



QUARTERLY UPDATE

Community Development & Human Services Committee
August 2023

ANDRE DICKENS
Mayor

JAHNEE PRINCE
Commissioner

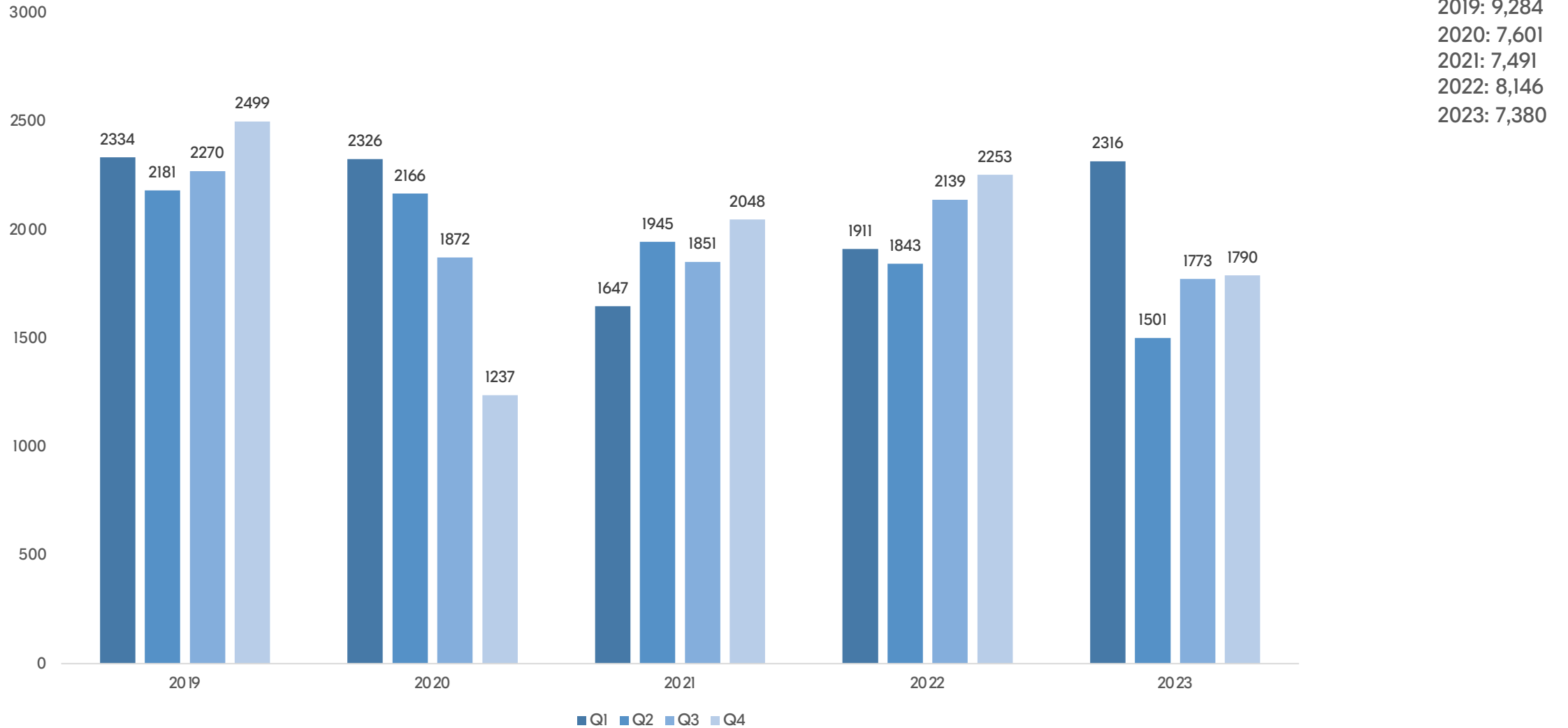


Department of
CITY PLANNING

PERMITTING METRICS

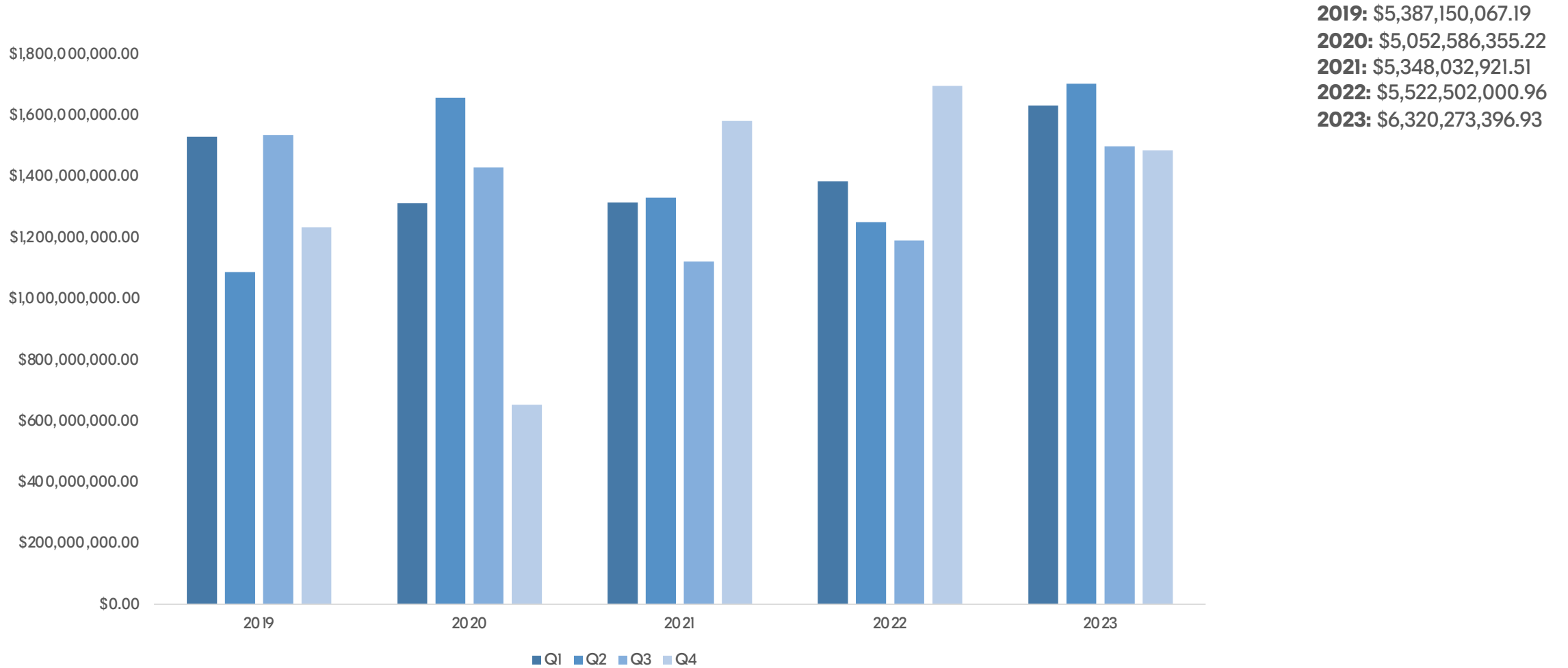


BUILDING PERMITS ISSUES



Note: 7,888 permit applications submitted in FY 2023

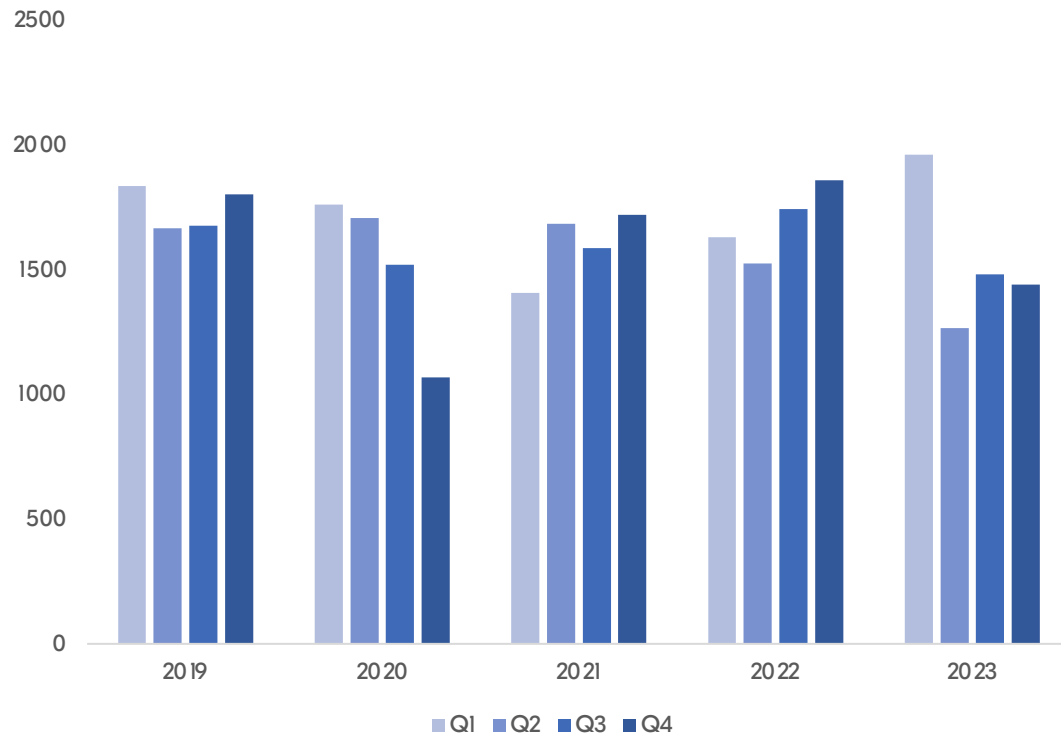
CONSTRUCTION EVALUATION



STANDARD VS EXPRESS PERMITS

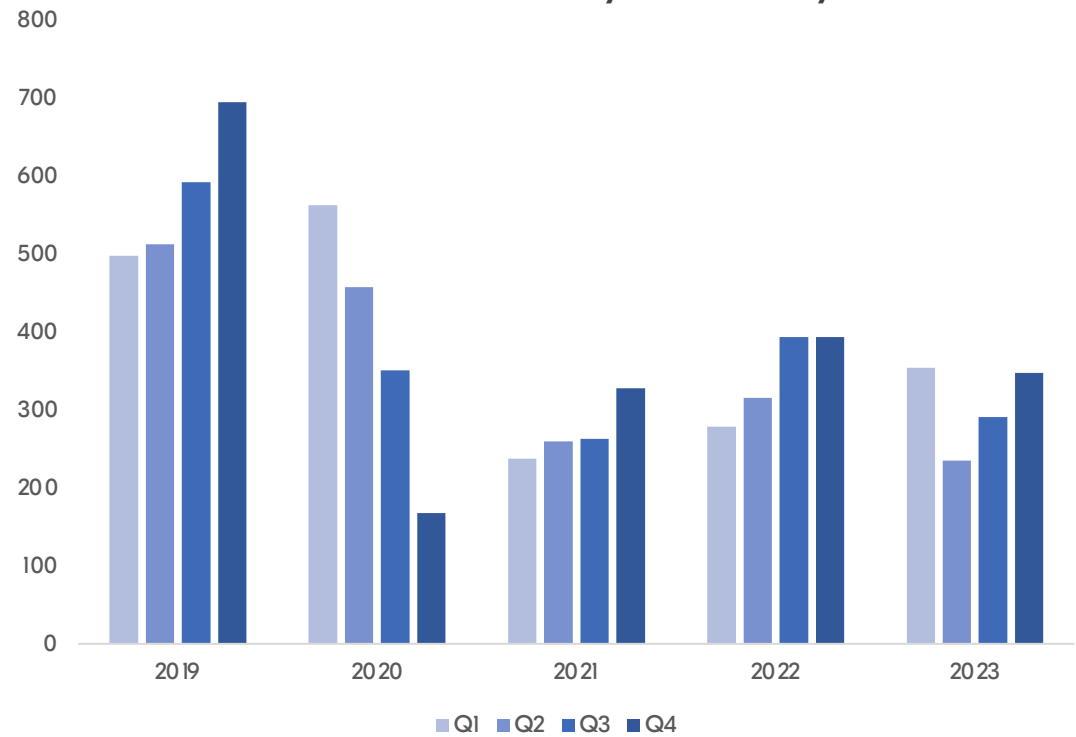
Standard

SLA – 10 business days

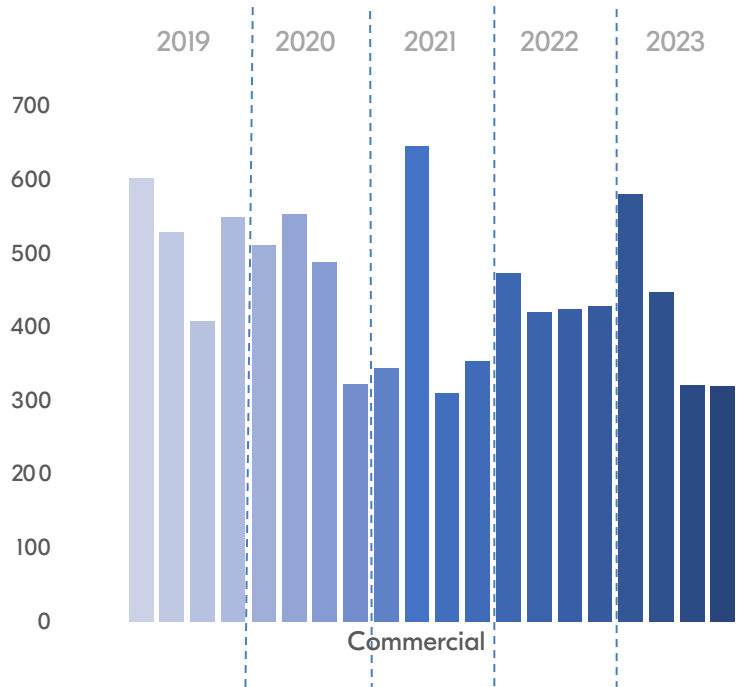


Express

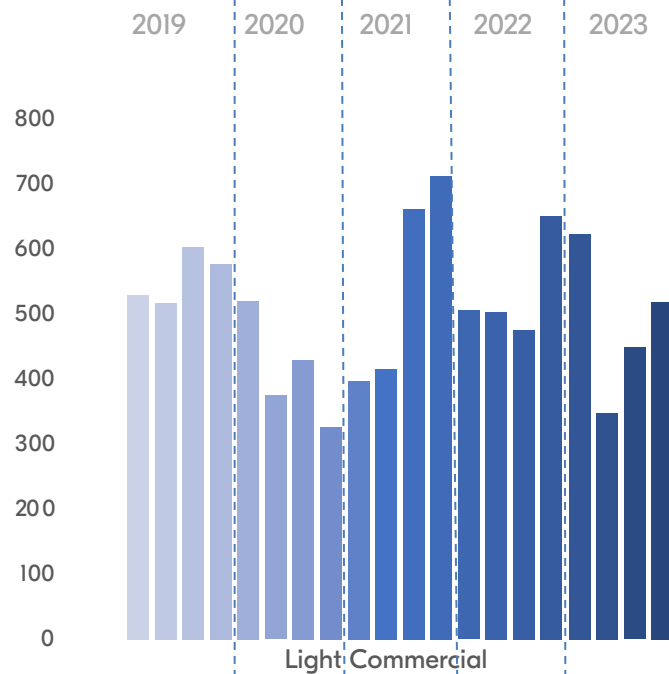
SLA – 30 minutes;
currently 1 business day



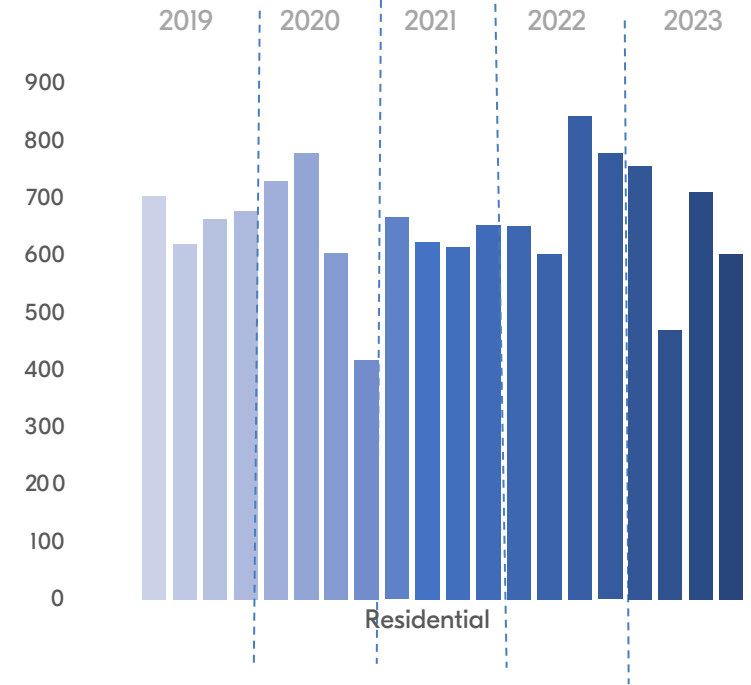
VOLUME BY WORKSTREAM



Projects over 10,000sqft

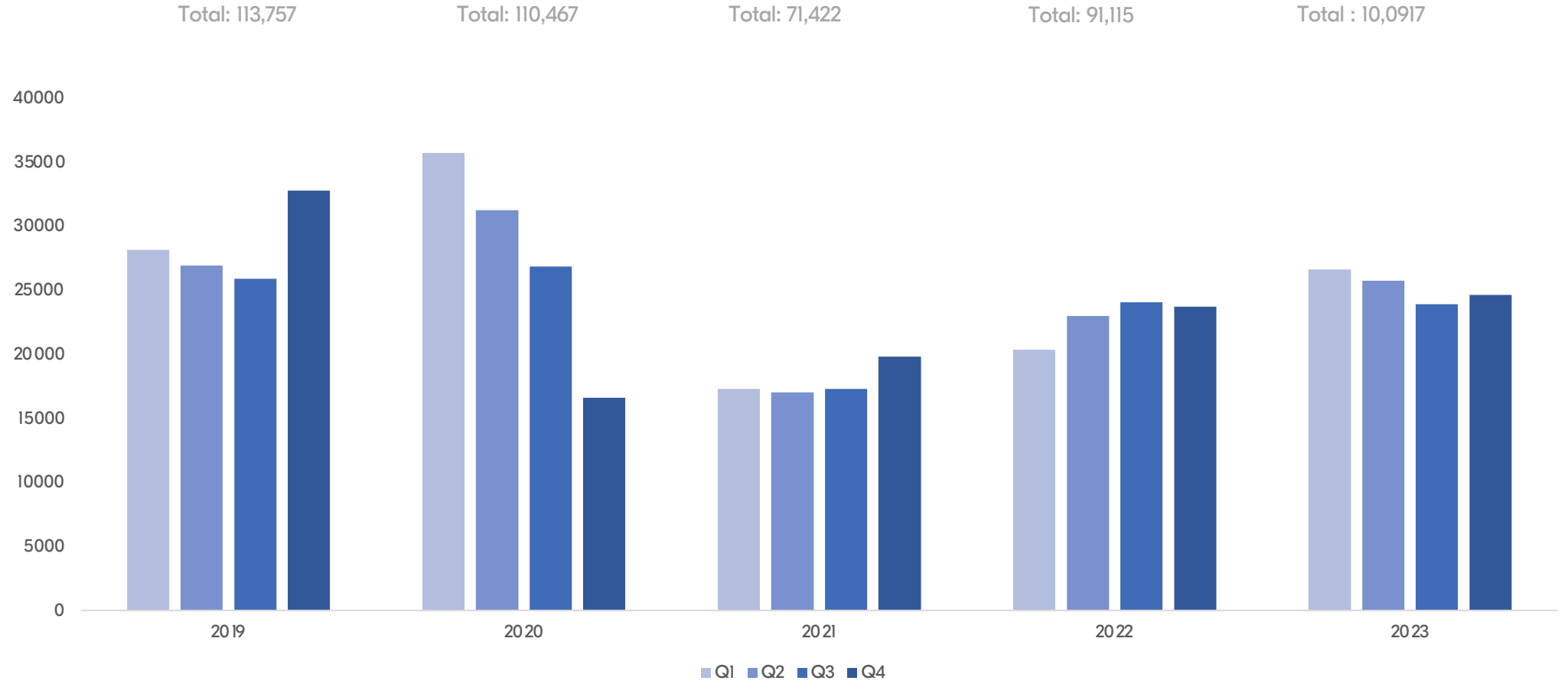


**Projects under 10,000sqft;
multi-family alterations/additions**



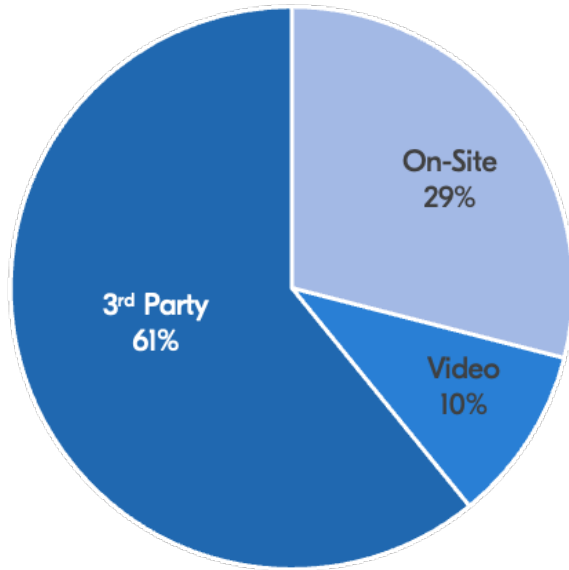
**New construction, additions/renovations of
single-family and duplex residences**

NUMBER OF INSPECTIONS



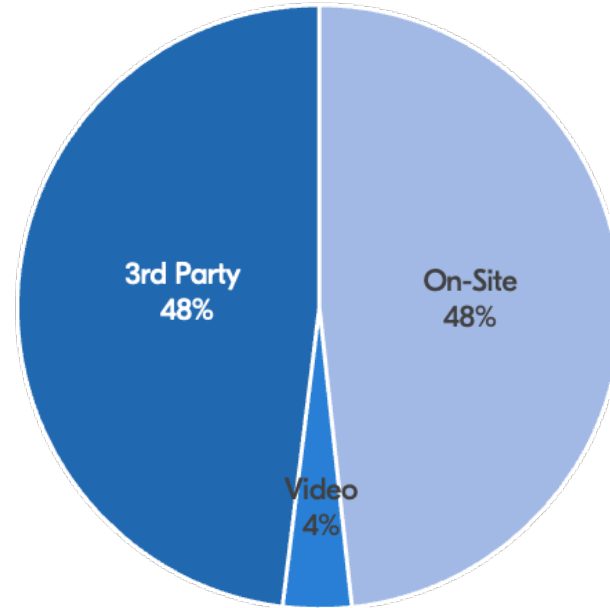
INSPECTIONS BY INSPECTION TYPE

2021



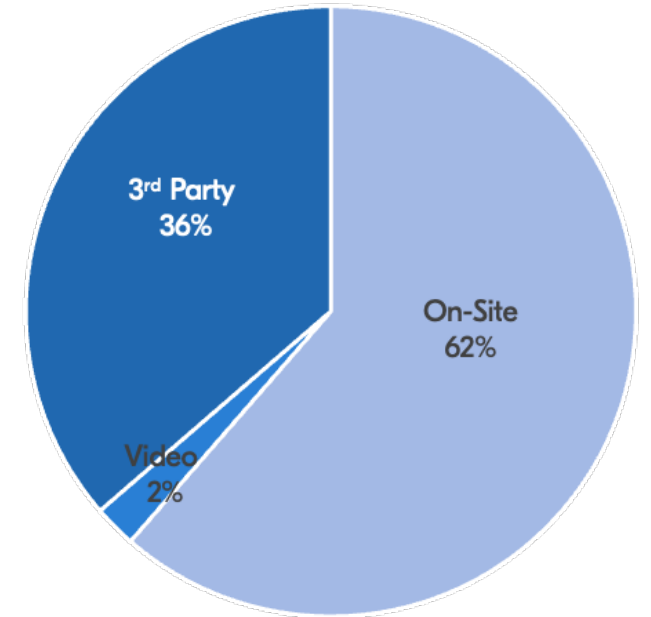
- On-Site Inspections
- Video Inspections
- 3rd Party Inspections

2022



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

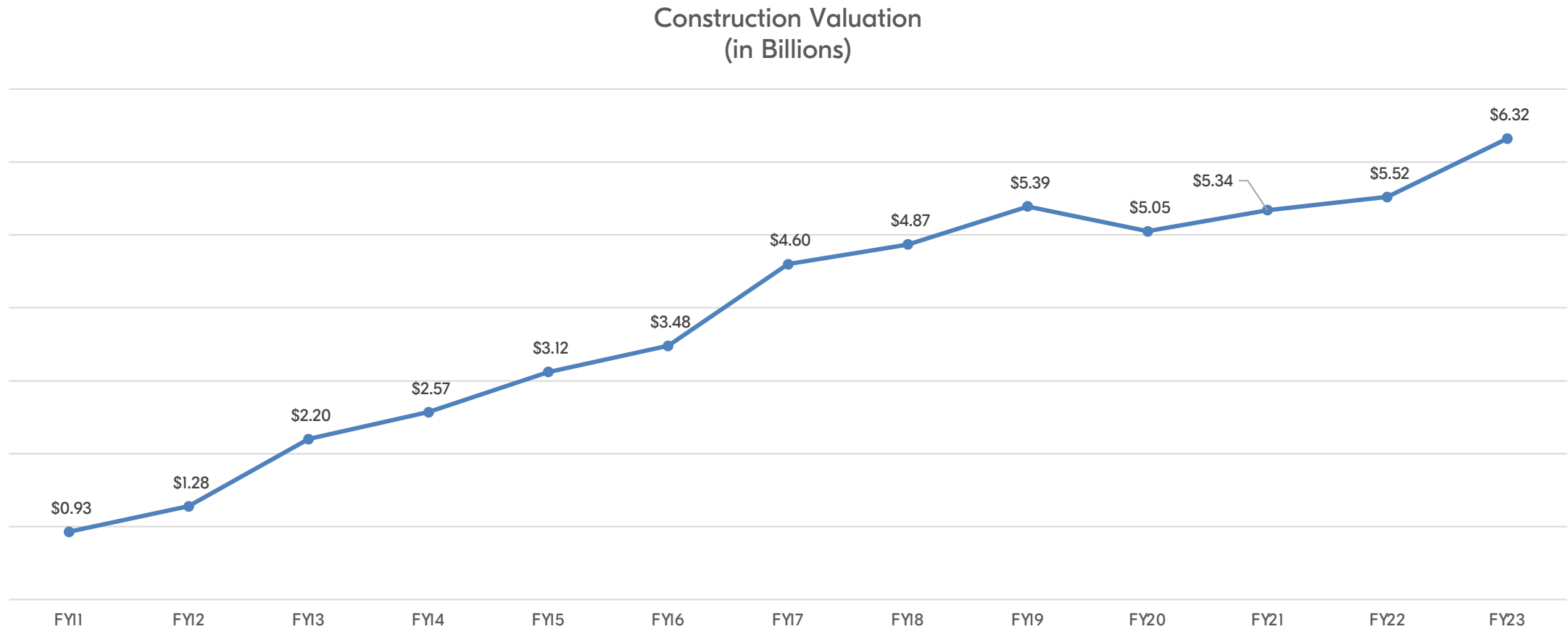
2023



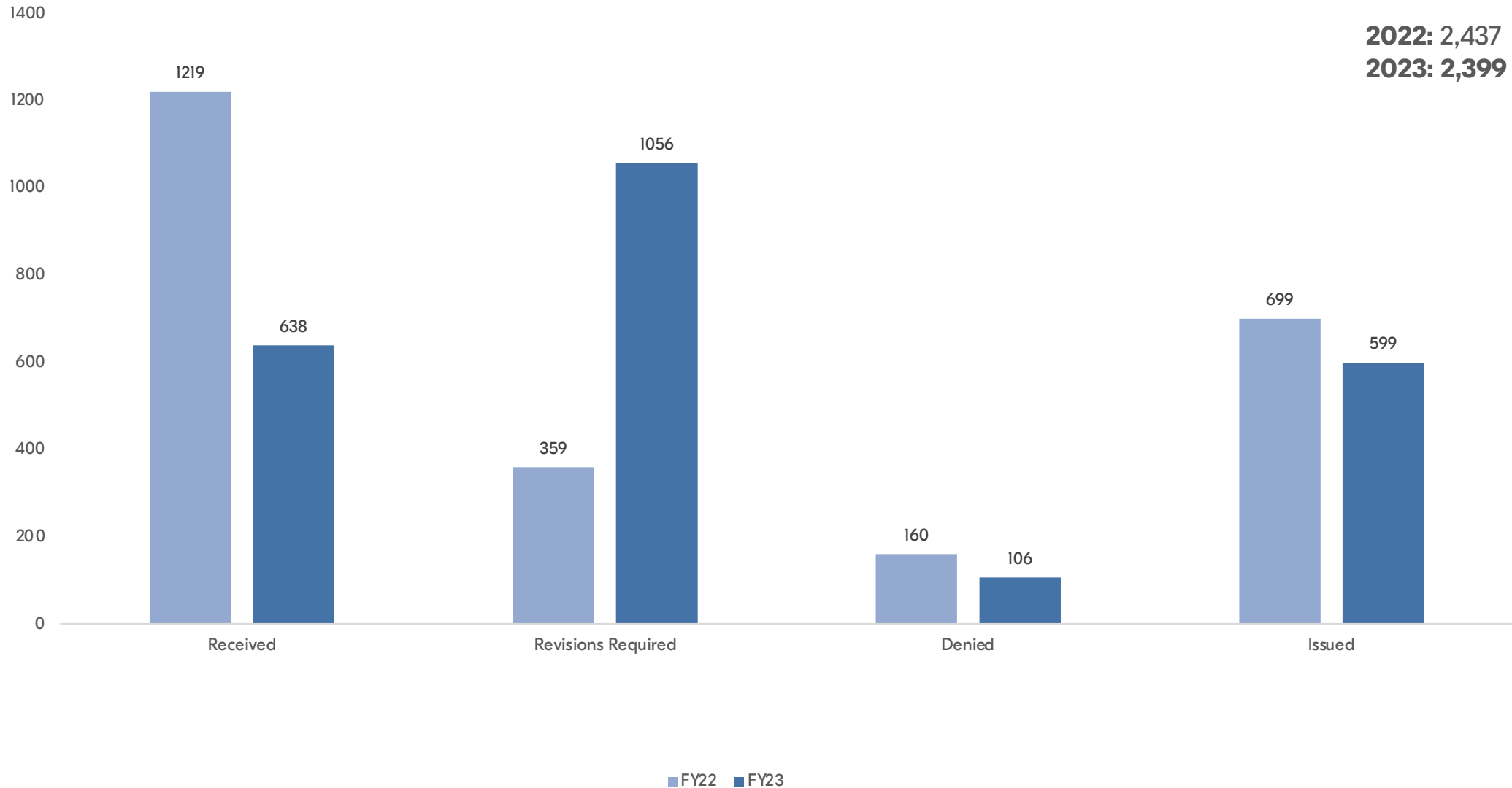
- On-Site Inspections
- Video Inspections
- 3rd Party Inspections

CONSTRUCTION VALUATION

FY11-FY23 (in Billions)



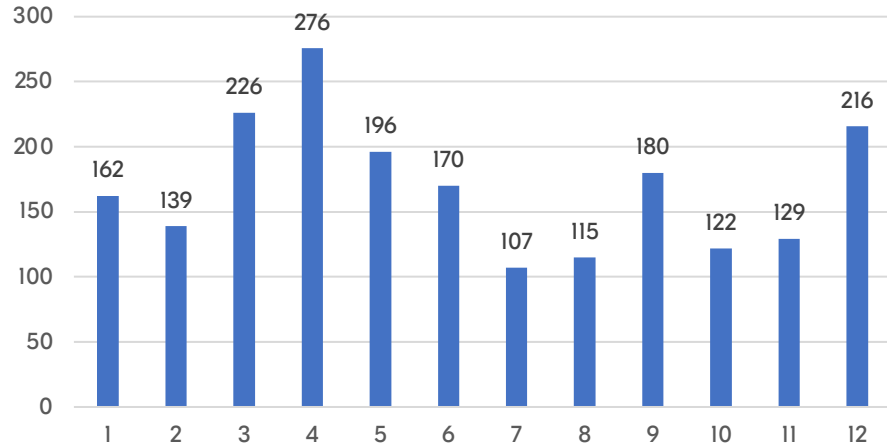
SHORT TERM RENTAL LICENSE APPLICATIONS



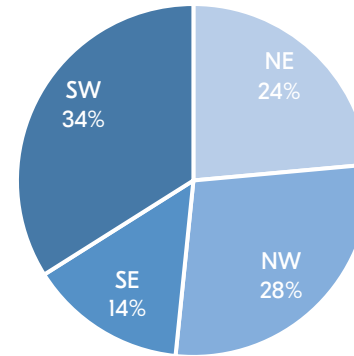
CODE ENFORCEMENT: COMPLAINT SUMMARY

2023: 2,038
SLA: 85%

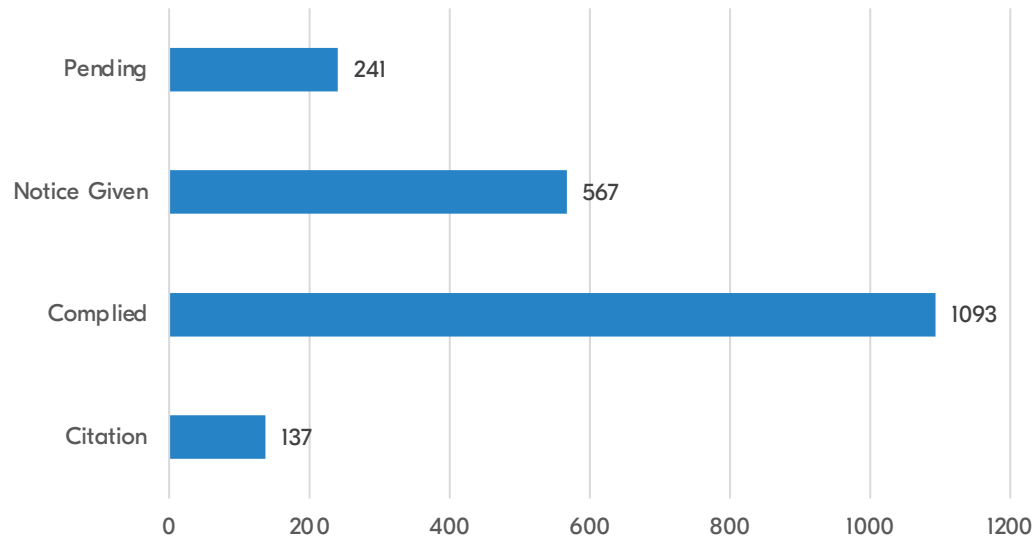
Complaints by Council District



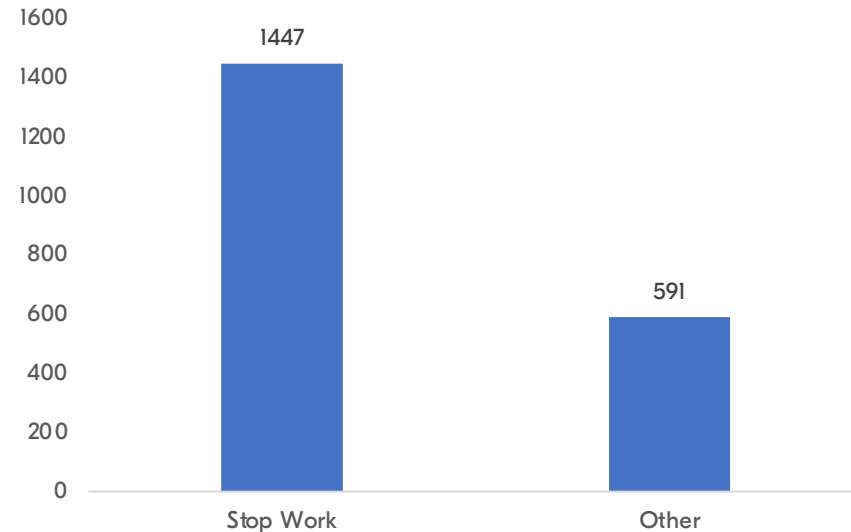
Complaints by Quadrant



Complaints by Status



Stop Work Order vs Other



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 October 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



PLAN A RECENT AND UPCOMING ACTIVITIES

- Finishing the Technical and Legal Analysis concurrently with Zoning Ordinance Reform Workshops and initial drafting of new code
- Technical Memos and Policy Briefs available in September and October 2023
- Prepare Community Involvement Plan by October 2023 with APAB and CDP's Public Leadership Group guidance
- Kick-off and orientation events with NPUs and the public starting in November
- January – June 2024, planning process with mapping workshops in each NPU and other engagement activities across the city
- Summer – Fall of 2024, adopt updates to the Land Use Planning and Neighborhood Planning Elements
- Fall – Summer of 2024, planning process, community involvement, and adoption of other CDP elements
- Tunnell-Spangler-Walsh & Associates (TSW) retained to provide comprehensive planning services



BROWNFIELDS – GRANTS/LOAN



THE BROWNFIELD PROGRAM IS FUNDED WITH EPA GRANTS:

Revolving Loan Fund (RLF) Grants provides funding to capitalize loans and grants that are used to clean up brownfield sites. Awarded to date: 2 grants plus 6 supplemental funding totaling \$7.2M

Cleanup Grant provides funding for brownfield remediation at Chattahoochee Brick Company site-Awarded: \$2M

Assessment Grants provide funding for brownfield inventories, site specific cleanup plans, environmental assessments, and community outreach. Awarded to date: 6 grants totaling \$1.9M

FY2020 Grant ends Sept 2023

FY22 BIL RLF CITY OF ATLANTA AWARD

- \$3.9M award
- 5-year grant period 10/22 to 9/27
- Qualified Environmental Professional (QEP) contract award legislation pending
- Invest Atlanta is fund manager through IGA
- At least 50% of funds will be loans
- Up to 50% of funds can be subgrants to non-profits



ATOMIC ENTERTAINMENT DEVELOPMENT BRLF LOAN

- \$1.5M loan for soil remediation at Pullman Yard Site
- Site of proposed parking garage
- Loan approved by Invest Atlanta Board on 7/20



CHATTAHOOCHEE BRICK CO. SITE CLEANUP GRANT

- \$2M FY23 EPA Cleanup Grant awarded
May 23
- 4-year grant period from 10/23 to 9/27
- Grant account legislation pending
- Cleanup plan will be finalized in conjunction with development of a park site plan
- Procurement of Qualified Environmental Professional (QEP) to start in Fall 2023



ASSESSMENT GRANTS

FY20 Assessment Grant

- \$300K grant award
- 3-year grant period
 - 10/20/ to 9/23
- Completed Assessments
 - Phase I: 4
 - Phase II: 3
 - Cleanup Plan: 1
 - Asbestos survey: 1

FY23 Assessment Grant Application

- Due Fall 2024
- \$500K grant award
- 5-year grant period
- Need to include:
 - Target Areas
 - Priority Sites to be Assessed

FOR MORE INFORMATION

Visit

www.atlantaga.gov/brownfields

jlavandier@atlantaga.gov
404-450-6442

DCP DRAFT

FACT SHEET

CITY OF ATLANTA BROWNFIELDS ASSESSMENT PROGRAM

Program Goals
The goals of the City of Atlanta's Brownfields Program are to:

- Improve the quality of life
- Revitalize neighborhoods
- Increase the City's tax base
- Encourage the redevelopment of brownfield sites
- Protect human health, natural resources and the environment
- Support the retention and attraction of jobs and services
- Maximize the effectiveness of the Brownfield Program through collaborative efforts that educate and engage the community about the Brownfield redevelopment
- Invest EPA Brownfields grant funds in Targeted Communities.

More specifically, the City of Atlanta Brownfield Assessment Program seeks to promote the redevelopment of brownfields sites in Target Areas by providing no-cost Phase I and Phase I Environmental Site Assessments (ESAs) for select brownfield properties.

Sites to be assessed are expected to come primarily from the following Target Areas in the City: Groundwork Atlanta (NPU's D and G), the Proctor Creek Watershed, the Atlanta Area-Wide Plan (AAMP) Murphy Triangle area and the Jonesboro Road rail corridor. These areas have been identified through previous brownfield grant funded programs, community input, economic development plans, and strategic planning efforts.

What is a brownfield?
A brownfield is a real property whose expansion, redevelopment, or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Examples include former industrial sites, gas stations, dry cleaning establishments, and other industrial uses.

Historic Fourth Ward Park, and the BeltLine are examples of successful brownfield cleanup and redevelopment projects in the City.

Do I need a Phase One ESA (Phase I)?
Most commercial real estate transactions

will require the completion of a Phase I ESA.

This program provides a Phase I and in some cases a Phase II ESAs at no cost to the property owner or potential purchaser.

Who can nominate a site?
Anyone can nominate a property for assessment under this voluntary program. However, before the City and its consultant can move forward with a Phase I or Phase II ESA, the current property owner must submit a signed site access agreement.

ESAs are subject to open records and are not confidential. Nomination forms may be found on the City of Atlanta's Brownfield website.

What is a Phase I ESA?
Environmental Site Assessments are typically conducted as part of a property transfer or the closing of a real-estate transactions to determine if recognized environmental conditions (REC) exist on a property.

ESAs take into account commonly known and reasonably ascertainable information through a site inspection, historical records search, interviews of owners, previous owners, adjacent property owners and government officials. ESAs are intended primarily as an approach for conducting an inquiry designed to identify recognized environmental conditions in connection with a property.

Environmental Site Assessments cover the requirements for All Appropriate Inquiries rule (AAQI) to obtain certain protections from liability under the federal Superfund Law

What is a Phase II ESA?
A Phase II ESA is completed if the Phase I ESA reveals potential or actual environmental contamination or a REC. During a Phase II ESA, physical environmental samples are collected and analyzed to characterize the type, distribution and extent of hazardous substances associated with a specific property.

What makes a site a good candidate for an ESA?

- A site that meets the definition of a Brownfield that is located in one of the target areas
- A site that that will be redeveloped in the near term (1-2 years)

This program is funded with an EPA Brownfield Assessment Grant and it will be available until September 2023, or until funds are expended.

How Can I be considered for a Phase I or Phase II ESA?

- Complete and submit an application
- Submit an access agreement form signed by the property owner.



Department of
CITY PLANNING

For more information, visit www.atlantaga.gov/brownfields or contact jlavandier@atlantaga.gov

Though this project has been funded wholly or in part, by EPA, the contents of this document do not necessarily reflect the views and policies of EPA.

AGLANTA



AGLANTA GROWN LOCAL FOOD PROMOTION PROGRAM

- Promotes and supports the growing number of farms and market gardens in Metro Atlanta to increase local food production, sales, and access
- Provides technical assistance, physical infrastructure support, agritourism and agrobusiness network support for 28+ urban farms and gardens
- Has engaged and connected 300+ local food businesses to local fresh food producers, processors, distributors and constituents
- Provides educational opportunities and access to fresh food to more than 1200 fresh food consumers across Metro Atlanta

AgLanta Grown currently hosts and manages

- 4 annual events (Grower + Buyer Mixer Events & AgLanta Eats Food Festival)
- Monthly farm and garden tours between March – November
- Virtual and in-person educational courses for general consumers and local agricultural producers
- 3 Digital/Social Media marketing platforms (Facebook, Instagram, YouTube)

AGLANTA FARM AND GARDEN TOURS

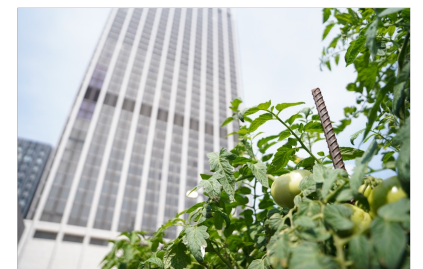
Monthly Farm and Garden tours highlighting the wonderful local farm businesses in Metro Atlanta:

- V.I.P access on a chartered bus travelling to each farm site
- Opportunity to buy "fresh from the farm"
- Engaging each farmer in their personal stories, successes, failures, inspiration and vision for the future of urban agriculture

Farm tours are currently scheduled through November of 2023 and will return Spring 2024. Our next farm tour, scheduled August 19, will feature, Gratitude Botanical Farm and Outdoor Fresh Farm which are both businesses incubated in the AgLanta Grows-A-Lot Municipal Land leasing program.

If interested in attending please register

<https://www.eventbrite.com/e/outdoor-fresh-street-fest-tickets-674052809097>



AGLANTA GROWER+BUYER MIXER EVENTS

- Platform for local Atlanta farmers, growers, and value -added producers to receive product marketing branding and distribution training
- Providing a face-to-face opportunity for farmers and producers to meet grocers, distributors, and chefs creating space to facilitate relationships and opportunities to discuss products and potential sourcing interests
- To date we have organized two Grower + Buyer Mixer events with over 200 registered farms and food businesses engaged and 100+ documented connections made



AGLANTA EATS 2023

Atlanta's premier farm to table food festival returns to the Atlanta Botanical Garden **on Monday, August 21, 2023!**


- Featuring 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
- Proceeds from the evening benefit the AgLanta "Grows-A-Lot" program which supports the conversion of vacant and underutilized parcels in low-food access areas in Atlanta to productive urban farms and gardens

Purchase your tickets here: <https://www.eventbrite.com/e/aglanta-eats-tickets-647444192007?aff=erelexpmlt>

A promotional poster for the AgLanta Eats 2023 festival. The background is a light green color. At the top, the word "AGLANTA" is written in a large, bold, black font, with the "A" and "G" inside a green square. Below it, the word "EATS" is written in a large, bold, green font. To the left of "EATS" are icons of a fork and a knife. Below the title, it says "Hyper Local Food Festival" in a smaller green font. The date "August 21, 2023" is written in a large, bold, green font, followed by the time "4 P M - 8 P M" in a smaller green font. The location "Atlanta Botanical Garden" is written in a bold, green font. Below that, the address "1345 Piedmont Ave NE, Atlanta," is written in a smaller green font, followed by "Scan QR Code below for more details" in a smaller green font. A large QR code is centered in the lower half of the poster, with a small "b" logo in the center. At the bottom, the URL "bit.ly/AgLantaEats2023" is written in a small black font. The bottom corners of the poster feature illustrations of various food items like a tomato, a slice of pizza, and a bowl of food.

FRESH FOOD ACCESS APP


- Interactive webpage & mobile app to help fresh food consumers identify and access fresh food access points (farms, farmers markets, farm stands, neighborhood markets, etc.) 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
- It's totally free. Visit <https://fresh-food-access.glideapp.io/dl/17171d> to learn more ways to access local fresh food and support our local food economy



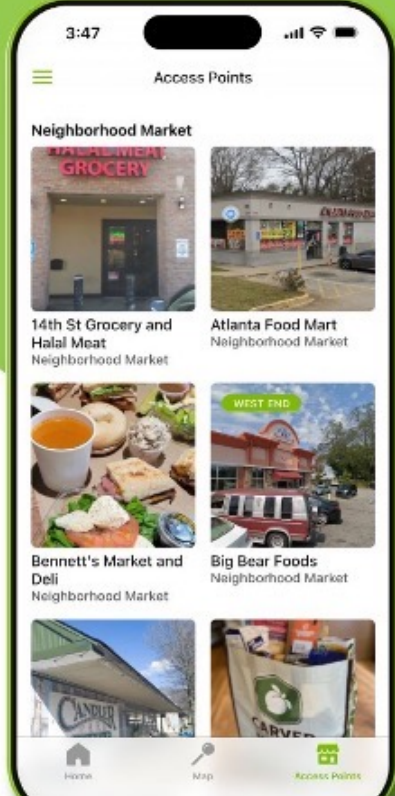
TRY THE FRESH FOOD ACCESS APP!

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



The smartphone screen displays the 'Access Points' section of the app. It features a grid of six food access points, each with a photo and a title: 'Neighborhood Market' (Halal Meat Grocery), '14th St Grocery and Halal Meat Neighborhood Market', 'Atlanta Food Mart Neighborhood Market', 'Bennett's Market and Deli Neighborhood Market', 'Big Bear Foods Neighborhood Market', and 'WEST END'. The bottom navigation bar includes 'Home', 'Map', and 'Access Points'.

BREAKING BARRIERS TO BUSINESS (B3) COHORT



LIVING CITIES – B3 COHORT

Goal

To accelerate meaningful transformations in systems that pose disproportionate systemic barriers to business owners of color in commercial corridors across cities in the Southeast region of the U.S

Sponsors

- **Living Cities**
 - Partners with local government leaders to provide technical support to cohorts of cities
 - Leverage these partnerships to co-develop and amplify solutions
- **Main Street America**
 - Advances shared prosperity, creates resilient economies, and improves quality of life through place-based economic development and community preservation
 - Partners directly with nonprofit organizations that support wealth building for historically excluded communities
 - Invest in pioneering ways to address the roots of inequity and create sustainable wealth-building opportunities for historically excluded people

Duration

- Three-year initiative
- Began in February 2023

Participants

- Atlanta
- Charlotte
- Memphis
- Miami
- Nashville

LIVING CITIES – B3 COHORT

Atlanta Core Team

Business Serving Agencies

- Department of City Planning
- Invest Atlanta

Business Serving Organizations

- Sweet Auburn Business District
- West End Merchants Coalition
- Grove Park Business Association

Core Support Activities

- Site Visits
- Technical
- Evaluation
- Communication
- Financial

Elective Support Activities

- Conference
- Workshops

Long-Term Impact Outcomes

After our 36-month cohort strategy and activities, participating cities are expected to see:

- Increased number of BIPOC business owners
- Increased survival and growth rate of BIPOC owned businesses
- Change in business equity (Assets - Liabilities) for BIPOC business owners
- Increased revenue and number of jobs from BIPOC owned businesses
- Increased number of BIPOC business owners building wealth
- Increased capital and resources intended to support BIPOC business

DGP