

# PLAN A: ATLANTA'S 2021 COMPREHENSIVE DEVELOPMENT PLAN



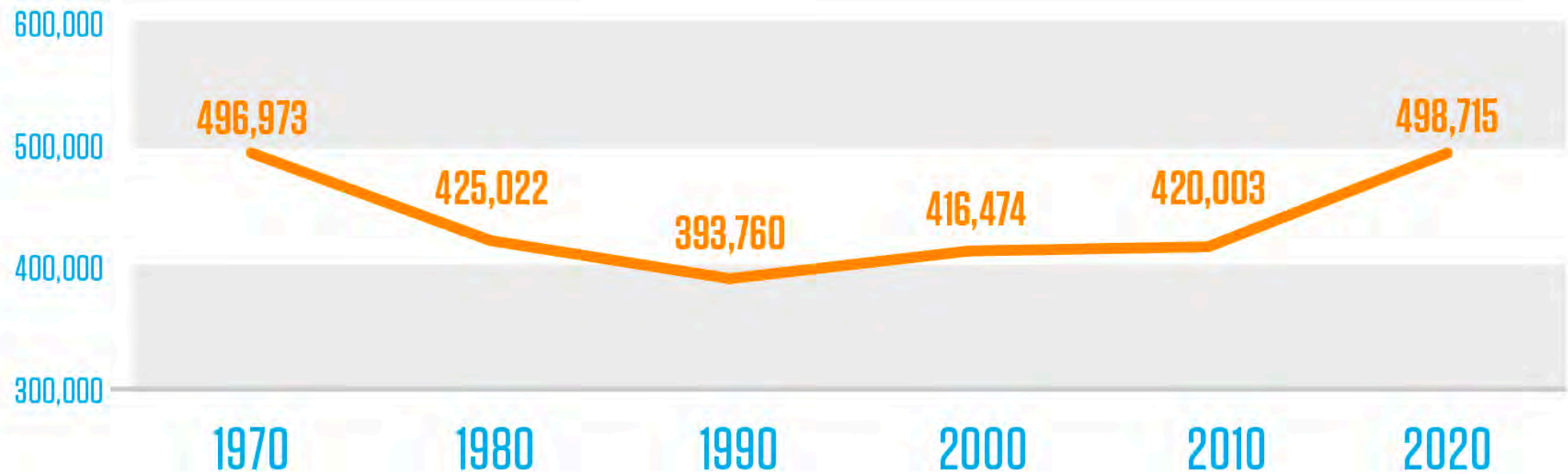
CD/HS CDP Quarterly Public Hearing  
September 27, 2021/Rescheduled October 25, 2021  
Ordinance 21-O-0671



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.





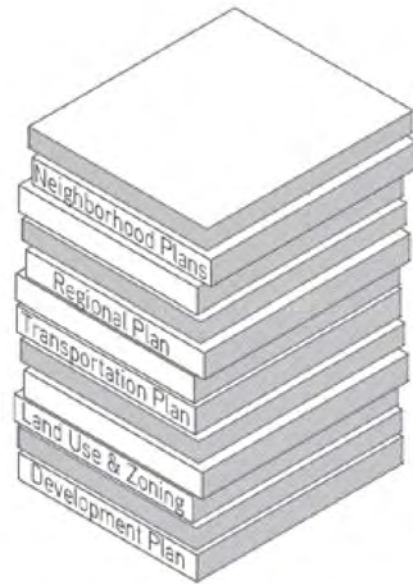
# FROM DESIGNING TO BUILDING THE BELOVED COMMUNITY

## VISIONING



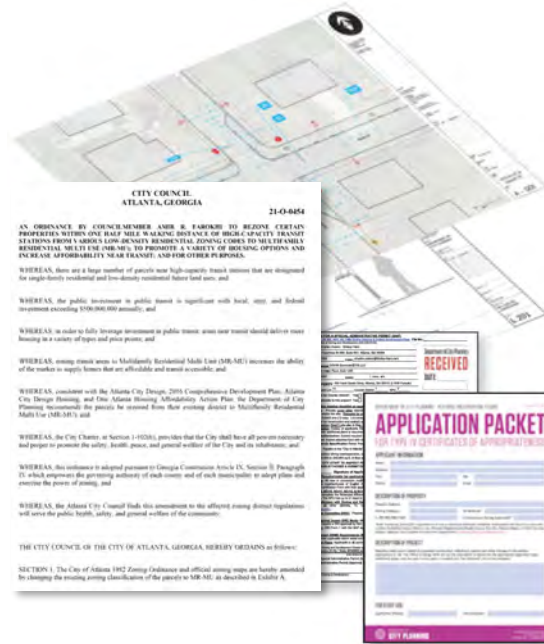
*Atlanta City Design* sets the framework for how the city will grow and develop

## PLANNING



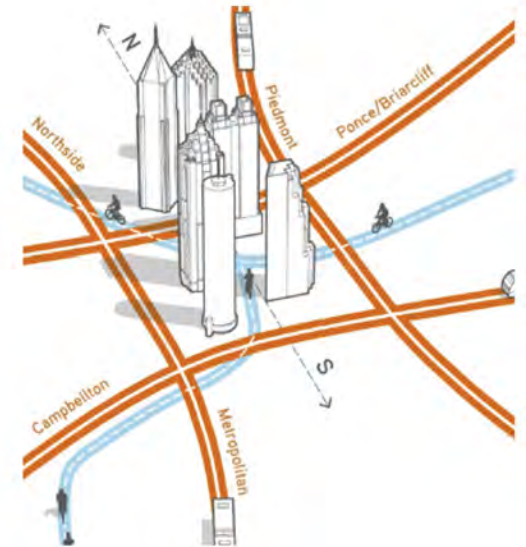
Plans, studies, and policies guide this growth and development across the city and in neighborhoods

## 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...

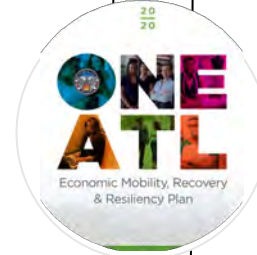
Small Area & Neighborhood Plans



Capital Plans



One Atlanta



Atlanta City Design



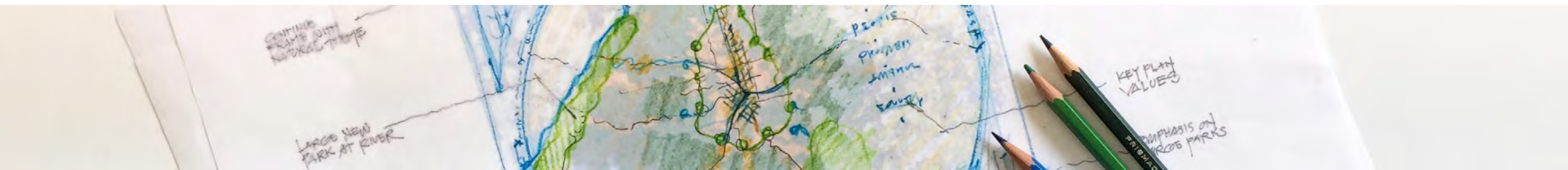
2016

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/October 25 at 6:00pm – Final CD/HS Public Hearing for Plan A
- October 12 – CD/HS Committee Meeting #3
- October 26 – CD/HS Committee Meeting #4
- October 28 – 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

DRAFT II OF PLAN A SUBMITTED TO DCA AND ARC

DCA and ARC will take up to 30 days to review Plan A and provide their comments. The Department will share the Plan A based on their findings and report the documentation to DCA, ARC and the City in September.

Department of City Planning

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DATE YOUR ORGANIZATION SERVES A NEIGHBORHOOD BUSINESS DISTRICT? Apply to join our Atlanta Public Street program for up to \$20,000 in funding!

APPLICATIONS ARE BEING ACCEPTED THROUGH SEPTEMBER 15, 2021

**Videos** See All

**ATLANTA CITY DESIGN HOUSING**

This legislation aims to make it easier an...

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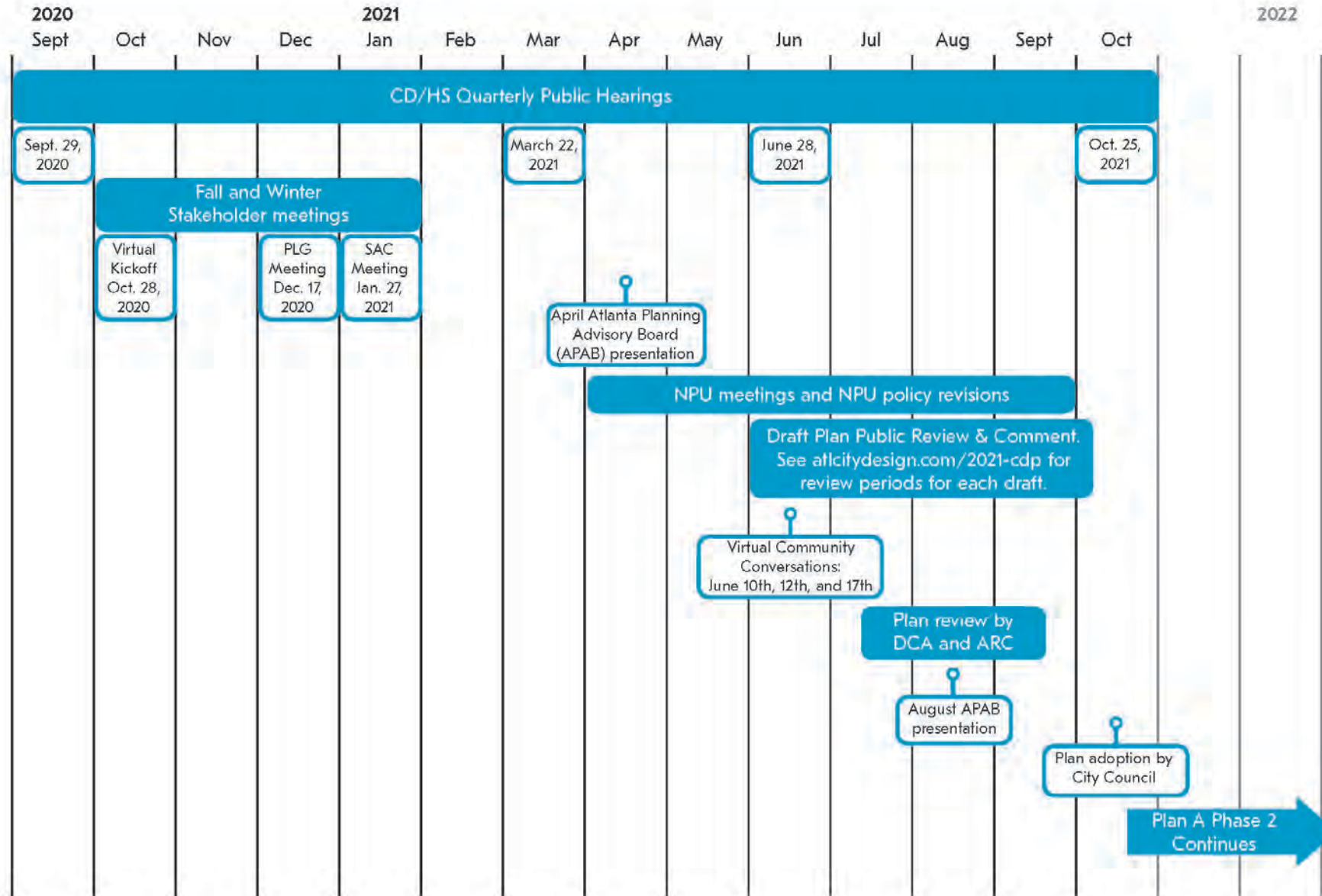
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# RECAP OF PUBLIC OUTREACH AND ENGAGEMENT SCHEDULE



# NEXT STEPS TO PLAN A

- Final Draft considered at October 26 CD/HS committee meeting and October 28 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)

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