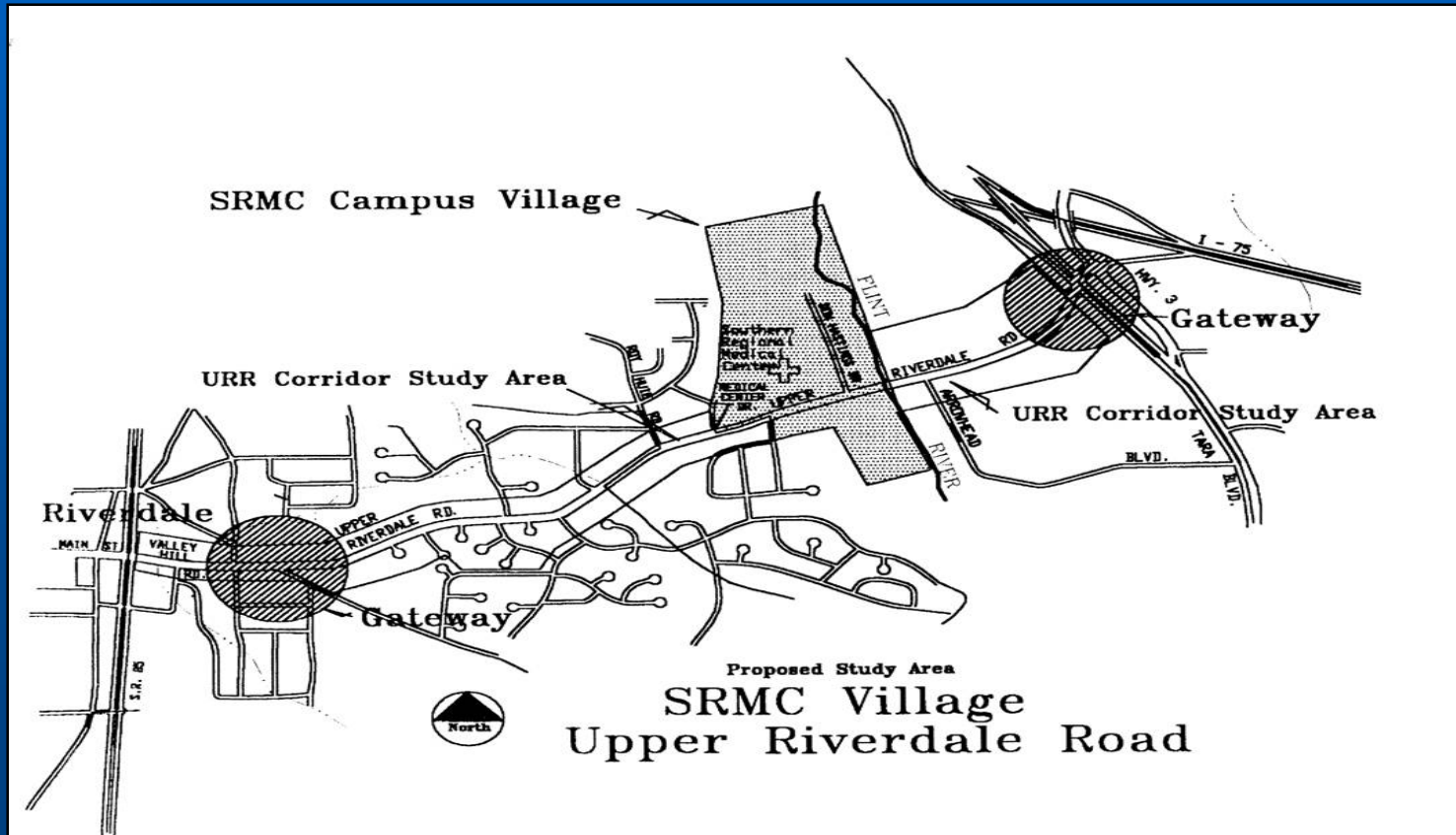


Riverwalk Overview



Description

- Upper Riverdale Road Corridor



Description

- **Upper Riverdale Road Corridor Redevelopment Concept Plan (Riverwalk)**
 - Completed in 2002
 - Funded by:
 - Southern Regional Medical Center
 - Clayton County Board of Commissioners
 - Development Authority of Clayton County
- **Proposed Community Hospital Planned District**
 - Submitted in 2004
 - Funded by: Southern Regional Medical Center

Project Goals

- **Create pedestrian-friendly environment**
- **Provide residential opportunities for the Southern Regional Medical Center (SRMC) staff**
- **Create a “livable community” atmosphere using Traditional Neighborhood Planning principles**
- **Revitalize older residential and commercial buildings**
- **Provide for a more aesthetic transportation corridor**
- **Raise the level of transportation service**
- **Identify and provide alternative transportation modes**
- **Establish functional and attractive gateways into the corridor from Tara Boulevard and State Road 85**

Team/Resources

- Southern Regional Medical Center
- Clayton County
- Development Authority of Clayton County
- Redevelopment Authority of Clayton County
- City of Riverdale
- Clayton County Parks & Recreation
- Clayton County Water Authority
- Clayton County Board of Education
- Clayton County Planning & Zoning

Procedures for Adoption of Redevelopment Plan

- **Redevelopment plan must be approved by adoption of a resolution by:**
 - Clayton County Commission
 - Riverdale City Council
- **Public hearing must be held within 60 days**
- **Vote on the Plan must be made within 45 days by:**
 - Clayton County Commission
 - Riverdale City Council

Creation of a Tax Allocation District (TAD)

- The idea behind tax allocation financing is that the increase in property values caused by the redevelopment, and increased taxes derived there from, can be pledged and used to pay the costs of redevelopment, including retiring any bonds issued.
- A TAD is a contiguous geographic area within a redevelopment area which is defined and created by resolution of the County Commission.
- This enabling resolution is the same resolution which approves and adopts the Redevelopment Plan incorporating the TAD.

Benefits of the Redevelopment Plan

- Retention of primary economic generator of the county (SRMC).
- Maintain and develop employment opportunities for the county, the region, and the state.
- Redevelopment of economically and socially depressed area.

Cost Issues

- **Projected Public Development Cost Estimates:**
 - **Riverwalk Parkway - \$1.06 million**
 - Street trees
 - Median
 - Parking screen
 - Benches
 - Trash receptacles
 - Street lighting
 - Sidewalk sod
 - **Tara Gate (East Gateway) - \$835,000**
 - Sculpture
 - Flood lighting
 - Magnolia trees
 - Shrubs
 - **Riverwalk Promenade (Wetlands Park) - \$1.7 million**
 - Boardwalk
 - Pedestrian bridge
 - Pavilions
 - Lighting