

City of Atlanta Capital Improvements Element (CIE)

Community Development/Human Services
Committee Public Hearing

June 28, 2021



Department of
CITY PLANNING

The City of Atlanta Development Impact Fee Ordinance

Adopted by the Atlanta City Council on March 18, 1993. Updated ordinance adopted on March 1, 2021.

State's Development Impact Fee Act requires that the City of Atlanta adopt a Capital Improvements Element (CIE) to collect impact fees

The CIE must be reviewed by the Atlanta Regional Commission (ARC) and the GA Department of Community Affairs (DCA)

City of Atlanta CIE plan must be adopted by October 31, annually

Capital Improvements Element (CIE)

Annual Financial Report

- Provides an overview of impact fees collected, encumbered and used by category of public facility and service area for the last completed fiscal year.
- Completed by Finance Department

Schedule of Improvements

- List of all capital projects to be financed with impact fees over the next 5 years
- Fee Types: Transportation, Fire, Police and Parks
- Completed by departments collecting impact fees

CIE Annual Impact Fee Report - FY 2020

City of Atlanta Annual Impact Fee Financial Report FY 2020

Public Facility	Transportation	Police	Fire	Parks North	Parks South	Parks West	Total
Impact Fee Fund Balance from FYE (6-30-2019)	29,041,824.59	1,725,843.69	5,729,259.73	3,840,791.08	2,701,770.79	1,302,155.94	44,341,645.82
Impact Fees Collected in FY 2020	5,928,457.50	250,458.00	862,091.00	1,438,916.00	734,946.00	200,921.00	9,415,789.50
Interest Earnings in FY 2020	173,942.51	10,332.82	34,301.75	22,995.32	16,175.81	7,826.74	265,574.95
Project Expenditures in FY 2020	(2,295,406.54)	-	(990.60)	(4,715.00)	(894,475.75)	(893,909.37)	(4,089,497.26)
Administrative Costs in FY 2020	(177,853.73)	(7,513.74)	(25,862.73)	(43,167.48)	(22,048.38)	(6,027.63)	(282,473.69)
Impact Fee Refunds in FY 2020	(136,929.00)	-	-	-	-	-	(136,929.00)
Ending Impact Fee Fund Balance FYE(6-30-2020)	32,534,035.33	1,979,120.77	6,598,799.15	5,254,819.92	2,536,368.47	610,966.68	49,514,110.32
Impact Fees Encumbered at 6/30/2020	21,609,201.86	458,066.00	4,994,836.68	4,234,007.65	132,073.59	450,344.83	31,878,530.61



CIE New Project Requests – 2022-2026

	Project	Council District	Fee Type	Decision Summary
1.	Monroe Heights pocket park land acquisition	09	Parks-West	Land Acquisition
2.-13.	Land Acquisition and Site Development	ALL	Parks-ALL	Land Acquisition
14.	East Pelham/Wildwood/ North Rock Springs. Implement full roundabout with stop sign removal.	06	Transportation	Direct Correlation to increase vehicle capacity
15.	Powers Ferry, Lake Forest, Putnam Circle Intersection. Change 5 way stop to a roundabout	08	Transportation	Direct Correlation to increase vehicle capacity
16.	Ayr Place roadway improvement - Conversion of substandard 14' wide gravel road to standard 20' wide two-way paved system providing better connectivity to exist roadway systems	01	Transportation	Direct Correlation to increase vehicle capacity



CIE New Project Requests – 2022-2026

	Project	Council District	Fee Type	Decision Summary
17.	Ford Street roadway improvement - Conversion of substandard 14' wide gravel road to standard 20' wide two-way paved system	09	Transportation	Direct Correlation to increase vehicle capacity
18.	5th and James Drive roadway improvement - Conversion of substandard 14' wide gravel road to standard 20' wide two-way paved system	09	Transportation	Direct Correlation to increase vehicle capacity
19.	Mark Two Place roadway improvement - Conversion of substandard 10' wide gravel road to standard 20' wide two-way paved system	09	Transportation	Direct Correlation to increase vehicle capacity
20.	Hirsch Street roadway improvement - Conversion of substandard 14' wide gravel road to standard 20' wide two-way paved systems	03	Transportation	Direct Correlation to increase vehicle capacity
21.	Braeburn Avenue roadway improvement - Conversion of substandard 14' wide gravel road to standard 20' wide two-way paved system	03	Transportation	Direct Correlation to increase vehicle capacity



CIE New Project Requests – 2022-2026

	Project	Council District	Fee Type	Decision Summary
22.	Foster Place roadway improvement - Conversion of substandard 10' wide gravel road to standard 20 ' wide two-way paved system	03	Transportation	Direct Correlation to increase vehicle capacity
23.	Baylor Street roadway improvement - Conversion of substandard 10' wide gravel road to standard 20 ' wide two-way paved system	03	Transportation	Direct Correlation to increase vehicle capacity
24.	Piedmont, Habersham, and Roswell road-adding additional road/connect Old Ivy	07	Transportation	Direct Correlation to increase vehicle capacity
25.	William Walker Park-Build Natatorium	11	Parks-West	Land Acquisition
26.	Chastain Park Gym. COA/Parks to build a new gym and potentially parking lot.	08	Parks-North	New Park Facility



CIE New Project Requests – 2022-2026

	Project	Council District	Fee Type	Decision Summary
27.	James Jackson Parkway- Acquisition/transfer of current CoA DPW old city incinerator property to DPR. This location is shown as a park/trailhead/parking area.	09	Parks-North	New Park Acquisition
28.	Moreland South Multimodal Trail from Brownwood park to Custer Ave . This trail would connect with the Donzi / South River PATH Trail.	05	Parks-South	Trails/Multi-Use Trails
29.	Acquisition of 95.38 acres of property (5 separate parcels) along Chattahoochee River and Proctor Creek for a new memorial park, multi-use trails, river access,.	09	Parks-West	Land Acquisition
30.	Regional recreational facility including natatorium.	09	Parks-North	New Park Facility
31.-33.	Multi-purpose trail –Trail Master Plan	01,12	Parks-South	Trails/Multi-purpose trail

CIE New Project Requests – 2022-2026

	Project	Council District	Fee Type	Decision Summary
34.-39.	Multi-purpose trail-Trail Master Plan	03,09,10,11	Parks-West	Trails/Multi-purpose trail
40.-43.	Multi-purpose trail-Trail Master Plan	06,08,09	Parks-North	Trails/Multi-purpose trail
44.-45.	New Recreation Center Development	11,12	Parks-West	New Park Facility
46.-49.	New Recreation Center Development	06,07,08,09	Parks-North	New Park Facility
50.	Southside Sport Complex-Expand park to create sports complex.	12	Parks-South	New Park Facility

CIE New Project Requests – 2022-2026

	Project	Council District	Fee Type	Decision Summary
51.	Alexander Park- Nature trails, interpretive signage, pavilion, removal of exotic species.	07	Parks-North	Trail/Multi-Use Trail
52.	Blue Heron Nature Preserve-Trail to improve access to greenspace	07	Parks-North	Trails/Multi-Use Trail
53.	Boulevard Crossing Park-New trails/playground.	01	Parks-South	Trails/Multi-Use Trail
54.	Cascade Spring Nature Preserve-Eco Museum/trail	11	Parks-West	New Park Facility
55.	Danforth Park-Develop a new park, amenities.	11	Parks-West	New Park Facility



CIE New Project Requests – 2022-2026

	Project	Council District	Fee Type	Decision Summary
56.	Enota Park-New Park Development	04	Parks-West	New Park Facility
57.	Freedom Park-Implementation of plan-Add Small pond/lake with walking path, John Lewis Memorial	02,05	Parks-South	Trails/Multi-Use Trail
58.	Herbert Greene Park-New trails	10	Parks-West	Trails/Multi-Use Trail
59.	Holly Street Park-Develop a new park/amenities	03	Parks-North	New Park Facility
60.	Hutchens Street Park-Develop a new park, amenities	12	Parks-South	New Park



CIE New Project Requests – 2022-2026

	Project	Council District	Fee Type	Decision Summary
61.	Knight Park-Add Plaza	03	Parks-West	New Park Facility
62.	Lake Charlotte Nature Preserve-Develop new nature preserve, amenities to be determined	12	Parks-South	Trails/Multi-Use Trails
63.	Lang-Carson Park-Add playground and trail for access to beltline	05	Parks-South	New Park Facility
64.	Loridans Greenspace-Implementation of projects laid out in master plan-Add trails/pavilions	07	Parks-North	Trails/Multi-Use Trails
65.	Memorial Drive Greenway-Develop a greenway of connected park spaces	05	Parks-South	Land Acquisition



CIE New Project Requests – 2022-2026

	Project	Council District	Fee Type	Decision Summary
66.	Mountain Way Common-Trail Development/multi-use trails	07	Parks-North	Trails/Multi-Use Trails
67.	North Camp Creek Park Nature Preserve-Develop nature trails	11	Parks-West	Trails/Multi-Use Trail
68.	Old Ivy Road Park-Develop multi-use trails	07	Parks-North	Trails/Multi-Use Trail
69.	Outdoor Activity Center-Develop agricultural site	04	Parks-West	New Park Facility
70.	Spink Collins Park-New trails/playground/exercise equipment	09	Parks-North	Trails/Multi-Use Trails



CIE New Project Requests – 2022-2026

	Project	Council District	Fee Type	Decision Summary
71.	Tucson Park-Park additions including development of splash pad.	11	Parks-West	New Park Facility
72.	Westside Park- Additions including development of splash pad	09	Parks-West	New Park Facility
73.	William Walker Park(Formerly Ben Hill)- Park additions, including development of splash pad	11	Parks-West	New Park Facility
74.	Perry Blvd/W Marietta Complete Streets Project improvements, bike lanes, new sidewalks	03,09	Transportation	Direct Correlation to increase multimodal capacity
75.	Dekalb Ave Complete Street	2	Transportation	Direct Correlation to increase multimodal capacity



CIE New Project Requests – 2022-2026

	Project	Council District	Fee Type	Decision Summary
76.	Bike connections to transit by Cycle Atlanta 1.0 Plan	01,02,03,05	Transportation	Direct Correlation to increase multimodal capacity
77.	A multi-use trail to connect businesses along Campbellton Rd Adams Park Library	11	Parks-West	Trails/Multi-Use Trails
78.	Beecher Nature Preserve Greenway Multiuse trail that will spark development of an interconnected trail system	10,11	Parks-West	Trails/Multi-Use Trails
79.	Chattahoochee Ave: Add protected bike facilities, add mid-block crossings,	09	Transportation	Direct Correlation to increase multimodal capacity
80.	The 5th Street Complete Street- implemented by Midtown Alliance.	02	Transportation	Direct Correlation to increase multimodal capacity



CIE New Project Requests – 2022-2026

	Project	Council District	Fee Type	Decision Summary
81.	Ellsworth Industrial: Use excess road width to create a north-south streetscape for bikes and pedestrians. Fill sidewalk gaps and add dedicated bicycle facilities, mid-block crosswalks	09	Transportation	Direct Correlation to increase multimodal capacity
82.	Sandtown Trail/Countyline Trail. A multi-use trail connecting to Sandtown Villages (identified in the Sandtown LCI)	11	Parks-West	Trails/Multi-Use Trails
83.	Princeton Lakes Trail - A multi-use trail to provide passive recreation access to Princeton Lake	11	Parks-West	Trails/Multi-Use Trails
84.	Westside Connector Trail	11	Parks-West	Trails/Multi-Use Trails
85.	Cascade Ave. Complete Street	4	Transportation	Direct Correlation to increase multimodal capacity



CIE New Project Requests – 2022-2026

	Project	Council District	Fee Type	Decision Summary
86.	Howell Mill Rd Bike and Pedestrian raised bike lanes.	09	Transportation	Direct Correlation to increase multimodal capacity
87.	Add protected bicycle facilities or a multi-use path, new crosswalks-Huff Rd. from Marietta Blvd.	09	Transportation	Direct Correlation to increase multimodal capacity
88.	Mt Gilead Sidewalk and Multi Use Trail	11	Parks-West	Direct Correlation to increase multimodal capacity
89.	SW Beltline Connector Trail Ph1	11	Parks-West	Trails/Multi-Use Trail
90.	Multimodal Trail South-East Connector - SE Beltline along Sugar Creek to Custer and Donzi Lane SE. connecting to South River Path and Brownwood Park Multimodal Trail.	05	Parks-South	Trails/Multi-Use Trails

CIE New Project Requests – 2022-2026

	Project	Council District	Fee Type	Decision Summary
91.	Lee St.-Streetscape improvements and bicycle accommodations through a shared use path and other pedestrian safety improvements	04	Transportation	Direct Correlation to increase multimodal capacity
92.	Pryor St-Complete street providing pedestrian crossing improvements and on- street bicycle lanes	01,04	Transportation	Direct Correlation to increase multimodal capacity
93.	Streetscape improvements, pedestrian crossing improvements, improved bus stops, with conversion of curbside vehicle lane	04	Transportation	Direct Correlation to increase multimodal capacity
94.	Jesse Hill-Pedestrian improvements, bus stop, on-street bicycle facility	01,05	Transportation	Direct Correlation to increase multimodal capacity
95.	Central Park Place-Pedestrian crossing improvements, on-street protected bike lanes	02,05	Transportation	Direct Correlation to increase multimodal capacity



CIE New Project Requests – 2022-2026

	Project	Council District	Fee Type	Decision Summary
96.	Lakewood-Pedestrian crossing improvements, roadway reconfiguration, install signal at on/off-ramps	01,12	Transportation	Direct Correlation to increase multimodal capacity
97.	McDaniel St-Pedestrian crossing improvements, sidewalk upgrades, and bicycle accommodations	04	Transportation	Direct Correlation to increase multimodal capacity
98.	Ralph McGill Complete Street-Pedestrian crossing improvements, bike lanes, add bus stop improvements	02,05	Transportation	Direct Correlation to increase multimodal capacity
99.	Multi-use trail on Wylie St to connect Cabbagetown residents and businesses to BeltLine.	05	Parks-South	Trails/Multi-Use Trails
100.	Bass Connector Trail	02	Parks-South	Trails/Multi-Use Trails



CIE New Project Requests – 2022-2026

	Project	Council District	Fee Type	Decision Summary
101.	Streetscape improvements, dedicated bikeways, sidewalk construction, and other improvements	04	Transportation	Direct Correlation to increase multimodal capacity
102.	Sidewalk, pedestrian crossing, bike improvements, bus stop enhancements	10	Transportation	Direct Correlation to increase multimodal capacity
103.	Complete Street-Ped improvements, crossing upgrades, streetscapes, bike lanes	04	Transportation	Direct Correlation to increase multimodal capacity
104.	Beecher Rd Trail from Cascade Rd. to Cascade Ave along Beecher Rd.	11	Parks-South	Trails/Multi-Use Trails
105.	Cascade Ave. at Ralph David Abernathy improvements to the intersection to improve vehicular capacity. The project would also improve bicycle and pedestrian access	04	Transportation	Direct Correlation to increase vehicle capacity



CIE New Project Requests – 2022-2026

	Project	Council District	Fee Type	Decision Summary
106.	Intersection of Zadio, Marietta road, and Carroll Drive reconfiguration. Re-align frontage road access and reconfigure intersection for better traffic flow.	09	Transportation	Direct Correlation to increase vehicle capacity
107.	Signal Enhancement Projects I-enhancements: intersections on Greenbriar Pkwy, Sylvan Rd, 10th St, State St and North Ave.	02,03,11,12	Transportation	Direct Correlation to increase vehicle capacity
108.	Signal Enhancement Projects II-enhancements: intersections on Ralph D Abernathy/Georgia Ave, Atlanta Ave, Hosea Williams Dr. St. Glenwood Ave.	01	Transportation	Direct Correlation to increase vehicle capacity
109.	South Boulevard Complete Streets. Includes milling, repaving, restriping, pedestrian crossing improvements, intersection improvements and signal upgrades, drainage assess	01	Transportation	Direct Correlation to increase multimodal capacity

CIE New Project Requests – 2022-2026

	Project	Council District	Fee Type	Decision Summary
110.	Milton Ave-Pedestrian crossing improvements, signal upgrades, bike lane extension	01	Transportation	Direct Correlation to increase multimodal capacity
111.	A.D. Williams Park-Add new Lori dans synthetic multipurpose field, and hardscaping.	09	Parks-West	New Park Facility
112.	Arthur Langford Park Rec Center-Build new ecological center.	12	Parks-South	New Park Facility
113.	Browns Mill Golf Course-Build new clubhouse.	12	Parks-South	New Park Facility
114.	Brownwood Park-Develop new trails	05	Parks-South	Trails/Multi-Use Trails

CIE New Project Requests – 2022-2026

	Project	Council District	Fee Type	Decision Summary
115.	Chosewood Park-Develop new trail	01	Parks-South	Trails/Multi-Use Trails
116.	Cleopas R. Johnson Park-Implementation of projects laid out in Park Master Plan-build new bandshell.	04	Parks-West	New Park Facility
117.	Coan Park-Building expansion and park amenities	05	Parks-South	New Park Facility
118.	Central Park-New Synthetic multipurpose turf field	02	Parks-South	New Park Facility
119.	Collier Park-new synthetic multipurpose turf field	10	Parks-West	New Park Facility



CIE New Project Requests – 2022-2026

	Project	Council District	Fee Type	Decision Summary
120.	Falling Water-New park development.	11	Parks-West	New Park
121.	Fort Peachtree Landing (Standing Peachtree)- Trail development	08	Parks-North	Trails/Multi-use trails
122.	Greenhouse-New building	03	Parks-West	New Park Facility
123.	Gun Club Park-New park development.	09	Parks-West	New Park
124.	Indian Creek Park-New playground and pavilion.	07	Parks-North	New Park Facility



CIE New Project Requests – 2022-2026

	Project	Council District	Fee Type	Decision Summary
125.	Kimpson Park-New playground for capacity expansion	01	Parks-South	New Park Facility
126.	Klaus Park and Preserve-New trail development	10	Parks-West	Trails/Multi-Use Trails
127.	Lenox Wildwood-Trail expansion	06	Parks-North	Trails/Multi-Use Trails
128.	Lindsay Street Park-Park and trail expansion	03	Parks-West	Trails/Multi-Use Trails
129.	Lionel Hampton-Trail development and preserve	10	Parks-West	Trails/Multi-Use Trails



CIE New Project Requests – 2022-2026

	Project	Council District	Fee Type	Decision Summary
130.	Lucius D. Simon-Trail and playground expansion	01	Parks-South	Trails/Multi-Use Trails
131.	Maddox Park-Adding new playground and dog park	03	Parks-West	New Park Facility
132.	Mozley Park-Implementation of projects laid out in Mozley Park Vision Plan, including development of artificial turf fields.	03	Parks-West	New Park Facility
133.	Old Adamsville Rec Center-Building expansion to increase capacity	10	Parks-West	New Park Facility
134.	Perkerson Park-Adding new synthetic multipurpose turf field	12	Parks-South	New Park Facility



CIE New Project Requests – 2022-2026

	Project	Council District	Fee Type	Decision Summary
135.	Pittman Park-Implementation of projects laid out in Pittman Park Master Plan, including new synthetic turf field and shelter.	12	Parks-South	New Park Facility
136.	Thomasville Park-Adding new synthetic multipurpose turf field.	01	Parks-South	New Park Facility
137.	Verbena Street Playlot-New park development.	03	Parks-West	New Park
138.	West Manor Park-Adding new synthetic multipurpose turf field.	10	Parks-West	New Park Facility
139.	Whetstone Creek Park-Trail expansion	09	Parks-North	Trails/Multi-Use Trails



CIE New Project Requests – 2022-2026

	Project	Council District	Fee Type	Decision Summary
140.	Yonah Park-Implementation of projects laid out in Park Master Plan-trail development.	06	Parks-North	Trails/Multi-Use Trails
141.	Signal enhancements Phase III at the intersections of Marietta Rd at Bolton Rd, Campbellton Rd at Barge, 10 th St. etc.	02,11	Transportation	Direct Correlation to increase vehicle capacity
142.	Piedmont Ave Complete St	02	Transportation	Direct Correlation to increase multimodal capacity
143.	Emma Millican Park Multi-use trail	12	Parks-South	Trails/Multi-Use Trails
144.	Perkerson Park Access Improvements	12	Parks-South	Multi-modal Sidewalk access
145.	Pittman Park Multi-use trail expansion	12	Parks-South	Trails/Multi-Use Trails

