

**FOREST PARK/FORT GILLEM LOCAL REDEVELOPMENT AUTHORITY
745 FOREST PARKWAY
FOREST PARK, GEORGIA 30297**

July 2, 2009

REQUEST FOR PROPOSALS (RFP)

FORT GILLEM

OVERLAY ZONING DISTRICT

ATTENTION RESPONDENTS:

Your firm is hereby invited to submit to Forest Park/ Fort Gillem Local Redevelopment Authority (hereinafter "FP/FGLRA") a proposal for **Fort Gillem Overlay Zoning District**. A successful respondent (or respondent team) will be selected by the FP/FGLRA based on a multi-step process, as described below.

A **Mandatory** Pre-Proposal Conference will be held on **July 7, 2009 at 1:00 pm. at the office of the FP/FGLRA, 745 Forest Parkway, Forest Park, GA 30297**. The purpose of the mandatory pre-proposal conference is to provide potential respondents with detailed information regarding the project and to address questions and concerns.

All potential respondents or their representatives are **required** to attend the pre-proposal conference. During the conference, the staff will address the request for proposals (RFP) process, the project, and requirements for proposal submission.

Your complete response to this RFP must be received by designated staff of FP/FGLRA at the offices of FP/FGLRA, 745 Forest Parkway, Forest Park, GA 30297, no later than 5:00 PM on August 10, 2009. Absolutely no proposals will be accepted after 5:00 PM on August 10, 2009.

The Forest Park/Fort Gillem Local Redevelopment Authority will make the final selection of the firm or team of firms to perform the proposed services after August 17, 2009, and intends to award a contract by September 1, 2009. FP/FGLRA reserves the right to cancel any and all solicitations and to accept or reject, in whole or in part, any and all proposals when it is in the best interest of FP/FGLRA.

Prior to the **mandatory** pre-proposal conference, all questions about process and procedure may be directed to Fred Bryant by e-mail at fbryant@forestparkga.org or by phone at (404) 366-4720 Ext 119. All questions related to the substance of the RFP shall be submitted to Mr. Bryant in writing (either by e-mail or U.S. Mail). All such substantive questions shall be answered publicly at the pre-proposal conference and/or by email to all recipients of the RFP.

REQUEST FOR PROPOSALS (RFP)

FORT GILLEM

Overlay Zoning District

PART I

EXECUTIVE SUMMARY

Fort Gillem, a military facility located entirely within the city limits of Forest Park, Georgia. Fort Gillem is a satellite installation of Headquarters, U.S. Army Garrison, Fort McPherson, Georgia, and is named for Lieutenant General Alvan C. Gillem, Jr. Opened in 1941, Fort Gillem was formerly known as the Atlanta Army Depot and Atlanta General Depot. Today it is home to First U. S. Army, the Army and Air Force Exchange Service (Atlanta Distribution Center), 3D Military Police Group (CID) U.S. Army Criminal Investigation Command, 2nd Recruiting Brigade, 52nd Ordnance Group and a number of other federal agencies and organizations. Fort Gillem has approximately 337,650 square feet of facilities devoted to maintenance and production, 1,352,505 square feet to warehouse/storage, 468,858 square feet to administrative and 2,953, 043 square feet to residential and community uses. Utilities are not privatized, but Forest Park and Fort Gillem have partnered on public safety and other matters for decades. Forest Park and Clayton County have undertaken a number of initiatives designed to enhance the overall economy and to improve the quality of life. The final closing of a major portion of Fort Gillem will present a tremendous economic opportunity for a community that is within a few miles of several major interstates and within four miles of one of the busiest airports in the world.

A portion of the 1427 acres at Fort Gillem is being closed and surplus under the Base Realignment and Closure Act (BRAC) of 2005. According to the *Base Redevelopment and Realignment Manual* published March 1, 2006 by the Department of Defense (DoD), the base closure and redevelopment process is affected by many federal real property and environmental laws and regulations, along with volumes of implementing guidance. Although the process includes a seemingly sequential series of events, it is actually a series of concurrent activities that can be subdivided into three activities: The first consists of the community's redevelopment planning, environmental impact analysis activities, natural and cultural resources determinations and consultations, identification of uncontaminated property, the Military Department's development of an Installation Summary Report that considers all property assets, market conditions, and potential disposal options, and many environmental restoration and compliance activities. The second consists of activities associated with the Military Department's surplus property disposal decision-making and the third consists of the parcel-by-parcel disposal of the property.

The Forest Park/Fort Gillem LRA serves as the primary point of contact between the DoD, the installation, the community, and Federal and State agencies for all base closure matters. The FP/FGLRA is “the single entity responsible for identifying local redevelopment needs and preparing a redevelopment plan for the Military Department to consider in the disposal of installation property. In this context, the term “redevelopment plan” means a plan that (1) represents local consensus on the redevelopment with respect to the installation and (2) provides for redevelopment of the property that becomes available because of the installation closure or realignment.”

Extensive pre-planning visioning and market analysis consulting services were performed for the FP/FGLRA under a Phase I contract completed in December 2006. Phase I produced a Strategic Vision, Community Goals and Objectives, an Environmental And Infrastructure Assessment, a detailed Economic Analysis, and a Road Map the LRA used to proceed into and through Phase II, Outreach and Comprehensive Reuse Planning. In 2007, the LRA completed the majority of its Phase II work with its August 6, 2007, submission of a Comprehensive Reuse Plan and Homeless Assistance Application to the Department of the Army, Department of Defense Office of Economic Adjustment (OEA), and U.S. Department of Housing and Urban Development (HUD). HUD approved the LRA Strategic Reuse Plan and Homeless Assistance Application on in September 2008.

In December 2007, the LRA selected a qualified master developer team (Cousins/Weeks Robinson/LNR) Forest Park Development Partners, LLC, to assist it and other consultants selected via a competitive RFP process to be the master developer for the anticipated surplus acres to be acquired through an economic development conveyance from the Army. In June 2008, the LRA hired the CH2M Hill team to produce the Fort Gillem Operating Plan. That plan provided detailed geotechnical, wetlands and stream buffer analysis; discussed the environmental remediation actions which should taken beyond those already undertaken or planned by the Army; and, provided a detailed analysis of existing infrastructure and costs associated with a Rehabilitation/Capital Improvement Program. The final plan was delivered to the LRA in December 2008.

In December 2008, the LRA hired Matrix Design Team to complete the Fort Gillem Business Plan. That plan provided a development timeline, including phasing and a detailed cash flow analysis; refined the market and feasibility analysis; and recommended a local investment and financing strategy. The Business Plan was delivered to the LRA in June 2009. Phase III was completed with the delivery of the Business Plan.

All plans and documents created during Phases I-III are available from the Executive Director, 404-366-4720 Ext 119 or fbryant@forestparkga.org.

PART II

THE CONSULTING TASK

The purpose of this Request for Proposals (RFP) is to identify, select and engage a qualified and capable firm or firms to provide overlay zoning district planning services to the Forest Park/Fort Gillem LRA.

The consulting task is to produce (a) zoning and land use regulations; and, (b) a zoning map. This task focuses on refining the detailed planning and analysis accomplished during Phases I through III and producing an overlay zoning district for Fort Gillem. This task will not duplicate any work previously performed during Phases I through III. In addition, the consulting assignment will not duplicate Army environmental assessments, historic preservation outreach, or any other Army or FP/FGLRA studies and plans.

The selected respondent will demonstrate the ability to complete the attached Scope of Work in a manner acceptable to the FP/FGLRA. Although the Scope of Work is detailed, the FP/FGLRA is open to creative suggestions for how to achieve its visioning and reuse planning goals.

FP/FGLRA will attempt to negotiate a binding contract for the Scope of Work with the selected respondent promptly after the proposal submittal date. It is anticipated that the contract will require the selected respondent to complete the Consulting Assignment including all required deliverables no later than **5:00 p.m. on April 1, 2010.**

PART III

INFORMATION AND INSTRUCTIONS TO RESPONDENTS

- 3.1 **OBJECTIVES:** The FP/FGLRA intends to select an individual, firm, or team to provide an Overlay Zoning District for the 1190 acres of Fort Gillem declared surplus by the Army. The Plan will provide (a) detailed zoning and land use regulations and, (b) a zoning map.
- 3.2 **DELIVERABLES:** The Deliverable of the Consulting Task is to prepare an Overlay Zoning District for 1190 acres of Fort Gillem. The Plan will provide (a) detailed zoning and land use regulations and, (b) a zoning map.
- 3.3 **COST OF SERVICES:** Respondents should provide detailed information regarding total cost for the services proposed under this Request for Proposals, total costs for each service described in sub-paragraphs (a) through (b) of paragraphs 3.1 and 3.2 above, and a separate breakdown of rates for individuals or firms performing services and reimbursement of expenses..
- 3.4 **INTENTIONALLY BLANK**
- 3.5 **PROPOSAL DEADLINE:** Responses to this Request for Proposals must be

received by the FP/FGLRA at its offices located at 745 Forest Parkway, Forest Park, Georgia 30297 no later than **5:00 PM on August 10, 2009**. The proposals will not be opened publicly; only the names of the respondents shall be read aloud. Any proposals received after the time stipulated will not be considered and will be rejected and returned to the respondent. Proposals must be responsive to all requirements outlined herein. The delivery of the proposal to the FP/FGLRA prior to the proposal deadline is solely and strictly the responsibility of the respondent. FP/FGLRA will in no way be responsible for delays caused by the United States Postal Service, Federal Express or other couriers or delays caused by any other occurrence. Fax proposals are not acceptable. FP/FGLRA may, for good and sufficient reason, extend the response deadline, in which case all respondents that have attended the mandatory pre-proposal conference shall be sent notification of the new date and time.

3.6 SELECTION PROCESS AND NEGOTIATION: Selection will take place as follows. (1) Proposals: The FP/FGLRA will select one proposal from among those proposals submitted by the qualified respondents after August 10, 2009. Point scoring system and selection criteria for proposals are listed in Section 3.14 below in the section marked “Proposal Selection Criteria.” Further evaluation may include an oral interview with the most responsible and responsive respondents. (2) Negotiations: FP/FGLRA and the successful Respondent will negotiate a contract promptly after selection and intends to award a contract by September 1, 2009. The contract will provide for the selected respondent to complete the Scope of Work described in Attachment A in final form by April 1, 2010. If a mutually satisfactory contract cannot be reached with the selected respondent, FP/FGLRA will enter into negotiations with the second-place respondent as determined under the selection criteria. The Forest Park/Fort Gillem LRA is funded through a one-year Grant Agreement with the Office of Economic Adjustment. Any award and contract with the selected respondent will be subject to and contingent upon funding from the Office of Economic Adjustment, on behalf of the Department of Defense.

3.7 SCHEDULE: It is anticipated that the solicitation and proposal process shall be conducted in accordance with the following schedule; provided, however, that the FP/FGLRA reserves the right to modify this schedule in its discretion.

Advertisement of RFP July 2, 2009
RFP Available July 2, 2009
Mandatory Pre-Proposal Conference July 7, 2009
Proposals Due August 10, 2009
Oral Interviews TBD
Contractor selected: after August 17, 2009
Contract for services completed: by September 1, 2009

All services and deliverables submitted: April 1, 2010

- 3.8 **FORMAT OF RESPONSE:** To be considered, respondents must submit a complete response to this Request for Proposals. The format provided in this section is not negotiable. Each proposal must be submitted in seven (7) copies; the original copy must be submitted unbound and suitable for copying. Each proposal also must be submitted in CD format. The envelope containing the proposals must be sealed and labeled with the project name and delivered to:

Fred E. Bryant
Executive Director
Forest Park/Fort Gillem Local Redevelopment Authority
745 Forest Parkway
Forest Park, GA 30297

Supplemental instructions, if any, issued by FP/FGLRA shall be written in the form of an addendum and sent to those who attended the mandatory pre-proposal conference. Failure of any respondent to receive an addendum or email interpretation of this RFP shall not relieve the respondent from any obligation under the RFP. All addenda will become an integral part of this RFP. The proposal should include all required submittals. Failure to include each and every submittal may result in the rejection of your proposal. Proposals should be clear and concise. Where appropriate, statistical information should be shown in tabular form. It will be assumed that you have fully complied with the specifications unless deviations are clearly noted on a separate page labeled "Deviations from Specifications." The selected respondent shall comply with all Federal, State and local laws applicable to its activities including, but not limited to, 32 C.F.R. Part 33 and 32 C.F.R. Part 28.

- 3.9 **CHANGES IN SCOPE OF SERVICES.** After OEA approval, the FP/FGLRA may, from time to time, request changes in the Scope of Work to be performed by the selected respondent. No such change shall increase or decrease the amount of compensation to be paid to the selected respondent unless and until the parties enter into a written amendment to the contract for the Scope of Work.
- 3.10 **CONFLICT OF INTEREST.** The selected respondent shall be a firm or team of firms that has no conflict of interest concerning its entry into a formal contract with FP/FGLRA requiring execution of the Scope of Work described in this RFP. Any potential conflicts of interest must be explained in your proposal.
- 3.11 **REQUIRED SUBMITTALS:** Each section of your proposal should include tabs that clearly and distinctly label and separate the following required

sections.

3.12(a) **COVER LETTER:** Include a cover letter indicating the full name and address of your organization and the branch office or other subordinate element that will perform or assist in performing the services described. Please indicate the name of the senior contract person for your firm or team on this engagement, the office location from which the FP/FGLRA will be served, appropriate telephone and facsimile numbers, email addresses and acknowledgment of the ability to commit your firm or your team to the contents of this proposal and any other information you feel to be relevant. Please limit your letter to two pages. Indicate whether you operate as an individual, partnership or corporation or team of any of the foregoing. Include the state in which you are incorporated or licensed to operate. If the respondent is a corporation, then a completed corporate disclosure statement must be submitted with this proposal.

3.12(b) **BACKGROUND AND EXPERIENCE OF RESPONDENT:** Through a response to the specific requests below, the respondent should clearly state its skills and experience in a manner that demonstrates its capability to complete the Consulting Task as contained in Part II herein. If applicable, please highlight projects in which members of your proposed development team have worked together.

1. A description of experience within the past ten (10) years related to:
 - i. Urban planning, urban design, and planning and land use law.
 - ii. Preparing zoning and land use regulations and zoning maps, with specific emphasis on Overlay Zoning Districts.
 - iii. Analysis of Best-in-Class Zoning Ordinances for central city districts.
 - iv. Conducting stakeholder and citizen meetings in accordance with Georgia Law.
 - v. Providing training required to implement new zoning ordinance.
 - vi. Evaluating and coordinating design standards.
2. Resumes of personnel (or, if a team, team members) to be involved in the proposed project, including: education and professional licensing, specific relevant experience and specific role in proposed project.

3.12(c) **ABILITY TO COMPLETE DESCRIBED SCOPE OF WORK:** Your response to this section should demonstrate your ability to fulfill the Scope of Work listed in Attachment A.

3.12(d) **MBE/FBE PARTICIPATION:** FP/FGLRA seeks consultants who are committed to the practice of non-discrimination in the selection of team

members and relationships with subcontractors, and will take into consideration the participation of Minority and Female Owned Business Enterprises, if any, in the evaluation process. All respondents shall include specific information regarding Minority and Female Owned Business Enterprise participation, if any.

- 3.12(e) **REFERENCES AND ADDITIONAL INFORMATION & COMMENTS:**
Include any other information that you feel is pertinent but not specifically asked for herein. Please also provide personal and professional references that would allow the FP/FGLRA to further qualify the respondent's ability to accomplish the proposed development.

3.13 **CERTIFICATIONS FROM 32 C.F.R PART 25 – CODE OF FEDERAL REGULATIONS**

Respondents are required to submit the required certifications from 32 C.F.R. Part 25, Appendix A: (1) a Certification Regarding Debarment, Suspension, and Other Responsibility Matters and (2) a Certification Regarding Workplace Drug free Requirements. These certifications may be inserted into the body of the proposal. A separate attached government form is not required.

- 3.14 **PROPOSAL SELECTION CRITERIA:** The FP/FGLRA will use a numbered point system (0-5) to grade each selection criteria. The FP/FGLRA shall select a proposal from among those submitted pursuant to the following criteria:
1. Amount of experience of the team with similar projects.
 2. Breadth of expertise on the team.
 3. Demonstrated understanding of the challenges and opportunities involved in preparing an overlay zoning district for a former military base with potential market, environmental and infrastructure constraints.
 4. Understanding of how an overlay zoning district and design standards can work together to support the economic reuse and redevelopment of Fort Gillem and the surrounding properties.
 5. The written presentation skills of the project team as demonstrated in the response to the RFP.
 6. The cost of the respondent's services.

- 3.15 **CONTACT PERSONS:** Questions concerning any aspect of this project, including the proposal process, should be directed to Fred E. Bryant, Executive Director, Forest Park/Fort Gillem Local Redevelopment Authority, 745 Forest Parkway, Forest Park, GA 30297. Suggestions and questions regarding the RFP and the Scope of Work should be made in writing to Fred E. Bryant, Forest Park/Fort Gillem Local Redevelopment Authority and/or e-

mailed to Fred E. Bryant (fbryant@forestparkga.org) prior to 5:00 p.m. on July 27, 2009. Inquiries received after 5:00 p.m. on July 27, 2009 may not be considered. Any reply will be made in writing and distributed to all pre-proposal conference attendees. Oral answers will not be authoritative.

- 3.16 **RIGHT TO SUBMITTED MATERIALS.** All proposals, responses, inquiries, or correspondence relating to or in reference to this RFP and all reports, charts, displays, schedules, exhibits, graph, maps and other documents provided by the respondents will become the property of FP/FGLRA when received. FP/FGLRA shall have the right to use any ideas presented in the proposals, whether the proposals are selected or rejected.
- 3.17 **DISCLAIMER.** The information contained herein is provided solely for the convenience of respondents. It is the responsibility of all respondents to assure themselves that information contained herein is accurate and complete. FP/FGLRA does not provide any assurance as to the accuracy of any information in this proposal. Any reliance on the contents of this RFP or any communications with FP/FGLRA shall be at the respondent's own risk. FP/FGLRA shall have no liability or obligation with respect to this RFP, or the selection and award process contemplated hereunder. All costs incurred by a respondent in preparing and responding to this RFP are the sole responsibility of the respondent. All respondents to this RFP fully acknowledge all provisions of this Disclaimer and agree to be bound by its terms.

Fort Gillem Overlay Zoning District

Scope of Work

Overlay Zoning District

Project Description

Overlay District: Zoning and Land Use Regulations

The City of Forest Park intends to create an overlay district that will include the LCI Main Street Redevelopment project and 1190 acres of property on Fort Gillem that will be made available to the City on or after September 15, 2011. The City currently has zoning and land use regulations covering both the LCI project area and Fort Gillem, but these regulations are not adequate and appropriate for the mixed-uses proposed for both areas. The City's Comprehensive Plan (2005-2025) envisions the creation of zoning and land use regulations that will facilitate creation of an overlay district for the study area, and later Fort Gillem. The proposed study will enable the City to: conduct a detailed review of existing zoning and land use regulations; propose for public review and comment changes necessary to create the appropriate zoning and land use regulations for an overlay district; and, ultimately, create and implement an overlay district for the original LCI site and later Fort Gillem. Paragraph 5.1.3 of the original LCI Transit Oriented Development Plan Transit Village specifically recommends the creation of an overlay district for the study area.

Fort Gillem and Potential Local and Regional Impact

Fort Gillem is a military installation which has been selected for closure by the Department of Defense. The Fort is home of the First U.S. Army, the Army and Air Force Exchange Service Distribution Center, and other entities, including organizations from the Active Component, Reserve Component, Georgia Army National Guard, and other Department of Defense and federal agencies.

The Forest Park/Fort Gillem Local Redevelopment Authority (FP/FG LRA) created by Mayor and City Council is a blended component unit of the City which is responsible for developing a Comprehensive Reuse Plan for Fort Gillem. The FP/FG LRA continues to accomplish planning in three phases: Phase I – Visioning and Market Analysis; Phase II-Outreach and Comprehensive Reuse Planning; and Phase III-Operating and Business Planning. Phase IV will begin with creation and recognition of the Implementation LRA and submission to the Army of the EDC Application and property transfer strategy. Phase IV is Property Conveyance and Redevelopment.

The Forest Park/fort Gillem Local Redevelopment Authority (FP/FG LRA) submitted to the Army, Department of Defense, and U.S. Department of Housing and Urban Development a Strategic Reuse Plan for Fort Gillem and a Homeless Assistance

Application on August 6, 2007. The FP/FG LRA continues Phase III- Property Conveyance and Redevelopment. A Master Developer has been selected to assist in preparing an Economic Development Conveyance application and in identifying Developments of Regional Impact entitlements. The Operating Plan and Business Plans have been developed. The LRA intends to complete and submit its EDC Application in late Summer/ early Fall 2009. On September 12, 2008, the U.S. Department of HUD approved the LRA's Reuse Plan and Homeless Assistance Application. The LRA is funded by OEA grants, a State Regional Economic Business Assistance (REBA) grant and City of Forest Park matching funds.

The LRA estimates that the \$750 million redevelopment of Fort Gillem will take 15-20 years. The site will include 717 housing units, 435,000 square feet of retail space, more than 1 million square feet of office space, more than 8.2 million square feet of light manufacturing and warehouse distribution space, and more than 200 acres of green space. The project is expected to generate 4,700 construction jobs and 17,642 permanent jobs. The project will add \$243 million in new real property taxes to the City.

The LRA continues to work with the Army to determine viable options to connect the Main Street Redevelopment project with Hood Avenue that runs West-East through Fort Gillem. The LRA intends to submit its EDC Application to the Army in late Spring/early Summer 2009 and will seek OEA recognition as an Implementation LRA in the same timeframe. The Governing Body of the City of Forest Park is already authorized to be a Georgia Redevelopment Authority and has created a Tax Allocation District that includes Fort Gillem.

The City has initiated review of existing zoning and land use regulations, and will seek proposals from qualified firms to assist in creating and implementing an overlay district that covers both the LCI area and Fort Gillem. On April 6, 2009, the City Council approved a resolution seeking ARC grant assistance for the overlay district study and committing the required 50% local funds match to the project. The ARC has approved award of the grant.

Scope of Work

The creation and implementation of an Overlay Zone for the Main Street LCI study area and, later, for 1190 acres of Fort Gillem require the consulting team to possess expertise in urban planning, urban design, and planning and use law. The team must be able to prepare a zoning and land use code of regulations that effectively and clearly implement the new City vision and plan for the LCI study area. The zoning and land use code of regulations and processes by which projects are reviewed and approved must be transparent and easily understood by the public and property owners.

At a minimum, the consulting team will perform the following tasks:

- Review and Analyze the Main Street LCI and supporting Farmers Market studies and implementation actions.

- Review and Analyze the City's TAD Redevelopment Plan and the Strategic Reuse Plan for Fort Gillem.
- Review and Analyze current City Zoning Ordinances and the City Comprehensive Plan.
- Survey Best-in-Class Zoning Ordinances for city central districts.
- Draft amendments to official zoning code and City's official zoning map to implement design guidelines approved by the City.
- Participate in citizen input meetings, City Council meetings and other public forums to deliberate and adopt ordinance changes.
- Time and recommend scheduling of these meetings to comply with Georgia Zoning Procedures Law.
- Coordinate with City Manager, City Staff and City Attorney throughout.
- Provide training required to implement overlay district.
- Evaluate and coordinate design standards to assure achievement of objectives consistent with those of the TAD Redevelopment Plan.

The consulting team will provide the City four (4) complete sets of the amended code of zoning ordinances and the official City zoning map, and two (2) disks containing both documents.

The City will use a competitive proposal process to evaluate and select a consulting team to conduct this supplemental study. The Executive Director, Forest Park/ Fort Gillem Local Redevelopment Authority shall serve as project manager. After selection and award of the supplemental study project, the project manager and consulting team will meet to discuss the scope of work, to ensure understanding of the project schedule and deliverables, to develop milestones that ensure timely and proper completion of the scope of work, and to enter into an appropriate agreement for completion of the work.

The study would proceed in four (4) phases over a 7-8 month period.. Phase I (3-4 weeks) is for review and analysis. The consulting team working with project managers and City staff will conduct a thorough review and analysis of: the original LCI/Farmers Market studies and other relevant projects; the City TAD Redevelopment Plan; LRA Strategic Reuse Plan; City Zoning Ordinances and the Official Zoning Map; and, the Comprehensive Plan (2005-2025). In this phase, they will also survey Best-in-Class Zoning Ordinances for city central districts that have implemented overlay zones. During Phase II (10-12 weeks), the team will begin drafting new provisions to the Zoning Ordinance, revising and updating appropriate provisions, or redrafting the existing Ordinance. Proposed changes to the Official Zoning Map will be made and all documents will be provided to City staff and Council for review and comment. Phase III (3 months) is for deliberation and adoption of the proposed zoning code and official map. Three joint workshops with City Council, City Staff, and the public would be held. Then, the final Zoning Ordinance and Official Zoning Map would be presented for adoption hearing before City Council. Phase IV (about 2 weeks) would include two training workshops for the benefit of City Council, City Staff, and the citizens of Forest Park/Clayton County.

The following disclaimer statement will appear on the title page of the plan:

“This study was prepared under contract with the Forest Park/Fort Gillem Local Redevelopment Authority with financial support from the Office of Economic Adjustment, Department of Defense. The content reflects the views of the Forest Park/Fort Gillem Local Redevelopment Authority and does not necessarily reflect the views of the Office of Economic Adjustment.”