



AUGUST 13, 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

Tree Protection Ordinance

TPO Update: Phase 2

Assignment

- Promote the preservation and management of trees in Atlanta
- Identify and specify opportunities for efficiently and equitably increasing canopy, while minimizing impacts to developers, home and property owners, public sector, and other stakeholders
- Tree preservation standards
- Tree recompense fees
- Compatibility with Affordable Housing goals

Representatives

- Builders
- Tree Advocates
- Equity
- City

Facilitator

- Dr Michael Elliott
 - Georgia Tech
 - Southeast Negotiation Network



TPO Update: Phase 2

Working Group Meetings

- Ten bi-weekly meetings of the 24-member Working Group
- Eight full working group meetings (Feb-June)
- 20 Smaller breakout WG meetings (Feb-June)
- TPO Working Group report will be available soon
- End product: recommendations will be the basis for TPO revisions



Working Group: What We Heard

- Establish distinct preservation and planting standards for single family, subdivision and greenfield developments, while allowing for an alternative performance standard
- Increase recompense to market rate, with reductions for on-site tree practices and high priority city goals, to provide sufficient resources for a robust public forestry program
- Establish standards for commercial, multi-family and mixed use development
- Establish a more robust public forestry program to support preservation, planting, and maintenance of the urban forest
- Improve administrative decision processes, transparency and enforcement

Next Steps

FEB 2024

MAR-APR

MAY-JUN

JUL- SEPT

OCT- NOV

DEC 2024



TPO Work
Group
Kick-Off

Meetings &
Small Groups

Conclusion
of TPO
Work Group

Report &
Refining
Concepts

Drafting
ordinance

Draft for
review

Form Board Survey Requirements

New Form Board Survey Requirements

The City is aligning its requirements with other jurisdictions to avoid costly delays for builders, homeowners, and inspectors due to structures being located in setbacks.

- Effective August 12, 2024
- New single family, two-family & duplexes must complete a Form Board survey & upload to Accela
- Must be completed prior to requesting foundation, footing or mono pour inspections
- Penalties take effect on October 14, 2024

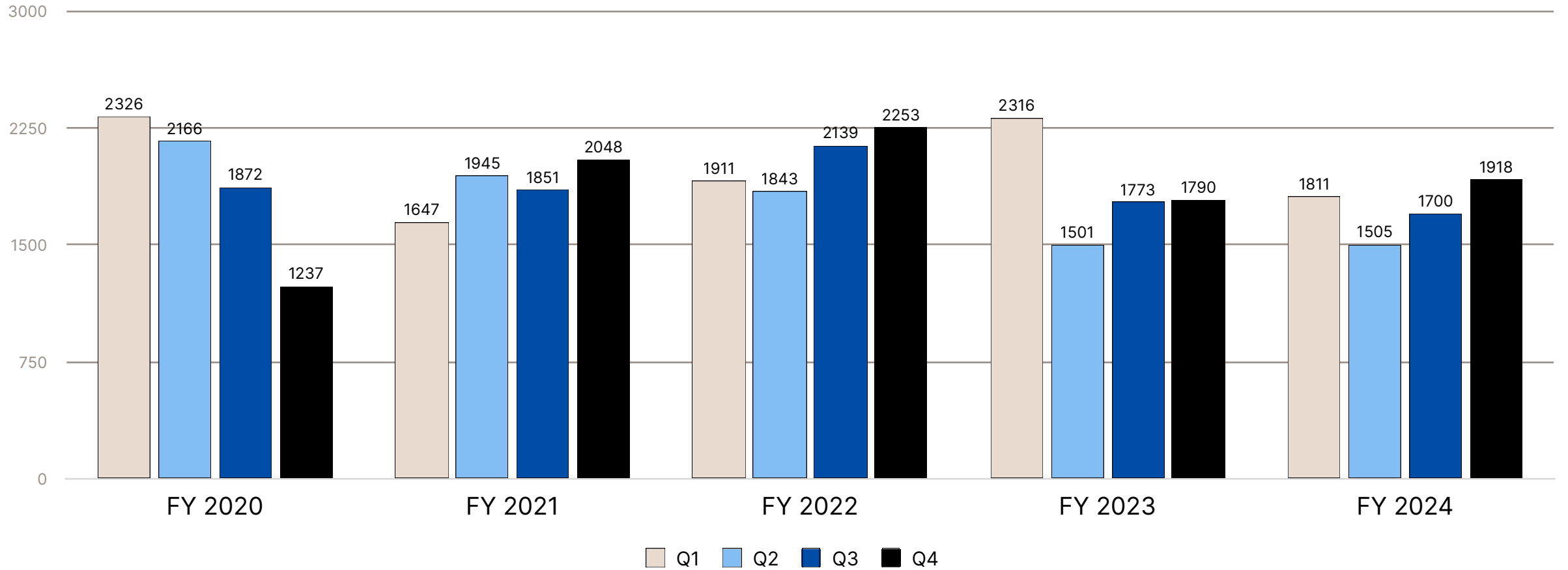


Permits, Inspections, & Code Enforcement

Building Permits Issued

FY 2020: 7,601
FY 2021: 7,491
FY 2022: 8,146
FY 2023: 7,380
FY 2024: 6,934

Fiscal Year=July 1 to June 30



Construction Valuation

FY 2020: \$5,052,586,355.22

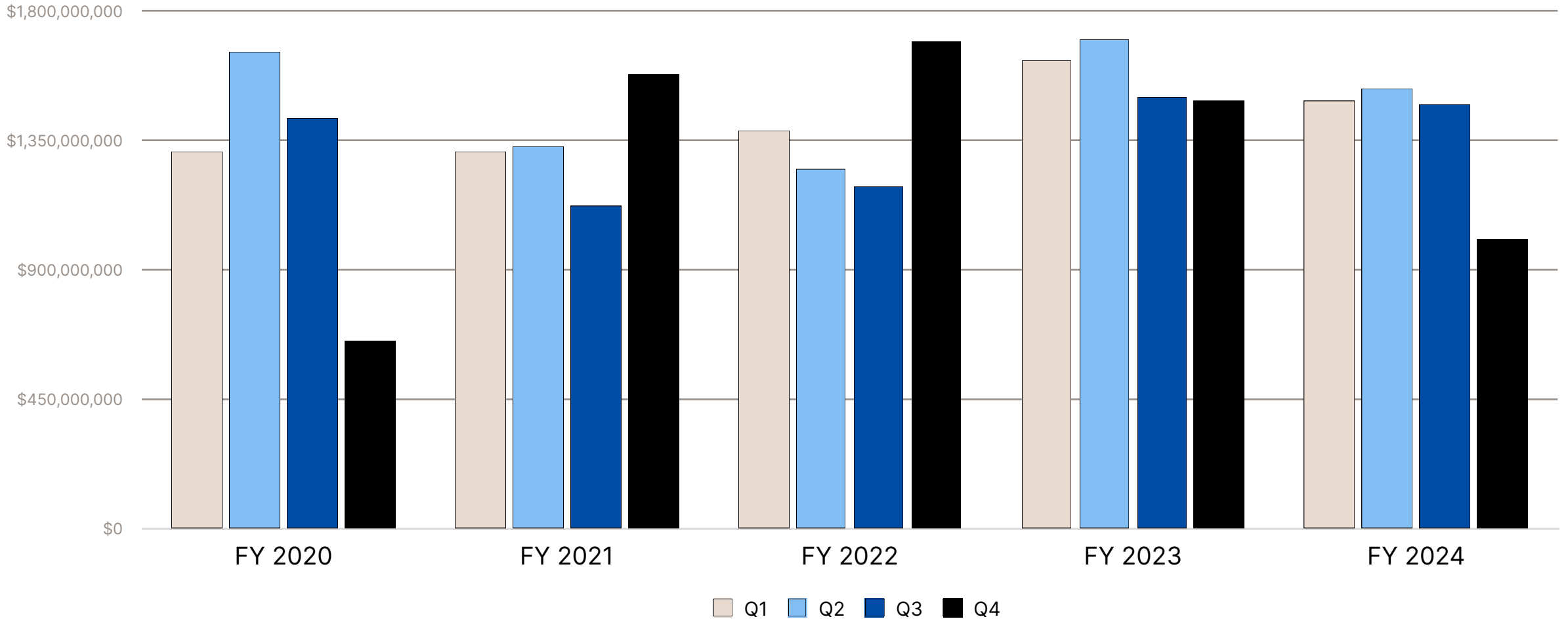
FY 2021: \$5,348,032,921.51

FY 2022: \$5,522,502,000.96

FY 2023: \$6,320,273,396.93

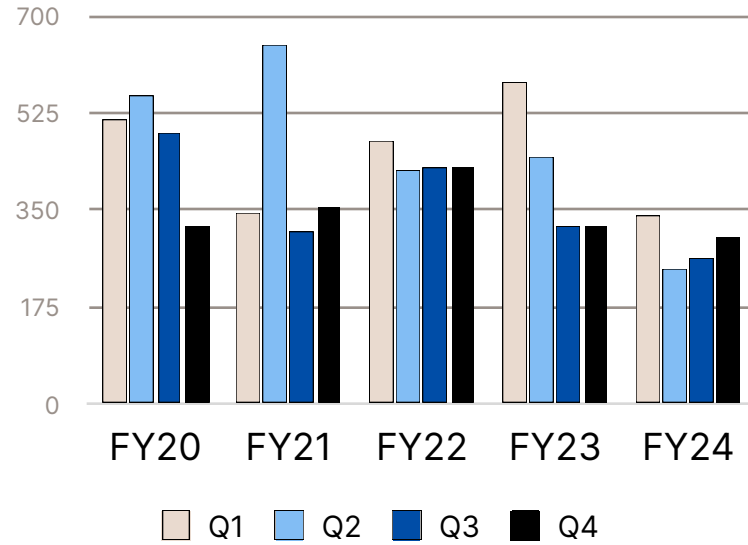
FY 2024: \$5,500,800,411.35

Fiscal Year=July 1 to June 30



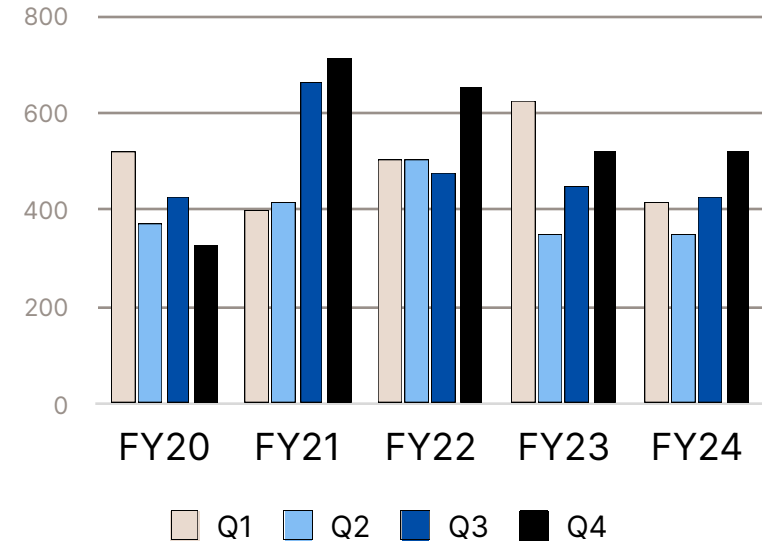
Volume by Workstream

Commercial



Projects over 10,000 square feet

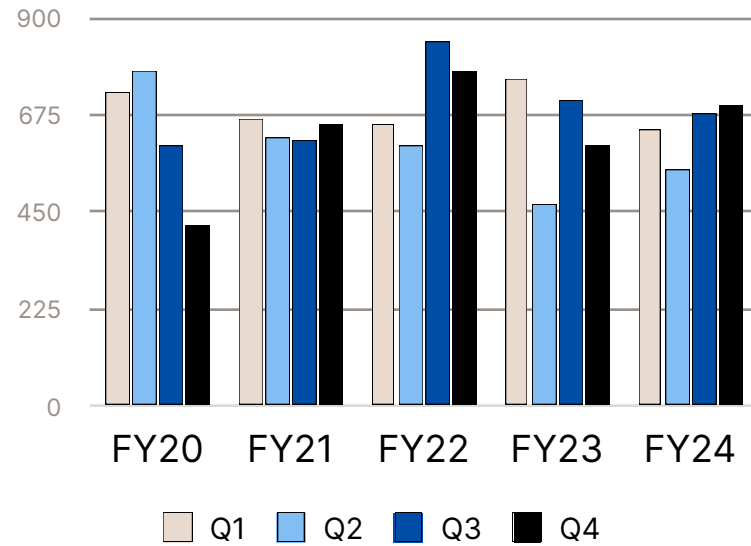
Light Commercial



Projects under 10,000 square feet;
Multi-family alterations/additions

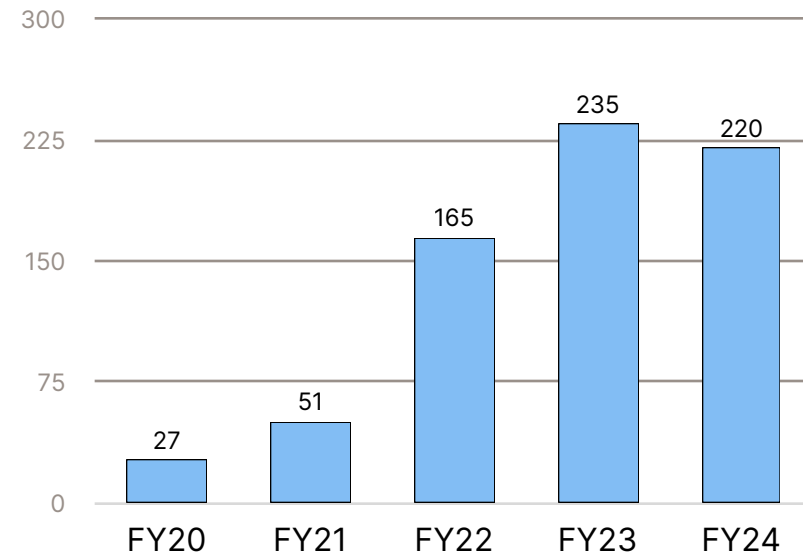
Volume by Workstream

Residential



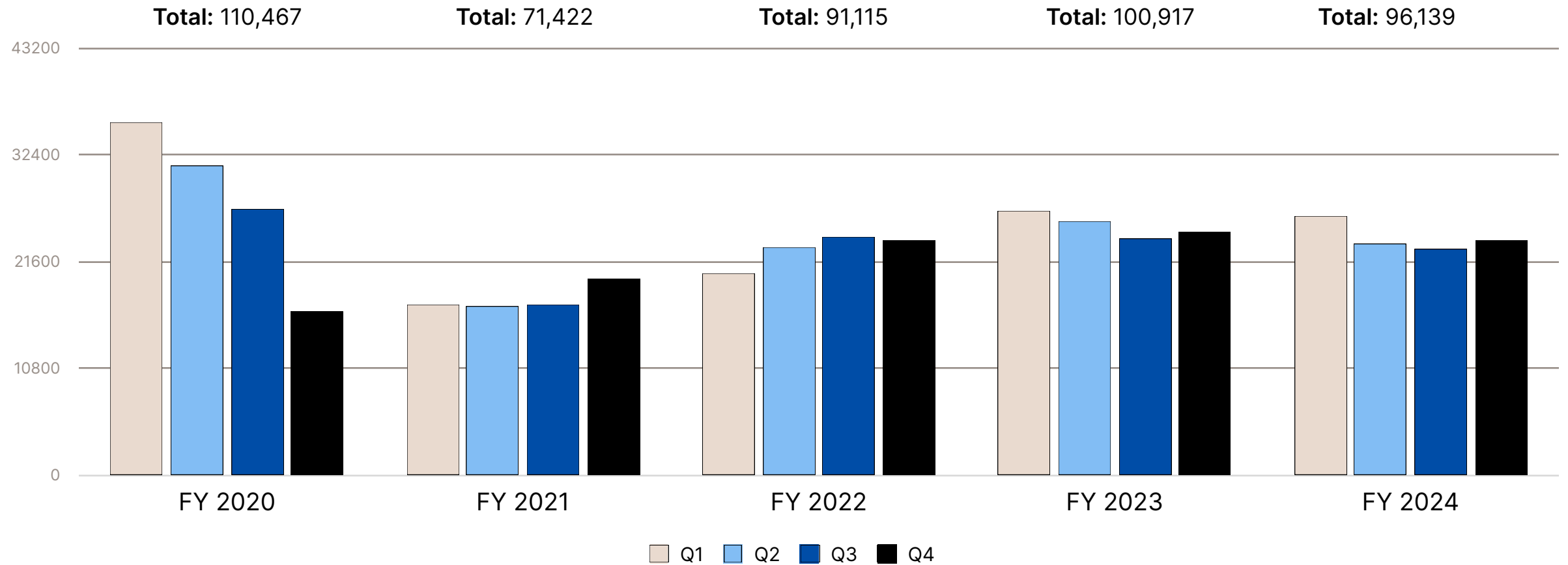
New construction, additions, and renovations of single-family and duplex residences

Affordable Housing

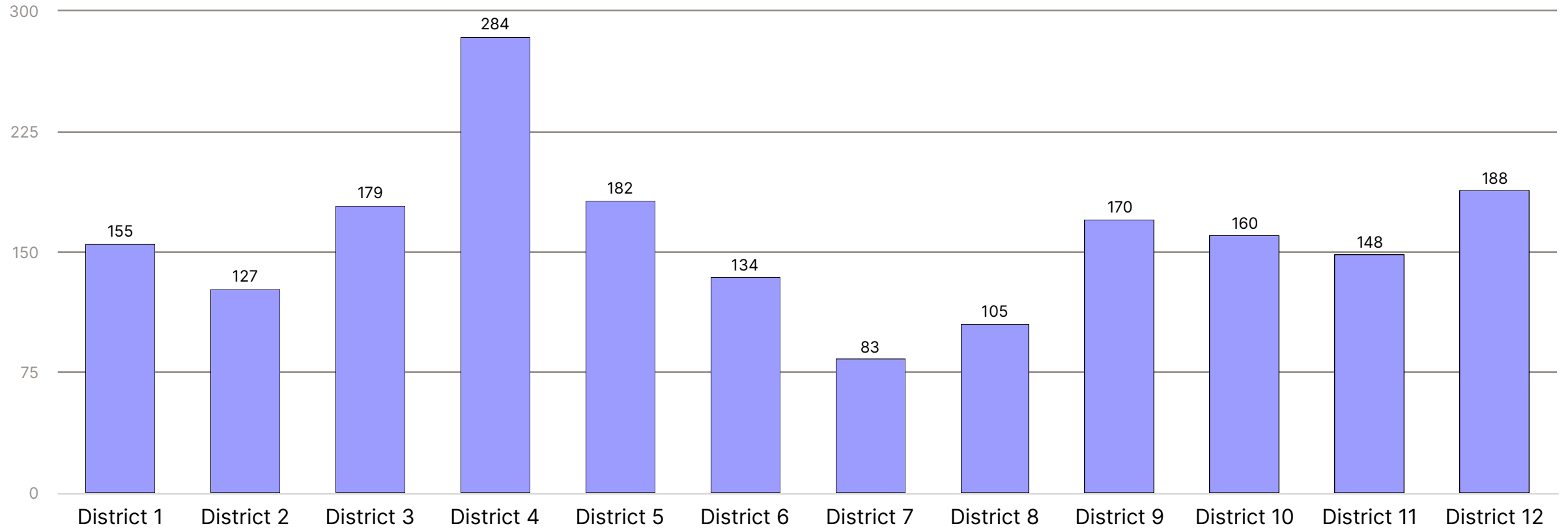


Housing that costs no more than 30% of a household's monthly income

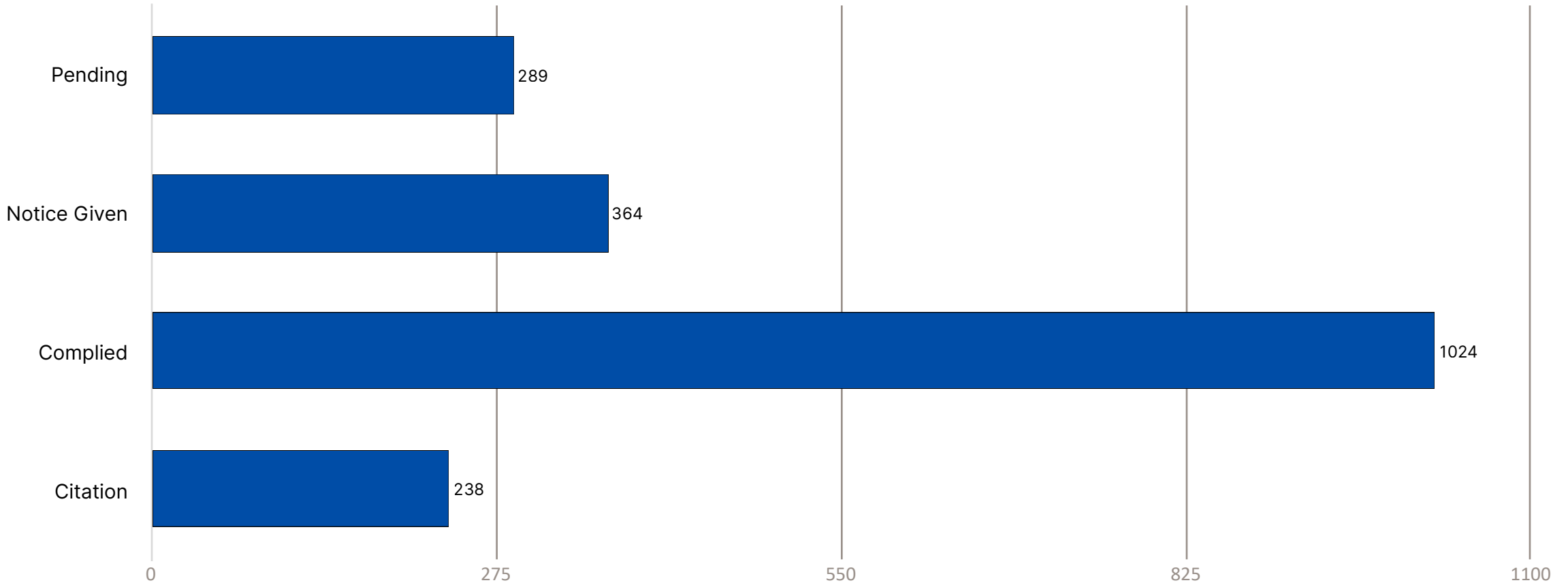
Number of Inspections



Complaints by Council District: FY 2024

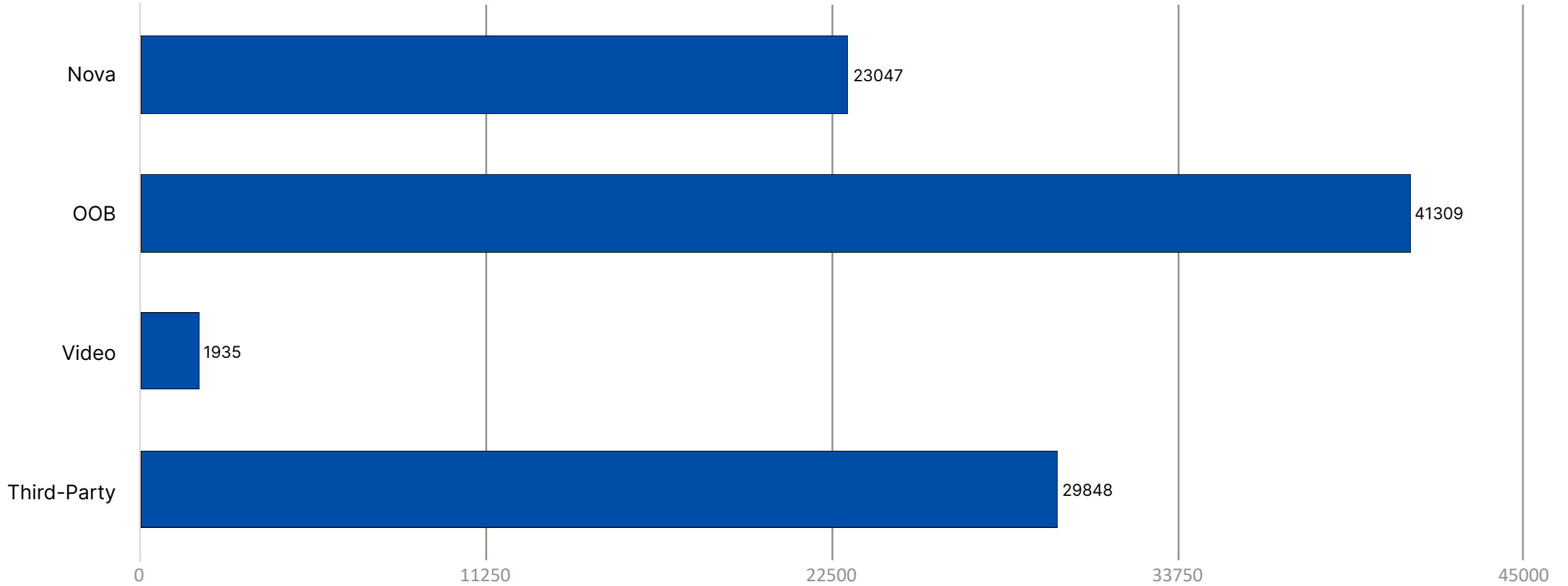


Complaints by Status: FY 2024



Types of Inspection

YTD January 1 to July 15, 2024



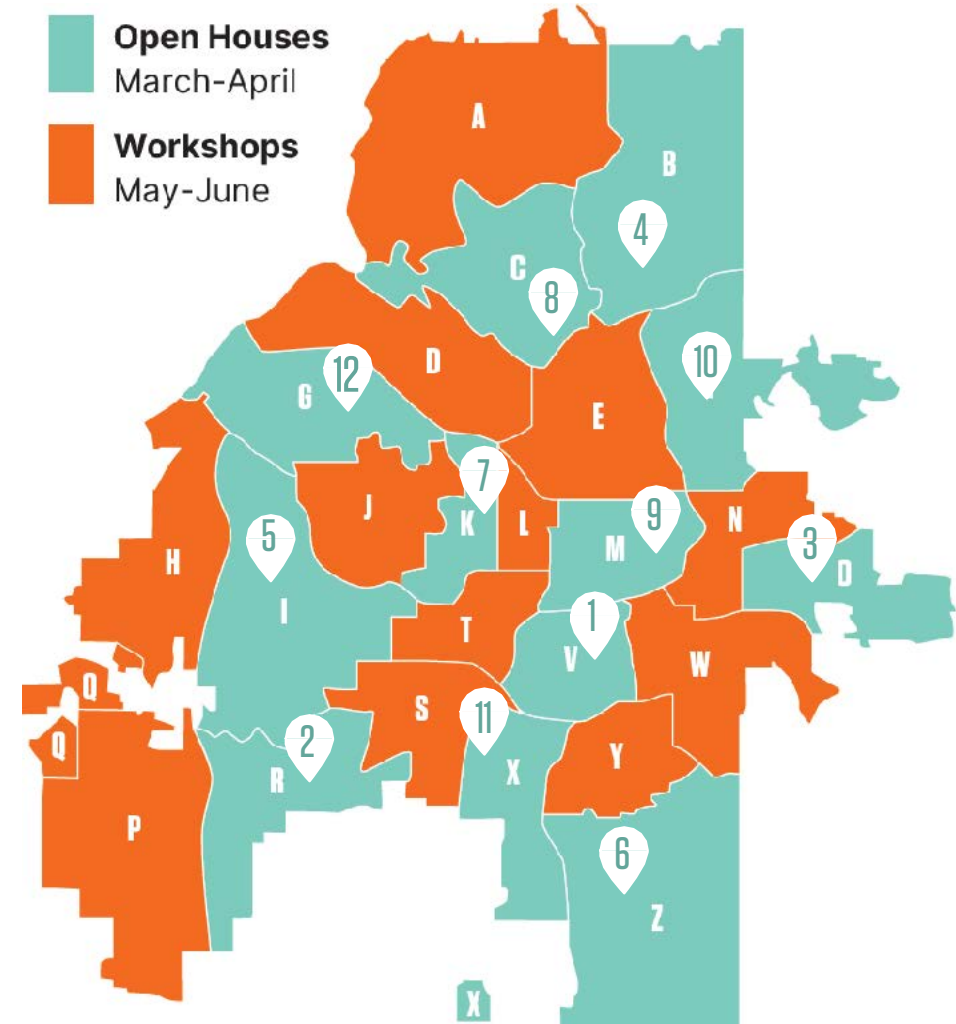
PLAN A

Comprehensive Development Plan

Round 2 Highlights to Date

12 Community Open Houses
hosted in 12 NPUs

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



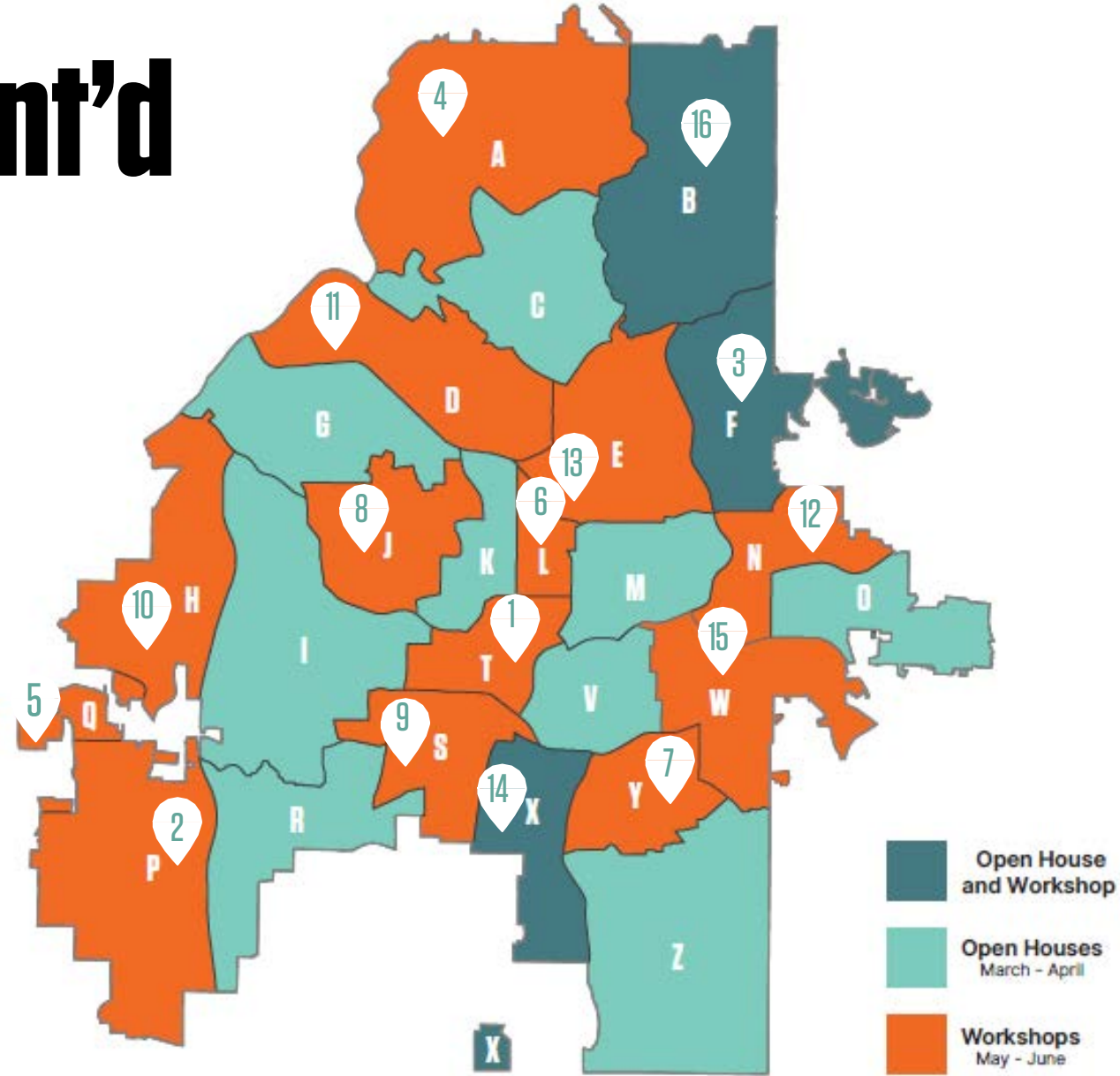
Round 2 Highlights cont'd

16 Workshops hosted in 16 NPUs

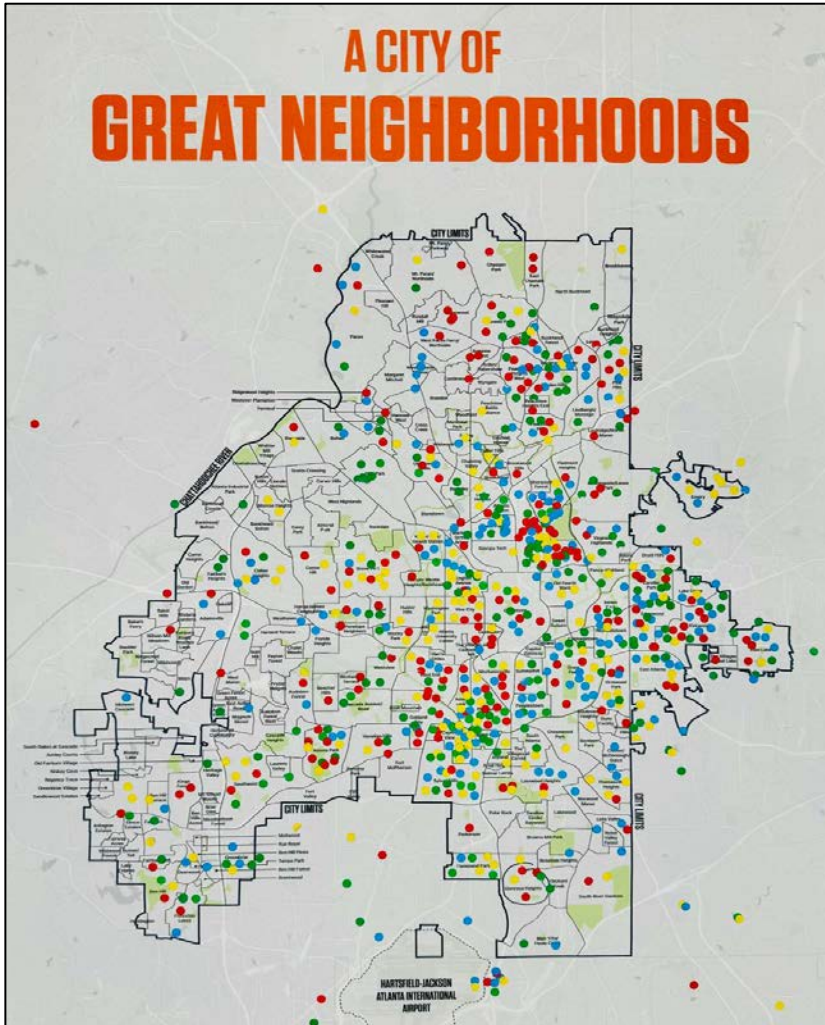
- 1** **Wednesday, May 22, 2024 | 6:30PM – 8:30PM**
M. Agnes Jones Elementary School (NPU-T)
1040 Fair St SW, Atlanta, GA 30314
- 2** **Thursday, May 23, 2024 | 6:30PM – 8:30PM**
Deerwood Academy (NPU-P)
3070 Fairburn Rd SW, Atlanta, GA 30331
- 3** **Wednesday, May 29, 2024 | 6:30PM – 8:30PM**
Virginia Highland Elementary School (NPU-F)
774 Virginia Ave NE, Atlanta, GA 30306
- 4** **Thursday, May 30, 2024 | 6:30PM – 8:30PM**
Sutton Middle School Sixth Grade Campus (NPU-A)
4360 Powers Ferry Rd NW, Atlanta, GA 30327
- 5** **Saturday, June 1, 2024 | 10AM – NOON**
Southwest Arts Center, City of South Fulton (NPU-Q)
915 New Hope Rd SW, Atlanta, GA 30331
- 8** **Wednesday, June 5, 2024 | 6:30PM – 8:30PM**
Frederick Douglass High School (NPU-J)
225 Hamilton E Holmes Dr NW, Atlanta, GA 30318
- 9** **Thursday, June 6, 2024 | 6:30PM – 8:30PM**
Finch Elementary School (NPU-S)
1114 Avon Ave SW, Atlanta, GA 30310
- 10** **Monday, June 10, 2024 | 6:30PM – 8:30PM**
Harper-Archer Elementary School (NPU-H)
3399 Collier Dr NW, Atlanta, GA 30331
- 11** **Tuesday, June 11, 2024 | 6:30PM – 8:30PM**
Agape Center (NPU-D)
2210 Marietta Blvd NW, Atlanta, GA 30318

- 12** **Wednesday, June 12, 2024 | 6:30PM – 8:30PM**
The Trolley Barn (NPU-N)
963 Edgewood Ave NE, Atlanta, GA 30307
- 13** **Thursday, June 13, 2024 | 6:30PM – 8:30PM**
999 Peachtree (NPU-E)
999 Peachtree St NE, Atlanta, GA 30309
- 14** **Saturday, June 15, 2024 | 10AM – NOON**
Goodwill Career Center (NPU-X)
2160 Metropolitan Pkwy SW, Atlanta, GA 30315
- 15** **Monday, June 17, 2024 | 6:30PM – 8:30PM**
Maynard Jackson High School (NPU-W)
801 Glenwood Ave SE, Atlanta, GA 30316
- 16** **Tuesday, June 18, 2024 | 6:30PM – 8:30PM**
Atlanta International School (NPU-B)
2890 N Fulton Dr NE, Atlanta, GA 30305

- 6** **NEW DATE AND LOCATION**
Monday, June 24, 2024 | 6:30PM – 8:30PM
Antioch Baptist Church North (NPU-L)
540 Cameron Madison Alexander Blvd NW
Atlanta, GA 30318
- 7** **NEW DATE, LOCATION AND TIME**
Tuesday, June 25, 2024 | 5:30PM – 7:30PM
Louise Watley Library at Southeast Atlanta (NPU-Y)
1463 Pryor Rd SW, Atlanta, GA 30315



Round 2 Highlights



29 Kick-off, Open Houses, and Workshops in All NPUs and Council Districts

700+ Completed surveys

30+ Pop Ups and Conversations with Planners

2,121 Total Event Participants

Outreach

PLAN A Department of CITY PLANNING

ALL FOR ATL

We want to hear from **YOU** about the future of Atlanta!

ATLANTAforall.COM

PLAN A Department of CITY PLANNING

What is Plan A?

Plan A is Atlanta's Comprehensive Development Plan. The plan sets forth the vision, goals, policies, and actions for future physical growth and development in Atlanta. Plan A influences decisions impacting lives across the city every day. Public participation is critical to preparing the plan.

From now until May 2025, the City of Atlanta Department of City Planning will be engaging residents over land use, transportation, housing, economic development, nature, historic preservation, and other aspects of city building to update Plan A.

GOALS FOR INVOLVEMENT

The Department of City Planning is dedicated to a planning process that reflects Atlanta's diversity and includes everyone in our city's future prosperity. Opportunities to participate are planned across the city so all Atlantians can share their ideas for Plan A.

- Update the Elements, or chapters, of Plan A to bring community ideas to life.
- Encourage and increase overall public participation across all neighborhoods.
- Raise awareness among those excluded in past planning processes and empower them to participate.
- Be transparent and responsive.

www.atlantaforall.com | plan@atlantaga.gov

Jane's Walk MAY 3 10AM & 2PM

Knitting Atlanta at the Seams: Come Walk with Plan A Planners

Jane's Walk is a global movement of free, citizen-led walking tours honoring the legacy of urbanist, activist, and writer Jane Jacobs, who championed a community-based approach to city planning.

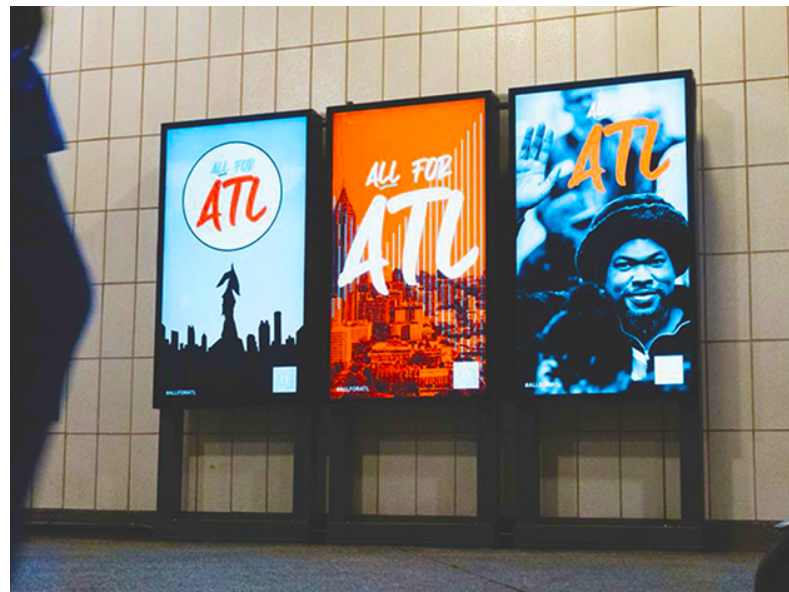
PLAN A's "Conversations with Planners" teams up with the Museum of Design for two separate Jane's Walks through Vine City and Cabbagetown. Register now to save your spot!

REGISTER TO ATTEND

PLAN A Department of CITY PLANNING

COMMUNITY WORKSHOP

JUNE 4 | CARVER HIGH SCHOOL | NPU-Y



PLAN A

#ALLFORATL

Department of CITY PLANNING

Round 1 Community Open Houses

Introduce Development Patterns

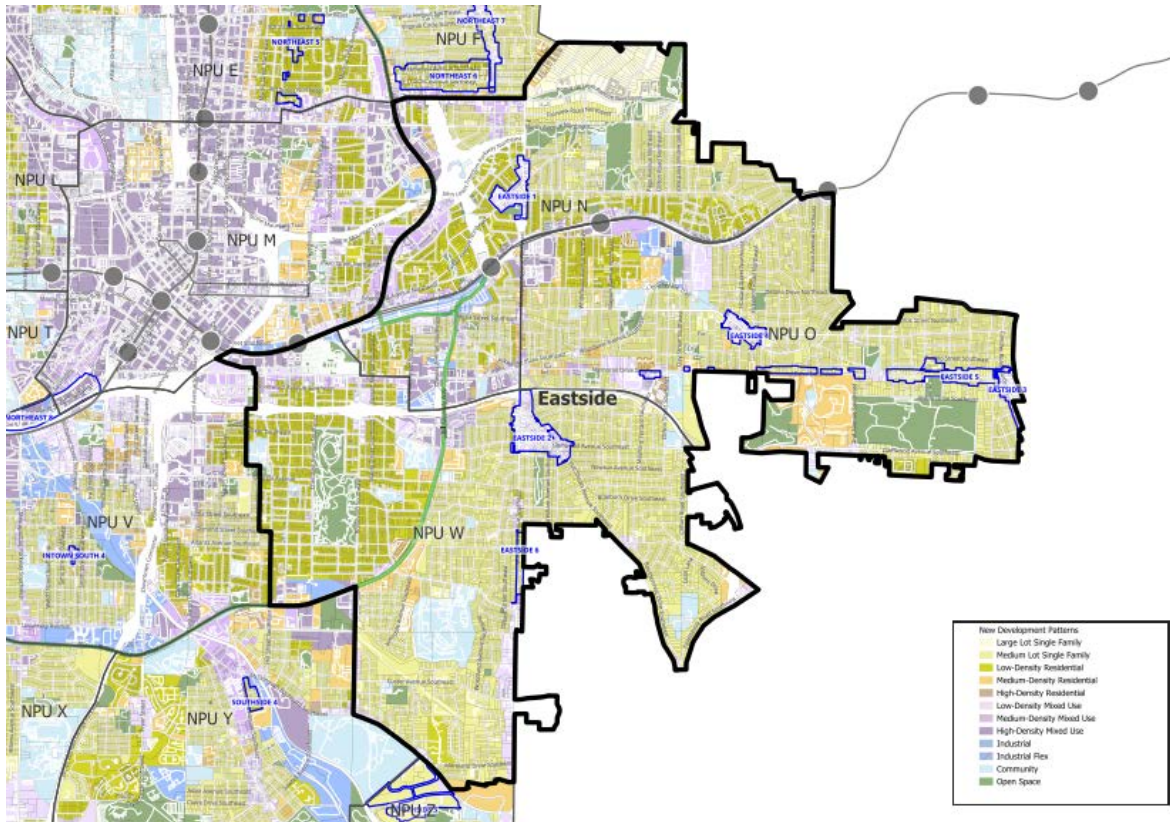
- Combined existing future land uses and character areas and proposed 13 new development patterns
- No changes to Atlanta City Design or Design Areas

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



Round 2 Focused Conversations at Workshops



EASTSIDE Focused Conversation #1

Moreland Ave., Little Five Points



Future Land Use	Low Density Commercial
Current Zoning	NC-1 Neighborhood Commercial
Design Area	Growth-Corridor
Small Area Plan	Portions of the area Low Density Mixed Use, 2021 BeltLine Subarea 5, p. 72-73
Round 1 Input	Residential Flex Medium Density Mixed Use Low Density Mixed Use

WHICH DEVELOPMENT PATTERN IS MORE APPROPRIATE FOR THIS AREA?

DEVELOPMENT PATTERN PROPOSAL FOR THIS AREA

Low Density Mixed Use Development Pattern

- Commercial activity is more prevalent than residences.
- The height of buildings can be taller than nearby residences.
- The appearance of buildings tend to be consistent.
- Off-street parking just as likely as on-street for commercial customers.

OTHER OPTIONS FOR THIS AREA

Medium Density Mixed Use Development Pattern

- Commercial activity and multifamily residential uses are in stand alone or mixed use buildings.
- The building heights are low- to mid-rise.
- Buildings are typically oriented to the street with pedestrian entrances on wide sidewalks.
- Off-street parking is commonly integrated into parking structures.

Residential Flex Development Pattern

- Residences are more prevalent than commercial activity.
- The height of buildings are similar to nearby residences.
- The appearance of buildings tend to be varied.
- On-street parking or shared-parking lots are likely for commercial customers.

Other recommendations

NPU - N

Round 2 Review of Public Comments

Eastside 1: Moreland Ave, Little Five Points

22 Responses

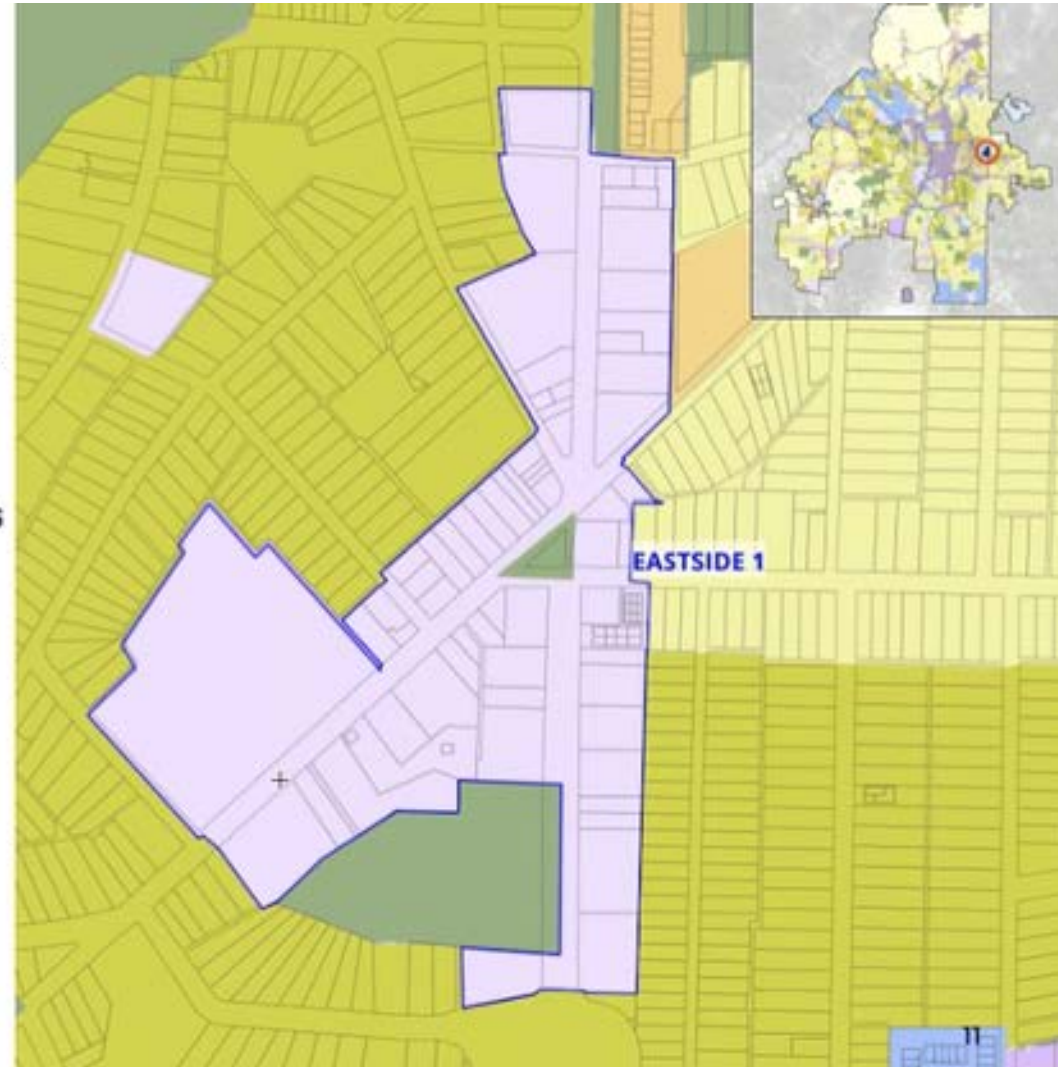


- Low Density Mixed Use
- Medium Density Mixed Use
- Residential Flex
- Other

Development Patterns

- LLSF
- MLSF
- LDR
- MDR
- HDR
- RF
- LDMU
- MDMU
- HDMU
- Ind
- IF
- Com
- OS

Survey respondents prefer higher density than the Proposed translation logic which designated this area as Low Density Mixed Use



Schedule and Plan Adoption

FEB 2024

MAR-APR

MAY-JUN

JUL-SEPT

OCT-FEB 2025

MAR-MAY 2025



Kick-Off

Round 1
Community
Open Houses

Round 2
Community
Workshops

Prepare Draft
w/ Public
Comments

Round 3
Community
Meetings

Adopt Update
NPU Presentations
and Vote

Next Up

Draft Plan A Update

- Reviewing and incorporating public comments on Land Use Planning and Neighborhood Planning Chapters
- October Public Review and Comment on Full Draft
- Continue Conversations with Planners and Pop-Ups



Round 3 Community Meetings

- Nine (9) meetings October through February 2025
- Work with NPUs to update NPU policies
- Adopt Plan A Update as early as June 2025

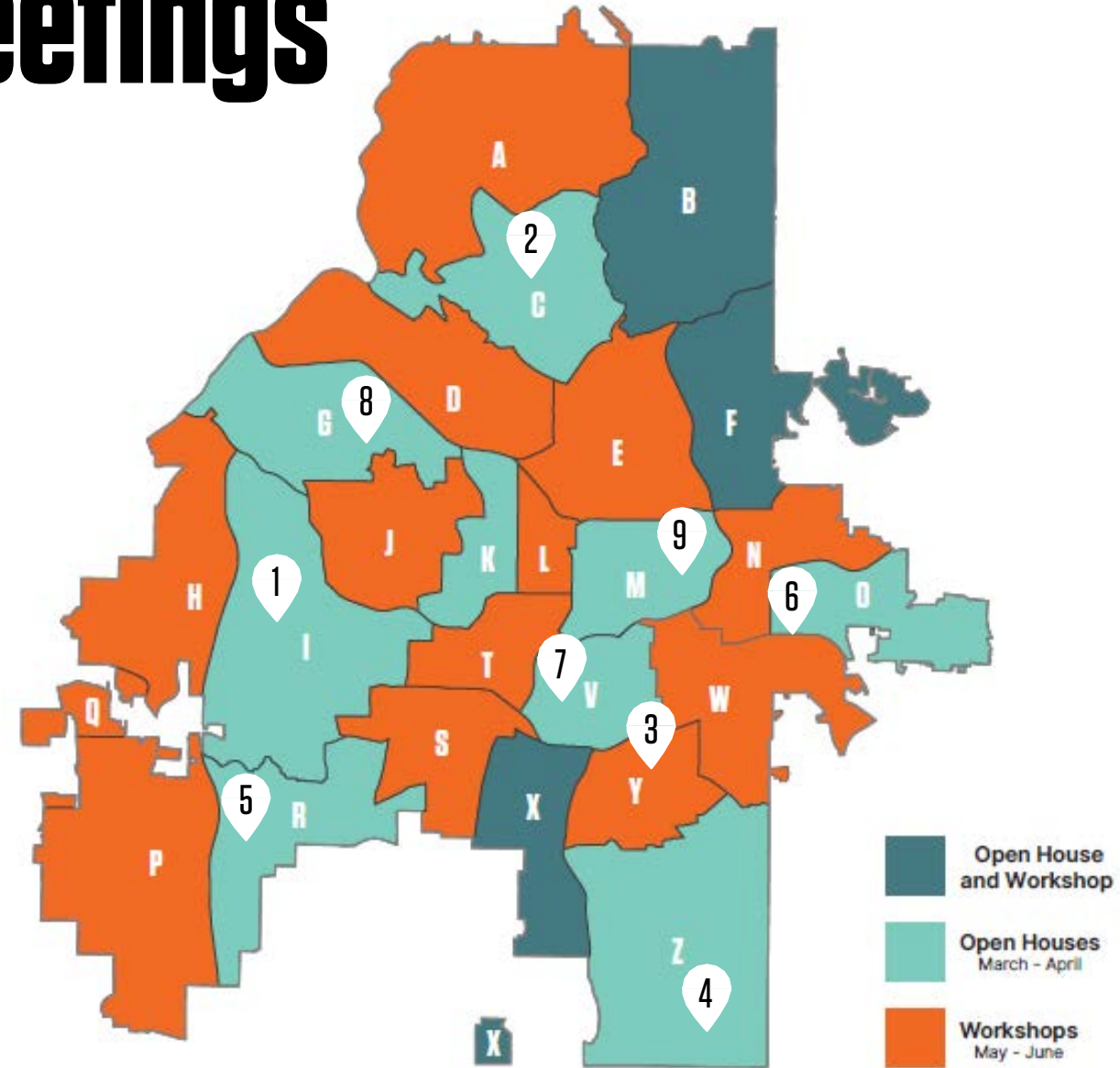
Plan A Draft Chapters

- Land Use Planning
- Urban Design
- Transportation
- Housing and Community Development
- Local Economic Development
- Broadband Internet
- Natural Systems and Resiliency
- Historic Preservation
- Public Safety Facilities
- Neighborhood Planning
- Community Work Program

Round 3 Community Meetings

9 Community Open Houses hosted in 9 NPUs - Location TBD

- Thursday, October 10
- Monday, October 21
- Wednesday, October 23
- Tuesday, October 29
- Monday, November 18
- Monday, December 16
- Thursday, January 16
- Wednesday, January 29
- Thursday, February 6



Get Involved with PLAN A

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

Review our Community Involvement Plan, join the distribution list, schedule an appointment with a planner or leave a comment.

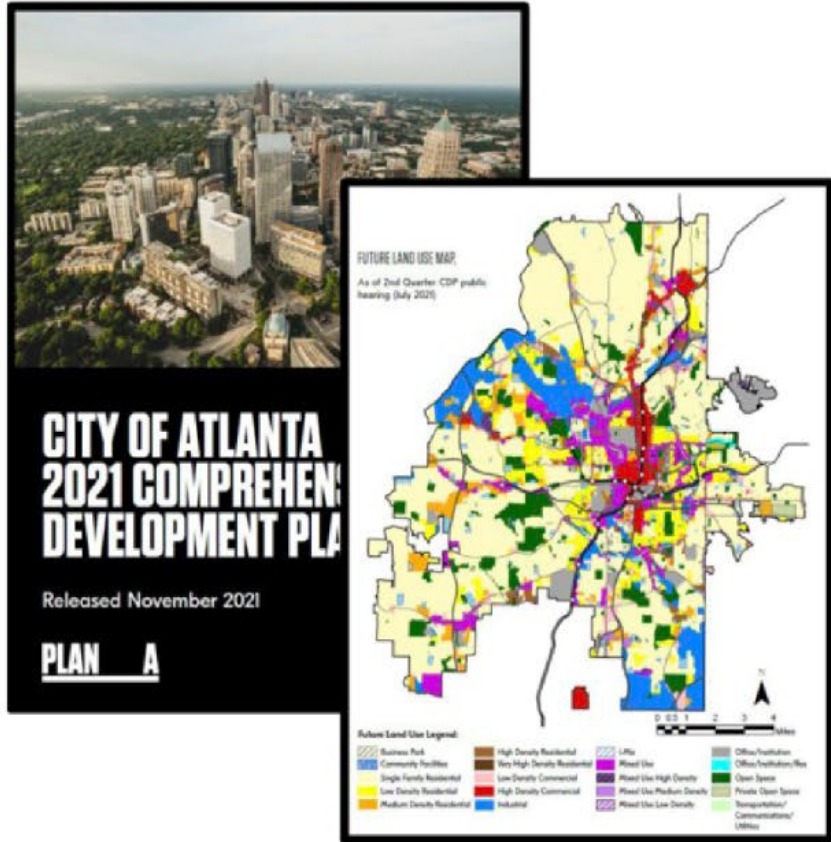
Follow Us on Social Media

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



Zoning Ordinance

What is the Difference?



The Plan



The Law

Modified “Zone Strings”

A more flexible way to organize existing and new standards to:

- Avoid “one-size-fits-all” zoning
- Reflect unique patterns
- Eliminate the need for custom zoning districts
- Allow some consolidation



Process



MODULE 1 FORM & USE

Held May 20, 2024

Q&A Session – July 9, 2024

MODULE 2 SITE & DEVELOPMENT STANDARDS

December 20, 2024

Q&A Session – January 13, 2025

MODULE 3 PROCEDURES & ADMINISTRATION

February 3, 2025

Q&A Session – March 3, 2025

Participation by the Numbers

Focused Workshops

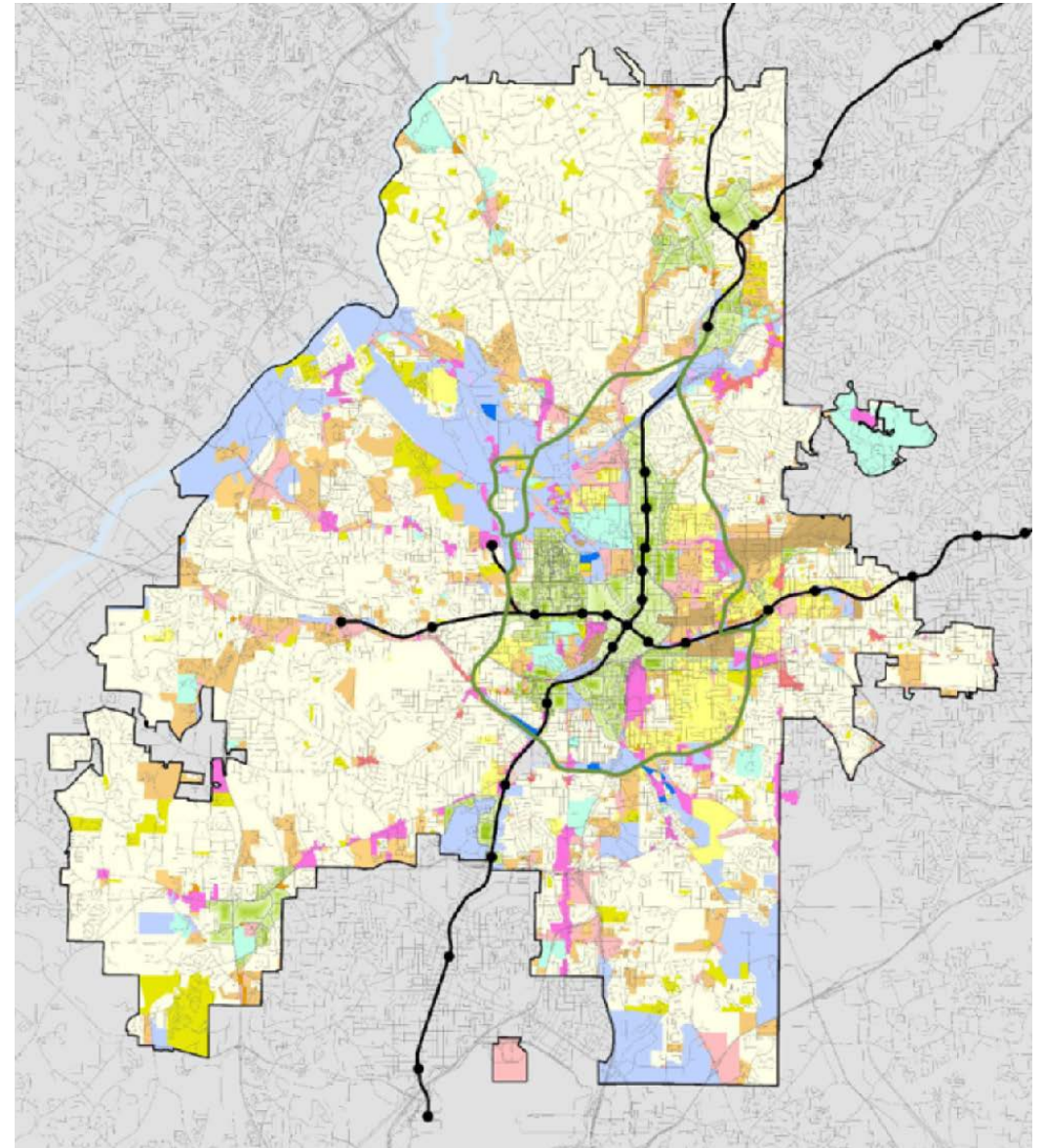
- Online surveys
- Worksheets
- Comment cards, sticky notes
- Chats via Zoom
- Emails
- Mailed letter



New Official Zoning Map

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

CURRENT	PROPOSED FORM/FRONTAGE	PROPOSED USE DISTRICT
R1	RH1	U1
R2	RH2	U1
R3	RH3	U1
R4	RNC/CR2	U2
MR-MU	RNC/CR2	U2



NEIGHBORHOOD PLANNING UNITS

Neighborhood Planning Units

NPU University

17 courses (virtual & in-person)

- 1,041 participants
- 116 City of Atlanta employees
- Average number of participants per course: 61
- 86% positive feedback in course evaluations

Five **new** courses including

- **Introduction to the Comprehensive Development Plan**
-Greatest attendance with **197 participants**
- **Neighborhood Empowerment Workshop**
- **Urban Plan Academy**



PLAN A



Civic Responsibility for Young Leaders

June 3 - 7, 2024

- Week-long experience for rising high school juniors and seniors
- Exploring civic participation and promoting an appreciation for public service

Highlights

- 30 students shadowed city leaders and participated in learning experiences with DCP, DPW, ATLDOT, DHR, OIG, Municipal Court, Atlanta City Council, Mayor's Executive Offices, and MOEDI
- Students earned 866 community service hours
- Awarded over \$13,000 in stipends



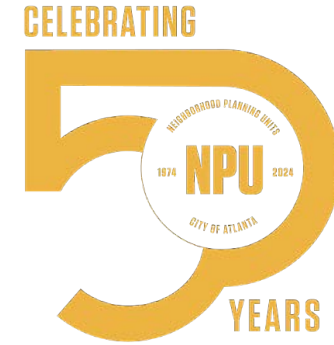
Students from Washington, Therrell, Mays, Jackson, Midtown, North Atlanta, Drew and other Atlanta high schools.



ATL Year 
of the Youth

Phase 2: Love Thy Neighbor

(May-August)



Phase 2: Celebrating and empowering Atlanta's neighbors and neighborhoods:

- Neighborhood Spirit Week | August 12 - 17
 - Social Media Outreach & Engagement Campaigns
 - Lunch & Learn: Best Practices for Neighborhood Engagement
 - NPU's 50th Anniversary Celebration
 - Block Party #1 (Sylvan Hills, NPU-X)
- NPU Block Party Trailer Unveiling



Phase 3: Planning Atlanta Together

(September-December)



The final phase of NPU 50 will focus on collaborative planning for Atlanta’s neighborhoods. Our targeted outreach to underserved and low participation communities will ensure all Atlantans are invited to work with us to map out a comprehensive engagement plan for reimagining NPU participation and plan for 2025 NPU System updates.

Sept. 20-21: Trash Bash Atlanta (w/ Keep Atlanta Beautiful Commission)

Sept. 28: Block Party #2 (Adamsville, NPU-H)

Oct. 5: Airport Bike Ride (w/ ATLDOT)

Nov. 9: Love Thy Neighbor Festival

Nov. 14: State of the NPU Address / Neighborhood Empowerment Summit / Appreciation Dinner

Look for details of upcoming events at npuatlanta.org

Neighborhood Transformation Initiative

Meet The Team



Jaye Matthews
Assistant Director



Brian Wismer
Project Manager

Downtown
E/W Campbellton Rd



Reggie White
Project Manager

Thomasville Heights
West Hollowell



Mindy Kao
Project Manager

English Ave./Vine City
Grove Park/Bankhead

Priority Neighborhoods

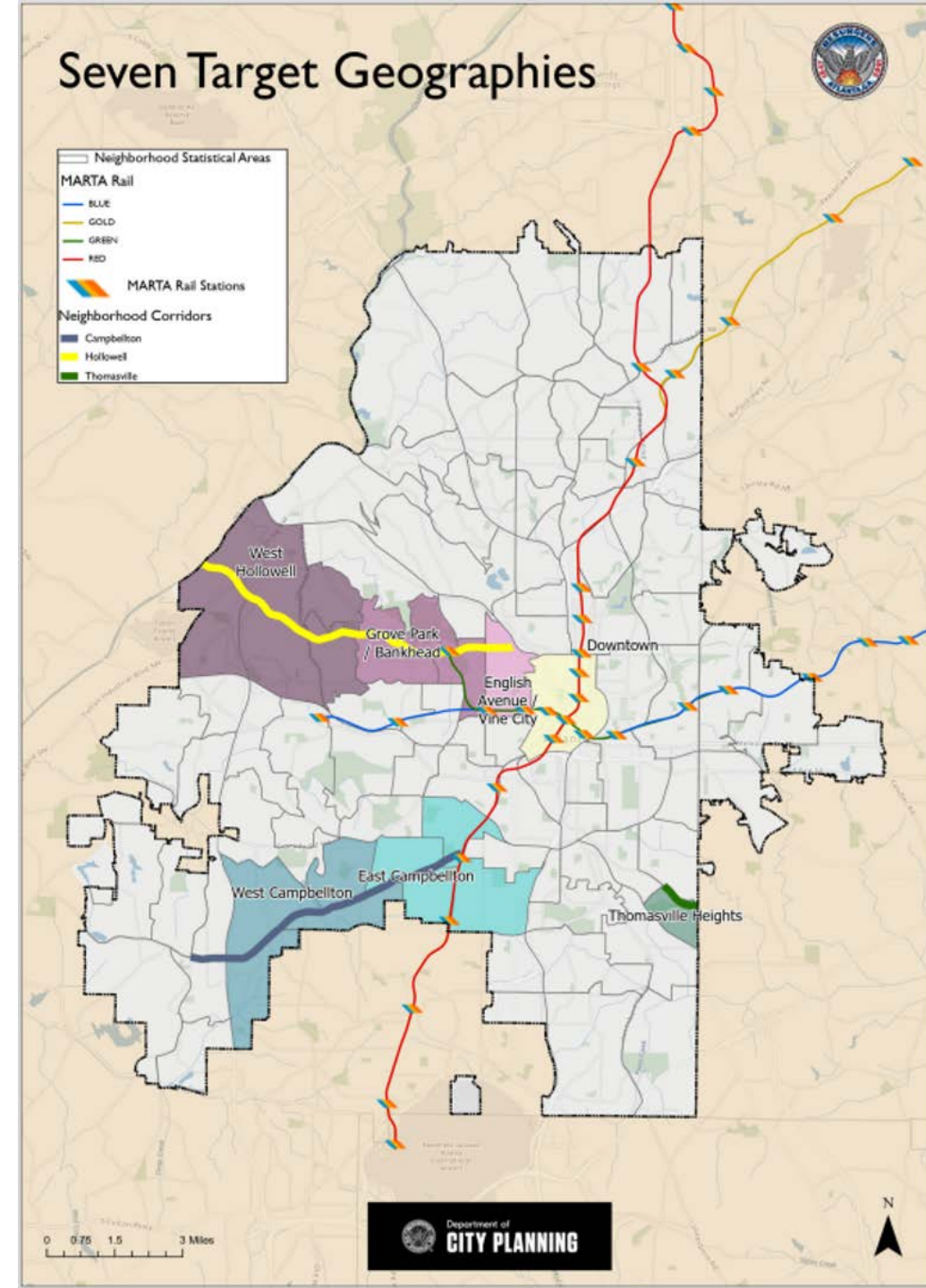
This initiative originated with the Mayor's identification of seven priority neighborhoods in the City in need of focused coordination and action. They include:

- Thomasville Heights
- English Avenue/Vine City
- Grove Park/Historic Westin Heights (Bankhead)
- West Hollowell (Carey Park/Almond Park)
- East Campbellton
- West Campbellton
- Downtown

Focus: Plan Implementation

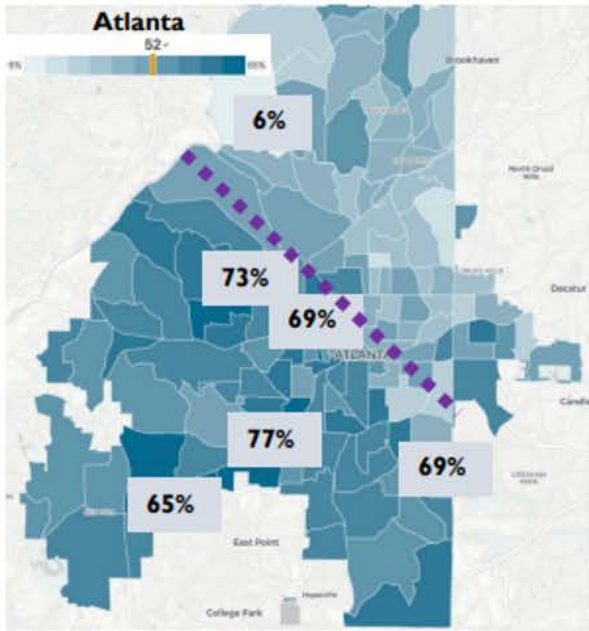
Primary objectives:

- Reduce racial equity gaps
- Position areas to grow and thrive
- Strengthen civic infrastructure

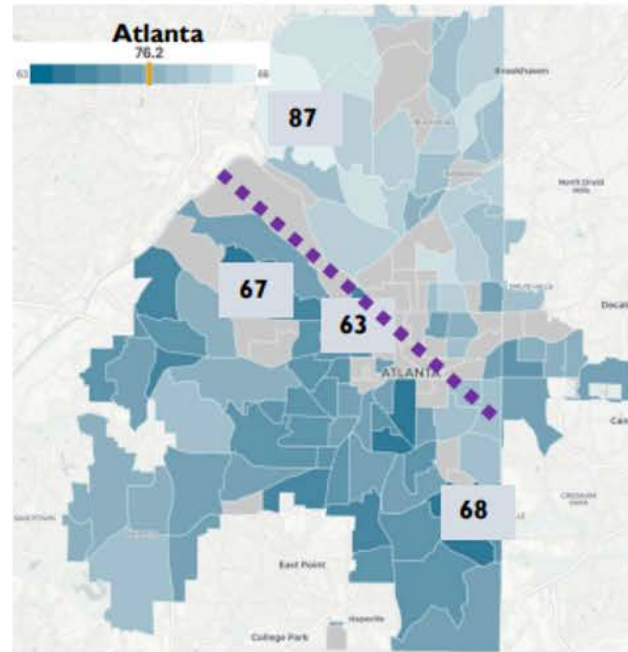


Why These Places?

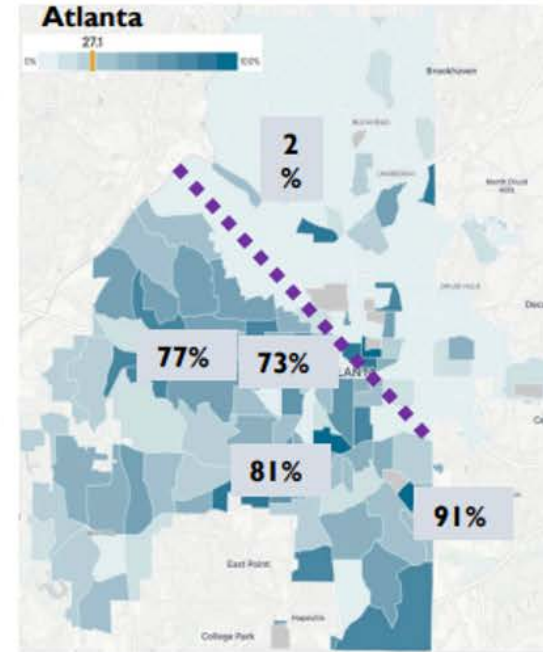
Rent Burdened Households (%)



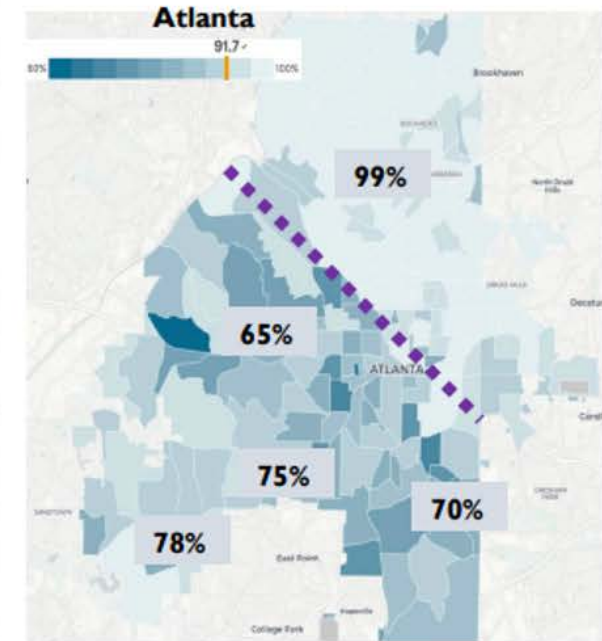
Life Expectancy (Years)



% of Children Living in Poverty



High School Completion



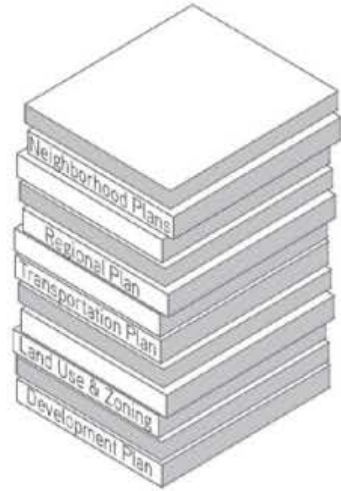
How Does All this Work Align?

VISIONING



Atlanta City Design
Sets a Framework

PLANNING



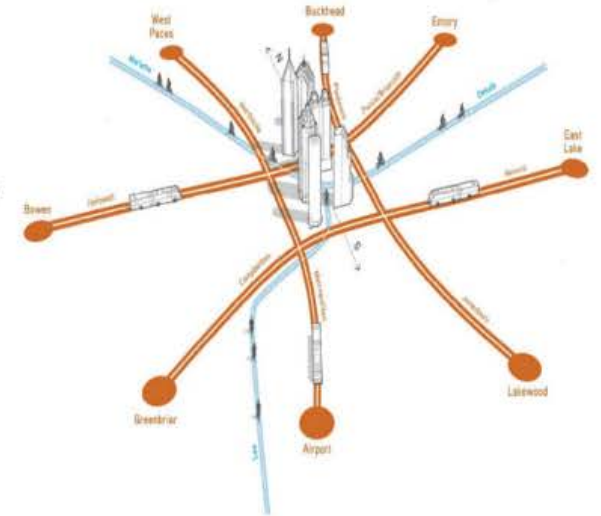
Comprehensive Plan
(CDP) and Other Plans
Guide Decisions and
Actions

ZONING, PERMITTING, FINANCING



Regulations, Programs,
Projects, and Initiatives
(including Neighborhood
Transformation Initiative)

BUILDING OUR CITY



Implementation

Process

- Establish & develop neighborhood connections
- Review plans and visionary documents
- Develop draft project list
- Convene neighborhood working groups to guide project implementation
- Work with peer departments to facilitate projects
- Convene regular meetings with neighborhood groups & internally

THOMASVILLE HEIGHTS NEIGHBORHOOD PLAN

May 2023

Prepared for:
Community Foundation For Greater Atlanta,
City of Atlanta
Atlanta Housing

Prepared By:
APD Urban Planning and Management and Kimley Horn

Community Foundation for Greater Atlanta | City of Atlanta | APD Urban Planning Management | Kimley Horn

Progress To Date

- **Project lists complete** for all geographies
- **Established partners** in departments / regular meetings
- **Neighborhood Working Groups established:**
 - + Thomasville Heights
 - + Grove Park/Historic Westin Heights (Bankhead)
 - + English Avenue/Vine City
 - + West Hollowell (Carey Park/Almond Park)

Still working to identify proper structure:

- East Campbellton
- West Campbellton

Moving forward through alternative path:

- Downtown



Image: 2009 Ontario Park (Westview) Cookout

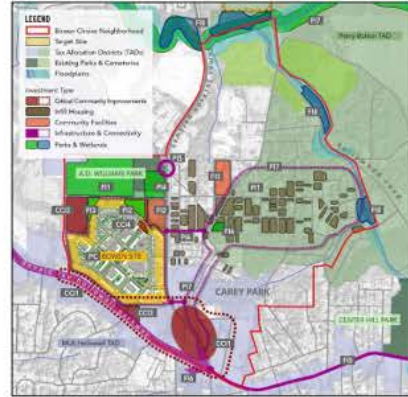


Image: Maddox Park Pavilion

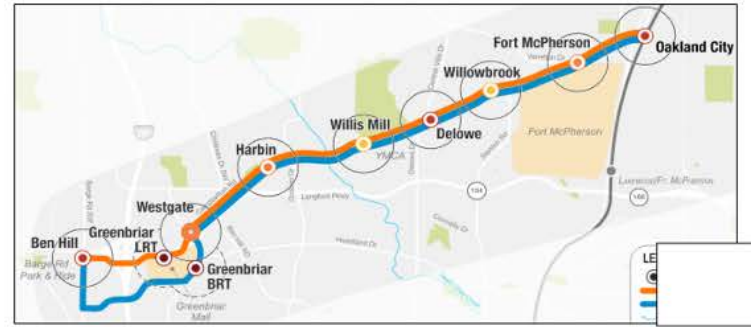
Selected Projects



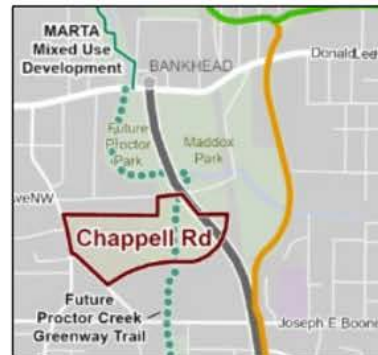
English Avenue
Brawley corridor: historic preservation, sidewalk infrastructure & housing



West Hollowell
Bowen Choice Neighborhood commitments: new streets, trails, economic development



Campbelton Road
Economic development at BRT station nodes
New trails



Grove Park
Chappell Road redevelopment
Facility Realignment



Thomasville Heights
Public land redevelopment

OFFICE OF DESIGN

Historic Preservation

Preserving Pride

- New program resulting from LGBTQ+ Context Statement, in partnership with the Mayor's Office of LGBTQ+ Affairs.
- Educating the public about the people, places, spaces, and stories that are highlighted in the LGBTQ+ Context Statement, and those that we learn along the way.
- **First event: Monday, September 16, 2024.** It will highlight the theme of LGBTQ+ Healthcare and Healthcare Advocacy within the City of Atlanta.



Past Forward 2024

Presentation of the LGBTQ+ Context Statement at the National Past Forward conference in October 2024.

Focus on methods and findings of the study and plans for implementation.

Opportunity for other HP programs in the south to learn about the project and how it could be implemented in their City.



