



QUARTERLY UPDATE

Community Development & Human Services Committee
April 2023

ANDRE DICKENS
Mayor

JAHNEE PRINCE
Commissioner

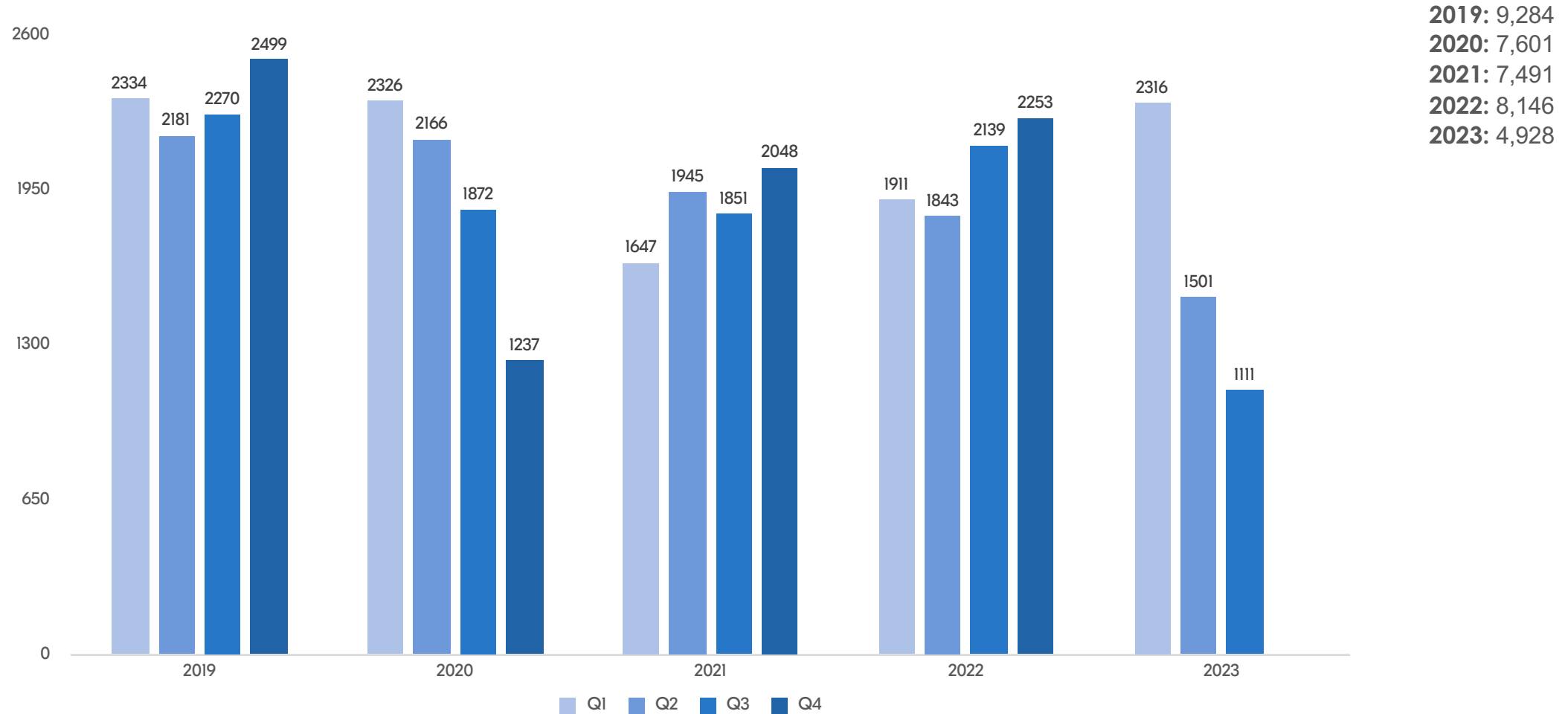


Department of
CITY PLANNING

PERMITS, INSPECTIONS, AND CODE ENFORCEMENT

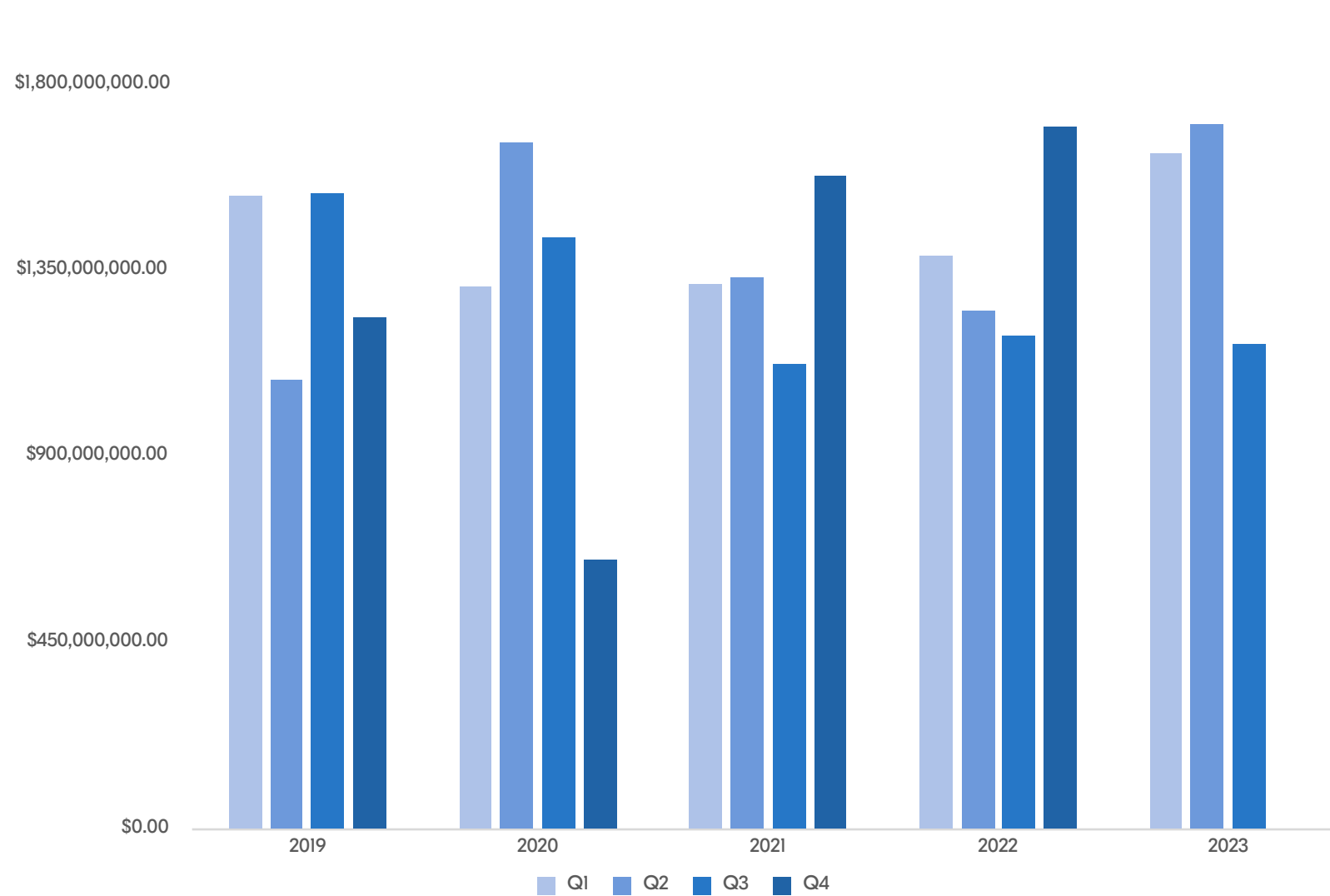


BUILDING PERMITS ISSUED



Note: 4,758 permit applications submitted to date in FY 2023

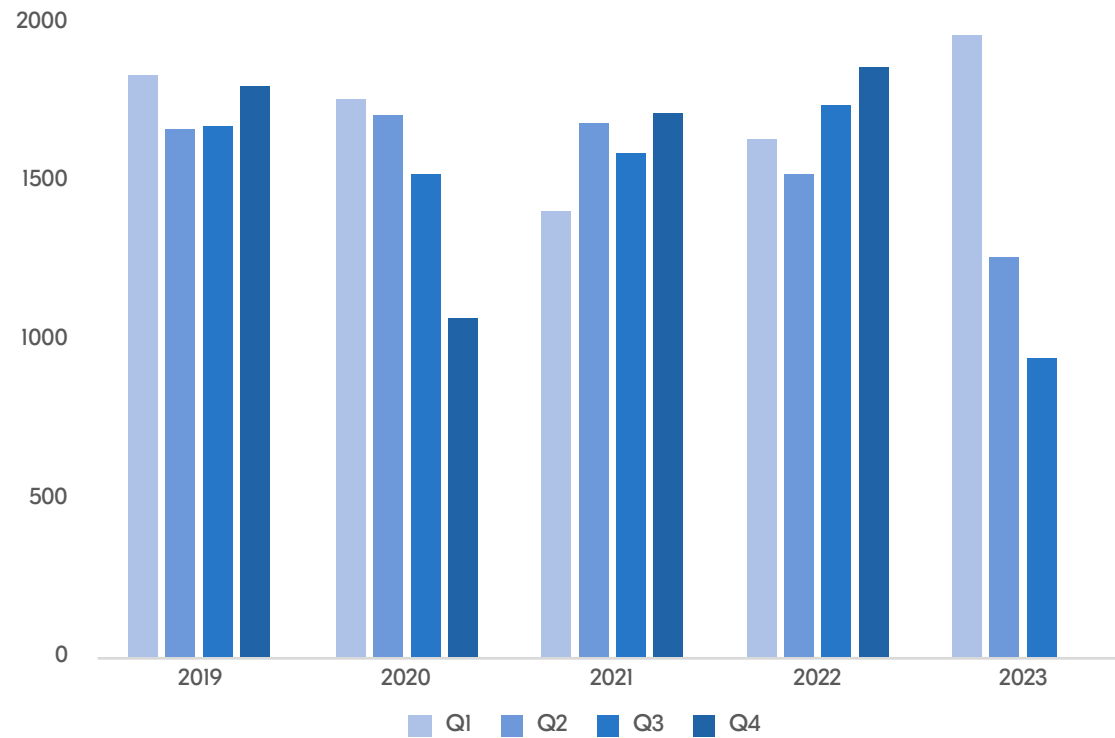
CONSTRUCTION VALUATION



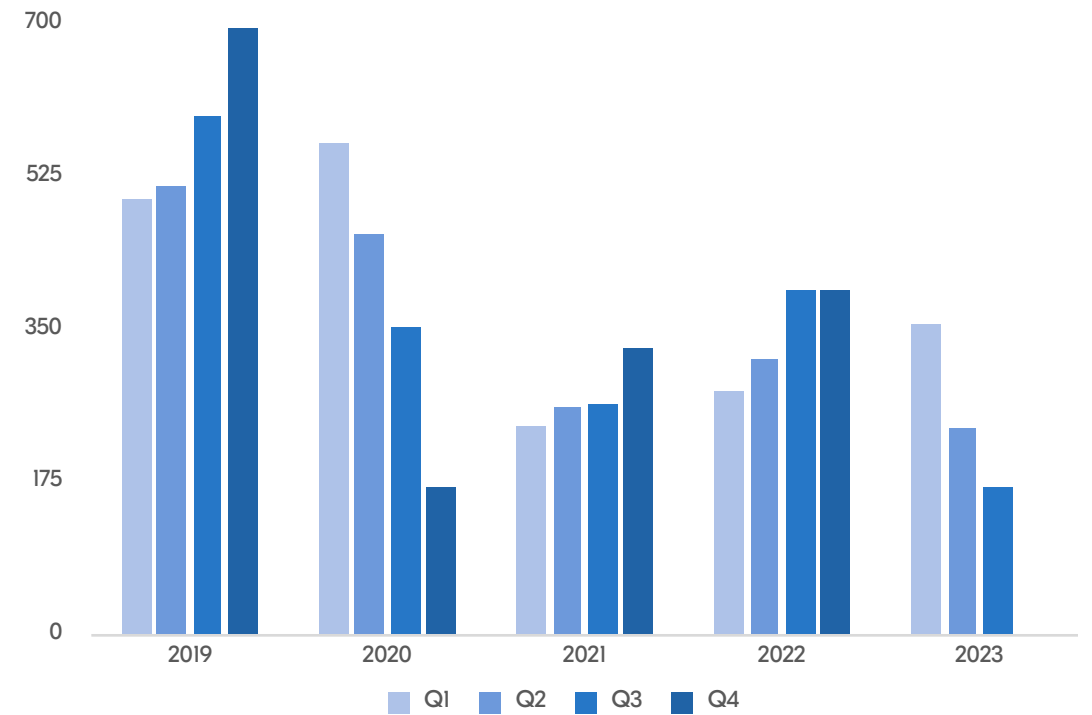
2019: \$5,387,150,067.19
2020: \$5,052,586,355.22
2021: \$5,348,032,921.51
2022: \$5,522,502,000.96
2023: \$4,504,514,237.26

STANDARD VS EXPRESS PERMITS

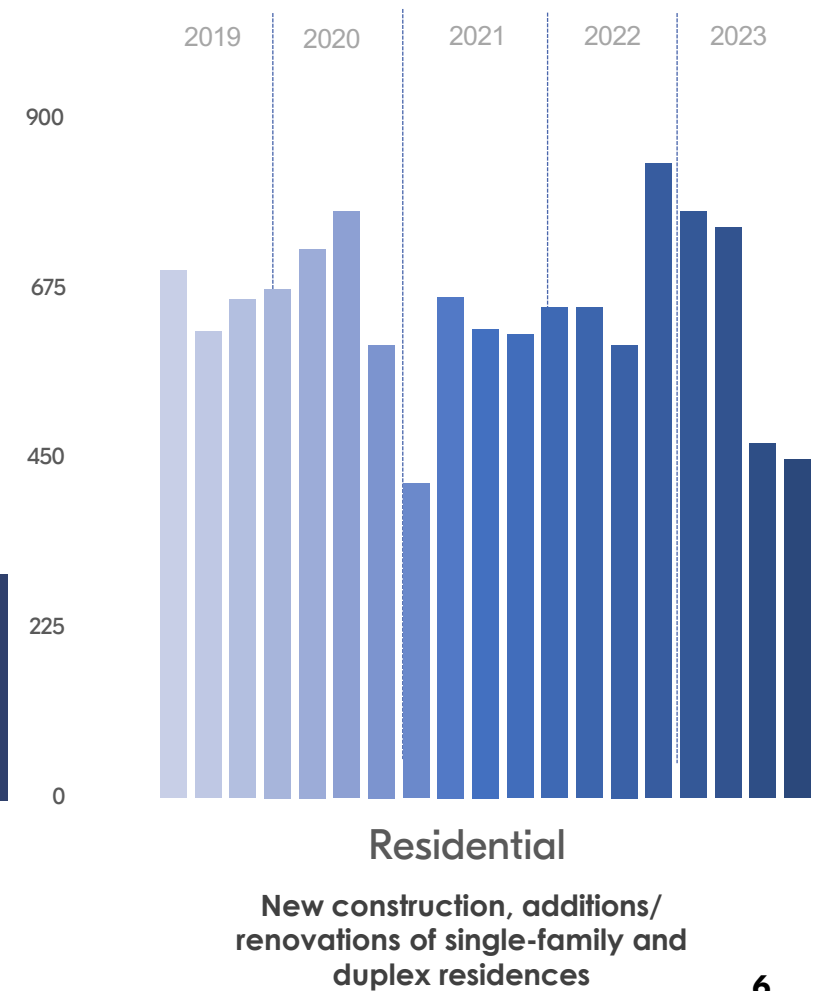
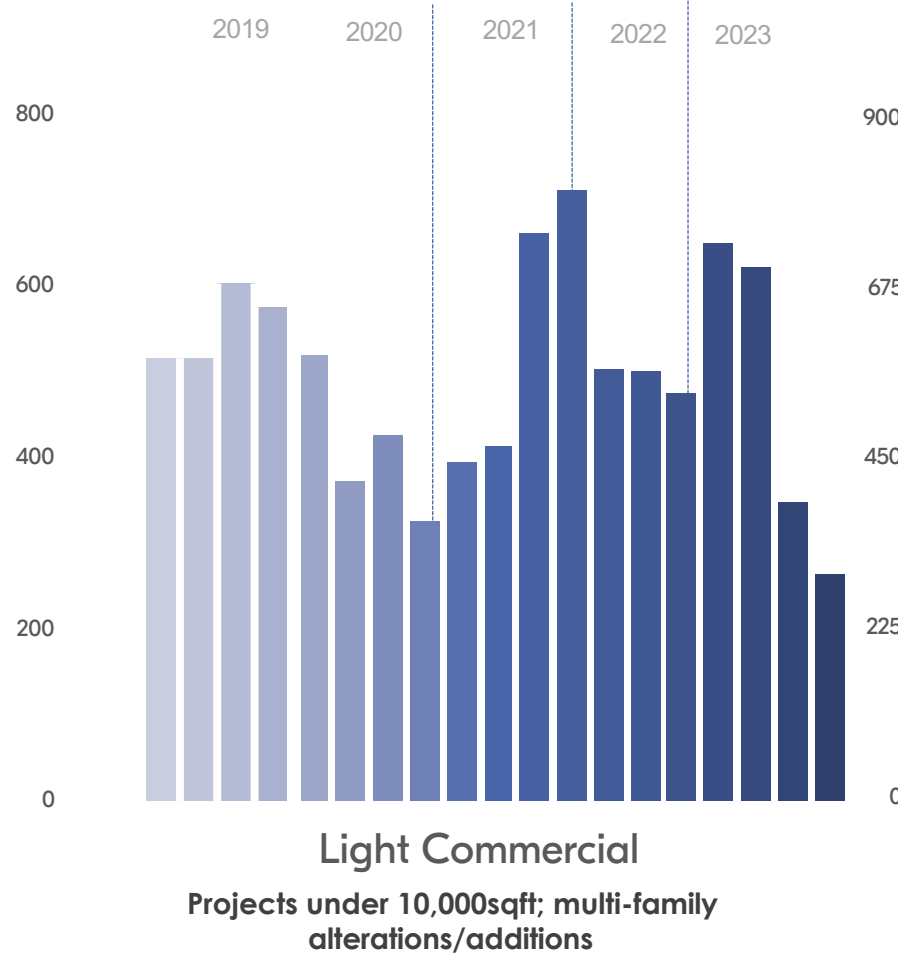
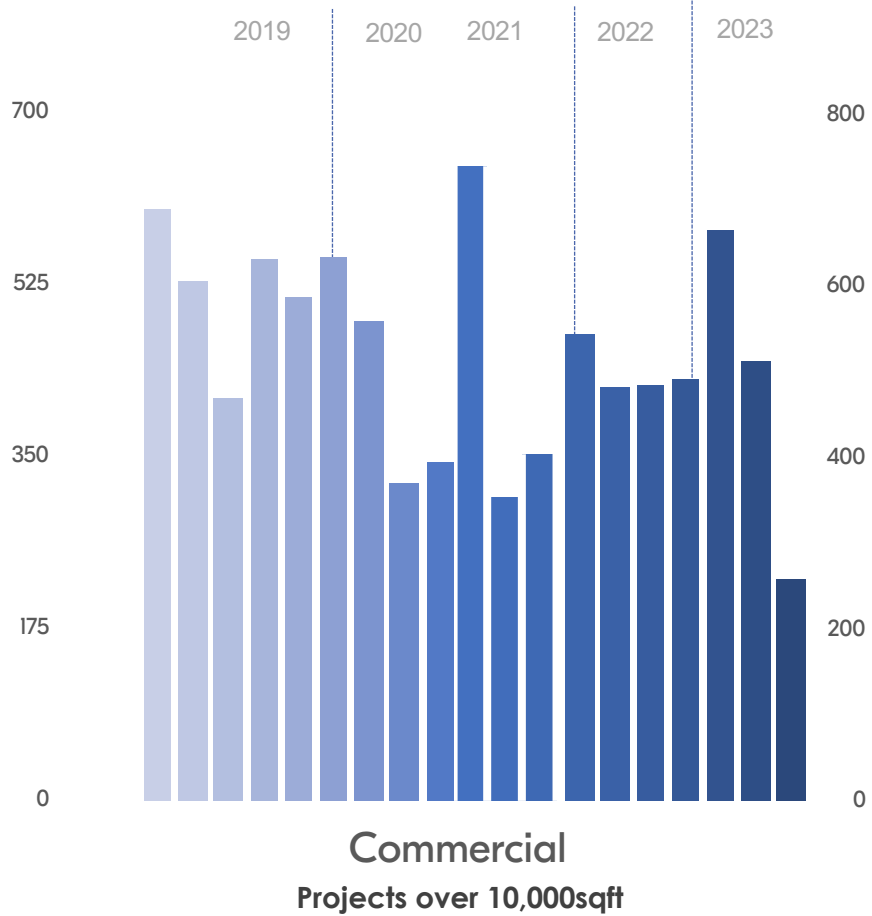
Standard



Express



VOLUME BY WORKSTREAM

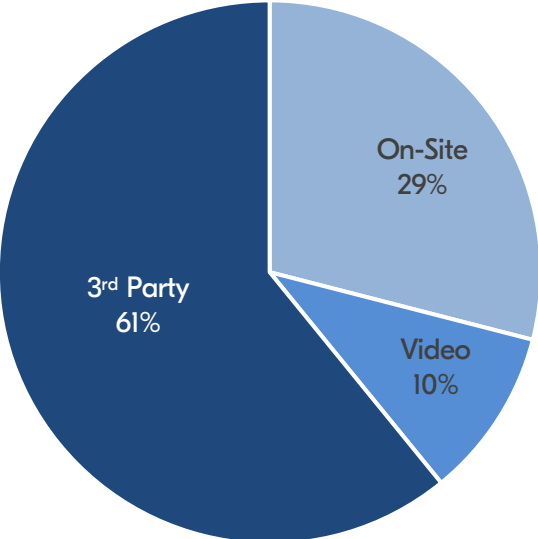


NUMBER OF INSPECTIONS



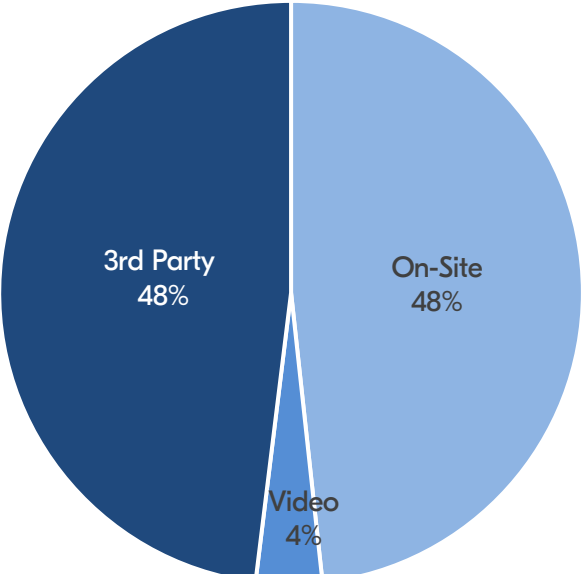
INSPECTIONS BY INSPECTION TYPE

2021



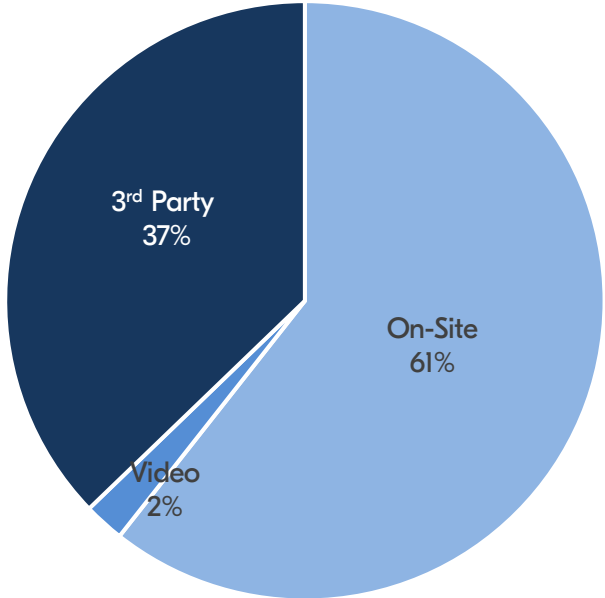
- On-Site Inspections
- Video Inspections
- 3rd Party Inspections

2022



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

2023

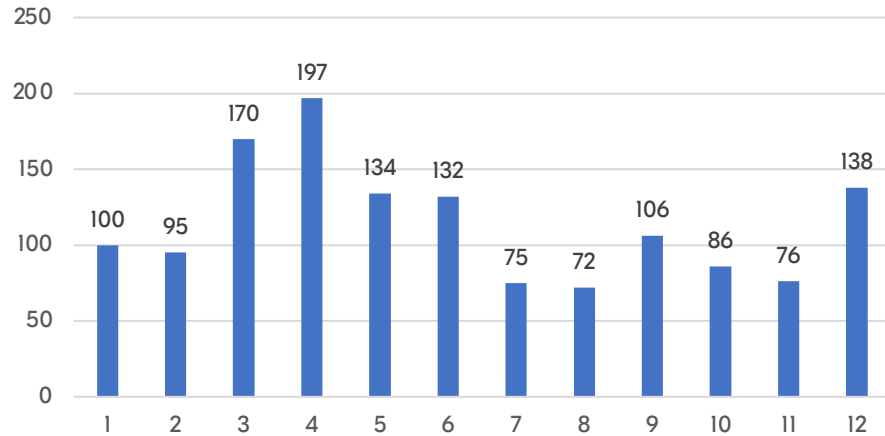


- On-Site Inspections
- Video Inspections
- 3rd Party Inspections

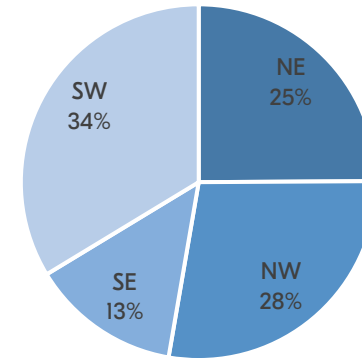
CODE ENFORCEMENT: COMPLAINT SUMMARY

2023: 1,381
SLA: 84%

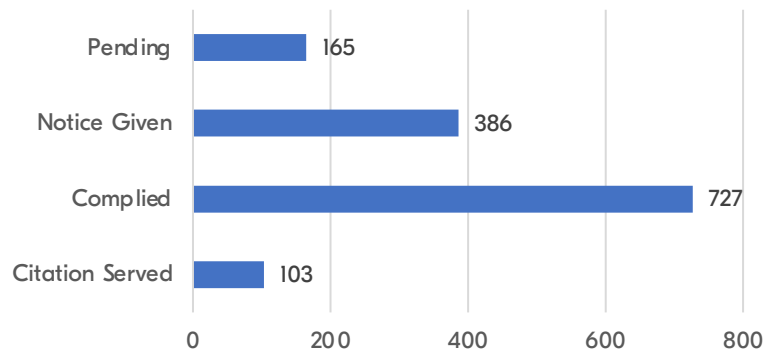
Complaints by Council District



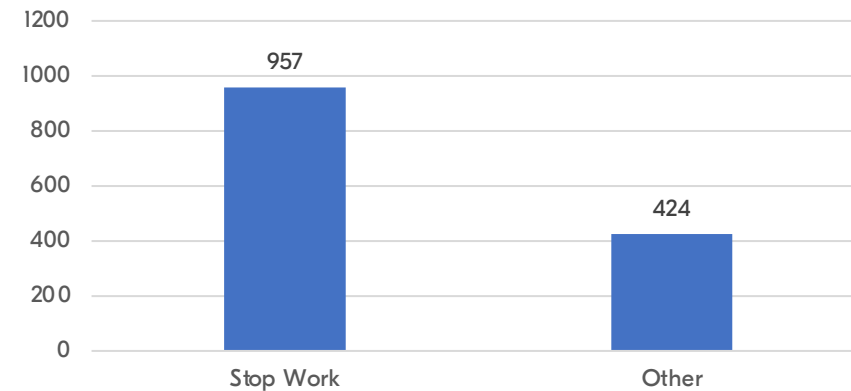
Complaints By Quadrant



Complaints by Status



Stop Work vs Other



PERMITTING IMPROVEMENTS



DEVELOPMENT SERVICES TEAM

- No point person/owner
- Complicated, unsupportive
- Timelines unreliable/extreme
- Technology
- Review consistency
- Resources/personnel
- Outreach, communication, education
- Industry check
- Overly regulated
- Data and reporting



NEW RESIDENTIAL
170+ days



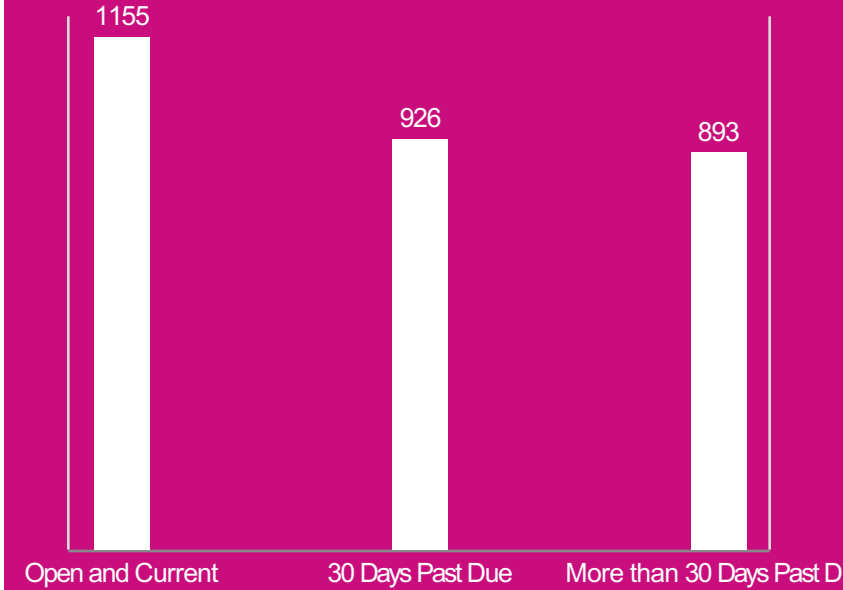
NEW COMMERCIAL
140+ days



MULTI-FAMILY LAND DEVELOPMENT
300+ days

3,000

open projects since Jan 2021



11

systems referenced throughout the permitting process

4

are duplicate licensing and permitting platforms

\$8.9M

spent on technologies in FY21 and FY22

TECHNOLOGY

- Elimination of SagesGov
- Parks Arborist going digital
- ROW Permitting, Site inspections to move to Accela
- Integration with water meter data

STANDARDIZATION & AUTOMATION

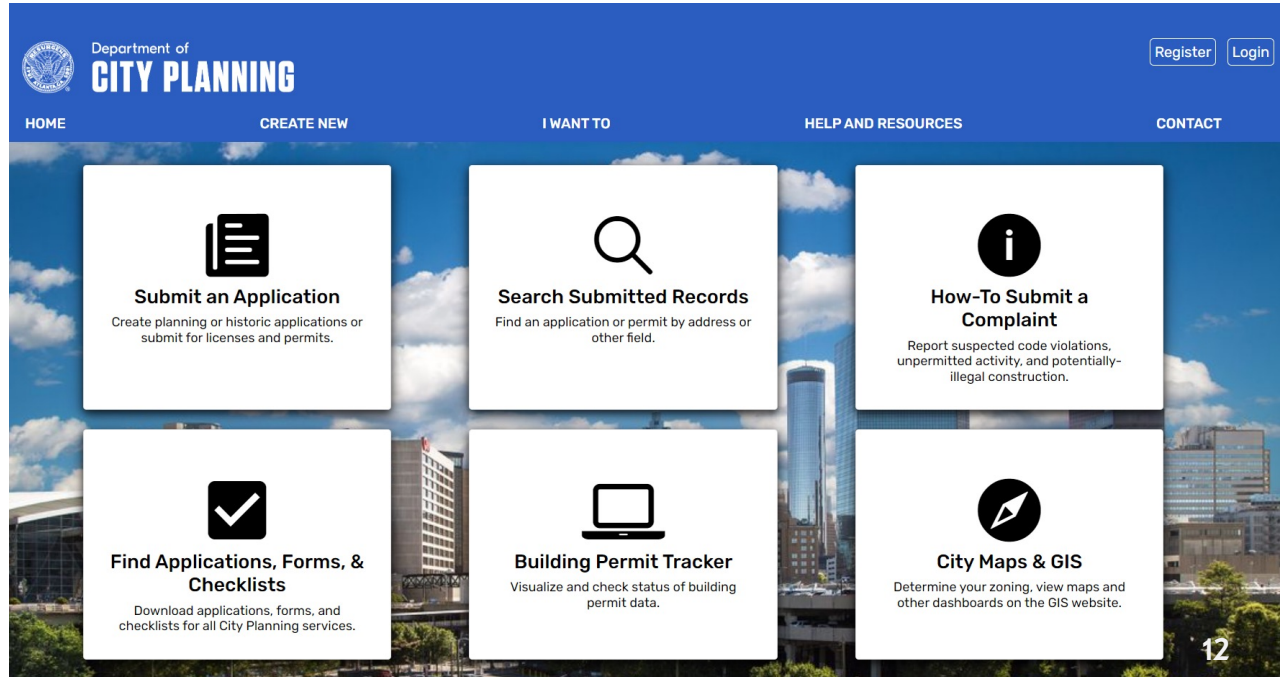
- Due dates permissions set
- Customer communications

3

Platforms eliminated

1

RFP for enterprise platform





CUSTOMER

DEVELOPMENT SERVICES TEAM



RESIDENTIAL

- 2 FAMILY, ADU/ACCESSORY
- 3 STORY TOWNHOMES (IRC CODE)

REVIEW TEAM



Dedicated review and inspections staff

MULTI-FAMILY

- APARTMENTS, CONDOS,
- 4+ STORY TOWNHOMES (IBC CODE)

REVIEW TEAM



Dedicated review and inspections staff

COMMERCIAL

- ANY NON-RESIDENTIAL (IBC CODE)

REVIEW TEAM



Dedicated review and inspections staff

STANDALONE

- Addressing
- Business license
- Demo
- Noise variance
- ORR
- Sign
- Short term rental
- Trade only
- Zoning verification

REVIEW TEAM



Dedicated review and inspections staff

DEVELOPMENT SERVICES TEAM EVOLUTION

APRIL 2022: PILOT

3 people | 9 months

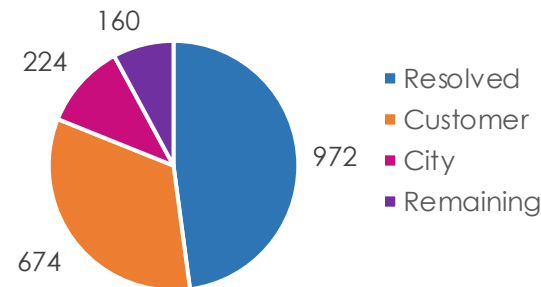
Issued	1,040
Ready to issue	24
Pending review	260
Waiting on customer	733
Closed	2,010
Other	259
TOTAL	4,326

JANUARY 2023: BOOTCAMP

11 people | 7 Weeks

\$1.08B

Issued or Ready to Issue
Construction Value



2,974 OPEN PROJECTS

APRIL 2023: LAUNCH

35 people | Full-time

CITY FUNDED OR
DESIRED

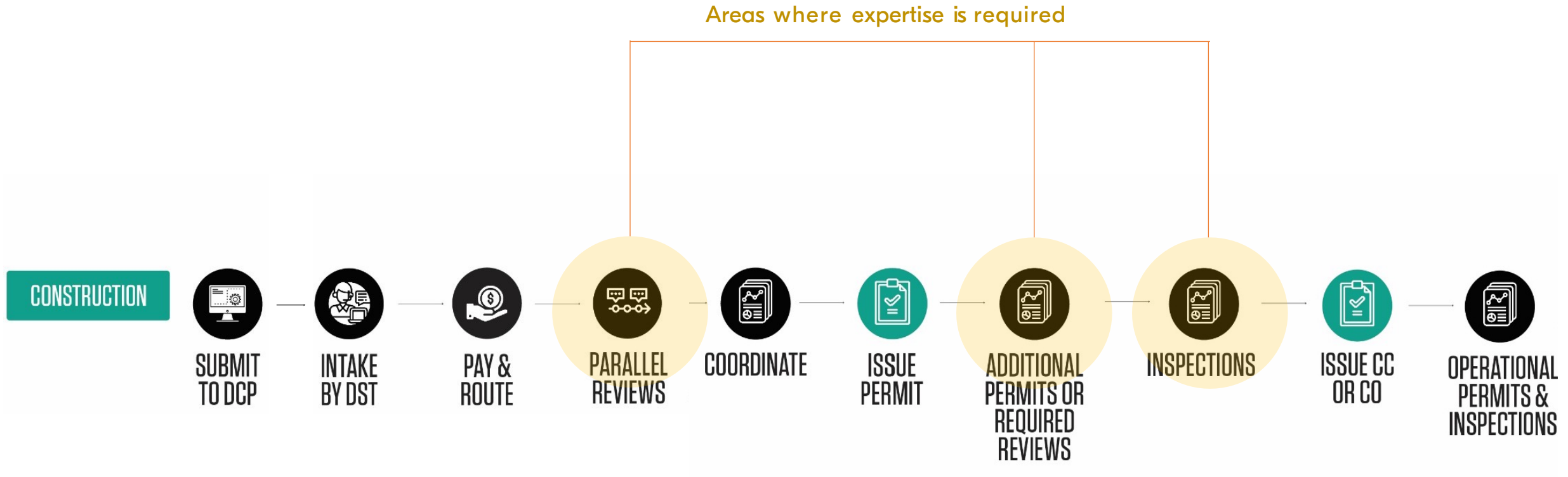
SIMPLE,
EXPRESS, OR
AUTO-ISSUED

ALL OTHER
SCOPES

Centralized services // Project Tracking

- Intake Routing and assigning
- Managing comments, revisions, redlines
- Fee assessment
- Plan Coordination
- Permit Issuance
- Inspection scheduling
- Issuing Certificate of Completion/ Occupancy

PROCESS



ZONING REWRITE



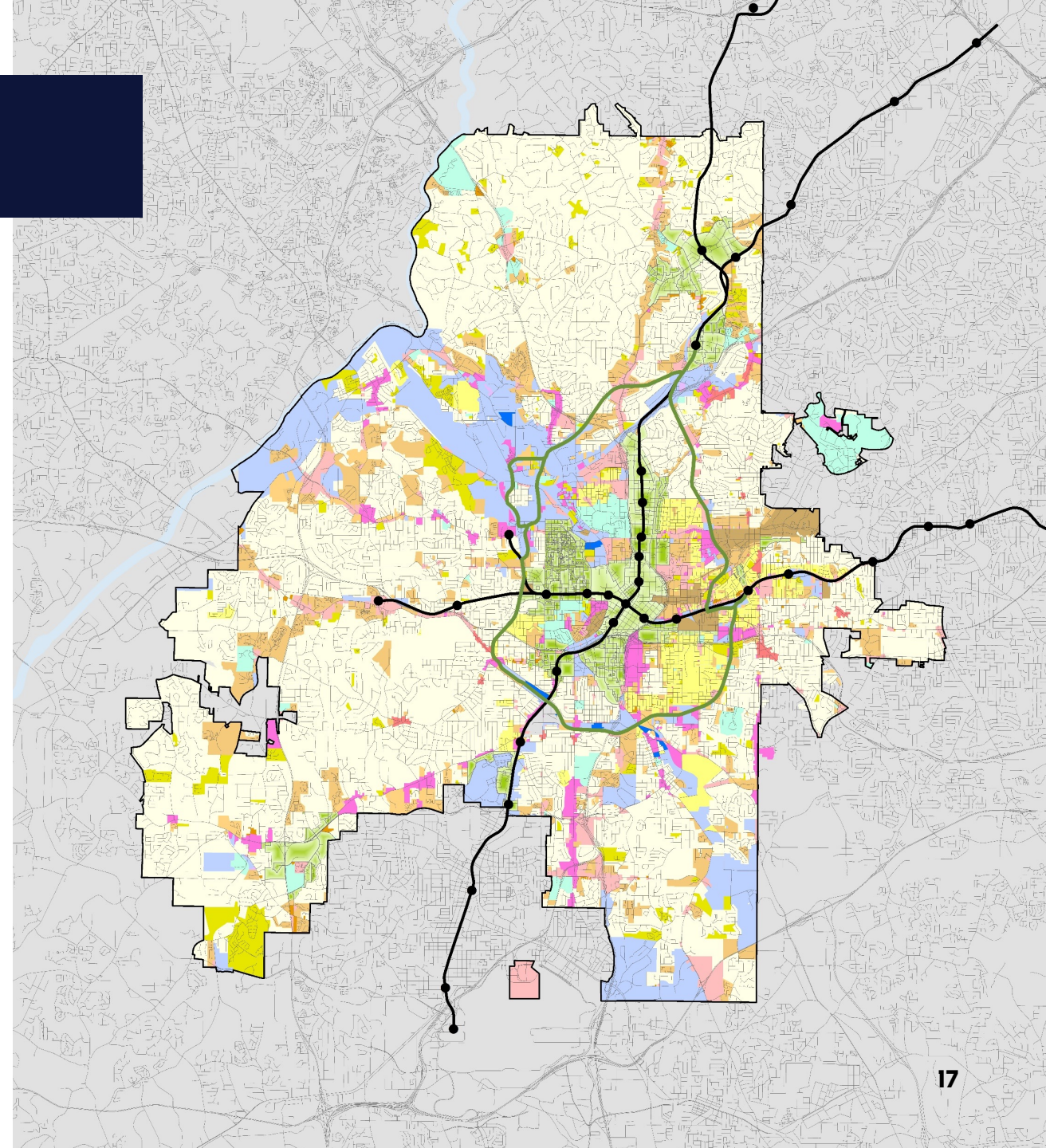
ZONING OVERVIEW

THE ZONING ORDINANCE

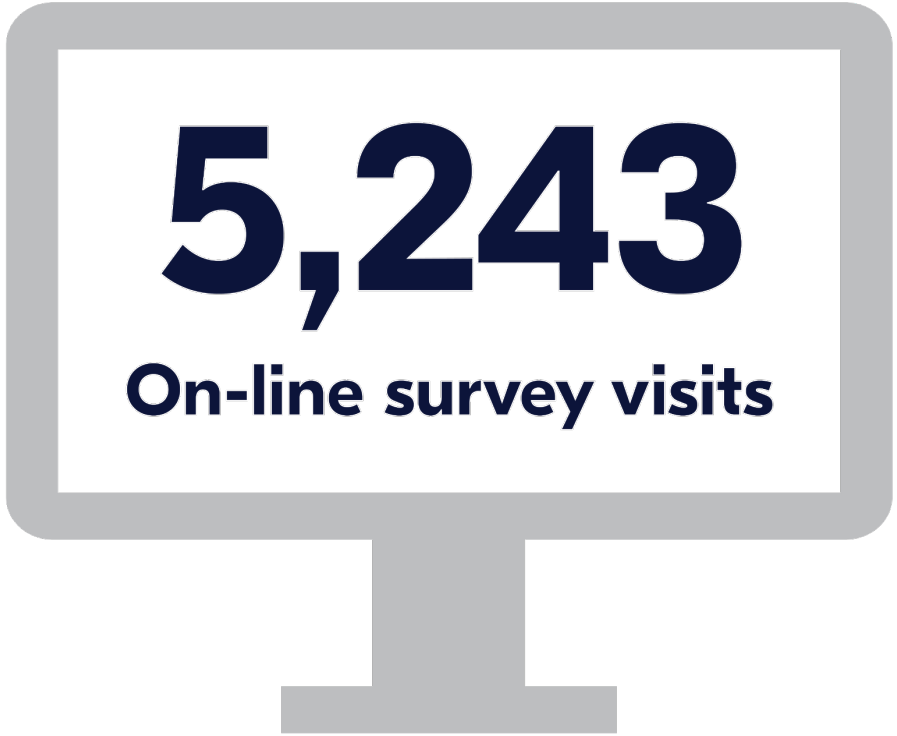
- The zoning code rewrite will give us the tools to implement our plans

THE OFFICIAL ZONING MAP

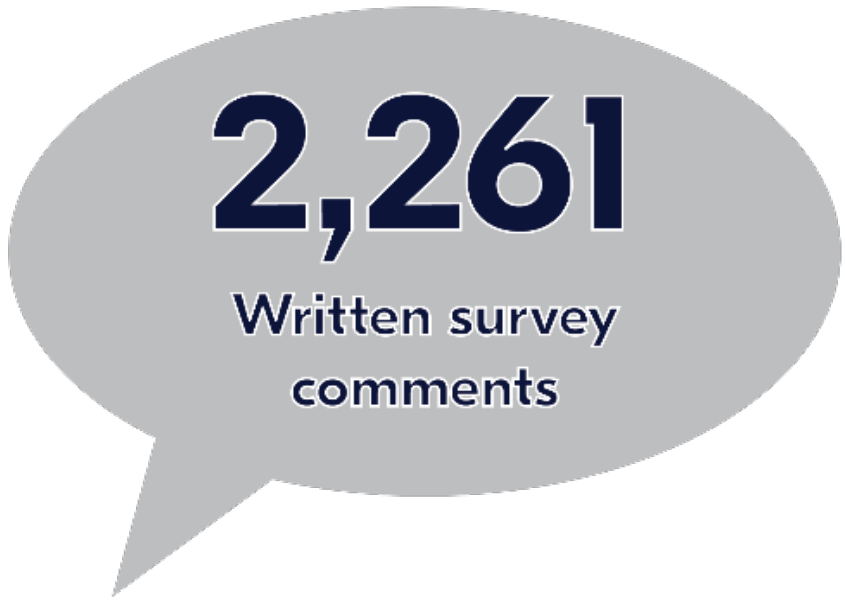
- Where zoning districts are in the city
- City plans, especially the CDP, will guide future changes



PARTICIPATION



COMMENTS



TAKEAWAYS

ZONING IS TECHNICAL

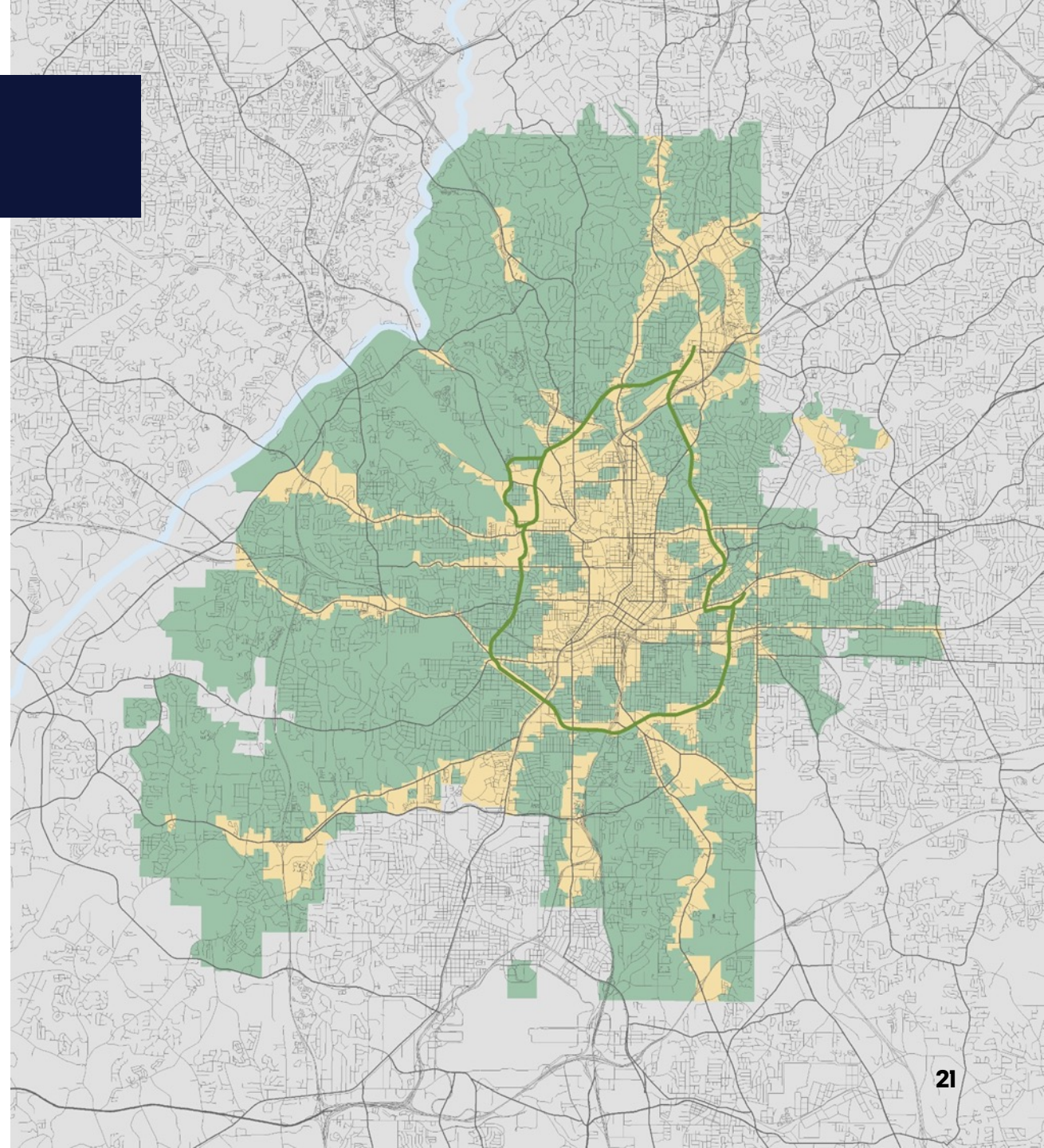
- General support for many concepts, but the devil is in the details
- Different familiarity with zoning concepts
- Need to align input with zoning familiarity



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



COMPREHENSIVE DEVELOPMENT PLAN



WHAT IS A COMPREHENSIVE DEVELOPMENT PLAN (CDP)?

- **Plan A** is the current CDP adopted in October 2021
- It is Atlanta's guide for growth and development
- State and local laws require Atlanta to adopt and implement a CDP and update it within 5 years — next update by Oct. 2026
- The City uses the CDP to prioritize public investments and make changes to development policies for neighborhoods and the entire city
- Per Atlanta's Charter, *Atlanta City Design* (adopted in 2017) sets the framework for updating Atlanta's CDP
- The CDP sets policy
- The Zoning Ordinance places development controls on properties
- Both implement Atlanta City Design
- All must align



PLAN A ELEMENTS

Planning Elements

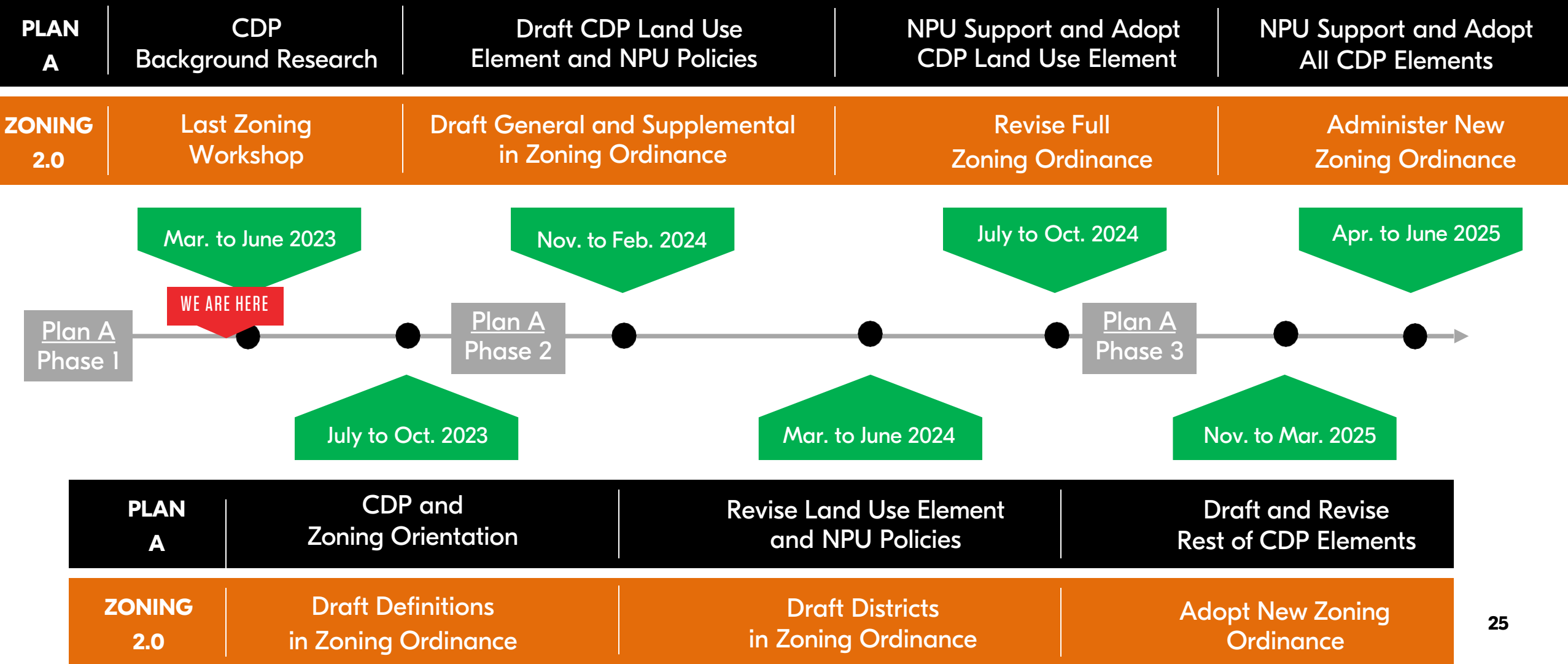
- Community Vision and Goals
- Land Use Planning
- Transportation Planning
- Housing and Community Development Planning
- Local Economic Development Planning
- Broadband Internet Planning
- Natural Systems and Resiliency Planning
- Urban Design
- Historic Preservation
- Public Safety Facilities Planning
- Neighborhood Planning

Community Vision and Goals are carried through all Elements' Summaries of Major Plans/Policies, Needs and Opportunities, and Proposed Policies and Actions

Implementing Elements

- Community Work Program (CWP) – specific activities the community will undertake during the next five (5) years to address priority Needs and Opportunities
- Capital Improvements Element (CIE) – development impact fee funded projects for construction, maintenance, and renovation of public facilities and infrastructure over the next five (5) years
The element is prepared and adopted each year
- Report of Accomplishments – brief status update on progress implementing actions listed in the previous Community Work Program

PLAN A & ATL ZONING 2.0



NORTHWEST FREIGHT STUDY



FREIGHT ATL: NORTHWEST

PURPOSE

18-month planning process studying interactions between freight and neighborhoods so both can co-exist in Northwest Atlanta

SUPPORT

Atlanta Regional Commission, Invest Atlanta, and Councilmember Hillis

RECOMMENDATIONS

Updates to City-designated truck routes in Northwest Atlanta Short-term and long-term corridor and intersection improvements

Proposed strategies to retain and attract businesses and jobs in the area

FINAL DRAFT REPORTS

Final Recommendations, Traffic Study, Planning Area Inventory, and other background materials at FreightATL.com

NEXT STEPS

Plan adoption in June. Included in April/May agendas of 12 NPUs in planning area. June 7 CDP Quarterly Public Hearing



CAPITAL PROJECT RECOMMENDATIONS BY CATEGORY

Intersection Improvements

- Turn lanes
- Rebuild curbs
- Crosswalk and ped signals
- Repave, restripe
- Signs and signals

Transportation Technology

- Dynamic message signs
- Explore EV charging
- Leverage connected vehicle technology

Corridor Improvements

- Reduce travel lanes, add center turn lanes
- Sidewalk and bike lanes or multi-use paths
- Repave, restripe

Workforce Access / Multimodal

- New sidewalk
- Fill sidewalk gaps
- Bus stop upgrades

Bridge and Railroad Crossing

- Repair and maintain
- Improve pedestrian safety at at-grade crossing

Studies

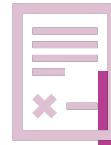
- Study options to address traffic flow, travel patterns, bike/ped issues, lighting, transit access, and truck needs

POLICIES & STRATEGIES BY CATEGORY: INDUSTRIAL DEVELOPMENT, JOBS, AND LAND USE



Business Development

- Support, attract, and retain industrial businesses



Land Use and Zoning

- Mitigate land use conflicts while preserving land for industrial uses



Real Estate Development

- Support industrial real estate development in Northwest Atlanta



Workforce Development

- Strengthen career pathways and training programs for good and promising jobs

POLICIES & STRATEGIES BY CATEGORY: TRANSPORTATION & PLANNING



Planning Support

- Coordinate among/across projects
- Update geospatial data
- Coordinate with regional efforts
- Update foundational planning documents



Transportation

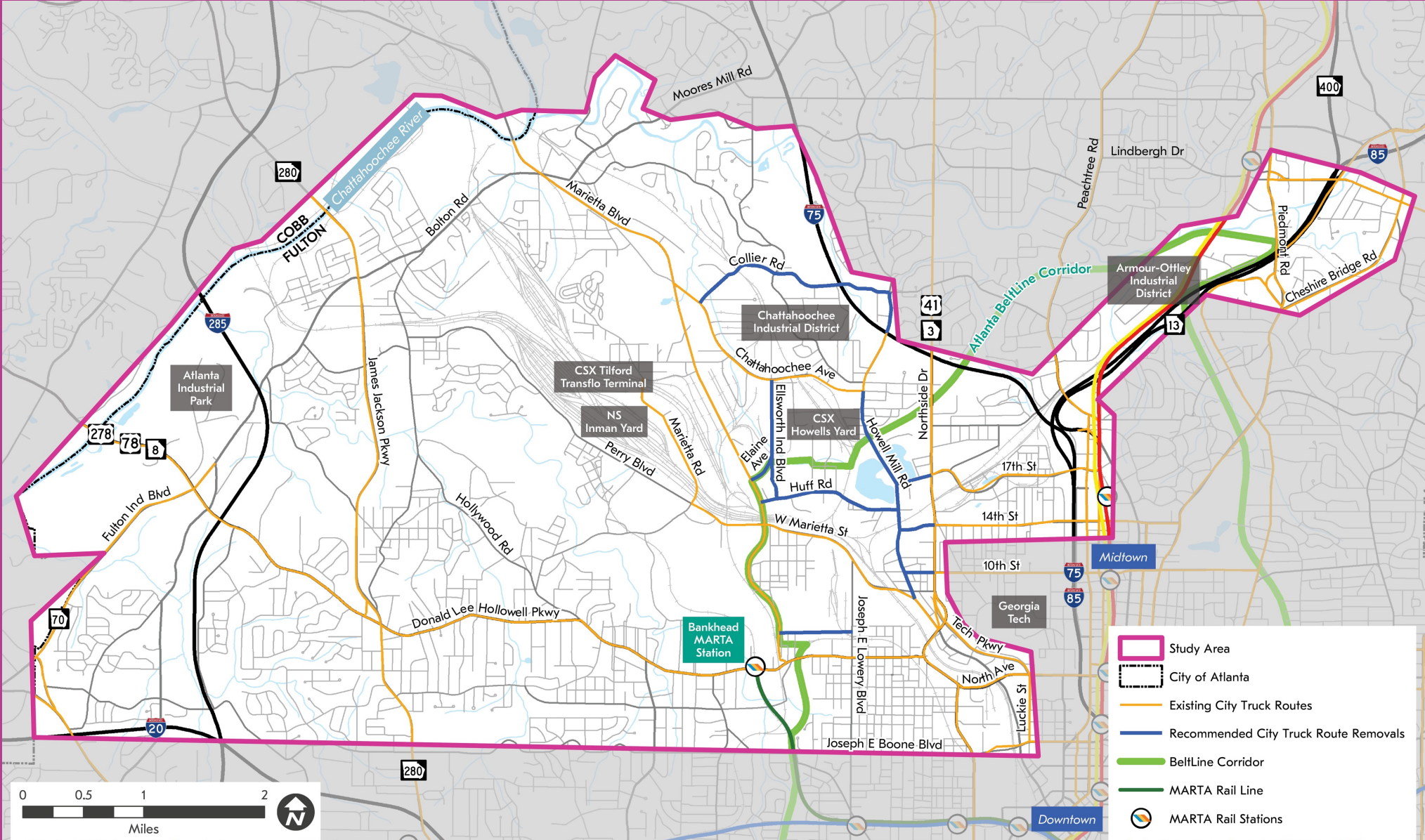
- Revise city truck route network
- Align truck routes
- Improve infrastructure so industrial businesses and other uses can coexist
- Improve local and regional mobility



Wayfinding and Signage

- Improve local and regional mobility with new sign standards, updated signs, route maps

FREIGHT ATL: DRAFT TRUCK ROUTE CHANGES





Walk & Talk
Ellsworth Industrial Blvd 6/8

FREIGHT ATL: NORTHWEST

- The need to identify ways for industry and the surrounding community to coexist is central to the study
- Documented concerns about safety and mobility by residents and industry
- Study is supported by the Atlanta Regional Commission, Atlanta City Councilmember Dustin Hillis (District 9), and Invest Atlanta
- Listen first, then lead

Industry Insight Session 5/25



Community Insight Session 8/11



Walk & Talk at
Armour-Ottley 8/24



Pop-Up Event at Bankhead MARTA 10/26

DRAFT CORRIDOR IMPROVEMENT: PARROTT AVE MULTIMODAL & SAFETY IMPROVEMENTS

- Design and implement multimodal and safety improvements in coordination with future park and memorial planning for the former Chattahoochee Brick Co. Site
- Resurfacing, restriping
- Sidewalk and bicycle facilities
- Improve at-grade railroad crossing

Final Virtual Meeting 3/1/23



Walk & Talk on Bolton Rd 8/17

MISSING INFRASTRUCTURE TO SUPPORT BIKING, WALKING, TRANSIT

- Missing sidewalk or gaps in sidewalk along key roads, including some truck routes, make it difficult to reach parks and other recreational areas by foot.
- Lack of sidewalk and bike connectivity makes it feel like you have to drive everywhere, even to schools.
- Many bus stops are along roads with no sidewalk and have no waiting areas, benches, or other amenities.
- Some streets have long distances between intersections or marked crosswalks, making it difficult to cross the road.

Community Insight Session 9/22

FREIGHT ATL: ENGAGEMENT

NEIGHBORHOOD PLANNING UNITS



UPDATES FOR Q3 FY23

APAB

We hosted a full-day strategic planning session for APAB and are currently working with them on Rules of Decorum.

NPU University

Produced the NPU University 2023 Course Catalog, which includes for the first time a course on “Building Permits for Beginners.” NPU University provides training and education for an average of 68 people per class, which is an increase of 40% over last year’s average.

ParticipateATL!

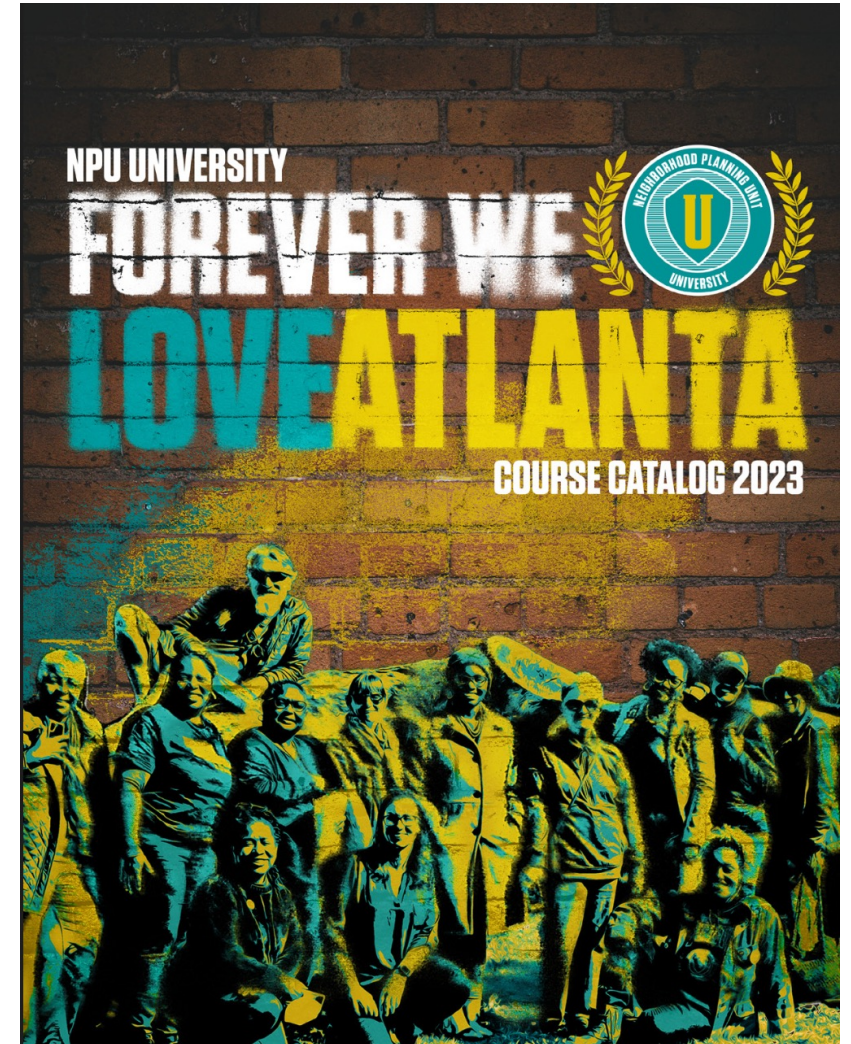
Hosted an advisory group meeting and will move forward with 8 recommendations to increase awareness of, and citywide engagement in the NPU system.

50th Anniversary

Next month, convening a gathering of internal and external stakeholders to begin preparation for the 50th Anniversary of the NPU system in 2024.

CIG Awards

Recently awarded over \$110k in neighborhood enhancement and capacity-building funding for 18 NPUs.



AGLANTA GROWN



AGLANTA GROWN

[AgLanta](#) Grown, the City of Atlanta's Urban Agriculture Marketing Program:

- Has created an interactive webpage & mobile FREE app
- The app helps fresh food consumers identify and access fresh food access points (farms, farmers markets, farm stands, neighborhood markets, etc.) all across the Metro Atlanta area
- The new app features searchable fresh food access points, contact information, CSA services, a seasonal produce calendar, and much more.
- Visit <https://fresh-food-access.glideapp.io/dl/17171d> to learn more ways to access local fresh food and support our local food economy.



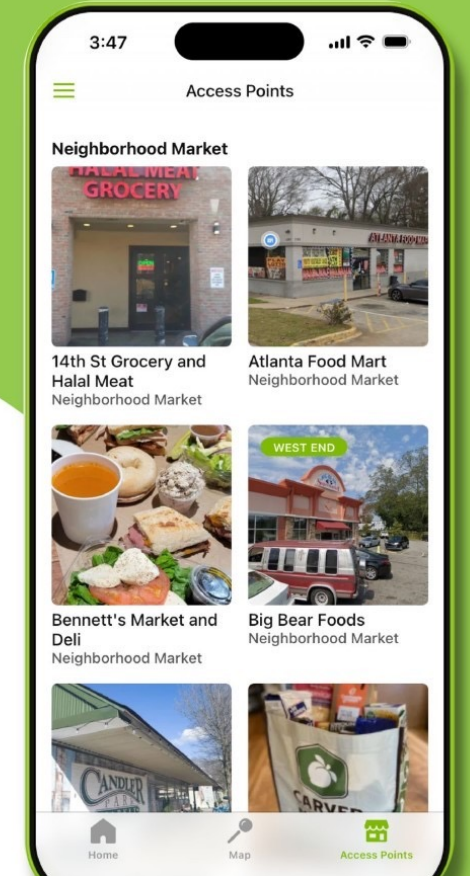
TRY THE FRESH FOOD ACCESS APP!

Our new app features searchable fresh food access points, contact information, CSA services, and a seasonal produce calendar. All totally free!

Scan the QR code to add the app to your phone!



App designed and built by Sarah Lawrence's Design Emporium
www.sarahclawrence.com



AGLANTA GROWN

SAVE THE DATE!!!

AgLanta Eats, the hyper-local food festival returns to the Atlanta Botanical Garden on Monday, August 21, 2023!

- The festival will feature a variety of tastings prepared by top, local chefs utilizing the freshest ingredients from AgLanta growers and metro Atlanta farms.
- Attendees will have full access to the Atlanta Botanical Garden while enjoying farm fresh food tastings, a selection of beverages, live music, garden tours, and more.
- This event is open to all ages!
- Proceeds from the evening benefit the AgLanta "Grows-A-Lot" program, in association with Groundwork Atlanta and the Atlanta Mayor's Office of Resilience.
- AgLanta "Grows-A-Lot" supports the conversion of vacant and underutilized parcels in low-food access areas in Atlanta to productive urban farms and gardens.
- AgLanta "Grows-A-Lot" team supports 7 urban agriculture sites operated by local growers through technical support and provision of insurance and supplies as resources allow. Your support will allow us to continue and grow this program to serve more Atlanta communities!

<https://cityofatlanta.sharepoint.com/:f:/r/sites/dcp/ooc/marcomm/Shared%20Documents/Assets/OOC/Commissioner/DCP%20CDHS%20Presentations/April%202023?csf=1&web=1&e=zx0cUn>



DCP