

APPENDIX

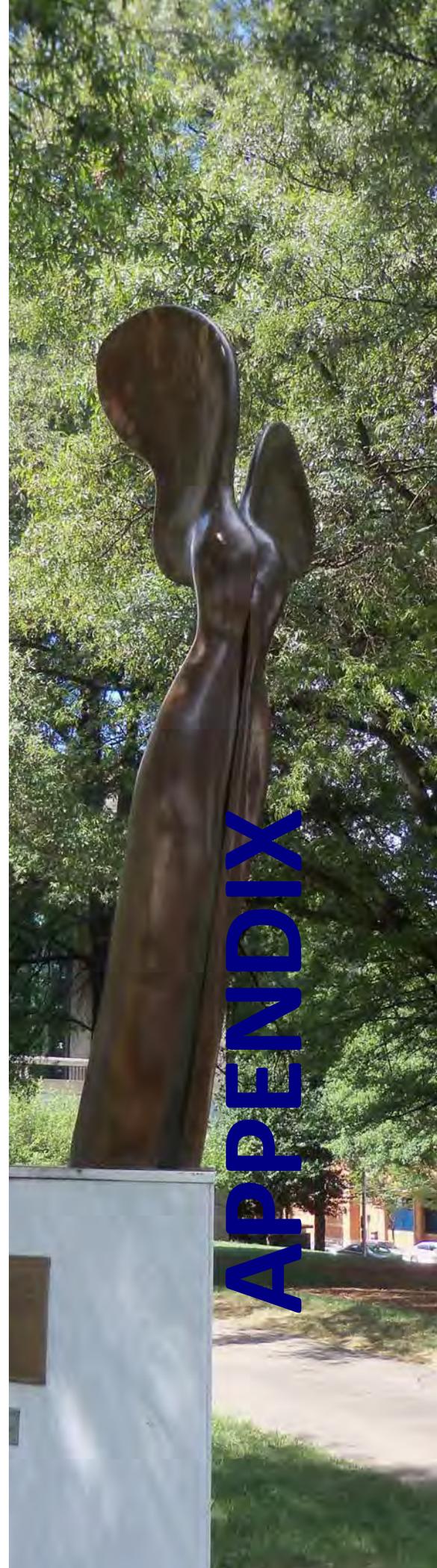
Issues and Opportunities

Metroplitan North Georgia Water District Audit Letter

Atlanta Regional Commission and Department of Community Affairs Letter

Future Land Use Maps

Character Area Maps





VISION, NEEDS AND OPPORTUNITIES

These are the list of Vision statements as well as the Needs and Opportunities that were discussed at community meetings and voted on by those attending the meetings. They are listed here in the order of the votes received, from highest to lowest.

VISION

VISION STATEMENTS
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
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
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
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
Respect and maintain the character of the City’s residential neighborhoods and preserve-single-family residential neighborhoods
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
Preserve and enhance natural resources – watersheds, streams and waterways- and maintain the tree canopy
Promote neighborhood-scaled nodes with quality retail and cultural opportunities
Develop a balanced, multi-modal transportation system that provides choices for local and regional trips.
Focus on the redeveloping of the commercial corridors and neighborhood centers
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
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 to ensure the vitality of its major employment centers
Revitalize and protect historic buildings, sites and neighborhoods that tell the City’s story and ensure infill development that preserves neighborhood character
Have an urban environment that promotes community health and physical activity for all age groups
Have a quality educational institutions that meet the needs of residents
Communities are better connected to each other and there are ample opportunities in which to invest, live, work, play, and raise a family
Promote economic development through investments in transportation infrastructure



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VISION STATEMENTS
Have active and engaged stakeholders that participate in City government and play a key role in achieving its vision
Have an adequate infrastructure for special needs populations dispersed throughout the City



NEEDS and OPPORTUNITIES

POPULATION

Population - Needs
<p>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</p> <p>The City’s population is aging. The population over 60 has increased by 11,000 since 2000. Atlanta’s proportion of population under 20 continues to decline.</p>

Population – Opportunities
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.
Create policies to encourage and promote growth in areas with slow growth/declining population
Develop plan to meet the needs of an aging population, provide the ability to age in place in all City Neighborhoods and affordably
City of Atlanta population is forecasted to continue growing.



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ECONOMIC DEVELOPMENT

Economic Development - Needs
There is a lack of grocery stores and basic retail services in many areas of the City.
There are blighted neighborhood commercial districts, commercial and industrial corridors and districts. Many of these areas have the wrong type of retail.
3 out 5 working Atlantans 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.
Quality of life in the City needs to be improved to support recruitment and retention of firms
The City has not gained all of the jobs it has lost since 2000.

Economic Development – Opportunities
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.
Focus on neighborhood economic development - rehabilitation and investment in neighborhood commercial districts and work to attract grocery stores and basic retail in targeted areas.
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.
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.
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.
Tax Allocation Districts (TAD) play an important role in helping revitalize priority economic development corridors and redevelopment areas.
Concentration of colleges, universities, research institutions will promote innovation, research, jobs and attract a talented and well educated workforce.
The City of Atlanta is still the premiere job center for the Atlanta MSA and the state of Georgia.



HOUSING

Housing - Needs
Some neighborhoods have a high concentration, vacant and abandoned many with code violation and absentee landlords.
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.
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.
Geographic concentration of low income housing.
Housing costs and neighborhood desirability are related to the quality and school achievement.
The city also lacks available housing for the Special Needs communities.

Housing – Opportunities
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.
Continue to provide incentives to encourage homeownership
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.
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.
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 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.
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.
Develop policies and programs to increase the availability of senior housing.
There is more housing at major employment centers, decreasing the jobs to housing ratio.



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NATURAL RESOURCES

Natural Resources - Needs
Urban forest land and the City’s tree canopy are disappearing.
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.
Sprawling land development patterns contribute to the environmental degradation.
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.
Brownfields and environmentally contaminated land are located in industrial areas and in former gas stations and drycleaners throughout the City.
The habitats of rare plants, wildlife are disappearing due to increased urbanization.
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.
The City’s major streams are on the Environmental Protection Division’s 303(d) list for failing to meet State water quality standards.

Natural Resources – Opportunities
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.
Promote and facilitate urban agriculture, green roofs, community gardens and rainwater harvesting and particularly use of vacant land for community gardens.
Implement and enforce the new amendments to the Tree ordinance which includes protection of the urban forest.
Promote environmentally-sensitive site design to protect environmentally sensitive areas and prevent mass grading and clear cutting.
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.
Improve the energy efficiency of city facilities and expand residential and commercial energy efficiency programs for Atlanta resident and businesses.
Develop a stormwater management program along with a dedicated storm water management program funding source.
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.



Natural Resources – Opportunities

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.

Educate the public on non-point source pollution; include developers, private and commercial businesses and institutions; target watershed protection strategies to specific groups’ needs.

Continue implementation of the District-wide Watershed Management Plan developed by the Metropolitan North Georgia Water Planning District.



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HISTORIC RESOURCES

Historic Resources – Needs
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.
Undesignated, but potentially historic buildings, are demolished too frequently.
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.
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.
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.

Historic Resources – Opportunities
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.
Create guidelines for new development and renovations in historic, but unprotected, neighborhoods and commercial areas.
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.
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.
Partner with other organizations to document and share the City’s history, including all of its varied topics and themes.
Research opportunities to update and expand the range of the City’s regulatory tools and enforcement techniques that relate to historic properties.



PUBLIC SAFETY

Public Safety – Needs
Illegal dumping, trash, litter, unkempt appearance in communities
Drugs, prostitution, drug houses, open and vacant houses and thefts plague neighborhoods.
Continued need for Crime Reduction.
Need for improved technology and communication between agencies.
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
There are a number of fire stations that are in disrepair and require major renovation and/or replacement.
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.
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.

Public Safety – Opportunities
Video Integration Unit is effective tool in crime reduction. Continue to expand the network of cameras.
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.
Attract and retain a diversified and experienced workforce, develop a recruitment and retention strategy and establish a more competitive compensation package.
The Atlanta Police Department has conducted a comprehensive building and facility assessment in order to determine the maintenance and replacement needs of all facilities.
APD is working is to improve the interoperable radio communications and the incident command system.
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.



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COMMUNITY FACILITIES

Water and Wastewater / Community Facilities – Needs
Replace aging collection system
Eliminate sewer spills and address capacity issues.
Maintain high quality wastewater treatment at cost-effective rate.
Maintenance of the City’s stormwater system
Ensure long term water supply/ Develop additional raw water storage.
Ensure integrity of Chattahoochee Raw Water Intake.
Replace City’s aging distribution and collection system.
Response time to customer complaints
Lack of funding for stormwater management
Meet Consent Order requirements and deadlines.
Provide storage for the Combined Sewer Overflow (CSO) system.
Eliminate pressure and supply issues.
Develop additional raw water storage

Water and Wastewater / Community Facilities - Opportunities
Reducing stormwater runoff, preventing soil erosion and stormwater contamination, and maintaining and developing the stormwater system so as to prevent stormwater damage and flooding.
Develop a stormwater management program from the ground up along with a dedicated storm water management program funding source.
Continue to support the City’s Clean Water Atlanta Program which provides funding to replace water distribution system.
Develop the Bellwood Quarry to meet the City’s collective raw water storage, greenspace, recreational and development needs.
Continue to implement water conservation programs that reduce water consumption.
Continue to support the development of the security upgrades and emergency planning required to protect the City’s utility systems.
Improve water supply and pressure and support Clean Water Atlanta Program.
Continue to provide public education with respect to water supply, conservation, treatment and project issues.
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.
Continue to support DWM’s budget to provide the staff necessary to manage customer complaints



PARKS

General Government / Parks & Recreation - Needs
Atlanta’s park infrastructure suffers from low level of investment, routine maintenance, repair, renovation and redevelopment is needed in many facilities.
Public safety in Atlanta parks is an ongoing concern with the public and requiring continuing improvements in design, operations and enforcement.
Atlanta lacks sufficient acreage of parkland and other green space. Lack of greenspace/ per capita park acreage is insufficient.
Many parks are not easily accessible to pedestrians from nearby neighborhoods because of lack of direct street access.
Aging infrastructure. The designed life cycle of many City buildings have become are in poor condition and are obsolete for the intended purpose.
Existing parks facilities and recreational programs do not meet community needs.
City facilities need to fully comply with federal government American Disabilities Act (ADA) requirements.
Lack of adequate special event space puts undo pressure on existing signature parks and causes lost opportunities for additional events, concerts and festivals.
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.

General Government / Parks & Recreation - Opportunities
Improve park security.
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.
The Chattahoochee River Corridor can incorporate new and expanded parks, trails, greenways, improved water quality and economic development.
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.
Bond program has provided the opportunity to replace and repair facilities. There are still opportunities to improve existing parks and recreation facilities
Partnerships with local community driven non-profit and volunteer organizations contribute towards planning, implementation, maintenance and programming of parks and recreation facilities.
Increase acreage devoted to parks
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.
Park Master Plans for each park site guide the funding, project coordination of small projects, and generate realistic project lists.
There is broad support for parks and green space among stakeholders for monetary, in-kind donations and to undertake park improvements.



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TRANSPORTATION

Transportation – Needs
Traffic Congestion.
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.
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.
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.
Increased annual funding is needed to maintain the city’s transportation network.
Transportation-related pollutants are one of the largest contributors to unhealthy air quality. They are respiratory irritants that can aggravate asthma.
High use of motor vehicle travel rather has resulted in high accident rates and fatalities.
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.
Redundancies and connectivity within road networks are lacking in parts of Atlanta.
Atlanta’s current transportation systems contribute to air and water pollution.
Development around truck-rail freight intermodal yards in the City of Atlanta hampers truck access and restricts facility expansion opportunities.

Transportation – Opportunities
Bicycle and pedestrian facility planning, construction, and maintenance are cost effective investments for expanding transportation choices.
Streetcars, arterial bus rapid transit, and enhanced bus service will expand transit options, attract more riders and reduce single occupant vehicle use.
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.
Promote/increase walkability and pedestrian accessibility. More streetscapes, lighting and trees.
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.
Develop parking agency to provide centralized parking in centers
Infrastructure bond and annual funding for maintenance is addressing some of the deferred maintenance and ADA requirements.



Transportation – Opportunities
Greater education and enforcement are needed to improve safety for cyclists, pedestrians, and motorists alike.
The Connect Atlanta Plan encourages the construction of new street connections via redevelopment to provide needed redundancies and connectivity within road networks.

LAND USE

Land Use / Urban Design – Needs
There is too much land dedicated to parking or other paved areas, particularly in Downtown and Midtown.
Lack of development in some parts of the city.
Older homes are being replaced with newer homes that are incompatible in scale, height, massing, size and design.
The development pattern in some parts of the city discourages walking and physical activity.
There is a lack of mix of uses (like grocery stores, drugstores etc.) that serve adjacent to neighborhoods.
Lack of zoning enforcement
Major roadways are developed with unattractive suburban/ auto oriented type development.
Permitting process is cumbersome and lengthy.
Development patterns do not create a pedestrian oriented environment/ Development regulations allow for suburban and auto oriented development.
New and infill development do not complement the character of the community due to lack of design guidelines and zoning standards.
Centers and corridors do not have enough density to support transit.
Industrial uses are being lost and redeveloped for non-industrial uses. Residential and mixed use developments in industrial areas are creating land use conflicts.

Land Use / Urban Design - Opportunities
Support Transit Oriented Development/density around transit.
Preserve existing neighborhoods.
Allow accessory units to provide for housing diversity and affordability.
Redevelopment of centers and corridors provide the opportunity for pedestrian oriented and mixed use development.
Rewrite of the Zoning Ordinance will promote development compatible with existing character of the each area.
Improved coordination between land use and transportation policies.
Promote housing in activity centers to increase job and housing ratio.
Need to focus on place making and developing sense of place particularly in centers and corridors.



Georgia Department of Natural Resources

Environmental Protection Division • Watershed Protection Branch
2 Martin Luther King Jr. Drive • Suite 1456 East • Atlanta • Georgia 30334
(404) 463-1511; Fax (404) 656-2453
Judson H. Turner, Director

DEC - 9 2015

Received By:
City of Atlanta

Mr. Jay Ash, Interim Deputy Commissioner
Office of Watershed Protection
City of Atlanta
Department of Watershed Management
72 Marietta Street N.W.
Atlanta, Georgia 30303

DEC 15 2015

Dept of Watershed Management
Office of Watershed Protection

Dear Mr. Ash,

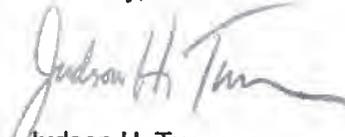
A representative of the Environmental Protection Division recently conducted an audit for the City of Atlanta (City) to determine compliance with the Metropolitan North Georgia Water Planning District's (District) Long-term Wastewater Management Plan, Water Supply and Water Conservation Plan, and the District-wide Watershed Management Plan. This audit was initiated in preparation for your application for coverage under the Municipal Separate Stormwater Sewer System (MS4) permit. As you know, the approval for coverage under the MS4 permit or the approval for any water-related State funded loan within the District cannot be granted unless the applicant is in compliance with the District plans or the Director certifies that the applicant is making a good faith effort to come into compliance.

During the audit, documentation was provided to EPD staff demonstrating that the City is complying with most provisions of these plans and making a good faith effort to comply with items A.7.1, and A.7.5. During the audit, your staff provided documentation that these items were complete, or on a schedule to be completed in the near future. These two items include: 1.) updating mapping to include sewer extensions and rehabilitation projects; 2.) continue to report to EPD the progress of the infrastructure rehabilitation program. EPD requests an update report concerning the status of these items, due annually on July 15.

As allowed in O.C.G.A. §12-5-582(e)(3), O.C.G.A. §12-5-583(e)(3), and O.C.G.A. §12-5-584(d)(3), and based on EPD staff recommendations, I hereby certify that the City of Atlanta is making a good faith effort to comply with the District Plans.

We look forward to working with the City in all your water related endeavors.

Sincerely,



Judson H. Turner,
Director

cc: Kristina Garcia, Environmental Compliance Manager, City of Atlanta

JHT/pfm



November 10, 2016

Mayor Kasim Reed
City of Atlanta
55 Trinity Avenue, SW
Atlanta, Georgia 30303

RE: 2016 Comprehensive Plan and Annual Capital Improvements Element Update

Dear Mayor Reed,

ARC has completed the regional review of the 2016 Comprehensive Plan Update, including the Capital Improvements Element (CIE) Annual Update, for the City of Atlanta. We are pleased to inform you that the Georgia Department of Community Affairs (DCA) has determined that the update is in compliance with the Development Impact Fee Compliance Requirements and the Minimum Standards and Procedures for Local Comprehensive Planning.

Renewal of Qualified Local Government (QLG) status is contingent on official adoption of the update. Please review and consider the attached advisory comments from DCA prior to adoption of the 2016 update *and, importantly, in the preparation of future updates*. The 2016 update may be adopted at any time. Once adopted, please send ARC digital copies of the adoption resolution and the final, "as adopted" update document so that we may forward them to DCA. Upon receiving notice that the update has been adopted, DCA will renew the City's QLG status.

I commend you and the City of Atlanta for your commitment to the comprehensive planning process. Please contact Andrew Smith at (404) 463-5581 or asmith@atlantaregional.com if you have any questions or if we can provide further assistance.

Sincerely,



Jared Lombard, AICP
Senior Principal Planner

Enclosures

Cc: Jessica Lavandier, Assistant Director, Office of Planning



Andrew Smith

From: Jon West <Jon.West@dca.ga.gov>
Sent: Thursday, November 10, 2016 11:23 AM
To: Jared Lombard; Andrew Smith; Jonathan Tuley
Cc: PEMD OPOG Administration
Subject: Atlanta Revised CIE Annual Update Approval w Advisory

Jared, Andrew and Jon,

Our staff has reviewed the revised Annual Capital Improvement Element (CIE) Update for the City of Atlanta and finds that it adequately addresses applicable requirements. We do, however, have an advisory comment, below. Please review the advisory comment with the local government before they move forward.

The next step is for the local government to adopt the CIE Update. As soon as your office provides written notice that the CIE Update has been adopted and provides DCA with a digital copy of the final adopted version of this document, we will notify the local government that its Qualified Local Government status has been extended. If you have any questions, please contact us at 404-679-5279.

Advisory Comments on the Annual CIE Update

Schedule of Improvements Funded by Impact Fees

- The schedule of improvements includes a number of specific projects which have been listed on the schedule for well beyond the typical five-year planning/implementation timeline. The City should consider its commitment to the long-term implementation of the projects included in the schedule of improvements and ensure that it actually intends to fulfill its commitments to complete these projects. In doing so, the City should be mindful of the requirements of O.C.G.A. 36-71-9. Construction of projects must commence and/or funds must be encumbered within six years of the collection of impact fees for that purpose. Failure to do so renders those collected fees eligible for refund. A footnote was made for the *Parks, Recreation and Cultural Affairs* projects on page 557. Please provide information for *Transportation – Public Works* and *Atlanta Fire and Rescue* projects that continue for more than 5 years. Future annual CIE Updates must have this information in order to be approved. We trust that the study the City has contracted with Duncan & Associates to provide will effectively address these issues. If you have questions or we can assist as you move forward in that effort, please reach out to us.

Thanks,



Learn more about our commitment to [fair housing](#).

Jon A. West, AICP
Senior Planner: Local & Intergovernmental Programs
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, Georgia 30329
Direct 404-327-6872
Fax 770-302-9703
Jon.West@dca.ga.gov

Andrew Smith

From: Jon West <Jon.West@dca.ga.gov>
Sent: Thursday, November 10, 2016 11:24 AM
To: Jared Lombard; Andrew Smith; Jonathan Tuley
Cc: PEMD OPQG Administration
Subject: Atlanta Revised Plan Update Approval w Advisory

Jared, Andrew and Jon,

Our staff has reviewed the revised comprehensive plan update for the City of Atlanta and determined that it adequately addresses the Minimum Standards for Local Comprehensive Planning. However, we have provided advisory comments that we believe could assist the local government in making its plan more useful. Please review these comments with the local government before they adopt the plan update. If you have any questions about our comments, please contact us at 404-679-5279. As soon as your office provides written notice that the plan has been adopted and provides DCA with a digital copy of the final adopted version of this document, we will award Qualified Local Government status to the local government.

Community Work Program & Report of Accomplishments

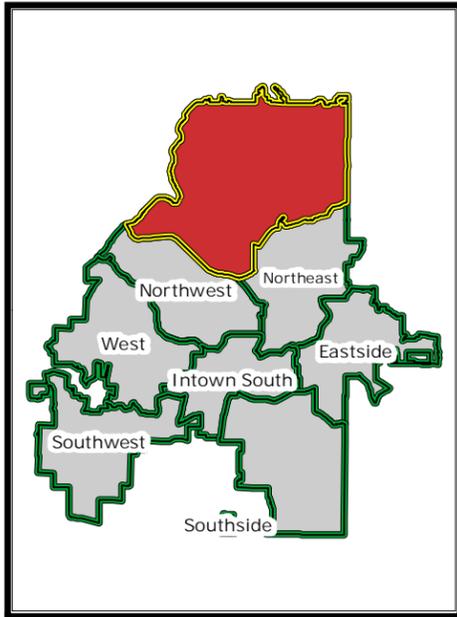
- The format and structure of this Community Work Program was quite different from those that are typically produced by other communities. If the community finds this format useful, they are certainly welcome to continue using it; however, to help ensure that future Work Programs are as useful and usable as possible, we recommend taking a look at the Good Examples that DCA provides on its website to get ideas before preparing the next update of the Community Work Program.

Thanks,

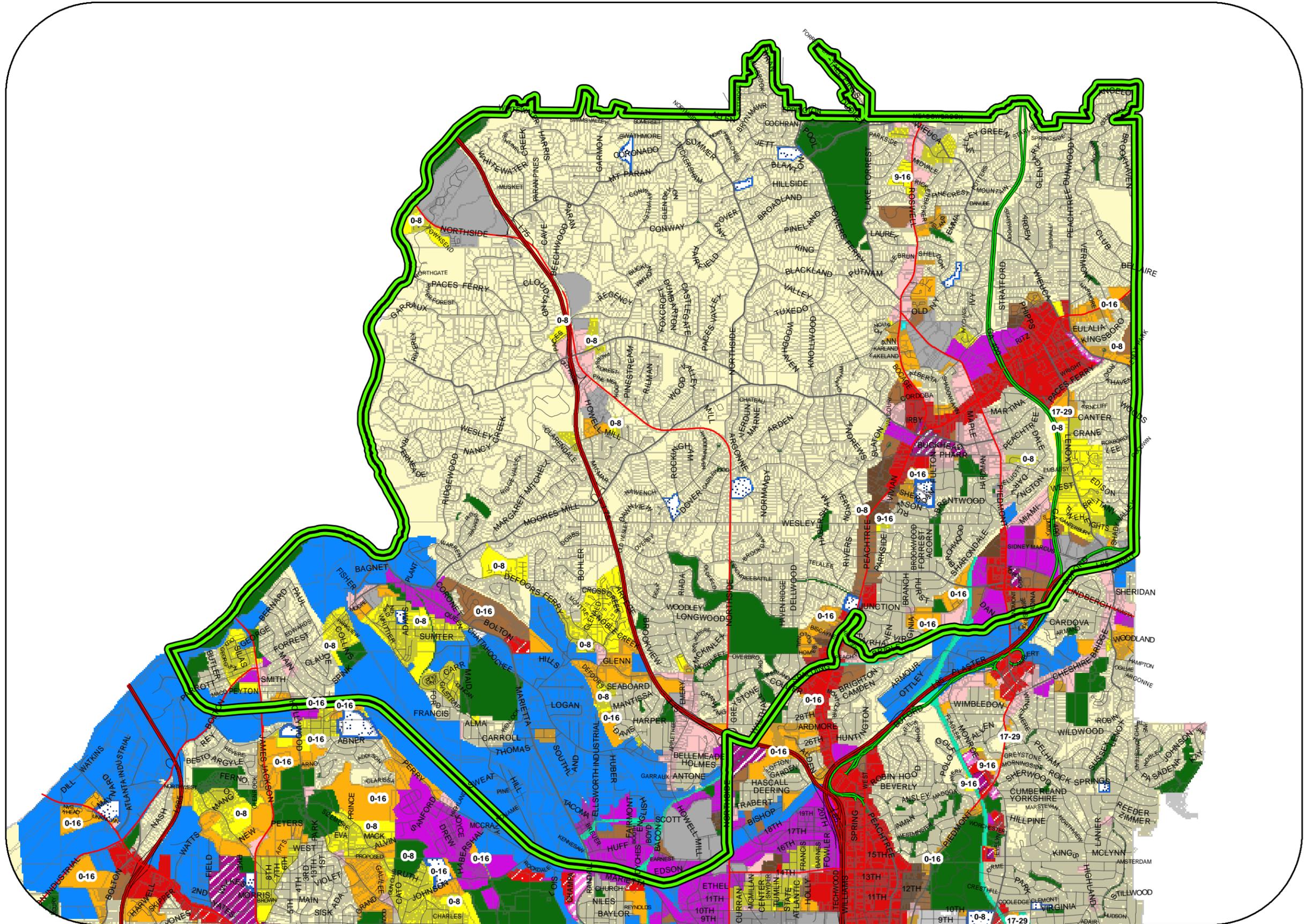


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Jon A. West, AICP
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60 Executive Park South, NE
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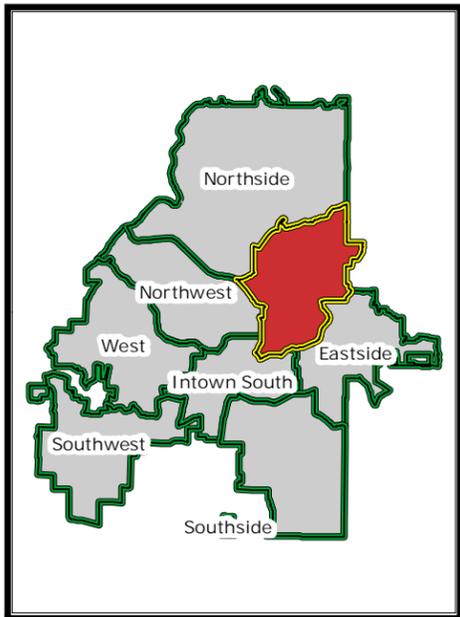


Study Areas: Land Use Northside

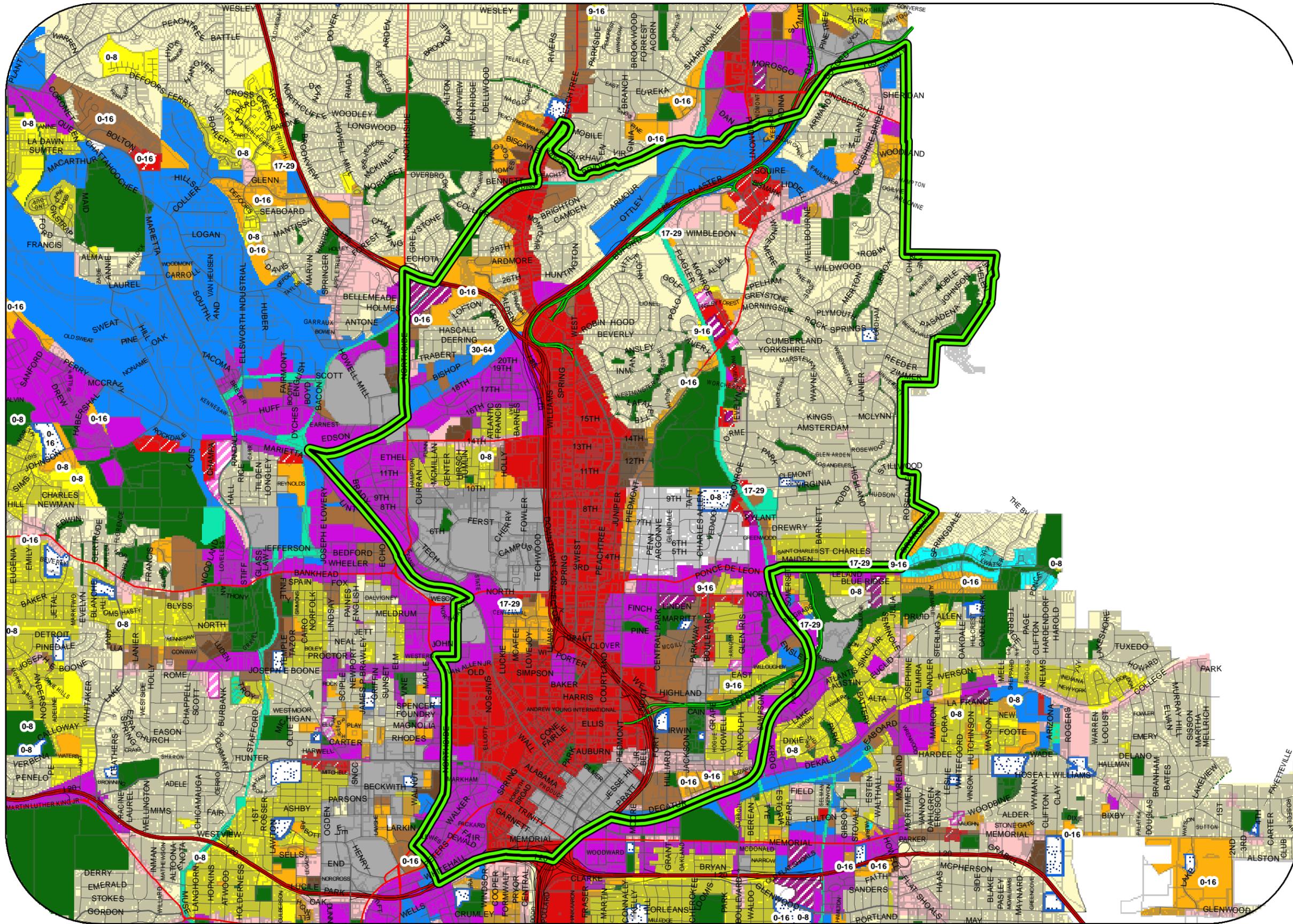


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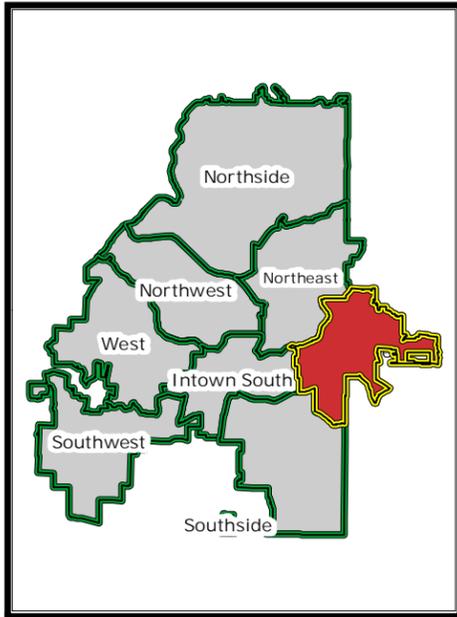
Single Family Residential	Low Density Residential	High Density Residential	Low Density Commercial	Office/Institution	Office/Institution/Residential	Industrial	Mixed Use	Medium Density Mixed
TCU	Medium Density Residential	Very High Density Residential	High Density Commercial	Community Facility	Open Space	POS	Low Density Mixed Use	High Density Mixed Use



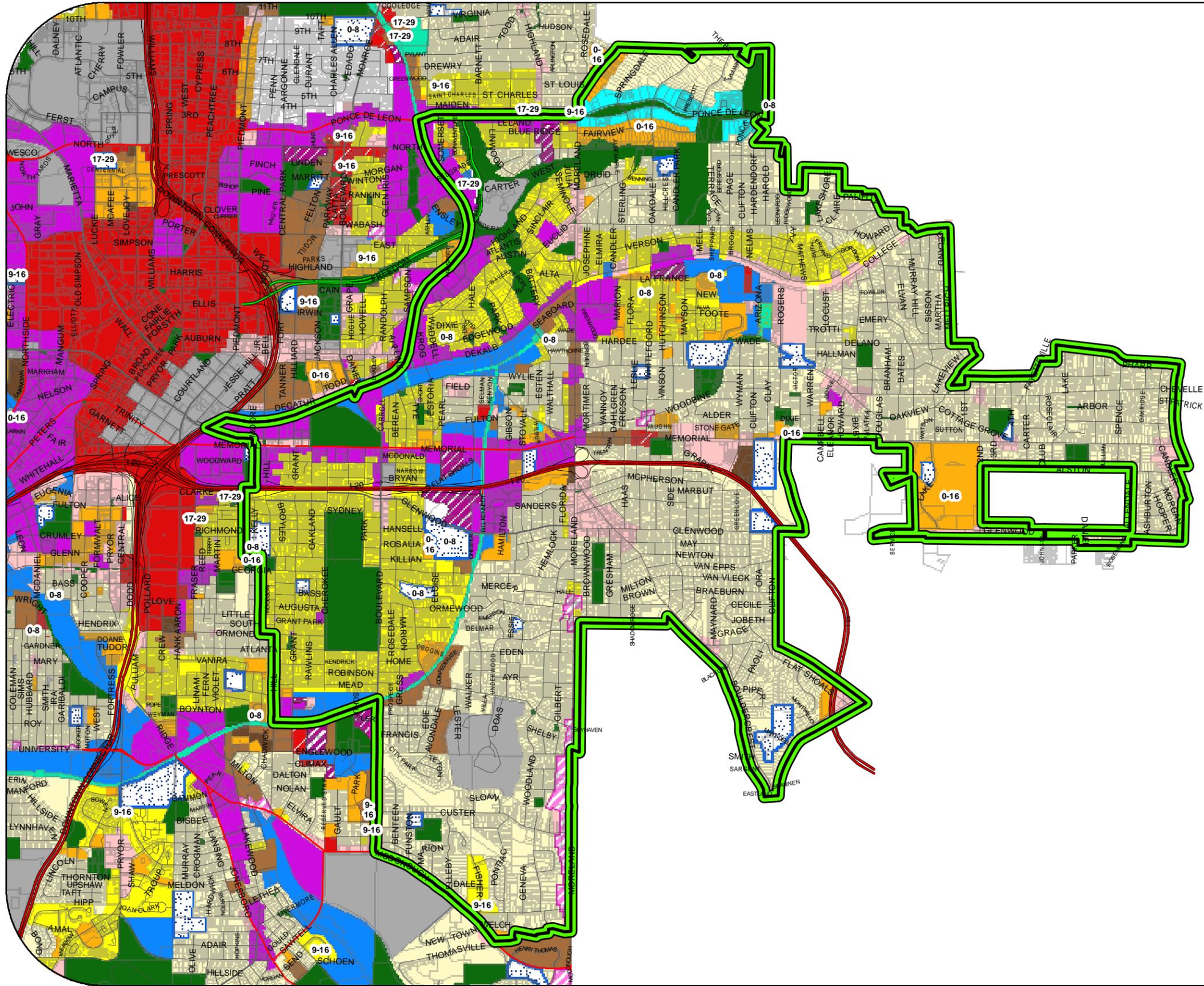
Study Areas: Land Use Northeast



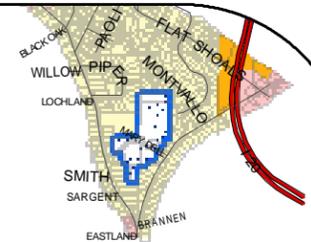
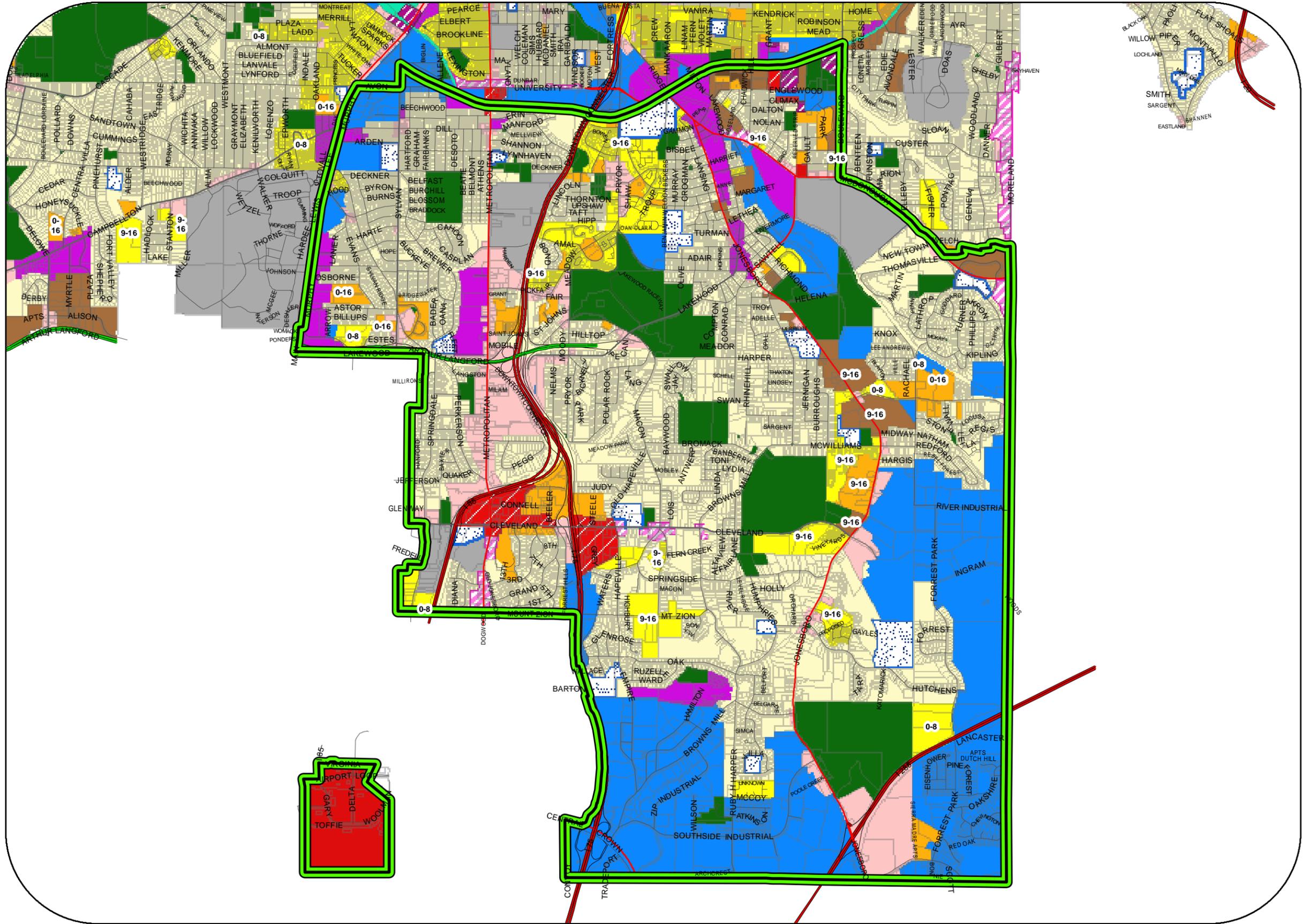
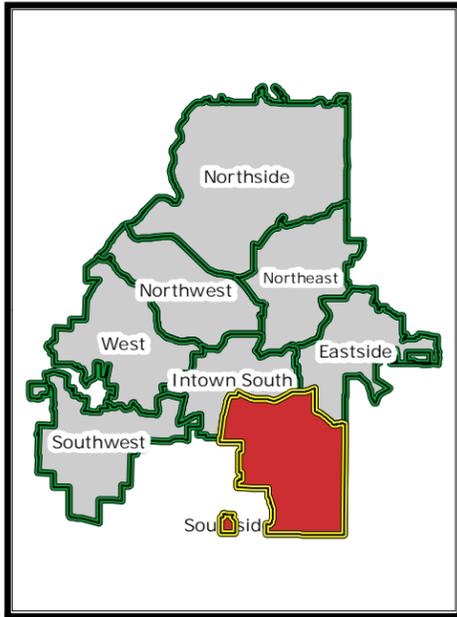
- Legend**
- | | | | | | | | | |
|---------------------------|----------------------------|-------------------------------|-------------------------|--------------------|--------------------------------|------------|-----------------------|------------------------|
| Single Family Residential | Low Density Residential | High Density Residential | Low Density Commercial | Office/Institution | Office/Institution/Residential | Industrial | Mixed Use | Medium Density Mixed |
| TCU | Medium Density Residential | Very High Density Residential | High Density Commercial | Community Facility | Open Space | POS | Low Density Mixed Use | High Density Mixed Use |



Study Areas: Land Use Eastside



- Legend**
- Single Family Residential
 - Low Density Residential
 - High Density Residential
 - Low Density Commercial
 - Office/Institution
 - Office/Institution/Residential
 - Industrial
 - Mixed Use
 - Medium Density Mixed
 - TCU
 - Medium Density Residential
 - Very High Density Residential
 - High Density Commercial
 - Community Facility
 - Open Space
 - POS
 - Low Density Mixed Use
 - High Density Mixed Use

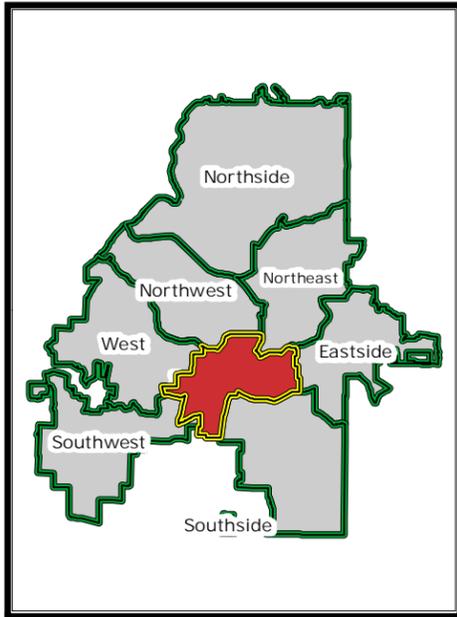


Study Areas: Land Use Southside

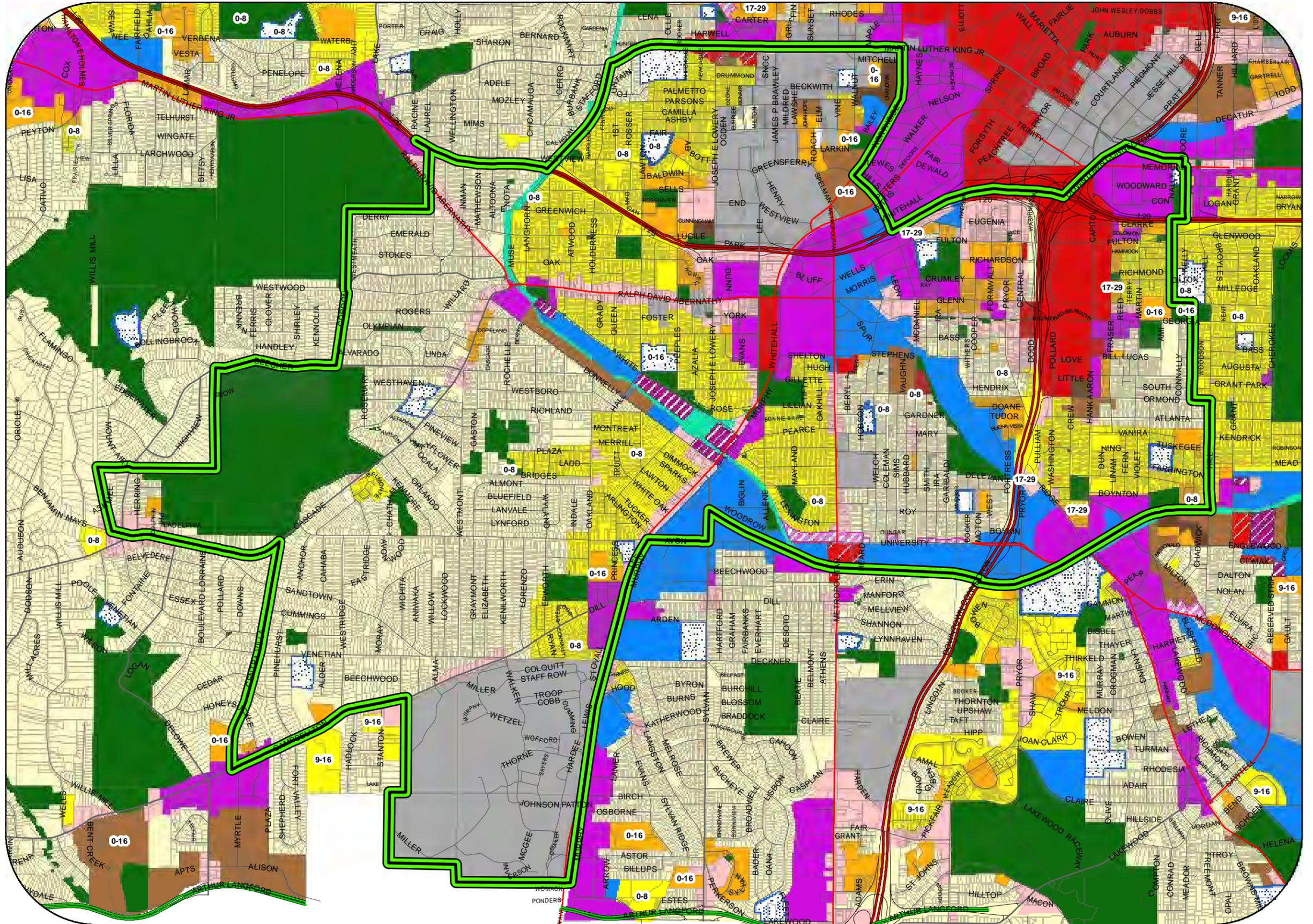


Legend

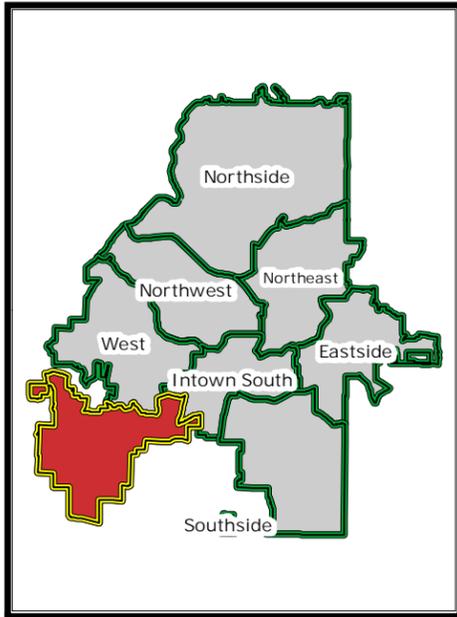
Single Family Residential	Low Density Residential	High Density Residential	Low Density Commercial	Office/Institution	Office/Institution/Residential	Industrial	Mixed Use	Medium Density Mixed
TCU	Medium Density Residential	Very High Density Residential	High Density Commercial	Community Facility	Open Space	POS	Low Density Mixed Use	High Density Mixed Use



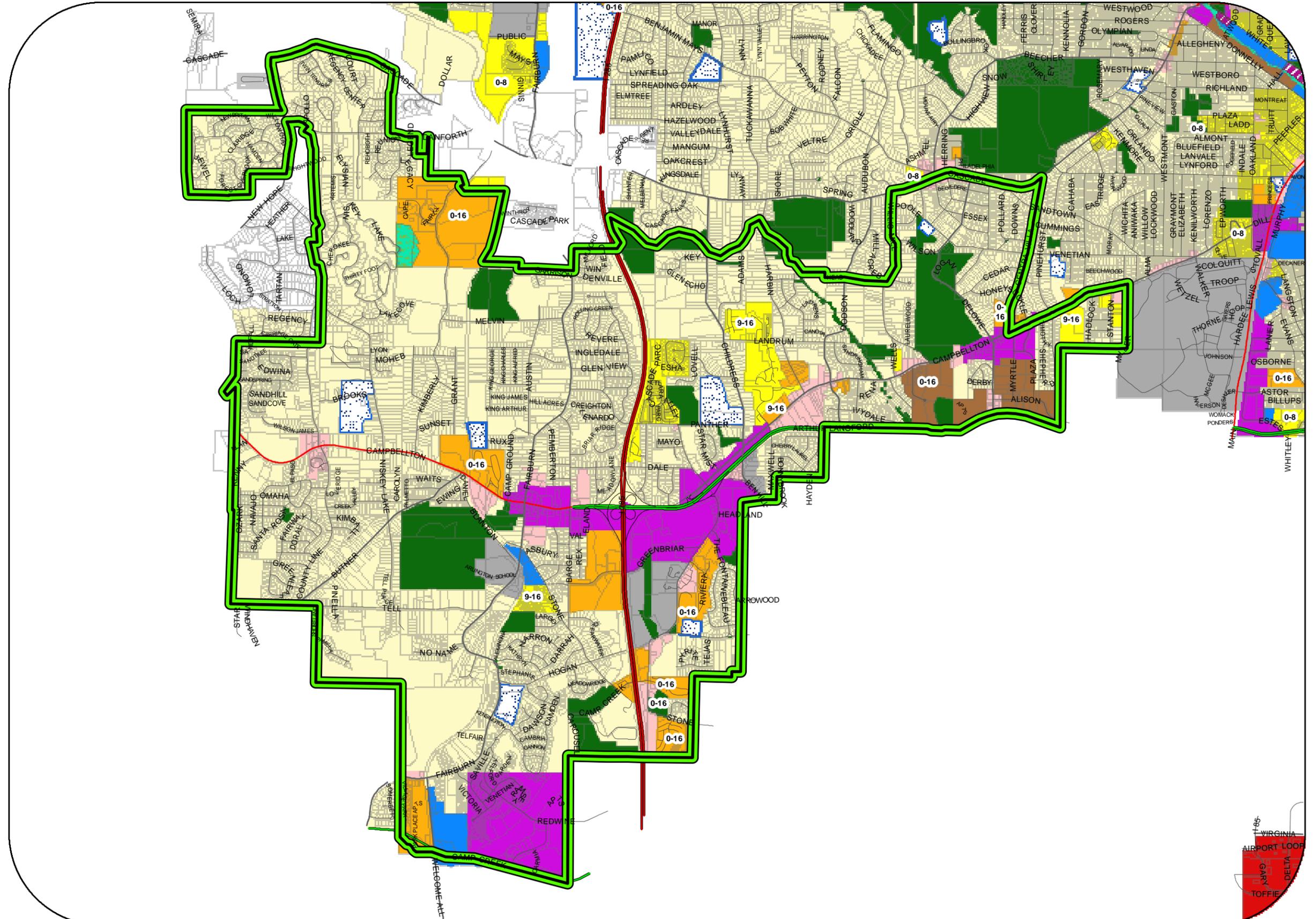
Study Areas: Land Use Intown South



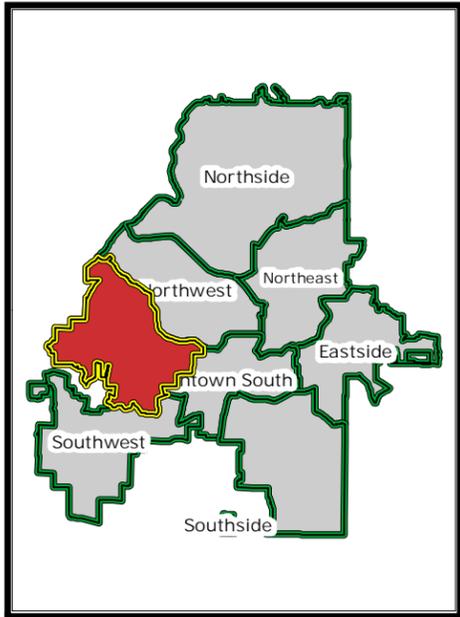
- Legend**
- Single Family Residential
 - Low Density Residential
 - High Density Residential
 - Low Density Commercial
 - Office/Institution
 - Office/Institution/Residential
 - Industrial
 - Mixed Use
 - Medium Density Mixed
 - TCU
 - Medium Density Residential
 - Very High Density Residential
 - High Density Commercial
 - Community Facility
 - Open Space
 - POS
 - Low Density Mixed Use
 - High Density Mixed Use



Study Areas: Land Use Southwest



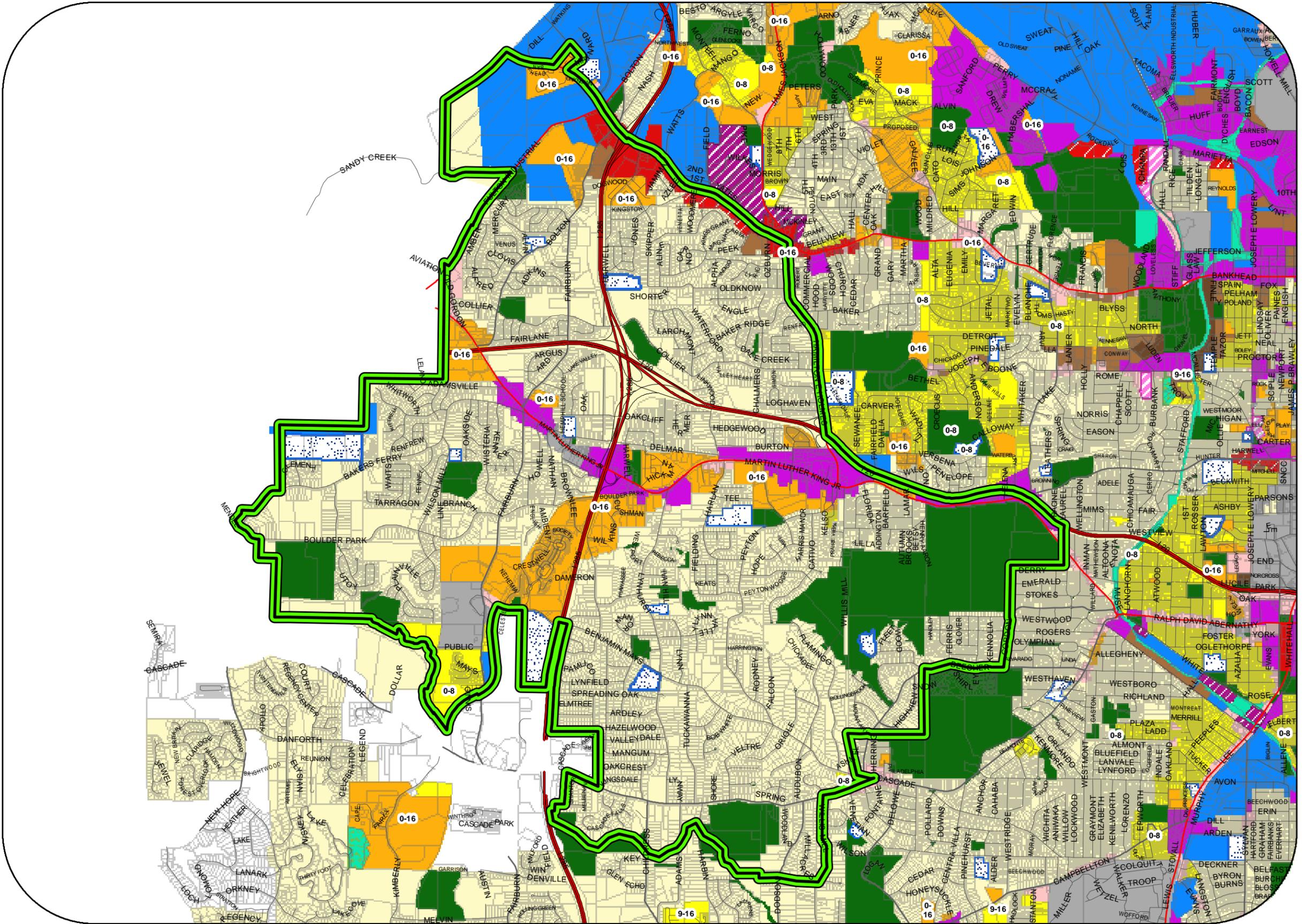
- Legend**
- Single Family Residential
 - Low Density Residential
 - High Density Residential
 - Low Density Commercial
 - Office/Institution
 - Office/Institution/Residential
 - Industrial
 - Mixed Use
 - Medium Density Mixed
 - TCU
 - Medium Density Residential
 - Very High Density Residential
 - High Density Commercial
 - Community Facility
 - Open Space
 - POS
 - Low Density Mixed Use
 - High Density Mixed Use

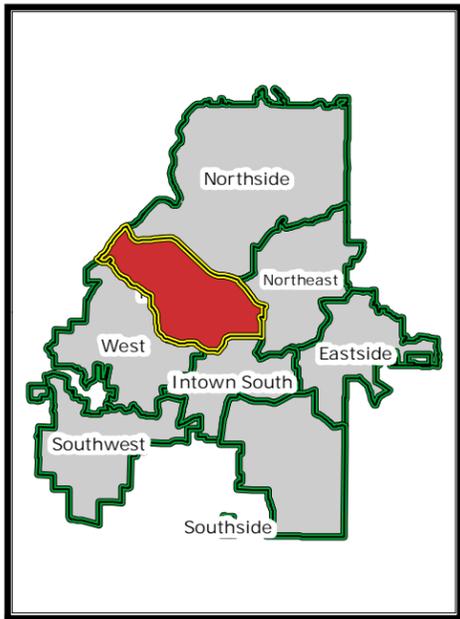


Study Areas: Land Use West

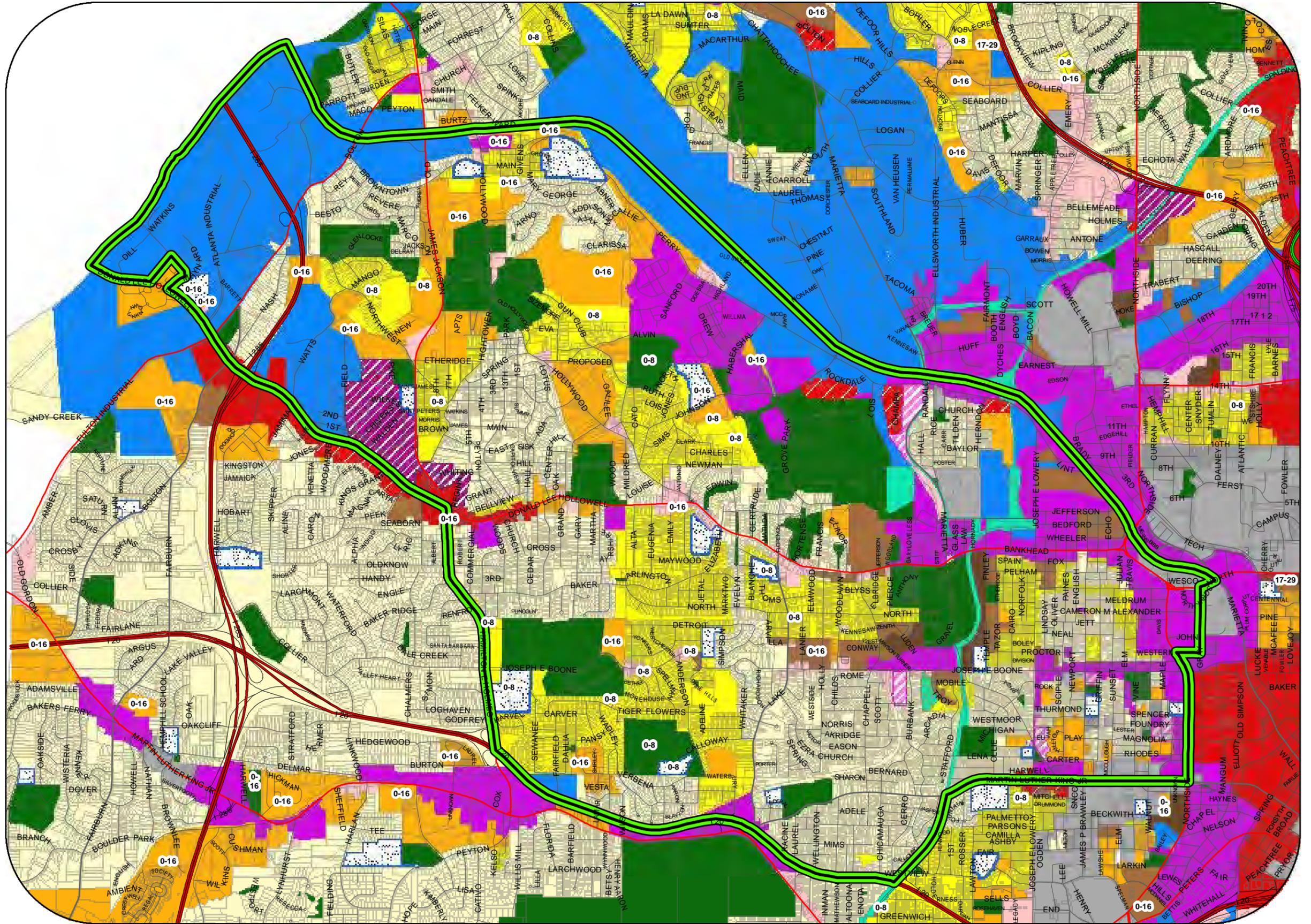


- Legend**
- Single Family Residential
 - Low Density Residential
 - High Density Residential
 - Low Density Commercial
 - Office/Institution
 - Office/Institution/Residential
 - Industrial
 - Mixed Use
 - Medium Density Mixed
 - TCU
 - Medium Density Residential
 - Very High Density Residential
 - High Density Commercial
 - Community Facility
 - Open Space
 - POS
 - Low Density Mixed Use
 - High Density Mixed Use



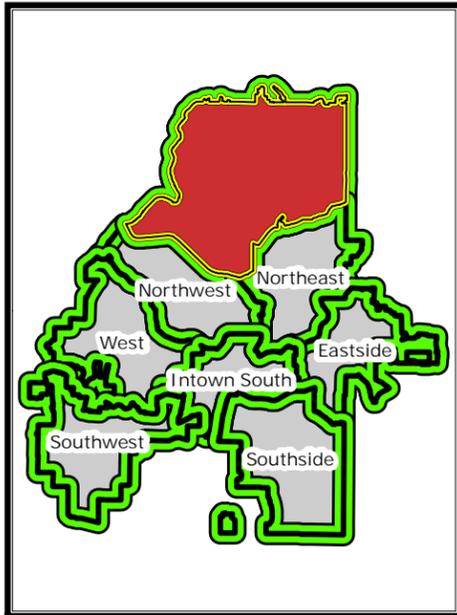


Study Areas: Land Use Northwest



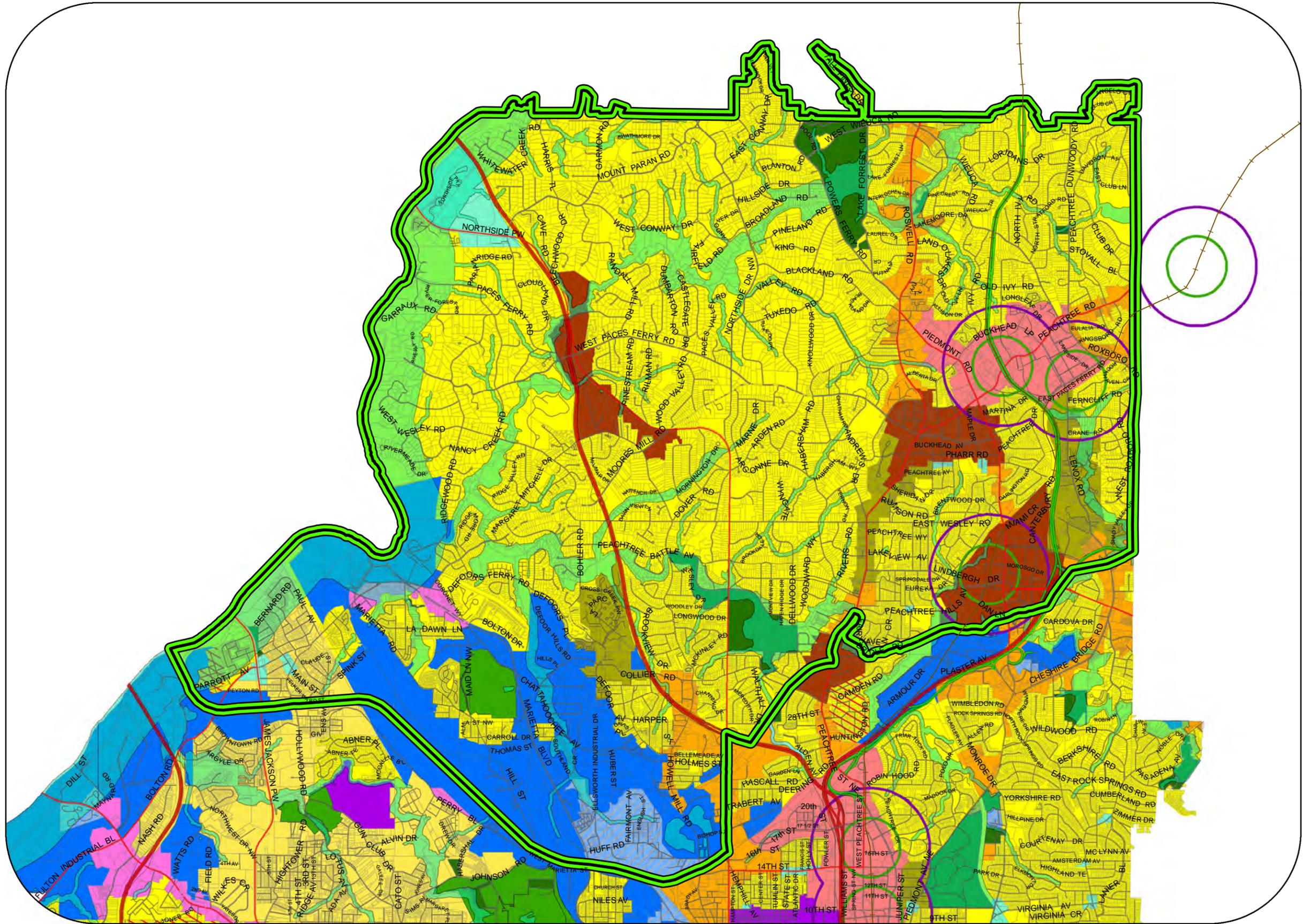
Legend

Single Family Residential	Low Density Residential	High Density Residential	Low Density Commercial	Office/Institution	Office/Institution/Residential	Industrial	Mixed Use	Medium Density Mixed
TCU	Medium Density Residential	Very High Density Residential	High Density Commercial	Community Facility	Open Space	POS	Low Density Mixed Use	High Density Mixed Use

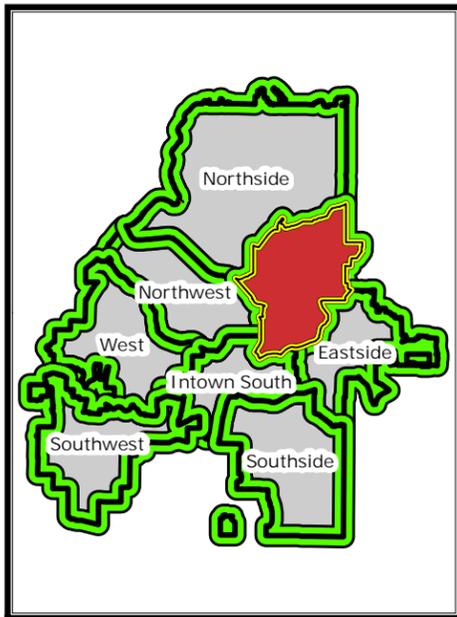


2016 CDP

Character Areas: Northside

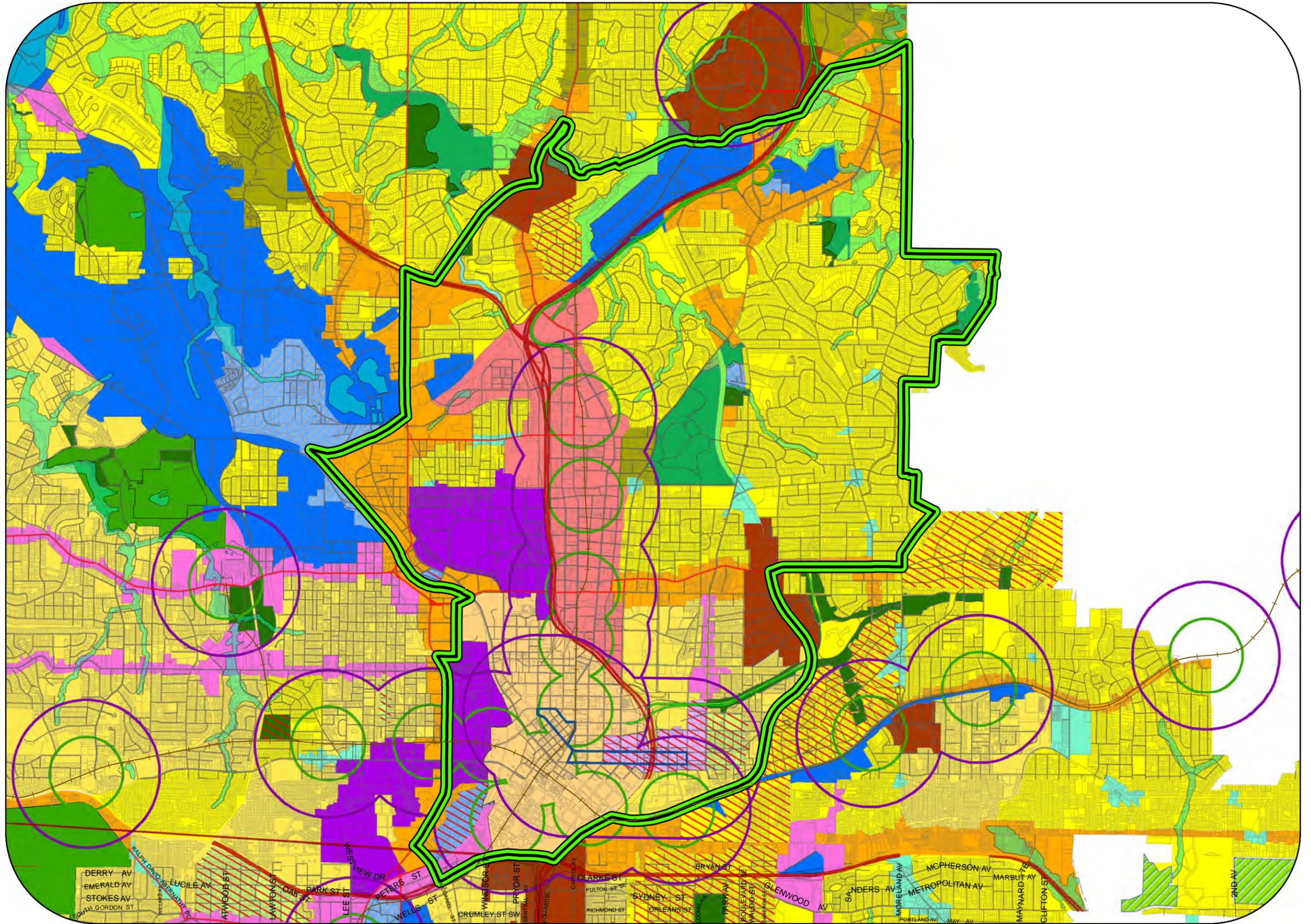


Legend	
Study Area CDP	DOWNTOWN
Conservation Greenspace	INTOWN CORRIDOR
Character Areas Edits CODE	NEIGHBORHOOD CENTER
Conservation Greenspace	INDUSTRIAL LIVE - WORK
Conservation Greenspace	REDEVELOPMENT CORRIDOR
Conservation Greenspace	TOWN CENTER
Conservation Greenspace	HIGH DENSITY RESIDENTIAL
Conservation Greenspace	TRADITIONAL NEIGHBORHOOD EXISTING
Conservation Greenspace	406 ADDITIONAL NEIGHBORHOOD REDEVELOPMENT
Conservation Greenspace	REGIONAL ACTIVITY CENTER
Conservation Greenspace	SUBURBAN AREA
Conservation Greenspace	INDUSTRIAL LIVE - WORK (HISTORIC)
Conservation Greenspace	OTHER / INSTITUTIONAL
Conservation Greenspace	CONSERVATION GREENSPACE (HISTORIC)
Conservation Greenspace	REDEVELOPMENT CORRIDOR (HISTORIC)
Conservation Greenspace	TRADITIONAL NEIGHBORHOOD EXISTING (HISTORIC)
Conservation Greenspace	TRADITIONAL NEIGHBORHOOD REDEVELOPMENT (HISTORIC)
Conservation Greenspace	Open Space

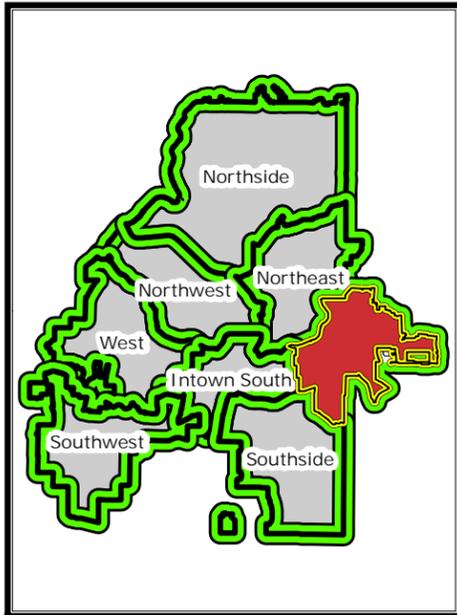


2016 CDP

Character
Areas:
Northeast

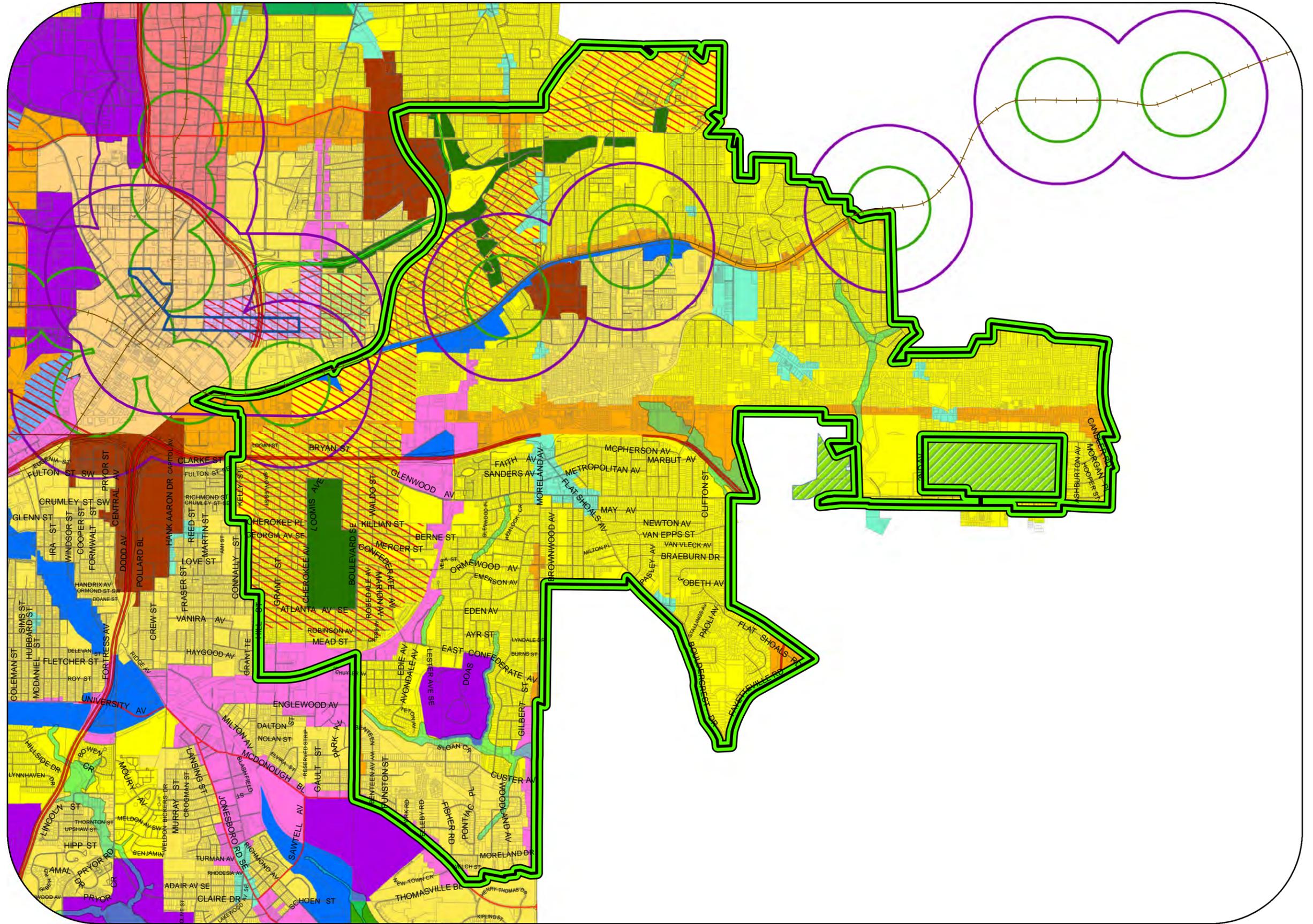


Character Areas Edits		Legend																		
Study Area CDP	Conservation Greenspace	DOWNTOWN	INDUSTRIAL	INDUSTRIAL LIVE - WORK	INTOWN CORRIDOR	NEIGHBORHOOD CENTER	REDEVELOPMENT CORRIDOR	REGIONAL ACTIVITY CENTER	SUBURBAN AREA	TOWN CENTER	HIGH DENSITY RESIDENTIAL	TRADITIONAL NEIGHBORHOOD EXISTING	TRADITIONAL NEIGHBORHOOD REDEVELOPMENT	OTHER/ INSTITUTIONAL	CONSERVATION GREENSPACE (HISTORIC)	INDUSTRIAL LIVE - WORK (HISTORIC)	REDEVELOPMENT CORRIDOR (HISTORIC)	TRADITIONAL NEIGHBORHOOD EXISTING (HISTORIC)	TRADITIONAL NEIGHBORHOOD REDEVELOPMENT (HISTORIC)	Open Space

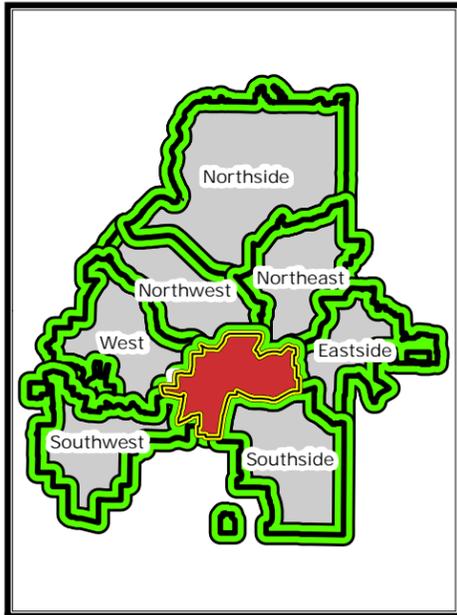


2016 CDP

Character Areas: Eastside

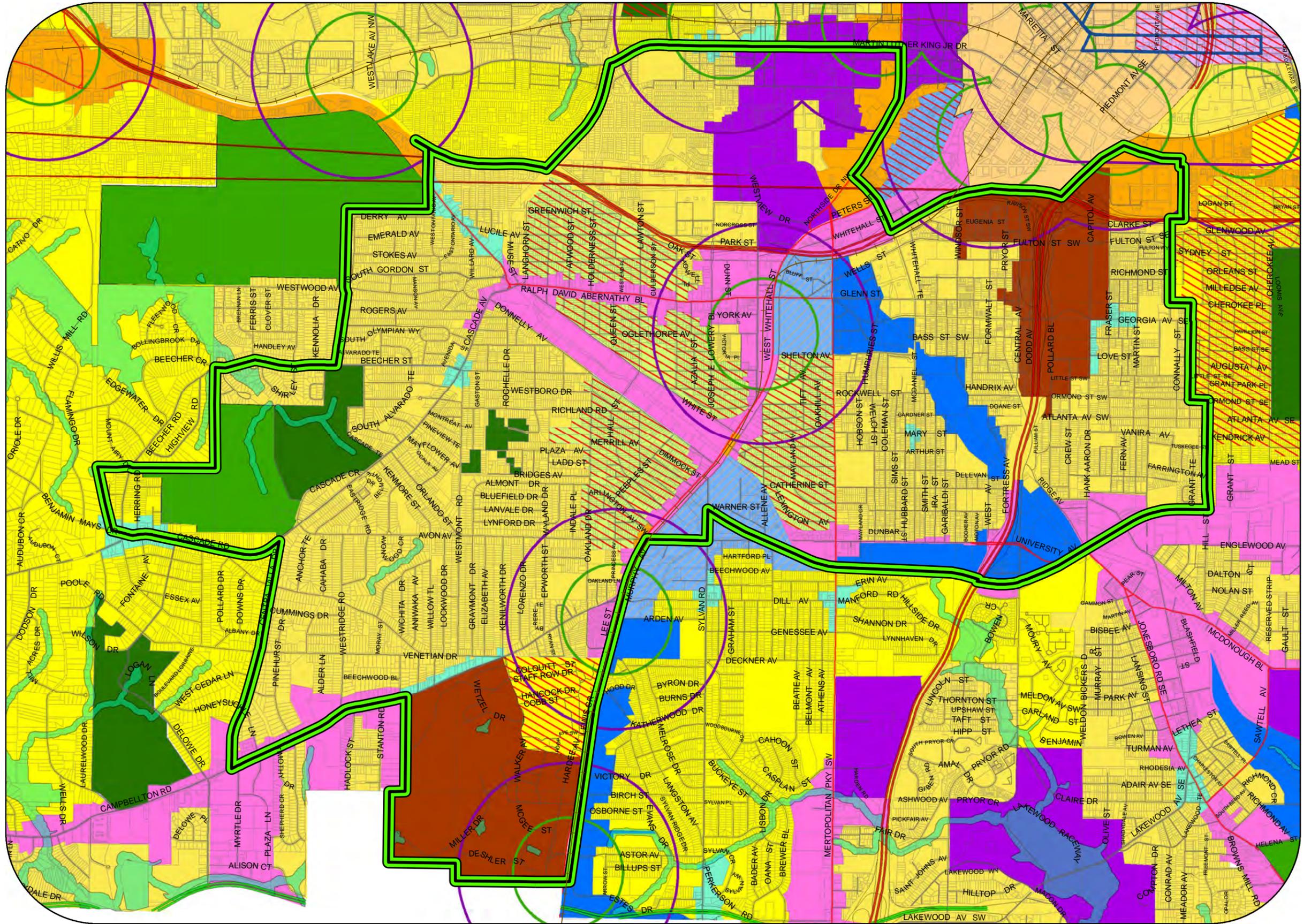


Study Area CDP	Character Areas Edits CODE	Legend
	Conservation Greenspace	DOWNTOWN
	INDUSTRIAL	INDUSTRIAL LIVE - WORK
	INTOWN CORRIDOR	REDEVELOPMENT CORRIDOR
	NEIGHBORHOOD CENTER	TOWN CENTER
	REDEVELOPMENT CORRIDOR	HIGH DENSITY RESIDENTIAL
	INDUSTRIAL LIVE - WORK	TRADITIONAL NEIGHBORHOOD EXISTING
	REDEVELOPMENT CORRIDOR	TRADITIONAL NEIGHBORHOOD REDEVELOPMENT
	REDEVELOPMENT CORRIDOR	OTHER/ INSTITUTIONAL
	REDEVELOPMENT CORRIDOR	CONSERVATION GREENSPACE (HISTORIC)
	REDEVELOPMENT CORRIDOR	INDUSTRIAL LIVE - WORK (HISTORIC)
	REDEVELOPMENT CORRIDOR	REDEVELOPMENT CORRIDOR (HISTORIC)
	REDEVELOPMENT CORRIDOR	TRADITIONAL NEIGHBORHOOD EXISTING (HISTORIC)
	REDEVELOPMENT CORRIDOR	TRADITIONAL NEIGHBORHOOD REDEVELOPMENT (HISTORIC)
	REDEVELOPMENT CORRIDOR	Open Space

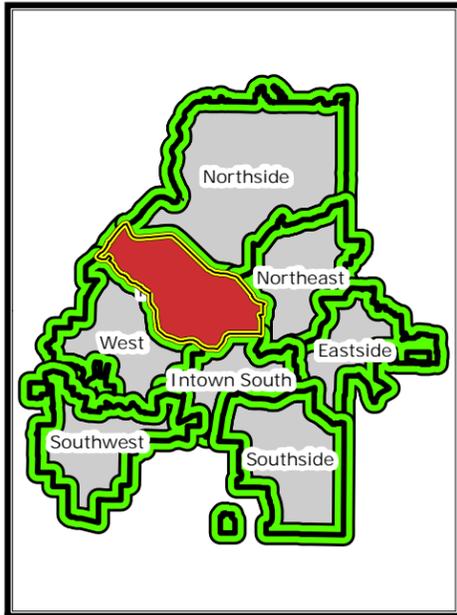


2016 CDP

Character Areas: Intown South

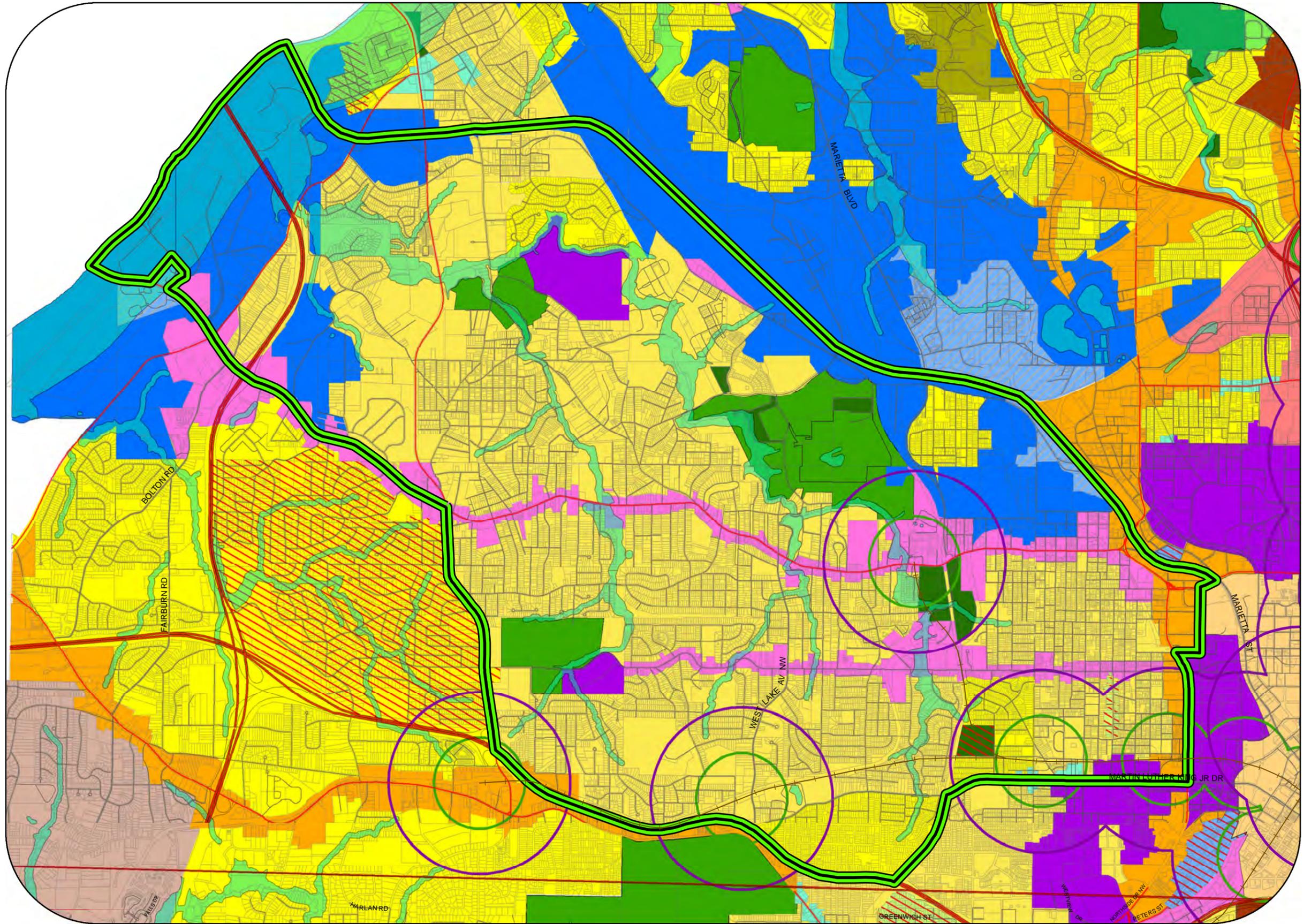


Study Area CDP	Character Area Edits CODE	Legend
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[Orange]	DOWNTOWN	[Orange]
[Yellow]	INDUSTRIAL	[Yellow]
[Light Blue]	INDUSTRIAL LIVE - WORK	[Light Blue]
[Light Green]	Conservation Greenspace	[Light Green]
[Light Orange]	INTOWN CORRIDOR	[Light Orange]
[Light Yellow]	NEIGHBORHOOD CENTER	[Light Yellow]
[Light Purple]	REDEVELOPMENT CORRIDOR	[Light Purple]
[Light Brown]	REGIONAL ACTIVITY CENTER	[Light Brown]
[Light Blue-Gray]	SUBURBAN AREA	[Light Blue-Gray]
[Light Green-Gray]	TOWN CENTER	[Light Green-Gray]
[Light Green]	High Density Residential	[Light Green]
[Light Yellow-Gray]	TRADITIONAL NEIGHBORHOOD EXISTING	[Light Yellow-Gray]
[Light Yellow]	ADDITIONAL NEIGHBORHOOD REDEVELOPMENT	[Light Yellow]
[Light Purple-Gray]	OTHER/ INSTITUTIONAL	[Light Purple-Gray]
[Light Green-Gray]	CONSERVATION GREENSPACE (HISTORIC)	[Light Green-Gray]
[Light Blue-Gray]	INDUSTRIAL LIVE - WORK (HISTORIC)	[Light Blue-Gray]
[Light Orange-Gray]	REDEVELOPMENT CORRIDOR (HISTORIC)	[Light Orange-Gray]
[Light Yellow-Gray]	TRADITIONAL NEIGHBORHOOD EXISTING (HISTORIC)	[Light Yellow-Gray]
[Light Yellow-Gray]	TRADITIONAL NEIGHBORHOOD REDEVELOPMENT (HISTORIC)	[Light Yellow-Gray]
[Light Green]	Open Space	[Light Green]



2016 CDP

Character Areas:
Northwest



Character Areas Edits		Legend																		
Study Area CDP	Conservation Greenspace	DOWNTOWN	INDUSTRIAL	INDUSTRIAL LIVE - WORK	INTOWN CORRIDOR	NEIGHBORHOOD CENTER	REDEVELOPMENT CORRIDOR	REGIONAL ACTIVITY CENTER	SUBURBAN AREA	TOWN CENTER	HIGH DENSITY RESIDENTIAL	TRADITIONAL NEIGHBORHOOD EXISTING	TRADITIONAL NEIGHBORHOOD REDEVELOPMENT	OTHER/ INSTITUTIONAL	CONSERVATION GREENSPACE (HISTORIC)	INDUSTRIAL LIVE - WORK (HISTORIC)	REDEVELOPMENT CORRIDOR (HISTORIC)	TRADITIONAL NEIGHBORHOOD EXISTING (HISTORIC)	TRADITIONAL NEIGHBORHOOD REDEVELOPMENT (HISTORIC)	Open Space

2016

CDP

