

ATLANTA



WESTSIDE
RESERVOIR PARK

BANKHEAD MARTA STATION

PROCTOR CREEK GREENWAY

HISTORICAL /
INTERPRETIVE WALK

INTERPRETIVE PAVILION

TO WHITTIER MILL PARK

FORMER
CHATTAHOOCHEE
BRICK COMPANY

ATLANTA
INDUSTRIAL PARK

TO BUFORD DAM

KAYAK REST AREA

OUTDOOR
CLASSROOM

OVERLOOK

RIVER OVERLOOK

CHATTAHOOCHEE RIVER

QUARTERLY UPDATE

Community Development & Human Services Committee
March 29, 2022

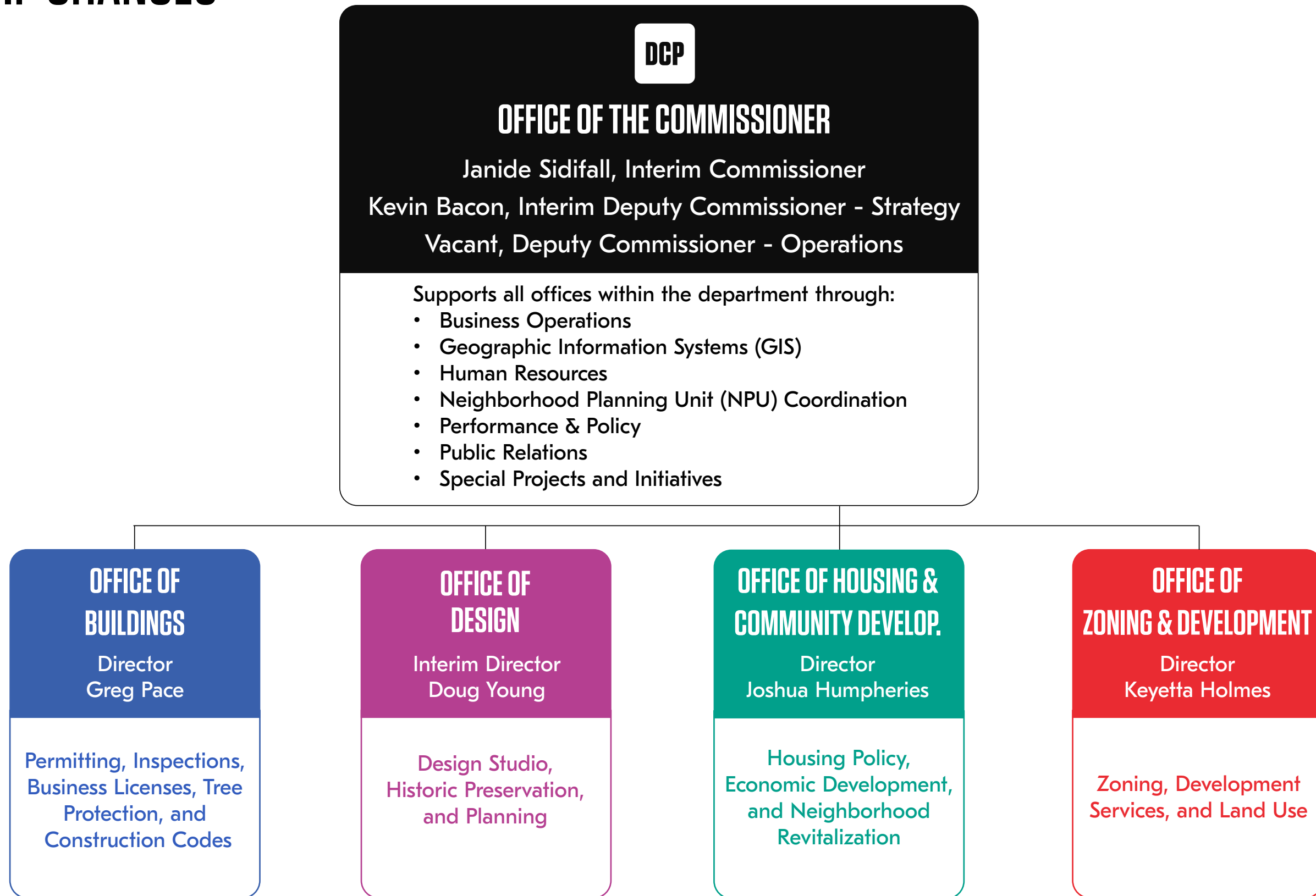
ANDRE DICKENS
Mayor

JANIDE SIDIFALL
Interim Commissioner



Department of
CITY PLANNING

LEADERSHIP CHANGES



PERMITS, INSPECTIONS, AND CODE ENFORCEMENT

BUILDING PERMITS ISSUED

2019: 9,261
2020: 6,701
2021: 7,653

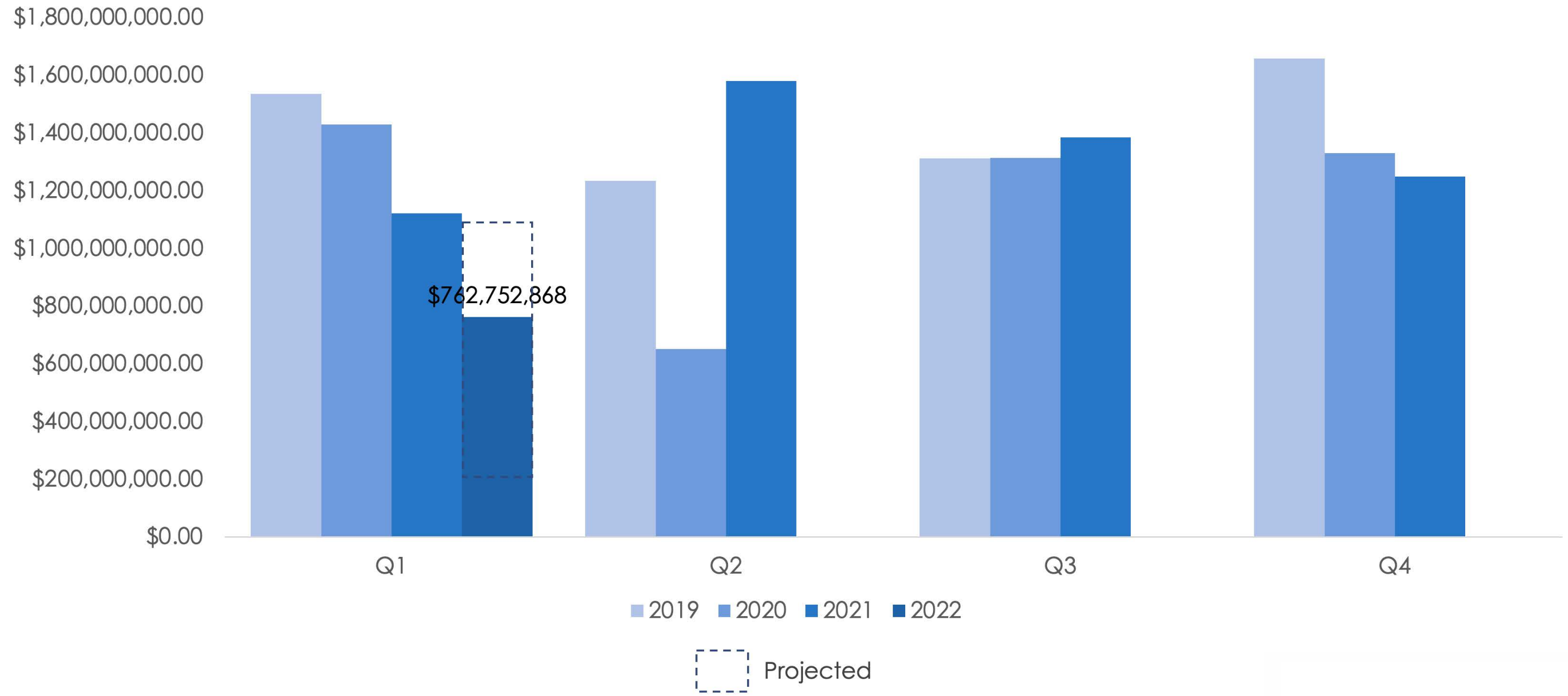


Note: To date 1,366 permit applications submitted in 2022

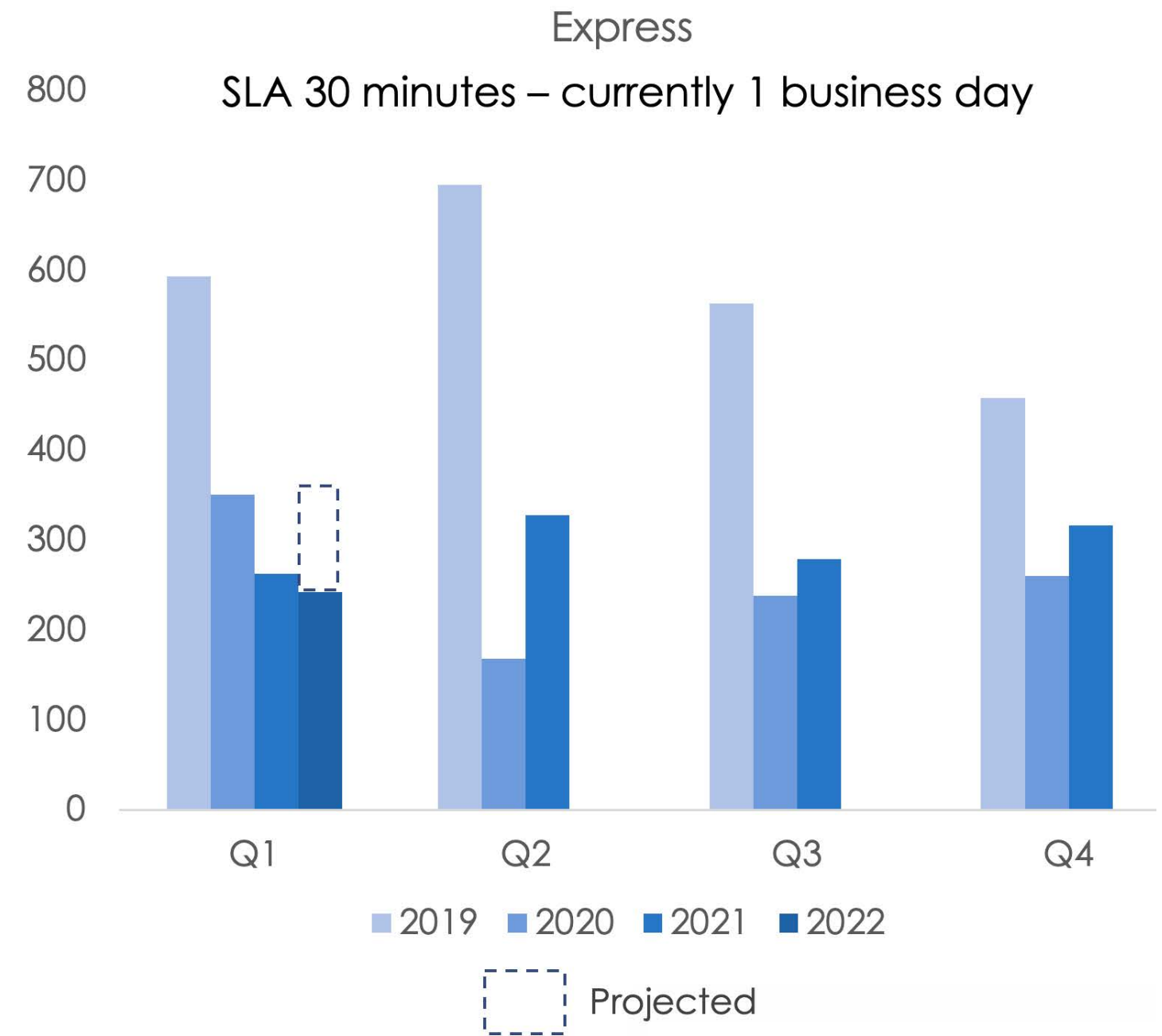
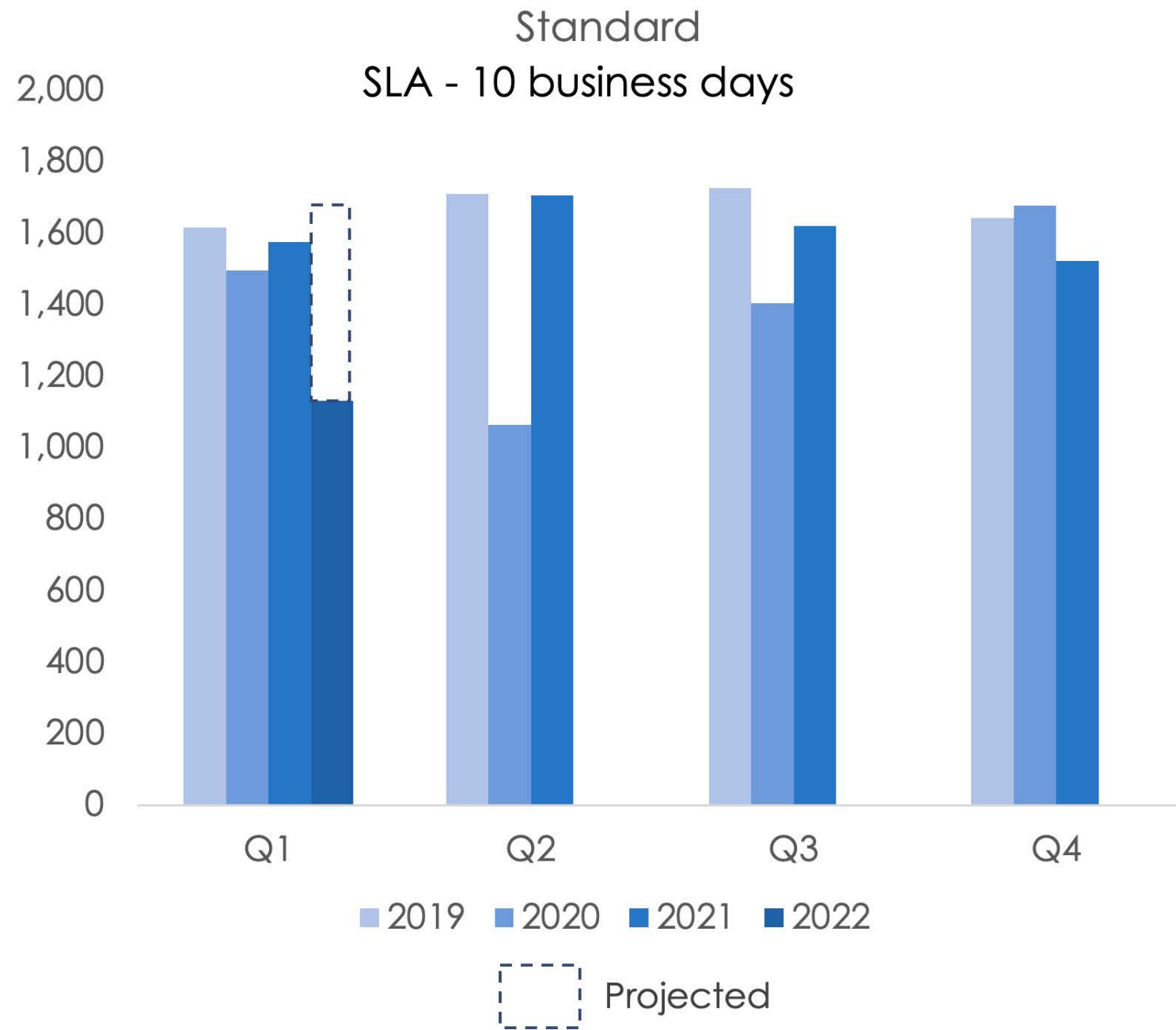
 Projected

CONSTRUCTION VALUATION

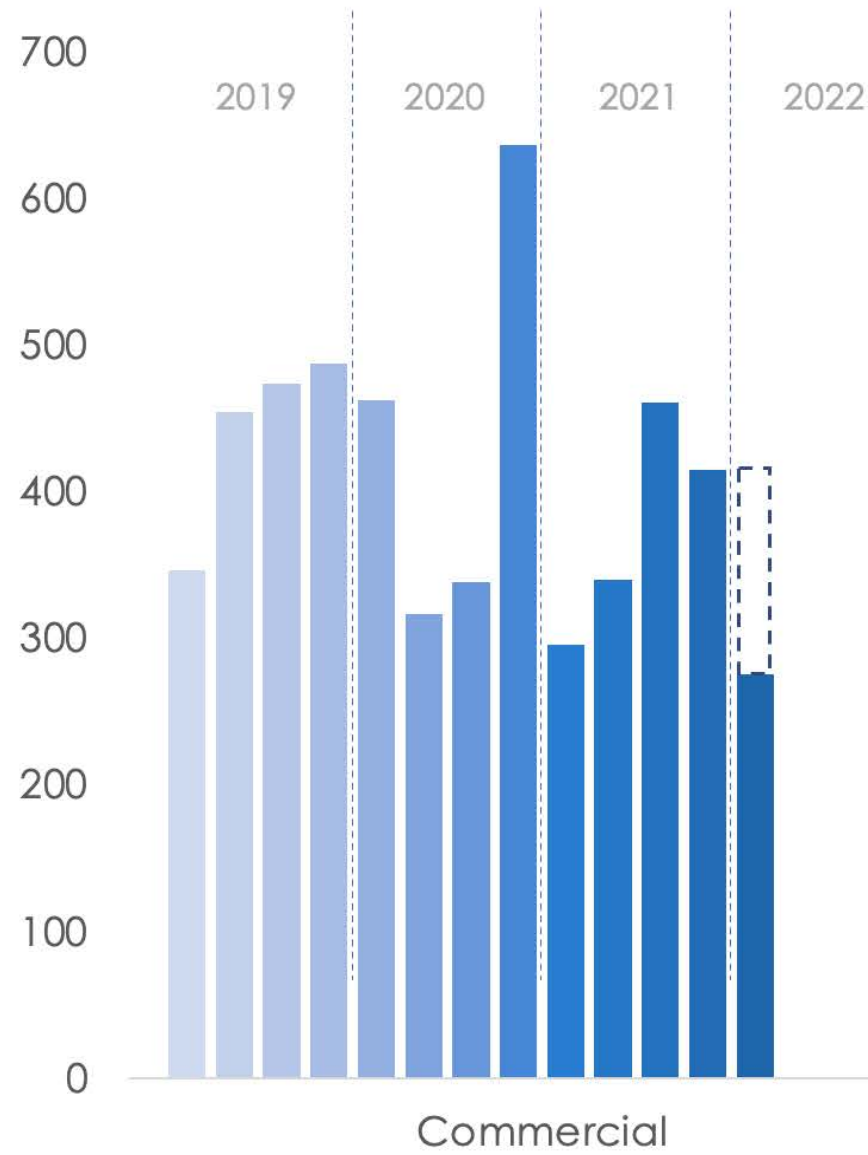
2019: \$5,740,922,038.33
2020: \$4,727,433,840.58
2021: \$5,337,184,215.94



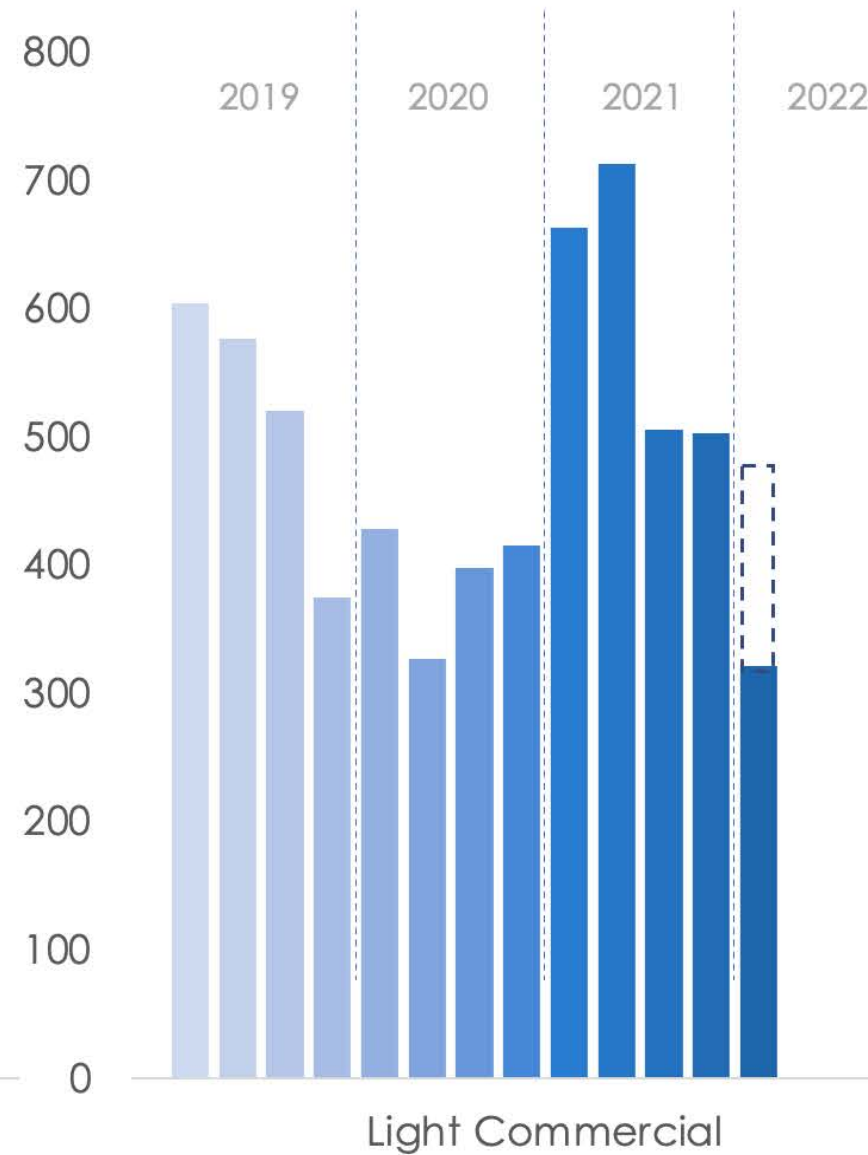
STANDARD VS EXPRESS PERMITS



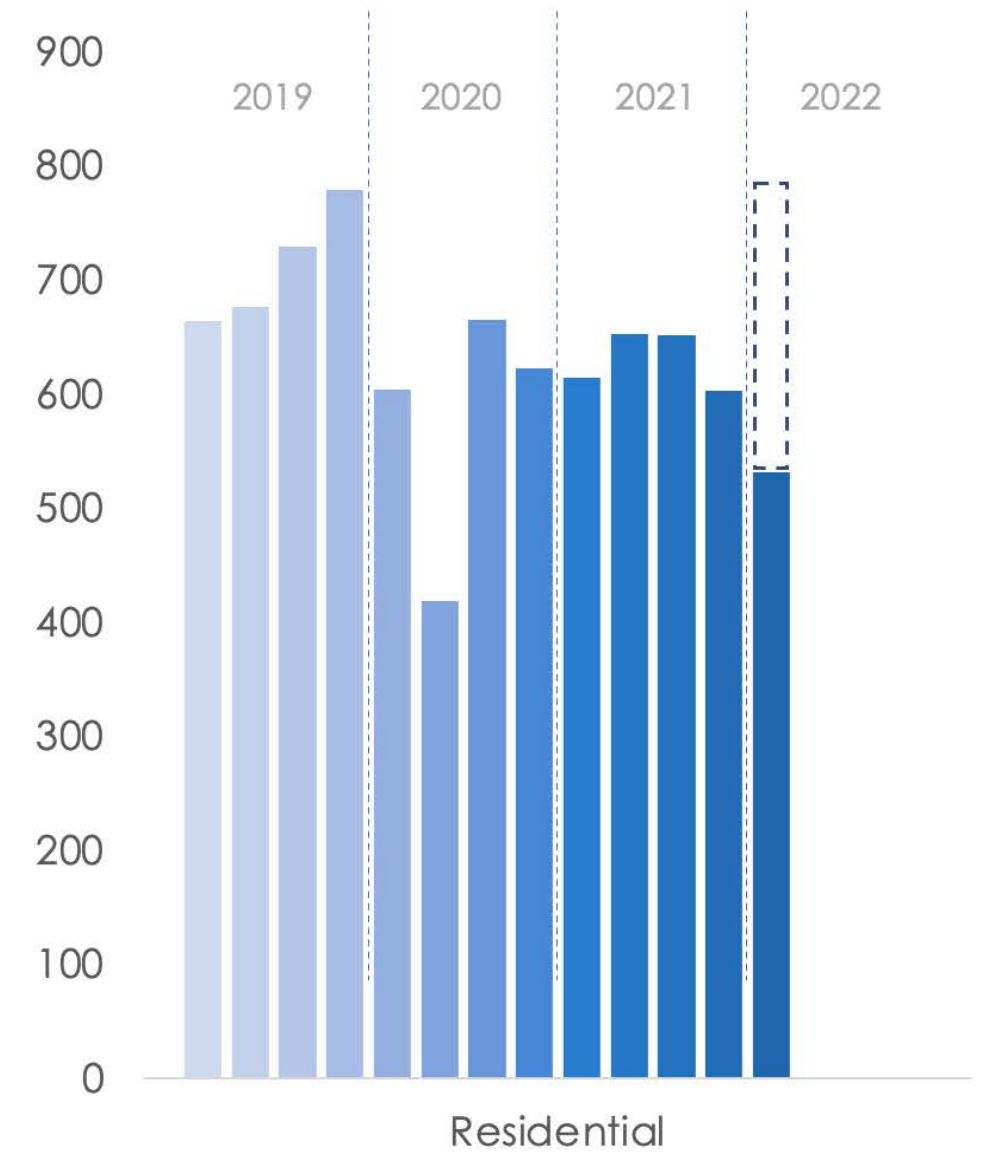
VOLUME BY WORKSTREAM



Projects over 10,000 sq.ft.



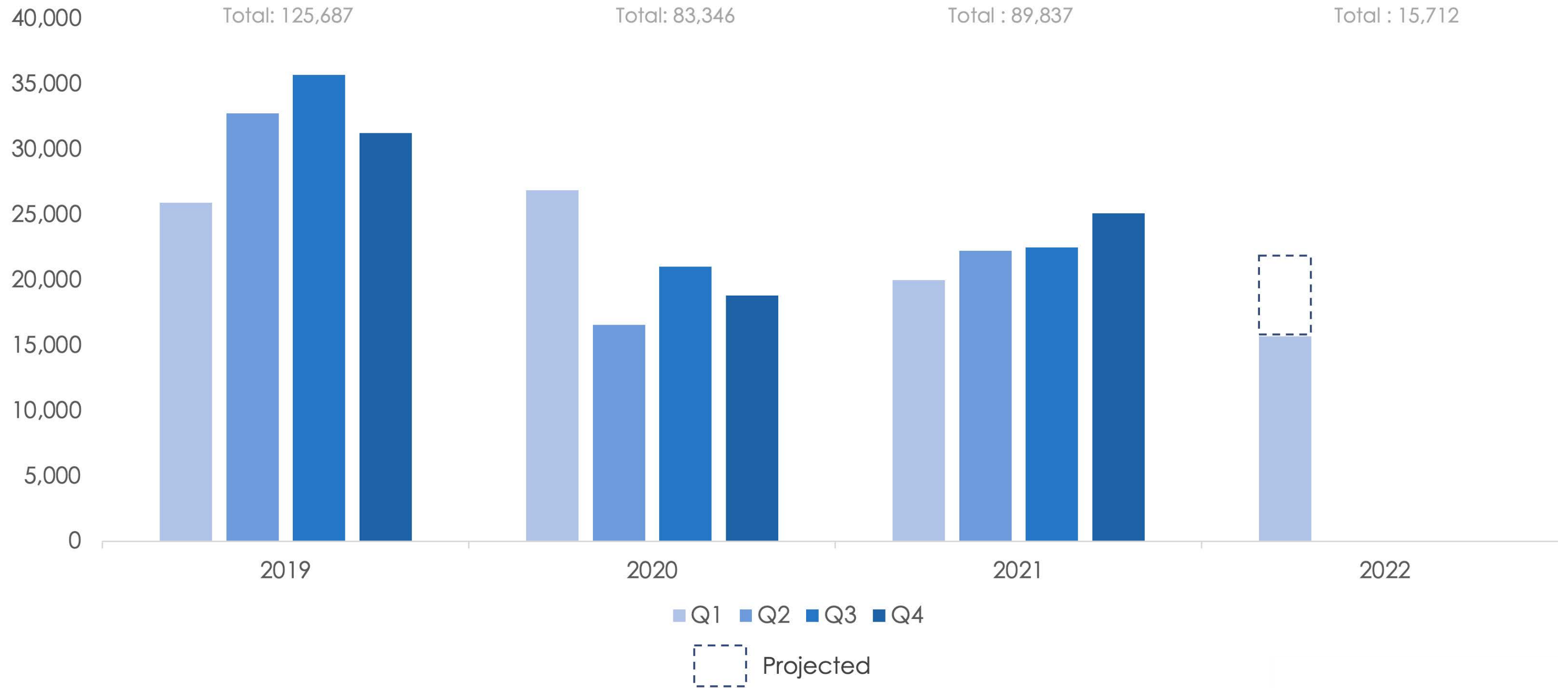
Projects under 10,000 sq.ft.; multi-family alterations/additions



New construction single family, duplexes, major additions/renovations

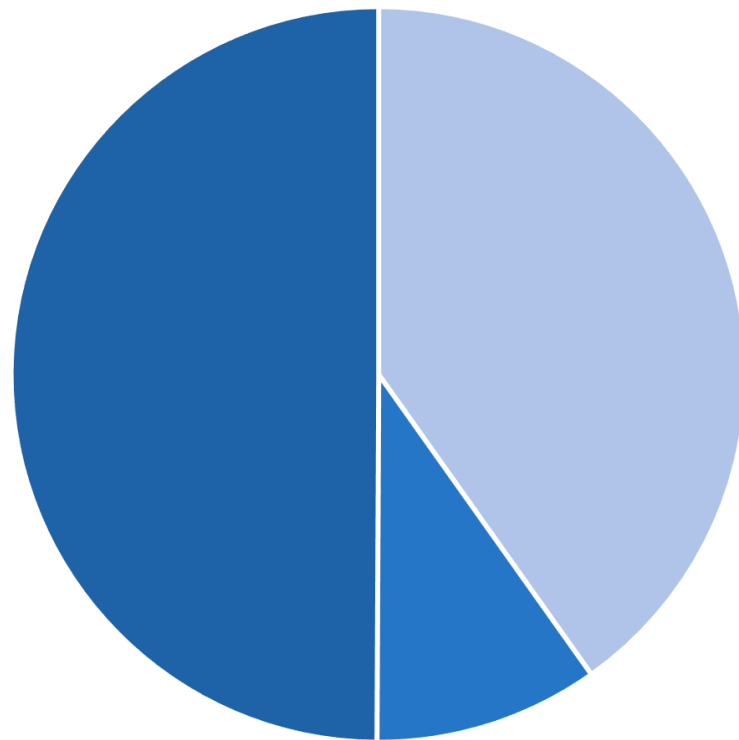
 Projected

NUMBER OF INSPECTIONS



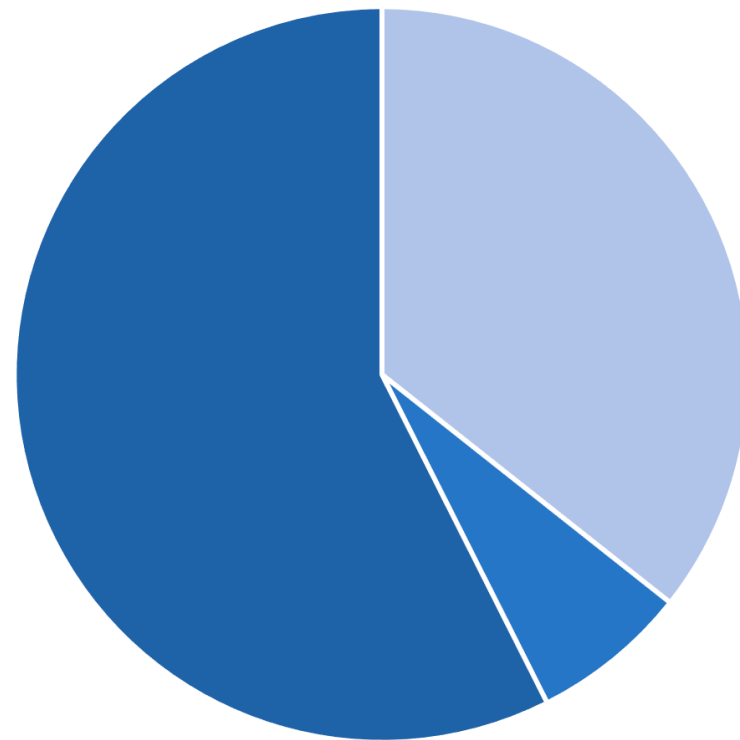
INSPECTIONS BY INSPECTION TYPE

2020



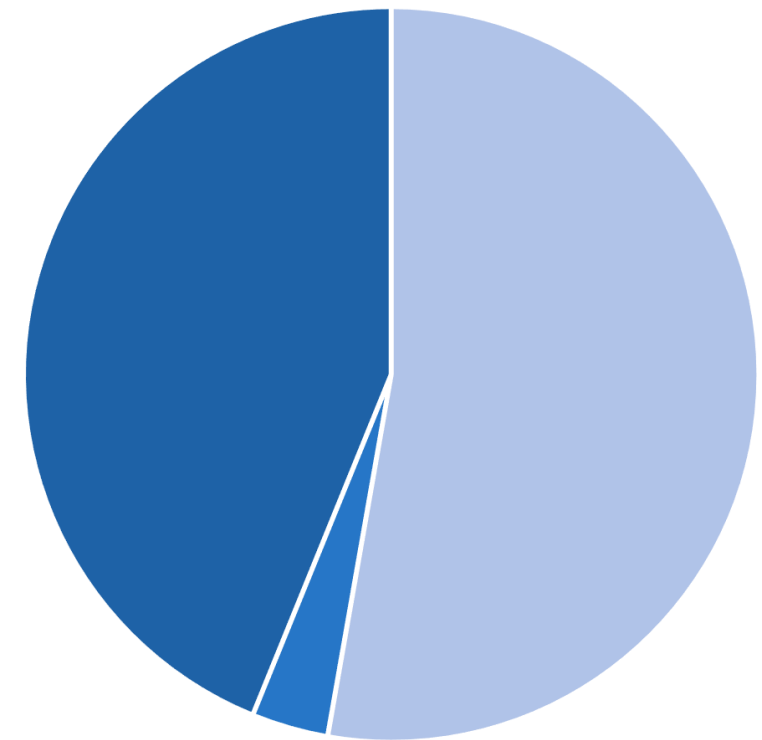
- On-Site
 - Video Inspections
 - 3rd Party Inspections
- March – December only

2021



- On-Site
- Video Inspections
- 3rd Party Inspections

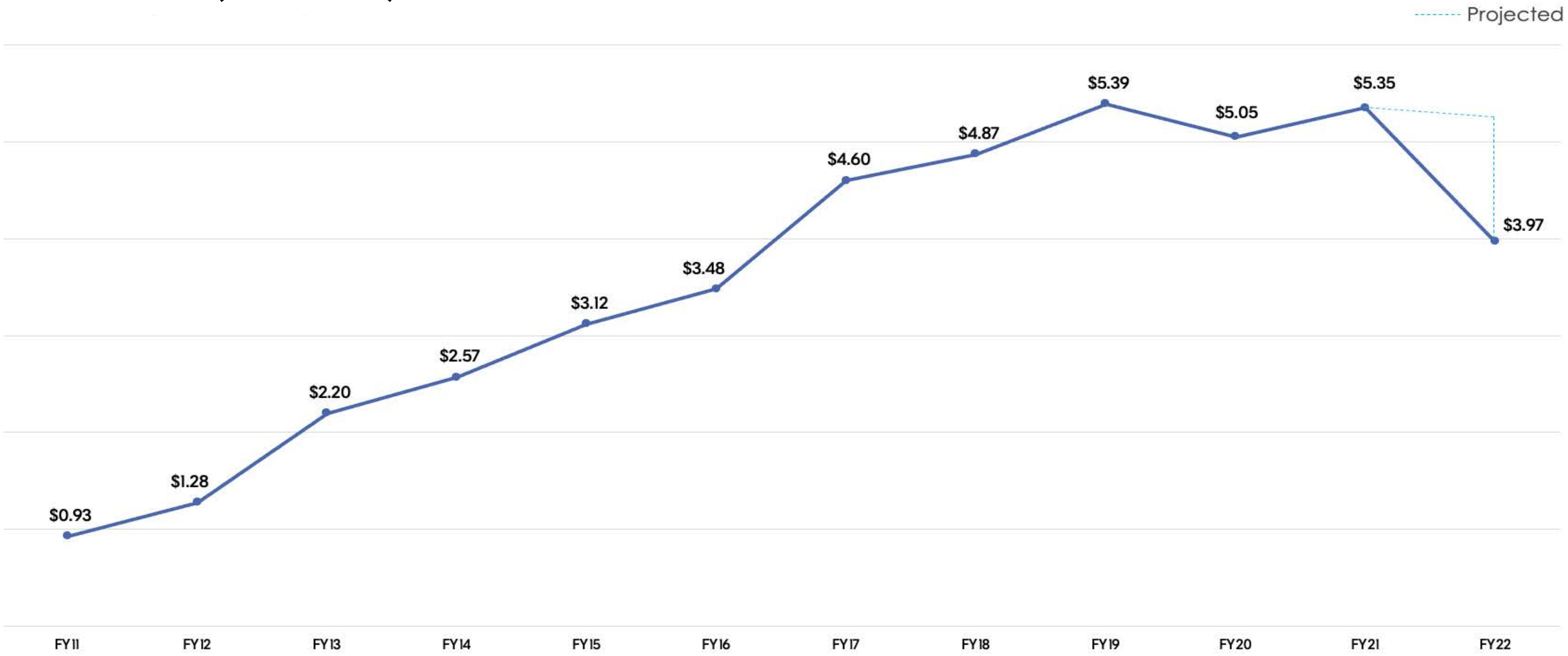
2022



- On-Site
- Video Inspections
- 3rd Party Inspections

CONSTRUCTION VALUATION

FY11-FY22 (In Billions)



CODE ENFORCEMENT FY22

EXPANDING CODE ENFORCEMENT TEAM

- Increased staffing resources from six (6) enforcement inspectors to currently 16 enforcement inspectors.
- Planned staffing: 20 total enforcement inspectors (5 in each quadrant)
- Responsibilities include, but not limited to:
 - Zoning complaint investigations
 - Stop work complaint investigations
 - Working without a permit complaint investigations
 - Issue correction notices and citations
 - Canvas and monitor areas assigned for zoning and building complaints
 - Evening and weekend coverages began on Feb. 19th.

CODE ENFORCEMENT: COMPLAINT SUMMARY

Since July 2021

Complaints By Quadrant	
Northwest	453
Southwest	460
Northeast	240
Southeast	202
Total	1,355

Stop Work Orders: 745

Other Complaints: 610

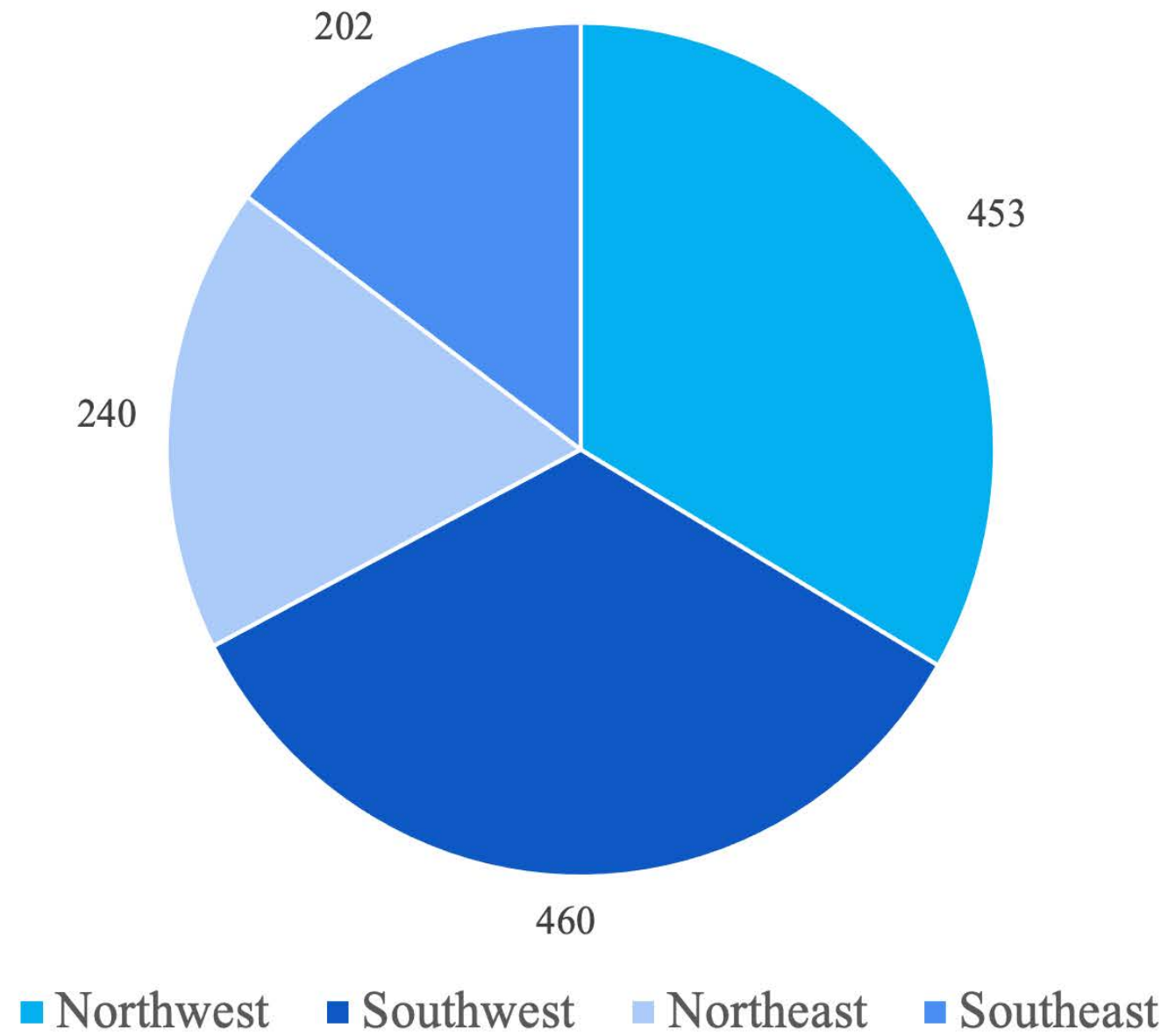
Total: 1355

Complaint Contact Information:

Phone- 404-330-6718

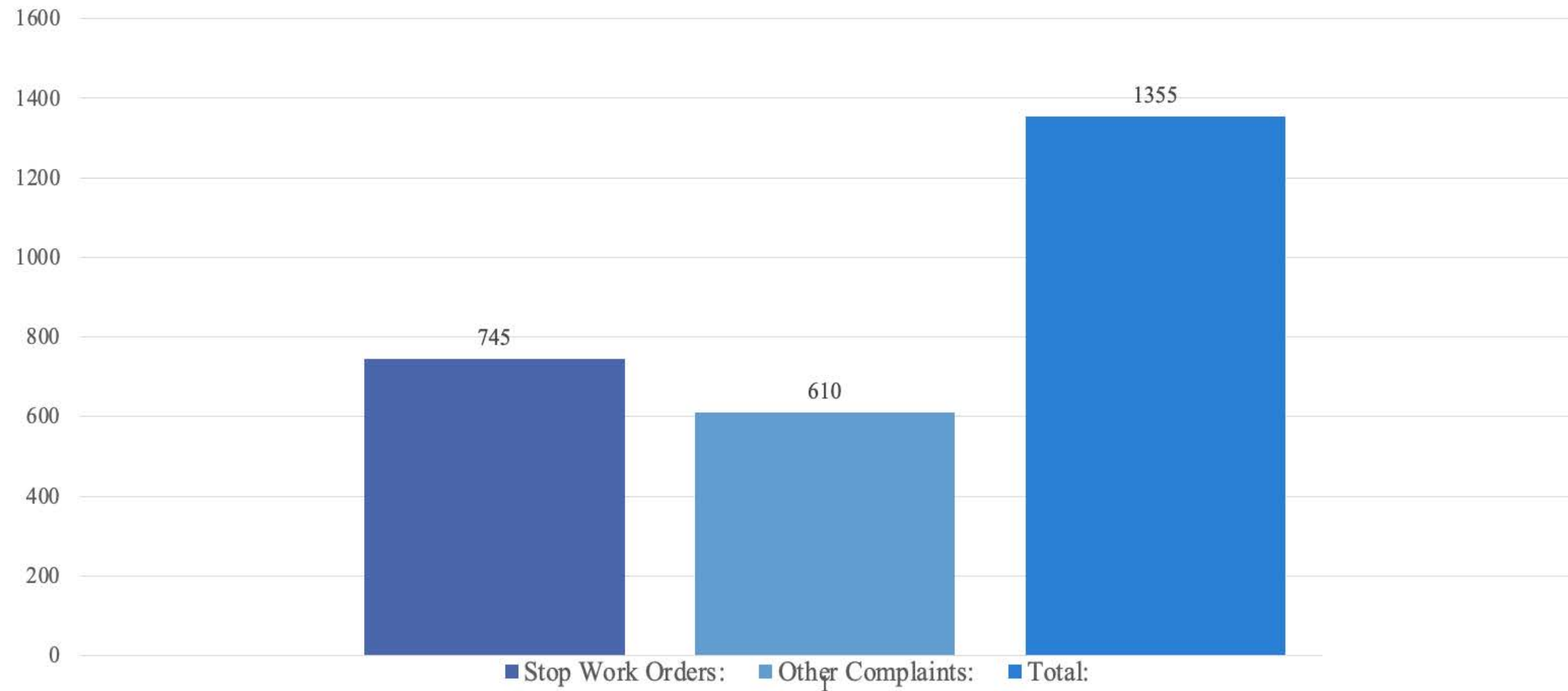
Email- codebustersdcp@atlantaga.gov

COMPLAINTS BY QUADRANT



COMPLAINTS

Stop Work Orders vs Other Complaints



PERMITTING IMPROVEMENTS


IMMEDIATE FOCUS AREAS

Reduce or limit the number of people touching a process/permit


Crash the approval and permitting timelines

Close the loop: increase customer support and follow-up

Simplify submission requirements and process steps



EXPRESS	3-5
COMMERCIAL CONVERSION	5-13
RESIDENTIAL NEW	8-12
COMMERCIAL NEW	12-17
LAND DEVELOPMENT	18-21



LICENSES AND TRADES	3-15
STAFF ENTITLEMENT REVIEW	12-60
GENERAL BUILDING PERMITTING	70-120
BOARD AND COUNCIL ENTITLEMENT	60-120
LAND DEVELOPMENT	200+

STRATEGIC ROADMAP

SHORT TERM (MARCH)			MID TERM (AUGUST)			LONG TERM (END OF 2022)		
	DCP Only	Involves other agencies		DCP Only	Involves other agencies		DCP Only	Involves other agencies
Customer/Staff review checklists		X	Development Services Team		X	Version 1 or Version 2 restructure		X
Minor subdivisions legislation		X	Parallel reviews within permitting	X				
Affordable project permitting		X	Design Review program (ULI mTap)		X			
3 RD Party Inspections	X		Professional stamped plan program		X			
Revisions to Issued Permits process	X		Approved outside reviewer program		X			
Leverage technology and eliminate manual processes	X							
Adjust Accela & Sages user privileges	X							
Website Improvements	X							
Email communications review	X							
Final Inspections check	X							
City plat recordation	X							

AFFORDABLE HOUSING PRIORITY WORKSTREAM

DCP will create a new **priority workstream** for all affordable housing projects.

The Office of Housing & Community Development will convene and **lead a project group** composed of key staff from all City departments and offices, including Buildings, Zoning & Development, Design, Watershed Management, Transportation, Public Works, Parks & Rec, and others.

This group will meet weekly to **identify and triage** affordable housing projects through entitlement and permitting phases by streamlining approvals and troubleshooting barriers for individual projects.

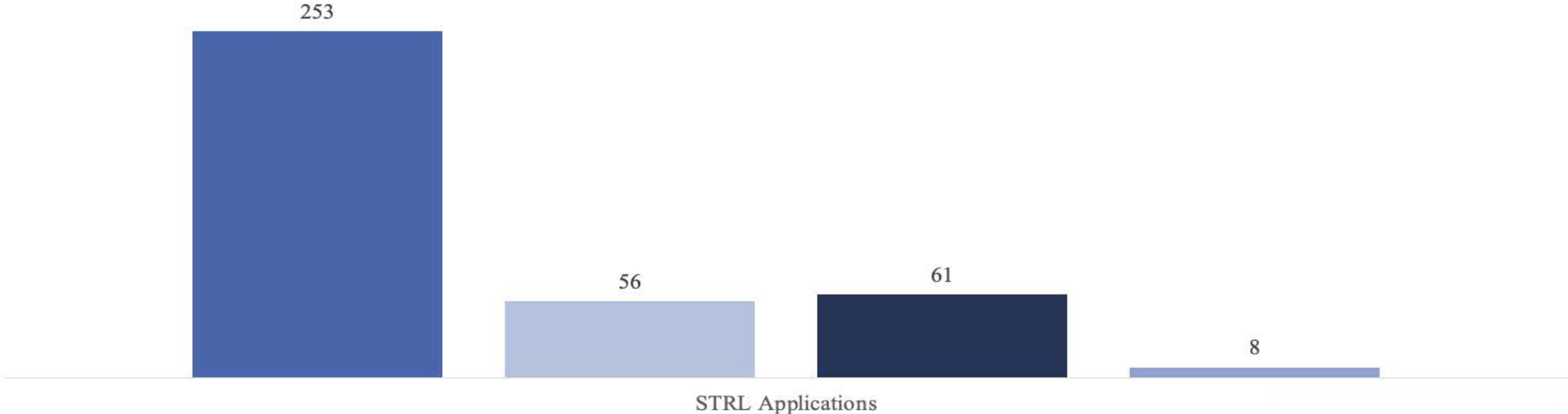
The group will also **generate data and recommendations** for broad improvements to the entitlement and permitting processes to expedite the City's production of affordable housing.

SHORT TERM RENTAL UPDATE

SHORT TERM RENTAL UPDATE

Short Term Rental License Applications March 1, 2021 to March 22, 2022

■ Recieved ■ Issued ■ Revisions Required ■ Denied



SHORT TERM RENTAL OVERVIEW

Common reasons for STRL application denial

- Applicants try to register an entire multi-family building.
- Applicant does not have a primary residence in City of Atlanta.

Common reasons for STRL application revision

- Applicant applies for a STRL without fully understanding what is required, which leads to the request for the required documents.
- Most Common Missing Documents:
 - Deed (Proof of ownership), Homestead Exemption, Affidavits, Utility Bill (Proof of primary residency), Failure to submit a government ID (Homeowner, STR agent or Long-term tenant), Failure to identify the owner/name of the adjacent neighbor on the letter (no name and only address listed on the letter).

Proactive Approach

- Contacted 45 applicants that are in the "Revisions Required" status to aid and provide clarity to reach the goal of STRL issuance.
- Revamped the "STRL Required Document Summary" document located on the STR webpage, by adding notes to provide clarity on what documents are required to be submitted with the STRL application.

PLAN A:
ATLANTA'S COMPREHENSIVE DEVELOPMENT PLAN

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 2026
- 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 start of next update



UPDATE TO PLAN A STARTING IN 2022

Purpose of the Next CDP Update

- Further align Plan A with *Atlanta City Design*
- Engage the community in an even more participatory and inclusive planning process
- Combine educational courses, workshops, and other traditional and non-traditional meeting forums at the city, NPU, and neighborhood levels
- Allow for an iterative process between the CDP update and the Zoning Code Reform
- Overhaul Land Use Element—potentially different Future Land Use map and policies, and new compatibility table

Proposed Approach

- Add Comprehensive Planning Services to Zoning Code Reform
- Phase 1: June 2022—March 2023
Land use analysis and refine scope for Phases 2 and 3
- Phase 2: April 2023—August 2024
Public engagement and draft Land Use, Housing and Community Development, and Transportation elements
- Phase 3: September 2024—August 2025
Public engagement, draft remaining elements, and adopt
- September 2025—October 2026
Additional time for adoption before 5-year deadline



ZONING REWRITE

ZONING REWRITE OBJECTIVES

The City of Atlanta is rewriting the Zoning Ordinance. This is an ongoing effort over the next 3-5 years with a consultant team led by TSW.

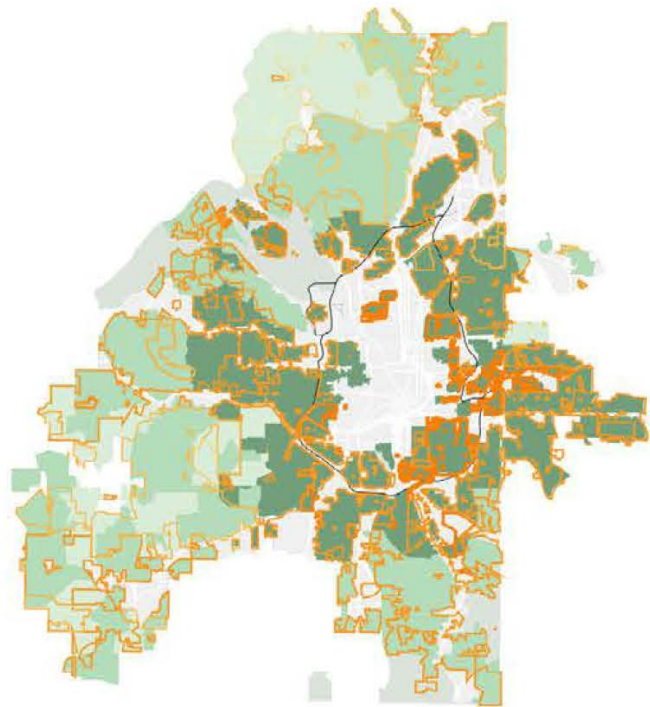
Goals of the Rewrite:

1. Update Atlanta's zoning regulations to bring them into alignment with, and make it easier to achieve, the planning objectives of the Atlanta City Design project;
2. Implement the "Five Core Values" of the Atlanta City Design project through the creation of design regulations and develop an Ordinance that reinforces the strength and distinctive character of Atlanta's neighborhoods that would reflect equity, progress, ambition, access and nature throughout Atlanta;
3. Simplify the format of the Zoning Ordinance to make it user-friendly and web-interactive;
4. Increase the predictability of the application of the Ordinance through the creation of language that is clear, concise and provides a basis for consistent interpretation;
5. Create regulations and processes that will facilitate a shift from the existing primarily use-based Ordinance towards a more balanced approach that addresses building form in conjunction with land uses and transportation networks; and
6. Streamline permitting processes by simplifying the Zoning Ordinance procedures

METHOD

CITY SCALE ANALYSIS

1. VISION ALIGNMENT



How does Atlanta City Design's vision relate to existing urban patterns and current zoning districts?

*ACD Conservation Areas (green)
vs. Zoning Districts (orange)*

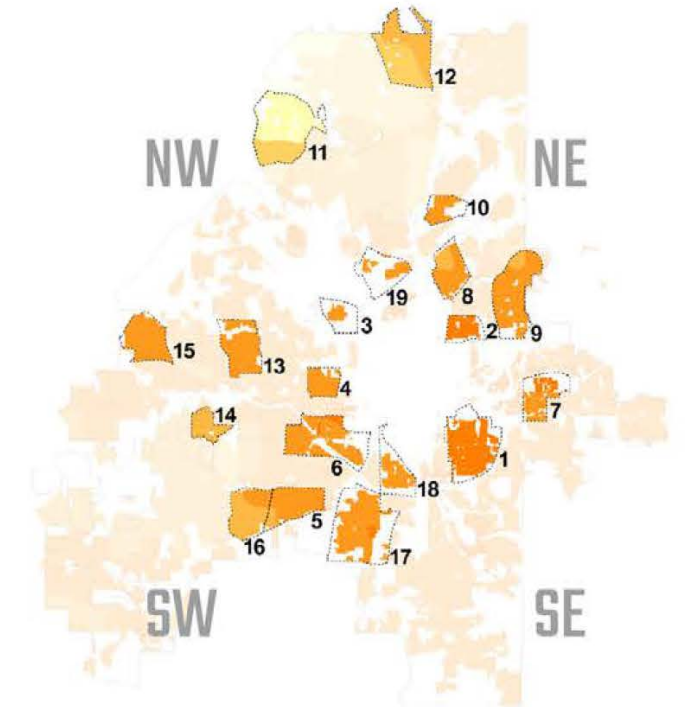
2. FRICTION AREAS



Which are the areas with higher number of nonconformities between existing patterns and current zoning?

*Nonconformities (red)
with Friction Area Outlines*

3. REPRESENTATIVE AREAS



Representative areas in relation to: History /Growth Potential / Urban Fabric / Parcel-level Physical/ Policy and Regulatory Context patterns

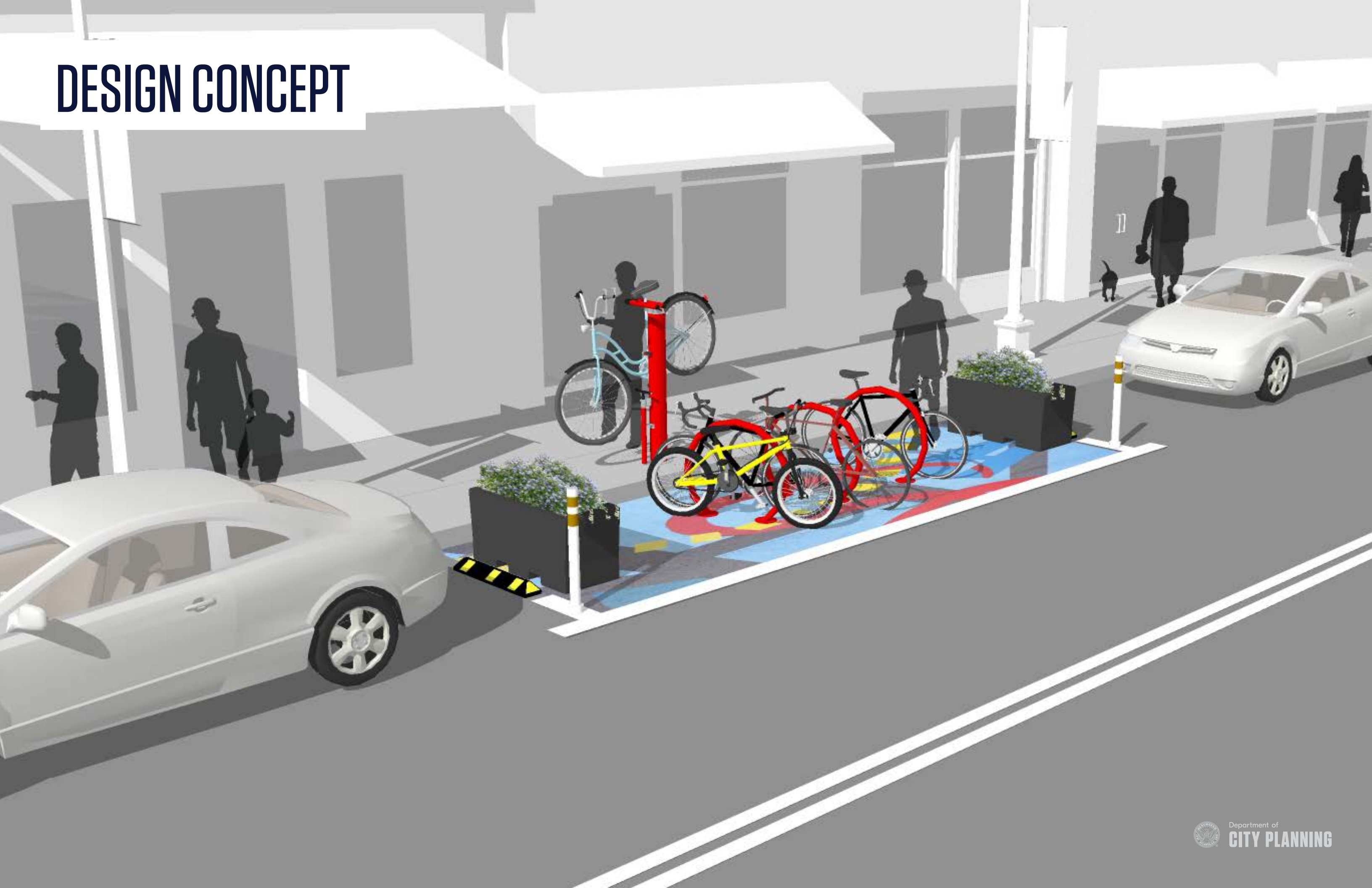
*Zoning Districts (orange)
with Representative Area Outlines*

NEXT STEPS

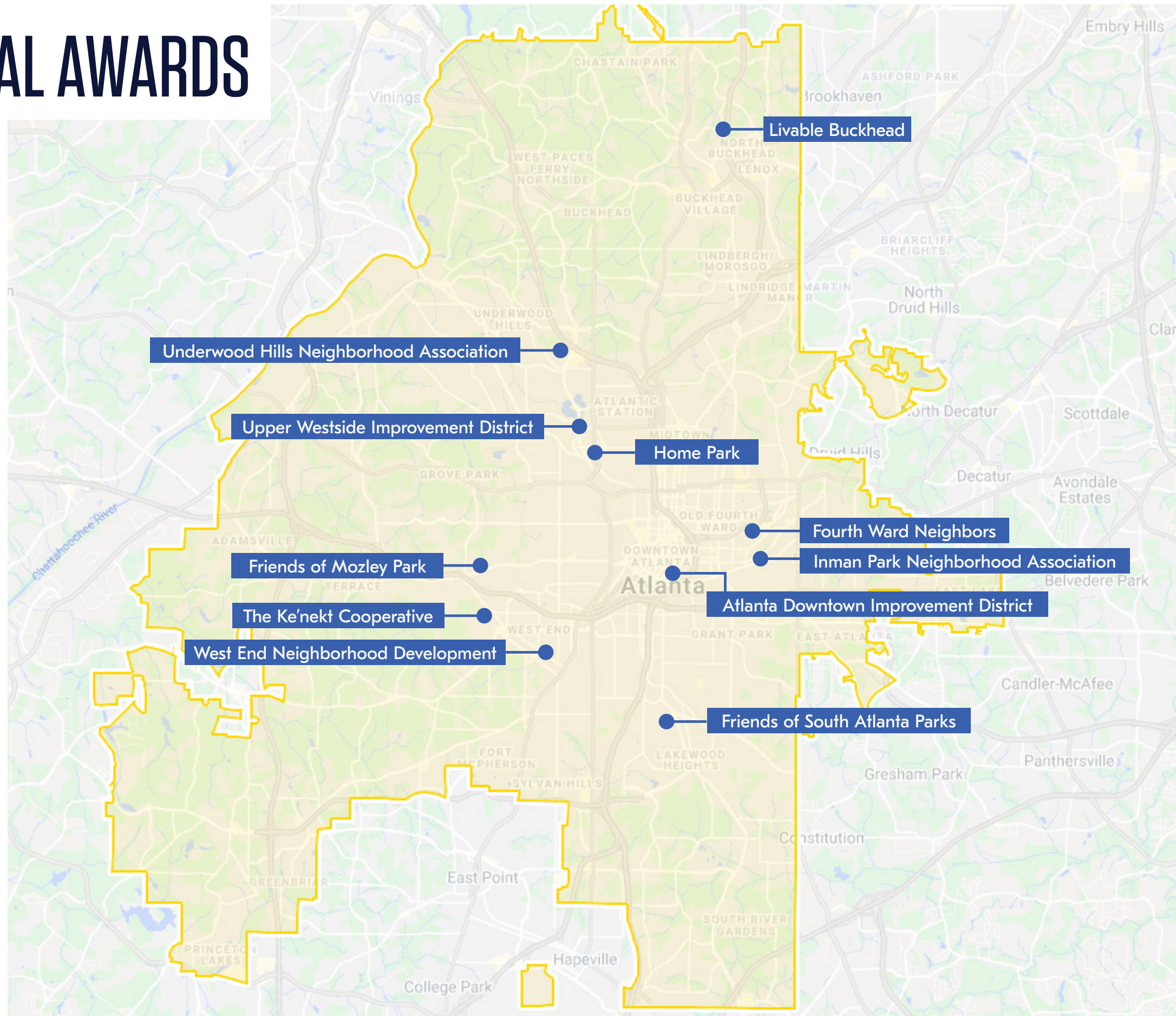
- Finalize the regulatory approach memo – late July/early August
 - Will include Zoning Ordinance alternatives for public consideration.
- Finalize the public outreach plan – mid-July
- Conduct Round #1 Public Plenary – Videos to be released in early August and supplemented by online Q&A
- Conduct Round #2 Public Meeting: Alternatives (virtual) Review of process, schedule, and outreach opportunities
 - Review of consultant team findings to-date
 - Informational plenaries on various planning and zoning concepts
 - A call for test sites that will be used for the duration of the process to explore different zoning concepts (the consultant team includes local architects who will test different concepts as they are considered)
 - Public input exercises to share reactions and other ideas

LOVE OUR PLACES

DESIGN CONCEPT



CONDITIONAL AWARDS



TACTICAL URBANISM GUIDE UPDATE



7 BIKE PARKING

WHAT IS BIKE PARKING?

On-street bike parking allows cyclists to temporarily park their bikes within proximity to their destination safely and easily. This type of short-term parking is designed for trips lasting up to two hours. Parking can be located either on the sidewalk or in a bike corral. Bike corrals are a parking structure located in repurposed on-street parking spaces.

Bike parking serves the needs of cyclists by providing secure locations for people to park and lock their bikes. Intentionally placing bike racks improves safety and convenience to cyclists and supports other modes of transportation.



City of Atlanta Tactical Urbanism Guide



Pasadena, California

WHERE IS IT PERMITTED?

Bike parking projects must meet the following criteria:

- City owned right-of-way (see [map](#))
- Local or collector street (see [map](#))

Sidewalk Bike Parking **WILL NOT** be permitted if the sidewalk is:

- Less than 8.5' wide

Bike Corrals **WILL NOT** be permitted if the space is:

- Within 100' of a MARTA bus stop
- Within 15' of a fire hydrant
- Within 20' of a crosswalk and/or 30' of a stop sign

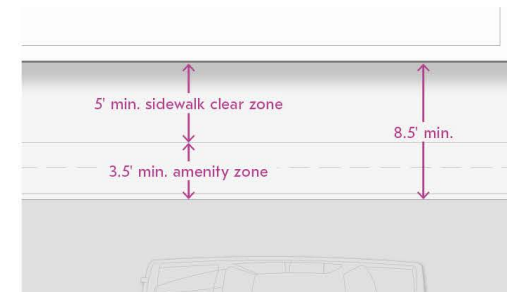
Bike parking may be most beneficial adjacent to:

- Community destinations such as commercial districts
- Bike facilities such as bike lanes and multi-use trails

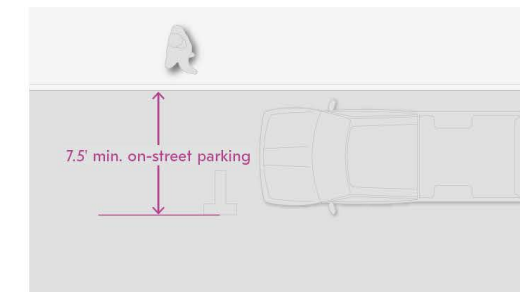
EXISTING CONDITIONS

Below are the typical existing conditions where bike parking permitted:

7A: SIDEWALK BIKE PARKING



7B: BIKE CORRAL



7 BIKE PARKING

MATERIAL OPTIONS

Bike Rack

- Inverted U
- Post and ring

Striping for Bike Corrals and Tactical Curb Extension (If Permanent Does Not Exist)

Acceptable striping for **Pilot** installations include:

- Traffic paint with reflective beads
- Thermoplastic traffic striping

Vertical Barriers with Reflective Bands for Bike Corrals Only

Acceptable barriers for **Pilot** installations include:

- Wheel stops
- Flex posts
- Sand-filled jersey barriers
- Concrete barriers
- Planters

OPTIONAL ENHANCEMENTS

The following enhancements are permissible, but not required:

- Pedestrian space art
- Bike repair station

BIKE CORRAL PLACEMENT

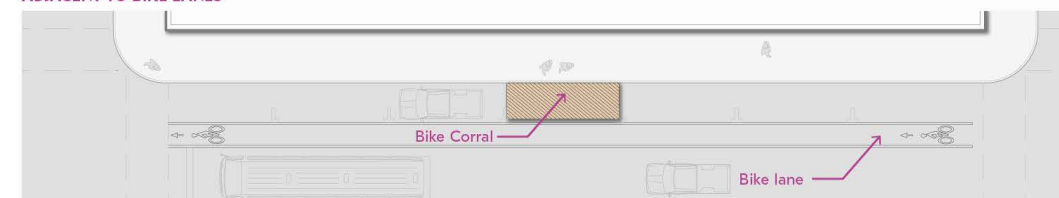
MID-BLOCK AND NEAR SIDE OF INTERSECTION



AT FAR SIDE OF INTERSECTION



ADJACENT TO BIKE LANES



HOUSING AND ECONOMIC DEVELOPMENT

HOUSING AND ECONOMIC DEVELOPMENT

Resident Education & Advocacy Team. Increase resident awareness of existing resources and provide a 'front door' to those looking for housing support.

Neighborhood Economic Development. Continue ongoing efforts to support citywide economic development initiatives:

- Small Business Services
- Business Districts
- Food Trucks

Increase Fresh Food Access.

- AgLanta Grown: Continue connecting local urban farmers with opportunities to expand their businesses.
- Neighborhood groceries: subsidize new small-scale grocery stores in low-income areas with limited fresh food access

HOUSING INNOVATION LAB

The Housing Innovation lab seeks to explore new housing options that honor the historical development pattern while creating a new and inclusive space for the population.

The Lab will initiate new affordable housing and mix-used projects on city-owned property to push the boundaries of housing development forward and alter what is possible in today's market for a better and more inclusive Atlanta.

104 TRINITY AVE



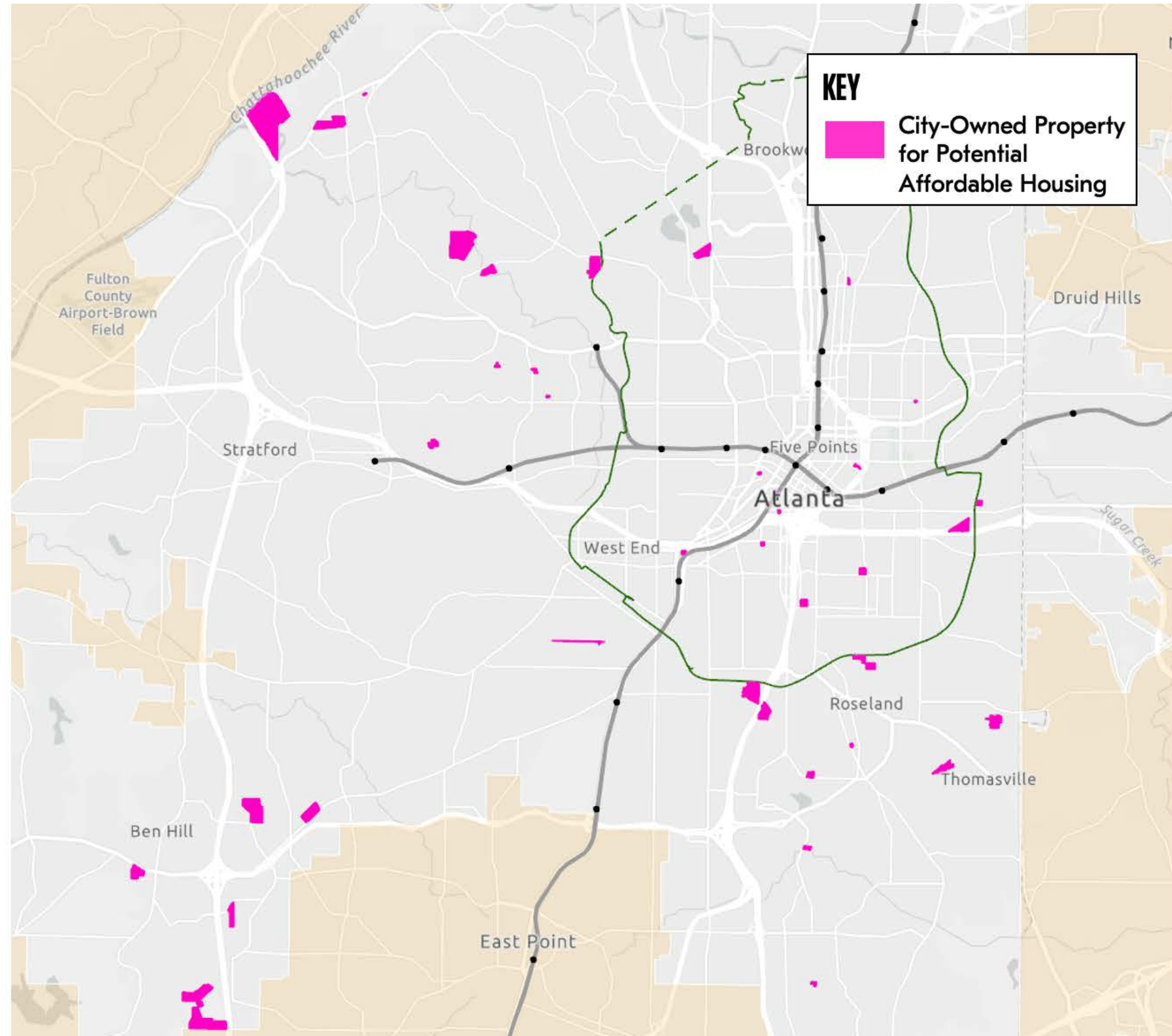
HIGH POTENTIAL CITY-OWNED PROPERTIES

Types of Properties

- Small, Residential Infill
- Large, Vacant
- Public Assets Under Current Use

Proposed Uses

- Affordable and Market-Rate Housing
- Mixed-Use
- Enhanced Public Services and Amenities



NEXT STEPS

- RFI for Public Asset Utilization
- Begin Announcing RFPs for City-Owned Properties
- Other Policy and Program Initiatives

CHATTAHOOCHEE RIVERLANDS

CHATTAHOOCHEE BRICK

CHATTAHOOCHEE
BRICK

Bowen Homes

Hollowell Pkwy

Bolton Hills

Bolton Road

Whittier Mill Village

Atlanta Industrial Park

Proctor Creek

I-285

Chattahoochee River

Riverview Industrial Park
(Cobb County)

CHATTAHOOCHEE BRICK



The Atlanta Journal-Constitution

City looks to buy historic Chattahoochee Brick land, site that used convict leasing

2 days ago



WABE 90.1

Atlanta moves to buy former convict labor site to memorialize Chattahoochee Brick...

2 days ago



Axios

Chattahoochee Brick Company to memorialize convict leasing victims

1 day ago

ATLANTA REACH SCOPING STUDY



Relevant Planning Initiatives

- Riverwalk Atlanta, 2011
- PATH Foundation Proctor Creek Greenway, 2018

ATLANTA



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RESERVOIR PARK

BANKHEAD MARTA STATION

PROCTOR CREEK GREENWAY

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TO BUFORD DAM

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I-285

TO BUFORD DAM

RIVERLANDS VISION

DGP