

# PLAN A: ATLANTA'S 2021 COMPREHENSIVE DEVELOPMENT PLAN

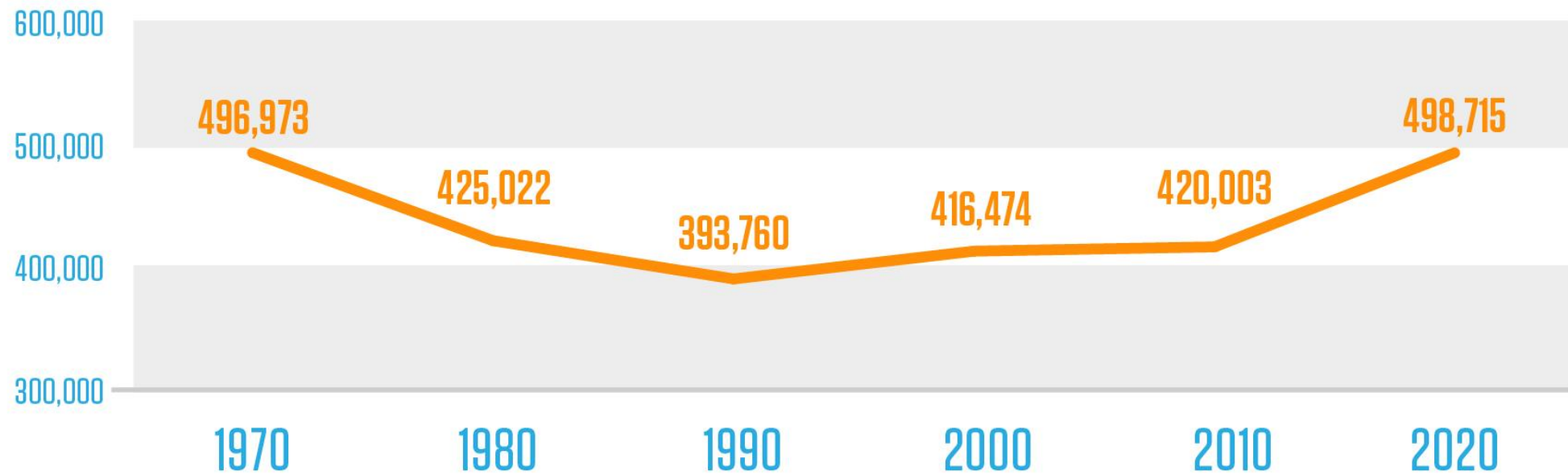


CD/HS CDP Quarterly Public Hearing  
September 27, 2021  
Ordinance 21-O-0671



Department of  
**CITY PLANNING**

# ATLANTA POPULATION GROWTH



SOURCE: US CENSUS 1970-2020

# WHAT IS A COMPREHENSIVE DEVELOPMENT PLAN (CDP)?

- The CDP is Atlanta's guide for growth and development.
- Georgia Department of Community Affairs (DCA) and Atlanta Regional Commission (ARC) require Atlanta to adopt and implement a CDP and update within 5 years — next update by October 2021.
- The City uses the CDP to prioritize programs, projects, and initiatives, and changes to development policies for individual neighborhoods and the entire city.
- Per Atlanta's Charter, *Atlanta City Design* (adopted in 2017) sets the framework for updating Atlanta's CDP.
- Plan A is the 2021 CDP and next update.



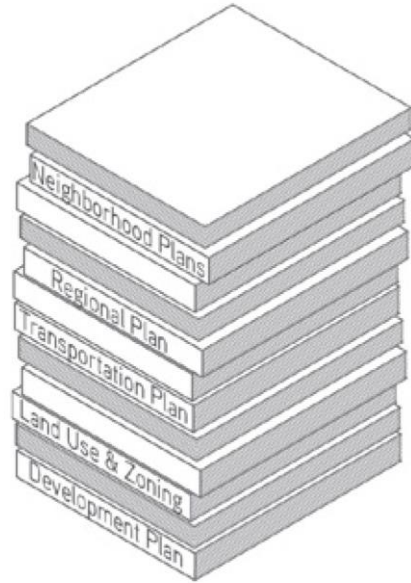
# FROM DESIGNING TO BUILDING THE BELOVED COMMUNITY

## VISIONING



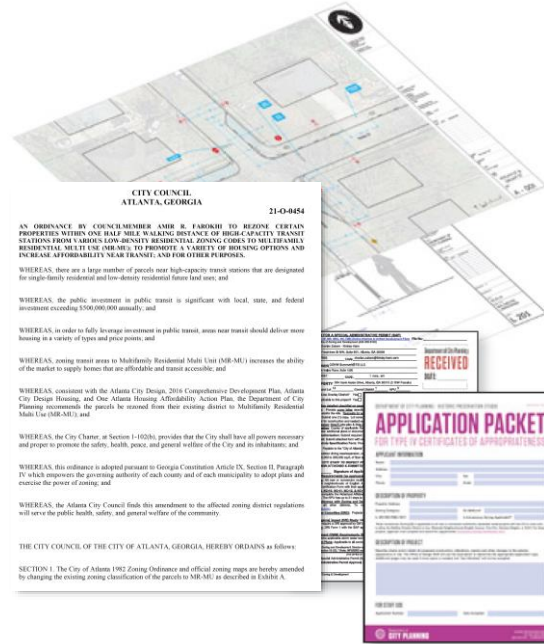
Atlanta City Design sets the framework for how the city will grow and develop

## PLANNING



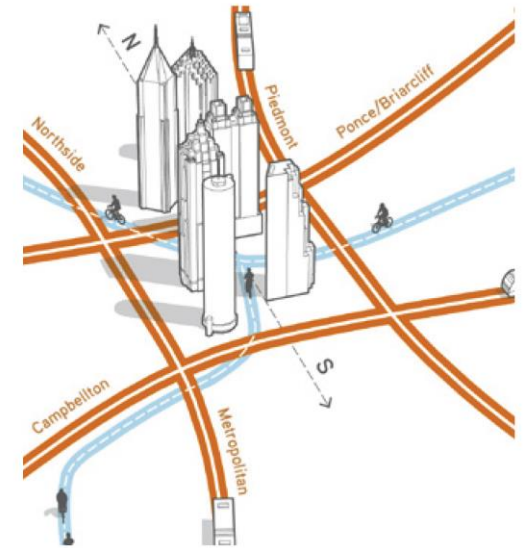
Plans, studies, and policies guide this growth and development across the city and in neighborhoods

## ZONING, PERMITTING, FINANCING



Regulations, programs, projects, and initiatives implement the vision and plans

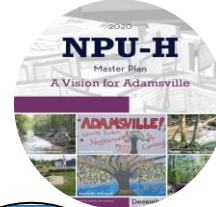
## BUILDING OUR CITY



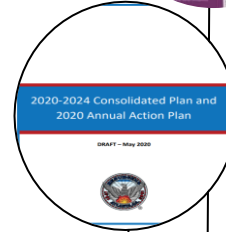
Over the next generation, we will operationalize these ideas and actions to build the *Beloved Community*

# COMPREHENSIVE PLANNING IS A CONTINUOUS PROCESS...

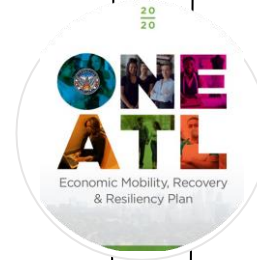
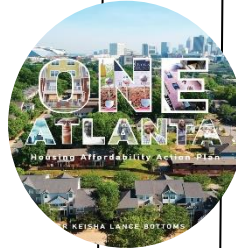
Small Area & Neighborhood Plans



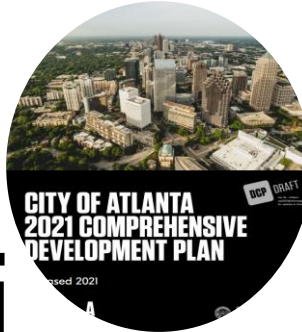
Capital Plans



One Atlanta



Atlanta City Design



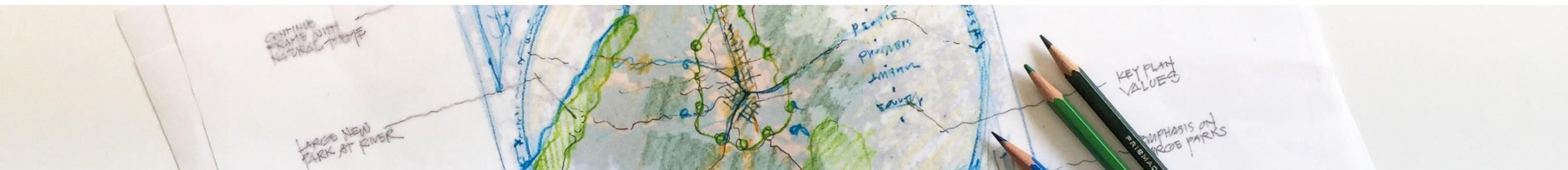
2016

2021

# PHASE 1 OF PLAN A IN 2021 IS AN “ADMINISTRATIVE UPDATE”

## Purpose of the 2021 CDP Administrative Update

- Allow the City to maintain its Qualified Local Government (QLG) status so Atlanta can continue accessing federal and state funds for economic development, affordable housing, and infrastructure
- Meet the Minimum Standards and Procedures for Local Comprehensive Development Planning
- Refresh CDP Goals, Needs and Opportunities, and Policies from the 2016 CDP
- Provide a revised Community Work Program (CWP) and Report of Accomplishments
- Document revised NPU policies and adopted small area/neighborhood plans since 2016
- Include the Future Land Use Map and Descriptions as of the June 2021 quarterly update
- Reflect recent and ongoing planning across Atlanta
- Lay a foundation for a more robust update in 2022



# PHASE 2 OF PLAN A STARTING IN 2022 IS A “FULL UPDATE”

## Purpose of the 2022 CDP Full Update

- Further align Plan A with *Atlanta City Design*
- Allow for an iterative process between the CDP update and Zoning Code Rewrite
- Engage the community in an even more participatory and inclusive planning process over 18 or more months
- Combine educational courses, workshops, and other traditional and non-traditional meeting forums at the city, NPU, and neighborhood levels
- Conduct both virtual and in-person engagement
- Major update to the Land Use Element — potentially different Future Land Use map and policies, and compatibility table with new Zoning Code
- Greater instill *Atlanta City Design* values, context, and relations throughout all the elements
- Prepare a CDP for a growing Atlanta



# PLAN A ELEMENTS

## Planning Elements

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

Community Vision and Goals are carried through all Elements' Summaries of Major Plans/Policies, Needs and Opportunities, and Proposed Policies and Actions

## Implementing Elements

- Community Work Program (CWP) – specific activities the community will undertake during the next five (5) years to address priority Needs and Opportunities
- Capital Improvements Element (CIE) – development impact fee funded projects for construction, maintenance, and renovation of public facilities and infrastructure over the next five (5) years  
*The element is prepared and adopted each year*
- Report of Accomplishments – brief status update on progress implementing actions listed in the previous Community Work Program



# **PLAN A DRAFTS AND PUBLIC REVIEW AND COMMENT PERIODS**

## Public Review and Comment Periods

- June 8 to July 27 – Public Review and Comment Period for Draft #1
- July 27 to September 28 – Public Review and Comment Period for Draft #2
- October 1 to 8 – Public Review and Comment Period for Draft #3

## Summary of Draft Revisions to Date

- Incorporates nearly 1,000 written comments from the public, NPUs, and other stakeholders
- Also incorporates comments received at community, APAB, NPU, and CD/HS meetings
- Documents line-by-line changes between working drafts

## Outreach During Public Review and Comment Periods

- Hardcopies at 15 libraries and community centers
- Frequently Asked Questions on website
- Routine social media posts, website updates, and NPU Planner updates
- Department staff met with individual NPUs on request

# HIGHLIGHTS OF PUBLIC COMMENTS AND REVISIONS

## Main Topics

- Balancing growth and development priorities with what truly makes Atlanta great
- Aligning public infrastructure plans with growth and development
- Limiting the scope of this CDP update and ensuring meaningful engagement with residents

## Plan Elements

- Land Use Planning
- Housing and Community Development Planning



# DCA/ARC APPROVAL AND ADVISORY COMMENTS

Approval and Advisory Comments Received September 13, 2021

- Georgia Department of Community Affairs (DCA) and Atlanta Regional Commission (ARC) determined Plan A meets State “Minimum Standards and Procedures for Local Comprehensive Planning”
- Reviewers provided advisory comments:
  - Community Goals: Character Areas
  - Document Construction
  - Community Work Program/Report of Accomplishments
- Department responded to reviewers and will use comments to improve Plan A moving forward
- Plan A must be adopted by City Council as drafted by October 31, 2021, for the City to maintain Qualified Local Government (QLG)

# CDP LEGISLATION DATES

## City Council Meetings for Plan A Adoption by October 31, 2021

- August 24 – Legislation Introduced at CD/HS Committee Meeting
- September 7 – City Council Full Meeting Legislation Reading #1
- September 14 – CD/HS Committee Meeting #2
- September 20 – City Council Full Meeting Legislation Reading #2
- September 27 at 6:00pm – Final CD/HS Public Hearing for Plan A
- September 28 – CD/HS Committee Meeting #3
- October 12 – CD/HS Committee Meeting #4
- October 18 – Final City Council Full Meeting Reading #3 for Adoption

Website [atlcitydesign.com/2021-cdp](http://atlcitydesign.com/2021-cdp)  
Suggestions & Comments to [cdp2021@AtlantaGa.Gov](mailto:cdp2021@AtlantaGa.Gov)

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### BUILDING THE BELOVED COMMUNITY

Plan A: Atlanta's 2021 Comprehensive Development Plan

**Plan A** is Atlanta's comprehensive development plan, or CDP. It is Atlanta's guide for growth and development. **Plan A** will lay out the policies, programs and projects that shape how Atlanta and its neighborhoods grow.

#### READ & DOWNLOAD PDFS

Draft II of **Plan A** was released on July 27, 2021. It incorporates public feedback received from Draft I. These revisions are outlined in the first few pages of the document, which is linked above and below. This release also includes a set of four appendices (including the required implementing elements, additional documentation, NPU policies & maps, and a glossary). Next, we will incorporate comments from ARC, DCA, and the public into the next draft of **Plan A**, to be released on September 13, 2021. Please submit your feedback on Draft II between July 27 and August 27, 2021 by emailing [cdp2021@atlantaga.gov](mailto:cdp2021@atlantaga.gov).

#### Read & Download **Plan A**:

- Draft II of Plan A: Atlanta's 2021 Comprehensive Development Plan
- Appendix I: Required Implementing Elements
- Appendix II: Additional Documentation
- Appendix III: NPU Policies & Maps
- Appendix IV: Glossary

#### PLAN A ENGAGEMENT TIMELINE

Regular updates to the CDP keep our policies current and opportunities as required by State Code. A new CDP has begun: I align what happens in Atlanta's neighborhood blueprint for our future city. This is where we lay action and the vision into reality to become the city we want.

This CDP update began in October 2020 and COVID-19 changed the way we interact as a city. We are resetting our planning efforts to ensure that we meet the needs of all Atlanta residents.

**DRAFT II OF PLAN A SUBMITTED TO DCA AND ARC**  
DCA and ARC will take up to 60 days to review Plan A and provide their comments. The Department will then revise Plan A based on their feedback and record the documentation between DCA, ARC and the City in Appendix I.

**Department of City Planning**  
July 28 at 8:55 AM

The second draft of Plan A, our 2021 Comprehensive Development Plan, is now available online and at several locations. Visit [atlcitydesign.com/2021-cdp](http://atlcitydesign.com/2021-cdp) or stop by 15 area locations to review the draft.

#### PLAN A IS IN YOUR HANDS

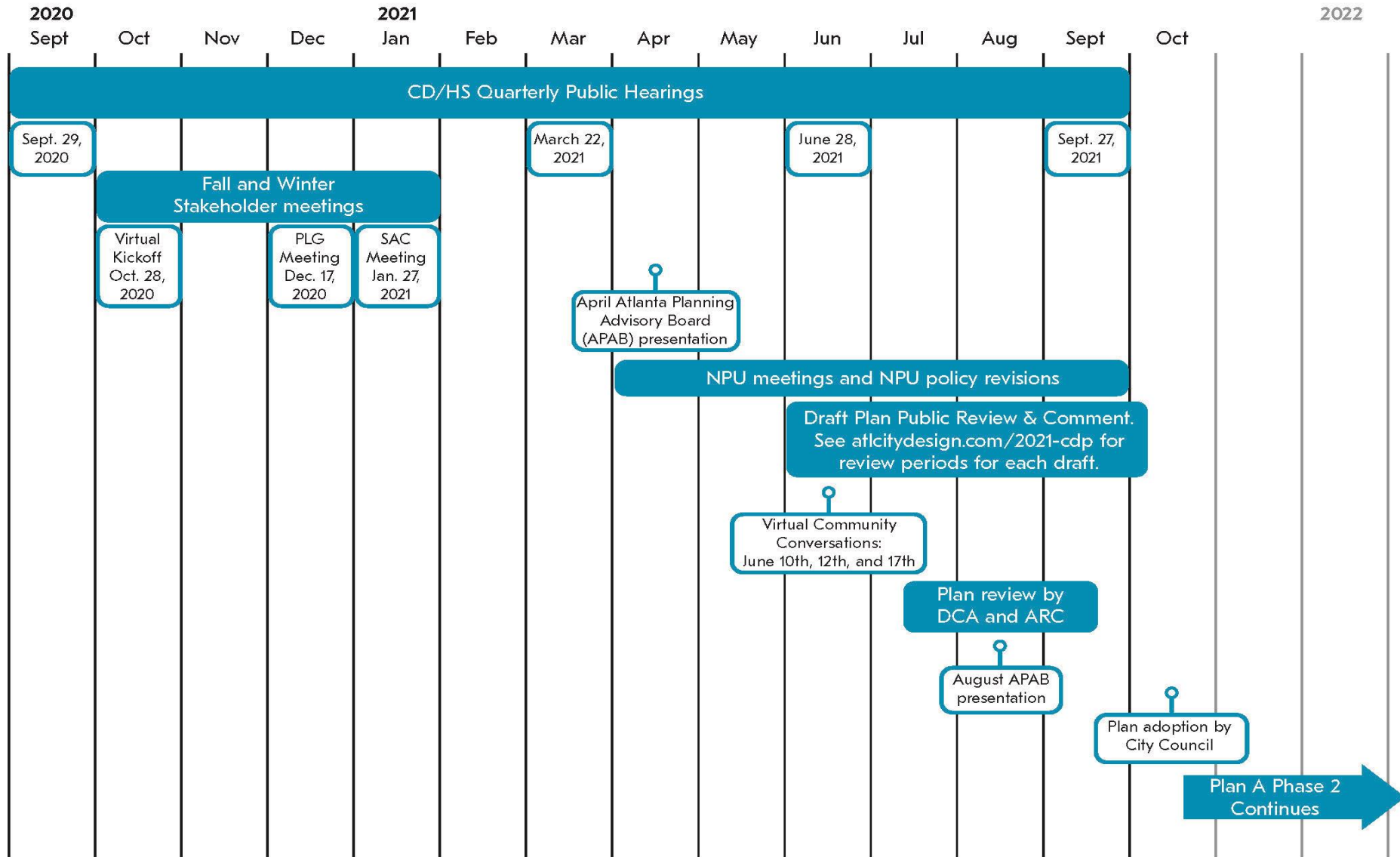
Head copies for the second draft of Plan A, Atlanta's 2021 Comprehensive Development Plan, are now available at several Atlanta Public Libraries.

#### GET YOUR HANDS ON A COPY:

1. Ponce de Leon Branch Library
2. Inman Branch Library
3. Midtown Branch Library
4. Northside Branch Library
5. Atlanta-Fulton County Stadium Branch Library
6. West End Branch Library
7. Atlanta-Fulton County Stadium Branch Library
8. Northwest Branch Library
9. East Atlanta Branch Library
10. East Atlanta Branch Library
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15. East Atlanta Branch Library

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# RECAP OF PUBLIC OUTREACH AND ENGAGEMENT SCHEDULE



# NEXT STEPS TO PLAN A

- Publish next Draft on October 1, 2021, with new comment period through October 8
- Final Draft considered at October 12 CD/HS committee meeting and October 18 Full City Council meeting
- Notification of Plan A adoption to DCA/ARC, NPUs, and the public in November 2021
- Department will provide CD/HS committee and NPUs update on Phase 2 of Plan A first quarter 2022
- Anticipate aligning CDP and Zoning Rewrite technical analysis as early as November 2021
- Anticipate aligning CDP and Zoning Rewrite public engagement and outreach by second quarter 2022





# THANK YOU

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Stay informed &  
provide input on [Plan A](#)

Email the CDP team  
[cdp2021@AtlantaGa.Gov](mailto:cdp2021@AtlantaGa.Gov)

Follow us on social media  
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Browse the CDP website  
[atlcitydesign.com/2021-cdp](http://atlcitydesign.com/2021-cdp)



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