

September 4, 2024

PLAN A

**3rd Quarter CD/HS
CDP Public Hearing**

Nate Hoelzel, AICP
Project Manager
Office of Design



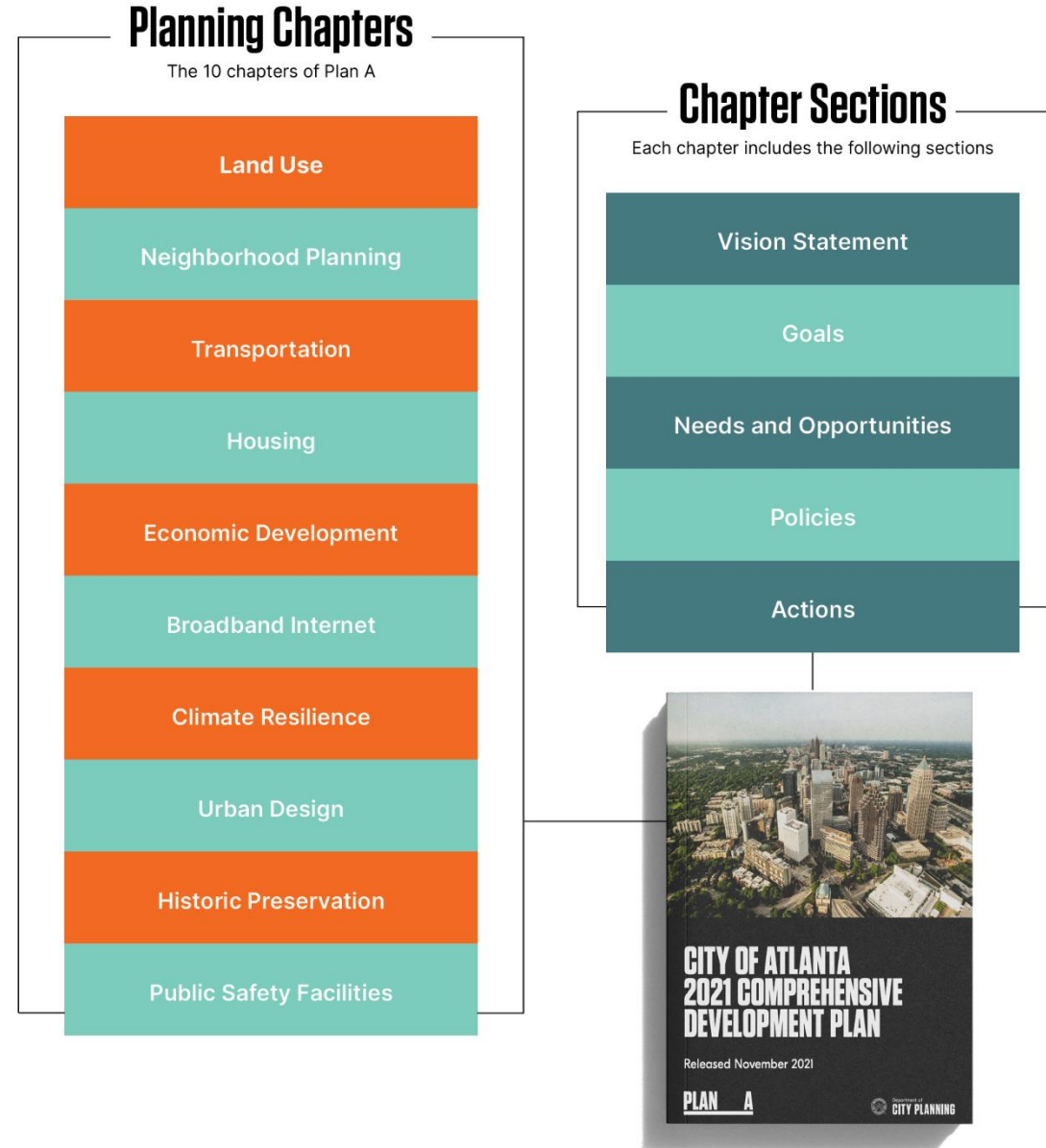
Department of
CITY PLANNING



PLAN A

Adopted October 2021

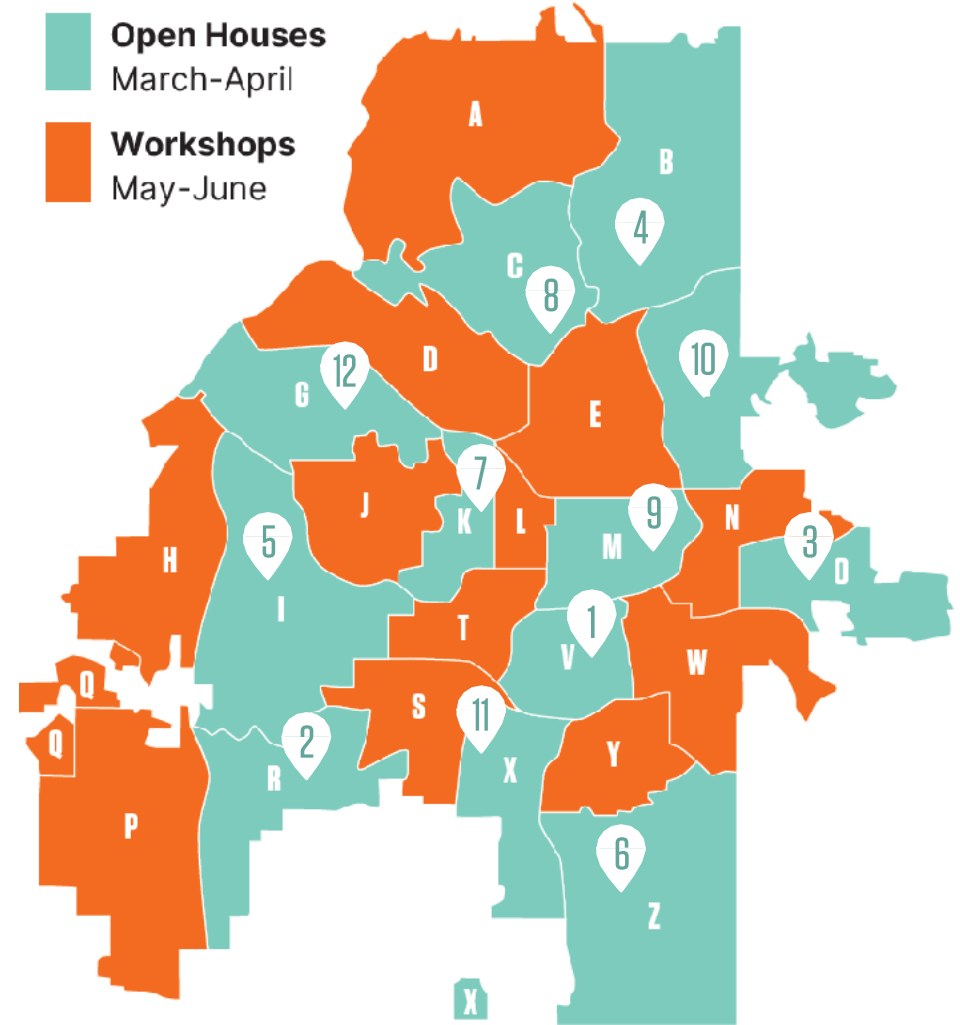
- City's policy document for future physical growth and development
- 5-year Update
- Minimum Standards and Procedures
- Neighborhood and Public Participation
- Guided by Public Leadership Group



Round 1 Engagement (March-April)

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



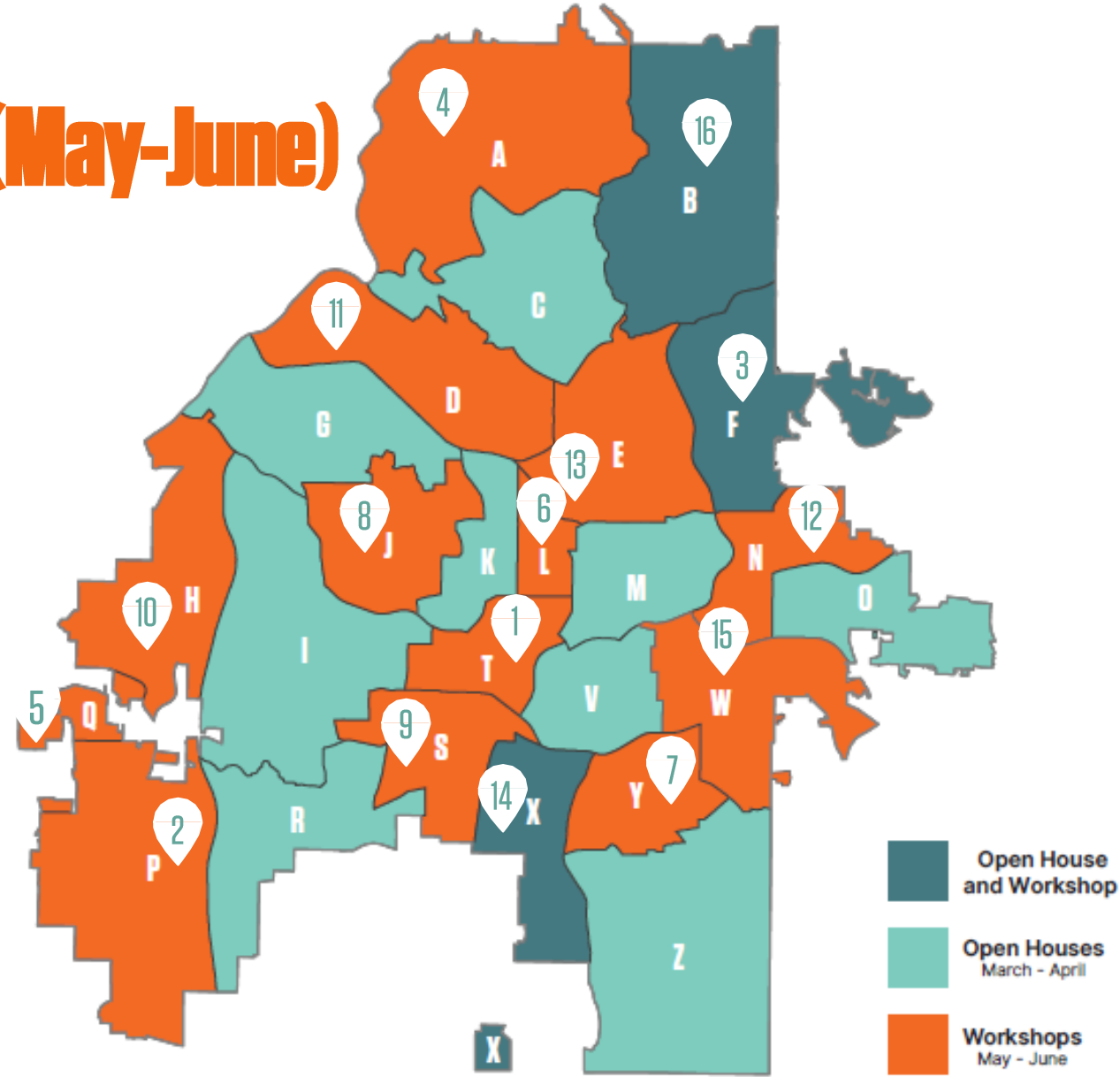
Round 2 Engagement (May-June)

16 Community Open Houses hosted in 16 NPUs

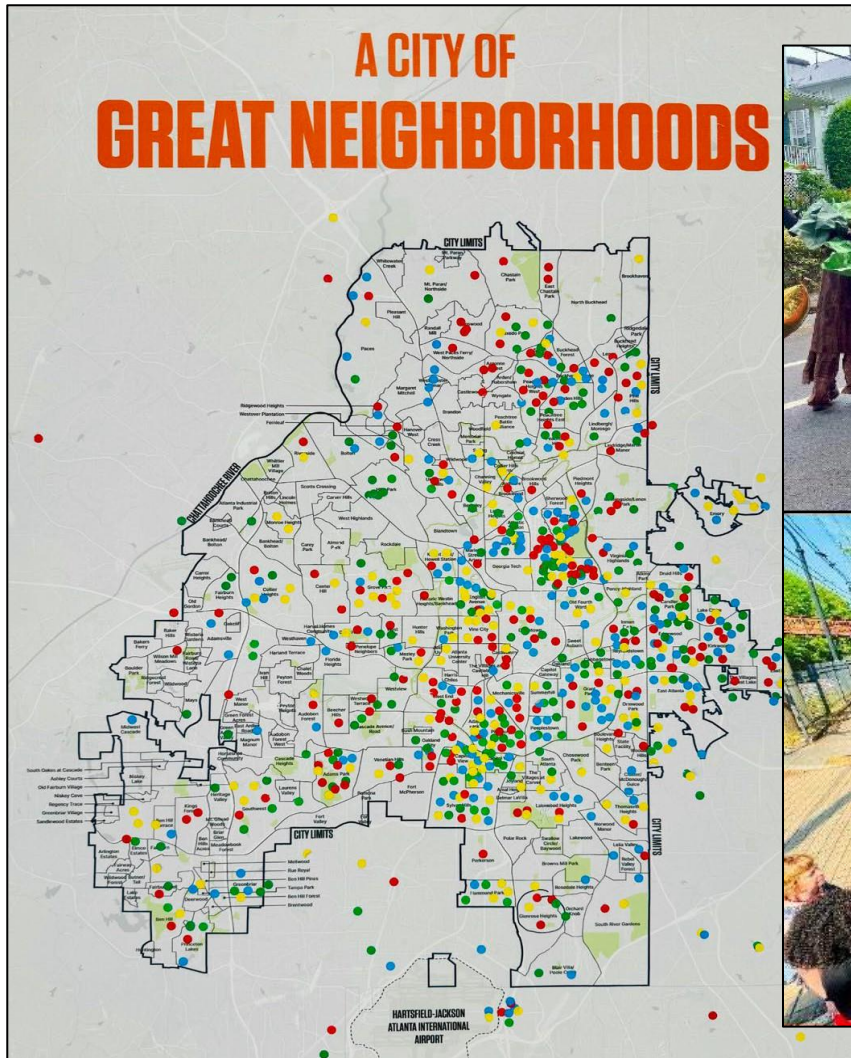
- 1** **Wednesday, May 22, 2024 | 6:30PM – 8:30PM**
M. Agnes Jones Elementary School (NPU-T)
1040 Fair St SW, Atlanta, GA 30314
- 2** **Thursday, May 23, 2024 | 6:30PM – 8:30PM**
Deerwood Academy (NPU-P)
3070 Fairburn Rd SW, Atlanta, GA 30331
- 3** **Wednesday, May 29, 2024 | 6:30PM – 8:30PM**
Virginia 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



Engagement Through 2 Rounds



29

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

30+

Pop-Ups and Conversations with Planners

2,461

Total Event Participants

700+

Completed Surveys

400+

Comments on Draft

1,400+

Comments on Map

Round 1: Open Houses

Introduce Development Patterns

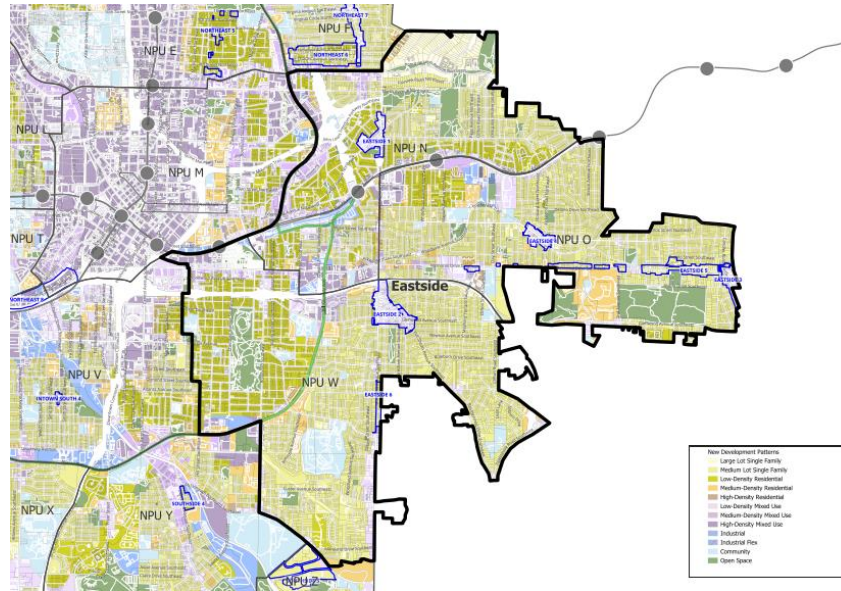
- Combined existing future land uses and character areas and proposed 13 new development patterns
- No changes to Atlanta City Design or Design Areas

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 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

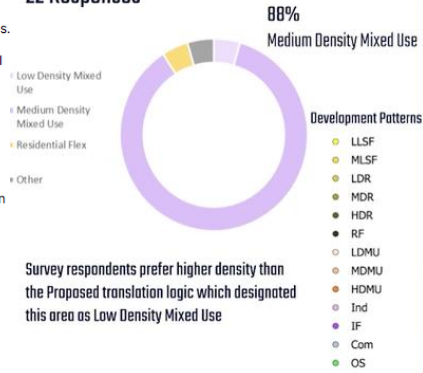
- Residences are more prevalent than commercial activity.
- The height of buildings are similar to nearby residences.
- The appearance of buildings tend to be varied.
- On-street parking or shared-parking lots are likely for commercial customers.

Other recommendations

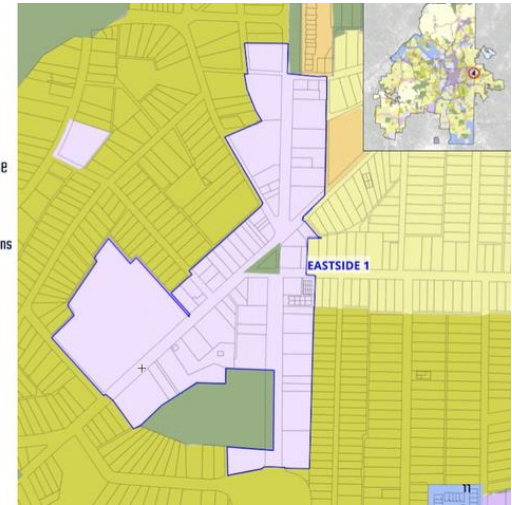
NPU - N

Eastside 1: Moreland Ave, Little Five Points

22 Responses



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



Schedule and Plan Adoption



Next Up: Round 3 Community Meetings

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
- Several focus discussions and smaller group meetings
- Work with NPUs to update NPU policies

Plan A Draft Chapters

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



3rd Quarter 2024 CDP Update

#	Round 3 Community Meetings	Date	Time	Location (7 Study Areas)
1	Open House All Chapters	Thursday, October 10	5:30-8PM	Bank of America Building, 600 Peachtree St NE NPU-M, CD-2 (Northeast Study Area)
2	Atlanta's Future – Plan A Vision and Goals	Monday, October 21	5:30-8PM	East Rivers Elementary, 8 Peachtree Battle Ave NW NPU-C, CD-8 (Northside Study Area)
3	Urban Design Chapter	Wednesday, October 23	5:30-8PM	Fanplex, 768 Hank Aaron Dr. SE NPU-V, CD-1 (Intown South Study Area)
4	Economic Development Chapter	Tuesday, October 29	5:30-8PM	Carver High School, 55 McDonough Blvd SE NPU-Y, CD-1 (Southside Study Area)
5	Historic Preservation Chapter	Monday, November 18	5:30-8PM	Atlanta Preservation Center, 327 St Paul Ave SE NPU-W, CD-1 (Eastside Study Area)
6	Transportation Chapter	Monday, December 16	5:30-8PM	Plywood Place, 933 Lee St SW NPU-T, CD-4 (Intown South Study Area)
7	Housing Chapter	Wednesday, January 29	5:30-8PM	John Lewis Invictus Academy, 1890 D.L. Hollowell Pkwy NW NPU-J, CD-9 (Northwest Study Area)
8	Climate Resilience Chapter	Thursday, January 30	5:30-8PM	Vicars Community Center, 838 Cascade Ave SW NPU-S, CD-4 (Intown South Study Area) (TBD)
9	Open House All Chapters	Thursday, February 6	5:30-8PM	City Hall, 55 Trinity Ave SW NPU-M, CD-4 (Northeast Study Area)
10-14	Additional Focus Areas of Conversations and Land Use Planning Chapter	TBD (possible Saturdays)	TBD	NPU-R (Southwest Study Area) (TBD) NPU-D (Northside Study Area) (TBD) NPU-B (Northside Study Area) (TBD) NPU-O (Eastside Study Area) (TBD) NPU-E (Northeast Study Area) (TBD)

Participate

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

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

Email

PlanA@AtlantaGA.gov

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