



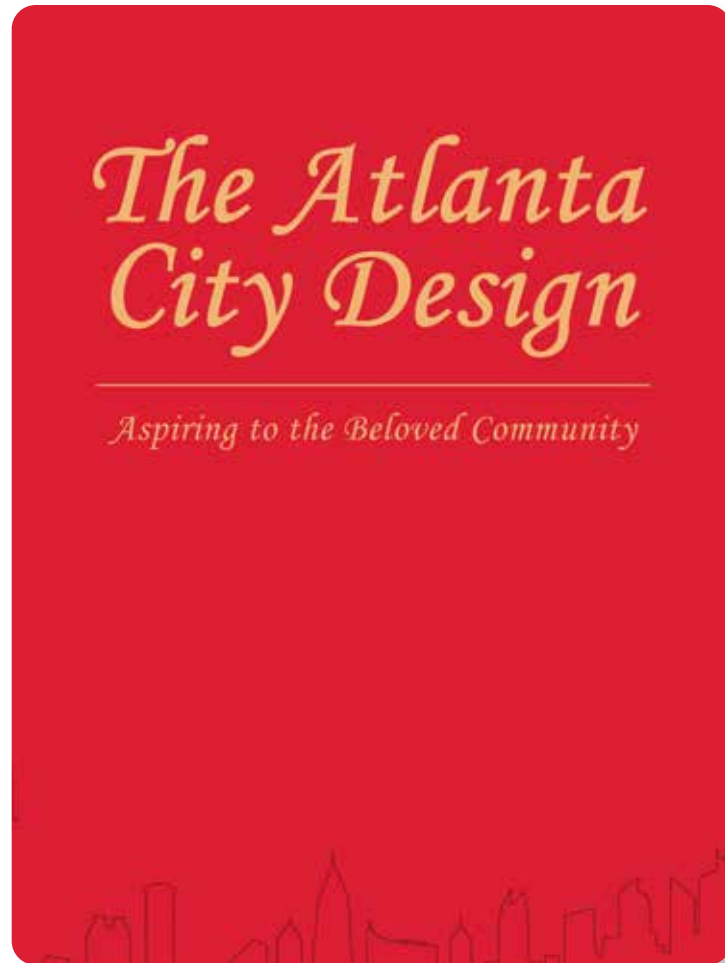
2021 Comprehensive Development Plan Update

to Atlanta Planning Advisory Board

April 17, 2021

by Nate Hoelzel, Urban Planner III

Aspiring to the Beloved Community...



Aspiring to the Beloved Community

Adopted into the City Charter in 2017, *Atlanta City Design* provides a guiding framework to address the challenges of growth in a way that values **equity, progress, ambition, access,** and **nature**.

Building the Beloved Community

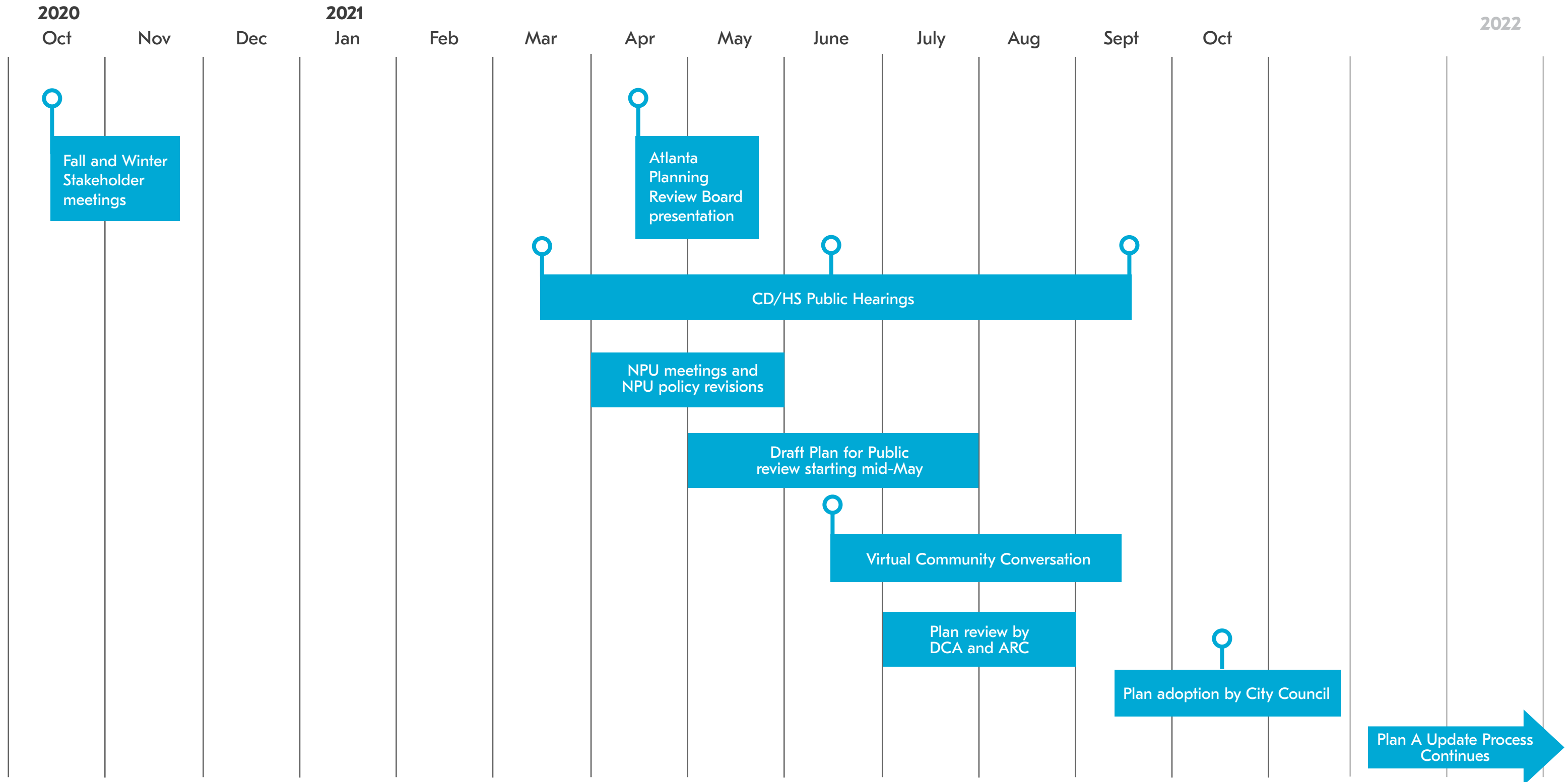
Starting in 2021 with an administrative update to the 2016 Comprehensive Development Plan (CDP), we are translating *Atlanta City Design* into tangible and actionable policies for growth and development.

...Is an Ongoing Commitment.



Plan A Engagement

Georgia Department of Community Affairs (DCA) and Atlanta Regional Commission (ARC) require Atlanta to adapt and implement a CDP and update it every 5 years.



Plan A in 2021 is an Administrative Update

Planning during COVID-19 and relying on virtual meetings cannot result in a CDP Atlanta demands.

THIS CDP ADMINISTRATIVE UPDATE WILL...

- Allow the City to maintain its Qualified Local Government status so Atlanta can continue accessing federal and state funds for economic development, affordable housing, and infrastructure.
- Begin translating Atlanta City Design Vision to CDP Goals, Needs and Opportunities, and Policies.
- Provide a revised Community Work Program (CWP) and a 2016 CWP 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 initiatives across Atlanta.
- Lay a foundation for a more robust update in 2022 which will align the CDP with ongoing initiatives.

THANK YOU!

For questions or more information,
please contact:

cdp2021@AtlantaGa.Gov

CDP Website

atlcitydesign.com/2021-cdp

Department Social Media

[@atlplanning](https://www.instagram.com/atlplanning)

BUILDING THE BELOVED COMMUNITY

2021 Comprehensive Development Plan

PLAN A

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.

Regular updates to the CDP keep our policies and programs in-line with our city's needs and opportunities as required by State and local mandates. The last CDP was adopted in 2016. A new CDP has begun- **Plan A**. This is where we begin to align what happens in Atlanta's neighborhoods with Atlanta City Design - the blueprint for our future city. This is where we lay the foundation to turn ideas into action and the vision into reality to become the beloved community.

This CDP update began in October 2020 and will take several years to complete. COVID-19 changed the way we interact as a community and that interaction is critical to the development and validation of a CDP that Atlanta deserves. We are resetting our planning efforts to ensure that we have a CDP that not only reflects Atlanta at its best and meets the needs of all Atlantans, but also meets mandated requirements. As we move forward with future planning, we will have more and more opportunities for public engagement, because your voice matters!

Continue to check the site for up-to-date information as we plan ahead.



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Zoning Review Board (ZRB)
Board of Zoning Adjustment (BZA)
2016 Comprehensive Development Plan (CDP)
Zoning Verification
The Atlanta Re!!! ina

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2016 Comprehensive Development Plan (CDP)
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Contact Info
Office of Zoning and Development
55 Trinity Avenue, Suite 3350
Atlanta, Georgia 30303
Tel: 404.330.6145
Fax: 404.658.7491
Keyetta M. Holmes, AICP
Director
kmholmes@atlantaga.gov
CDP STAFF
Jessica Lavandier
Assistant Director
jlavandier@atlantaga.gov
2016 Comprehensive Development Plan
The City of Atlanta 2016 Comprehensive Development Plan (CDP) was adopted on November 21, 2016. The development and adoption of a comprehensive plan is a requirement for local governments called for by the Georgia Planning Act of 1989. In addition, the Charter of the City of Atlanta (Section 3-601) mandates the preparation of a Comprehensive Development Plan (CDP) every 3 to 5 years. The Georgia Planning act of 1989 calls for local governments to develop and adopt a comprehensive plan. The Georgia Department of Community Affairs (DCA) establishes the standards and procedures for coordinated and comprehensive planning as well as the date by which a comprehensive plan must be adopted.
The Comprehensive Development Plan is a guide to the growth and development of the City of Atlanta. It sets forth the development vision, policies and an implementation plan for the City and its neighborhoods for the next twenty years.

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Capital Improvement Program (CIP)
Tax Allocation District (TAD)
Fort McPherson Zoning and Land Use Framework
Campbellton-Cascade Corridors Redevelopment Plan
Urban Redevelopment

Government > Departments > City Planning > Office of Zoning & Development > Plans and Studies >
Capital Improvement Program (CIP)
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Overview
The Capital Improvement Program (CIP) is an implementation plan for the construction, maintenance, and renovation of public facilities and infrastructure over the next 5 years. All projects listed in the CIP must have some identified funding with the following characteristics:
Any project, facility or equipment with a monetary value of at least \$25,000 and will last longer than 5 years.
Any project, facility or equipment, which meets the above criterion and will benefit from extended life through renovation, replacement, refurbishment or expansion.
Any project, facility or equipment that is currently funded in an existing capital improvement or bond program that will not be completed by June 30, 2013.
The Community Work Program (CWP) is a 15-year program that includes unfunded and funded programs, non-capital and capital projects to implement the vision and policies of the Comprehensive Development Plan over the next 15 years. Projects listed in adopted plans since 2004 are included in the CWP. NPU project lists are also included in the CWP. A project must be in the CWP before it can be moved into the CIP Project List.
The CIP/CWP must be reviewed by the Atlanta Regional Commission (ARC) and the Georgia Department of Community Affairs (DCA) and adopted by the City of Atlanta by October 31st of each year in order to maintain Qualified Local Government status, which is needed for various State and regional funding and in order to collect local impact fees.
The Department of Planning and Community Development's Office of Planning is responsible for preparing and reviewing the CIP/CWP document for conformity with DCA's guidelines. The Office has established a Sub-Cabinet comprised of representatives from each City operating department and other designated agencies who are responsible for developing project lists for both the CIP and CWP based on identified and projected needs. The management and implementation of projects in each specific chapter are the operating department and agency's responsibility.
2017-2021 Final Draft:
2017-2021 Capital Improvements Program/Community Work Program

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+ Office of Zoning & Development
+ Neighborhood Planning Unit (NPU)
Future Places Project
ATL GIS - City of Atlanta Geographic Information Systems
Concept Review Committee
Metrics and Reporting
+ Nature & Urban Ecology
Neighborhood Links
Office Hours and Meeting/Hearing Schedules
Shift ATL
Zoning Reform
2022-2026 CIE Update
View Online Permit

Government > Departments > City Planning >
2022-2026 CIE Update
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Click here to submit a new project for CIE (2022-2026)
What is the Capital Improvement Element (CIE)?
In the City of Atlanta, impact fees can only be expended on system improvement projects that are listed in the Capital Improvement Element (CIE). The CIE has two components: Annual Financial Report and a Schedule of Improvements. The Annual Financial Report provides a summary of impact fees collected, encumbered and used, by category of public facility and service area for the last completed fiscal year. The Schedule of Improvements identifies capital projects to be financed in whole or in part by impact fees during the upcoming five years. The CIE must be approved by the Atlanta Regional Commission, the Georgia Department of Community Affairs, adopted by Atlanta City Council, and approved by the Mayor or by operation of law by October 31st annually.
Click here to see current CIE (2021-2025)
What are Development Impact Fees?
Development impact fees ("Impact fees") are fees imposed by municipalities as a condition of development approval to offset the costs of additional public services to service new growth and development. The City of Atlanta has four categories of impact fees: Transportation, Police, Fire, and Parks.
What can impact fees be spent on?
Impact fees can only be used on system improvements that expand system capacity due to the increased impact of the development. They cannot be used for operations or maintenance of existing infrastructure. Transportation, Police and Fire impact fees may be expended citywide. Park impact fees may only be expended on the cost of acquiring and developing park land and may not be used to construct buildings or other facilities. Collection and expenditure of park impact fees in the City of Atlanta is divided into three service areas (Northside, Westside, and Southside, map attached). Park impact fees may only be expended in the service area from which they were collected.
CIE Tool Work Instructions
Instructions on Submitting
What type of projects are eligible?
Impact Fees can be used for Park, Transportation, and Public Safety improvement projects. Park impact fees may only be