

2016 Comprehensive Development Plan

Vision	
Instructions: Place dots next to the Vision Statements that are the most important to you.	
Vision Statements	Dots/Votes
Communities are better connected to each other and there are ample opportunities in which to invest, live, work, play, and raise a family	
Be a diverse community in terms of race, age, and income by focusing on its youth and attracting young professionals while planning for an aging population	
Focus on the redeveloping of the commercial corridors and neighborhood centers	
Have a strong, diverse economic base that provides a range of businesses and employment opportunities that meet the needs of City residents	
Have a revitalized Downtown that serves as the heart and soul of the City; while continuing the ensure the vitality of its major employment centers	
Promote neighborhood-scaled nodes with quality retail and cultural opportunities	
Promote economic development through investments in transportation infrastructure	
Have a diverse and balanced housing stock that provides affordable housing, options to meet the needs at each stage of life, a range of incomes and economic situations, and proximity to jobs and services	
Have an adequate infrastructure for special needs populations dispersed throughout the City	
Brand the City neighborhoods' identity by preserving the unique character of established neighborhoods and supporting revitalization efforts that will increase housing opportunities and neighborhood stability	
Respect and maintain the character of the City's residential neighborhoods and preserve single-family residential neighborhoods	
Revitalize and protect historic buildings, sites and neighborhoods that tell the City's story and ensure infill development that preserves neighborhood character	
Preserve and enhance natural resources – watersheds, streams and waterways- and maintain the tree canopy	
Be sustainable City in terms of energy, waste-recycling, water management, land use, site design and green building well as local food production/urban agriculture in order to ensure a clean, healthy and attractive City and neighborhoods	
Have an urban environment that promotes community health and physical activity for all age groups	
Have active and engaged stakeholders that participate in City government and play a key role in achieving its vision	
Have a quality educational institutions that meet the needs of residents	
Be a bikeable, walkable and pedestrian-oriented community offering a variety of safe transportation options such as sidewalks, streetscapes, greenway trails, bike lanes, and ADA accessibility	
Expand MARTA and public transit services with increased access to transit throughout the City	
Develop a balanced, multi-modal transportation system that provides choices for local and regional trips.	
Provide City services efficiently, have infrastructure in good repair, be safe and clean, have abundant, accessible and well maintained parks and greenspace, and a develop a long term water supply	

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POPULATION

Instructions: Place red dots next to the Issues that you feel are the most important and green dots on the opportunities that are the most important

ISSUES	Dots/Votes
The City's population is aging. The population over 60 have increased by 11,000 since 2000.	
Atlanta's proportion of population under 20 continues to decline.	
The City has concentrated areas of poverty. The poverty rate has increased since 2010.	
Some areas of the City have experienced increased growth while others have had very slow growth or a declining population	
OPPORTUNITIES	
City of Atlanta population is forecasted to continue growing.	
Work to attract a diverse mix of population - to include singles, couples, children, retirees/seniors, empty nesters and families, as well as all ethnic backgrounds and income levels.	
Develop plan to meet the needs of an aging population, provide the ability to age in place in all City Neighborhoods and affordably	
Create policies to encourage and promote growth in areas with slow growth/declining population	

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ECONOMIC DEVELOPMENT

Instructions: Place red dots next to the Issues that you feel are the most important and green dots on the opportunities that are the most important

ISSUES	Dots/Votes
The City has not gained all of the jobs it has lost since 2000.	
3 out 5 working Atlantan’s leave the city for work while 4 out 5 workers in Atlanta come from elsewhere.	
Atlanta has a high share of high skill jobs and low wage jobs but a low share of jobs in middle wage industries.	
A high percentage of residents (46%) have a college degree. At the same time, high percentage of residents (39%) only have high school diploma or lack a high school diploma.	
There are blighted neighborhood commercial districts, commercial and industrial corridors and districts. Many of these areas have the wrong type of retail.	
Quality of life in the City needs to be improved to support recruitment and retention of firms	
There is a lack of grocery stores and basic retail services in many areas of the City.	
OPPORTUNITIES	Dots/Votes
The City of Atlanta is still the premiere job center for the Atlanta MSA and the state of Georgia.	
Atlanta has a diversified economy. Atlanta is a regional and national serving economy for Film, Tourism, Higher Education, Sports and Entertainment and through Hartsfield-Jackson Atlanta International Airport and its supported industries.- freight, logistics and cargo transportation	
Concentration of colleges, universities, research institutions will promote innovation, research, jobs and attract a talented and well educated workforce.	
Focus on neighborhood economic development - rehabilitation and investment in neighborhood commercial districts and work to attract grocery stores and basic retail in targeted areas	
Tax Allocation Districts (TAD) play an important role in helping revitalize priority economic development corridors and redevelopment areas.	
Enhance the role of the City as the hub for regional transit and other transportation networks to allow the easy access to jobs and commerce that are the lifeblood of the city.	
Partner with Atlanta Public Schools to create a neighborhood-based educational system that can become a key asset in attracting residents to live and work in Atlanta.	
Through collaboration with the City’s educational institutions, provide job readiness skills, skills training and career-based educational services to train and prepare the City’s workforce for tomorrow’s economy.	

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HOUSING	
<p>Instructions: Place red dots next to the Issues that you feel are the most important and green dots on the opportunities that are the most important</p>	
ISSUES	Dots/Votes
Geographic concentration of low income housing.	
Lack of affordable housing: Many of the affordable housing developments in the City are being replaced with market rate housing, the availability of quality affordable housing is scarce particularly close to employment centers.	
Many of the new housing units, both for rent and for sale, are not affordable to those earning the median household income.	
The City's ability to provide housing code enforcement is out-paced by the volume, back log and rate at which code violations occur and can be addressed therefore, substandard housing persists.	
Some neighborhoods have a high concentration, vacant and abandoned many with code violation and absentee landlords.	
Housing costs and neighborhood desirability are related to the quality and school achievement	
The city also lacks available housing for the Special Needs communities.	
OPPORTUNITIES	Dots/Votes
Construction of a range of housing types has provided variety in the city's housing market to meet residents' needs at all stages of life.	
There is more housing at major employment centers, decreasing the jobs to housing ratio.	
Through the Livable Centers Initiative (LCI) plan, Ft. McPherson, Atlanta Beltline, Inc., MARTA's TOD initiative, transit oriented development has become a focus in the city's planning efforts. This encourages residential development at new and existing transit stations and it encourages mixed income residential, job creation and economic development.	
There are new policies in place to increase the level of response to housing code violations- improvements in the coordination between the Atlanta Police Department and the Office of Code Compliance.	
There are opportunities to coordinate among agencies and governmental entities to have a more significant impact on targeted communities. Areas where the City of Atlanta, the Atlanta Development Authority, the Atlanta Housing Authority and State of Georgia's Department of Community Affairs can collaborate and make a joint investment can spur significant interest from the private development community; thus becoming a model for neighborhood stabilization and revitalization.	
Requirements for affordable housing in projects with city and county funds, inclusionary housing policies, TAD funding and other programs can increase the number of affordable housing units.	
The City of Atlanta, Invest Atlanta and its partners have several programs and tools to retain and maximize the number of affordable housing units produced annually.	
Continue to provide incentives to encourage homeownership	
Develop policies and programs to increase the availability of senior housing.	

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NATURAL RESOURCES	
Instructions: Place red dots next to the Issues that you feel are the most important and green dots on the opportunities that are the most important	
ISSUES	Dots/Votes
The City's major streams are on the Environmental Protection Division's 303(d) list for failing to meet State water quality standards.	
The size of flooded areas has grown due to increased volume and velocity of storm water. Frequent flooding is a consistent issue in some areas.	
Soil erosion, stream bank erosion and sedimentation are the largest pollutants of streams in the City of Atlanta.	
Rivers and streams, particularly the Chattahoochee River, are not accessible.	
The habitats of rare plants, wildlife are disappearing due to increased urbanization.	
Urban forest land and the City's tree canopy are disappearing.	
Climate change is causing changes in average temperatures, rainfall, and the frequency and severity of storm events which have major negative impacts on the natural and built environment.	
Sprawling land development patterns contribute to the environmental degradation	
Brownfields and environmentally contaminated land are located in industrial areas and in former gas stations and drycleaners throughout the City.	
OPPORTUNITIES	Dots/Votes
Continue enforcement of the Post-Development Storm water Management Ordinance to ensure that post-development controls are functioning as designed.	
Preserve, enhance and expand the undeveloped floodplain along the Chattahoochee River as public open space. Protect and enhance undisturbed and protected buffers along streams to protect and improve water quality.	
Continue implementation of the District-wide Watershed Management Plan developed by the Metropolitan North Georgia Water Planning District.	
Implement and enforce the new amendments to the Tree ordinance which includes protection of the urban forest.	
Promote and facilitate urban agriculture, green roofs, community gardens and rainwater harvesting and particularly use of vacant land for community gardens.	
Improve the energy efficiency of city facilities and expand residential and commercial energy efficiency programs for Atlanta resident and businesses.	
Educate the public on non-point source pollution; include developers, private and commercial businesses and institutions; target watershed protection strategies to specific groups' needs.	
Promote environmentally-sensitive site design to protect environmentally sensitive areas and prevent mass grading and clear cutting.	
Continue to utilize the City of Atlanta Erosion and Sedimentation Control Ordinance to monitor and enforce soil control measures for land disturbing activities. Continue to enforce both state required and city required stream and river bank buffer requirements to reduce the sediment loads in creeks and rivers.	
Implement plan, policies and strategies to improve resiliency and address effects of climate change.	
Support the development of DWM's streambank restoration group that is developing practices and implementing projects to facilitate streambank protection and restoration	
Develop a stormwater management program along with a dedicated storm water management program funding source.	
Promote elements to support healthy communities - by improving access to food, promoting physical activities, walkability and access to healthcare	
Develop Greenways/waterways along streams, increase accessibility to river and streams	

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HISTORIC RESOURCES

Instructions: Place red dots next to the Issues that you feel are the most important and green dots on the opportunities that are the most important

ISSUES	Dots/Votes
Lack of awareness and education regarding the history of the City, historic resource protection and revitalization, preservation tools, the role of historic preservation in the City's future and the value of historic preservation approaches.	
Lack of value of historic resources/lack of preservation of historic resources. Too much demolition of historic buildings. The poor condition of some historic resources make them endangered by neglect and continued deterioration.	
The City has very limited programs to directly assist with the maintaining, physically improving or enhancing historic resources, particularly historic homes and those with substantial deterioration.	
All of the historic resources worthy of protection or formal recognition have not been identified, properly researched and promoted.	
There are too few links between historic preservation efforts and heritage tourism / promotion and economic development.	
The City has limited resources (financial, staff, etc.) to respond to requests for the protection of historic resources (particularly from neighborhood groups), to update existing regulations and review applications.	
Undesignated, but potentially historic buildings, are demolished too frequently.	
The City's local designation process (particularly for potential districts) requires extensive time, financial, and other resource commitments to complete, limiting its potential application across the City.	
OPPORTUNITIES	Dots/Votes
Partner with other organizations to promote all aspects of the City's history, historic resources, provide interpretation, and heritage tourism as a valuable component of the City's future.	
Partner with other organizations to document and share the City's history, including all of its varied topics and themes.	
Develop programs to promote the City's historic resources and their value to the City's future to City agencies, the general public, potential developers, or other interested parties.	
Create guidelines for new development and renovations in historic, but unprotected, neighborhoods and commercial areas.	
Research opportunities to update and expand the range of the City's regulatory tools and enforcement techniques that relate to historic properties.	
Promote existing financial resources, technical assistance programs, and economic incentive programs to the owners of historic properties in particular and potential historic districts in general.	

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Water and Wastewater	
Instructions: Place red dots next to the Issues that you feel are the most important and green dots on the opportunities that are the most important	
ISSUES	Dots/Votes
Ensure integrity of Chattahoochee Raw Water Intake.	
Ensure long term water supply/ Develop additional raw water storage.	
Replace City's aging distribution and collection system.	
Eliminate pressure and supply issues.	
Meet Consent Order requirements and deadlines.	
Eliminate sewer spills and address capacity issues.	
Provide storage for the Combined Sewer Overflow (CSO) system.	
Maintain high quality wastewater treatment at cost-effective rate.	
Replace aging collection system	
Develop additional raw water storage	
Lack of funding for stormwater management	
Maintenance of the City's stormwater system	
Response time to customer complaints	
OPPORTUNITIES	Dots/Votes
Continue to support the City's Clean Water Atlanta Program which provides funding to replace water distribution system.	
Continue to implement water conservation programs that reduce water consumption.	
Continue to support the Clean Water Atlanta program and DWM's operational budget. The projects identified to date that are required to achieve these objectives through 2027 are included in these programs.	
Develop a stormwater management program from the ground up along with a dedicated storm water management program funding source.	
Improve water supply and pressure and support Clean Water Atlanta Program.	
Continue to support the development of the security upgrades and emergency planning required to protect the City's utility systems.	
Develop the Bellwood Quarry to meet the City's collective raw water storage, greenspace, recreational and development needs.	
Continue to support DWM's budget to provide the staff necessary to manage customer complaints	
Continue to provide public education with respect to water supply, conservation, treatment and project issues.	
Reducing stormwater runoff, preventing soil erosion and stormwater contamination, and maintaining and developing the stormwater system so as to prevent stormwater damage and flooding.	

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GENERAL GOVERNMENT/PARKS & RECREATION	
Instructions: Place red dots next to the Issues that you feel are the most important and green dots on the opportunities that are the most important	
ISSUES	Dots/Votes
Aging infrastructure. The designed life cycle of many City buildings have become are in poor condition and are obsolete for the intended purpose.	
City facilities need to fully comply with federal government American Disabilities Act (ADA) requirements.	
Atlanta lacks sufficient acreage of parkland and other green space. Lack of greenspace/ per capita park acreage is insufficient	
Existing parks facilities and recreational programs do not meet community needs.	
Much of what parkland is in the inventory is not suitable for the provision of athletic fields and other recreational facilities which require significant area and minimal topographic constraints.	
Atlanta’s park infrastructure suffers from low level of investment, routine maintenance, repair, renovation and redevelopment is needed in many facilities.	
Many parks are not easily accessible to pedestrians from nearby neighborhoods because of lack of direct street access	
Lack of adequate special event space puts undo pressure on existing signature parks and causes lost opportunities for additional events, concerts and festivals.	
Public safety in Atlanta parks is an ongoing concern with the public and requiring continuing improvements in design, operations and enforcement.	
OPPORTUNITIES	Dots/Votes
Bond program has provided the opportunity to replace and repair facilities. There are still opportunities to improve existing parks and recreation facilities	
The Chattahoochee River Corridor can incorporate new and expanded parks, trails, greenways, improved water quality and economic development.	
There is broad support for parks and green space among stakeholders for monetary, in-kind donations and to undertake park improvements.	
Development and redevelopment pressures provide the opportunity to “grow” Atlanta’s green space through additions of public, semi-public and private plazas, parks and other green spaces.	
The City’s green infrastructure including parks and multi-use recreational trails, is a system that provides many benefits for Atlanta’s citizens – social, educational and health - and encourages economic development.	
Partnerships with local community driven non-profit and volunteer organizations contribute towards planning, implementation, maintenance and programming of parks and recreation facilities.	
Park Master Plans for each park site guide the funding, project coordination of small projects, and generate realistic project lists.	
Improve park security	
Increase acreage devoted to parks	
Improve connectivity to parks, improve connectivity/accessibility to river and streams	
Greenspace and park are an contribute towards an improved quality of life and for economic development	

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PUBLIC SAFETY

Instructions: Place red dots next to the Issues that you feel are the most important and green dots on the opportunities that are the most important

ISSUES	Dots/Votes
Illegal dumping, trash, litter, unkempt appearance in communities	
Many of APD's and AFR precincts and facilities are in immediate need of repair or replacement. In addition, some of the equipment is aging and needs enhancement/replacement.	
Salaries and compensation are not competitive with other municipalities within the Atlanta Region. Police and Fire personnel are not able to afford to live within the City	
Need for improved technology and communication between agencies.	
Continued need for Crime Reduction	
Lack of sufficient staff/ the need to attract and retain a diversified and experienced workforce. Low staffing and high response times affect AFR's ability to meet response targets.	
Drugs, prostitution, drug houses, open and vacant houses and thefts plague neighborhoods.	
There are a number of fire stations that are in disrepair and require major renovation and/or replacement.	
OPPORTUNITIES	Dots/Votes
The Atlanta Police Department has conducted a comprehensive building and facility assessment in order to determine the maintenance and replacement needs of all facilities.	
Video Integration Unit is effective tool in crime reduction. Continue to expand the network of cameras.	
Provide funding for the building of additional fire stations. More fire stations spatially distributed throughout the City will shorten actual response times and increase AFRD's ability to always arrive to a scene within the required response time; and increase AFRD's capacity to service newly developing areas.	
APD is working is to improve the interoperable radio communications and the incident command system	
Attract and retain a diversified and experienced workforce, develop a recruitment and retention strategy and establish a more competitive compensation package	
Improve crime fighting/reduction by creating specialized units to combat specific types of crime and ensuring that police zones and beats are staffed and distributed proportionately, among other strategies.	

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TRANSPORTATION

Instructions: Place red dots next to the Issues that you feel are the most important and green dots on the opportunities that are the most important

ISSUES	Dots/Votes
Increased annual funding is needed to maintain the city's transportation network.	
A large part of the transportation infrastructure has exceeded its expected lifetime reducing system efficiency and creating potentially unsafe travel conditions. Roadways/infrastructure decay. There is overwhelming need for repair/maintenance.	
There is insufficient connectivity between pedestrian, bicycle, transit, and road facilities in the City of Atlanta.	
Redundancies and connectivity within road networks are lacking in parts of Atlanta.	
Traffic Congestion.	
Atlanta's current transportation systems contribute to air and water pollution.	
The City of Atlanta does not have an adequate network of ADA compliant sidewalks, bicycle lanes, and trails – those that exist are not well linked.	
There is too much off-street surface parking lots in the core business districts and busy activity centers.	
Atlanta is a preeminent freight hub for the Southeast, but this means that freight infrastructure is present throughout the City, often in close proximity to neighborhoods and other areas sensitive to its impacts.	
Development around truck-rail freight intermodal yards in the City of Atlanta hampers truck access and restricts facility expansion opportunities.	
Transportation-related pollutants are one of the largest contributors to unhealthy air quality. They are respiratory irritants that can aggravate asthma.	
Atlanta needs a seamlessly integrated public transportation network with various modes, technologies and classes of transit service along railroad corridors and multimodal streets connecting livable activity centers.	
High use of motor vehicle travel rather has resulted in high accident rates and fatalities.	
OPPORTUNITIES	Dots/Votes
Infrastructure bond and annual funding for maintenance is addressing some of the deferred maintenance and ADA requirements.	
Private-public partnerships, i.e. Community Improvement Districts (CIDs) and (TADs) in conjunction with federal funds are possible funding sources for updating major corridors to meet complete street design standards inclusive of between pedestrian, bicycle, transit, and road facilities.	
Streetcars, arterial bus rapid transit, and enhanced bus service will expand transit options, attract more riders and reduce single occupant vehicle use.	
Bicycle and pedestrian facility planning, construction, and maintenance are cost effective investments for expanding transportation choices.	
MARTA has been actively involved in the development of Transit Oriented Development around transit stations. Many of the plans funded by ARC's Livable Center's Initiative program are centered around MARTA stations and improve connectivity.	
Promote/increase walkability and pedestrian accessibility. More streetscapes, lighting and trees	
The Connect Atlanta Plan encourages the construction of new street connections via redevelopment to provided needed redundancies and connectivity within road networks.	
Greater education and enforcement are needed to improve safety for cyclists, pedestrians, and motorists alike.	
Develop parking agency to provide centralized parking in centers	

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LAND USE/URBAN DESIGN

Instructions: Place red dots next to the Issues that you feel are the most important and green dots on the opportunities that are the most important

ISSUES	Dots/Votes
Lack of development in some parts of the city.	
The development pattern in some parts of the city discourages walking and physical activity	
New and infill development do not complement the character of the community due to lack of design guidelines and zoning standards.	
Older homes are being replaced with newer homes that are incompatible in scale, height, massing, size and design.	
Major roadways are developed with unattractive suburban/ auto oriented type development.	
Industrial uses are being lost and redeveloped for non-industrial uses. Residential and mixed use developments in industrial areas are creating land use conflicts.	
Development patterns do not create a pedestrian oriented environment/ Development regulations allow for suburban and auto oriented development.	
Lack of zoning enforcement	
Permitting process is cumbersome and lengthy	
There is a lack of mix of uses (like grocery stores, drugstores etc.) that serve adjacent to neighborhoods	
There is too much land dedicated to parking or other paved areas, particularly in Downtown and Midtown.	
Centers and corridors do not have enough density to support transit.	
OPPORTUNITIES	Dots/Votes
Support Transit Oriented Development/density around transit	
Preserve existing neighborhoods	
Rewrite of the Zoning Ordinance will promote development compatible with existing character of the each area.	
Redevelopment of centers and corridors provide the opportunity for pedestrian oriented and mixed use development	
Improved coordination between land use and transportation policies	
Allow accessory units to provide for housing diversity and affordability	
Need to focus on place making and developing sense of place particularly in centers and corridors.	
Promote housing in activity centers to increase job and housing ratio	