



CITY COUNCIL COMMUNITY DEVELOPMENT AND HUMAN SERVICES COMMITTEE

Quarterly Update | December 11, 2018

TIM KEANE

Commissioner

Department of City Planning



THE MISSION OF THE DEPARTMENT OF CITY PLANNING IS TO ENABLE HIGH QUALITY, SUSTAINABLE AND EQUITABLE GROWTH AND DEVELOPMENT OF ATLANTA BY FACILITATING MORE OPTIONS FOR TRAVEL, ABUNDANT HOUSING FOR ALL PEOPLE, THRIVING NEIGHBORHOODS, EXCEPTIONAL DESIGN IN ARCHITECTURE AND PUBLIC SPACES, PRESERVATION OF HISTORIC RESOURCES, INNOVATIVE REGULATORY PRACTICES, SAFE AND DURABLE BUILDINGS, ATTENTIVE CUSTOMER SERVICE AND PUBLIC ENGAGEMENT IN ALL OUR WORK.

PERMITTING NUMBERS

Standard Permits vs. Express Permits Fiscal Year 2018 and 2019



*Standard Permits are Commercial, Light-Commercial and Residential Permits only. No Airport or Major Projects Permits included.

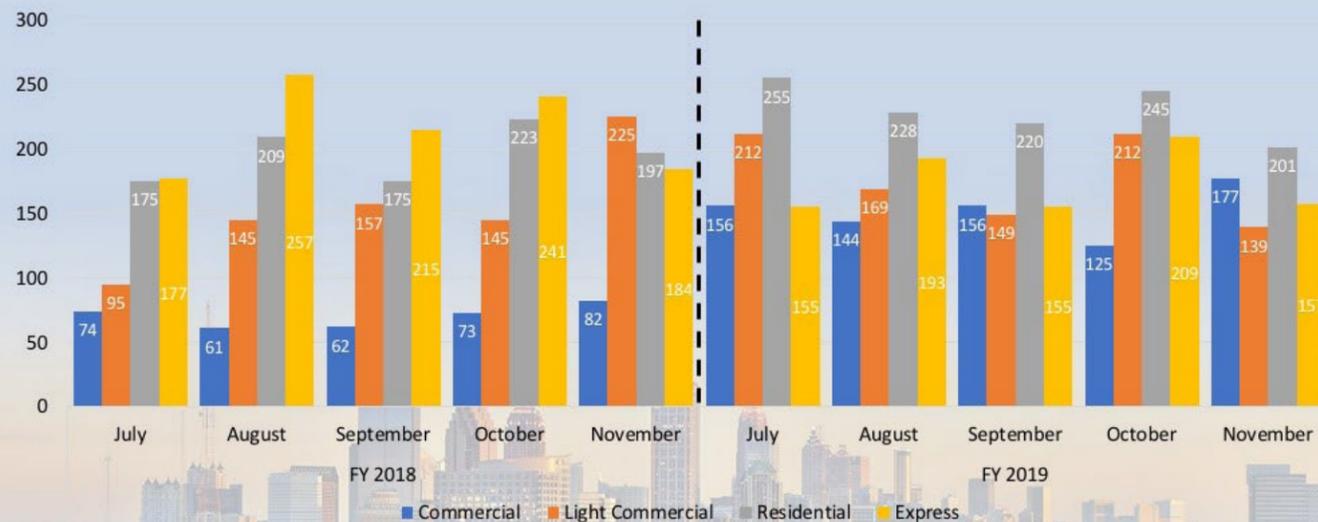
Express Permitting Time Fiscal Year 2018 and 2019



Service Level Agreement (Minutes): 30 Minutes

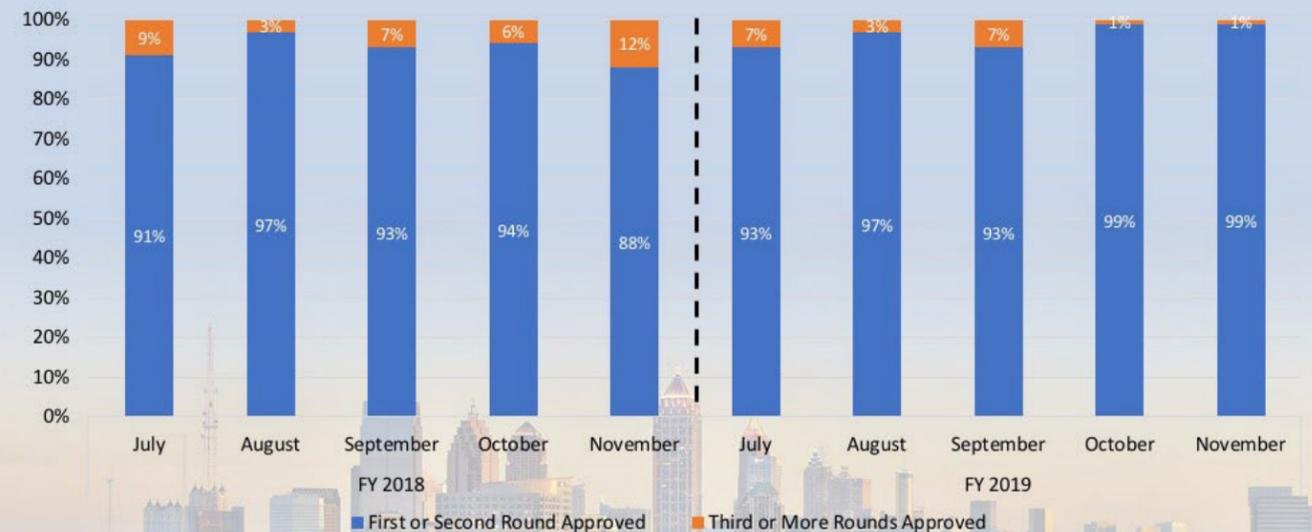
Average Express Permit time for Fiscal Year 2019-YTD: 23 Minutes

Permit Volume per Workstream Fiscal Year 2018 and 2019



*Permits included are Commercial, Light-Commercial, Residential and Express Permits only. No Airport or Major Projects Permits are included.

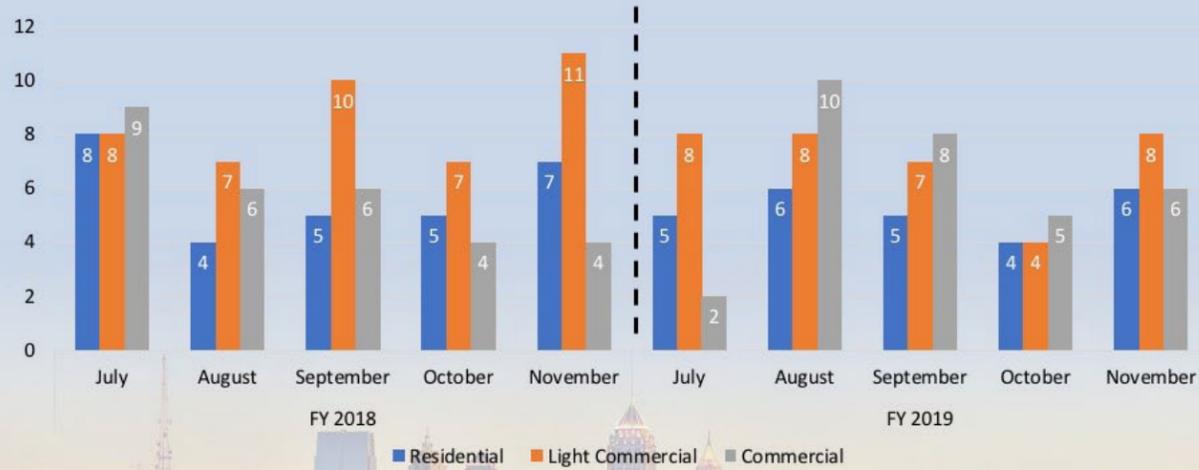
Plan Review Cycles Fiscal Year 2018 and 2019



Service Level Agreement (Cycles): 95% Approval within two Review Cycles

PERMITTING NUMBERS

Plan Review Days Fiscal Year 2018 and 2019



Service Level Agreement (Business Days):
Residential: 5 Days

Light Commercial: 10 Days

Commercial: 10 Days

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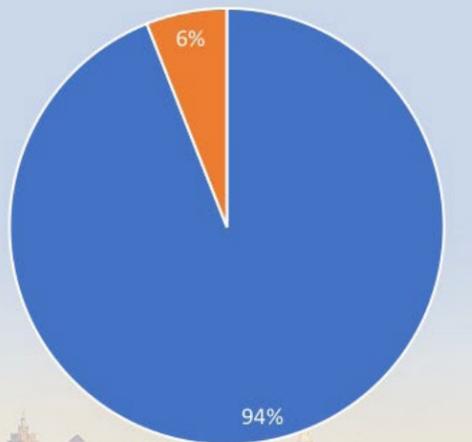
Construction Valuation Fiscal Year 2018 and 2019



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Inspections SLA Average - Building and MEP's Fiscal Year 2019 YTD (July-November)



Completed within SLA Completed outside of SLA

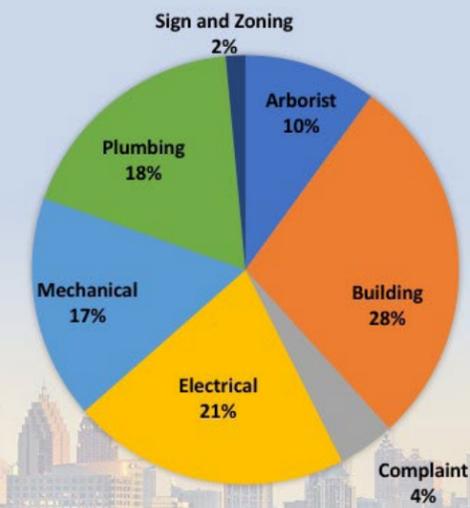
Service Level Agreement (Business Days): 95% on Inspections Completed within two business days.

*The Inspections data was not captured Fiscal Year 2018

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Average Number of Inspections by Inspection Type Fiscal Year 2019 YTD (July-November)



*The Inspections data was not captured Fiscal Year 2018

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COMMUNICATIONS

PROJECT	TO DO	DOING	DONE
Website audit	●	○	○
Semi-annual presentations	●	○	○
Community outreach/education	○	●	○
QMS	○	●	○
OpenCounter	○	○	●
A/E Feedback tool	○	●	○

NOTES
DCP Staff will engage customers and host meetings for the website audit. Identification of focus group has begun and meetings are to be scheduled. QMS, OpenCounter and A/E Feedback tool programs are in final stages of procurement and beginning stages of kick-off.

TRAINING

PROJECT	TO DO	DOING	DONE
Online training course exploration	●	○	○
In-house training manager	●	○	○
Technical & Soft Skills training	●	○	○
Orientation for new hires	●	○	○
Permit & Impact Fee	○	●	○

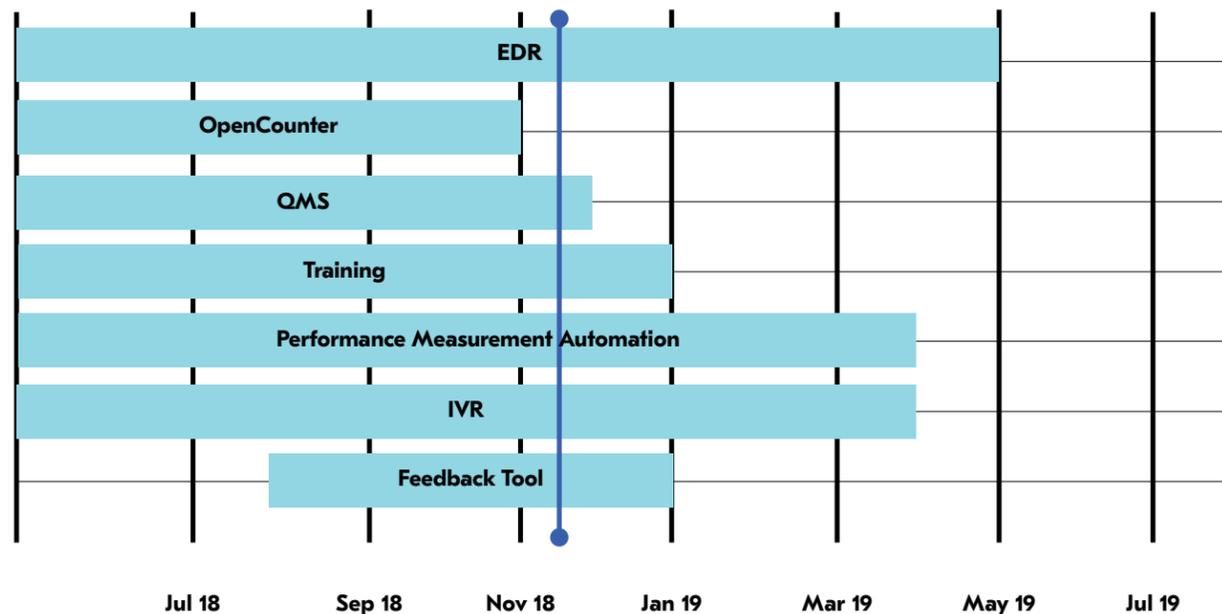
NOTES
Internal review of Permit & Impact Fee process is in progress. Internal training documents are being created and sessions are to be scheduled for DCP staff to educate on the process.

INSPECTIONS

PROJECT	TO DO	DOING	DONE
Remote satellite locations	○	●	○
Realignment of inspection groups	○	●	○
Technology improvements	○	●	○
Route optimization	●	○	○
Homeowner waiting - scheduling	●	○	○

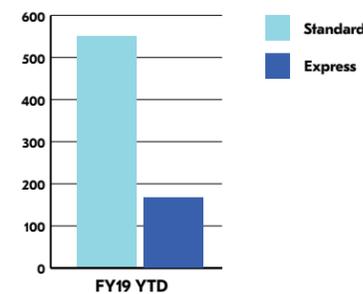
NOTES
DCP is engaged in conversations with City of Atlanta agencies to identify satellite locations as Inspections bases. Technology improvements such as Accela Software updates are in the final stages of the procurement process. Implementation to follow.

TIMELINE

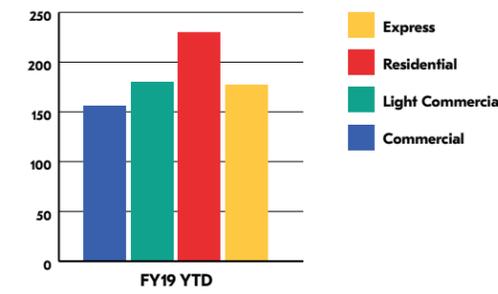


PROGRESS

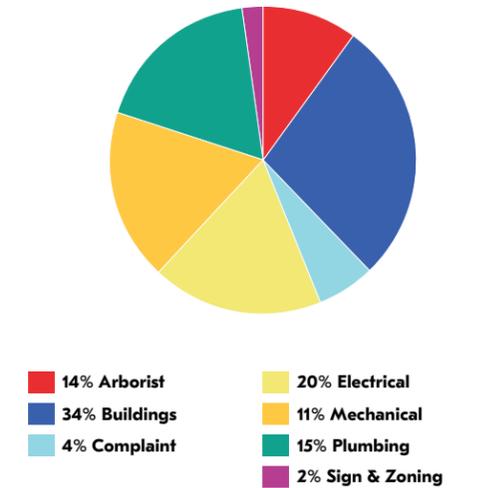
STANDARD VS EXPRESS PERMITS



PERMIT VOLUME PER WORK STREAM



AVERAGE NUMBER OF INSPECTIONS



INSPECTIONS SLA AVERAGE



PLAN REVIEW DAYS (AVERAGE)



EXPRESS PERMIT TIME (IN MINUTES)



CONSTRUCTION VALUATION, FY19 YTD

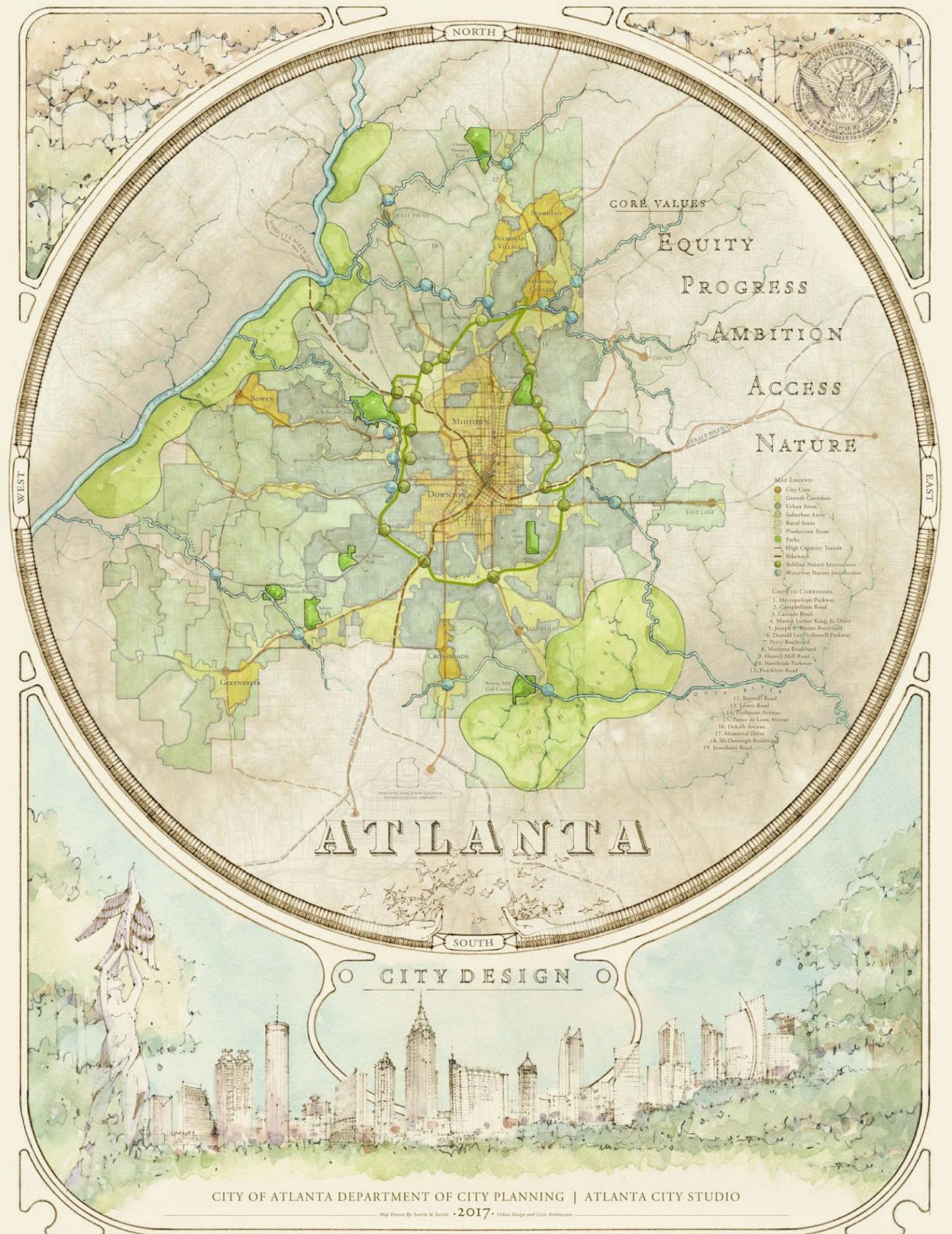


PLAN REVIEW CYCLES, FY19 YTD



www.atlcitydesign.com

Atlanta City Studio @ATLCityStudio #designATL



CITY DESIGN DESIGN DEVELOPMENT

ZONING ORDINANCE AMENDMENTS

- Accessory Dwellings
- Definitions Update
- Historic Lot Patterns
- Industrial Districts Uses
- I-Mix District
- Loading Requirements
- MRC (Mixed-Residential Commercial)
- Residential Density Increase
- Missing Middle Zoning District
- Parking (on-street, shared, old buildings)
- Neighborhood Design Standards
- Telecommunications Updates
- Transitional Height Plane Updates
- Quality of Life Districts

JOIN US FOR A ZONING CHAT

RSVP FOR ONE OR MORE SATURDAY EVENTS

The City of Atlanta Department of City Planning invites you to participate in a series of events called "Deep Dives." Participants in the event will obtain a deeper knowledge regarding the proposed policy and regulatory changes to the Atlanta Zoning Ordinance Update Phase II. The "Deep Dive" events will be conducted by the staff of the Office of Zoning and Development.

There will be a total of six events to share the second phase of proposed changes to the Zoning Ordinance and to receive further community engagement and public input. The "Deep Dives" will be held at the following locations:

"DEEP DIVES" ATLANTA, GEORGIA LOCATIONS			
DATE	LOCATION	ADDRESS	TIME
Saturday, July 21st	Southeast Atlanta Branch Library	1463 Pryor Road, SW	12:30–3:30 p.m.
Saturday, August 4th	Metropolitan Branch Library	1332 Metropolitan Parkway, SW	10 a.m.–1 p.m.
Saturday, August 11th	East Atlanta Branch Library	400 Flat Shoals Avenue, SE	10 a.m.–1 p.m.
Saturday, August 18th	Buckhead Branch Library	269 Buckhead Avenue, NE	10 a.m.–1 p.m.

RSVP by calling 404-330-6724, or emailing: madarby@AtlantaGa.Gov

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EXPANDING TRANSPORTATION OPTIONS

» (2.9) PARKING

THE PROBLEM

Existing parking requirements date from 1982 and create concerns related to the environment, public health, quality of life, automobile dependence, affordability, and equity. This is especially true around MARTA stations, where current regulations discourage the type of development that would take advantage of transit.

PROPOSED SOLUTIONS

- » Allow adjacent on-street parking to count toward parking requirements citywide
- » Eliminate all minimum parking requirements citywide for buildings built prior to 1965, except for individual businesses over 2,000 square feet that hold an alcohol license
- » Reduce minimum required parking for "elderly housing" to 0.5 parking spaces per residential unit
- » Allow shared parking between different uses by right in O-I, C, I, and RG zoning districts
- » Eliminate parking requirements and introduce parking caps in RG, RI-C, O-I, C, I, PDMU, PDOC, PDBP, NC, LW, MR, and MRC within ¼ mile of a "fixed guideway transit" station or stop
- » Update the BeltLine Overlay District to remove conflicts with these changes

ATLANTA ZONING ORDINANCE UPDATE PHASE II

PROPOSED UPDATES

ZONING TOPICS

EXPANDING TRANSPORTATION OPTIONS	<ul style="list-style-type: none">1. Parking2. Loading Requirements
ENSURING HOUSING DIVERSITY	<ul style="list-style-type: none">3. Accessory Dwellings4. Multi-Unit Housing
PROTECTING NEIGHBORHOOD CHARACTER	<ul style="list-style-type: none">5. Transitional Height Plane6. Neighborhood Design Standards
CREATING VIBRANT CORRIDORS & DISTRICTS	<ul style="list-style-type: none">7. I District Uses8. MRC-2 Residential Density
CREATING USER-FRIENDLY REGULATIONS	<ul style="list-style-type: none">9. Definitions10. Quality Of Life Variations11. Telecommunications

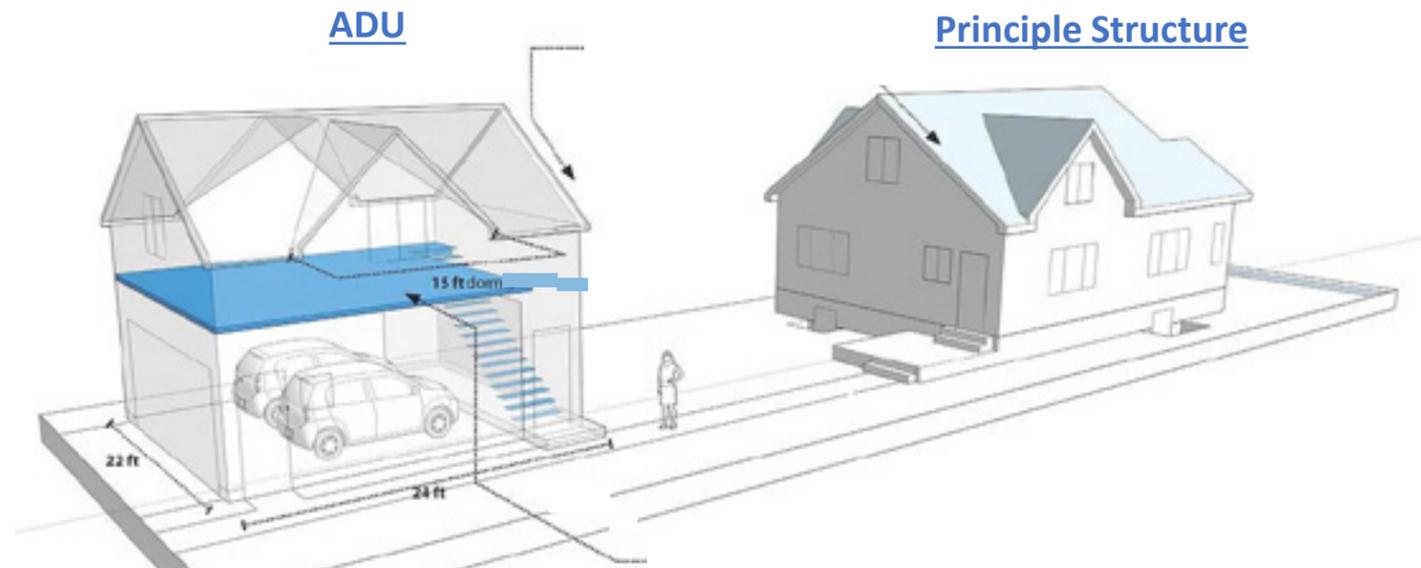
ENSURING HOUSING DIVERSITY: ACCESSORY DWELLINGS

THE PROBLEM

- Accessory Dwelling Units: An accessory structure that Allows to install a stove or allow someone to live in
- Currently, Only allowed in the R-5 district.
- ADUs—extra income for the homeowner, new housing options, and more affordable rents than are found in large apartments buildings.

PROPOSED SOLUTION

- Allow accessory dwellings in **R-4 and R-4A** zoning districts
- Require that accessory dwellings **conform with all existing zoning and development regulations** (lot coverage, setbacks, height, density, storm water runoff, etc.) standard for loading requirements



ENSURING HOUSING DIVERSITY: MULTI-UNIT DWELLINGS

WHAT IS MULTI-UNIT HOUSING?

- These buildings provide “invisible density” that is virtually indistinguishable from single-family houses.
- More importantly, they also often provide “naturally occurring workforce housing”
- Provide diverse housing options for the City.
- Legally non-conforming in R-3- R-5, R-G, and MR

THE PROBLEM

- Existing zoning does not properly support existing and future “Missing Middle”.

PROPOSED SOLUTION

Create a new MR-MU zoning district similar to MR-1 and MR-2 with:

- Number of units: 4-12
- Prohibit all non-residential uses and **prohibit freestanding parking decks**
- **Side: 5 feet; Rear yard: 10 feet; Lot size: 2,000 sf.; Frontage: 25 feet; Max ht.: 35 feet**
- **Allow only in Low-Density and Medium Density Residential land use**

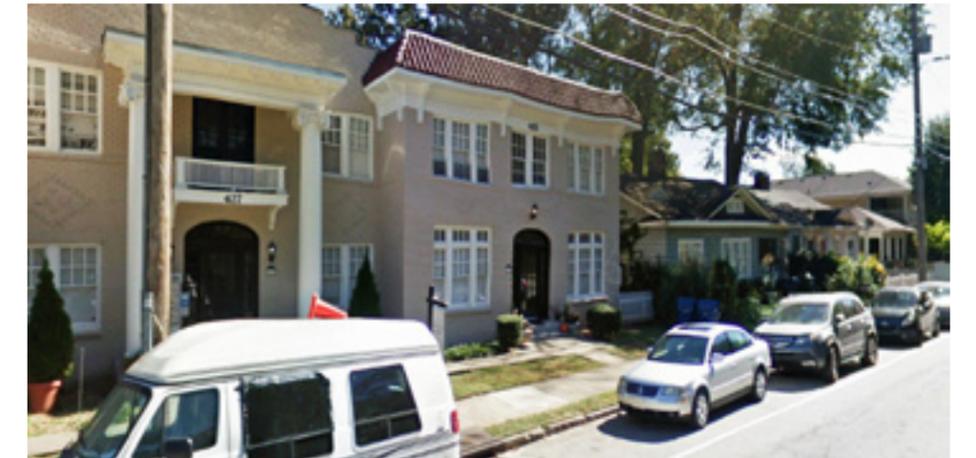
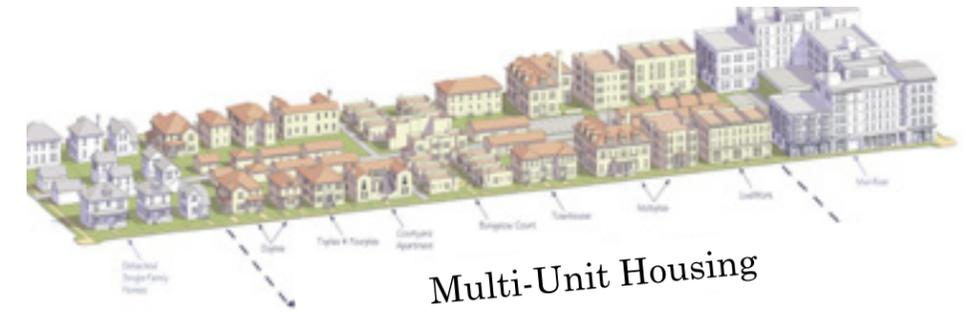


Photo: Apartments on N Highland Ave in Inman Park

HOUSING NEEDS ASSESSMENT



URBAN ECOLOGY FRAMEWORK

The Department of City Planning
invites you to be a part of our

URBAN ECOLOGY PUBLIC MEETINGS

The Department of City Planning is undertaking a study to determine how Atlanta's natural resources should be protected, restored, and enhanced. We need YOU to weigh in on the data findings and initial recommendations. The same information will be discussed at three different times, pick the one most convenient to you.

WEDNESDAY, DECEMBER 12TH

8:30-10:00 AM Spaces Midtown East, 715 Peachtree Street NE, Atlanta GA 30308	2:00-3:30 PM C.A. Scott Recreation Center, 1565 M.L.K. Jr Dr SW, Atlanta, GA 30314	6:30-8:00 PM MLK Natatorium, 110 Hilliard St SE, Atlanta, GA 30312
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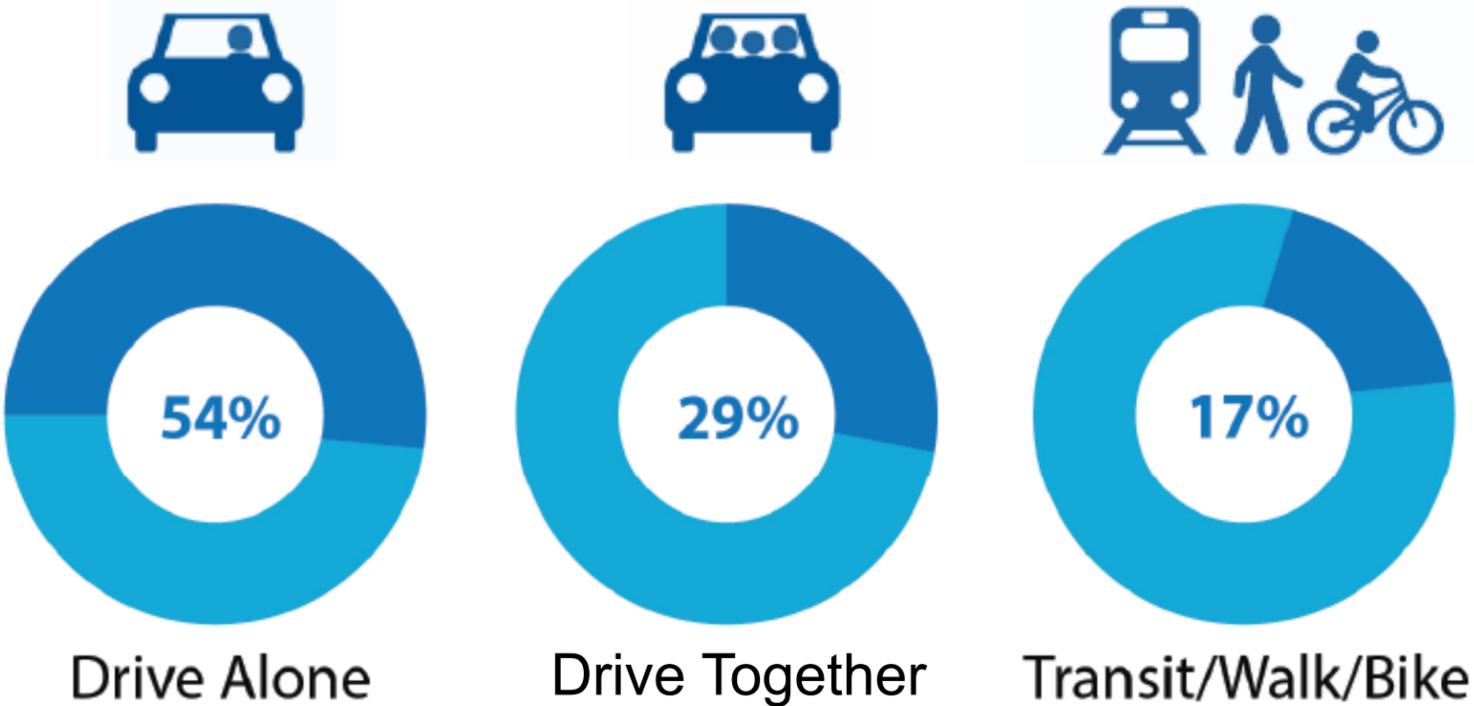
We need your input!

Learn more at atlantaga.gov/government/departments/city-planning

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TRANSPORTATION: MODE SHIFT TARGETS

Current Mode Share



Future Targets



SAFETY

Safer Streets

	Funding Availability	Lead Agency	Implement Stage
• Develop and implement Safer Streets policy to reduce traffic fatalities to zero and eliminate serious injuries	○	●	○
• Expand Safe Routes to School program	○	●	○
• Develop & implement citywide safety & awareness program	○	●	○
• Implement MORE MARTA bike/ped safety improvements for transit	●	●	●
• Implement safety improvements at priority intersections:	○	●	○
» Piedmont Rd at E Wesley Rd			
» Metropolitan Pkwy at University Ave			
» Memorial Drive at Hill St			
» Campbellton Rd at Stanton Rd			
» Fairburn Rd at Benjamin Mays Rd			

Data Collection & Management

	Funding Availability	Lead Agency	Implement Stage
• Improve crash data collection & processing to support Safer Streets policy	●	●	○
• Maintain inventory of high injury roadways to support Safer Streets policy	●	●	●
• Monitor & track mode split shares	○	●	○

Placemaking Initiatives

	Funding Availability	Lead Agency	Implement Stage
• Implement projects to transform streets into safer, vibrant, and appealing public spaces:	●	●	○
» Walker St SW at Peters St SW			
» N Highland Ave NE at Amsterdam Ave NE			
» Cascade Rd SW at Benjamin Mays Rd SW			
» Brady Ave NW at Howell Mill Rd NW			
» Flat Shoals Ave SE at Kirkwood Ave SE			
» D.L. Hollowell Pkwy NW at Hollywood Blvd NW			

LEGEND

- To Be Determined
- In Progress
- Completed

MOBILITY

Multimodal Facilities

	Funding Availability	Lead Agency	Implement Stage
• Develop citywide sidewalk inventory	○	●	○
• Create a dedicated fund for sidewalk repair	○	●	○
• Implement low stress bike routes:	●	●	○
» Brawley			
» Oakview			
» 8th & Myrtle			
» Baker/North Ave			
» Piedmont Heights/Sherwood Forest			
• Implement high priority multimodal corridors:	●	●	○
» Lee St			
» Cascade Rd			
» DeKalb Ave/Decatur St/Marietta St			
» Fairburn Rd/Campbellton Rd			
» Howell Mill Rd			
• Develop and implement public campaign to market how designing streets for everyone "makes life better"	○	●	○

Congestion Management

	Funding Availability	Lead Agency	Implement Stage
• Adopt Transportation Demand Management (TDM) Plan Guidelines	○	●	○
• Implement city-led parking pricing controls	○	●	○
• Develop cordon pricing strategy:	○	●	○
» Develop program parameters			
» Pass cordon pricing legislation			
» Implement alternative transit options for affected travelsheds			

Innovation

	Funding Availability	Lead Agency	Implement Stage
• Adopt South Downtown as Innovation Zone	○	●	○
• Establish new procurement methods to allow pilot projects and programs to test new technologies/upgrades	○	●	○
• North Ave Smart Corridor expansion	●	●	○
• Campbellton Rd Smart Corridor implementation	●	●	○

Right-of-way Management

	Funding Availability	Lead Agency	Implement Stage
• Implement internal roadway guidelines (Streets Atlanta)	●	●	○
• Update City's curbspace management policies	●	●	○
• Manage loading zones & rideshare curbspace	●	●	○
• Establish coordination process for construction or lane closures	○	●	○
• Develop & implement a citywide wayfinding system in partnership with developers	○	●	○

Bike Share

	Funding Availability	Lead Agency	Implement Stage
• Expand bike share from 500 to 1,000 bikes	●	●	○
• Expand bike share from 1,000 to 1,500 bikes	●	●	○

Trails / Paths

	Funding Availability	Lead Agency	Implement Stage
• Implement high priority trail corridors:	○	●	○
» Atlanta BeltLine Southside Trail			
» PATH 400 (Lindbergh to Sandy Springs)			
» North & South Peachtree Creek Greenway connector			
» Lakewood Trail			
» Proctor Creek Phase 2			
» Eastside Trail extension to Armour Ottley area			
» Eastside Trail extension south to Glenwood Ave			

• Identify Atlanta City Design nature network locations	○	●	○
• Implement Atlanta City Design nature network	○	●	○

Transit

	Funding Availability	Lead Agency	Implement Stage
• Implement MORE MARTA high frequency service on bus routes:	●	●	○
» Campbellton (Greenbriar Mall to Oakland City)			
» Cascade (Fulton Industrial Blvd to West End)			
» Cleveland (Jonesboro & Browns Mill to East Point)			
» Metropolitan (West End to College Park)			
» Peachtree (Brookhaven to Arts Center)			
• Implement MORE MARTA access improvements for transit, including station and stop enhancements	●	●	○
• Complete engineering / final design for MORE MARTA high priority projects:	●	●	○
» Atlanta BeltLine East			
» Atlanta BeltLine West			
» Crosstown Downtown			
» Crosstown Midtown			
» Clifton Corridor Light Rail Transit (LRT)			
• Initiate environmental for MORE MARTA high priority projects:	●	●	○
» Northside Drive / Metropolitan Pkwy BRT			
» Capitol Ave / Hank Aaron Drive			
» D. L. Hollowell Parkway			
» Crosstown Crescent			
» Atlanta BeltLine South			
» Atlanta BeltLine North			
» Campbellton Rd			
• Expand the installation of bike racks and amenities at transit stations	●	●	○
• Partner with MARTA to identify and implement circular services for first/last mile connectivity	●	●	○

AFFORDABILITY

Transit Oriented Development (TOD)

	Funding Availability	Lead Agency	Implement Stage
• Partner with MARTA, Atlanta BeltLine, and developers to implement multimodal street networks in TOD	○	●	○
• Incentivize production of affordable housing around transit nodes in designated growth areas through policy & funding mechanisms	○	●	○

Transit Fare Coordination

	Funding Availability	Lead Agency	Implement Stage
• Develop fare integration program with partner transit agencies	○	●	○
• Integrate bike share payment with Breeze Cards & ATL Plus Parking	○	●	○

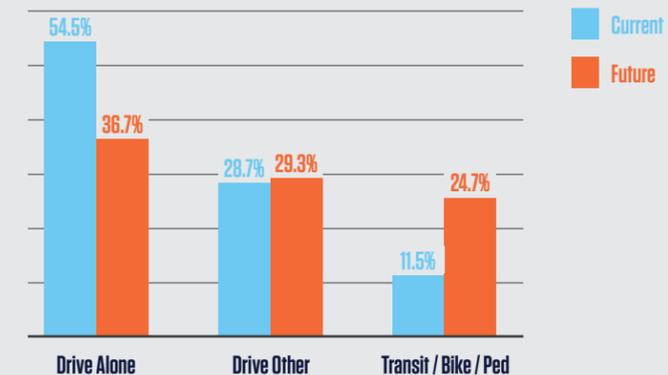
Zoning

• Complete citywide rezoning to support higher density & affordability along growth corridors	●	●	○
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Cost Management

• Identify funding for expanded transit pass discount programs	○	●	○
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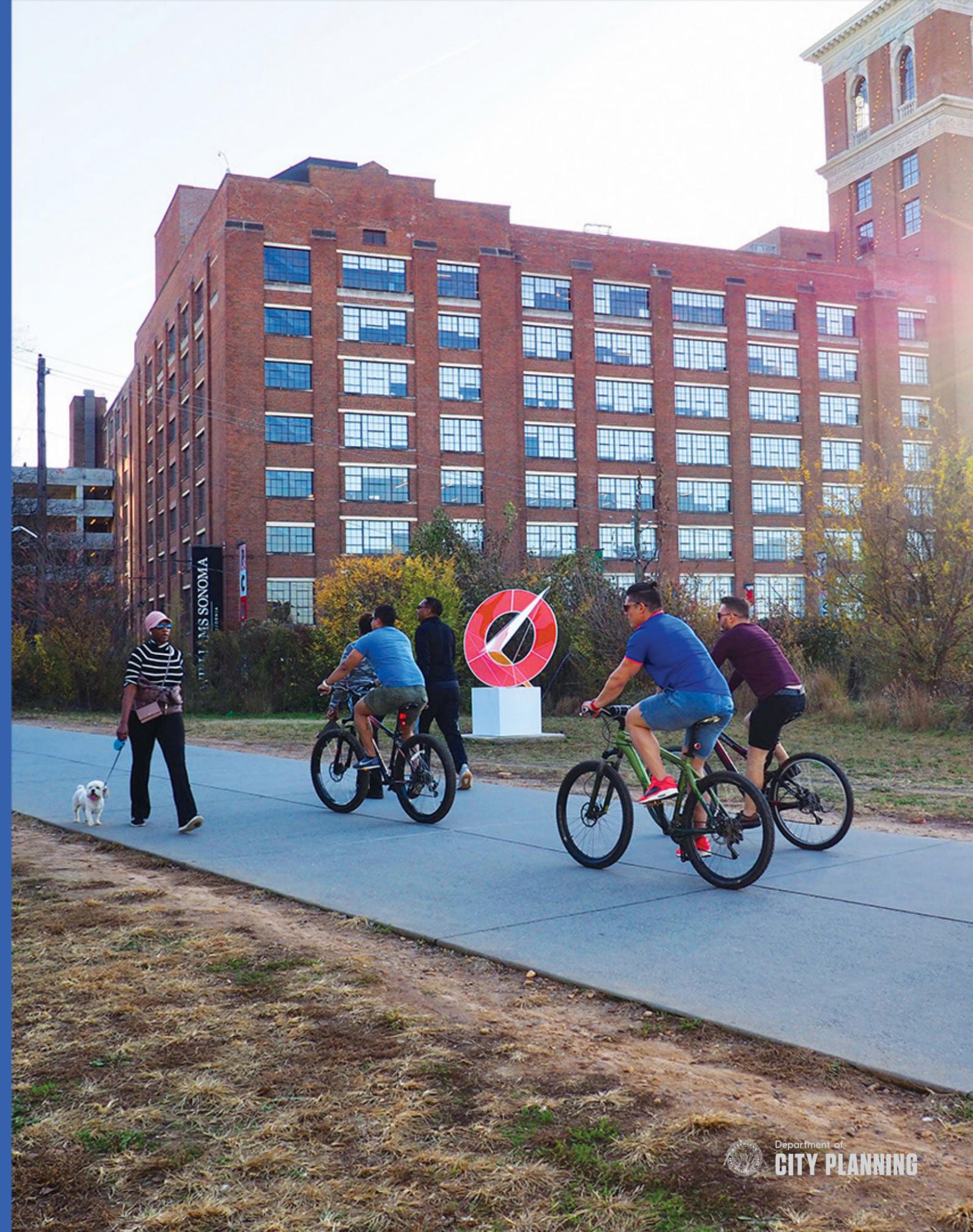
MODE SPLIT TARGETS



SHIFT ATL

CHANGING HOW ATLANTA MOVES

gis.atlantaga.gov/shifftatlanta



PLACEMAKING



Broad Street



Cascade Heights Bus Shelter



Virginia Highlands Parklet

PRESERVATION STRATEGY



Pullman Yard



661 Ponce de Leon

GREENBRIAR LCI



REIMAGINE GREENBRIAR



Councilmember Marci Collier Overstreet
invites you to the final community meeting
for the Greenbriar LCI Plan

NOVEMBER 15, 2018

6:30–8:00PM

Andrew & Walter Young Family YMCA
2220 Campbellton Rd SW, Atlanta, GA 30311

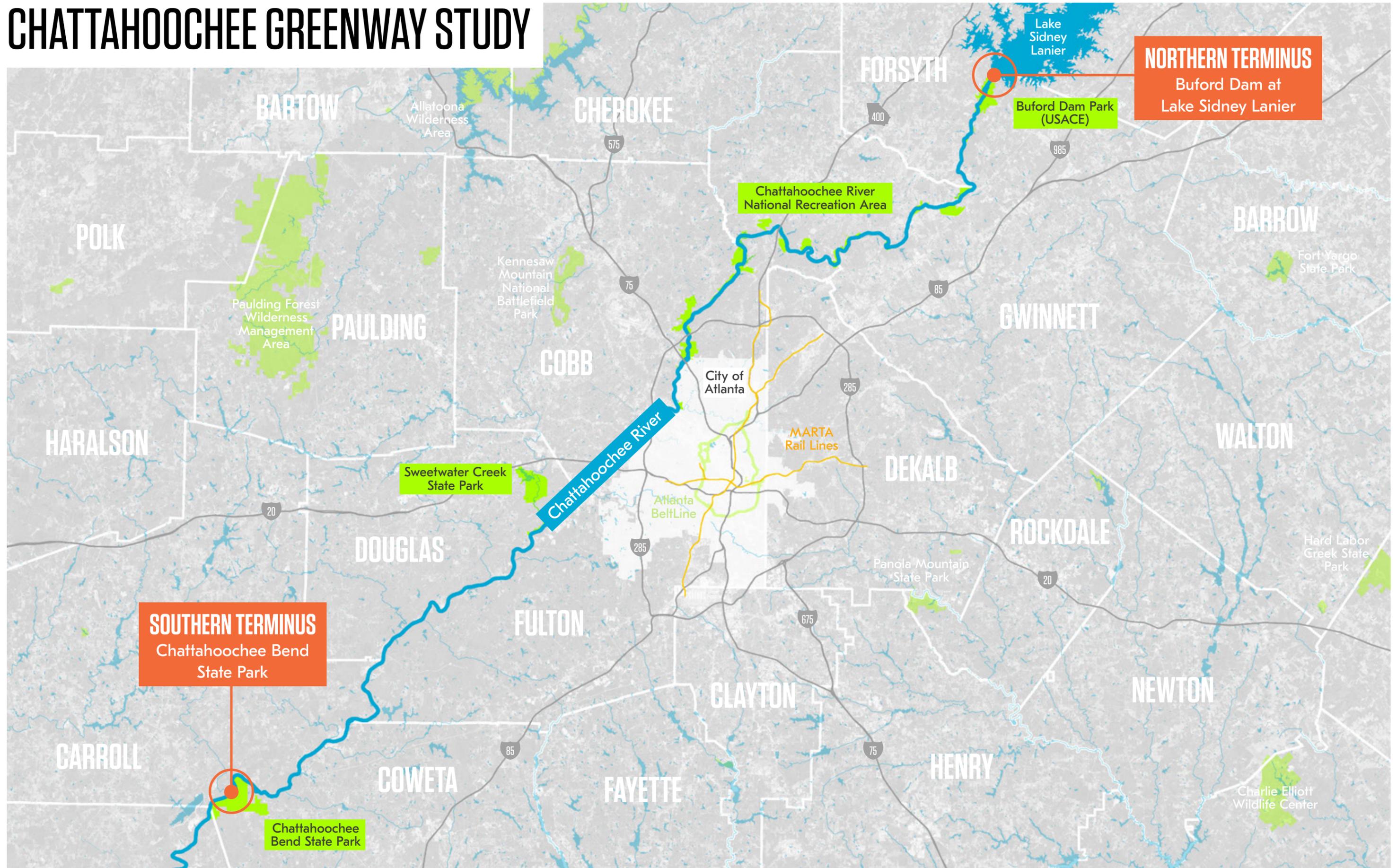
At this community meeting, we will review draft concept plans
and project recommendations and talk about next steps toward
implementation. Please join us and share your thoughts!

For more information, visit atlantaga.gov/greenbriarlci



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CHATTAHOOCHEE GREENWAY STUDY

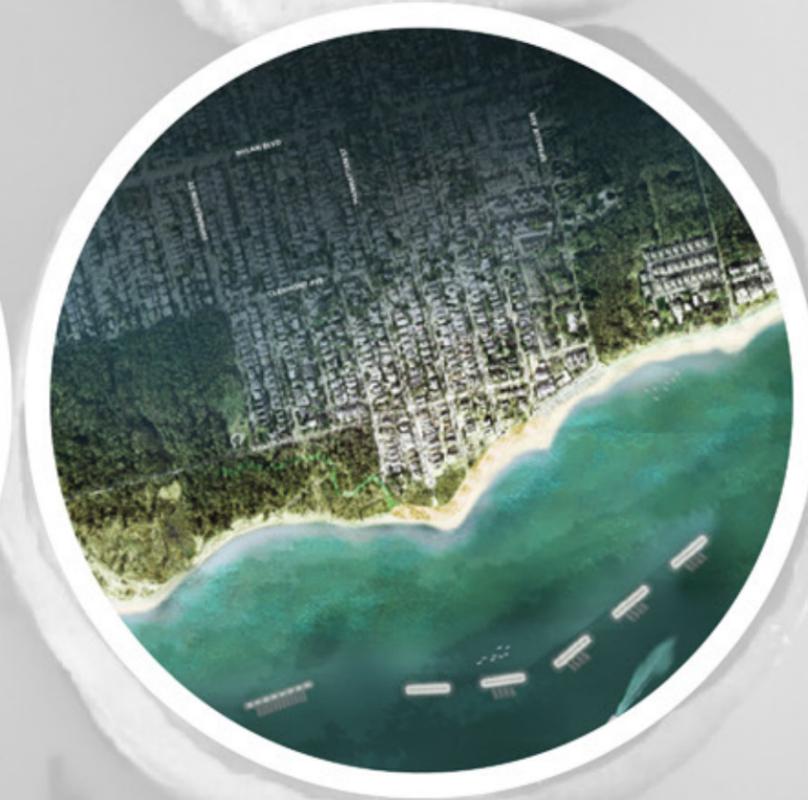


DESIGN

(OVER)donuts

Friday, December 14th at 8:00AM
Atlanta City Studio
2311 Cascade Rd SW, Atlanta, GA, 30311

SPECIAL EDITION! Come meet the design team that will be leading the region and city's vision for the future of the Chattahoochee River. Gena Wirth, Design Principal at SCAPE, will discuss their team's work on urban water systems across a range of scales throughout the country.



SCAPE

ATLANTA CITY STUDIO



Department of
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CASCADE NATURE IDENTITY

Lionel Hampton
- Beecher Hills
Nature Preserve

John A.
White Park

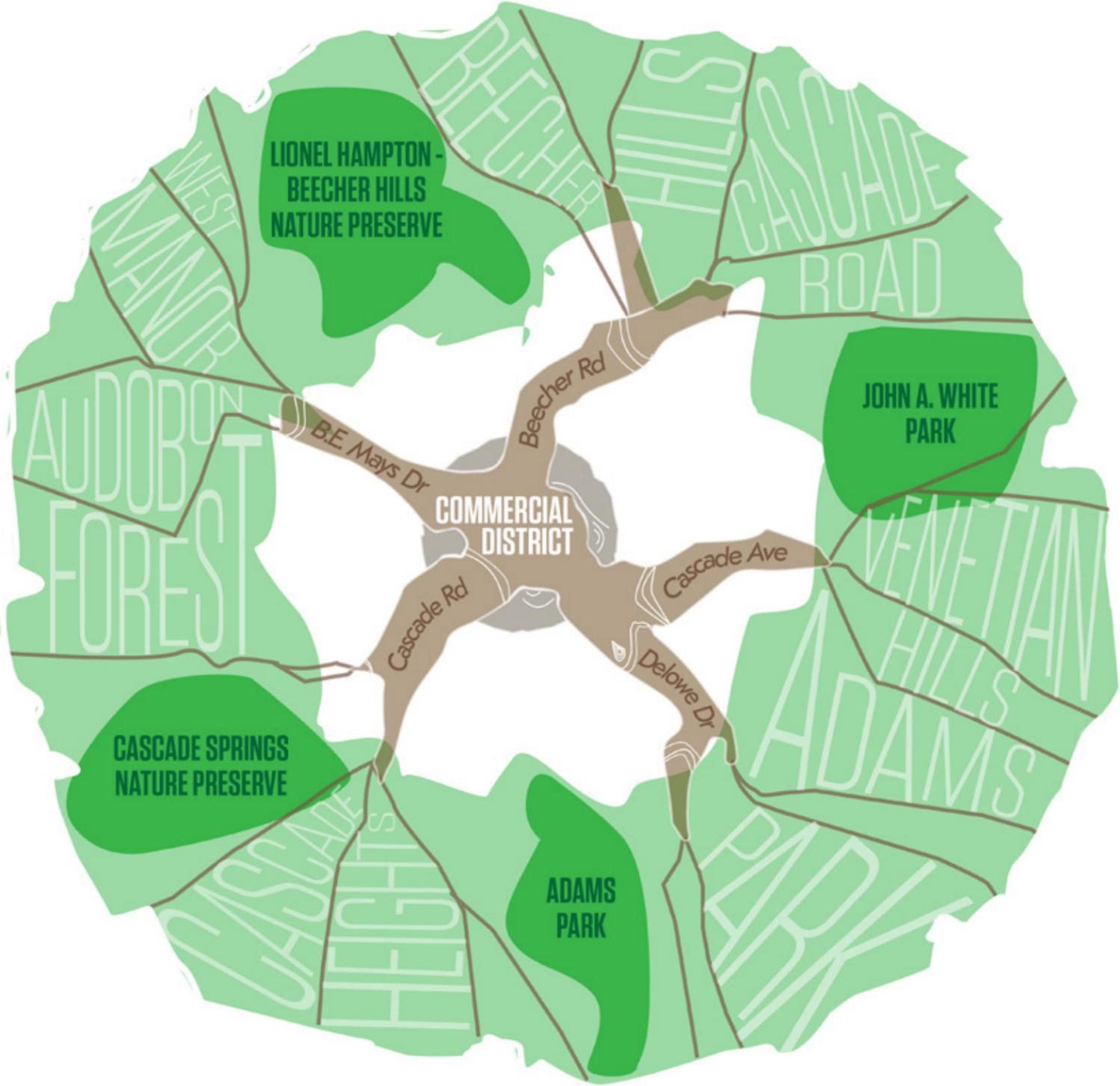
Commercial
District

Adams
Park

Cascade Springs
Nature Preserve



CASCADE NATURE IDENTITY



Decorative Lighting,
Benches & Trash
Receptacles to Match
Commercial Corridor

Entrance to
Overlook



Street Tree Plantings
with Understory Grasses
to Soften Edges

Attractive Seating
Wall Along Sidewalk
and Park Boundary

Viewing Platform
with Seating
Along Street

Main Overlook Structure
Situated Over Waterfall Looking
Onto The Creek Below

Attractive Seating Wall
Along Sidewalk and
Park Boundary



Existing
Utoy Creek

Accessible Connection From
Cascade Road to Overlook

Native Plantings to Soften
Edges of Hardscape

445 MARIETTA HOTEL

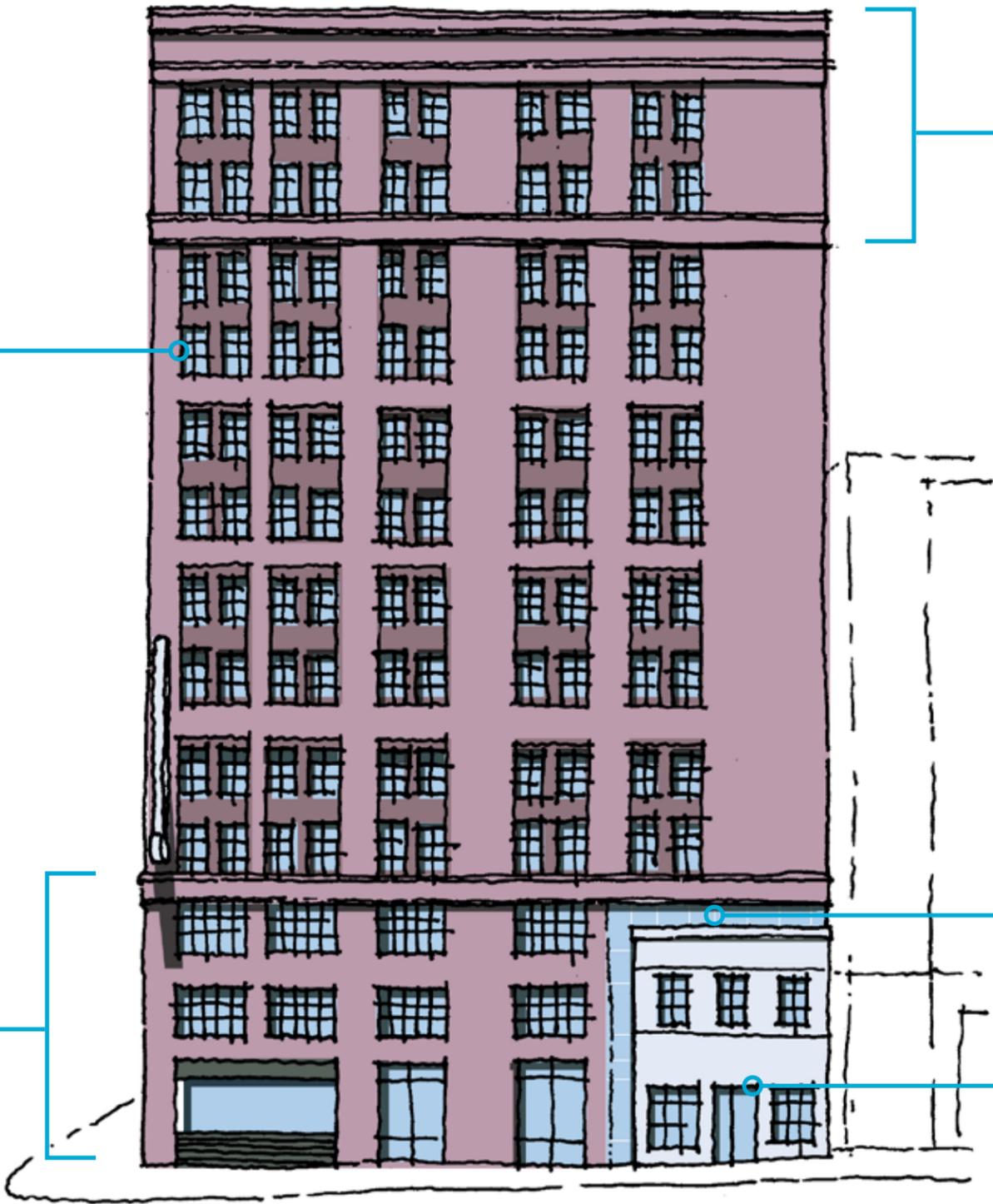


Initial Design Concept

445 MARIETTA HOTEL

RECESS WINDOWS FROM FACADE TO CREATE DEPTH & SHADOW LINES

NO MATERIAL DIFFERENTIATION FOR BOTTOM: USE SAME BRICK MATERIAL & PATTERN AS CURRENTLY PROPOSED FOR MIDDLE OF THE BUILDING



NO MATERIAL DIFFERENTIATION FOR TOP: USE SAME BRICK MATERIAL & PATTERN AS CURRENTLY PROPOSED FOR MIDDLE OF THE BUILDING

CREATE MATERIAL TRANSITION BETWEEN NEW STRUCTURE AND EXISTING BUILDING. GLASS CURTAIN SYSTEM IS SHOWN.

ENSURE AN ACTIVE USE IS PLACED IN THE EXISTING BUILDING TO BE RETAINED.

Process Sketches & Images

445 MARIETTA HOTEL



Revised Design Proposal

524 WEST PEACHTREE / BALTIMORE ROW



Initial Design Concept

524 WEST PEACHTREE / BALTIMORE ROW



Initial Design Concept



Revised Design Proposal

524 WEST PEACHTREE / BALTIMORE ROW



Initial Design Concept



Revised Design Proposal

