

The 2011 Comprehensive Development Plan

The development and adoption of a comprehensive plan is a requirement for local governments called for by The Georgia Planning Act of 1989. The City of Atlanta's Comprehensive Plan must be adopted by October 31, 2011, according to the schedule set by the Georgia Department of Community Affairs (DCA). In addition, the Charter of the City of Atlanta mandates the preparation of a Comprehensive Development Plan every 3 to 5 years.

In May 2005, the Georgia Department of Community Affairs (DCA) adopted the "Standards and Procedures for Local Comprehensive Planning". Under the new standards, a comprehensive plan must include the three sections described below.

- The Community Assessment is an objective and professional assessment of data and information about the community. This assessment includes a list of potential issues and opportunities and an analysis of existing development patterns.
- The Community Participation Program describes the activities that will be undertaken to ensure that the local comprehensive plan reflects the full range of community values and desires through a diverse spectrum of stakeholder involvement in the preparation of the Community Agenda.
- **The Community Agenda includes the community's vision for the future, policies and an implementation program that are prepared with input from stakeholders and the general public.**

The Community Assessment and the Community Participation Program were transmitted by the City of Atlanta to the Atlanta Regional Commission and the Department of Community Affairs in December 2010. After their review was completed in January 2011, implementation of the Community Participation Program was initiated in order to develop the Community Agenda.

The Community Agenda is the road map for the community's future, developed through an extensive public participation process. City of Atlanta residents, property owners, business owners and other stakeholders participated in the development of the Community Agenda. A Training 101/Visioning workshop, three rounds of meetings for each of the seven Study Areas, open houses after each round, a public hearing, an online survey and presentations at various community meetings provided opportunity for community input. Approximately 570 people attended the 23 community meetings held between January and June 2011 and over 750 people responded to the online survey.

Community Agenda

The Community Agenda has the 5 components below.

- **Vision – This is the overall picture of what the City of Atlanta hopes and desires to become in the future.**
- **Issues and Opportunities – A revised list based on community input and that will be addressed over the next 5 years.**
- **Character Areas – see below for additional information.**
- **Implementation Strategies – These are the actions to address issues and opportunities.**
- **Policies & NPU: The list of policies provide guidance and direction for decision making.**

Character Areas

Character Areas, a new requirement in the 2005 Standards and Procedures for Comprehensive Planning, are an important component of the Community Agenda. A Character Area is a geographic area which is unique and distinguishable from other areas due to its natural features, predominant land uses, mix of land uses, economic relationships and/or design characteristics of the built environment and for which a common vision can be articulated regarding its preservation, growth or change. The Character Area Map does not replace the Future Land Use Map.

Character Area maps, narrative and policies along with the Future Land Use Map serve as a guide for the future development and future rezoning of a parcel. In addition, the Character Area Maps will be used as a guide when evaluating Future Land Use Map amendments. The sixteen Character Areas in the City of Atlanta are grouped into the 5 categories listed below that have similar development patterns and characteristics.

- **Open Space**
- **Neighborhood**



- **Center**
- **Corridor**
- **Special Districts**

For each Character Area, a map shows the location of that Character Area in the City of Atlanta. Character Area narratives describe the vision and policies and incorporate the components listed below.

- **General Characteristics:** This describes the existing condition and the existing development patterns that should be preserved or changed.
- **Location:** This are the locations within the City of Atlanta where the Character Area is found.
- **Preferred Development Pattern:** This is the vision and development pattern in terms of transportation, land use and economic development encouraged in the Character Area.
- **Primary Land Uses:** This is a list of land uses that are recommended in the Character Area.
- **Policies:** These are the policies that will help achieve the desired vision and development pattern for the Character Area.
- **Implementation Strategies:** These are initiatives, projects and programs that will achieve the desired development pattern for the Character area.
- **Adopted Plans:** This is a list of plans adopted by the City of Atlanta that includes all or a portion of the Character Area. These plans have more information about the vision, policies and development patterns for an area.

2011 CDP draft documents are online at <http://www.atlantaga.gov/government/planning/cdp.aspx>

The 2012-2016 Capital Improvements Program and Short Term Work Program

The Capital Improvements Program (CIP) is an implementation plan for the construction, maintenance, and renovation of public facilities and infrastructure over the next 5 years. All projects listed in the CIP must have some identified funding. The Short Term Work Program (STWP) portion includes unfunded and funded programs, non-capital and capital projects to implement the vision and policies of the 2011 Comprehensive Development Plan over the next 15 years. The draft 2012-2016 CIP/STWP was developed by the CIP Subcabinet which consists of members from impacted City Departments. The management and implementation of projects in each specific chapter are the Department's responsibility. The Office of Planning is responsible for preparing the CIP document and for reviewing the CIP for conformity with DCA's guidelines. The City of Atlanta is required to adopt a CIP and STWP by October 31, 2011 in order to maintain Qualified Local Government status (QLG) for various State and regional funding and in order to collect impact fees.

The draft 2012-2016 Capital Improvements Program and Short Term Work Program are online at <http://www.atlantaga.gov/government/planning/cip.aspx>

Review and Approval Process

A public hearing on the 2011 CDP and the 2012-2016 CIP/STWP was held on June 13, 2011 by the City Council Community Development and Human Resources Committee. After the approval of the Transmittal Resolution by CD/HR and City Council, the draft Community Agenda of the 2011 CDP and the draft 2012-2016 CIP/STWP were transmitted to the Atlanta Regional Commission (ARC) and the Department of Community Affairs (DCA) for a 60 day review. During the 60 day review process, there is an opportunity to review and make comments on both documents. After the completion of the review, the City of Atlanta will be able to adopt the 2011 Comprehensive Development Plan and the 2012-2016 Capital Improvements Program and Short Term Work Program before the October 31, 2011 deadline. The final 2012-2016 CIP/STWP will be on the September 12th CD/HR public hearing agenda.

SEND YOUR COMMENTS AND QUESTIONS REGARDING THE 2011 CDP AND 2012-2016 CIP/STWP BY AUGUST 26, 2011 TO THE OFFICE OF PLANNING STAFF.

For more information, questions and to send your comments contact: Garnett Brown at 404-330-6724 and at gbrown@atlantaga.gov, Jessica Lavandier at 404-865-8522 and at jlavandier@atlantaga.gov and Jewelle Kennedy at 404-865-8551 and at jkennedy@atlantaga.gov or cdp2011comments@atlantaga.gov.