



JOHN LEWIS
CIVIL RIGHTS ICON

QUARTERLY UPDATE

Community Development & Human Services Committee
January 2023

ANDRE DICKENS
Mayor

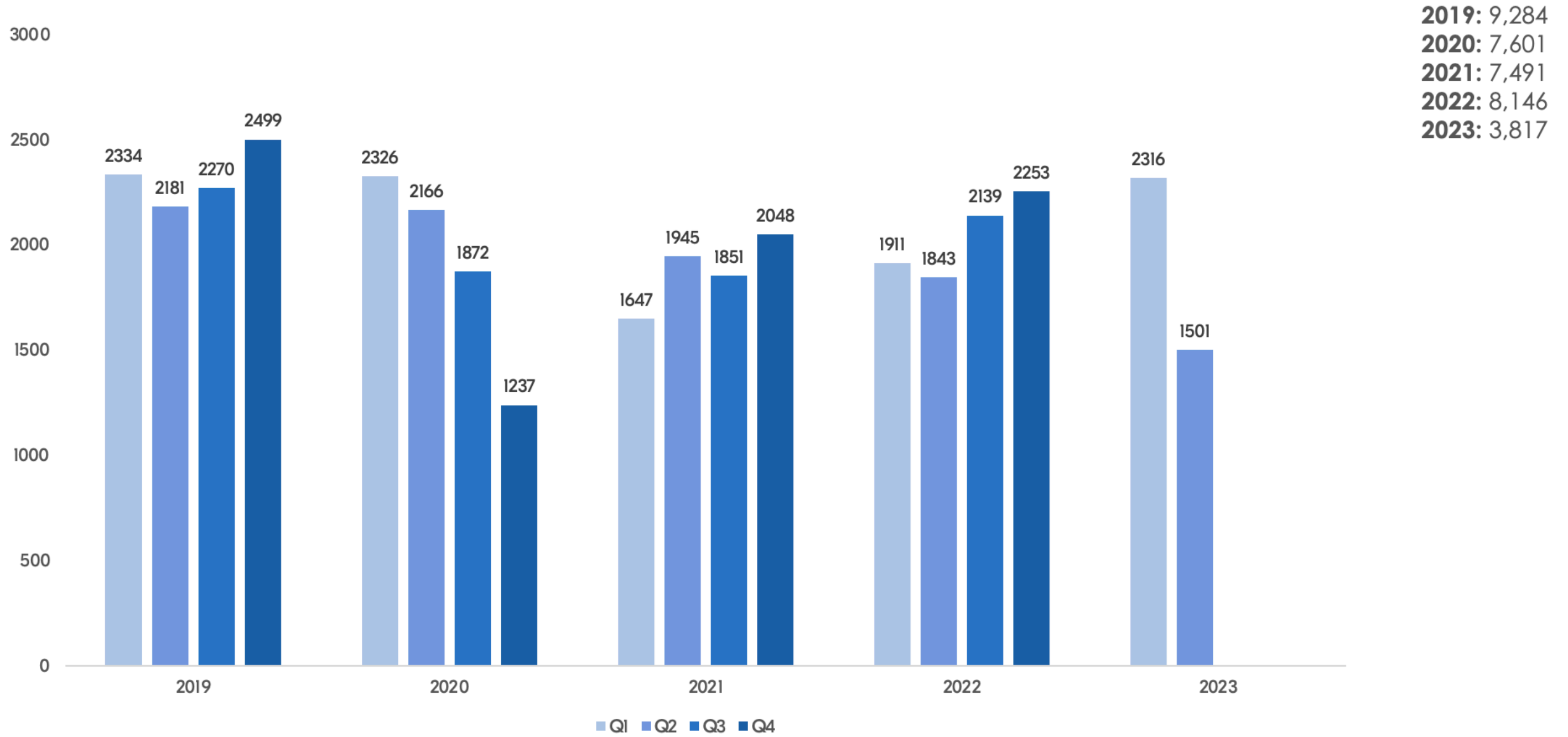
JAHNEE PRINCE
Commissioner



Department of
CITY PLANNING

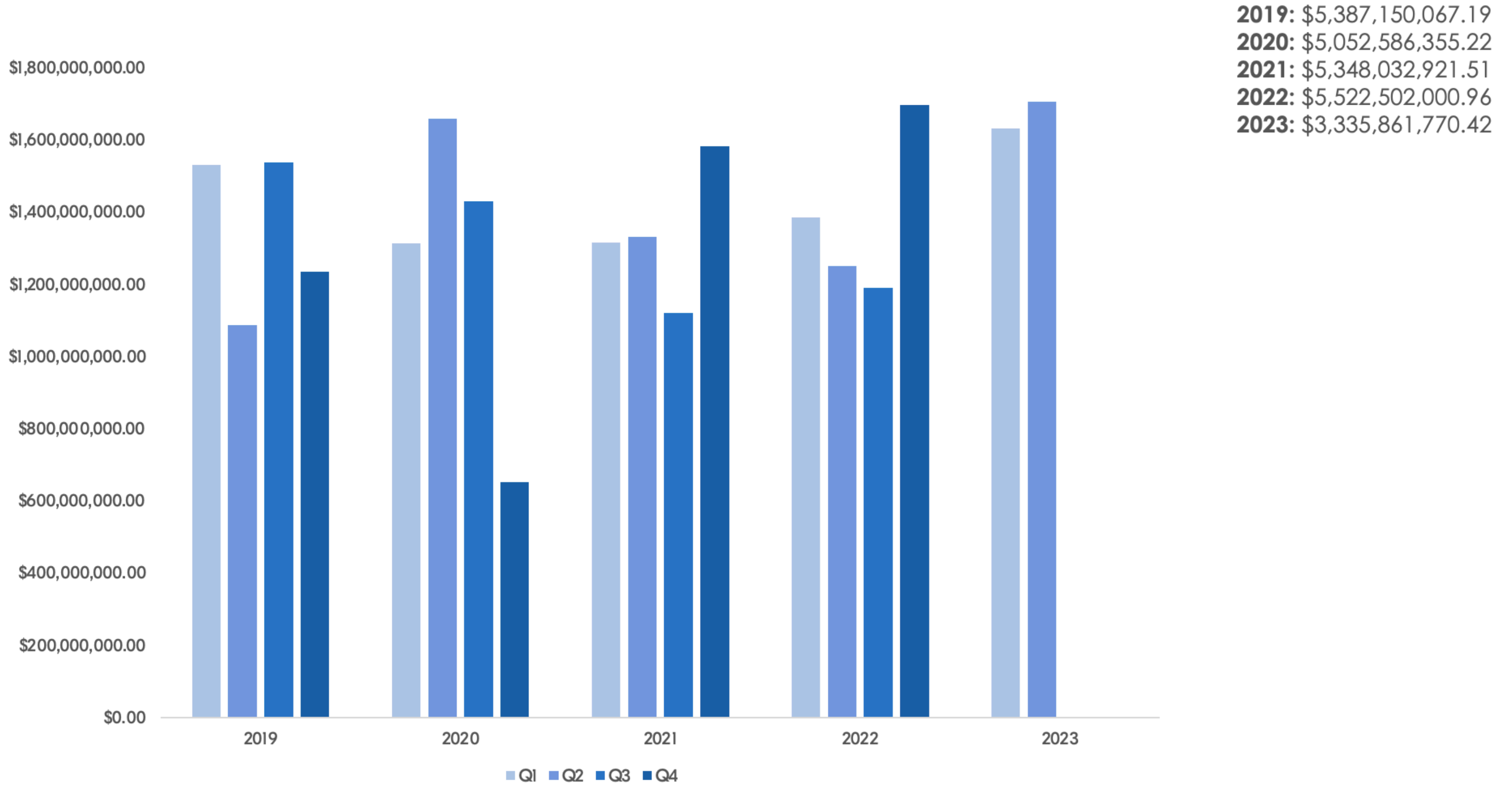
PERMITS, INSPECTIONS, AND CODE ENFORCEMENT

BUILDING PERMITS ISSUED



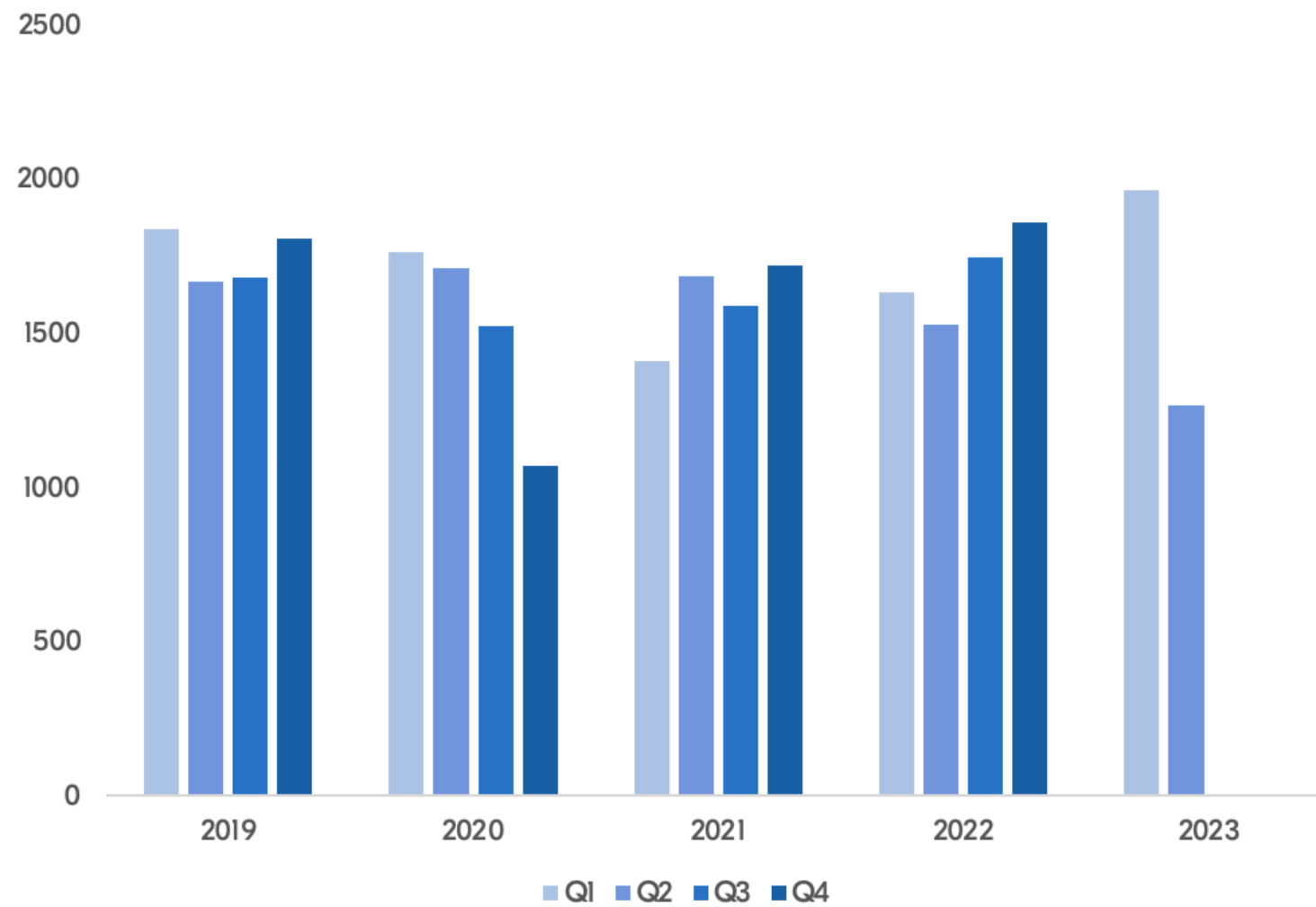
Note: 3,638 permit applications submitted to date in FY 2023

CONSTRUCTION VALUATION

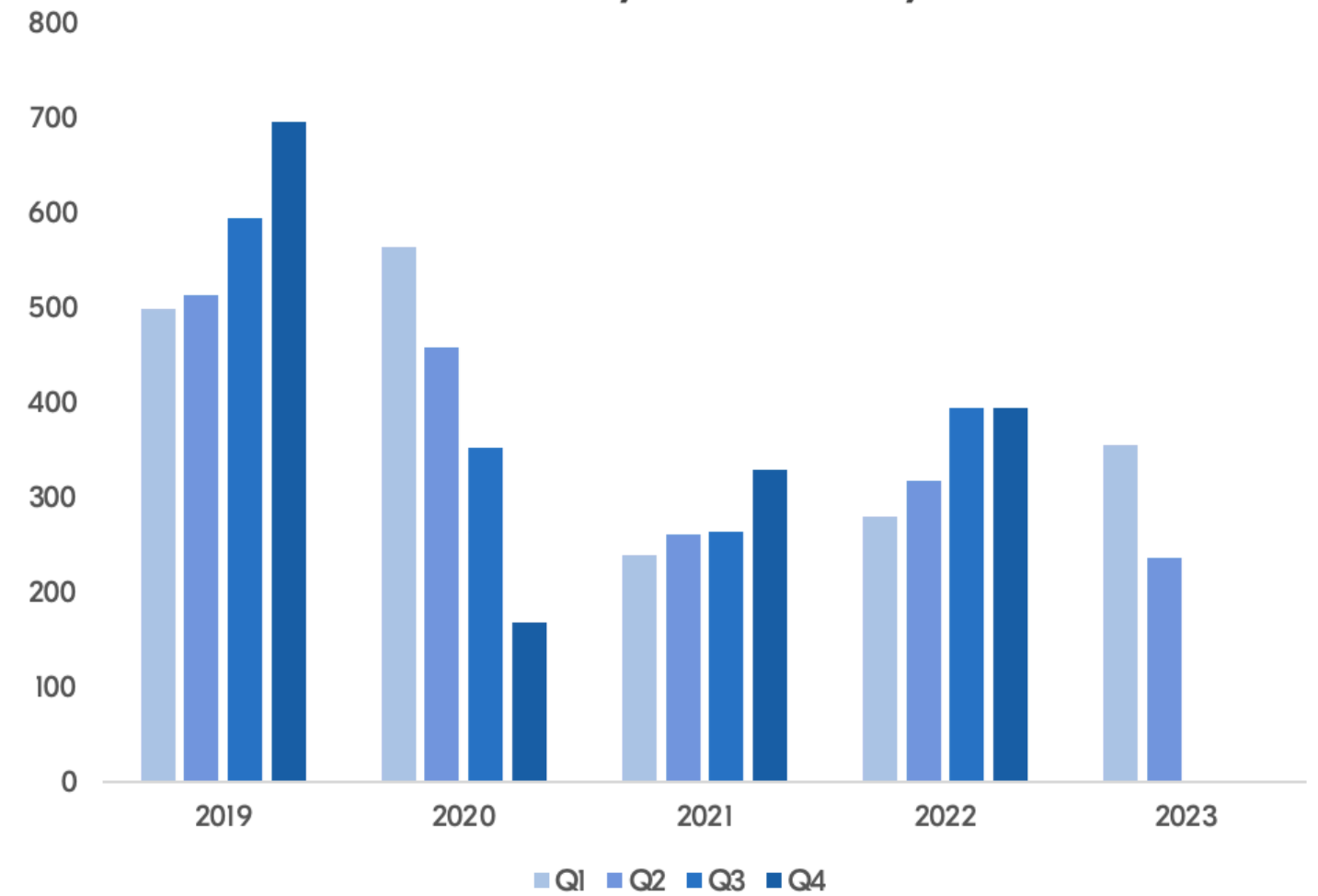


STANDARD VS EXPRESS PERMITS

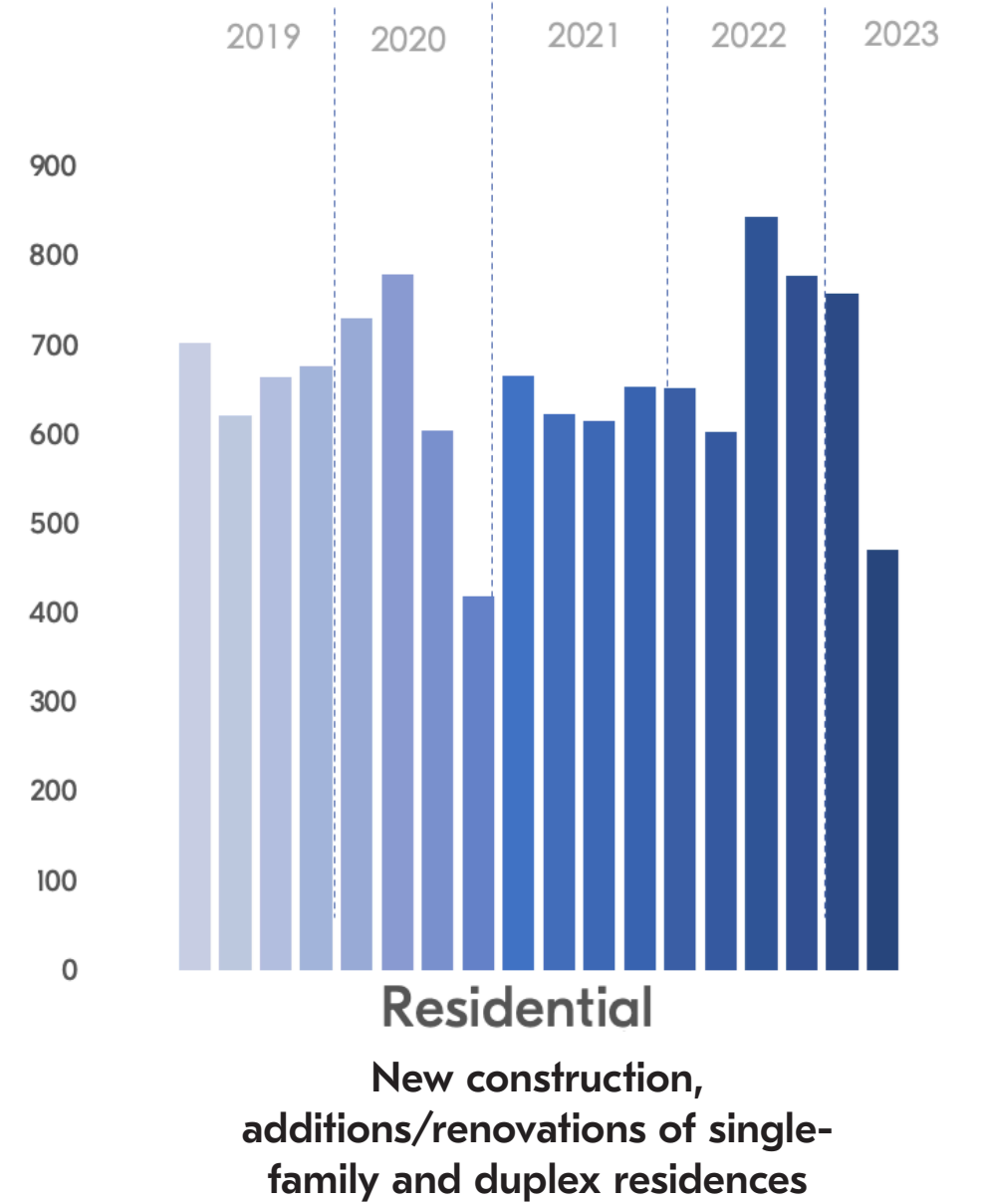
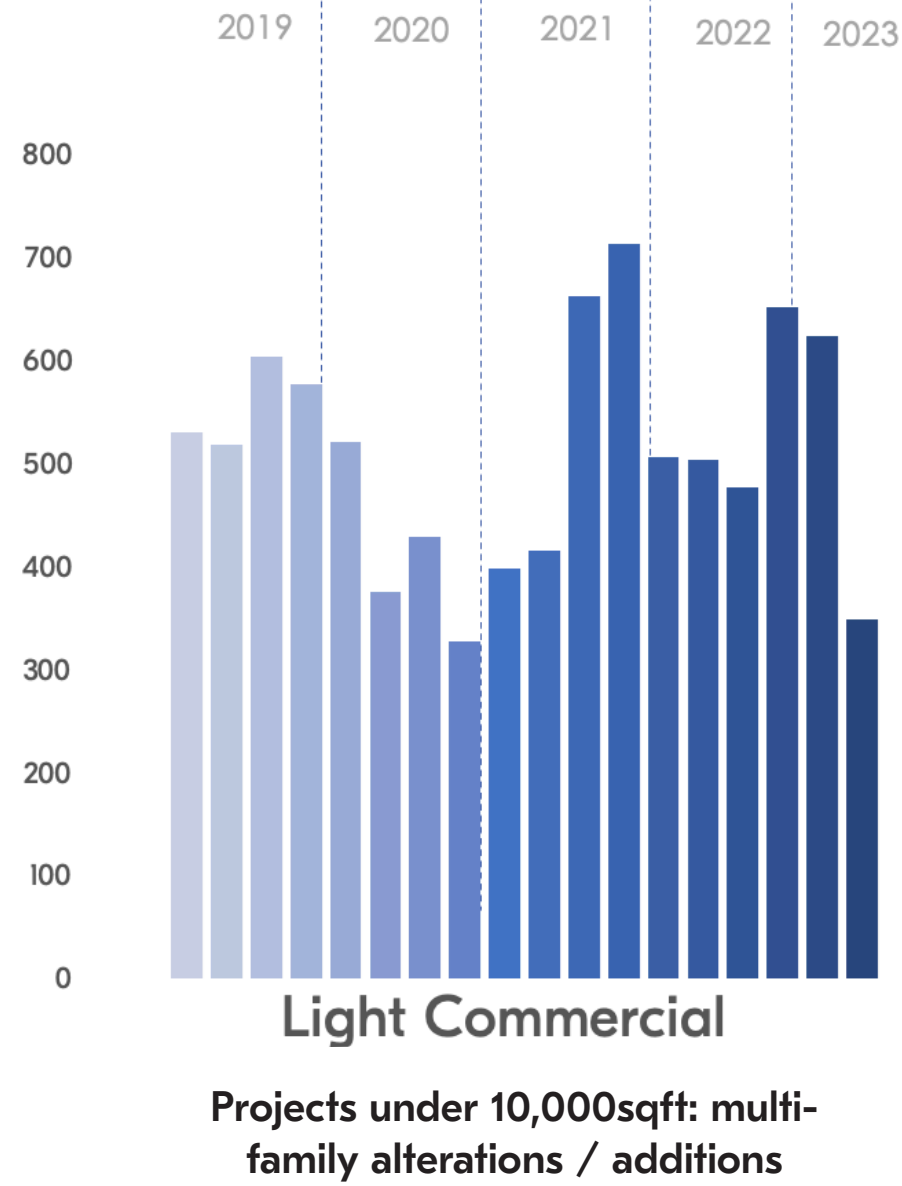
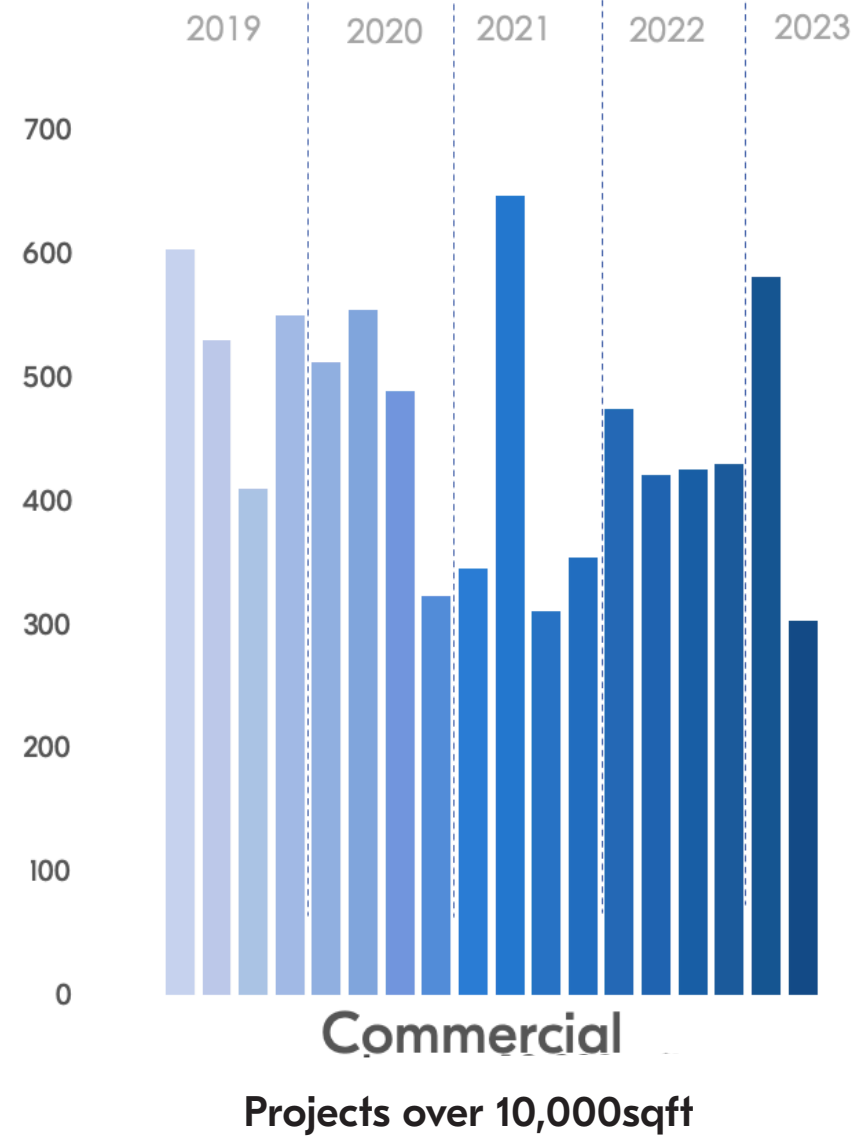
Standard
SLA – 10 business days



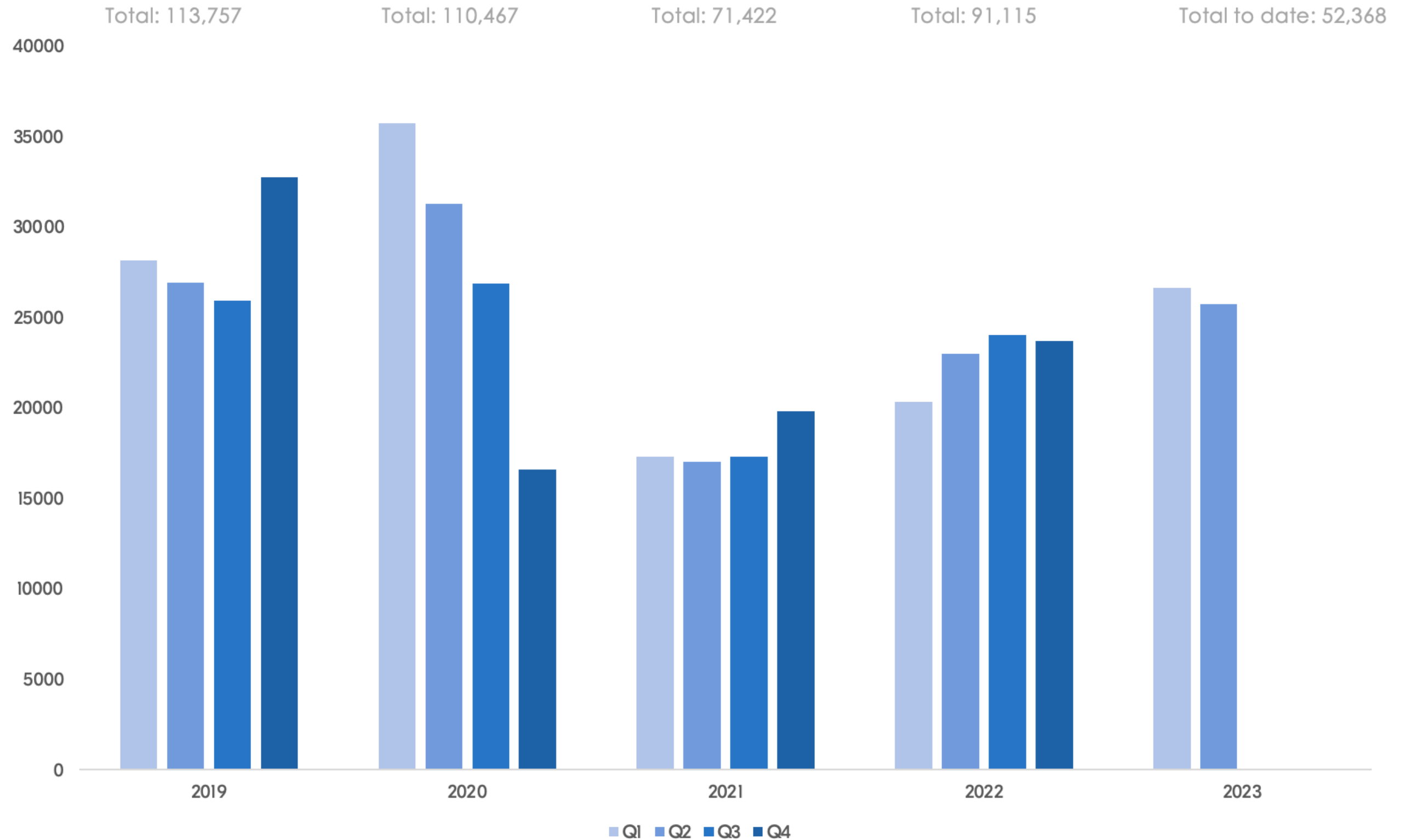
Express
SLA – 30 minutes;
currently 1 business day



VOLUME BY WORKSTREAM

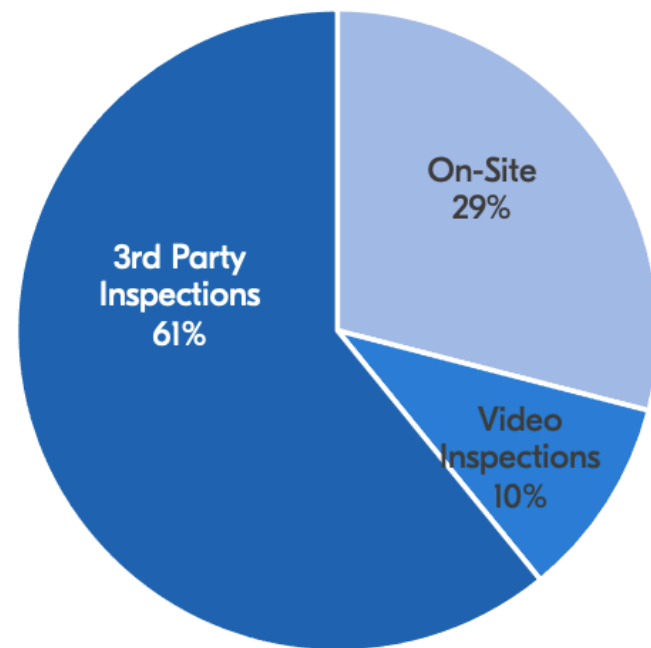


NUMBER OF INSPECTIONS



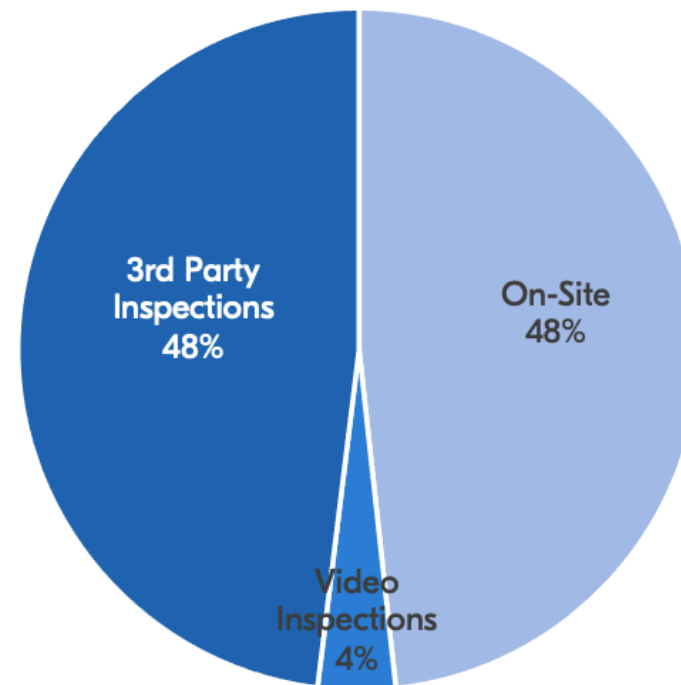
INSPECTIONS BY INSPECTION TYPE

2021



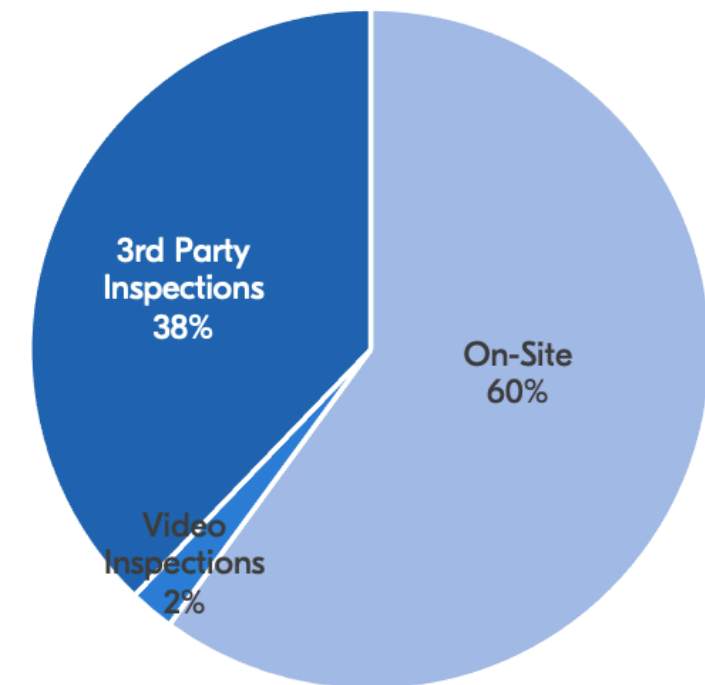
- On-Site
- Video Inspections
- 3rd Party Inspections

2022



- On-Site
- Video Inspections
- 3rd Party Inspections

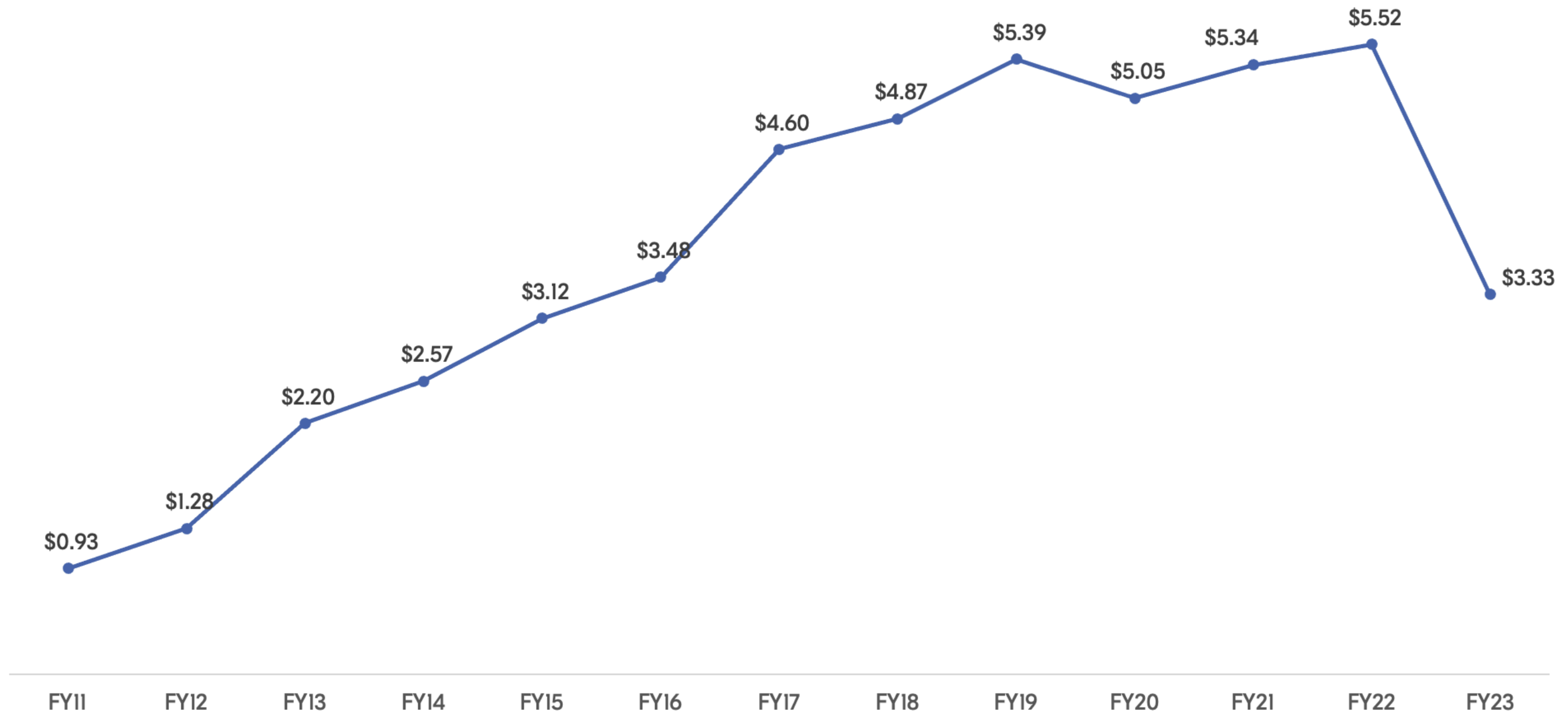
2023



- On-Site
- Video Inspections
- 3rd Party Inspections

CONSTRUCTION VALUATION

FY11-FY22 (In Billions)

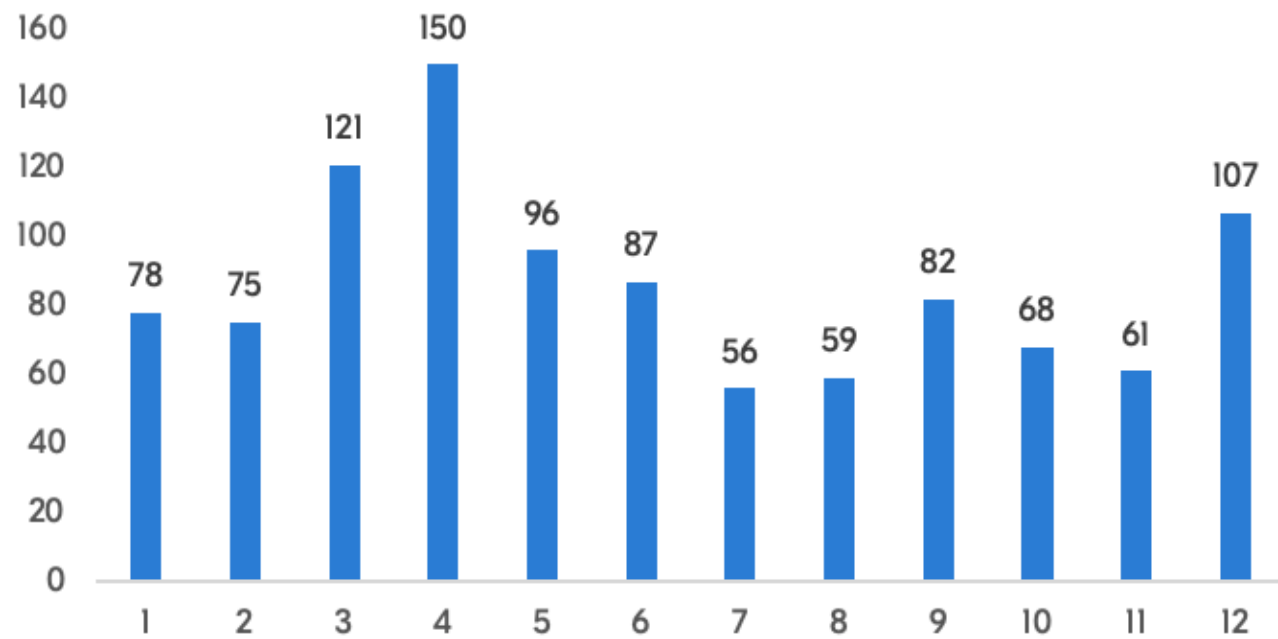


CODE ENFORCEMENT FY23

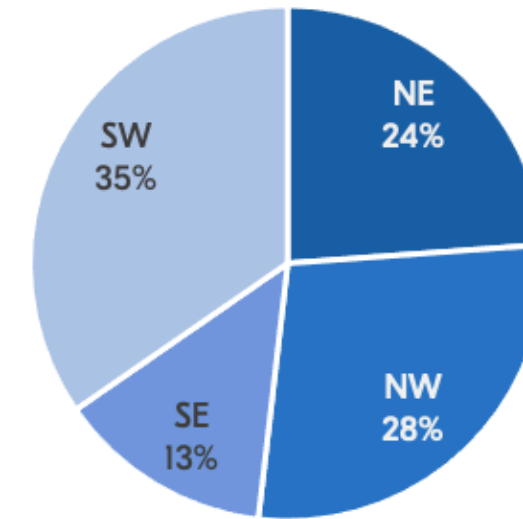
CODE ENFORCEMENT: COMPLAINT SUMMARY

2023: 1,040

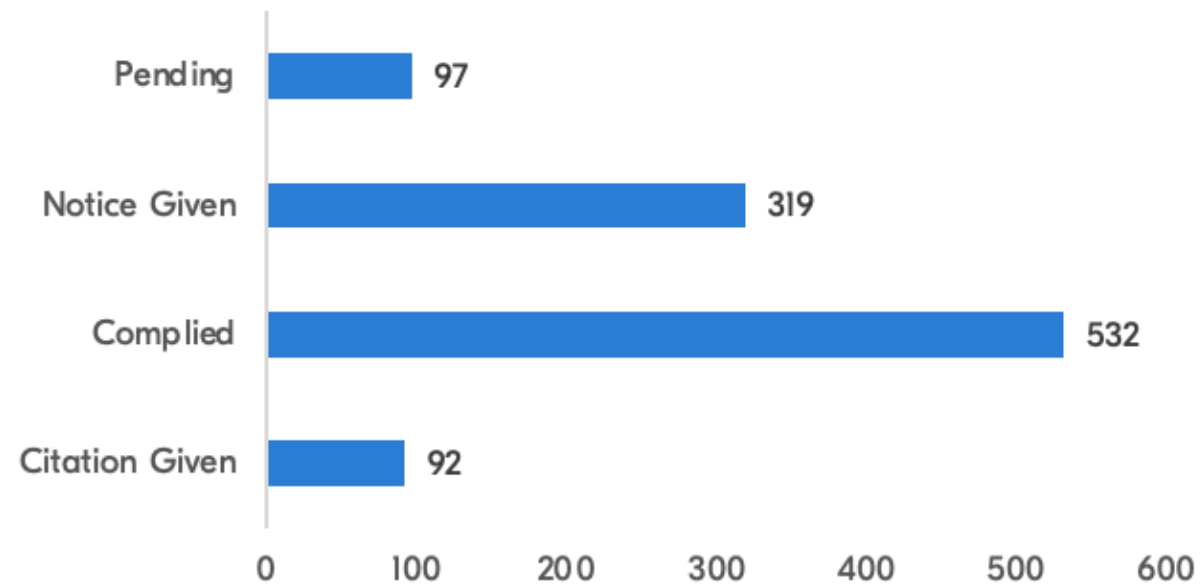
Complaints by Council District



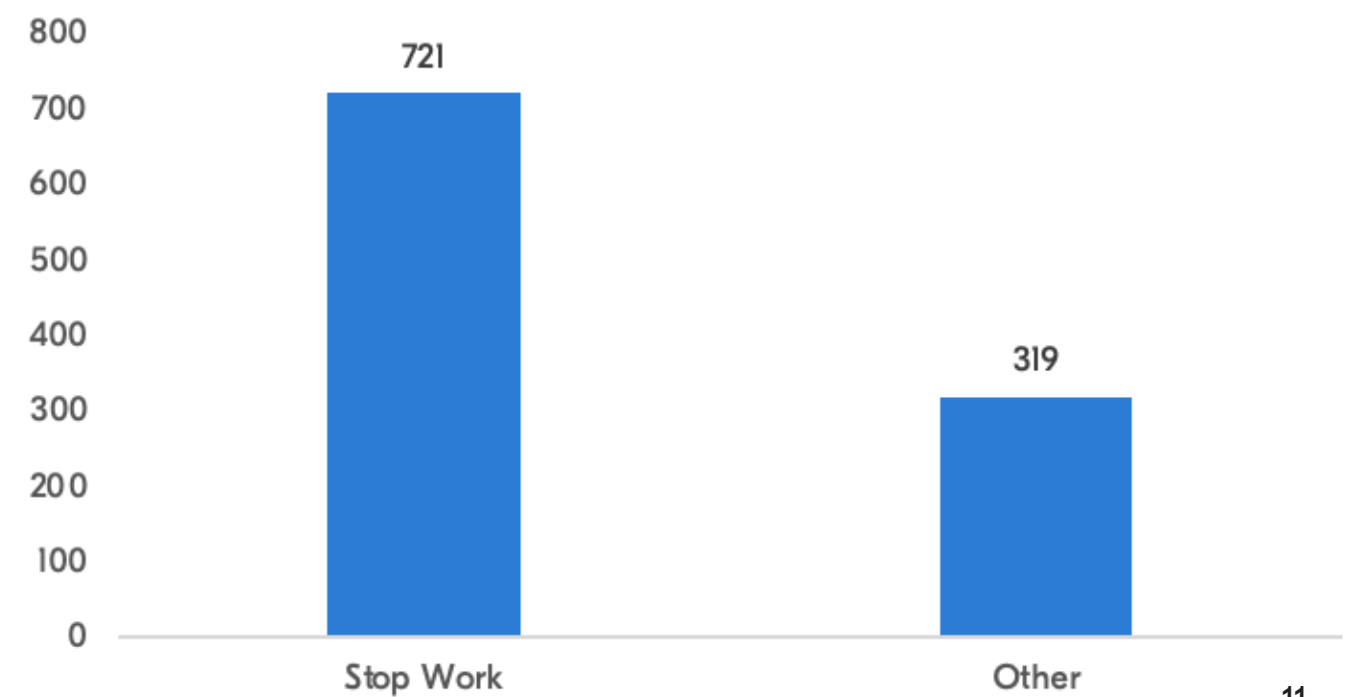
Complaints By Quadrant



Complaints by Inspection Result

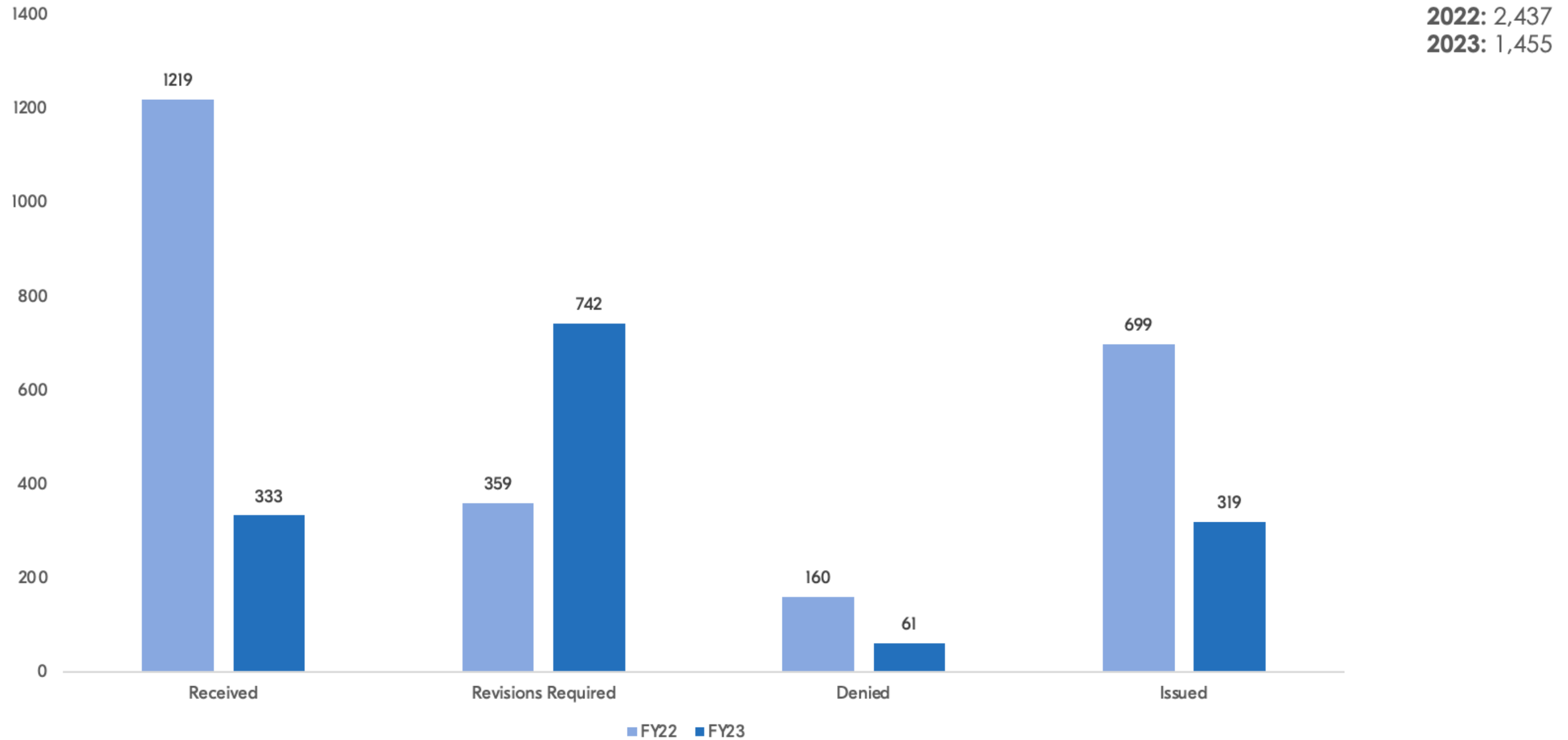


Stop Work vs Other



SHORT-TERM RENTAL UPDATE

SHORT TERM RENTAL LICENSE APPLICATIONS



BROWNFIELD PROGRAM

BROWNFIELD REVOLVING LOAN FUND PROGRAM

The Office of Zoning and Development manages:

Brownfield Revolving Loan Fund Program (BRLF) provides loans to private property owners and grants to non-profits to cleanup brownfield sites. Invest Atlanta provides Fund Management services through an Intergovernmental Agreement.

- Recent BRLF Awards:

- Atlanta Land Trust: \$200K subgrant for Trust @ East Lake residential development of 40 affordable for-sale town homes at 697 and 721 Fayetteville Rd.
- Trees Atlanta: \$25K increase for a total of \$175K for soil remediation subgrant at its new headquarters on Warner Street
- Rmerge Inc: \$50K: subgrant for remediation of 597 Auburn Avenue NE, the location of its new Community Building Studio
- 1331 Metropolitan Parkway: \$50K loan for asbestos remediation

THE BROWNFIELD REVOLVING LOAN FUND PROGRAM (BRLF) The BRLF Program awards a grant to **ATLANTA LAND TRUST**

The BRLF Program awards **grants to non-profits** and **loans to private property owners for brownfield remediation**.

WHO:

The City of Atlanta and Invest Atlanta BRLF Program.

WHAT:

A **\$200,000 grant** to Atlanta Land Trust for the remediation of a two acre parcel in the East Lake neighborhood.

WHY:

After site remediation, the Atlanta Land Trust will build **40 affordable for-sale town homes**. These units will be held by Atlanta Land Trust to ensure permanent affordability.

More information at atlantalandtrust.org



A brownfield is a **property, the expansion, redevelopment, or reuse** of which may be **complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant**.

LEARN MORE AT
WWW.ATLANTAGA.GOV/BROWNFIELDS



THE BROWNFIELD REVOLVING LOAN FUND PROGRAM (BRLF) The BRLF Program awards a grant to **REMERGE INC.**

The BRLF Program awards **grants to non-profits** and **loans to private property owners for brownfield remediation**.

WHO:

The City of Atlanta and Invest Atlanta BRLF Program.

WHAT:

A **\$50,000 grant** to Rmerge Inc. for the removal of asbestos and impacted soil during the renovation of a building in the Martin Luther King Jr. Landmark Historic District.

WHY:

Rmerge Inc. will relocate its offices to the renovated building and **establish a neighborhood incubator space**. The incubator will help **to ensure the participation of the most vulnerable members of the community** and **work with them to create their own businesses**.

More information at remerge.org



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LEARN MORE AT
WWW.ATLANTAGA.GOV/BROWNFIELDS



- **2022 Brownfields Revolving Loan Fund Grant Bipartisan Infrastructure Law (BIL) award**
 - \$3.9M grant awarded from October 1, 2022 to September 30, 2027
 - 50% of funding will be for loans; 50% of funding for subgrants up to \$500K

CHATTAHOOCHEE BRICK COMPANY SITE

- Phase I and Phase II Environmental Site Assessments and an Analysis of Brownfield Clean Up Alternatives completed with EPA Brownfields grants
- Soil Risk Evaluation- to determine cleanup standards is underway
- \$2M EPA Cleanup Grant application submitted in November, 2022 (22-R-4581). Grant announcement will be made in May. Only 8 \$2M grants will be awarded nationwide

BROWNFIELD ASSESSMENT GRANT

- \$300K-3 year grant awarded from October 1, 2020 to September 30, 2023
- Sites can be nominated for Phase I and Phase II Environmental Site Assessments and cleanup planning at **www.atlantaga.gov/brownfields**
- Preference for sites in the Target Areas:
 - o Groundwork Atlanta/Chattahoochee River
 - o Proctor Creek Watershed
 - o Atlanta Area Wide/Murphy Crossing
 - o Jonesboro Road Corridor

ZONING REWRITE

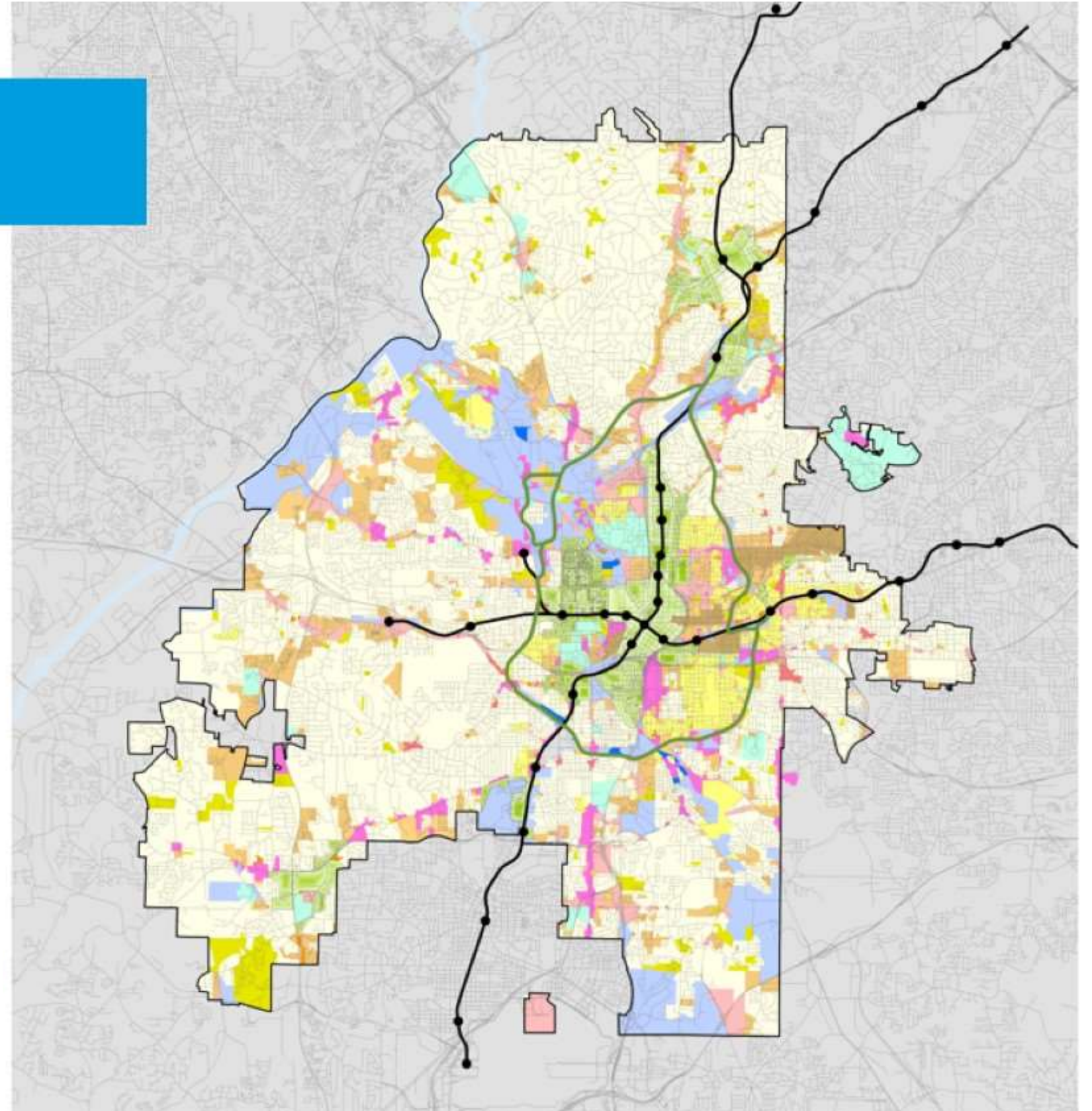
ZONING OVERVIEW

THE ZONING ORDINANCE

- The zoning code rewrite will give us the tools to implement our plans

THE OFFICIAL ZONING MAP

- Where zoning districts are in the city
- City plans, especially the CDP, will guide future changes



ZONING AND THE CDP

WE ARE HERE



THE ZONING ORDINANCE REWRITE AND THE CDP UPDATE ARE BEING COORDINATED TO BETTER MEET ATLANTA'S NEEDS



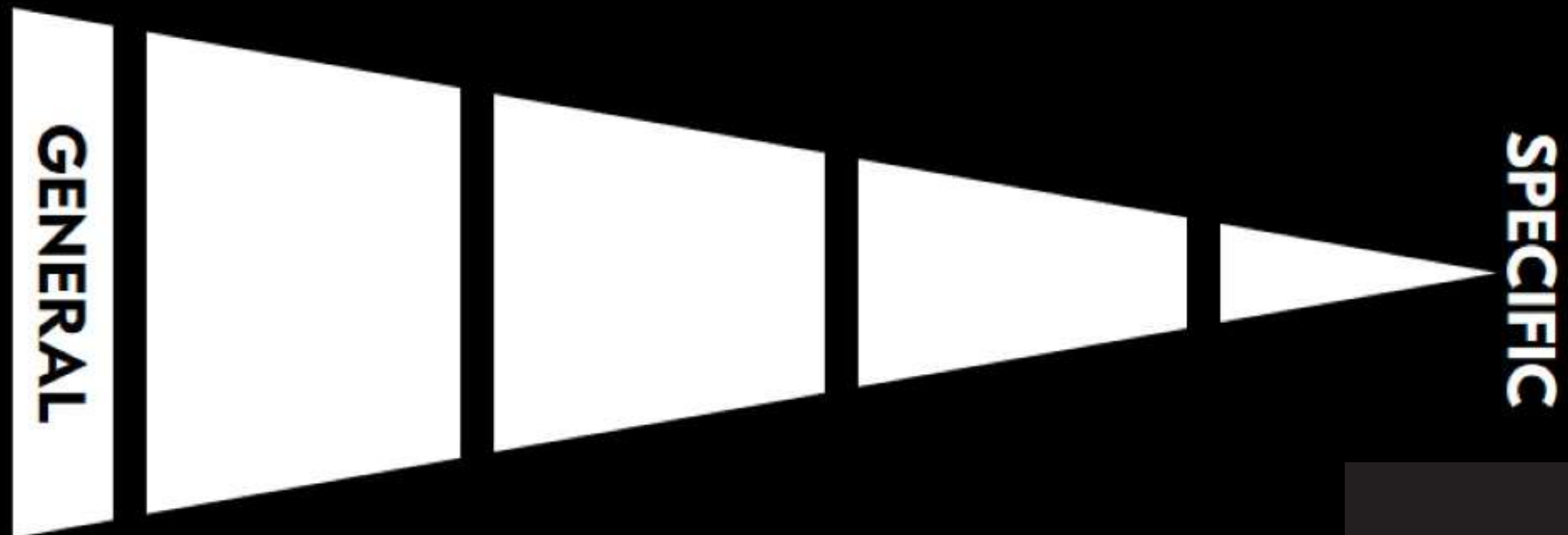
WE ARE HERE

IT TAKES TIME

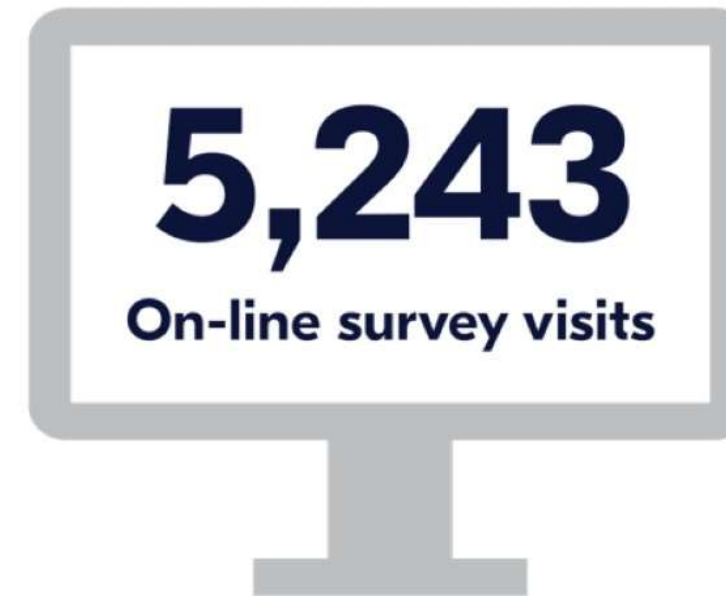
WE ARE HERE



THE PROCESS WILL FIRST EXPLORE **GENERAL** CONCEPTS BEFORE WRITING OR APPLYING THE **SPECIFIC** NEW ZONING



COMMUNITY PARTICIPATION



TAKEAWAYS

ZONING IS TECHNICAL

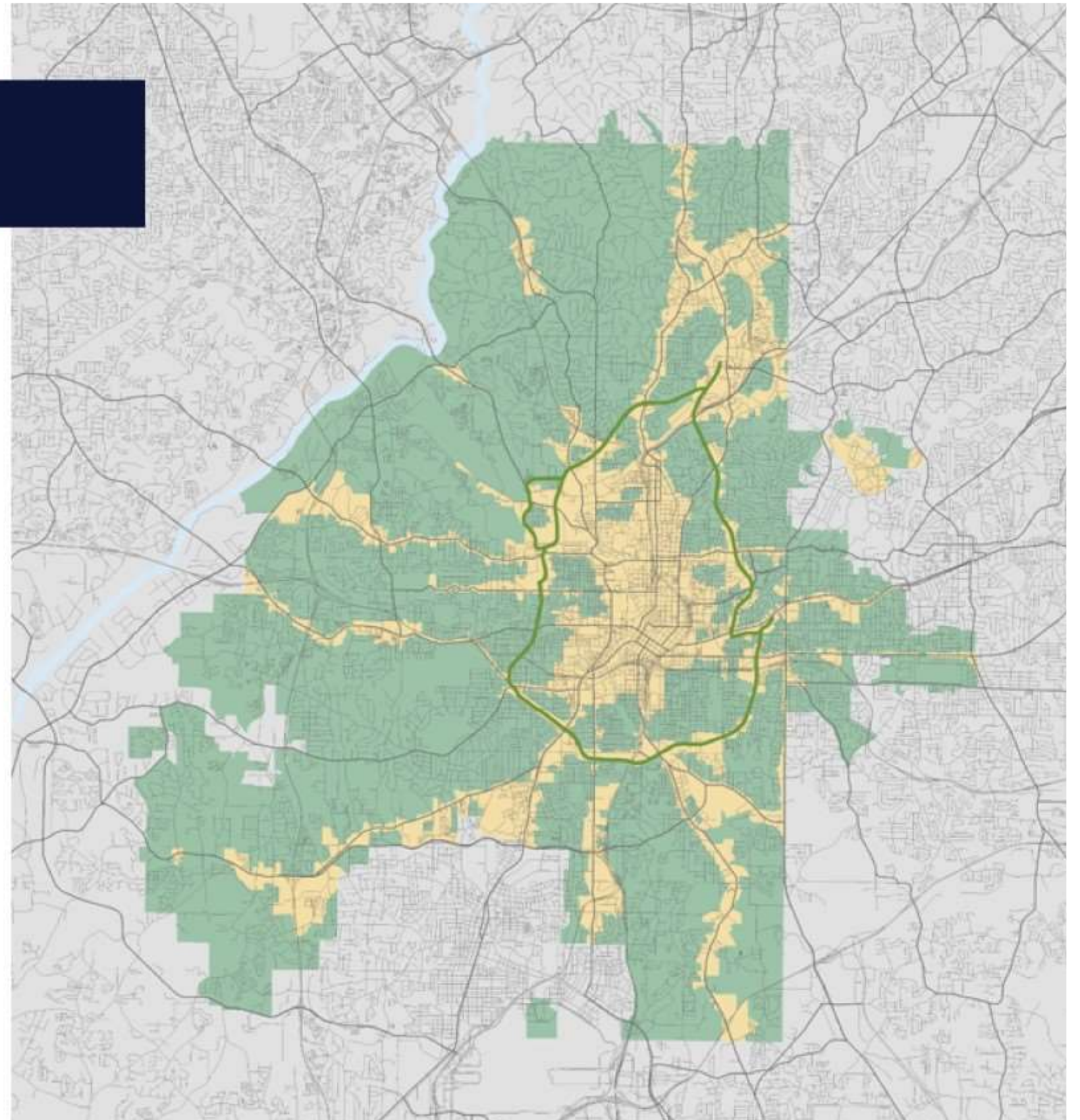
- General support for many concepts, but the devil is in the details
- Different familiarity with zoning concepts
- Need to align input with zoning familiarity



HIGHLIGHTS

VERY STRONG OPINIONS ABOUT CONSERVATION AREAS

- Tree and environmental preservation
- Preserving single-family zoning districts
- Creating zoning that allows “house scale” multi-family residential
- Tentative support for “Zone Strings”
- Received many opinions about parking deck design
- Tentative support for FAR and height updates, but should explore ways to encourage quality development



NEXT STEPS

- Focused Workshop #3 Growth Areas
2/28 online through 3/10
- Focused Workshop #4 Growth Areas
4/13 online through 4/24

HYBRID FOCUSED WORKSHOPS

COLLABORATE WITH US

JOIN ATL ZONING 2.0 AND EXPLORE HOW ZONING IMPACTS US ALL.

The Zoning Rewrite is a multi-year process. The Focused Workshops will allow Atlantans an opportunity to review alternatives, and confirm direction before we start writing the code.



To participate online, in-person or view our video recordings scan the QR code.

WE NEED YOUR INPUT!



FOCUSED WORKSHOP #1

**Nov. 29, 2022
6:30pm**

DIAGNOSTIC/CITYWIDE ALTERNATIVES

📍 IN-PERSON

Atlanta Habitat for Humanity
824 Memorial Dr SE
Atlanta, GA 30316

💻 VIRTUAL - PREREGISTER
bit.ly/FocusedWorkshop1



FOCUSED WORKSHOP #2

**Jan. 17, 2023
6:30pm**

CITYWIDE ALTERNATIVES CONTINUED

📍 IN-PERSON

R.I.C.E
504 Fair St SW
Atlanta, GA 30313

💻 VIRTUAL - PREREGISTER
bit.ly/FocusedWorkshop2



FOCUSED WORKSHOP #3

**Feb. 28, 2023
6:00pm**

GROWTH AREA ALTERNATIVES

📍 IN-PERSON

Buckhead Library
269 Buckhead Ave NE
Atlanta, GA 30305

💻 VIRTUAL - PREREGISTER
bit.ly/FocusedWorkshop3



FOCUSED WORKSHOP #4

**April 13, 2023
6:30pm**

CONSERVATION AREA ALTERNATIVES

📍 IN-PERSON

Junction 2800
2800 Campbellton Rd SW
Atlanta, GA 30311

💻 VIRTUAL - PREREGISTER
bit.ly/FocusedWorkshop4

TO LEARN MORE ABOUT ATL ZONING 2.0 VISIT WWW.ATLZONING.COM.

You may also email us at atlzoning2@atlantaga.gov or call 404-546-0116 with questions or comments.

TREE PROTECTION ORDINANCE

TREE PROTECTION ORDINANCE (TPO), PHASE 2

Canopy Cover Goal:

DCP recommends that Council formalize the 50% canopy goal through a resolution.

General Goals:

- **Increase the City's Tree Canopy**
 - Expand Atlanta's forested "lungs" to provide critical ecosystem services such as improved air quality, stormwater management, and urban heat island mitigation
- **Protect high-value trees, remaining mature forests, and areas of higher biodiversity**
 - Strengthen the TPO to prevent tree and canopy loss
 - Protect environmentally sensitive areas: stream buffers, wetlands, steep slopes, stands of mature trees and areas with higher biodiversity
 - Purchase forested properties for conservation and public greenspace
- **All trees are valuable, but trees in the public realm provide special benefits**
 - Provide beauty and define neighborhood character
 - Calm traffic and provide a buffer for pedestrians
 - Public urban trees provide greater mental health and social benefits
 - Increase property values

Structure of Phase 2 Stakeholder Engagement:

- 1) Hire a skilled facilitator/mediator to help plan and manage Working Group meetings
- 2) Identify stakeholder groups' potential representatives from each that could be on the Working Group
- 3) Establish "Atlanta benefits from its tree canopy"
- 4) Hold 6-10 Working Group meetings to discuss how to meet goals of all parties while addressing the primary TPO issues of tree preservation and recompense fees

DGP