. The proportion of persons in Riverdale with earnings from interest, dividends, or rental income has fallen from 25.4% in 1989 to 11.6%. Thus, the number of households in Riverdale with income from investments has fallen by over 50%. The number of households with interest, dividend, or rental income in Riverdale (11.6%) is particularly low as compared to state levels (28.8%). As of 1999 Riverdale had a low proportion of households receiving social security income (12.9%) compared with state levels (21.9%). The lack of social security income in Riverdale is consistent with the city's age structure. (See Population Element, Section 2.3) For example, only 5.8% of Riverdale's population was over 65 years old in the year 2000, as compared to 9.6% for the State of Georgia.

**Table 3.13 - Historic Sources of Household Income, 1989 Comparison of Riverdale and Georgia**

Source of Household Income in 1989	Households in City of Riverdale	% City of Riverdale	% Georgia Households
With Earnings	3,263	91.2%	83.1%
With Wage or Salary Income	3,202	89.5%	80.6%
With Self-employment Income	342	9.6%	11.0%
Interest, Dividends, or Net Rental Income	908	25.4%	31.5%
Social Security Income	499	13.9%	22.9%
Public Assistance Income	147	4.1%	8.2%
Retirement Income	366	10.2%	12.9%
<b>Total Households</b>	<b>3,578</b>	<b>100.0%</b>	<b>100.0%</b>

Source: US Census Bureau

**Table 3.14 - Sources of Household Income, 1999 Comparison of Riverdale and Georgia**

Source of Household Income in 1999	Households in City of Riverdale	% City of Riverdale	% Georgia Households
With Earnings	3,920	89.9%	83.8%
With Wage or Salary Income	3,863	88.6%	81.3%
With Self-employment Income	387	8.9%	10.9%
Interest, Dividends, or Net Rental Income	508	11.6%	28.8%
Social Security Income	562	12.9%	21.9%
Supplemental Security Income (SSI)	170	3.9%	4.5%
Public Assistance Income	143	3.3%	2.9%
Retirement Income	379	8.7%	14.4%
<b>Total Households</b>	<b>4,361</b>	<b>100.0%</b>	<b>100.0%</b>

Source: US Census Bureau

Table 3.15 shows historic and projected sources of income in Clayton County from 1980 through 2025. No significant shifts in sources of income are predicted for Clayton County through 2025.

**Table 3.15 - Personal Income by Type (%), Clayton County**

	Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Clayton	Wages & Salaries	54.2%	69.0%	76.6%	81.0%	89.9%	91.3%	92.4%	93.2%	93.5%	93.4%
GA	Wages & Salaries	64.1%	62.2%	60.4%	59.1%	61.2%	61.1%	61.0%	60.9%	60.9%	60.9%
Clayton	Other Labor Income	7.0%	9.3%	10.5%	12.1%	10.2%	10.3%	10.2%	10.2%	10.1%	9.9%
GA	Other Labor Income	8.4%	8.7%	8.7%	8.6%	6.8%	6.7%	6.6%	6.5%	6.4%	6.3%
Clayton	Proprietors Income	3.7%	4.4%	3.9%	3.4%	4.0%	4.0%	4.0%	4.0%	3.9%	3.9%
GA	Proprietors Income	6.5%	7.0%	7.1%	8.0%	8.7%	8.5%	8.4%	8.3%	8.3%	8.2%
Clayton	Dividends, Interest, & Rent	8.6%	11.8%	12.3%	11.4%	12.0%	11.7%	11.6%	11.5%	11.5%	11.6%
GA	Dividends, Interest, & Rent	13.1%	15.8%	17.3%	16.3%	16.8%	16.8%	16.7%	16.6%	16.5%	16.3%
Clayton	Transfer Payments to Persons	7.1%	7.1%	8.3%	11.5%	10.9%	10.8%	10.9%	11.2%	11.6%	12.2%
GA	Transfer Payments to Persons	11.7%	10.7%	10.9%	12.6%	11.1%	11.3%	11.4%	11.7%	11.9%	12.3%
Clayton	Less: Social Ins. Contributions	3.1%	4.6%	5.5%	6.0%	6.4%	6.8%	7.2%	7.5%	7.7%	7.9%
GA	Less: Social Ins. Contributions	3.5%	4.1%	4.3%	4.5%	4.5%	4.7%	4.9%	5.0%	5.2%	5.3%
Clayton	Residence Adjustment	22.5%	3.0%	-6.1%	-13.4%	-20.5%	-21.3%	-22.0%	-22.5%	-22.8%	-23.0%
GA	Residence Adjustment	-0.3%	-0.3%	-0.1%	-0.2%	-0.1%	0.3%	0.7%	1.0%	1.2%	1.4%

Source: Woods and Poole Economics

### **3.2.5 Commuting Patterns**

Commuting patterns reflect the balance of jobs and housing within a community. In order to reduce traffic congestion and minimize the need for long auto trips, communities must have employment opportunities that match their constituents. Commuting patterns for the City of Riverdale in 1990 and 2000 are listed in Table 3.16. As of 2000, only 11.1% of Riverdale's residents worked inside the city. The most significant shift in commuting patterns has been an increase in the number of Riverdale residents working in Clayton County from 30.8% in 1990 to 52.6% in 2000. Therefore, an increasing number of residents were able to work in the immediate surrounding area.

**Table 3.16 - Place of Work for Workers 16 Years and Over, 1990-2000 City of Riverdale**

Place of Work	1990		2000	
	Number of Residents Working	% of Total Employed	Number of Residents Working	% of Total Employed
Worked in place of residence (Riverdale)	523	10.2%	620	11.1%
Worked in Clayton County, not Riverdale	1,587	30.8%	2,937	52.6%
Worked in central city of MSA (Atlanta)	1,123	21.8%	1,334	23.9%
Worked in Atlanta MSA, but not in central city	3,905	75.8%	4,162	74.5%
Worked outside Atlanta MSA but in Georgia	37	0.7%	32	0.6%
Worked outside Georgia	86	1.7%	60	1.1%
<b>Total Workers 16 Years and Older</b>	<b>5,151</b>	<b>100.0%</b>	<b>5,588</b>	<b>100.0%</b>

Source: US Census Bureau

## **3.3 LOCAL ECONOMIC DEVELOPMENT RESOURCES**

### **3.3.1 Economic Development Agencies**

Economic development agencies are established to promote economic development and growth in a jurisdiction or region. Many of the economic development agencies active in Riverdale operate at the county level. The agencies create marketing techniques and provide coordination and incentives for new businesses wishing to locate their establishments or subsidiaries in Riverdale. Economic development agencies also assist existing businesses in a jurisdiction with expansion and relocation techniques. Agencies involved in economic development in Riverdale include:

#### *Clayton County Chamber of Commerce*

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

#### *Development and Redevelopment Authority of Clayton County*

The Development and Redevelopment Authority of Clayton County has the jurisdiction to issue tax exempt or taxable bonds to businesses wishing to locate in Clayton County. In accordance with the Georgia Redevelopment Powers Act, of 1985, the Authority can also create special district taxes on approved urban redevelopment issues. The authority also has jurisdiction to provide incentives such as tax breaks, venture capital programs, tax abatements and enterprise zones to new businesses locating in Clayton County as well as existing businesses. Additionally,



the Authority has the power to buy and sell property and construct buildings. The Development and Redevelopment Authority of Clayton County's most prominent initiative effecting Riverdale is the Riverwalk redevelopment plan for the Upper Riverdale Road Corridor surrounding Southern Regional Medical Center (see section 3.15).

#### *The Small Business Development Center (SBDC)*

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

#### *Joint Development Authority of Metro Atlanta*

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

#### *MetroSouth*

Founded in 1993, Metro South was among the nation's first regional economic development marketing initiatives. The organization initially incorporated only four of its current members: Clayton, Fayette, Henry and South Fulton counties. Within two years, both Coweta and Spalding were added.

### **3.3.2 Educational and Training Opportunities**

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

### 3.4 ASSESSMENT OF ECONOMIC DEVELOPMENT NEEDS

In the City of Riverdale, employment is concentrated within a few key sectors. Relative to Clayton County, Riverdale has a high proportion of jobs located within the health care/social assistance, professional/scientific/technical services, retail, and accommodations/foodservice sectors. (Table 3.1) These same industries also retain a high proportion of the county's total earnings for each sector. (Table 3.3) Thus, the city of Riverdale maintains an economic specialization in these industries. Because employment and earnings in these industries are strong relative to county totals and Riverdale's population, these sectors likely export services to a larger regional market. These "basic" or export-serving industries have developed due to the City of Riverdale's competitive advantage in location. Retail and service employment is strong within Riverdale because of the city's location along the busy GA Highway 85 corridor. Likewise, Riverdale's close proximity to the Southern Regional Medical Center allows for an economic specialization in health care and professional/scientific/technical services.

Many of the employment opportunities within the City of Riverdale are in low-wage industries. The retail and service sectors both have low average weekly wages as compared to the cumulative average wage in Clayton County. (Table 3.5, 3.6) In addition, retail and service sector employment may be vulnerable to declines in consumer spending. The city's economic development strategies should focus on attracting stable, high paying industries.

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

As with local businesses, the structure of Riverdale's workforce is highly influenced by the city's regional location. The proportion of Riverdale's workforce employed within the transportation/warehousing/utilities sector (14.7%) is over double state and national levels. (Table 3.7) In addition, the largest rate of growth in employment in Riverdale was in transportation/materials moving occupations. (Table 3.8) Likewise, retail and service occupations were also strongly represented among Riverdale's workforce.

As of the year 2000, unemployment in Riverdale was higher than in Clayton County. The recent national recession and problems within the airline industry have combined to increase unemployment in Clayton in the three years following the 2000 census. (Table 3.11) Despite relatively high unemployment, Riverdale retains a high level of workforce participation. However, workforce participation has fallen significantly among men in Riverdale. (Table 3.9).

### 3.5 ECONOMIC DEVELOPMENT GOALS AND POLICIES

- Goal 1.0 Cultivate a diverse, stable employment base within the City of Riverdale.
- Policy 1.1 Promote and enhance the City of Riverdale as a major commercial and service center for Clayton County and the surrounding area.
  - Policy 1.2 Identify and recruit retail and service businesses that are currently lacking or underrepresented in Riverdale.
  - Policy 1.3 Assist with the implementation and coordination of marketing strategies for local businesses.
  - Policy 1.4 Seek any and all assistance available from State and local economic development agencies.
  - Policy 1.5 Encourage industrial development while minimizing adverse impacts on residential areas and environmental quality.
- Goal 2.0 Enhance the city’s role as the medical office center for Clayton County and the region.
- Policy 2.1 Support the Riverwalk redevelopment plan for the Upper Riverdale Road corridor surrounding the Southern Regional Medical Center.
  - Policy 2.2 Encourage aesthetically pleasing, pedestrian-oriented development in areas surrounding Southern Regional Medical Center.
- Goal 3.0 Promote reuse and redevelopment of obsolete, underutilized strip commercial centers.
- Policy 3.1 Target new businesses that are looking for existing facilities, and encourage them to locate in existing, vacant commercial/industrial buildings, or to adapt such buildings and structures for their use.
  - Policy 3.2 Encourage businesses to locate in areas with existing infrastructure capacity.
  - Policy 3.3 Provide streetscape improvements for commercial areas targeted for redevelopment.
- Goal 4.0 Empower the residents of Riverdale to attain quality employment opportunities.
- Policy 4.1 Promote educational and training facilities such as those offered at Clayton State College which are adaptive to the changing needs of the business community.
  - Policy 4.2 Encourage transit access from Riverdale to regional employment centers.

## 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 to achieve the housing goals set forth.

### 4.1 HOUSING BY TYPE

Table 4.1 displays the historic distribution of housing units by type for the decennial census years of 1980 – 2000 in the City of Riverdale. The total number of housing units in Riverdale has risen steadily, concurrent with the city’s robust population growth. The largest absolute numerical increases were among single-family detached homes, which increased by over 500 units in each decade. Single-family detached homes also increased as a proportion of Riverdale’s total housing units from 42.9% in 1990 to 51.9% in 2000. Conversely, multi-family units (not including duplexes) have declined as a proportion of total housing stock from 54.1% in 1980, to 48.0% in 1990, and 37.4% in 2000. There was a net loss of 253 multi-family housing units between 1990 and 2000. However, the proportion of multi-family units in Riverdale (37.4%) remains well above the ARC average of 28.9%. This high level of multi-family housing as a proportion of total units reflects the extent of urban development within Riverdale. Riverdale, along with the northern portions of Clayton County, is highly urbanized and relatively densely populated. Finally, townhomes (single-family attached units) have increased substantially from 47 units in 1980 to 346 units in 2000.

**Table 4.1 - Housing Units by Type, 1980 – 2000 City of Riverdale**

Category	1980	%	1990	%	2000	%
Single-Family (detached)	1,188	43.5%	1,740	42.9%	2,351	51.9%
Single-Family (attached)	47	1.7%	220	5.4%	346	7.6%
Duplex	18	0.7%	105	2.6%	125	2.8%
Multi-Family 3 to 9 Units	830	30.4%	1,105	27.3%	1,154	25.5%
Multi-Family 10 to 19 Units	354	13.0%	374	9.2%	244	5.4%
Multi-Family 20 to 49 Units	111	4.1%	143	3.5%	134	3.0%
Multi-Family 50 or more Units	184	6.7%	325	8.0%	162	3.6%
Mobile Home or Trailer	0	0.0%	0	0.0%	17	0.4%
All Other	0	0.0%	41	1.0%	0	0.0%
<b>TOTAL Housing Units</b>	<b>2,732</b>	<b>100.0%</b>	<b>4,053</b>	<b>100.0%</b>	<b>4,533</b>	<b>100.0%</b>

Source: DCA Planbuilder

Recent changes in the number and type of housing units in the City of Riverdale can be determined through an examination of the building permit activity within the City of Riverdale. (Table 4.2) According to the census building permit data, the City of Riverdale has gained 1,000 housing units between 2001 and 2003. Assuming there were no demolitions, Riverdale gained more housing units in 2001 than the entire decade of the 1990s. This trend of increased building activity is consistent with the spurt in growth experienced in the ARC region south of I-20.

**Table 4.2 - Building Permits, 2001 – 2003 City of Riverdale**

	2001	2002	2003
Single Family	203	200	285
Two Family	0	0	0
Three and Four Family	0	0	0
Five or More Family	19	0	0
Total Multi Family Units	312	0	0
Total Units	515	200	285

Source: US Census Bureau

## 4.2 AGE AND CONDITION OF HOUSING

The age of housing stock often reflects the state of housing within a community. Older units are often in need of repair and rehabilitation. Furthermore, units built before 1979 are suspect for lead based paint contamination. Lead based paint was banned in 1979 due to its potential toxicity and harmful effects on the development of children. The age distribution of the housing stock in Riverdale is listed in Table 4.3 along with the comparable county and state distributions. With a median construction year of 1978, the housing stock in Riverdale is only slightly older than that of Clayton County (1979), and Georgia (1980). With a median year built of 1978, roughly half of the housing units in Riverdale are suspect for lead based paint contamination.

**Table 4.3 - Age of Housing Units, 2000 City, County, and State**

Year Structure Built	Riverdale	%	Clayton County	%	Georgia	%
Built 1999 to March 2000	171	3.8%	3,273	3.8%	130,695	4.0%
Built 1995 to 1998	258	5.7%	8,428	9.7%	413,557	12.6%
Built 1990 to 1994	368	8.1%	8,961	10.4%	370,878	11.3%
Built 1980 to 1989	1,263	27.9%	20,825	24.1%	721,174	22.0%
Built 1970 to 1979	1,332	29.4%	23,160	26.8%	608,926	18.6%
Built 1960 to 1969	866	19.1%	15,180	17.6%	416,047	12.7%
Built 1950 to 1959	136	3.0%	4,438	5.1%	283,424	8.6%
Built 1940 to 1949	55	1.2%	1,360	1.6%	144,064	4.4%
Built 1939 or earlier	84	1.9%	836	1.0%	192,972	5.9%
<b>Total</b>	<b>4,533</b>	<b>100.0%</b>	<b>86,461</b>	<b>100.0%</b>	<b>3,281,737</b>	<b>100.0%</b>
Median Year Structure Built	1978	N/A	1979	N/A	1980	N/A

Source: US Census Bureau

Table 4.4 shows the age distribution and median year built of housing units as of 1990. Between 1990 and 2000, the median age of housing units in Riverdale rose from 1976 to 1978. In comparison, the median age of housing units in Clayton County rose from 1975 to 1979, while

Georgia's median housing age rose from 1973 to 1980. The rapid increase in median housing age in Clayton and Georgia reflects the heightened pace of housing construction in those two jurisdictions. Between 1990 and 2000, Riverdale experienced an 11.8% increase in housing units, as compared to 20.2% in Clayton and 24.4% in Georgia.

**Table 4.4 - Age of Housing Units, 1990 City, County, and State Comparison**

Year Structure Built	Riverdale	%	Clayton County	%	Georgia	%
Built 1989 to March 1990	82	2.0%	2,896	4.0%	92,438	3.5%
Built 1985 to 1988	625	15.4%	12,712	17.7%	405,556	15.4%
Built 1980 to 1984	566	14.0%	8,060	11.2%	349,315	13.2%
Built 1970 to 1979	1,845	45.5%	23,589	32.8%	646,094	24.5%
Built 1960 to 1969	678	16.7%	16,896	23.5%	453,853	17.2%
Built 1950 to 1959	180	4.4%	5,636	7.8%	309,335	11.7%
Built 1940 to 1949	69	1.7%	1,442	2.0%	168,889	6.4%
Built 1939 or earlier	8	0.2%	695	1.0%	212,938	8.1%
<b>Total</b>	<b>4,053</b>	<b>100.0%</b>	<b>71,926</b>	<b>100.0%</b>	<b>2,638,418</b>	<b>100.0%</b>
Median Year Structure Built	1976	N/A	1975	N/A	1973	N/A

Source: US Census Bureau

Another indicator of the condition of a community's housing stock is the percentage of housing units lacking complete plumbing and kitchen facilities. (Table 4.5) Sometimes the lack of plumbing and kitchen facilities is the result of crudely subdivided housing units. For example, large single-family homes in declining neighborhoods may be subdivided into boarding houses with some units lacking access to plumbing or kitchen facilities.

**Table 4.5 - Plumbing and Kitchen Facilities, 1990 – 2000 City, County, and State Comparison**

Housing Unit Characteristic	City of Riverdale	Clayton County	Georgia
<b>2000</b>			
Percent Lacking Complete Plumbing Facilities	0.3%	0.4%	0.9%
Percent Lacking Complete Kitchen Facilities	1.1%	0.4%	1.0%
<b>1990</b>			
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

### 4.3 OWNER AND RENTER OCCUPIED UNITS

The owner or renter occupancy status of a housing unit is referred to as the tenure status of that building. Tables 4.6 and 4.7 list tenure by household type in the years 2000 and 1990. Unsurprisingly, the vast majority of owner-occupied housing units were of the single-family detached building type. In both 1990 and 2000, almost 90% of the owner occupied housing was

single-family detached units. Conversely, the vast majority of renter-occupied housing units were multiple-family dwellings.

It is important to maintain a balance of both rental and owner-occupied housing in any given community. High levels of owner occupancy are often prized as a sign of stability and prosperity within a community. Homeowners on average have more disposable income and are viewed as contributors to the local tax base. Furthermore, owners are thought to have a greater level of civic participation than renters because of their financial stake in the community. On the other hand, renters are sometimes seen as a financial burden on communities because they often house families with children and thus require additional services such as schools. However, opportunities for affordable housing are necessary in order to promote social equity across communities. Furthermore, a diverse housing stock can allow members of the local workforce to live near their employment. As of the year 2000, owners occupied 49.2% of the housing units in Riverdale, while renters occupied 50.8%. This represents an increase in the level of ownership from the previous decade with 44.7% owner and 55.3% renter occupancy in 1990. Despite Riverdale's increase in owner-occupancy over the previous decade, the city still lags behind its surrounding county (60.6%) and state (67.5%).

**Table 4.6 - Tenure by Household Type, 2000 City of Riverdale**

Type of Unit	Owner-Occupied		Renter-Occupied	
	Units	%	Units	%
One family, detached	1,916	88.9%	357	16.0%
One family, attached	165	7.7%	168	7.5%
Multiple family	58	2.7%	1,705	76.5%
Mobile Home	17	0.8%	0	0.0%
Total	2,156	100.0%	2,230	100.0%

Source: US Census Bureau

**Table 4.7 - Tenure by Household Type, 1990 City of Riverdale**

Type of Unit	Owner-Occupied		Renter-Occupied	
	Units	%	Units	%
One family, detached	1,445	89.5%	230	11.5%
One family, attached	144	8.9%	61	3.1%
Multiple family	26	1.6%	1,704	85.4%
Mobile Home	0	0.0%	0	0.0%
Total	1,615	100.0%	1,995	100.0%

Source: US Census Bureau

Vacancy rates have fallen between 1990 and 2000 in Riverdale, Clayton, and Georgia. (Table 4.8) Among these communities, Riverdale had the most dramatic drop in its vacancy rate from 9.9% in 1990 to 3.2% in 2000. Thus, Riverdale maintains a tight housing market as compared to Clayton County and Georgia with vacancy rates of 4.9% and 8.4% respectively. Rental vacancy rates are particularly low in Riverdale (1.8%) as compared to Clayton (6.5%) and Georgia (8.5%). (Table 4.9)



**Table 4.8 - Occupied and Vacant Housing Units, 1990 – 2000 City, County, and State Comparison**

Jurisdiction	Occupied Housing Units	%	Vacant Housing Units	%
<b>2000</b>				
City of Riverdale	4386	96.8%	147	3.2%
Clayton County	82,243	95.1%	4,218	4.9%
Georgia	3,006,369	91.6%	275,368	8.4%
<b>1990</b>				
City of Riverdale	3651	90.1%	402	9.9%
Clayton County	65,523	91.1%	6,403	8.9%
Georgia	2,366,615	89.7%	271,803	10.3%

Source: US Census Bureau

**Table 4.9 - 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 Riverdale	46	2.1%	41	1.8%	29	22	138
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

#### 4.4 HOUSING COST

The distribution of owner-occupied housing units by value in Riverdale is listed in Table 4.10. With 65.3% of Riverdale's owner-occupied housing units valued under \$100,000, and a median home value of \$90,500, the city has an ample supply of affordable housing. Likewise, Clayton County also has a plentiful supply of affordable housing with 60.7% of its housing units valued under \$100,000 and a median home value of \$92,700. In contrast, at the state level, only 43.7% of housing units were valued under \$100,000. Home values in Riverdale and Clayton are particularly low as compared to other urbanized areas throughout the Atlanta MSA. For example, the median home value across Metro Atlanta was substantially higher at \$132,600.

**Table 4.10 - Value of Specified Owner Occupied Housing Units, 2000 City, County, and State Comparison**

Range of Value	City of Riverdale		Clayton County		Georgia %
	Units	%	Units	%	
Less than \$50,000	37	1.9%	1,099	2.4%	9.5%
\$50,000 to \$99,999	1,266	63.5%	26,340	58.3%	34.2%
\$100,000 to \$149,999	528	26.5%	13,074	28.9%	25.8%
\$150,000 to \$199,999	110	5.5%	3,093	6.8%	13.3%
\$200,000 to \$299,999	18	0.9%	1,037	2.3%	10.2%
\$300,000 or greater	36	1.8%	518	1.1%	7.0%
Total	1,995	100.0%	45,161	100.0%	100.0%
Median Value (\$)	\$	90,500	\$	92,700	\$ 111,200

Source: US Census Bureau

Housing costs for renters are measured through gross rent, which includes the total of both rent and utilities. (Table 4.11) Gross rent is employed as a measure of rental housing costs in order to eliminate the reporting discrepancy between rental units with utilities included and those with separate utilities. Median gross rent in Riverdale (\$666) is lower than Clayton County (\$699), but higher than Georgia overall (\$613). Rents in Riverdale are particularly low as compared to Metro Atlanta levels (\$746).

**Table 4.11 - Gross Rent of Specified Renter-occupied Housing Units, 2000 City, County, and State Comparison**

Gross Rent	City of Riverdale		Clayton County		Georgia	
	Units	%	Units	%	Units	%
Less than \$250	69	3.14%	821	2.60%	84,279	9.30%
\$250 to \$499	209	9.52%	2,557	8.00%	231,100	25.50%
\$500 to \$749	1,402	63.87%	16,686	52.50%	301,088	33.20%
\$750 to \$999	453	20.64%	10,151	31.90%	200,611	22.10%
\$1000 or more	62	2.82%	1,562	4.90%	88,835	9.80%
Total Units With Cash Rent	2,195	100.00%	31,777	100.00%	905,913	100.00%
Median Gross Rent (\$)	\$	666	\$	699	\$	613

Source: US Census Bureau

Changes in housing costs in Riverdale are listed in Table 4.12. The cost of both owner-occupied and rental housing rose steeply between 1980 and 1990 in Riverdale. During this time period, both median value and median rents increased at a pace greater than the rate of inflation. Inflation-adjusted rental rates increased 57.2% between 1980 and 1990 in the City of Riverdale. However, between 1990 and 2000, both median value and median gross rent in Riverdale declined when inflation adjusted to 1980 dollars.

**Table 4.12 - Change in Median Home Value and Median Gross Rent, 1980 – 2000 City of Riverdale**

Category	1980	1990	% Change 1980-1990	2000	% Change 1990-2000
<b>Median Property Value</b>	\$ 44,300.00	\$ 71,900.00	62.3%	\$ 90,200.00	25.5%
<b>Median Value (Inflation Adjusted to 1980 \$)</b>	\$ 44,300.00	\$ 45,329.43	2.3%	\$ 43,161.87	-4.8%
<b>Median Rent</b>	\$ 211.00	\$ 526.00	149.3%	\$ 568.00	8.0%
<b>Median Rent (Inflation Adjusted to 1980 \$)</b>	\$ 211.00	\$ 331.62	57.2%	\$ 271.80	-18.0%

Source: US Census Bureau, US Bureau of Labor Statistics

#### 4.5 COST BURDENED HOUSEHOLDS

The balance between household income and housing costs in a community can be assessed through the number of cost burdened and severely cost burdened households. (Table 4.13) Cost burdened households are defined as those spending over 30% of their income on housing. Similarly, severely cost burdened households are defined as those spending over 50% of their income on housing costs. Housing costs are defined as gross rent (rent + utilities) for rental occupied housing and mortgage + selected monthly owner costs for owner-occupied housing. Monthly owner costs include items such as utilities, property taxes, and homeowner's insurance. Riverdale has a slightly higher proportion of cost burdened rental units (37.4%) than Clayton County (36.5%) and Georgia (35.4%). Likewise, Riverdale has a slightly higher proportion of cost burdened owner-occupied housing units (26.9%) as compared to Clayton (25.2%) and Georgia (24.6%).

**Table 4.13 - Cost Burdened and Severely Cost Burdened Households, 2000 City, County, and State Comparison**

<b>Rental Housing</b>	<b>Riverdale</b>	<b>Clayton County</b>	<b>Georgia</b>
Rent and Bills > 30% Household Income in 1999	831	11,787	341,484
% of Total Rental Units	37.4%	36.5%	35.4%
Rent and Bills > 50% Household Income in 1999	340	4,558	158,922
% of Total Rental Units	15.3%	14.1%	16.5%
TOTAL Rental Units	2,222	32,306	964,446
<b>Owner Occupied Housing</b>	<b>Riverdale</b>	<b>Clayton County</b>	<b>Georgia</b>
Mortgage and Bills > 30% Household Income in 1999	458	9,596	295,715
% of Total Owner Occupied Housing Units	26.9%	25.2%	24.6%
Mortgage and Bills > 50% Household Income in 1999	119	2,848	103,568
% of Total Owner Occupied Housing Units	7.0%	7.5%	8.6%
TOTAL Owner-Occupied Housing Units with a Mortgage	1,701	38,076	1,201,569

Source: US Census Bureau

## 4.6 CROWDING

Crowding represents another measure of the match between household earnings and housing costs. Overcrowding is defined as housing units with greater than one person per room. The City of Riverdale has a substantially lower proportion of rental units which are classified as overcrowded (3.1%) as compared with Clayton County (13.3%) and Georgia (9.8%). Likewise, Riverdale has a low proportion of overcrowded owner-occupied housing units (1.9%) as compared to Clayton County (4.3%) and Georgia (2.4%).

**Table 4.14 - Overcrowding by Occupancy Type, 2000 City, County, and State Comparison**

	Riverdale	Clayton County	Georgia
Overcrowded Renter-Occupied Units	69	4,293	95,520
% of Total Renter Units	3.1%	13.3%	9.8%
Overcrowded Owner-Occupied Units	40	2,145	49,715
% of Total Owner-Occupied Units	1.9%	4.3%	2.4%

Source: US Census Bureau

## 4.7 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.

### 4.7.1 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

**4.7.2 Disabled Population**

Another distinct population that has special housing needs is the disabled population. (Table 4.15) The census bureau defines persons with disabilities as those who have difficulty performing functional tasks and daily living activities. Almost 20% of the non-institutionalized population over 5 years old has at least one disability. Approximately 10% of Riverdale residents over 5 years old have two or more disabilities.

**Table 4.15 - Disabled Population, 2000 City of Riverdale**

<b>Disability</b>	<b>Population 2000</b>	<b>% of Total Population</b>
Population with one type of disability	1,051	9.5%
Sensory disability only	95	0.9%
Physical disability only	242	2.2%
Mental disability only	135	1.2%
Self care disability only	0	0.0%
Go outside home disability only	158	1.4%
Employment disability only	421	3.8%
Population with Two or more disabilities	1,096	9.9%
TOTAL disabled population	2,147	19.5%
TOTAL population over 5 years old	11,026	100.0%

Source: US Census Bureau

**4.8 ASSESSMENT OF CURRENT AND FUTURE HOUSING NEEDS**

Concurrent with its steady population growth, the City of Riverdale has experienced a continued increase in its housing units. Riverdale had a 48.4% increase in housing units between 1980-

1990 and an 11.8% increase in housing units between 1990 and 2000. According to recent building permit activity, Riverdale has added another 1,000 housing units in the three years following the 2000 census.

Multi-family housing has declined as a proportion of the city's total housing stock from 54.1% in 1980 to 37.4% in 2000. Despite the proportional decline in multi-family housing, Riverdale still maintains a high level of apartments (37.4%) as compared to Clayton County (29.3%) and Georgia (18.0%). Similarly, Riverdale has a high proportion of renters (50.8%) as compared to Clayton County (39.4%) and Georgia (32.5%). Riverdale should encourage development policies that would increase the proportion of homeowners throughout the city.

Housing costs are relatively low in the City of Riverdale. For example, 65.3% of the owner-occupied housing units in Riverdale are valued under \$100,000. While the median value of houses in Riverdale (\$90,500) is comparable to Clayton County (\$92,700), values are low compared to the Metro Atlanta area as a whole (\$132,600). Likewise, rental rates are low in the City of Riverdale (\$666) as compared to the Atlanta MSA (\$746). Between 1990 and 2000, both median gross rent and median housing value declined in Riverdale when adjusted for inflation. Thus, the City of Riverdale has a low cost of housing relative to other portions of the Atlanta Metro Area. Because of the city's low housing costs and regional access, Riverdale maintains a tight housing market with vacancy rates well below county and state levels.

Housing needs projections are generated by utilizing population and household projections for the City of Riverdale. For future housing needs, households are the basic unit of demand. The current proportional distribution of units by housing type in Riverdale has been maintained throughout the twenty-year planning horizon. A 49.8% increase in housing units between 2000 and 2025 will be needed to accommodate the projected increase in population and households. The net increase in housing units over the same time frame is an additional 2,259 units.

**Table 4.16 - Projected Housing Units by Type, 2000 – 2025 City of Riverdale**

	2000	2005	2010	2015	2020	2025
Projected Households	4,389	5,136	5,533	5,913	6,262	6,576
Housing Units	4,533	5,305	5,715	6,107	6,467	6,792
Single family detached units	2,351	2,751	2,964	3,167	3,354	3,523
Single family attached units	346	405	436	466	494	518
Multi-family units	1,819	2,129	2,293	2,451	2,595	2,725
Manufactured homes	17	20	21	23	24	25

Source: Robert and Company population and housing projections

## 4.9 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 areas undergoing neighborhood decline and implement strategies to prevent further decline.   |
| Policy 1.2 | Actively enforce city building codes, housing/property maintenance codes, and other related ordinances.   |
| Policy 1.3 | Require periodic inspection of rental housing complexes in order to ensure safe, adequate, and lawful living conditions.  |
| Policy 1.4 | In cooperation with the Development Authority of Clayton County, promote rehabilitation of substandard or deteriorating housing in Riverdale through incentives and catalyst programs.                |
| Policy 1.5 | Consider and make use of incentives, state and federal funding, and other programs to encourage homeowners to improve and upgrade their homes.  |
| Policy 1.6 | Establish new homeowner education materials and improve understanding of code enforcement issues to address Riverdale's increasingly diverse population.  |
| Policy 1.7 | Encourage community involvement, which intensifies pride in neighborhood appearance   |
|            |   |
| Goal 2.0   | Preserve and enhance the stability of existing single-family residential neighborhoods.   |
| Policy 2.1 | Prohibit the encroachment of large-scale multi-family developments into single-family residential areas.  |
|            |   |
| Goal 3.0   | Provide a range of housing options to meet the needs of an increasingly diverse residential population in Riverdale.  |
| Policy 3.1 | Within the city's zoning regulations, provide opportunities for elderly living/retirement complexes and nursing homes.  |
| Policy 3.2 | Within the city's zoning regulations, provide opportunities for accessory apartments and homes for special needs populations such as the developmentally disabled and handicapped.                    |
| Policy 3.3 | Collect and monitor any additional available data on special housing needs in the city.   |
| Policy 3.4 | Identify special housing needs providers such as Habitat for Humanity, religious institutions, and non-profit social service/advocacy groups and encourage private-sector responses to housing needs. |

Policy 3.5      Evaluate the city’s participation in public housing programs, in light of the changing status of federal housing programs.

Goal 4.0      Promote the preservation, enhancement, and redevelopment of neighborhoods according to Traditional Neighborhood Development principles such as pedestrian-oriented development, interconnected streets, mixed-use development, and preservation of trees and public open spaces.

Policy 4.1      Encourage infill housing development in existing neighborhoods, especially owner-occupied housing.

Policy 4.2      Through the land use element, identify infill development opportunities and ensure that there are no significant barriers to housing construction on infill sites in the city.

Policy 4.2      Encourage mixed-use housing along Upper Riverdale Road consistent with the Riverwalk Redevelopment Plan and in other locations consistent with the Future Land Use Plan.



## **CHAPTER 5 – NATURAL AND CULTURAL RESOURCES**

### **INTRODUCTION**

This chapter is devoted to an inventory and analysis of the natural, environmentally sensitive, historic, archeological, and cultural resources in the City of Riverdale. This chapter also includes an assessment of the current and future needs for protection and management of these resources, as well as goals, policies, and strategies for preservation.

### **NATURAL RESOURCES**

Natural resource preservation is important for maintaining healthy ecosystems as well as a community's aesthetic and scenic beauty. Conservation of our natural environment requires that land areas be used in such ways that new development does not lead to destruction of this valuable resource. Development without proper planning procedures can easily result in severe damage to the natural environment. In accord with DCA comprehensive planning standards for natural resources, such diverse factors as geology and mineral resources, soil types, physiography and topography, prime agricultural and forest lands, plant and animal habitats, national and state parks and recreation areas, scenic views and sites, water supply watersheds, groundwater recharge areas, and wetlands are addressed. The identification and inventory of these resources is necessary to develop a sound land use plan for the future that protects the city's sensitive environments and steers development to the most suitable areas.

#### **5.1 Public Water Supply Sources**

The Clayton County Water Authority provides water for the City of Riverdale as well as unincorporated Clayton County. Water supply sources are limited in Riverdale and Clayton County. A major factor contributing to this is the subcontinental divide bisecting Clayton County north to south. Due to this major ridge and the county's relatively small land area, most streams have their headwaters in the county and have insufficient flows for drinking water sources. Clayton County's primary raw water source is located 7.5 miles into Henry County on Little Cotton Indian Creek just before its confluence with Big Cotton Indian Creek. The Flint River is also a water source for the county with the J.W. Smith Water Treatment Plant located on Shoal Creek in the panhandle of Clayton County. Other water sources include a secondary water intake on Cotton Indian Creek, also in Henry County, and purchase of treated water from the city of Atlanta.

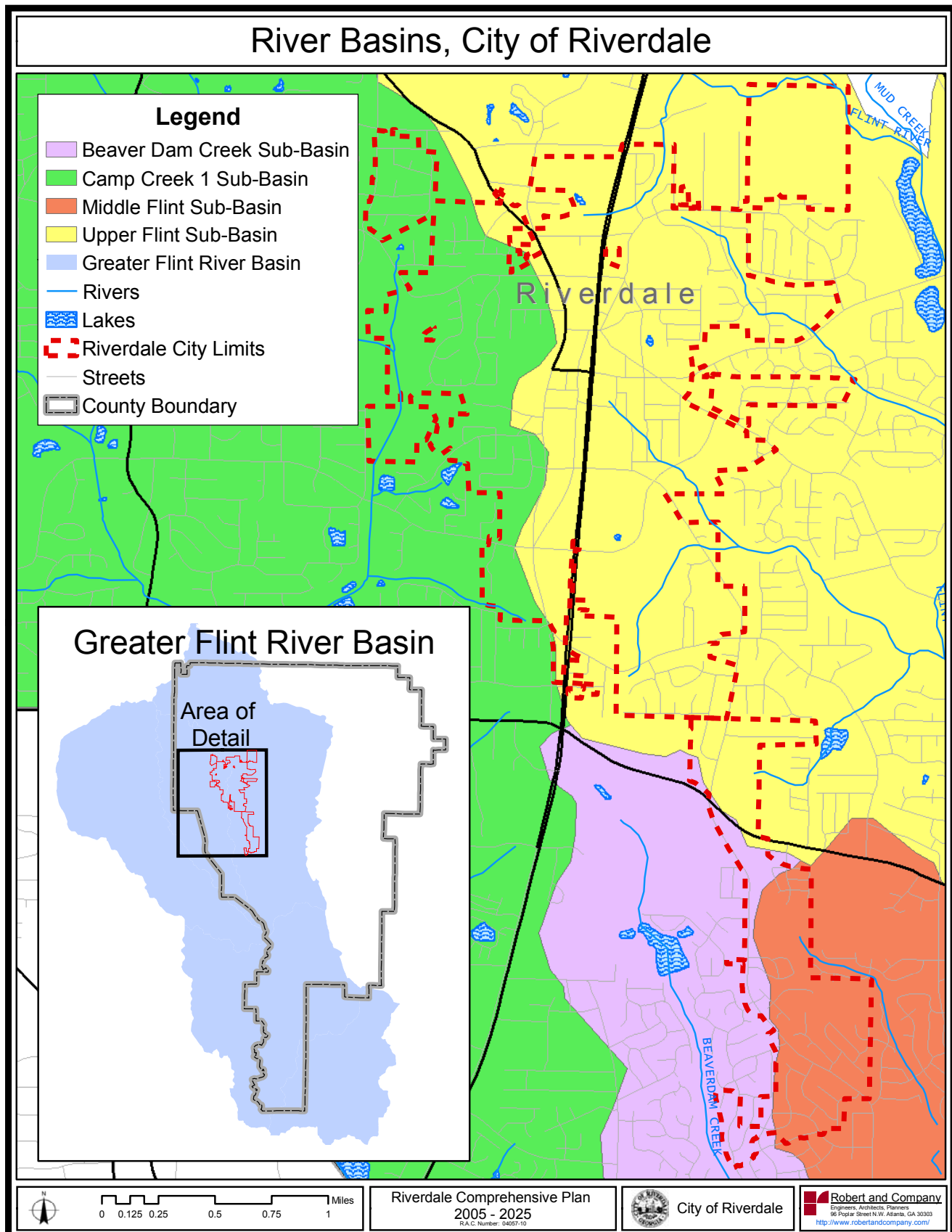
#### **5.2 Water Supply Watersheds**

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. River basins that make up a watershed are classified into a nested hierarchy of hydrologic units. Thus the sub-basins of small tributary streams are combined into greater watersheds as those streams flow into rivers. Georgia Highway 85 runs along a ridge line which separates the Camp Creek 1 and Upper Flint Sub-basins. (Map 5.1) The

southern panhandle of Riverdale, is similarly bisected by a ridge line separating the Beaver Dam Creek and Middle Flint Sub-basins. South of Riverdale, both the Beaverdam and Camp Creeks join the Flint River. Hence, the entire city of Riverdale lies within the Greater Flint River Watershed.

Georgia's "Part V" environmental planning criteria apply watershed management regulations based on the size of the greater basin area. The purpose of these criteria is to establish the protection of drinking water resources while allowing manageable development within the watershed. In order to accomplish this protection, buffer zones around streams and impervious surface densities are specified. Large drainage basins are less vulnerable to contamination by land use development than small basins. Georgia Department of Natural Resources classifies watersheds as large if they have greater than 100 square miles of land area upstream of a governmentally owned public drinking water supply intake. The Clayton County water authority maintains two Flint River water intakes leading to the J.W. Smith Reservoir. Above these intakes the Flint River watershed is 127 square miles in land area. Therefore, the Flint River basin supplying Riverdale and Clayton County is classified as a large water supply watershed. Within large water supply watersheds, development buffers are specified at 100 feet on both sides of all perennial streams. No impervious surface may be constructed within a 150 foot setback area on both sides of the stream and no septic tanks or septic tank drainfields are permitted. Furthermore, new facilities located within seven miles of a water supply intake which handle hazardous materials are required to conduct their operations on impermeable surfaces having spill and leak collection systems.

**Map 5.1 Water Supply Watersheds**



### **5.3 Groundwater Recharge Areas**

Groundwater recharge areas, as defined by state law, are any portion of the earth's surface where water infiltrates into the ground to replenish an aquifer. Probable "significant recharge areas" have been mapped by the Georgia Department of Natural Resources. DNR mapping of significant groundwater recharge areas has been produced only at a scale of 1:500,000. Therefore, some smaller groundwater recharge areas may not appear on low-resolution statewide maps. While 90% of Georgia's surface area allows groundwater recharge, only the most significant 23% has been targeted for environmental protection. Mapping of recharge areas is based on outcrop area, lithology, soils type and thickness, slope, density of lithologic contacts, geologic structure, the presence of karst, and potentiometric surfaces. Standards have been promulgated for their protection, based on their level of pollution susceptibility. Significant recharge areas are generally those with thick soils and slopes of less than 8%. A review of significant groundwater recharge areas as mapped by the Department of Natural Resources in Hydrologic Atlas 18 indicates that there are three recharge areas within Clayton County. The largest area can be found in the extreme northwestern corner of the county. The other two recharge areas are located in the extreme southeastern corner of the county. The map of significant groundwater recharge areas included in the Department of Natural Resources Hydrologic Atlas 18 does not indicate a recharge area in Riverdale, therefore, protection and required planning applications do not apply.

Riverdale also lies within the area classified as having low susceptibility to groundwater pollution. The Georgia Geologic Survey has developed a 1:500,000 scale map showing relative susceptibility of the shallow water table aquifer in Georgia to pollution from manmade surface sources. Relative pollution susceptibility was derived by following the DRASTIC method developed by the United States Environmental Protection Agency. DRASTIC is a methodology that allows the pollution potential of any hydrogeologic setting to be systematically evaluated, providing a standardized technical basis for environmental decision making. The term DRASTIC is an acronym derived from the seven parameters factored into pollution susceptibility measures. They are depth to water (D), net recharge (R), aquifer media (A), soil media (S), topography (T), impact of the vadose zone (I), and hydraulic conductivity (C) of the aquifer.

### **5.4 Wetlands**

Because the City of Riverdale is built along a ridge line, only a few small wetlands exist within the city limits. (Map 5.2) Significant wetland areas exist on either side of the city along the Flint River and Camp Creek. 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.

All of the wetlands in Riverdale 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.

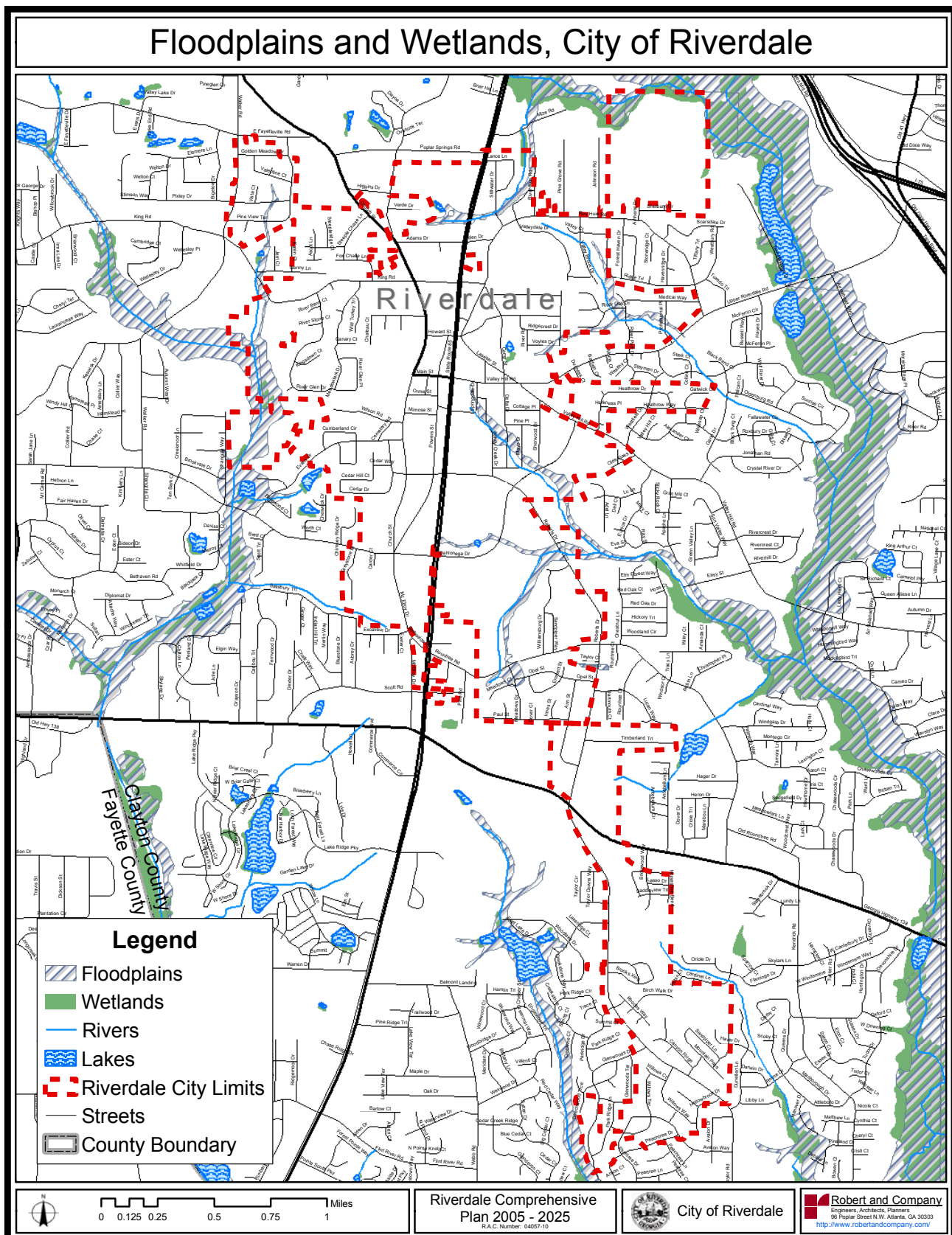
Paulstrine wetlands may be located shoreward of lakes, river channels, or estuaries; on river floodplains; in isolated catchments; or on slopes. They may also occur as islands in lakes or rivers. Plant species common to this type of wetland includes barnyard grass, black gum, cattails, cottongrass, foxtail 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 eco-system.

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 Riverdale adopt and enforce the Department of Natural Resources protection standards for wetlands. All future development in Riverdale 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 Riverdale 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**

Mountain areas are subject to development restrictions and planning requirements due to their sensitivity to land-disturbing activity. Development within such areas may increase erosion, endanger the quality of surface water, create landslides, and damage sensitive animal habitats. Protected mountains as classified by the Georgia Environmental Planning Criteria include all land area 2,200 feet or more above mean sea level having a percentage slope of 25 percent or greater for at least 500 feet horizontally, including crests, summits, and ridge tops at elevations higher than such areas. There are no protected mountains within the City of Riverdale.

**Map 5.2 Floodplains and Wetlands, City of Riverdale**

### **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 the City of Riverdale or Clayton County.

### **5.7 Coastal Resources**

Not Applicable

### **5.8 Floodplains**

Floodplain areas are sensitive to development due to the hazard of damaging floods. A 100-year floodplain is an area with at least a 1% annual chance of experiencing a flood. By limiting development within floodplains the city can mitigate the effects of natural disasters associated with flooding. There are several floodplain areas within Riverdale associated with small tributaries of the Flint River, Camp Creek, and Beaverdam Creek. (Map 5.2)

### **5.9 Soils**

Clayton County soils are classified by the U.S. Soil Conservation Service according to six major soil associations (Cartecay-Wehadkee, Cecil-Applying-Pacolet, Cecil-Pacolet-Madison, Gwinntt-Cecil, Pacolet-Ashlar Gwinnett, Urban Land) and generally consist of sandy loam surface soils and red clay subsoils. Each association exhibits a distinct pattern of soils, drainage and landscape; however, the soils comprising one association can occur in other associations in different patterns. The distribution of soil types in Riverdale is illustrated on Map 5.3.

The Cartecay-Wehadkee soils, which comprise approximately twelve percent of the soils in Clayton County, are highly flood prone and therefore unsuitable for urban development. These soils are generally located along major and minor streams and should be reserved for woodlands and pasture activities. Other major constraints to development include erosion and high shrink/swell ratios. Erosion usually occurs on steep slopes (25% or more ) and areas under construction. The Pacolet-Ashlar-Gwinnett Association, which covers fourteen percent of the county, includes areas of steep slopes unsuitable for certain types of development, small commercial buildings, septic tanks and dwellings with basements. Although the Urban Land Association is highly favorable for development, erosion in areas under construction is a severe hazard where soils have been modified by cutting, filling, shaping and smoothing. These shrink/swell ratios also severely restrict development activity. This ratio is measured by the percentages a soil will shrink when dry and swell when wet, with a ten percent shrinkage index and a six percent swelling index considered a high ratio. The Gwinnett-Cecil Association, which covers fifteen percent of the county, contains areas with high shrink/swell ratios and should be avoided for certain types of development such as roads, bridges and multi-story buildings.

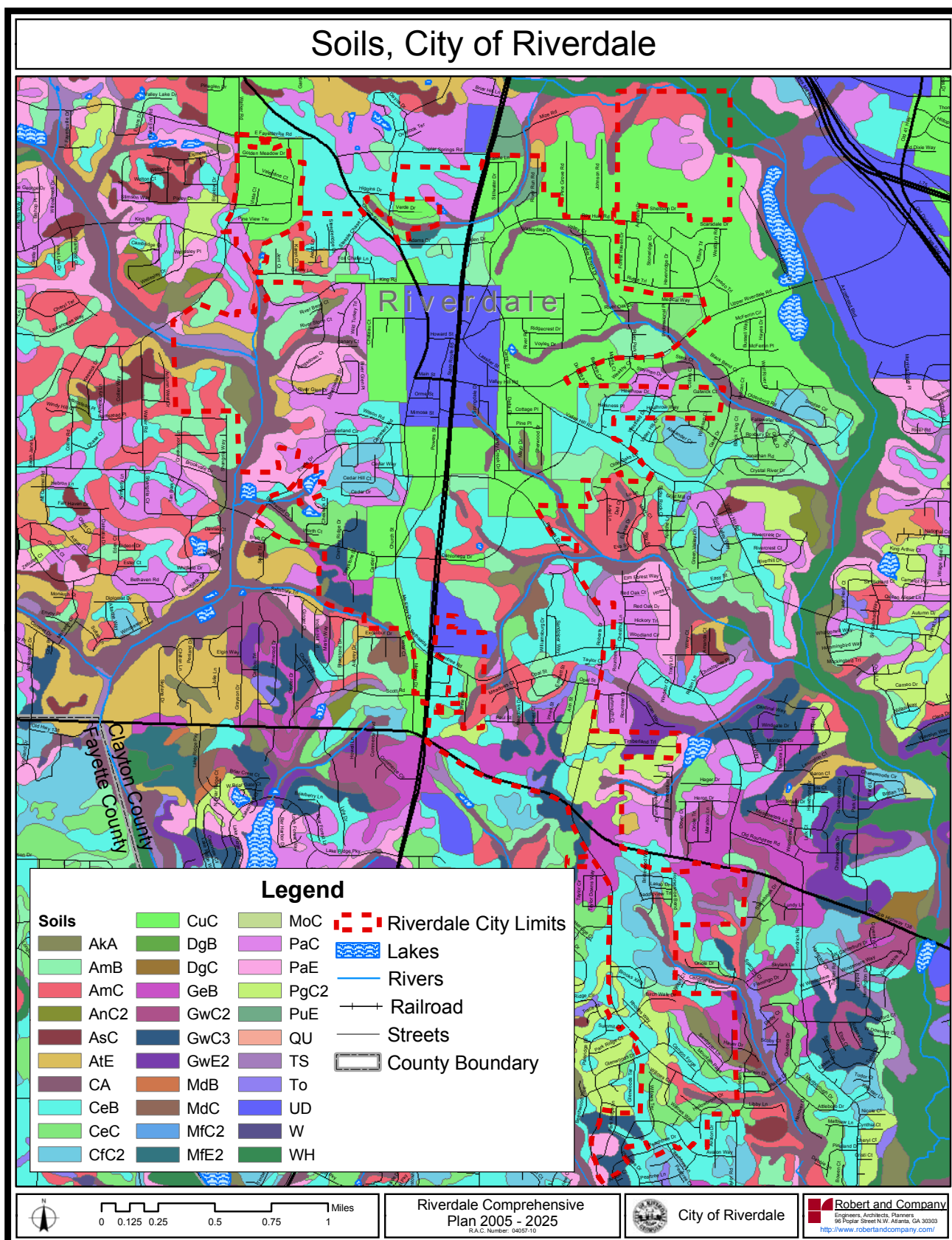
Table 5.1 indicates each soil association's general development potential as determined by the United States Department of Agriculture's Soil Conservation Service. Three associations in Clayton County received "High" ratings for urban land use, one association rated "Medium" and two associations rated "Low" in potential for urban use. Deliberate decisions to avoid development within these two associations should be made, particularly in the flood plain soils of the Cartecay-Wehadkee Association.

**Table 5.1 Soil Suitability**

<b>SOILS SUITABILITY MATRIX</b>				
	URBAN	FARMING	PASTURE	WOODLANDS
Cartecay-Wehadkee	Low	Low	Medium	High
Cecil-Applying-Pacolet	High	High	High	Medium
Cecil-Pacolet-Madison	High	Medium	High	Medium
Gwinntt-Cecil	Medium	High	High	Medium
Pacolet-Ashlar Gwinnett	Low	Low	Medium	Medium
Urban Land	High	Low	Medium	Medium



Map 5.3 Soils, City of Riverdale



### **5.10 Elevation and Slope**

Elevations in Clayton County range from 749 – 1,050 feet above sea level. The highest point in Clayton lies in the northwest portion of the county around Hartsfield-Jackson Atlanta International Airport. The City of Riverdale lies along a ridgeline roughly corresponding to State Route 85. On either side of the city, there are low-lying areas corresponding with the Flint River and Camp Creek riverbeds. These elevation patterns are clearly illustrated in Map 5.4.

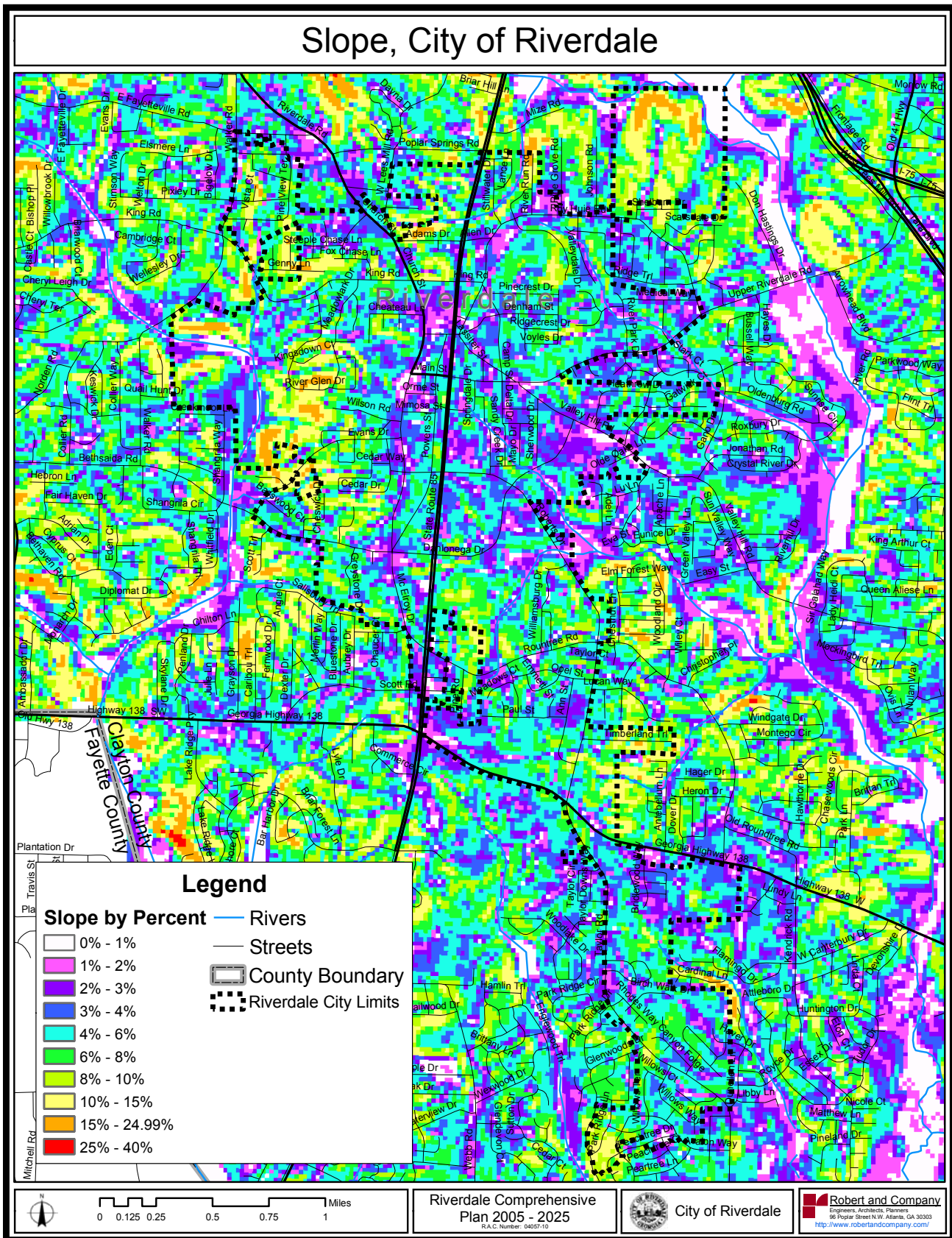
Non-rocky terrain with a slope of more than 25% is considered to have a high risk for severe soils erosion. Clayton County is in the middle of the Piedmont Province in the gently rolling landscape of the Central Georgia region. There are few areas of steep slopes within the County; those that do occur are primarily located in the northwest and northeast areas of the county and there are no steep slopes located within the city limits of Riverdale. However, there are several areas within Riverdale with moderately steep slopes, having a grade of over 15%. (Map 5.5)

While topography does not represent a significant development constraint in Riverdale, some consideration of slope should be taken for the location of land uses. For example, intensive uses (commercial and industrial) should be encouraged to develop primarily in areas of reasonably level land with slopes that do not exceed 5% in slope. Furthermore, residential developments proposed to be constructed on lands in excess of 12% slope should be carefully planned to prevent excessive street grades, unmanageable building lots, and excessive drainage problems.





Map 5.5 Slope, City of Riverdale



### **5.11 Prime Agricultural and Forest Land**

Since Clayton County is primarily a center of transportation, retail, commercial, and business interests, little farmland or farming exists in the area. Land that could be considered “prime farmland” by soil type has succumbed to other commercial and residential uses. As surrounding land is brought into urban use, farmland is assessed at a higher tax rate, thus making agriculture economically infeasible. As farms are increasingly lost to urban land uses, the critical mass necessary to sustain the agricultural support economy can also be lost. Statistics on farming are compiled on a county basis through the U.S. Department of Agriculture. The Census of Agriculture is conducted every five years, with the most recent available data from 2002. The number of farms in Clayton County declined -13% from 71 in 1997 to 62 in 2002. The market value of agricultural production in Clayton County declined 43% from \$844,000 in 1997 to \$479,000 in 2002. The total land in cultivation in Clayton County declined -45% from 5,849 acres in 1997 to 3,218 acres in 2002. Due to soil conditions and the heavily urbanized state of the area, there is no agricultural land use in the City of Riverdale.

Additionally, there is also no virgin forestland located in the area. There is 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 Riverdale 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.

Because there is no land in agricultural or forestry use in the City of Riverdale, the comprehensive plan includes no special provisions for the preservation of agriculture and forestry.

### **5.12 Plant and 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 5.2). 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 5.3). Due to their location in surrounding counties it is possible that they may also be present but undetected in Clayton County. Although Riverdale is within the heavily urbanized portion of Clayton County, some threatened or endangered species may be located inside the city.

**Table 5.2 Threatened and Endangered Plants and Animals, Clayton County**

<b>Clayton County Threatened and Endangered Plants and Animals</b>						
<b>Species</b>	<b>Common Name</b>	<b>Scientific Name</b>	<b>Federal Status</b>	<b>State Status</b>	<b>Habitat</b>	<b>Threats</b>
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

**Table 5.3 Threatened and Endangered Plants and Animals, Surrounding Counties**

<b>Threatened and Endangered Plants and Animals in Surrounding Counties</b>							
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	

**Table 5.3 (Continued)**

Threatened and Endangered Plants and Animals in Surrounding Counties							
Counties	Species	Common Name	Name	Federal Status	State Status	Habitat	Threats
Fayette, Fulton	Invertebrate	Gulf moccasinshell mussel	Medionidus pencillatus	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. The Georgia Department of Natural Resources reports rare species by USGS quarter quads for areas smaller than a county. The Gulf Darter is listed as present in the Riverdale SE Quad, which encompasses the southern portion of the city roughly below Dahlonega Dr.

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 Riverdale.



### **5.13 Major Park, Recreation, and Conservation Areas**

At the present time, no federal, state, or regional park or recreational areas exist in Riverdale. Parks within the City boundaries are listed in the Community Facilities section of the Comprehensive Plan.

### **5.14 Scenic Views and Sites**

There are no special or unique scenic views or sites in Riverdale which would require protection or special consideration.

## **5.2 HISTORIC AND CULTURAL RESOURCES**

Historic and cultural resources serve as visual reminders of Riverdale's past, provide a link to the city's heritage, and create a better understanding of the people and events which shaped its patterns of development. Unfettered development may destroy, damage, or detract from the value of historic and cultural resources. Like the natural environment, planning and coordination of the built environment must ensure adequate protection and respect for historic and cultural resources. Historic resources include historic structures and sites, community landmarks, archaeological sites, and their surrounding context.

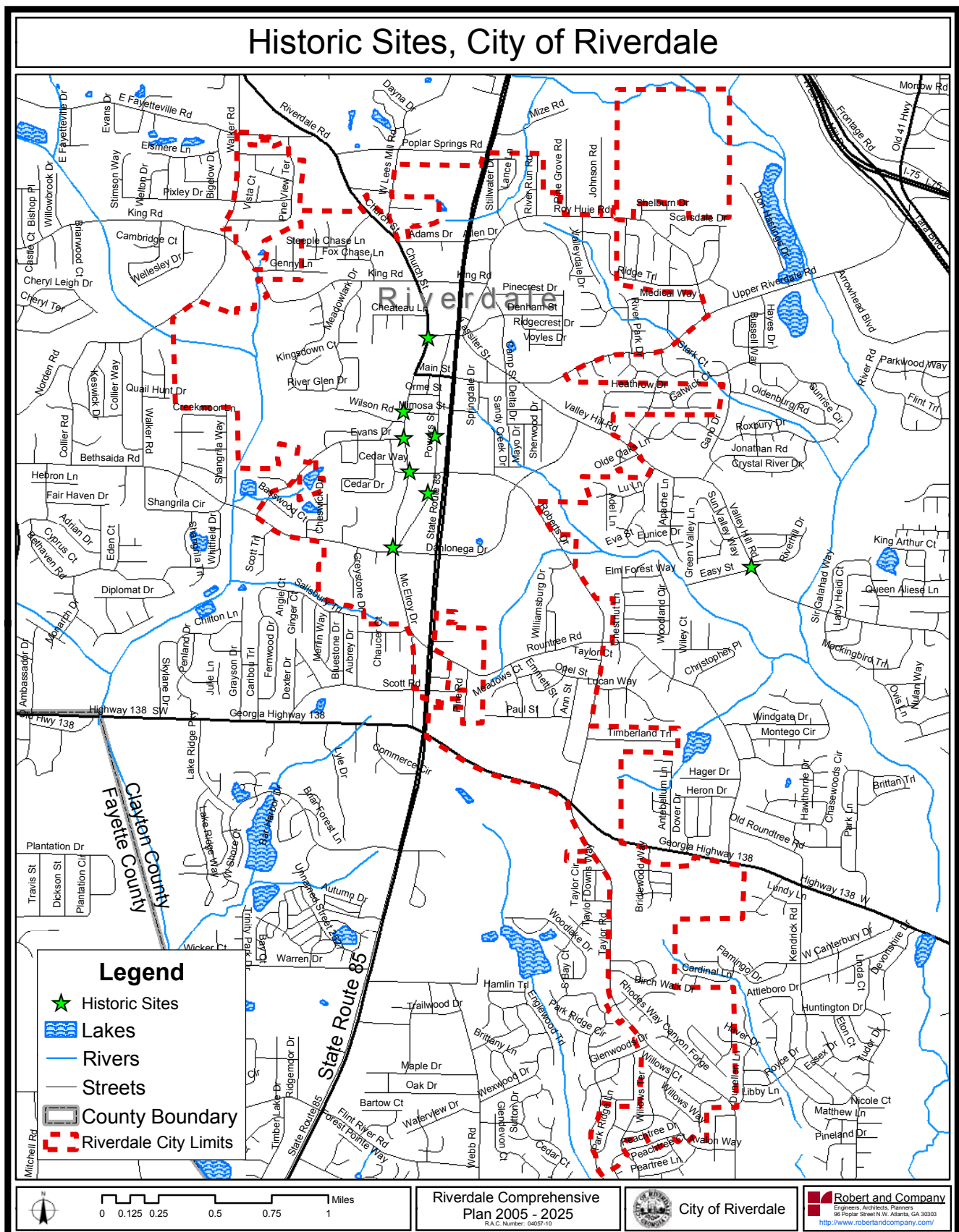
Local governments normally assume responsibility for preservation efforts through various means. Enactment and implementation of special ordinances can make preservation projects viable in some instances where destruction of the resources would otherwise occur. By merely placing special emphasis on preservation work, community support for worthy landmarks can be garnered.

At the present time, there are no properties in Riverdale listed on the National Register of Historic Places. Table 5.4 provides a list of those buildings in the community which have significant value to the city. The locations of these historic sites are illustrated in Map 5.6.

**Table 5.4 Historic Sites Survey, City of Riverdale 2004**

<b>Property/Site Description</b>	<b>Address</b>
Hosale House	6580 Church Street
H.L. Camp House	6896 Church Street
Sears House	6821 Powers Street
Hutcheson House	6961 Powers Street
Upchurch House	6759 Church Street
Turner House	3632 Valleyhill Road
T.J. Barnett House	7075 Church Street
Historical Marker on Church	Evans Drive, Evans Farm
Historical Marker	Church Street

Map 5.6 Historic Sites, City of Riverdale



### 5.3 NATURAL AND CULTURAL RESOURCES GOALS AND POLICIES

- Goal 1.0 Identify and protect significant natural resources within the City of Riverdale.
- Policy 1.1 Continue to provide for the protection of natural resources in the City of Riverdale
  - Policy 1.2 Prohibit development within the 100-year floodplain.
  - Policy 1.3 Designate riparian buffers for the protection of rivers and streams within the City of Riverdale.
  - Policy 1.4 Continue to enforce Georgia’s Part V environmental standards for the protection of large water supply watersheds.
  - Policy 1.5 Promote and seek opportunities for development of new parks and open space areas in the city. Encourage the assistance of the business community in this endeavor.
- Goal 2.0 Encourage the preservation of natural tree cover as a means of beautifying and improving the city.
- Policy 2.1 Develop a tree ordinance providing for the protection of specimen trees in the development process.
  - Policy 2.2 Encourage the planting of new trees as natural buffers between different development types and land uses.
- Goal 3.0 Identify and protect historic and cultural resources within the City of Riverdale.
- Policy 3.1 Continue to seek out additional historic properties related to the early history of Riverdale and assist in the preservation of such entities.
  - Policy 3.2 Educate the general public on the importance and benefits of preserving historic resources.
  - Policy 3.3 Encourage the eventual inclusion of all worthy historic buildings, structures, and districts in the National Register of Historic Places and the Georgia Register of Historic Places.
  - Policy 3.4 Encourage property owners to take advantage of federal and state investment tax credits available for the rehabilitation of historic structures.