

FEBRUARY 6, 2024

PLAN A

Meeting with the
Department of City Planning
Office of Buildings
Technical Advisory Committee

Monique Forte, MBA
Office of Design

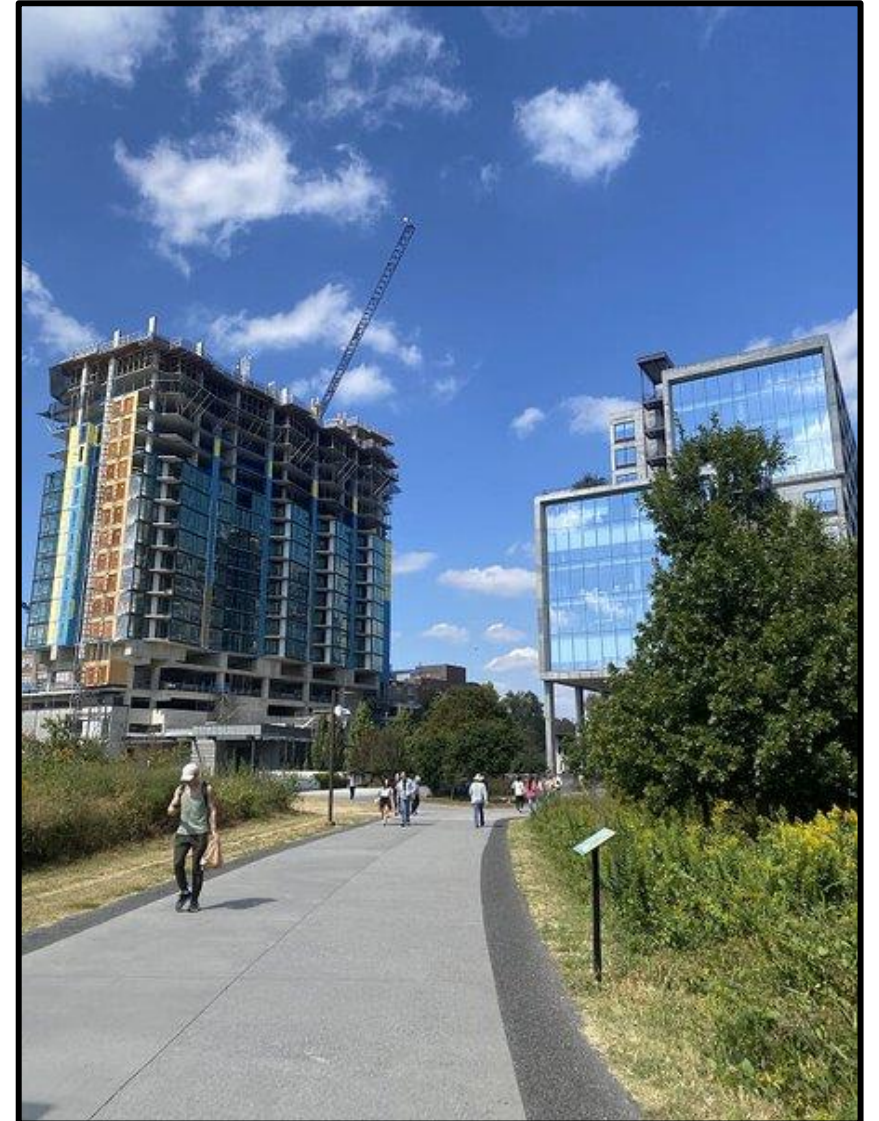
Nate Hoelzel, AICP
Office of Design



Department of
CITY PLANNING

Highlights

- Comprehensive Planning
- Atlanta's Comprehensive Development Plan
- Current Comprehensive Planning Process
- Community Involvement
- Discussion



Comprehensive Planning

Comprehensive Plan

A local government's official policy document for its future physical growth and development.

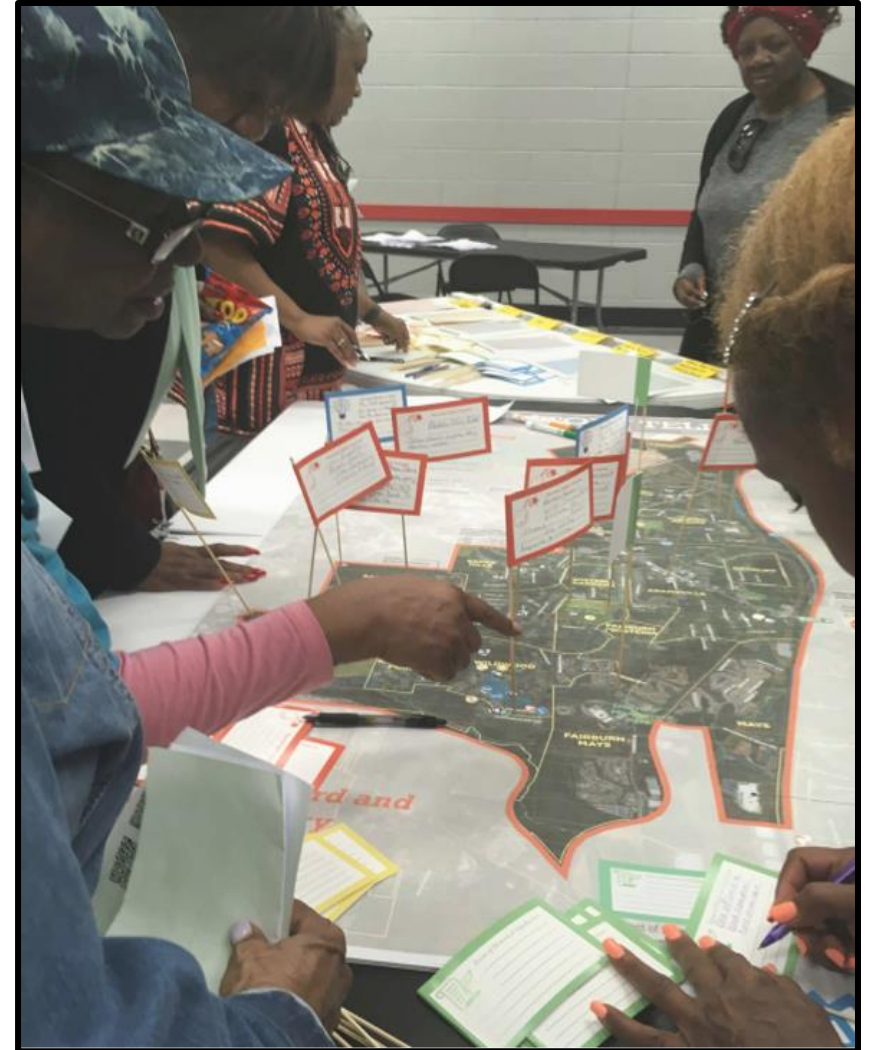
Georgia Planning Act

- Every City and County Must Have a Plan
- Minimum Standards and Procedures
- Qualified Local Government Status



Updating Plans

- Update Every 5 Years
- Inclusive Public Participation
- Solid, Up-to-Date Factual Evidence
- Overall Good Fit for the Community





Atlanta Public Library
Dates
Loc. Doc.

1975 comprehensive development plan

* extracted portions

city of atlanta
maynard jackson, mayor
department of budget and planning
bureau of planning

DEMOCRACY Comes to City Planning

By Maxine A. Rock

IN the chill dim of an early winter day, a rangy engineer I know crunched through the leaves on the front lawn of his Atlanta home, bent over a for-sale sign, grasped it and, with a grunt, yanked it up. "I'm staying," he said.

It was an important moment, because there had been a time when all he wanted to do was to give up and get out. He'd worried about his house and neighborhood for years, watched in anger and frustration as zoning deteriorated into a joke and felt helpless in the face of decisions big officials and big business were making that affected him. But then, just as he was on the verge of surrender, he'd joined a civic association, uniting with his neighbors to fight neighborhood destruction. "It's working so well that I've got high hopes," he told me, "and I won't leave now."

The engineer is one of thousands of Atlanta citizens now forging a new pattern of grass-roots democracy in the city. They are flocking to civic associations, pushing lawsuits against overdevelopment and finding political muscle. The people call it "making noise and getting results." Professional planners have a fancier phrase: "maximum citizen involvement in the planning process."

The surge of civic activism in recent years, spurred on the middle-class level by such concerns as the fight to block I-405 and in low-income areas by anti-poverty and Model Cities pro-

grams, is about to reach a new peak in Atlanta. Acting under a mandate of the new charter that went into effect early this year and a recently passed planning ordinance, the city government is seeking the ideas and opinions of people all over Atlanta about what their neighborhoods want and need. It is an official quest, a systemized approach, for meaningful citizen input in planning for the city's growth.

As it gets under way, city planners must follow definite guidelines to insure citizen participation. "Planners have always done planning for the people, not with them," said one city hall staffer, Cheryl Peerce. "That caused a lot of unrest, and angry meetings, and getting bogged down in lawsuits like the one on I-485. Finally the bureaucracy decided—really in its own enlightened self-interest—to include people in the plan. The idea was incorporated in the new city charter."

The charter requires the mayor to come up with "a guide for the growth and development of the city," in three phases: a one-year plan identifying specific projects to be included in the yearly capital budget; a five-year plan for the capital improvement program and budget; and a 15-year plan outlining goals, policies and objectives for Atlanta's growth.

BUT before any of these plans can be made, the mayor must ask ordinary citizens—like the rangy engineer I mentioned—what they'd like to see happen to their neighborhoods and business districts. As the planning ordinance says, "in order to be truly comprehensive, city (Continued on Page 11)

Photograph by Floyd Jülson

"The best way to get citizen input is to go to the people and ask them what they want," says city planner Leon Epton.

8 The Atlanta Journal and Constitution Magazine 12.8.74


Atlanta's Comprehensive Plan

PLAN A

Adopted October 2021

- Next 5-Year Update Just Started
- Upcoming Update Will Surpass Georgia's Minimum Standards and Procedures
- Grassroots, Neighborhood Participation
- Guided by Public Leadership Group

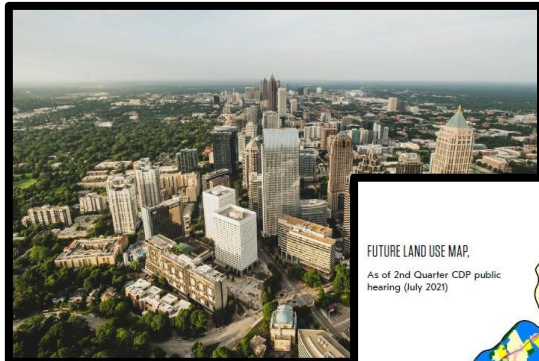


A close-up photograph of a person's hands holding a red book cover. The hands are positioned on the left and right sides of the book, with fingers slightly curled. The person is wearing a silver ring on the ring finger of the left hand and a gold ring on the ring finger of the right hand. The book cover is a vibrant red color with gold-colored text. The title 'The Atlanta City Design' is written in a large, elegant, cursive font. Below the title, a thin horizontal gold line separates it from the subtitle 'Aspiring to the Beloved Community', which is written in a smaller, similar cursive font. The background is dark and out of focus.

*The Atlanta
City Design*

Aspiring to the Beloved Community

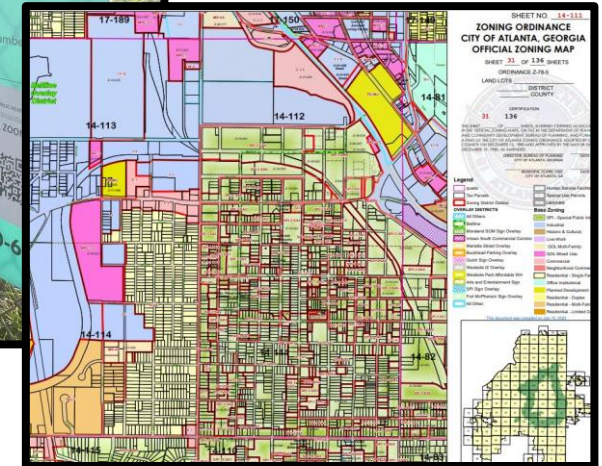
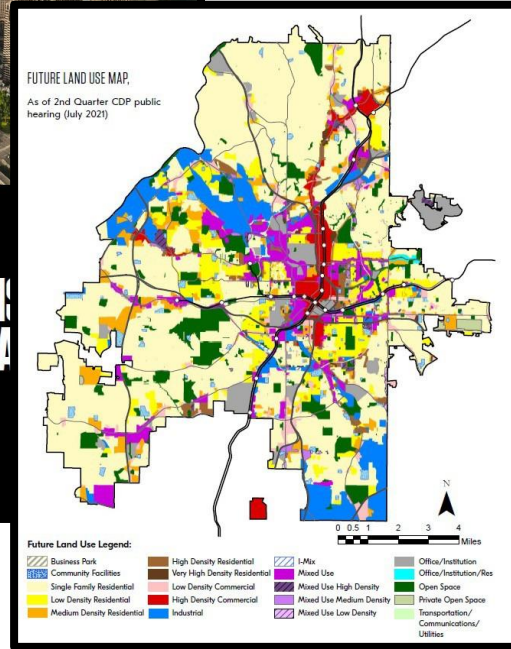
ATLANTA'S COMPREHENSIVE DEVELOPMENT PLAN



CITY OF ATLANTA 2021 COMPREHENSIVE DEVELOPMENT PLAN

Released November 2021

PLAN A

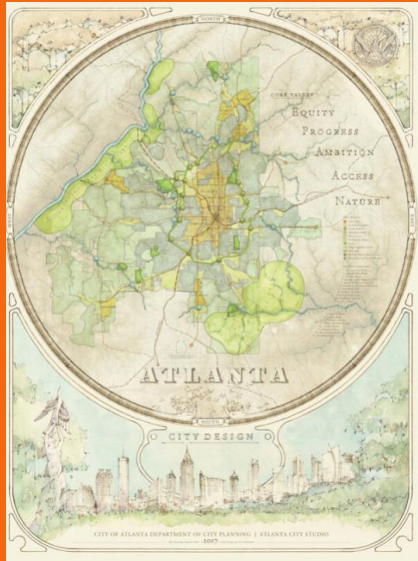


COMPREHENSIVE PLAN IS A POLICY.

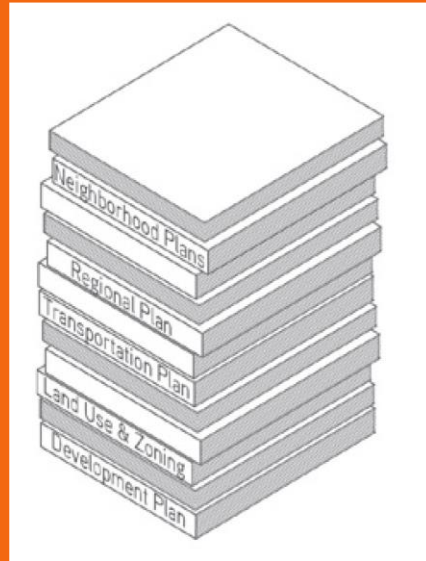
ZONING ORDINANCE IMPLEMENTS THE PLAN.

FROM DESIGNING TO BUILDING THE BELOVED COMMUNITY

VISIONING



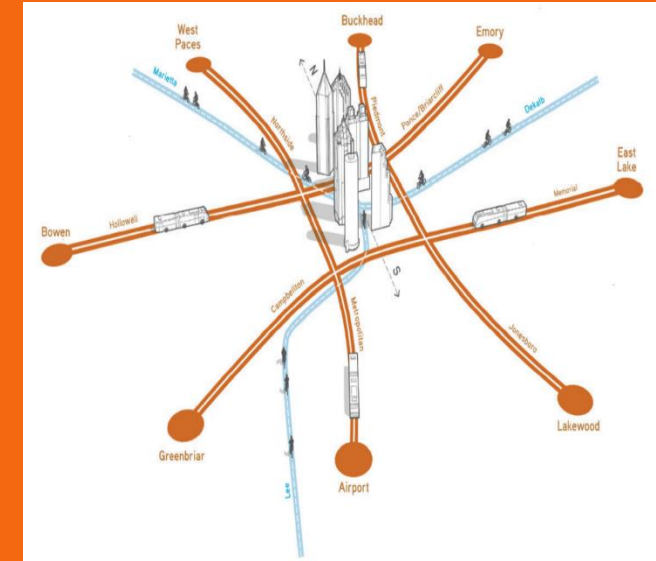
PLANNING



ZONING, PERMITTING, FINANCING



BUILDING OUR CITY



Atlanta City Design Sets a Framework

Comprehensive Plan and Other Plans Guide Decisions and Actions

Regulations, Programs, Projects, and Initiatives Implement

PLAN A Elements

Planning Elements

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

Implementing Elements

- **Community Work Program (CWP)**
Priority Actions Over the Next Five (5) Years.
- **Report of Accomplishments**
Brief Status on Implementing Previous CWP.
- **Capital Improvements Element (CIE)**
Priority Actions Funded by Development Impact Fees Over the Next Five (5) Years. The Element is Prepared and Adopted Each Year.

* **Bold: State Required**

PLAN A Elements

TRANSPORTATION

Access to transportation is closely tied to development patterns within a city. As the city grows, we must ensure that all Atlantans have transportation options that are convenient, affordable, safe, and even enjoyable. We must adopt cleaner travel behavior throughout the city to combat the effects of climate change — transportation accounts for 30% of greenhouse gas emissions nationwide.

Vision

Atlanta will be a city where everyone will enjoy better access without having to rely heavily on automobiles; where every Atlantan will travel without risk of serious injury or death; and, where transportation options are affordable and available to all.

Goals

- 01. Safety.** Prevent serious injury and fatal crashes on city streets and ensure everyone can get to their destination safely.
- 02. Equity and Affordability.** Ensure all Atlantans have equitable access to world-class streets, reliable transit and efficient, affordable transportation options.
- 03. Mobility.** Maintain and improve accessibility and connectivity for pedestrians, transit riders, cyclists and in-city and through-city freight traffic.
- 04. Airport.** Expand and improve airport facilities and infrastructure to accommodate anticipated growth in passenger and cargo traffic.

Policies and Actions

VISION ZERO

Needs & Opportunities

Atlanta is joining other cities by adopting Vision Zero and the perspective that all fatal crashes on our roads are preventable. From a comprehensive assessment of where and why crashes are happening to the redesign of roadways with high incident rates to safety education campaigns and enforcement, we will lead the fight against crashes that have taken the lives of too many Atlantans. As in many cities, the majority of the crashes happen on a small number of streets and focusing on these locations will be key to the success of Vision Zero. Giving pedestrians more time to cross by improving signal operations and reducing vehicle speeds is one way we can start transforming these high-crash corridors and intersections—and ultimately all Atlanta streets. Understanding where, when, and why crashes happen and prioritizing safety interventions at the most critical locations are keys to safer, more equitable streets. By distributing life-saving resources where they are most needed, we can prevent crashes and injuries and make walking to school or taking transit a safe, attractive, and affordable option for everyone.

Policies

- TP 1 Develop Vision Zero Program for Atlanta.

Policy Actions

- TP 1.1 Develop and implement Atlanta's Vision Zero Action Plan. Pursue legislative amendments and modifications to state code that would allow jurisdictions more flexibility in changing speed limits and how the state list of roads is used.
- TP 1.2 Redesign high-injury corridors and intersections with the community and agency partners.
- TP 1.3 Reduce and implement, via technology, new speed limits on city streets.
- TP 1.4 Develop traffic operations and analysis policy.
- TP 1.5 Expand ATLDOT's data-collection and data-management capabilities.
- TP 1.6 Implement and expand programs that will create safer neighborhood streets through placemaking and tactical urbanism.

Elements Written to Be Useful

- Vision and Goals
- Related Plans
- Needs and Opportunities
- Policies and Actions
- Summary Tables
- Appendices



Resident or Business Owner

Cites maps and proposed policies and actions in *Plan A* when requesting to change a property's future land use or zoning.

Neighborhood Planning Unit

Uses *Plan A* as a guide to recommending changes of a property's future land use or zoning, preparing small area plans with the community, and advocating for infrastructure projects. Each NPU also has a set of policies in *Plan A*'s Appendix III, which are great references when making recommendations.



Local Decision Maker

References *Plan A* when deciding on infrastructure projects and adopting legislation for a new plan or a future land use or zoning change.

Current Comprehensive Planning Process

“Keeping Our Promise”

- Inclusive Community Involvement
- 18-Month Process
- Adopt Land Use and Neighborhood Planning Elements in **November 2024**
- Adopt Other Elements in **May 2025**



Need for this Update

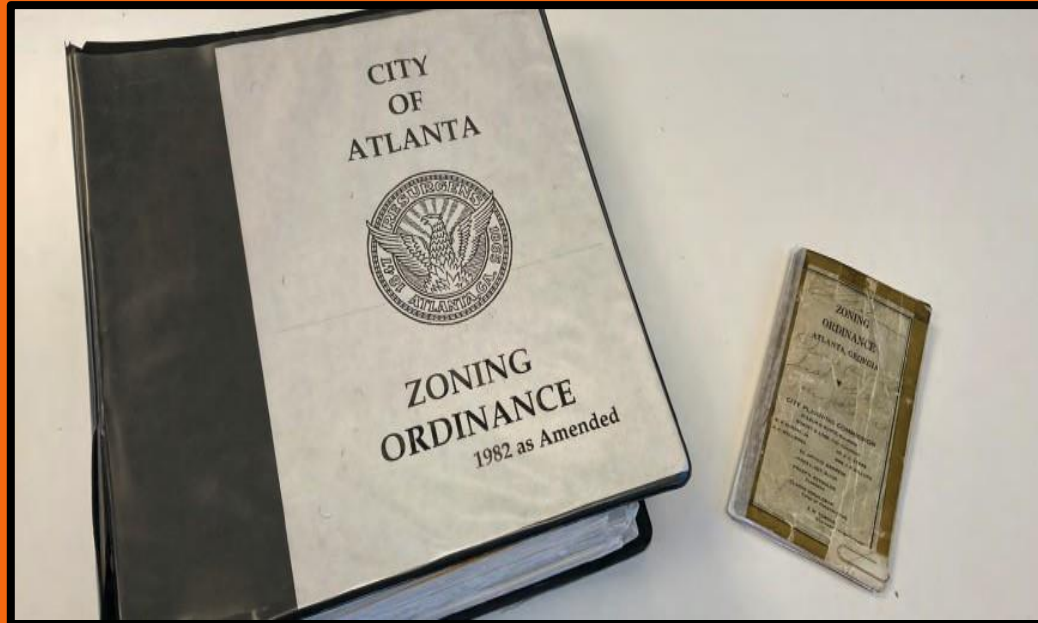
- Framework for **Development Patterns** Not Just Land Use
- Changing Conditions for Future Growth and Development
- Reflect Atlanta's Diverse Neighborhoods
- Better Approach to Implementing New Zoning Ordinance
- Align with **ATL Zoning 2.0**

Aligning with ATL Zoning 2.0

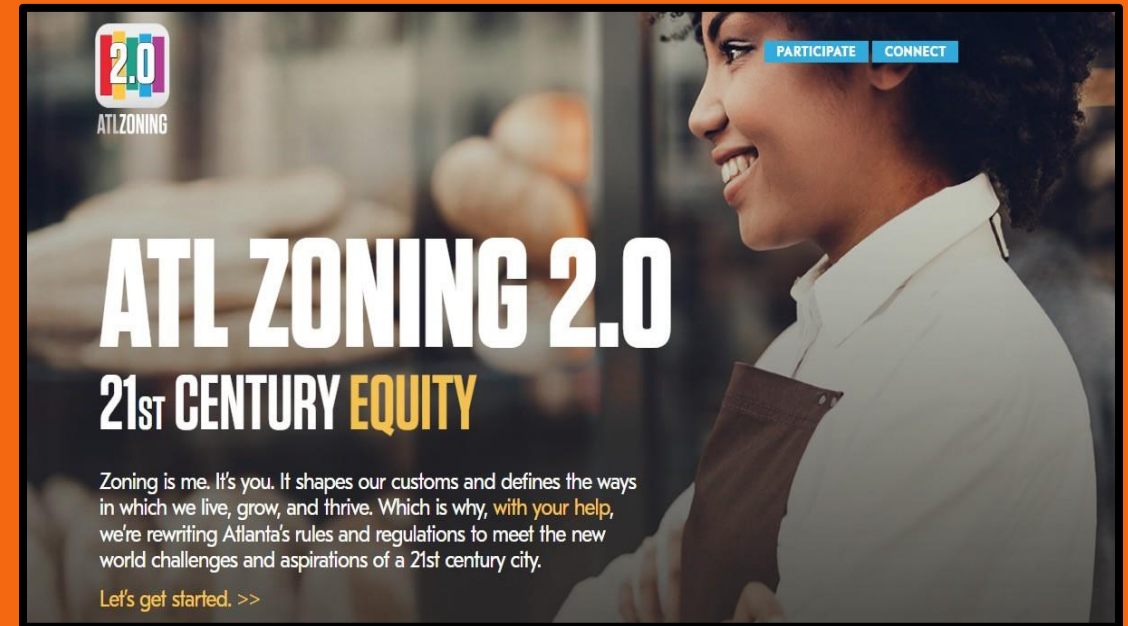
- Same Consultant Team
- Coordinating Across Department
- Draft Technical and Legal Analysis of Current Comprehensive Plan (Release in May)
- Joint Community Involvement



IT TAKES YEARS TO ADOPT A NEW ZONING ORDINANCE



After 6 Years of Preparing and Reviewing 3 Drafts (1974 to 1980)...the 1954 Zoning Ordinance Was Replaced on January 1, 1982



Rewriting the Existing Zoning Ordinance Builds on Decades of Lessons Learned and Most Recently the 2016 Atlanta Zoning Diagnostic and 2021-2023 ATL Zoning 2.0 Community Meetings...the Comprehensive Planning Process This Year Will Also Inform ATL Zoning 2.0

Schedule and Plan Adoption

FEB '24

MAR - APR

MAY - JUN

JUL - OCT

NOV - JAN '25

FEB - MAY '25



Kick-Off

**Community
Open Houses**

**Community
Workshops**

Draft #1

**Monthly NPU
Meetings**

Drafts #2 and #3

**Adopt Land
Use/Neighborhood
Planning Elements**

**Community Meetings
for Other Elements**

Full Plan Draft #1

**Adopt Full
Comprehensive Plan**

Monthly NPU Meetings

Full Plan Draft #2

Community Involvement

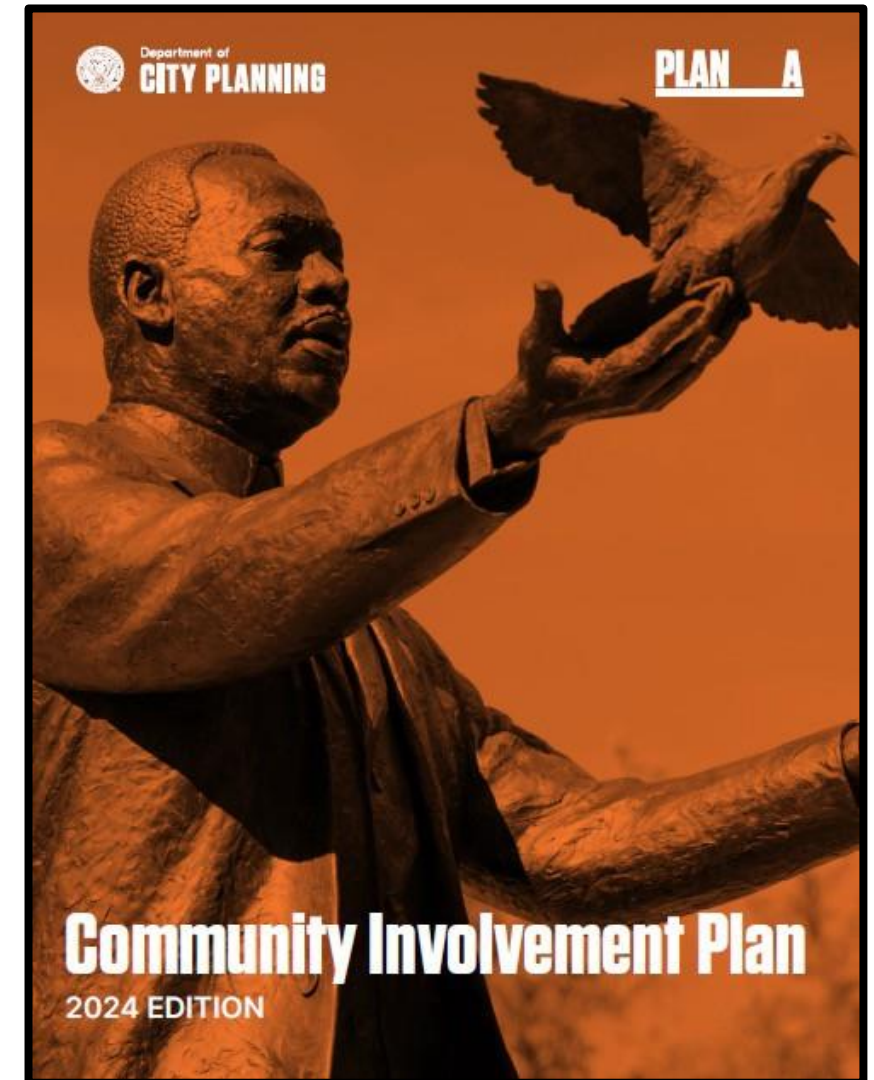
Goals and Approach

Goals

- Prepare a Comprehensive Development Plan that brings community ideas to life.
- Encourage and increase overall public participation across all Neighborhood Planning Units (NPU) and neighborhoods.
- Raise awareness among those excluded in past planning processes and empower them to participate.
- Be transparent and responsive.

Approach

- Create opportunities to build trust, capacity, and relationships with neighborhood groups, NPUs, and others.
- Combine in-person and virtual opportunities so all Atlantans can get involved.
- Assess and adjust engagement activities as needed throughout the process.
- Routinely provide updates to the community.
- Align with ATL Zoning 2.0 (Zoning Ordinance Rewrite) and other key planning initiatives.



Available at www.AtlantaforAll.com

In-Person Involvement Activities

Land Use and Neighborhood Planning Elements



City-wide Kick- Off

- Orientation
- Vision and Goals
- Needs and Opportunities
- **February 2024**

City-wide Open Houses

- Identify Development Patterns
- Host in 12 Different NPUs and Council Districts
- **March and April 2024**

City-wide Workshops

- Map Development Patterns
- Refine Policies and Actions
- Host in the Other 13 NPUs
- **May and June 2024**

Other In-Person Involvement Activities

Land Use and Neighborhood Planning Elements



Pop-Ups

- Meet People in Neighborhoods
- At Least 1 in Each NPU and Council District



Conversations with Planners

- Flexible Small Group Interactions with DCP Planners



NPU Meetings

- Presentations at Monthly Meetings

Virtual Involvement Activities

Land Use and Neighborhood Planning Elements



Education

- NPU- U Courses and Other Materials on Website

Surveys and Mapping

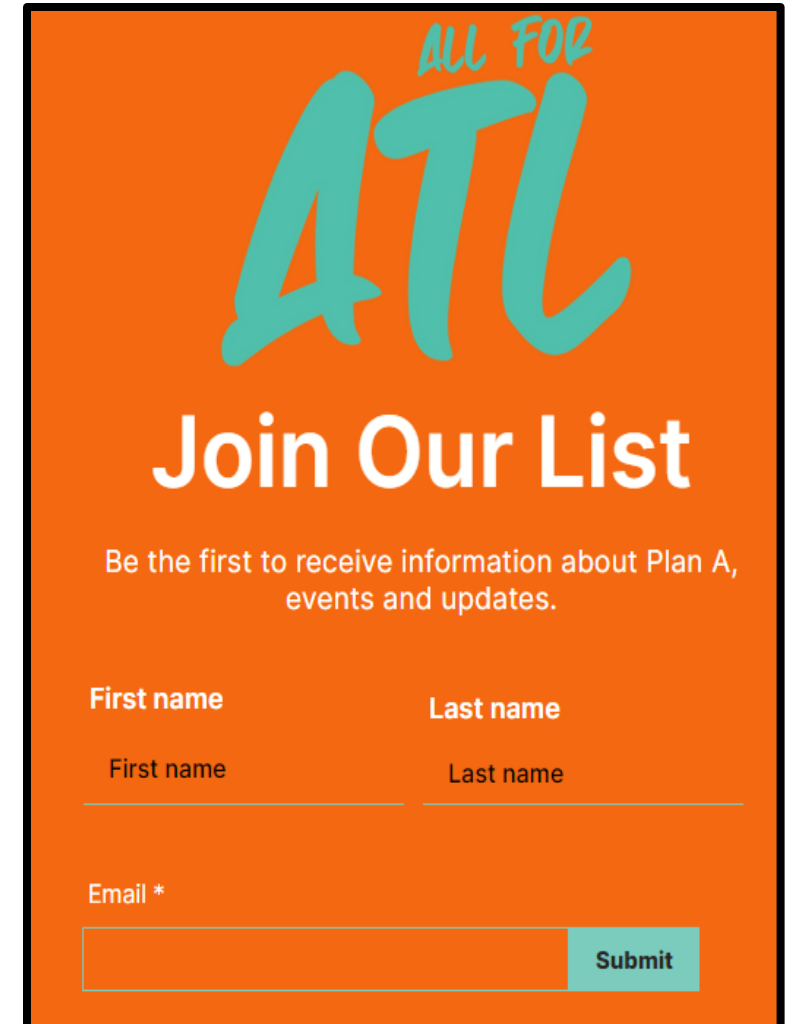
- Online and In-person Surveys and Mapping Activities
- Progressively Building on Community Input

Drafts

- 3 Review and Comment Periods (Over 130 Days from May to October)

Outreach and Education

- AtlantaForAll.com
- Social Media, Email, and More Online Outreach
- Utility Mailers
- More Education Materials
- Regular Updates
- NPU 50 Celebration All Year
- Plan A Ambassadors



The sign features the text "ALL FOR ATL" in a teal, hand-drawn font. Below it, the text "Join Our List" is written in white. A message in white text reads: "Be the first to receive information about Plan A, events and updates." The form includes two columns for "First name" and "Last name", each with a corresponding input field. Below these is an "Email *" field with a "Submit" button.

ALL FOR
ATL

Join Our List

Be the first to receive information about Plan A,
events and updates.

First name Last name

First name Last name

Email *

Submit

Possible TAC Involvement

Possible Partnerships with TAC Members

- Participate in Community Involvement
- Spread the Word
- Facilitate Partnerships and Sharing Information
- Open to Future Updates and Input at TAC Meetings

ATLANTA FOR ALL

PLAN A

ATLANTA DEPARTMENT OF CITY PLANNING
COMPREHENSIVE DEVELOPMENT PLAN

KICK OFF

GREENBRIAR MALL | FEB. 29, 2024 | 5PM

Learn more at
WWW.ATLANTAforall.COM



Department of
CITY PLANNING

Community Open Houses

Citywide Meetings Open to All (hosted in 12 Different NPUs)

Meeting #1

Tuesday, March 19, 2024 | 4PM – 7:30PM
Dunbar Neighborhood Center (NPU-V)

Meeting #2

Wednesday, March 20, 2024 | 4PM – 7:30PM
Adams Park Recreation Center (NPU-R)

Meeting #3

Thursday, March 21, 2024 | 4PM – 7:30PM
Bessie Branham Recreation Center (NPU-O)

Meeting #4

Tuesday, March 26, 2024 | 4PM – 7:30PM
Buckhead Branch Library (NPU-B)

Meeting #5

Tuesday, March 26, 2024 | 4PM – 7:30PM
C.T. Martin Natatorium and Recreation Center (NPU-I)

Meeting #6

Wednesday, March 27, 2024 | 4PM – 7:30PM
Thomasville Recreation Center (NPU-Z)

Meeting #7

Thursday, March 28, 2024 | 4PM – 7:30PM
Westside Future Fund (NPU-K)

Meeting #8

Tuesday, April 9, 2024 | 4PM – 7:30PM
Trinity Presbyterian Church (NPU-C)

Meeting #9

Thursday, April 11, 2024 | 4PM – 7:30PM
Two Peachtree Street Building (NPU-M)

Meeting #10

Monday, April 15, 2024 | 4PM – 7:30PM
Morningside Presbyterian Church (NPU-F)

Meeting #11

Monday, April 15, 2024 | 4PM – 7:30PM
Metropolitan Library (NPU-X)

Meeting #12

Tuesday, April 16, 2024 | 4PM – 7:30PM
Northwest Library at Scotts Crossing (NPU-G)

Thank You

PLAN A

PlanA@AtlantaGa.Gov
www.AtlantaforAll.com
[@ATLPLANNING](https://twitter.com/ATLPLANNING)

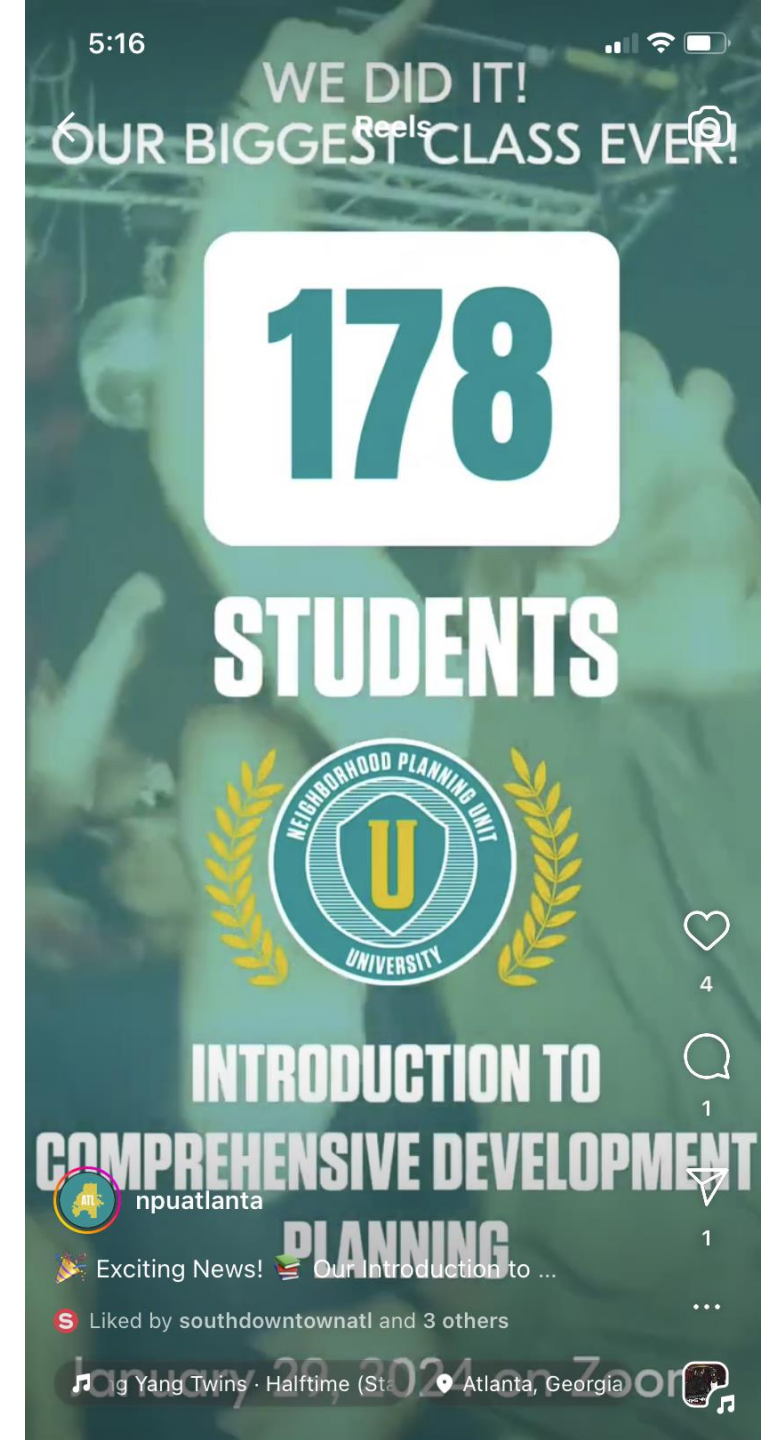


Department of
CITY PLANNING

Community Involvement

Update

- NPU-University Comprehensive Plan 101 (Jan. 30)
- Public Leadership Group Meeting #1 (Feb. 8)
- Citywide Kick-Off Event at Greenbriar Mall (Feb. 29)
- Pop-Ups in Neighborhoods (Start Mar. 1)
- CDHS Quarterly CDP Public Hearing (Mar. 6)
- Community Open Houses (Start Mar. 19)
- More Information at www.AtlantaforAll.com
- Initial Outreach Continues (e.g., NPU Agendas, AJC Public Notice, Emails, Social Media, and April Utility Mailer)



Plan A Ambassadors

Ambassador Roles and Responsibilities

- Facilitator – Engage in Discussions with Participants and Collect Participant Input
- Co-Facilitator or Note Taker – Collect Participant Input and Assist with Discussions
- Greeter – Welcome Participants, Sign-in, Orientation, and Ensure an Overall Positive Event
- All Ambassadors – Setup/Breakdown, Document Input, and Share Back to Project Team
- All Ambassadors – Assist with Language and Other Needs of Participants
- Some Ambassadors – Host “Pop-Ups” and “Conversations with Planners” (In Pairs, DCP-Led)

Number of Ambassadors

- Anticipate 150+ Participants at Kick-off and Each Community Open House and Workshop
- Recruit and Train Nearly 100 Plan A Ambassadors
- 25 to 40 Plan A Ambassadors per Event (Participant-Ambassador Ratio 6:1 or Better)
- Department of City Planning and Implementing Partners in City Departments and Agencies

Public Leadership Group

Public Leadership Group Role

- Accountable for the Comprehensive Development Plan
- State Requires This Group and Involvement From Specific Members
 - Elected Officials
 - Leadership from City Departments
 - Local Economic Development Agencies
- Provides High-Level Direction and Decision-Making at Particular Milestones

PUBLIC LEADERSHIP GROUP

Public Leadership Group Members

Jason Winston – Chair, 2024 Public Leadership Group

Name	Organization
Jason Winston*	Atlanta City Council
Matt Westmoreland	Atlanta City Council
Byron Amos	Atlanta City Council
Eloisa Klementich	Invest Atlanta
Terri Lee	Atlanta Housing
Clyde Higgs	Atlanta BeltLine, Inc.
Collie Greenwood	MARTA
Daniel Drake	Atlanta Public Schools
Robb Pitts	Fulton County Board of Commissioners
Christopher Norman	Metro Atlanta Land Bank
Darin Schierbaum	Atlanta Police Department
Roderick M. Smith	Atlanta Fire Rescue Department

Name	Organization
Jahnee Prince	Atlanta Department of City Planning
Solomon Caviness IV	Atlanta Department of Transportation
Justin Cutler	Atlanta Department of Parks and Recreation
Mikita Browning	Atlanta Department of Watershed Management
Lisa Benjamin	Office of the Mayor
Candance Staniel	Office of the Mayor
Chandra Farley	Office of the Mayor
Joshua Humphries	Office of the Mayor
Linda Sessler	Board of Zoning Adjustment
Sheri McGaughy	Zoning Review Board
Sagirah Jones	Atlanta Planning Advisory Board

Public Leadership Group Contributions

- Guides and Supports the Planning Process
- Participates in Community Involvement
- Facilitates Partnerships and Sharing Information
- Engages with Thoughtful Leadership Throughout the Process

PLG Meeting Schedule

FEB. 8

APR. 30

JUL. 11

SEPT. 12

Nov. 19 & Jan. 21

Mar. 20 & May 29



Kick-Off

Orientation

Preview
Open Houses

Community Open Houses

Recap Open Houses

Preview Workshops

Preview Draft #1

Community Workshops

Recap Workshops

Preview Draft #2

Monthly NPU Meetings

Preview NPU
Presentations

Preview Draft #3

Adopt Land Use/Neighborhood Planning Elements

Community Meetings for Other Elements

Recap Adoption

Preview & Recap
Meetings

Preview Full Plan
Drafts #1 & #2

Adopt Full Comprehensive Plan

Monthly NPU Meetings

Preview & Recap
Adoption