

City of Atlanta Capital Improvements Element (CIE)

Community Development/Human Services
Committee Public Hearing

June 7, 2023



Department of
CITY PLANNING

The City of Atlanta Development Impact Fee Ordinance

Adopted by the
Atlanta City Council on
March 18,
1993. Updated
ordinance adopted on
March 1, 2021.

State's Development
Impact Fee Act
requires that the City
of Atlanta adopt a
Capital Improvements
Element (CIE) to
collect impact fees

The CIE must be
reviewed by the
Atlanta Regional
Commission (ARC) and
the GA Department of
Community Affairs
(DCA)

City of Atlanta CIE plan
must be adopted by
October 31, annually



Capital Improvements Element (CIE)

Annual Financial Report

- Provides an overview of impact fees collected, encumbered and used by category of public facility and service area for the last completed fiscal year.
- Completed by Finance Department

Schedule of Improvements

- List of all capital projects to be financed with impact fees over the next 5 years
- Fee Types: Transportation, Fire, Police and Parks
- Completed by departments collecting impact fees



City of Atlanta Annual Impact Fee Financial Report FY 2022

Public Facility	Transportation Citywide	Transportation North	Transportation South	Transportation West	Police	Fire	Parks North	Parks South	Parks West	Total
Impact Fee Fund Balance from FYE (6-30-2021)	36,195,056.60	-	-	-	2,196,792.92	5,431,973.12	6,241,973.38	3,210,791.05	927,634.75	54,204,221.82
Impact Fees Collected in FY 2022	4,567,556.26	-	-	-	258,532.21	802,388.05	1,430,600.59	454,735.82	273,247.07	7,787,060.00
Impact Fees Collected in FY22 (New 2020 Plan)	-	1,872,360.56	487,320.83	567,769.35	224,672.79	282,208.95	690,958.41	186,960.18	246,316.93	4,558,568.00
Interest Earnings in FY 2022	56,373.04				3,492.03	8,757.78	9,858.11	54,829.14	1,268.07	134,578.17
Project Expenditures in FY 2022	(988,653.66)	-	-	-	(6,100.00)	(1,883,079.85)	(1,334,470.35)	-	-	(4,212,303.86)
Administrative Costs in FY 2022	(137,026.69)	-	-	-	(7,755.97)	(24,071.64)	(42,918.02)	(13,642.047)	(8,197.41)	(233,611,.80)
Administrative Costs in FY 2022 (New 2020 Plan)-Add-on	-	56,170.82	14,619.62	17,033.08	6,740.18	8,466.27	20,728.75	5,608.81	7,389.51	136,757.04
Impact Fee Refunds in FY 2021	-	-	-	-	-	-	-	-	-	-
Ending Impact Fee Fund Balance FYE(6-30-2022)	39,693,305.55	1,872,360.56	487,320.83	567,769.35	2,699,633.98	4,618,176.41	6,996,002.12	3,893,674.12	1,440,269.41	62,238,512.33
Impact Fees Encumbered at 6/30/2022	26,444,862.28	-	-	-	1,146,916.24	1,175,736.48	3,980,845.99	444,897.05	640,390.12	33,833,648.16

CIE New Project Requests – 2024-2028

	Project	Council District	Fee Type	Decision Summary
1.	Chattahoochee Riverlands Trail/Chattahoochee Brick	09	Parks-North	Trails/Multi-Use Trails
2.	Hollywood Trailhead Park	09	Parks-West	New Park Acquisition
3.	Watson St Park	05	Parks-South	New Park Acquisition
4.	Chosewood Park Gault Street Entrance and Unity Bridge	01	Parks-South	New Park Facility
5.	Milledge Outdoor Classroom and Theatre	01	Parks-South	New Park Facility



CIE New Project Requests – 2024-2028

	Project	Council District	Fee Type	Decision Summary
6.	2023 Grand Avenue - Develop a new park, amenities	12	Parks-South	New Park Acquisition/Facilities
7.	Chattahoochee Brick	09	Parks-West	Partially Approved-New Park facilities
8.	Holly Street Park	03	Parks-North	New Park Acquisition/Access
9.	Home Park Upgrades	03	Parks-North	Partially Approved-New Park Facilities
10.	Woodruff Park Capital Project Enhancements	04	Parks-West	New Park Facilities



CIE New Project Requests – 2024-2028

	Project	Council District	Fee Type	Decision Summary
11.	Arizona St and Clifton St from LaFrance St to Memorial Dr	05	Parks-South	Partially Approved-Multi-Use Trail
12.	W Marietta St Safe Street	03	Transportation-North	Partially Approved-Direct correlation to increase vehicle capacity
13.	Bolton Rd WB and Marietta Blvd SB Intersection Improvements	09	Transportation	Direct correlation to increase vehicle capacity
14.	Bolton Dr Intersection Improvements	09	Transportation-North	Direct correlation to increase vehicle capacity



CIE New Project Requests – 2024-2028

	Project	Council District	Fee Type	Decision Summary
15.	Bolton Rd and Marietta Rd Roundabout	09	Transportation	Direct correlation to increase vehicle capacity
16.	River Line Trail	09	Transportation-North	Multi-Use Trail
17.	Dill Avenue and Sylvan Road Signals	12	Transportation-South	New Signal Installation
18.	Marietta Blvd over CSX/NS Yard Bridge	03,09	Transportation-West	Direct correlation to increase vehicular capacity