



APRIL 23, 2024

# The Update

**Where have we been?**

**Where are we going?**

Presenting the latest developments from last quarter.

**Andre Dickens**

Mayor

**Jahnee Prince**

Commissioner

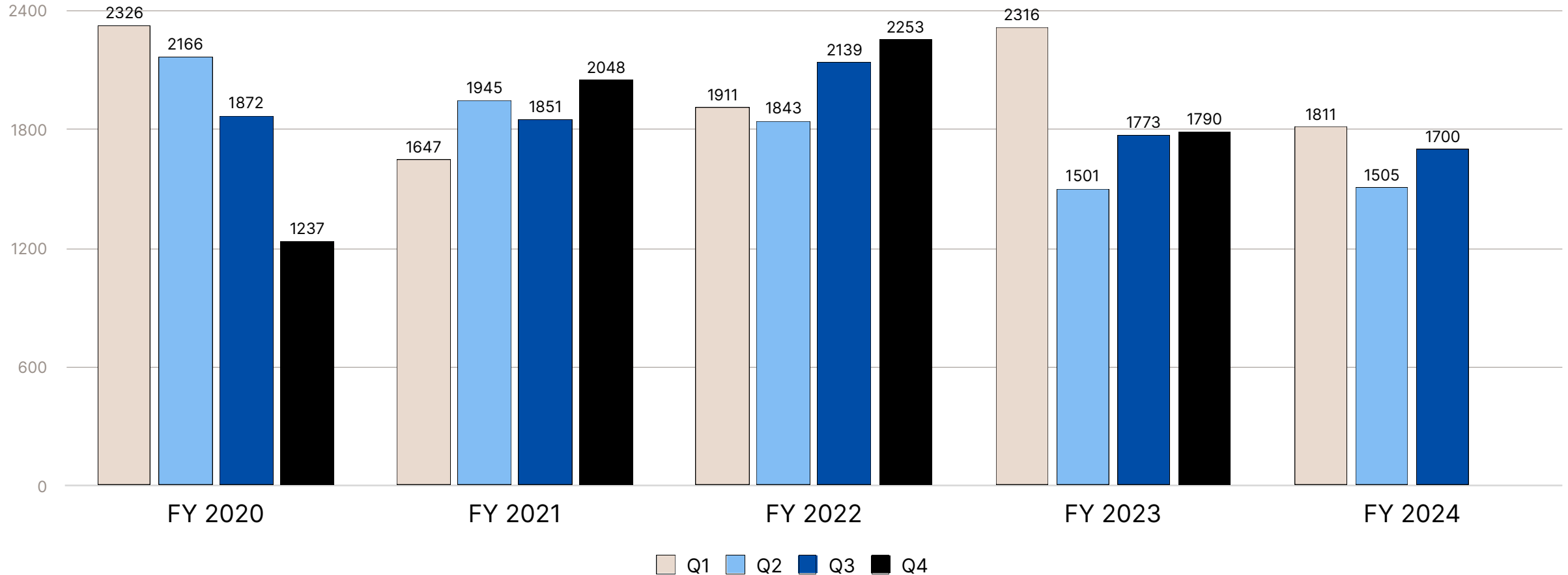


Department of  
**CITY PLANNING**

# Permits, Inspections, & Code Enforcement

# Building Permits Issued

FY 2020: 7,601  
FY 2021: 7,491  
FY 2022: 8,146  
FY 2023: 7,380  
FY 2024: 5,016

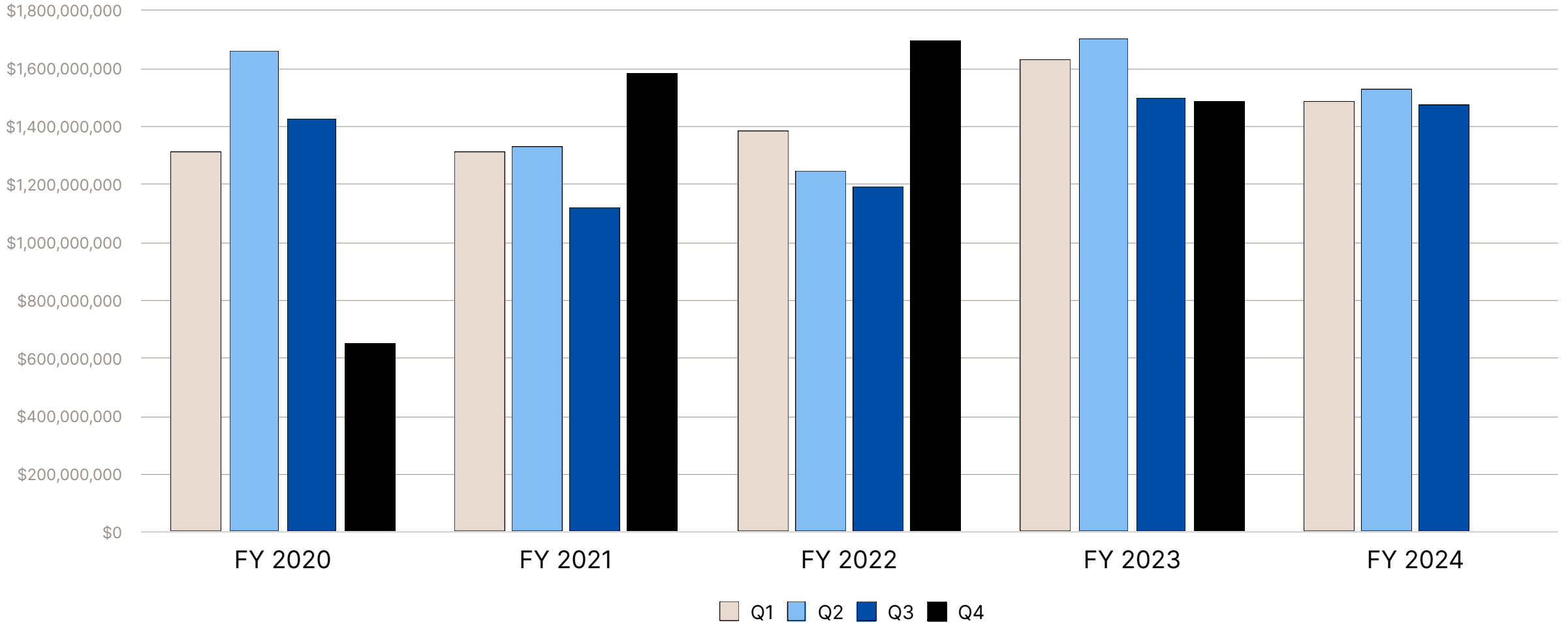


**Note:** 7,888 permit applications were submitted in FY 2023.

PERMITS

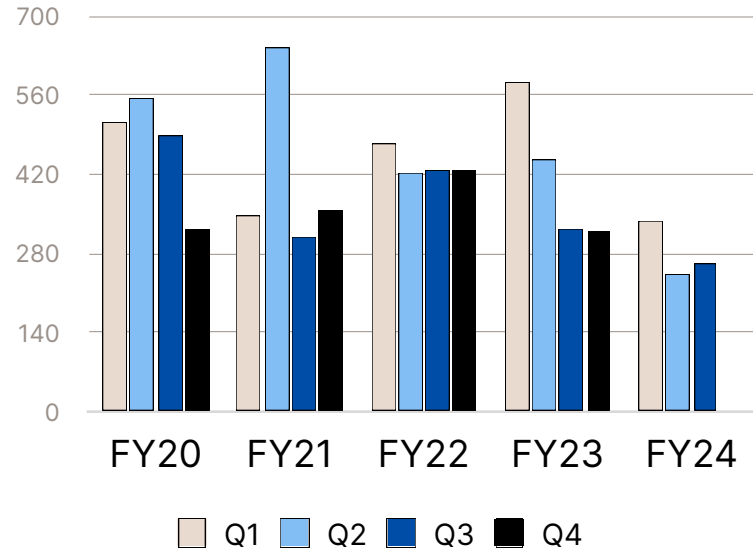
# Construction Valuation

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: \$4,493,281,853.41



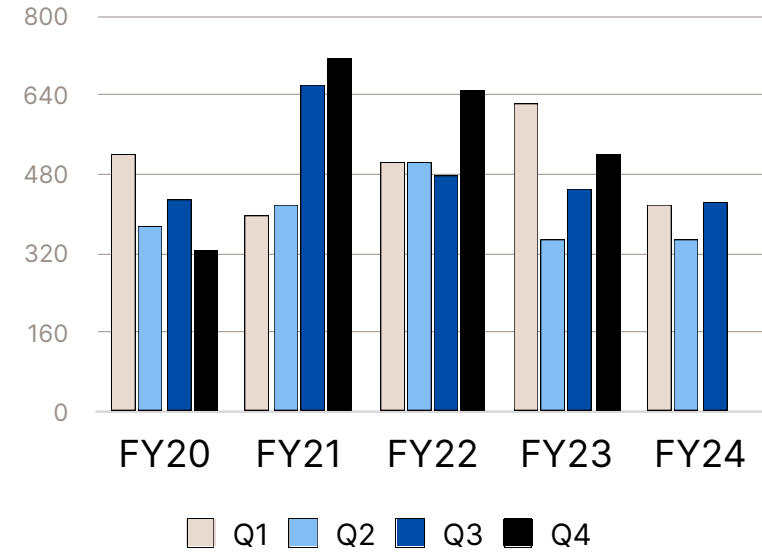
# Volume by Workstream

## Commercial



Projects over 10,000 square feet

## Light Commercial

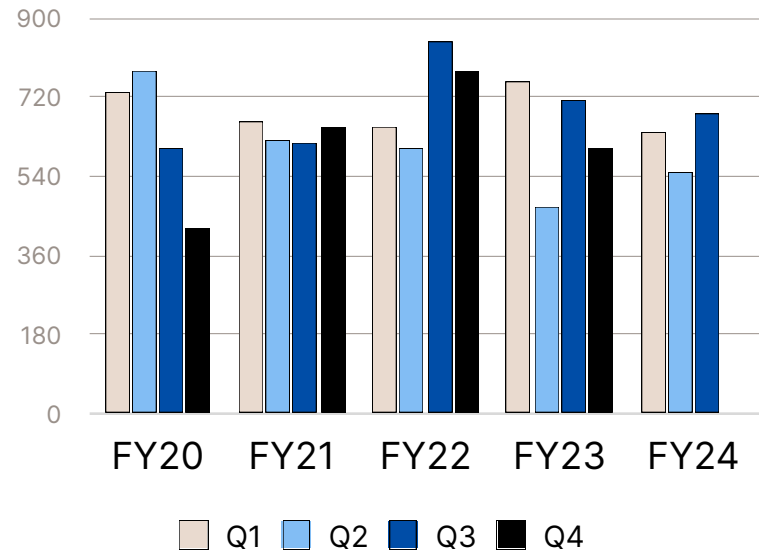


Projects under 10,000 square feet;  
Multifamily alterations/additions



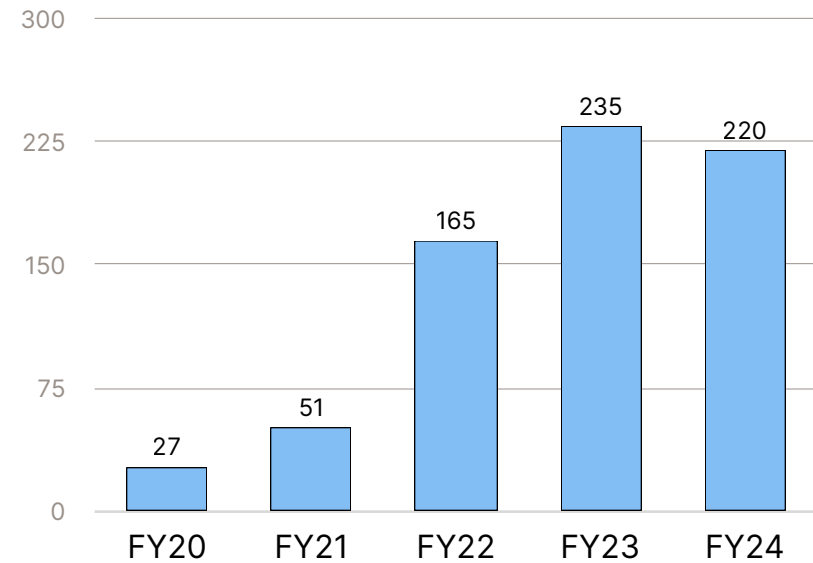
# Volume by Workstream

## Residential



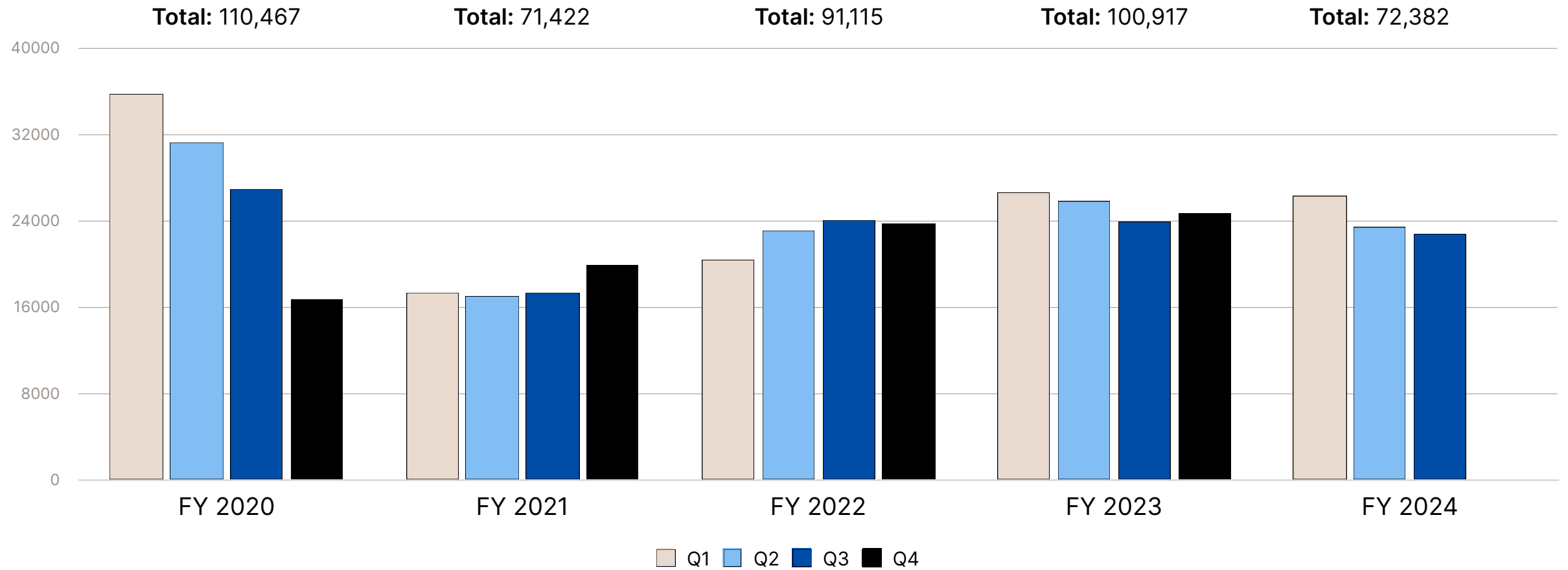
New construction, additions, and renovations of single-family and duplex residences

## Affordable Housing

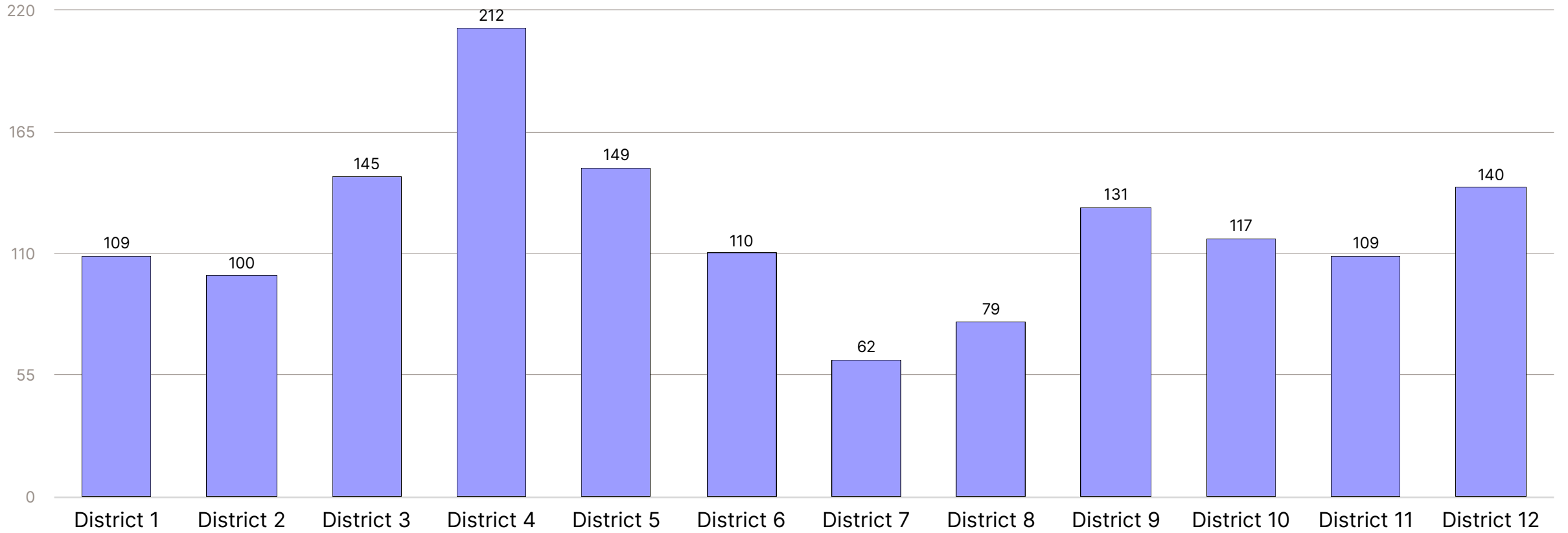


Housing that costs no more than 30% of a household's monthly income

# Number of Inspections

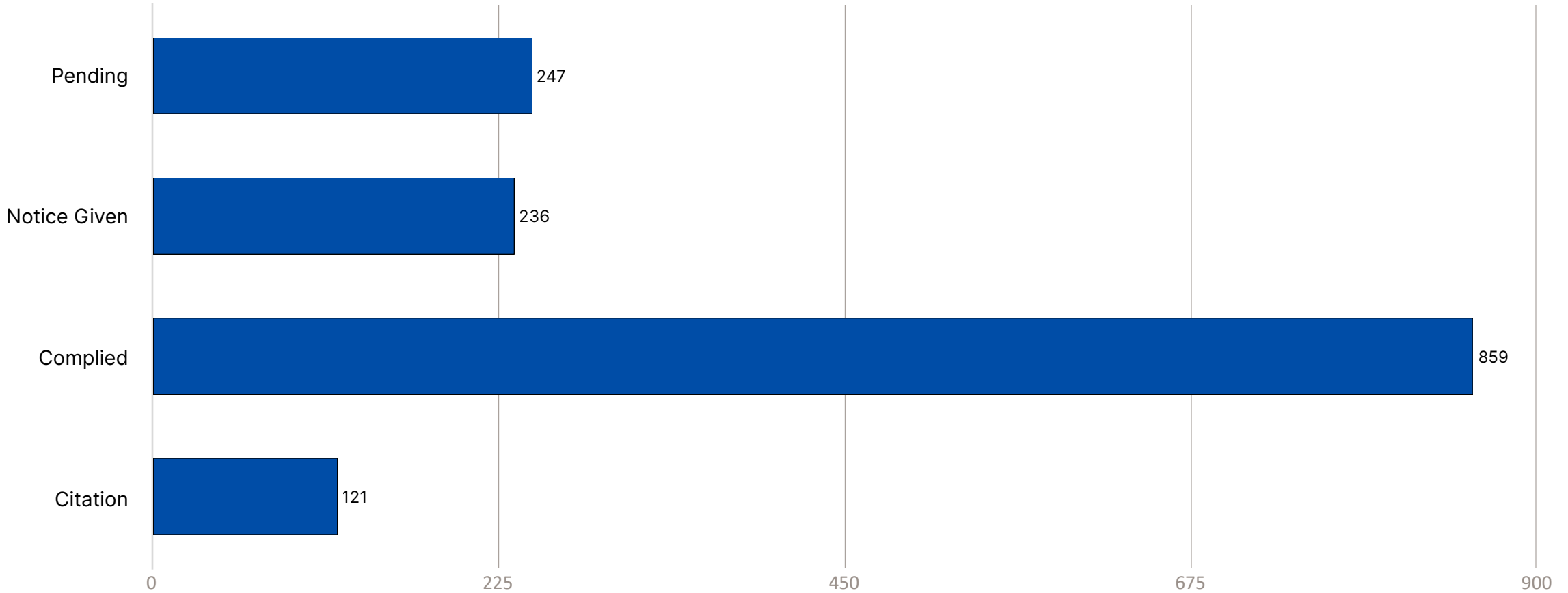


# Complaints by Council District: FY 2024





# Complaints by Status: FY 2024

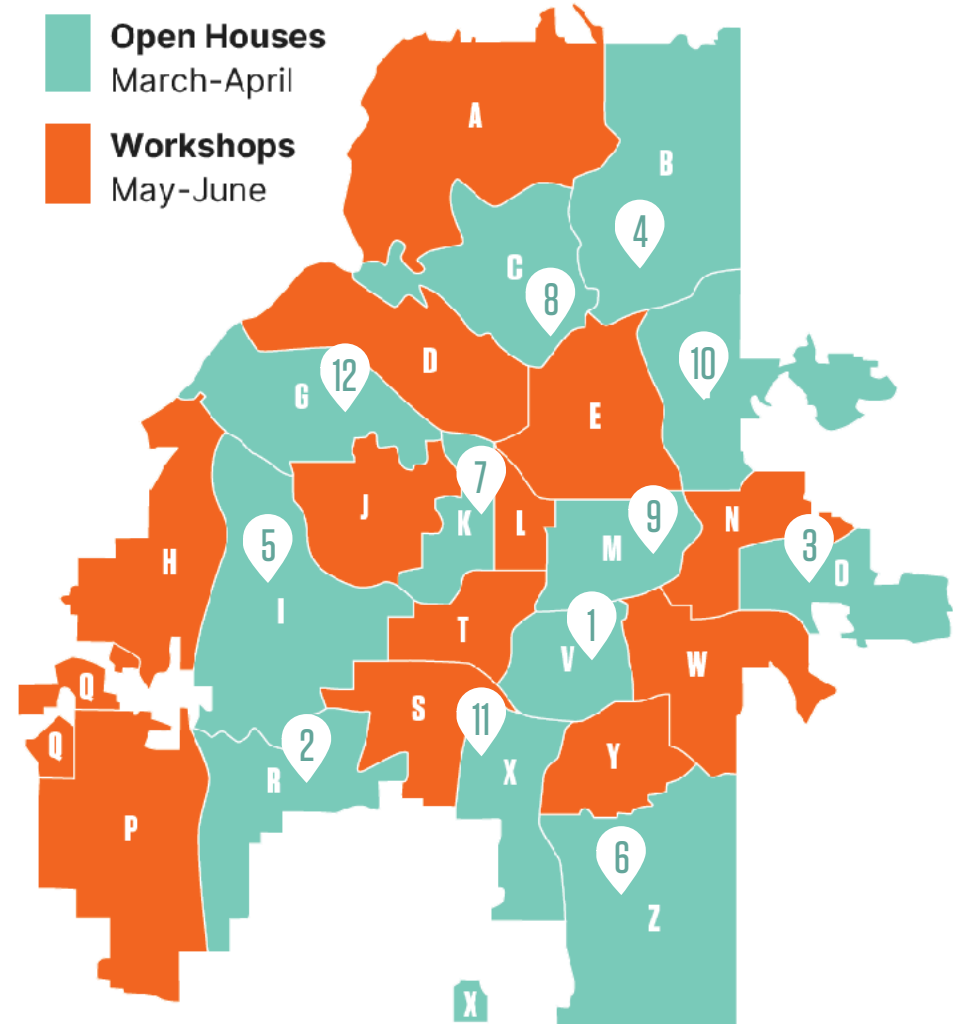


# Comprehensive Development Plan

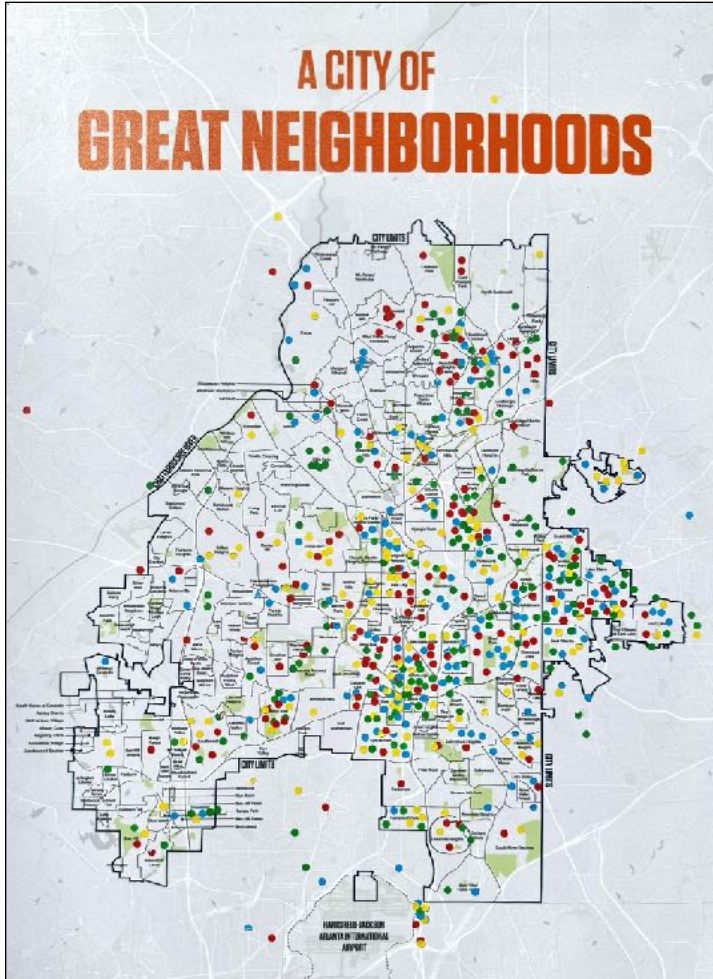
# Phase 2.1 Highlights to Date

## 12 Community Open Houses hosted in 12 NPUs

<p><b>1 TUESDAY, MARCH 19</b> Dunbar Neighborhood Center 477 Windsor St SW, 30312</p>	<p><b>7 THURSDAY, MARCH 28</b> Westside Future Fund 970 Jefferson St NW, 30318</p>
<p><b>2 WEDNESDAY, MARCH 20</b> Adams Park Recreation Center 1620 Delowe Dr SW, 30311</p>	<p><b>8 TUESDAY, APRIL 9</b> Trinity Presbyterian Church 3003 Howell Mill Rd NW, 30327</p>
<p><b>3 THURSDAY, MARCH 21</b> Bessie Branham Recreation Center 2051 Delano Dr NE, 30317</p>	<p><b>9 THURSDAY, APRIL 11</b> Two Peachtree Street Building 2 Peachtree St, 30303</p>
<p><b>4 TUESDAY, MARCH 26</b> Buckhead Branch Library 269 Buckhead Ave NW, 30305</p>	<p><b>10 MONDAY, APRIL 15</b> Morningside Presbyterian Church 1411 N Morningside Dr NE, 30306</p>
<p><b>5 TUESDAY, MARCH 26</b> C.T. Martin Natatorium &amp; Rec Center 3201 M.L.K. Jr Dr SW, 30311</p>	<p><b>11 MONDAY, APRIL 15</b> Metropolitan Library 1332 Metropolitan Pkwy SW, 30310</p>
<p><b>6 WEDNESDAY, MARCH 27</b> Thomasville Recreation Center 1835 Henry Thomas Dr SE, 30315</p>	<p><b>12 TUESDAY, APRIL 16</b> Northwest Library at Scotts Crossing 2489 Perry Blvd NW, 30318</p>



# Phase 2.1 Highlights to Date



**9** Conversations with Planners, both virtually and in person at libraries

**15** Pop Ups in 11 NPUs and on 2 university campuses

**70** Neighborhood Ambassadors trained virtually

**100** City Ambassadors trained in person

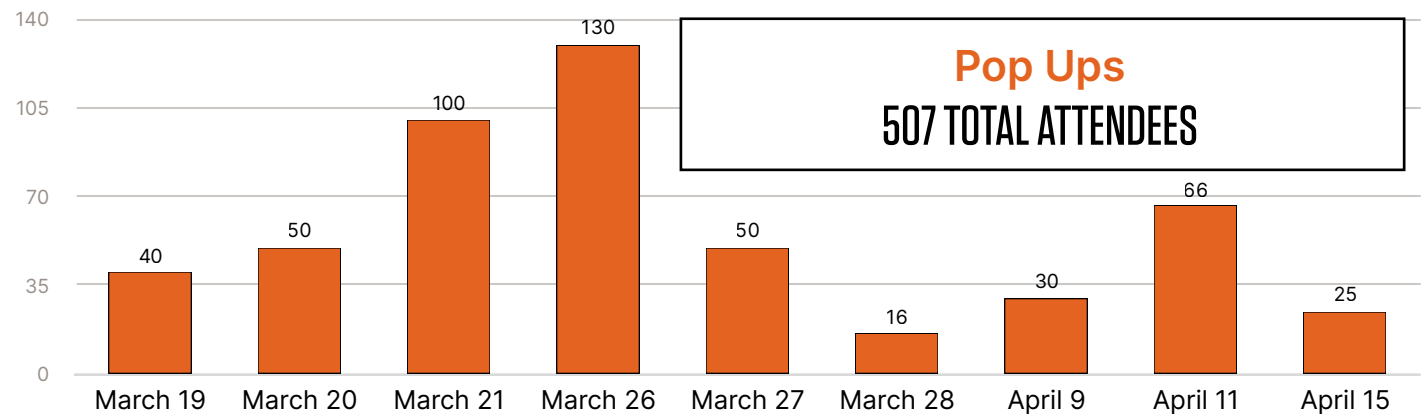
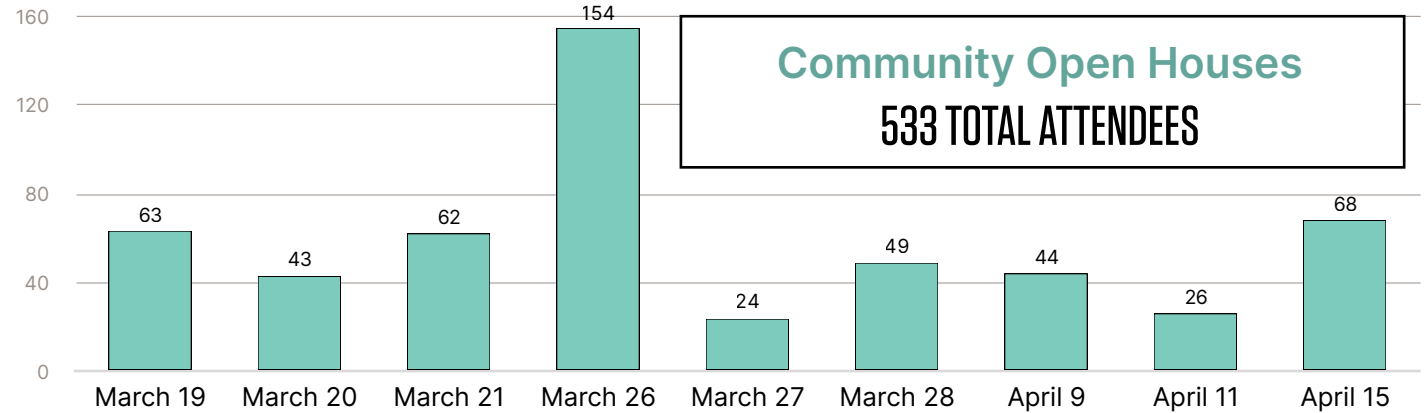
**480** Completed surveys

**1,560** Total event participants

# Phase 2.1 Highlights: Attendance




Kick Off  
Feb. 29

**300**  
ATTENDEES



# Phase 2.1 Highlights: Engagement

## SOCIAL MEDIA

	Total Accounts Reached	Total Engagements
	7,762	543
	3,145	104
	1,505	57

## EMAIL BLASTS

	Sent	Opened
Week 1	25,503	9,528
Week 2	45,827	20,595
Week 3	16,995	5,900

# Community Open Houses

## Introduce Development Patterns

- Combined existing future land uses and character areas and proposed 13 new development patterns
- No changes to Atlanta City Design or Design Areas

## Public Input on Development Patterns

- Local knowledge on keeping or introducing development patterns across the city
- Feedback on types and descriptions
- Surveys and mapping exercises





# Development Pattern Drafts

### Large Lot Single-Family Development Pattern

The **Large Lot Single-Family** Development Pattern is for areas of the city that are not quite urban and not quite rural. These areas typically have larger block sizes, larger residential lots, back sidewalks, and are often distant from transit, retail and employment districts.

This area type has more generous yards and interesting topography, however, provides less runoff and more rural habitat, and host huge swaths of Atlanta tree canopy. These areas are predominantly low-density single-family residential with little to no non-residential uses.

**Character Features**

- Walkability: Low
- Lot Size: Large
- Building Size: Single-Family
- Street Level: Low
- Height: Low

**Typical Buildings of this Development Pattern**

- Detached House
- Guest House

Round 1 Draft (April-May 2024) CITY PLANNING

### Medium Lot Single-Family Development Pattern

The **Medium Lot Single-Family** Development Pattern enables medium to small lot sized single-family uses with limited accessory dwellings in the form of garage apartments, basement apartments, carriage houses, and art apartments. These areas are typically thought of as urban areas that include smaller lots and streets, on-street parking, sidewalks, with close proximity to transit, parks, trails, bike lanes, retail goods and services, and employment centers. These areas are commonly within larger neighborhoods that have a range of offering development patterns of within the same neighborhood. Many of Atlanta's Historic Districts are located within neighborhoods with the Medium Lot Single-Family development pattern.

**Character Features**

- Walkability: Medium
- Lot Size: Medium
- Building Size: Single-Family
- Street Level: Medium
- Height: Medium

**Typical Buildings of this Development Pattern**

- Detached House
- Accessory Building

Round 1 Draft (April-May 2024) CITY PLANNING

### Low Density Residential Development Pattern

The **Low-Density Residential** development pattern is denser than single-family areas but at a scale that is compatible with single-family uses. These areas are typically within a neighborhood and can contain cottage court houses, duplexes, townhomes and multi-unit apartment buildings with up to 8 units.

These areas are highly walkable with sidewalks, on-street parking and proximity to retail goods and services, and often transit and bike systems.

**Character Features**

- Walkability: High
- Lot Size: Small
- Building Size: Multi-Unit
- Street Level: High
- Height: Medium

**Typical Buildings of this Development Pattern**

- Townhouse
- Walk-Up
- Attached House

Round 1 Draft (April-May 2024) CITY PLANNING

### Medium Density Residential Development Pattern

The **Medium Density Residential** development pattern enables development that is typical for residential buildings with limited accessory non-residential uses on the ground floor. These areas are commonly located along major arterial and collector roadways and transit and trail-staking projects that include bicycle lanes and transit stations. These areas are typically within a neighborhood and can contain cottage court houses, duplexes, townhomes and multi-unit apartment buildings with up to 8 units.

These areas are highly walkable with sidewalks, on-street parking and proximity to retail goods and services, and often transit and bike systems.

**Character Features**

- Walkability: High
- Lot Size: Small
- Building Size: Multi-Unit
- Street Level: High
- Height: Medium

**Typical Buildings of this Development Pattern**

- Townhouse
- Walk-Up
- Low-Rise Multi-Unit
- Mid-Rise Multi-Unit

Round 1 Draft (April-May 2024) CITY PLANNING

### High Density Residential Development Pattern

The **High Density Residential** development pattern are areas that are very downtown or full multi-family residential buildings with few accessory non-residential uses on the ground floor. These areas are commonly located along major arterial and collector roadways and transit and trail systems including bicycle lanes and transit stations. These areas are typically within a neighborhood and can contain cottage court houses, duplexes, townhomes and multi-unit apartment buildings with up to 8 units.

These areas are highly walkable with sidewalks, on-street parking and proximity to retail goods and services, and often transit and bike systems.

**Character Features**

- Walkability: Very High
- Lot Size: Small
- Building Size: Multi-Unit
- Street Level: High
- Height: High

**Typical Buildings of this Development Pattern**

- Mid-Rise Multi-Unit
- High-Rise Multi-Unit

Round 1 Draft (April-May 2024) CITY PLANNING

### Residential Flex Development Pattern

The **Residential Flex** development pattern enables a mix of residential and non-residential uses to be located within an area that traditionally is used for single-family uses. These areas are typically within a neighborhood and can contain cottage court houses, duplexes, townhomes and multi-unit apartment buildings with up to 8 units.

These areas are highly walkable with sidewalks, on-street parking and proximity to retail goods and services, and often transit and bike systems.

**Character Features**

- Walkability: High
- Lot Size: Small
- Building Size: Multi-Unit
- Street Level: High
- Height: Medium

**Typical Buildings of this Development Pattern**

- Townhouse
- Walk-Up
- Attached House
- Low-Rise Multi-Unit
- Duplex

Round 1 Draft (April-May 2024) CITY PLANNING

### Low Density Mixed Use Development Pattern

The **Low-Density Mixed-Use** development pattern is typically for a concentration of neighborhood-oriented commercial location areas along a major arterial, collector and/or local roadway. These areas are typically within a neighborhood and can contain cottage court houses, duplexes, townhomes and multi-unit apartment buildings with up to 8 units.

These areas are highly walkable with sidewalks, on-street parking and proximity to retail goods and services, and often transit and bike systems.

**Character Features**

- Walkability: High
- Lot Size: Small
- Building Size: Multi-Unit
- Street Level: High
- Height: Medium

**Typical Buildings of this Development Pattern**

- Low-Rise Mixed-Use
- Shopfront

Round 1 Draft (April-May 2024) CITY PLANNING

### Medium Density Mixed Use Development Pattern

The **Medium Density Mixed-Use** development pattern is typically for a concentration of neighborhood-oriented commercial location areas along a major arterial, collector and/or local roadway. These areas are typically within a neighborhood and can contain cottage court houses, duplexes, townhomes and multi-unit apartment buildings with up to 8 units.

These areas are highly walkable with sidewalks, on-street parking and proximity to retail goods and services, and often transit and bike systems.

**Character Features**

- Walkability: High
- Lot Size: Small
- Building Size: Multi-Unit
- Street Level: High
- Height: Medium

**Typical Buildings of this Development Pattern**

- Low-Rise Mixed-Use
- Shopfront
- Mid-Rise Mixed-Use

Round 1 Draft (April-May 2024) CITY PLANNING

### High Density Mixed Use Development Pattern

The **High-Density Mixed-Use** development pattern is typically for a concentration of neighborhood-oriented commercial location areas along a major arterial, collector and/or local roadway. These areas are typically within a neighborhood and can contain cottage court houses, duplexes, townhomes and multi-unit apartment buildings with up to 8 units.

These areas are highly walkable with sidewalks, on-street parking and proximity to retail goods and services, and often transit and bike systems.

**Character Features**

- Walkability: Very High
- Lot Size: Small
- Building Size: Multi-Unit
- Street Level: High
- Height: High

**Typical Buildings of this Development Pattern**

- Mid-Rise Mixed-Use
- High-Rise Mixed-Use

Round 1 Draft (April-May 2024) CITY PLANNING

### Other Development Patterns

**Industrial**

Industrial Development Patterns consist of industrial buildings, manufacturing, distribution, and other non-residential uses. These areas are typically within a neighborhood and can contain cottage court houses, duplexes, townhomes and multi-unit apartment buildings with up to 8 units.

These areas are highly walkable with sidewalks, on-street parking and proximity to retail goods and services, and often transit and bike systems.

**Industrial Flex**

Industrial Flex Development Patterns consist of industrial buildings, manufacturing, distribution, and other non-residential uses. These areas are typically within a neighborhood and can contain cottage court houses, duplexes, townhomes and multi-unit apartment buildings with up to 8 units.

These areas are highly walkable with sidewalks, on-street parking and proximity to retail goods and services, and often transit and bike systems.

**Community**

The **Community** Development Pattern is typically for a concentration of neighborhood-oriented commercial location areas along a major arterial, collector and/or local roadway. These areas are typically within a neighborhood and can contain cottage court houses, duplexes, townhomes and multi-unit apartment buildings with up to 8 units.

These areas are highly walkable with sidewalks, on-street parking and proximity to retail goods and services, and often transit and bike systems.

**Open Space**

The **Open Space** Development Pattern is typically for a concentration of neighborhood-oriented commercial location areas along a major arterial, collector and/or local roadway. These areas are typically within a neighborhood and can contain cottage court houses, duplexes, townhomes and multi-unit apartment buildings with up to 8 units.

These areas are highly walkable with sidewalks, on-street parking and proximity to retail goods and services, and often transit and bike systems.

Round 1 Draft (April-May 2024) CITY PLANNING

# Next Up: Community Workshops

## Updates to Land Use Planning

- Propose changes to the land use approach with revised development policies and actions
- Draft map of development patterns, translated from existing future land use and character areas maps and public input

## Updates to Neighborhood Planning

- Draft policies and actions for NPU system
- Draft policies and actions for small area and neighborhood plans and planning process
- Begin working with NPUs to update NPU policies

Section 2

## LAND USE PLANNING

*Atlanta City Design* challenges us to be exceptional in our design of the physical growth and development of Atlanta. It also introduces a different framework to Land Use Planning in this comprehensive development plan.

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**DRAFT**

### Vision

In 2017, the City of Atlanta adopted *Atlanta City Design* into the City's Charter (Ordinance 17-O-1706). *Atlanta City Design* is primarily a vision for the physical growth and development of the city and is based on two core premises about Atlanta and our future use of land.

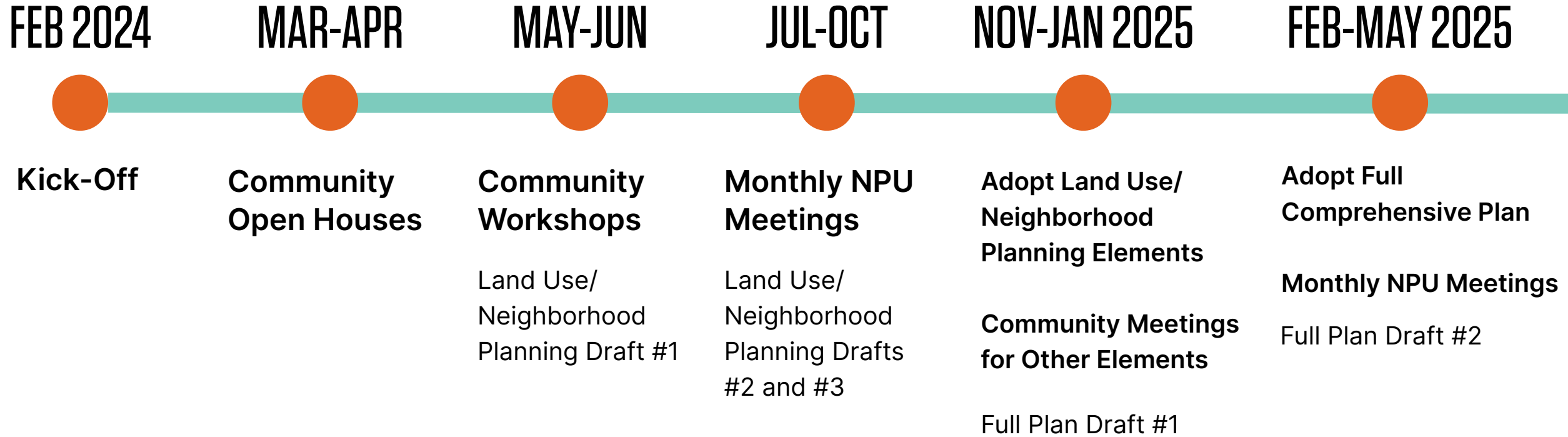
- The first premise of *Atlanta City Design* is that the city is going to change; that our change will involve significant growth; and, that if properly designed, growth can be a powerful tool for reshaping the Atlanta we want to become.
- The second premise is that more people are better than fewer; that a diverse population is better than a homogenous one; and, that the most strategic scenario for growth includes everyone.

### Goals

01. **Design for People.** Focus on already urbanized areas that are well suited for growth and leverage the results of that growth to create a dynamic urban environment for everyone.
02. **Design for Nature.** Limit growth in Atlanta's less-developed areas to protect existing neighborhoods and activate communities in ways that support human scale, wildness, and a rich natural environment for everyone.
03. **Design for People in Nature.** Design and cultivate intimate relationships between people and nature in Atlanta's future physical growth and development.

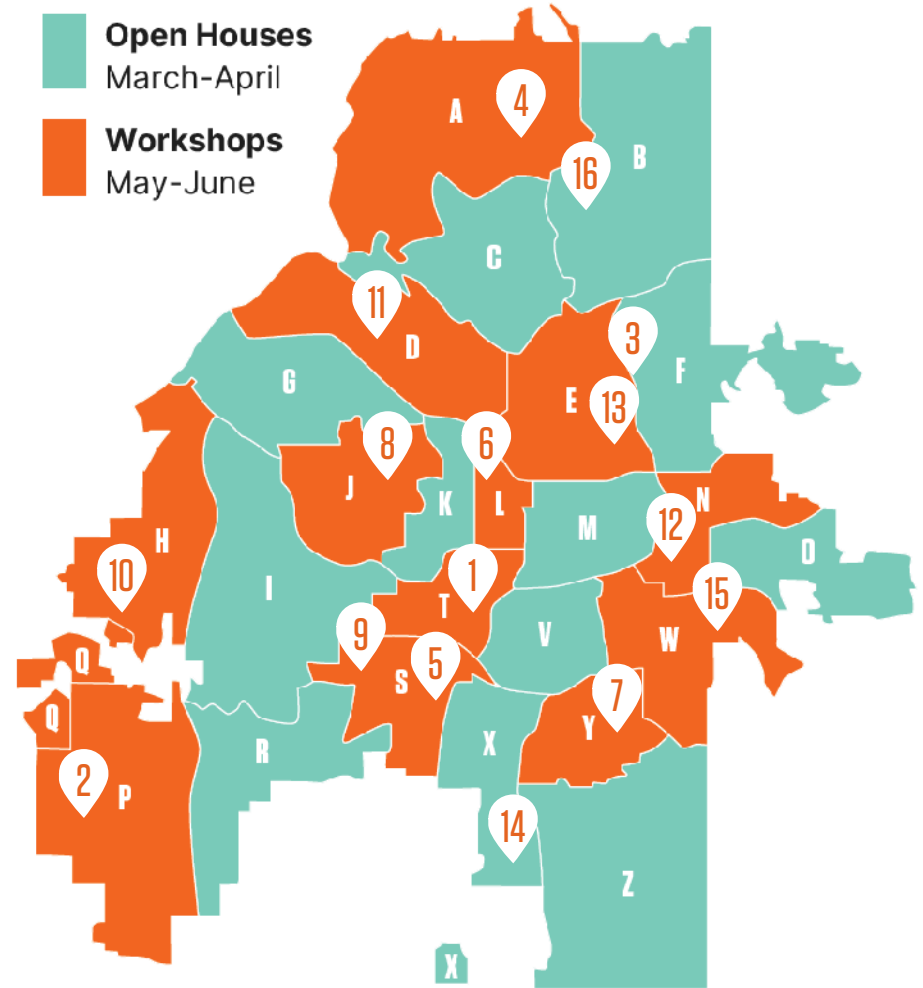
Section 2: Land Use Released November 2021

# Schedule and Plan Adoption



# Next Up: Community Workshops

<p><b>1</b> <b>WEDNESDAY, MAY 22</b> M. Agnes Jones Elementary School 1040 Fair St SW, 30314</p>	<p><b>9</b> <b>THURSDAY, JUNE 6</b> Finch Elementary School 1114 Avon Ave SW, 30310</p>
<p><b>2</b> <b>THURSDAY, MAY 23</b> Deerwood Academy 3070 Fairburn Rd SW, 30331</p>	<p><b>10</b> <b>MONDAY, JUNE 10</b> Harper-Archer Elementary School 3399 Collier Dr NW, 30331</p>
<p><b>3</b> <b>WEDNESDAY, MAY 29</b> Virginia Highland Elementary School 774 Virginia Ave NE, 30306</p>	<p><b>11</b> <b>TUESDAY, JUNE 11</b> Agape Center 2210 Marietta Blvd NW, 30318</p>
<p><b>4</b> <b>THURSDAY, MAY 30</b> Sutton Middle School Sixth Grade Campus 4360 Powers Ferry Rd NW, 30327</p>	<p><b>12</b> <b>WEDNESDAY, JUNE 12</b> The Trolley Barn 963 Edgewood Ave NE, 30307</p>
<p><b>5</b> <b>SATURDAY, JUNE 1</b> Southwest Arts Center, City of South Fulton 915 New Hope Rd SW, 30331</p>	<p><b>13</b> <b>THURSDAY, JUNE 13</b> 999 Peachtree 999 Peachtree St NE, 30309</p>
<p><b>6</b> <b>MONDAY, JUNE 3</b> Frank Leiby Stanton Elementary School 220 Northside Dr NW, 30314</p>	<p><b>14</b> <b>SATURDAY, JUNE 15</b> Goodwill Career Center 2160 Metropolitan Pkwy SW, 30315</p>
<p><b>7</b> <b>TUESDAY, JUNE 4</b> Carver High School 55 McDonough Blvd SE, 30315</p>	<p><b>15</b> <b>MONDAY, JUNE 17</b> Maynard Jackson High School 801 Glenwood Ave SE, 30316</p>
<p><b>8</b> <b>WEDNESDAY, JUNE 5</b> Frederick Douglass High School 225 Hamilton E Holmes Dr NW, 30318</p>	<p><b>16</b> <b>TUESDAY, JUNE 18</b> Atlanta International School 2890 N Fulton Dr NE, 30305</p>





# Get Involved with PLAN A

## Visit [ATLANTAforall.COM](https://atlantaforall.com)

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

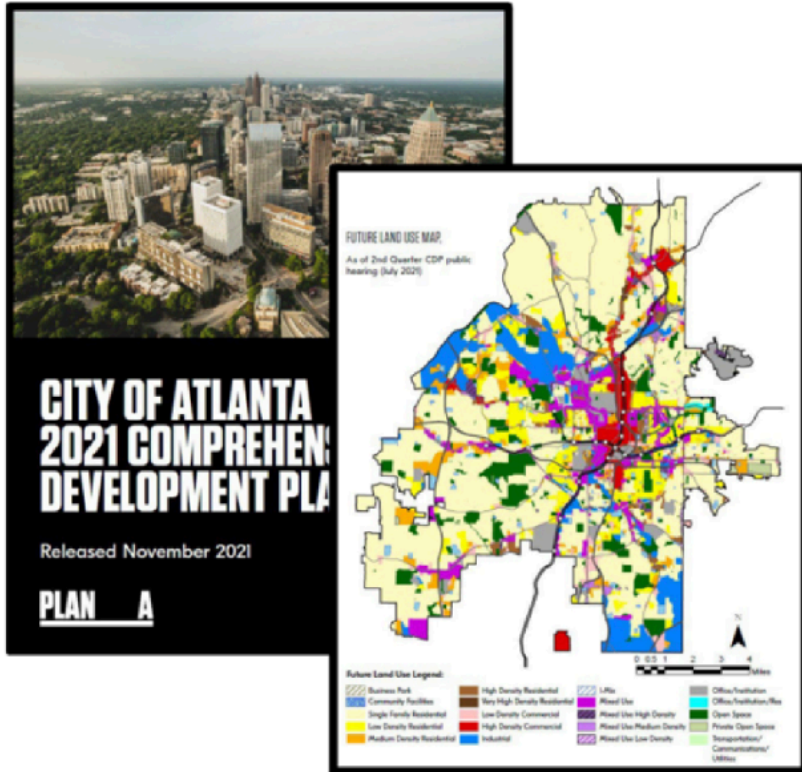
## Follow Us on Social Media

Stay connected with updates:  
[@ATLPlanning](https://twitter.com/ATLPlanning) & [#AtlantaForAll](https://twitter.com/AtlantaForAll).



# Zoning Ordinance

# Comprehensive Zoning Plan



**The Plan**



**The Law**



# Process



# Participation by the Numbers

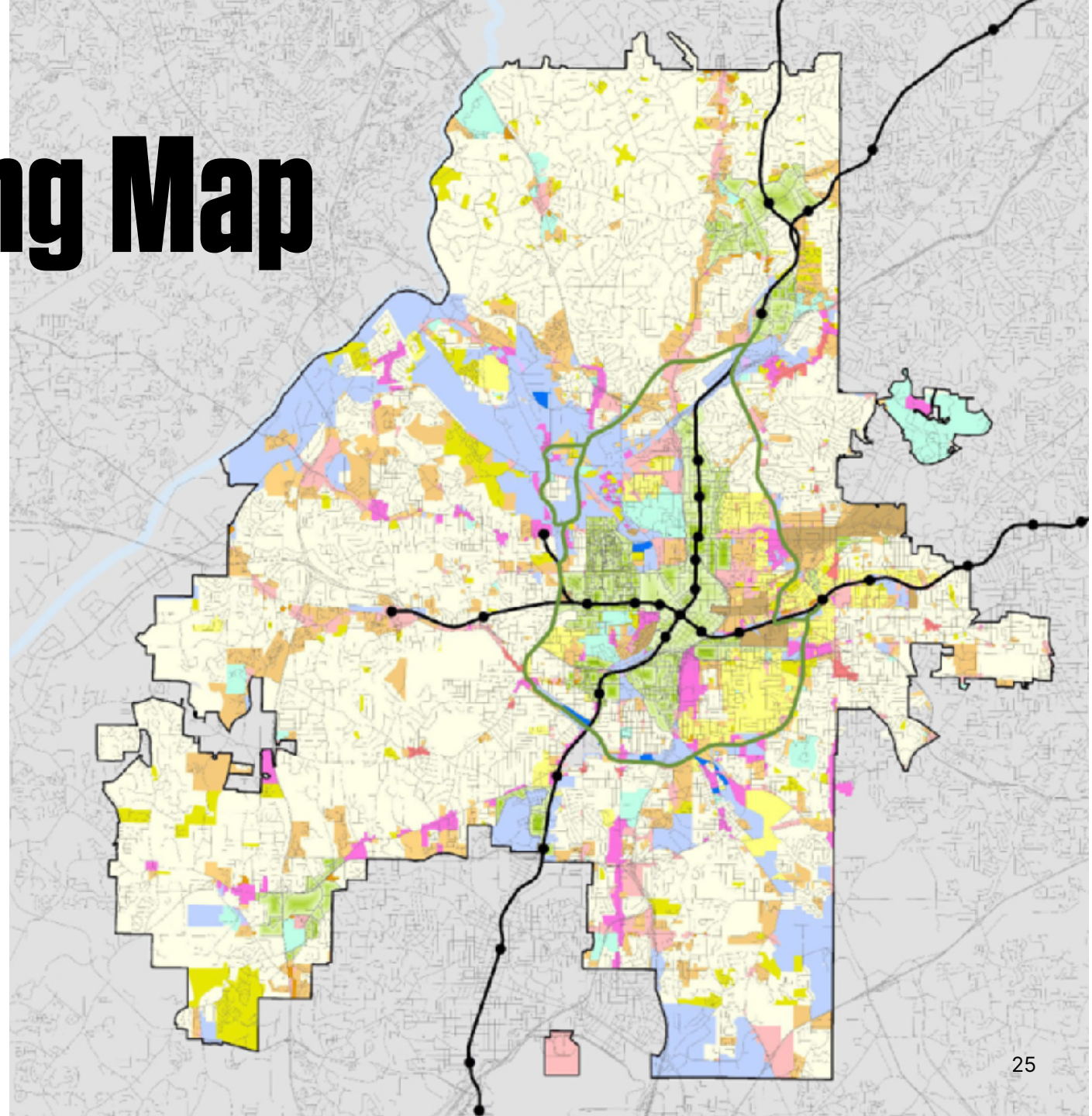
## Focused Workshops

- Online surveys
- Worksheets
- Comment cards, sticky notes
- Chats via Zoom
- Emails
- Mailed letter



# New Official Zoning Map

- Updates will be a 1-to-1 translation (e.g. renamed zoning district, consolidated district).
- City plans, especially PLAN A, will guide future changes.



# Discussion Draft

- **May 20:** Form & Use
- **Aug/Sept:** Site & Development Standards
- **Nov/Dec:** Procedures & Administration
- Focused meetings as needed

## FORM & USE MODULES

May 20 @ 6:30pm

Habitat for Humanity

824 Memorial Drive SE, 30316

Draft modules will be posted to  
project website for public review at:

**ATLZONING.COM**

HISTORIC PRESERVATION

# Landmark Designations



# Landmark Designations

## Upcoming Landmark Building/Site Dedications (June 2024)

- Old Stone Church
- Philadelphia School



Old Stone Church – designation completed March 12, 2024

HISTORIC PRESERVATION

# Chattahoochee Brick Co. Education Series



# Chattahoochee Brick Co. Education Series



**SEMINAR III: April 20, 1-3pm**  
**Jimmy Carter Presidential Library & Museum**

“When the Way Wasn’t Clear: African Americans Before and After the War” featuring Dr. Fred Knight



**SEMINAR IV: May 11, 1-3pm**  
**Jimmy Carter Presidential Library & Museum**

“19th Century Industry, Labor, and Environmental Degradation” featuring Doug Blackmon



**SEMINAR V: June 15, 1-3pm**  
**Jimmy Carter Presidential Library & Museum**

“Brick by Brick: Building Atlanta, Criminal Justice, and Race” featuring Dr. Jeffrey O. G. Ogbar

## Past Events

- Seminar I: Feb. 17  
“Project Update and Talk About the Importance of Memorialization”
- Seminar II: March 16  
“Before Atlanta: Native Peoples, the Piedmont Region, and the Chattahoochee River”

# Tree Protection Ordinance

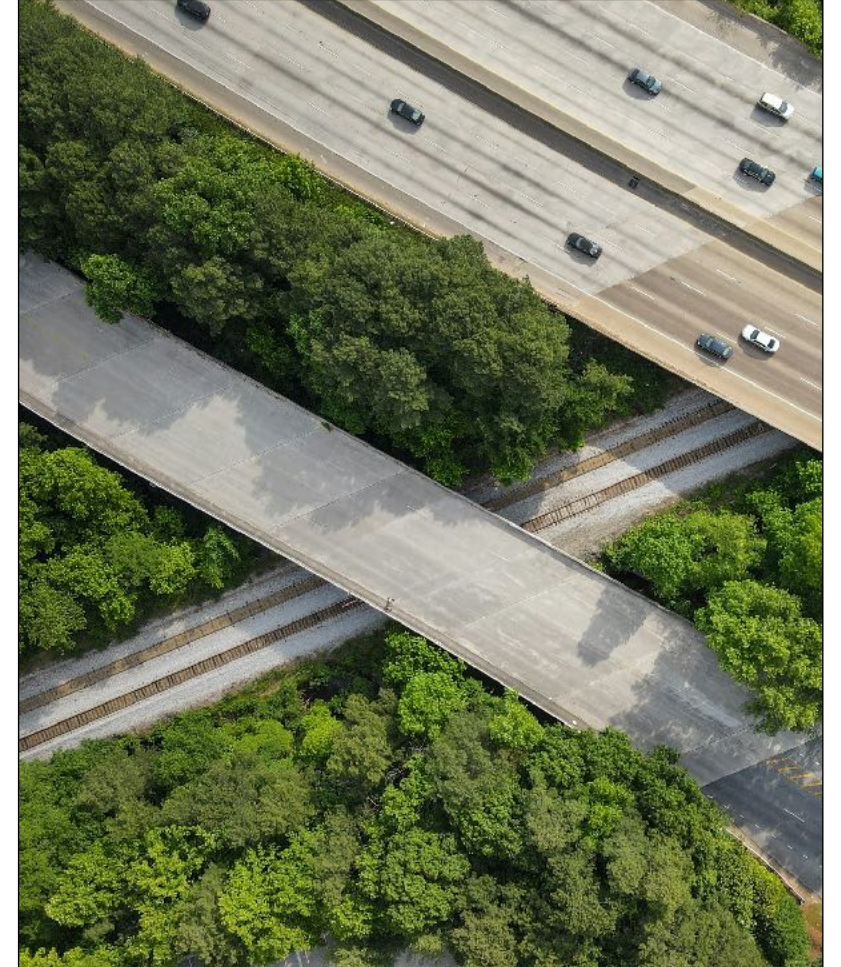
# TPO Update: Phase 2

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## Focus Points

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- Tree preservation standards
- Tree recompense fees
- Compatibility with Affordable Housing goals
- More structured process than Phase 1



# TPO Update: Phase 2

## Phase 2: First Steps

<b>1</b>	<b>2</b>
Identifying key stakeholders for inclusion in a Working Group	Foundational interviews with key stakeholders and council members to identify the range of issues for discussion





# TPO Update: Phase 2

## About the Working Group

**24 members, representing 4 caucuses:**

- Development
- Tree Advocates
- Affordable Housing/Equity
- City Departments

### **Purpose:**

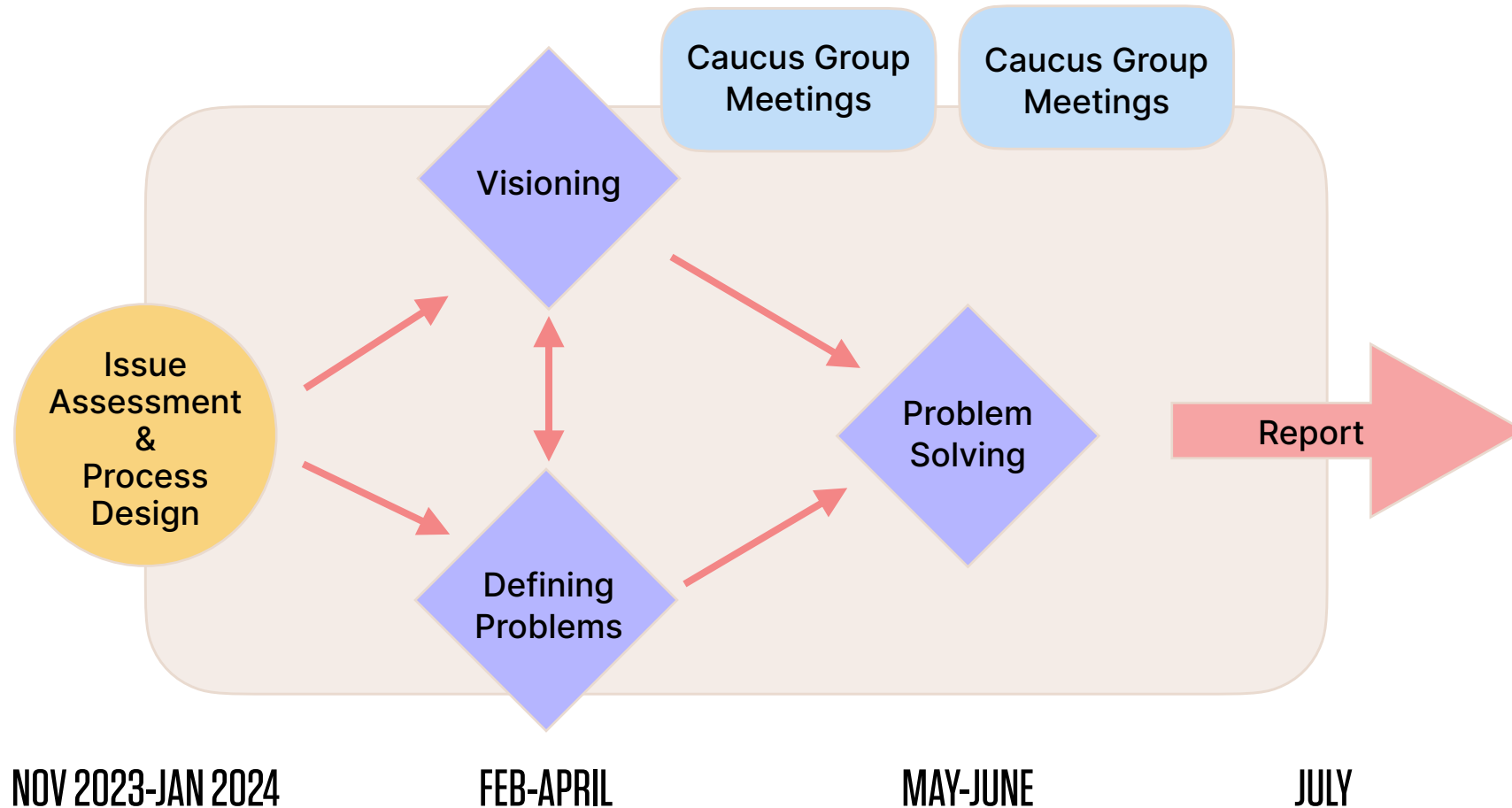
- To promote the preservation and management of trees in Atlanta
- To identify and specify opportunities for efficiently and equitably increasing canopy appropriately located throughout the city, while minimizing impacts to developers, home and property owners, the public sector, and other stakeholders

## Working Group Meetings

- Series of **10 biweekly meetings** of the 24-member Working Group
- Mediated by Dr. Michael Elliott of Georgia Tech and the Southeast Negotiation Network
- **First meeting:** Feb. 22 (5 meetings held to date)
- **Final meeting:** late June
- **End product:** recommendations from the Working Group that will be the basis for TPO revisions

# TPO Update: Phase 2

## Process Outline



# **NPU 50th Anniversary**



# Highlights from Engagements

## Past: Legacy of Love (Jan-April)



### January

The proclamation built excitement among NPU leaders and provided an opportunity for them to be publicly and formally acknowledged for their contributions.



### February

- An NPU University course on the history of the NPU system attracted 82 participants.
- The “Legacy of Love” cupcake pop-up on Valentine’s Day generated awareness among City of Atlanta staff about upcoming NPU 50th events as well as the PLAN A kickoff.

# Highlights from Engagements

## Past: Legacy of Love (Jan-April)

March's Legacy Week celebrated former Mayor Maynard Jackson's birthday via:

- Public Engagement Day at City Hall
- *Inheritance & Legacy of Civic Power* panel discussion at Friendship Baptist Church
- Maynard Jackson Day mock legislation exercise at Maynard Jackson High School
- "Maynard" film screening at Tara Theatre



# Present: Love Thy Neighbor

(May-August)

Phase 2 of 3 will focus on celebrating Atlanta's neighborhoods with:

- A bicycle ride in May in collaboration with ATLDOT to celebrate Bike Month
- Three summer block parties in Sylvan Hills, Adamsville, and Old Fourth Ward
- A Love Thy Neighbor Festival in August at a location near City Hall
- Neighborhood Spirit Week: August 12-17
- The launch of the block party trailer program



# Future: Planning Atlanta Together

(September-December)

Phase 3 of 3 will focus on collaborative planning for Atlanta's neighborhoods.

- **Sept. 14:** Kick-Off: State of the NPU Address
- **Oct. 2024:** Neighborhood Art Gallery & Photo Exhibition
- **Planning ATL Together:** Work with neighborhood leaders and stakeholders to map out our engagement for reimagining NPU participation and plan for 2025 system updates.

Look for details of upcoming events at [npuatlanta.org](https://npuatlanta.org)

