



JANUARY 30, 2024

The Update

**Where have we been?
Where are we going?**

Presenting the latest developments
from last quarter.

Andre Dickens
Mayor

Jahnee Prince
Commissioner



Department of
CITY PLANNING

Comprehensive Development Plan

Plan A Explained

Comprehensive Development Plan (CDP)

- Plan A is the current CDP (adopted in October 2021) used to guide Atlanta's growth and development.
- 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.
- State and local laws require Atlanta to adopt and implement a CDP and update it every 5 years – next update by October 2026.



Plan A and ATL Zoning 2.0

How They Work Together

- The CDP is the plan.
- The Zoning Ordinance is the law that implements the plan.
- ATL Zoning 2.0 work is on a brief hold while we work on the land use element of the CDP.



Community Involvement

Engagement

- Citywide In-Person event on Feb. 29 from 5-7pm at Greenbriar Mall
- NPU University – Introduction to Comprehensive Development Planning on Tuesday, Jan. 30 at 6pm
 - Register at npuatlanta.org
- 2 Rounds of community workshops
 - 12 in March and April
 - 13 in May and June
- Pop-up meetings and conversations with planners
 - February through June
- Online Survey with the mapping tool
 - March through June
- Kickoff meeting with Public Leadership Group (PLG) on Feb. 8
 - Chaired by CD/HS Chair
 - Quarterly PLG meetings

Outreach and Education

- AtlantaForAll.com
- Social media, email, and more online outreach
- Utility mailers
- NPU University courses
- Updates and presentations at NPU and APAB meetings
- Regular updates to City Council
- Plan A ambassadors from DCP and partner departments and agencies



How to Participate in Plan A

1

Visit AtlantaForAll.com

Review our Community Involvement Plan, join the distribution list, or leave a comment.

Follow Our Social Media

Stay connected with updates @ATLPlanning

2

Join a Community Workshop

Attend City-wide Kick-off Event on February 29.

Provide Feedback and Comments

Take the survey with the mapping tool starting in March 2024. For questions, email PlanA@atlantaga.gov

3

Participate in community meetings in your NPU

Engage and plan for the future of Atlanta with your neighborhood.

NPU 50TH ANNIVERSARY

NPU 50TH Anniversary

Past: A Legacy of Love

February 8 – NPU-U Class: “History of Neighborhood Planning Units”

March 18 – Public Engagement Day

March 20 – Lunch and Learn

March 21 – Legacy Leaders Panel Discussion

April 13 – Ode to Old Atlanta - Photo Exhibit

April 22 – Earth Day Neighborhood Clean-up



HISTORIC PRESERVATION

Historic Preservation

Historic Designations

- Old Stone Church, Candler Park
- Atlanta Cemetery Network



Antioch East Baptist Church



Atlanta Cemetery Network

AFFORDABLE HOUSING WEEK

Affordable Housing Week

Affordable Housing Week

Affordable Housing Week

February 12 - February 16, 2024

Focused sessions, on-site plan reviews, permit issuances for eligible applicants, consultations, and personalized feedback and launching of *Welcome H.O.M.E. – Housing Opportunity Moves Everyone!*



Quality Housing
for Everyone

Programming Schedule

	Monday Feb 12th	Tuesday Feb 13th	Wednesday Feb 14th	Thursday Feb 15th	Friday Feb 16th
9:30 AM	So, You Want to be an Affordable Housing Developer	Improvements to the Development Process & Listening Session	The Inspections Process	Compliance with Atlanta Regulations	ATLDOT Permitting Requirements and Process
10:00 AM					
10:30 AM					
11:00 AM	Site Development & Environmental Compliance	Working with the AUDC	Preserving Naturally Occurring Affordable Housing Panel	Celebrating Affordable Housing	Improvements to the Development Process & Listening Session
11:30 AM					
12:00 PM		Site Visit: Working with AUD	Site Visit: Preserving Naturally Occurring Affordable Housing		Developer Lessons Learned Panel
12:30 PM					

AFFORDABLE HOUSING WEEK

**Monday
Feb 12th**

**Tuesday
Feb 13th**

**Wednesday
Feb 14th**

**Thursday
Feb 15th**

**Friday
Feb 16th**

1:00 PM	Agency Financing Resource 101s	Site Visit: Working with AUD	Site Visit: Preserving Naturally Occurring Affordable Housing	Mayor Celebrating Affordable Housing	Site Development & Environmental Compliance
1:30 PM		Site Visit: Midtown Fire Station RFQ Q&A	Financing your Affordable Housing Development Panel	Navigating the Tree Protection Ordinance	
2:00 PM				The Inspections Process	
2:30 PM	Navigating the Tree Protection Ordinance				
3:00 PM	ATLDOT Permitting Requirements and Process	Compliance with Atlanta Regulations	Zoning & Entitlements	So, You Want to be an Affordable Housing Developer	ADU Informational Session
3:30 PM					
4:00 PM					
4:30 PM					

Affordable Housing Workflow

Benefits of the New Process

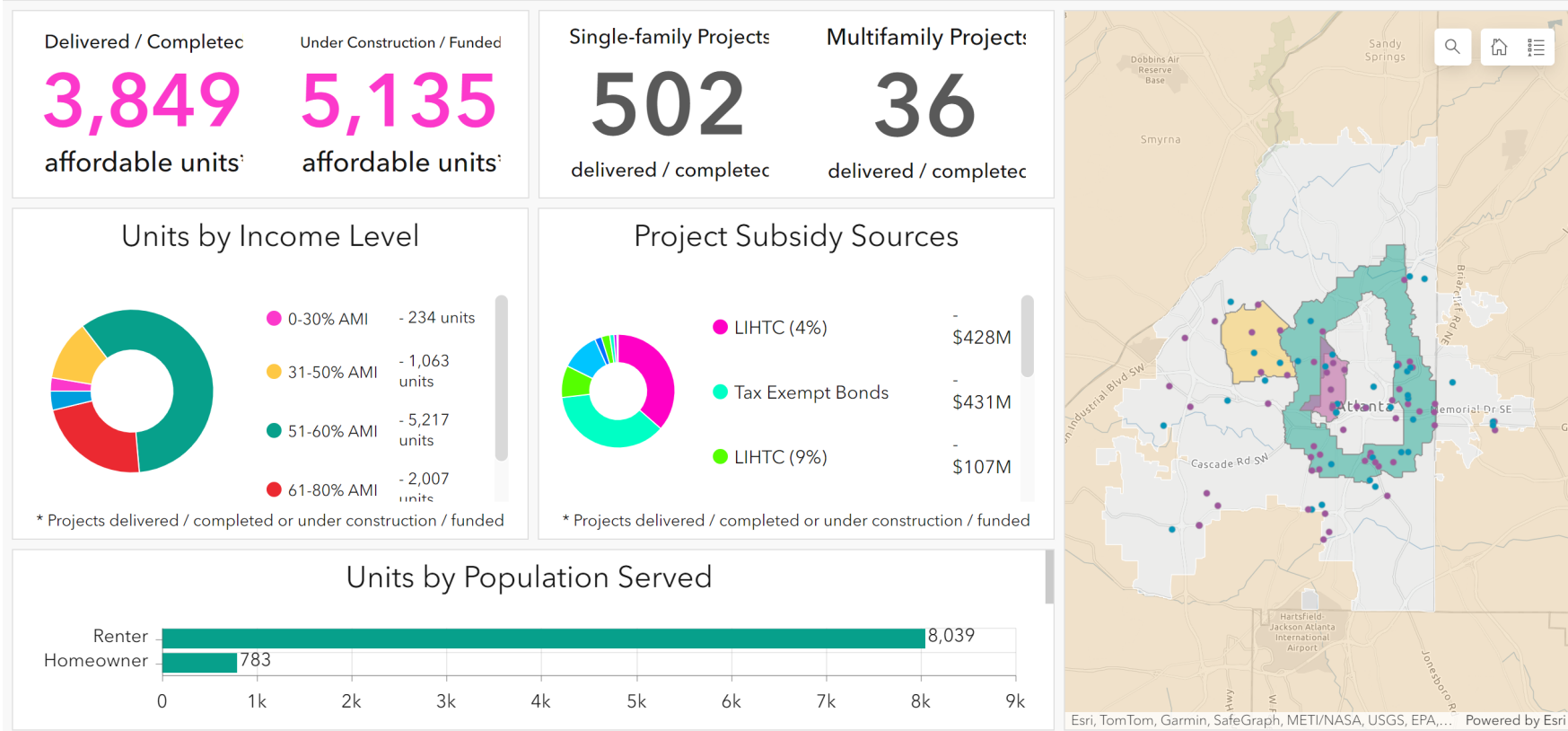
- Many reviews can now be done simultaneously.
- Dedicated staff to ensure timelines are met.
- Pre-submittal meetings now required for all projects.
- Applicants are given a realistic timeline for projects.
 - 1st & 3rd Friday – Pre-submittal meetings
 - 2nd & 4th Friday – CRC meetings
 - Each applicant given 45 min

Point of Contact - Inyo Cue

Email: icue@atlantaga.gov

Affordable Housing Tracker

City of Atlanta Affordable Housing Tracker
Affordable housing development activity since the beginning of 2022



Source: <https://coaplangis.maps.arcgis.com/apps/dashboards/bd9a133a63c849eab0a721a0bb5d9475>

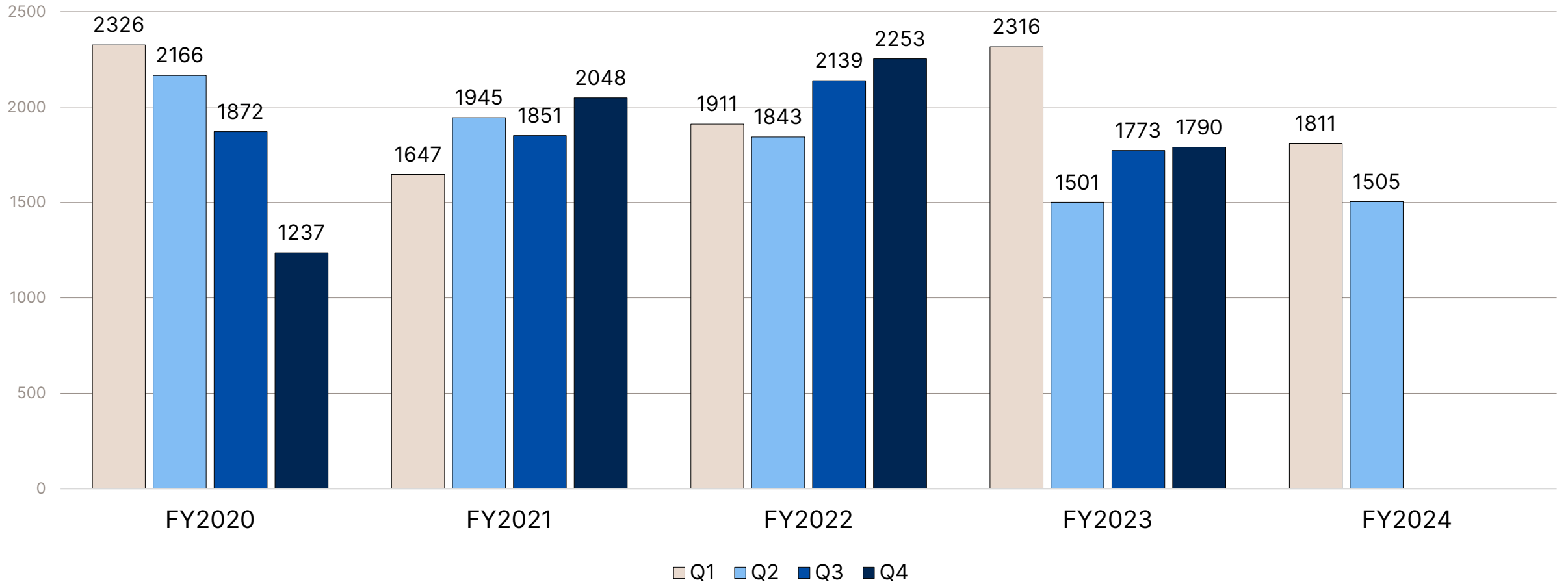
PERMITS, INSPECTIONS, AND CODE ENFORCEMENT

Permits, Inspections, and Code Enforcement

PERMITS

Building Permits Issued

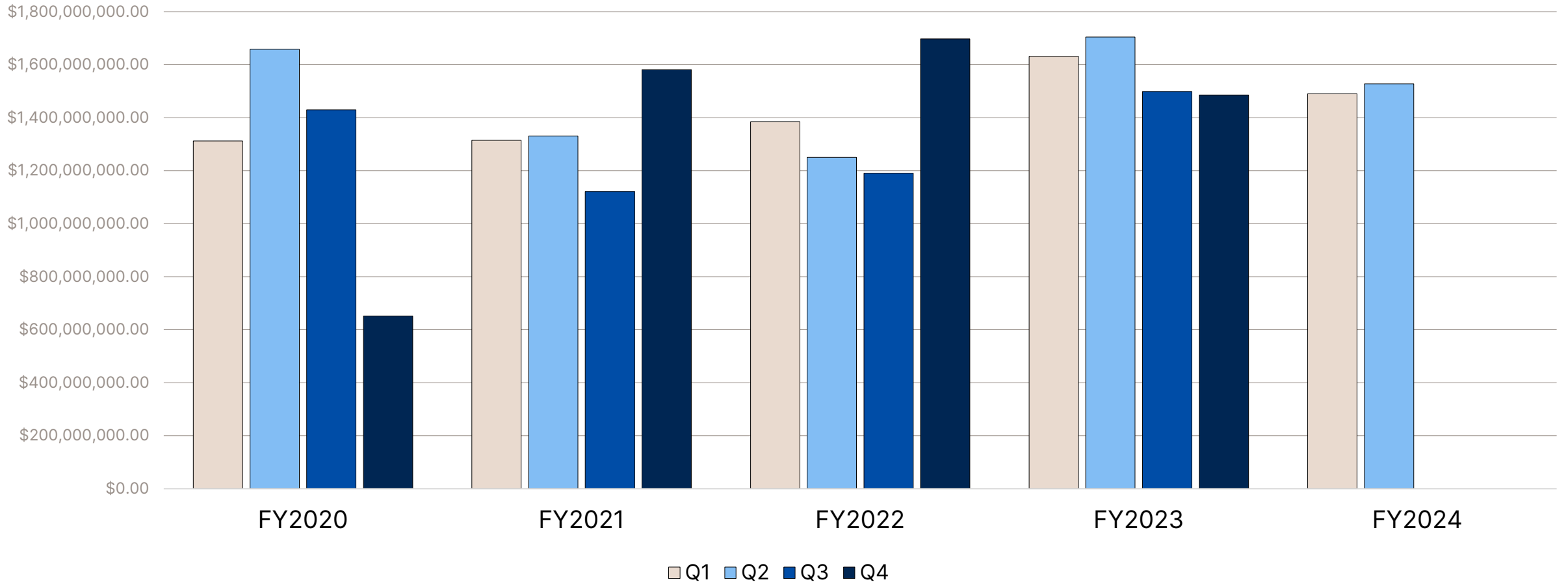
FY 2020: 7,601
FY 2021: 7,491
FY 2022: 8,146
FY 2023: 7,380
FY 2024: 3,316



PERMITS

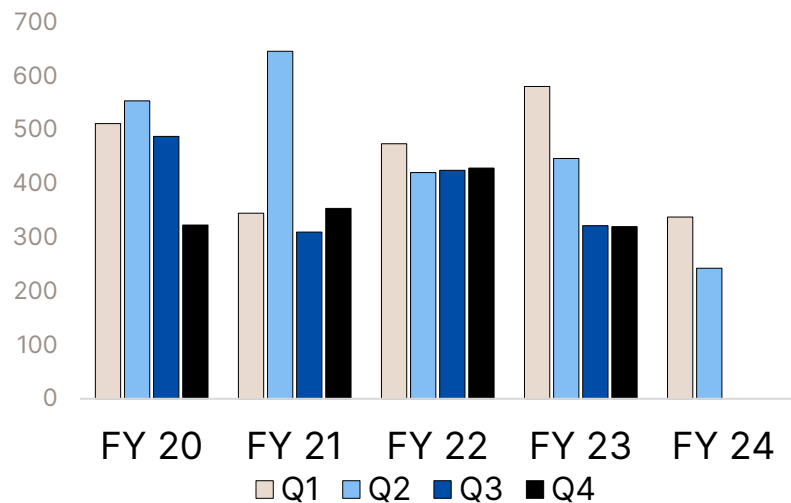
Construction Valuation

FY 2020: \$5,052,586,355.22
FY 2021: \$5,348,032,921.51
FY 2022: \$5,522,502,000.96
FY 2023: \$6,320,273,396.93
FY 2024: \$3,018,249,417.19



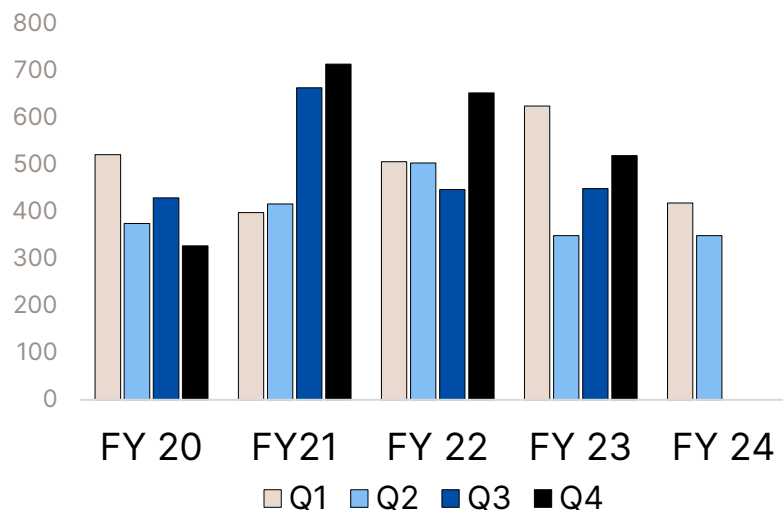
Volume By Workstream

Commercial



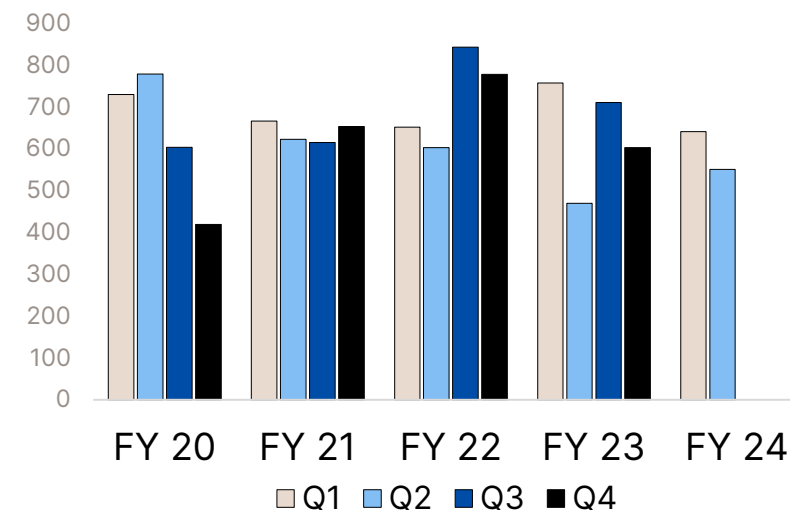
Projects over 10,000 sq ft

Light Commercial



Projects under 10,000 sq ft;
Multifamily alterations/additions

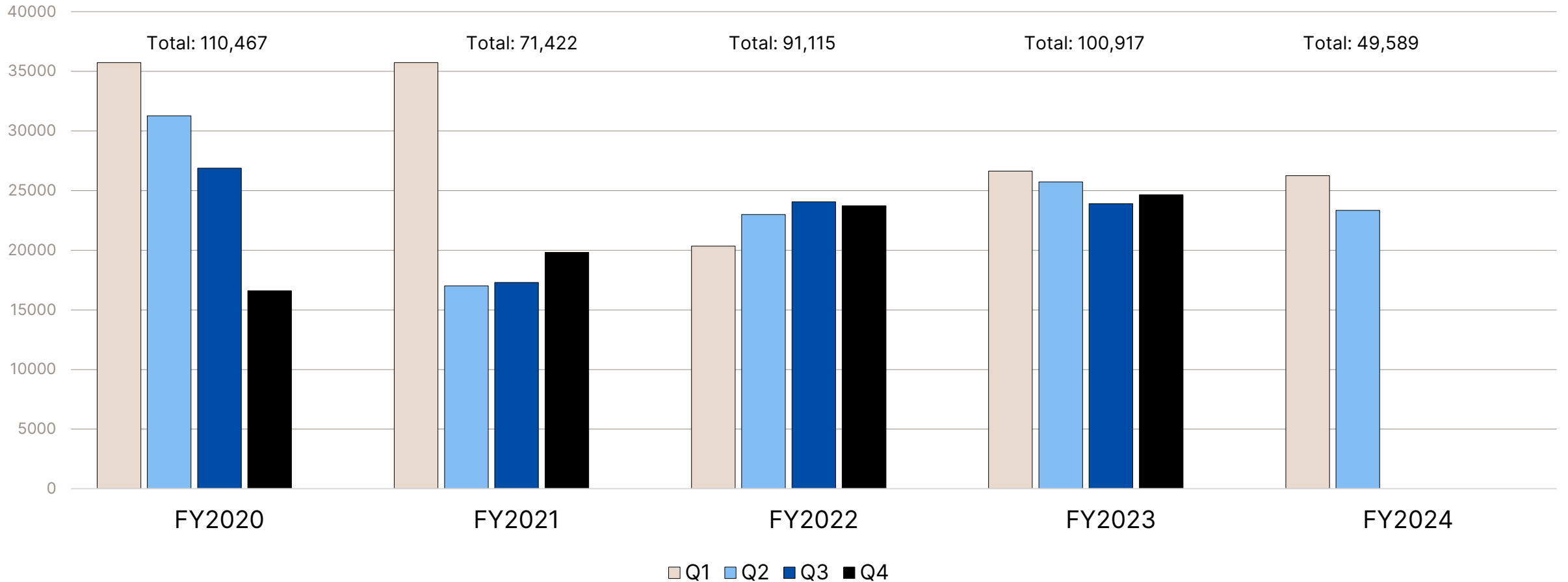
Residential



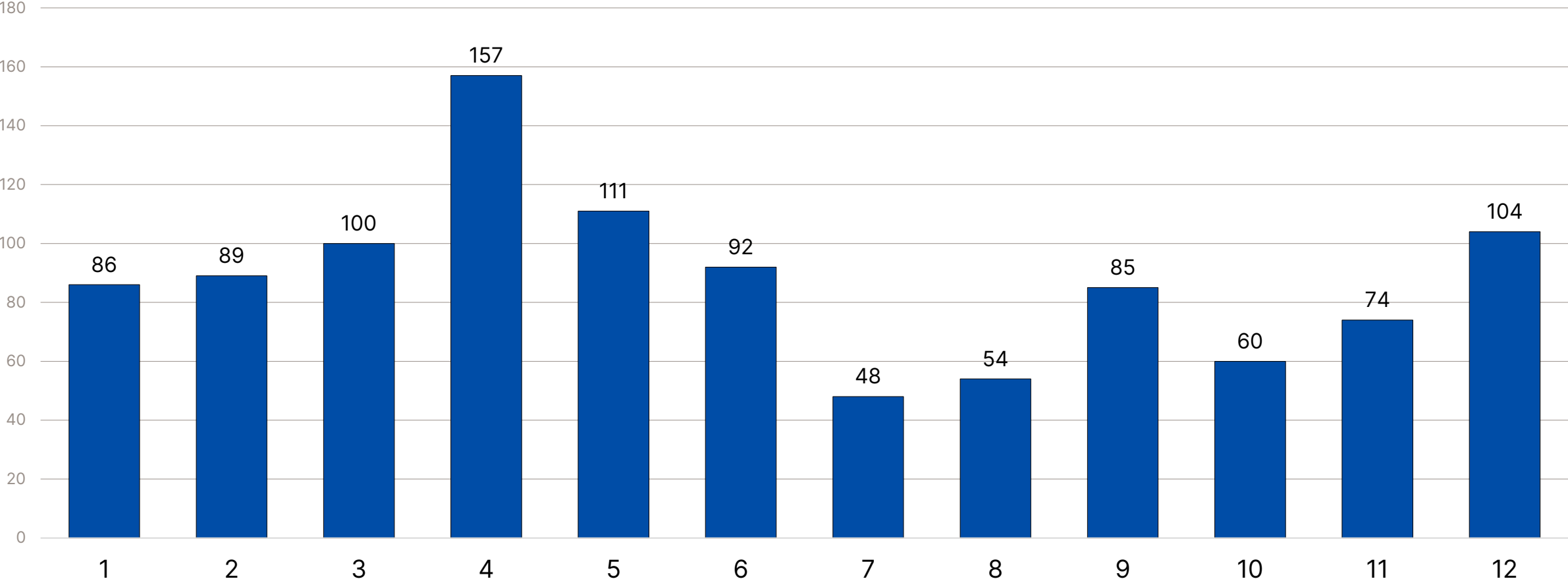
New construction,
additions/renovations of single-
family and duplex residences

INSPECTIONS

Number of Inspections



Complaints by Council District FY24



Complaints By Status FY24

