

City of Atlanta Capital Improvements Element (CIE)

Community Development/Human Services
Committee Public Hearing

June 8, 2022



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 Department of Finance.

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 2021

City of Atlanta Annual Impact Fee Financial Report FY 2021

Public Facility	Transportation	Police	Fire	Parks North	Parks South	Parks West	Total
Impact Fee Fund Balance from 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 Collected in FY 2021	4,961,952.00	228,653.00	789,806.10	1,005,449.00	785,605.00	359,504.00	8,130,969.10
Interest Earnings in FY 2021	15,624.75	928.50	3,082.40	2,066.38	1,453.58	700.57	23,856.18
Project Expenditures in FY 2021	(1,167,696.92)	(5,049.76)	(1,936,020.35)	9,801.55	(89,067.85)	(32,751.38)	(3,220,784.71)
Administrative Costs in FY 2021	(148,858.56)	(6,859.59)	(23,694.18)	(30,163.47)	(23,568.15)	(10,785.12)	(243,929.07)
Impact Fee Refunds in FY 2021	-	-	-	-	-	-	-
Ending Impact Fee Fund Balance FYE(6-30-2021)	36,195,056.60	2,196,792.92	5,431,973.12	6,241,973.38	3,210,791.05	927,634.75	54,204,221.82
Impact Fees Encumbered at 6/30/2021	25,100,020.94	803,016.24	3,058,816.33	5,422,993.92	44,897.05	182,889.00	34,612,633.48



CIE New Project Requests – 2023-2027

	Project	Council District	Fee Type	Decision Summary
1.	Baker Rd. Multi-Use Trail	03, 09	Transportation	Trails/Multi-Use Trails
2.	Bolton Road Complete Street	09	Transportation	Direct Correlation to increase multi-modal capacity
3.	Huff Road NW Complete Street PH II	09	Transportation	Direct Correlation to increase vehicle capacity
4.	Peachtree Battle @ Dellwood Dr. Roundabout	08	Transportation	Direct Correlation to increase vehicle capacity
5.	Marietta Blvd. Complete Street	09	Transportation	Direct Correlation to increase multi-modal capacity



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6.	Marietta Rd. @ Laurel Ave. Roundabout	09	Transportation	Direct Correlation to increase vehicle capacity
7.	Multi-Use Path @ Wieuca Rd.	07	Transportation	Trails/Multi-Use Trails
8.	Old Ivy Rd. Multi-Use Path	07	Transportation	Trails/Multi-Use Trails
9.	Bolton Ave. Signal Improvements	09	Transportation	Trails/Multi-Use Trails
10.	Habersham Rd. @ Valley Rd. Intersection Improvement	08	Transportation	Direct Correlation to increase vehicle capacity



CIE New Project Requests – 2023-2027

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11.	West Paces Ferry Smart Lighting	o8	Transportation	Expands capacity-New Signal
12.	Meredith Dr. @ Spring Valley Rd. Intersection Improvement	o8	Transportation	Direct Correlation to increase vehicle capacity
13.	Milton Ave. @ Lakewood Ave. Intersection Improvement	o1	Transportation	Direct Correlation to increase vehicle capacity
14.	Arts Center @ Chastain Park	o8	Parks-North	New Park Facility
15.	Expansion of Lower Blue Lot Parking Tray @Chastain	o8	Parks-North	New Park Facility



CIE New Project Requests – 2023-2027

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16.	Skyline Meadow	o8	Parks-North	New Park Facility/Greenspace
17.	Expanded Open Meadow	o8	Parks-North	New Park Facility/Greenspace
18.	Wieuca/Lake Forrest Gateway Creation	o8	Parks-North	New Park Facility/Greenspace
19.	New South Meadow trail/pedestrian bridge	o8	Parks-North	New Park Facility
20.	Access improvements to Quonset Hut Site	o8	Parks-North	Direct Correlation to increased capacity



CIE New Project Requests – 2023-2027

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21.	Tennis Center Roof addition	o8	Parks-North	New Park Facility
22.	PATH Mini Park Trail Extension	o8	Parks-North	Trails/Multi-Use Trail
23.	South Trail Extension	o8	Parks-North	New Trail
24.	Exercise Tunnel @ Old Ivy Park	o7	Parks-North	New Park Facility
25.	Expansion of Old Ivy Park	o7	Parks-North	Land Acquisition



CIE New Project Requests – 2023-2027

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26.	New Trail Network @ Mountain Way Common	07	Parks-North	Trails/Multi-Use Trail
27.	Living Room Entrance @ Old Ivy Park Amenities	07	Parks-North	New Park Facility
28.	Connector Trail @ Louise G. Howard Park	08	Parks-North	Trails/Multi-Use Trail
29.	Picnic Area/add greenspace/trails/new shelter @ Chastain Park	08	Parks-North	New Park Facilities
30.	New Pavilion across from Chastain Parking Lot	08	Parks-North	New Park Facility



CIE New Project Requests – 2023-2027

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31.	New Trail @ Chastain Memorial Pkwy	o8	Parks-North	Trails/Multi-Use Trail
32.	Wieuca/Power Ferry Gateway	o8	Parks-North	New Park Facility/Greenspace
33.	New Sidewalk/Benches @ Northside and Peachtree Battle	o8	Parks-North	New Park Facility
34.	New Therapeutic Horseman Center @ Chastain Horse Park	o8	Parks-North	New Park Facility
35.	New Trail @ Springlake Park	o8	Parks-North	Trails/Multi-Use Trail



CIE New Project Requests – 2023-2027

	Project	Council District	Fee Type	Decision Summary
36.	Transform un-used green and gray spaces to add amenities at Old Ivy Park	07	Parks-North	New Park Facilities/Greenspace
37.	New 150-mile connector trail @ Chattahoochee Riverland	08, 09	Parks-North	Trails/Multi-Use Trail
38.	New Multi-Use Trail @ Johnson Rd.	09	Parks-North	Trails/Multi-Use Trail
39.	Trail to connect PATH400 and Peachtree Creek Greenway	06	Parks-North	Trails/Multi-Use Trail
40.	Northside Parks/Mt. Paran Trail	08	Parks-North	Trails/Multi-Use Trail



CIE New Project Requests – 2023-2027

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41.	Proctor Creek Trail Segment 4	09	Parks-North	Trails/Multi-Use Trail
42.	Proctor Creek Trail Segment 5	09	Parks-North	Trails/Multi-Use Trail
43.	Proctor Creek Trail Segment 6	09	Parks-North	Trails/Multi-Use Trail
44.	Segment One of Lakewood Trail	01	Parks-South	Trails/Multi-Use Trail
45.	Segment Two of Lakewood Trail	12	Parks-South	Trails/Multi-Use Trail



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46.	Silver Comet/Whetstone Creek Trail Extension	09	Parks-North	Trails/Multi-Use Trail
47.	Kirkwood Connector Trail	05	Parks-South	Trails/Multi-Use Trail
48.	Trail @ Shady Valley Park	07	Parks-North	Trails/Multi-Use Trail
49.	Trail to connect Beltline to Southeast Atlanta	01	Parks-South	Trails/Multi-Use Trail
50.	New Multi-Use Trail @ Lenox Rd.	07	Parks-North	Trails/Multi-Use Trail



CIE New Project Requests – 2023-2027

	Project	Council District	Fee Type	Decision Summary
51.	New Pavilion @ Ellsworth Park	08	Parks-North	New Park Facility
52.	Trail connecting Cascade Rd. to Campbellton and Adams Park	11	Parks-West	Trails/Multi-Use Trail

