



JUNE 5, 2024

# Capital Improvements Element (CIE)

Community Development/  
Human Services Committee  
Public Hearing

Andre Dickens  
Mayor

Jahnee Prince  
Commissioner



Department of  
**CITY PLANNING**



# About the Development Impact Fee Ordinance

- Originally adopted by the Atlanta City Council on **March 18, 1993**. The updated ordinance was adopted on **March 1, 2021**.
- The State of Georgia Development Impact Fee Act requires the City of Atlanta to adopt a **Capital Improvements Element (CIE)** to collect Development Impact Fees.
- The CIE must be reviewed by the **Georgia Department of Community Affairs (DCA)** and the **Atlanta Regional Commission (ARC)**.
- The CIE must be adopted by **October 31** every year.



# Capital Improvements Element (CIE)

## Annual Financial Report

- Provides an overview of Development Impact Fees collected, encumbered, and used by category of public facilities, and service areas for the last completed fiscal year
- Completed by the Department of Finance

## Schedule of Improvements

- List of all capital projects to be financed with development impact fees over the next five years
- Fee Types: Administrative, Transportation, Fire, Police, and Parks & Recreation
- Completed by departments receiving development impact fees

# Annual Development Impact Fee Financial Report FY2023

Public Facility Type	Transportation	Transportation	Transportation	Transportation	Police	Fire	Parks North	Parks South	Parks West	TOTAL
Service Area	Citywide	North Trans Area	South Trans Area	West Trans Area	Citywide	Citywide	North Parks Area	South Parks Area	West Parks Area	
Beginning Impact Fee Fund Balance FYE (6/30/2022)	39,693,305.55	1,872,360.56	487,320.83	567,769.35	2,669,633.98	4,618,176.41	6,996,002.12	3,893,674.12	1,440,269.41	62,238,512.33
Impact Fees Collected in FY 2023 - GROSS	514,394.00	-	-	-	45,445.00	64,732.00	1,886.00	207,996.00	8,559.00	843,012.00
Impact Fees Collected in FY 2023 (New 2020 Plan)	-	2,292,881.00	1,444,098.00	810,236.00	607,726.00	625,567.00	1,183,135.00	1,097,449.00	404,695.00	8,465,787.00
Admins Fees Collected in FY 2023 (New 2020 Plan) Add-On Fee	-	68,786.43	43,322.94	24,307.08	18,231.78	18,767.01	35,494.05	32,923.47	12,140.85	253,973.61
Interest Earnings in FY 2023	1,159,325.28	118,548.48	55,018.12	39,239.34	86,704.61	149,133.36	226,865.54	126,389.34	46,034.89	2,007,258.96
Project Expenditures in FY 2023	(735,615.75)	0.00	0.00	0.00	0.00	(14,550.20)	(50,455.50)	(390,666.47)	(457,501.12)	(1,648,789.04)
Administrative Costs in FY 2023	(15,431.82)	0.00	0.00	0.00	(1,363.35)	(1,941.96)	(56.58)	(6,239.88)	(256.77)	(25,290.36)
Administrative Costs in FY 2023 (New 2020 Plan)	-	(68,786.43)	(43,322.94)	(24,307.08)	(18,231.78)	(18,767.01)	(35,494.05)	(32,923.47)	(12,140.85)	(253,973.61)
Impact Fee Refunds in FY 2023	-	-	-	-	-	-	-	-	-	-
Ending Impact Fee Fund Balance FYE (6/30/2023)	40,615,977.26	4,283,790.04	1,986,436.95	1,417,244.69	3,408,146.24	5,441,116.61	8,357,376.58	4,928,602.11	1,441,800.41	71,880,490.89
Impact Fees Encumbered at 6/30/2023	34,932,904.53	-	-	-	1,396,916.24	1,161,186.28	4,621,187.09	1,919,805.93	-	44,032,000.07



# Qualifying Projects

Eligible for impact fee funding consideration

	Project	Council District(s)	Impact Fee Type	Decision Summary
1	Lakewood Trail/SouthTowne-Beltline Connection	1, 12	Parks-South & Transportation-South	New Park Facility & Trails/Multi-Use Trails
2	Piedmont Safer Street	1, 2, 4, 5	Transportation North	Complete Street
3	Monroe Drive/Blvd Complete Street	1, 2, 4, 5	Transportation North	Complete Street
4	Four Corners Park Renovation	1	Parks South	Partially Approved Park Improvement/Enhancement
5	Midtown Safe Street Corridor	2	Transportation North	Complete Street
6	Roundabout at Elizabeth St. and Edgewood Ave.	2	Transportation South	Intersection improvement
7	Roundabout at Elizabeth St. and Waverly Way	2	Transportation South	Intersection Improvement



# Qualifying Projects

Eligible for impact fee funding consideration

	Project	Council District(s)	Impact Fee Type	Decision Summary
8	Roundabout at Hurt St. and Edgewood Ave.	2	Transportation South	Intersection Improvement
9	Roundabout at Hurt St. and Euclid Ave	2	Transportation South	Intersection Improvement
10	Ted Turner Drive and Centennial Olympic Park Drive ITS	2, 3, 4	Transportation South Transportation West	Smart Transportation Technology
11	Brewster Street conversion	4	Transportation West	Complete Street
12	Dovers Alley conversion	4	Transportation West	Complete Street
13	Love Street conversion	4	Transportation South	Complete Street



# Qualifying Projects

Eligible for impact fee funding consideration

	Project	Council District(s)	Impact Fee Type	Decision Summary
14	Community Priority 7 OAC- John A White Park Greenway	4, 11	Park & Recreation West	Multi-use Trail (ROW)
15	Memorial Drive Greenway Phase I	5	Parks & Recreation South	Park Improvement/Enhancement
16	Cabbagetown Community Center - Capacity Upgrade	5	Parks & Recreation South	Partially Approved Park Improvement/Enhancement
17	15th Street Safe Street Corridor	6	Transportation North	Complete Street
18	Roundabout at North Hills Dr. and Brentwood Dr.	7	Transportation South	Intersection Improvement
19	Randall Mill Nature Preserve	8	Park & Recreation North	New Park Acquisition
20	Community Priority #8 Lionel Hampton - Beecher Nature Preserve Greenway to H. E. Holmes Transit Node	10	Transportation West	Multi-use Trail (ROW)



# Qualifying Projects

Eligible for impact fee funding consideration

	Project	Council District(s)	Impact Fee Type	Decision Summary
21	Fairburn Road Complete Streets	10	Transportation West	Complete Street
22	Lionel Hampton-Cascade Springs Nature Preserve Greenway	10	Transportation West	Multi-use Trail (ROW)
23	Community Priority # 3 John A Park Greenway to SW Beltline Connector	10, 11	Parks & Recreation West	Park Improvement/Enhancement
24	Community Priority # 4 Beecher Rd Greenway to Cascade Heights Commercial District	10, 11	Transportation West	Multi-use Trail (ROW)
25	Cascade Springs Nature Preserve Wayfinding	11	Parks & Recreation West	Park Improvement/Enhancement
26	Community Priority # 2 Adams Park/Campbellton Rd to Cascade Heights Historic District	11	Transportation West Parks & Recreation West	Multi-use Trail (ROW) Park Improvement/Enhancement
27	Community Priority # 6 John A White Park Greenway to Cascade Heights Historic District	11	Parks & Recreation West	Park Improvement/Enhancement





# Qualifying Projects

Eligible for impact fee funding consideration

	Project	Council District(s)	Impact Fee Type	Decision Summary
28	Community Priority #5 Cascade Springs - South Utoy Creek Boardwalk Greenway to Campbellton Rd	11	Parks & Recreation West	Park Improvement/Enhancement
29	New Acquisition for precinct	11	Public Safety	Police Acquisition
30	Deerwood Southwest Atlanta NPU P	11	Parks & Recreation West	Partially Approved Park Improvement/Enhancement
31	Falling Water Park Improvements	11	Parks & Recreation West	Partially Approved Park Improvement/Enhancement