

Nathan Deal
Governor



Mike Beatty
Commissioner

January 20, 2011

Mr. Charles Krautler
Executive Director
Atlanta Regional Commission
40 Courtland Street, NE
Atlanta, Georgia 30303

Dear Krautler:

Our staff has reviewed the draft Community Assessment and Community Participation Program for the City of Atlanta and finds that both adequately address the Local Planning Requirements. The City may therefore immediately proceed with development of its Community Agenda. Please include the enclosed listing of planning assistance resources with your report of findings and recommendations to the local government.

We recommend that you remind this jurisdiction that its service delivery strategy is expired. It is imperative that this service delivery strategy be renegotiated in order to become compliant with the Service Delivery Strategy Law.

Sincerely,

A handwritten signature in black ink that reads "James R. Frederick".

James R. Frederick, Director
Office of Sustainable Development

JF/nah

Enclosure

cc: Dan Reuter, Atlanta Regional Commission Land Use Division Director
Jared Lombard, Atlanta Regional Commission Planner



60 Executive Park South, N.E. • Atlanta, Georgia 30329-2231 • 404-679-4940

www.dca.ga.gov

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January 21, 2011

The Honorable Kasim Reed
City of Atlanta
55 Trinity Avenue, SW
Atlanta, GA 30335

RE: Comprehensive Plan Update

Dear Mayor Reed:

We have completed the regional review of the City of Atlanta's Community Assessment and Participation Plan and are pleased to inform you that the Georgia Department of Community Affairs (DCA) has determined that the update meets the Minimum Standards and Procedures for Local Comprehensive Planning requirements (see attached).

The scope of ARC's review focuses on the adequacy of issue identification and regional planning issues of the Community Assessment. Please note that ARC has provided comments regarding the Community Assessment and Community Participation Plan that we feel would enhance your efforts as you develop the Community Agenda. You do not need to re-submit your Community Assessment or Community Participation Plan for review, but we strongly recommend that you consider these comments as you move forward in the planning process.

I commend you and the City of Atlanta for your commitment to the comprehensive planning process. Please contact Jared Lombard at 404-463-3302 if you have any questions or if we can provide further assistance.

Sincerely,

A handwritten signature in black ink that reads 'Charles Krautler'.

Charles Krautler
Director

CK:jl

Enclosures

- c. Jim Frederick, Georgia Department of Community Affairs (via email)
Jessica Lavandier, City of Atlanta Bureau of Planning



ARC REVIEW FINDINGS REPORT

City of Atlanta – Community Assessment

According to the Minimum Planning Standards, the Atlanta Regional Commission reviews the Community Assessment for its adequacy in identifying potential issues and opportunities to be dealt with in the subsequent portions of the plan. ARC also reviews the Community Assessment to identify potential opportunities for interjurisdictional/regional solutions to common issues. In addition, ARC will compile and review comments received from other interested parties.

Comments received from interested parties:

Attached are comments from the Georgia Department of Community Affairs and ARC's Environmental Planning Division

Adequacy in identifying issues:

The City of Atlanta has done an exceptional job in identifying issues to be addressed in the comprehensive plan.

Potential inter-jurisdictional/regional solutions:

Based on the issues affecting the City of Atlanta, the plan addresses many inter-jurisdictional issues. There are a few potential interjurisdictional and regional solutions that should be explored when developing the remainder of the comprehensive plan. These include:

- The City of Atlanta should continue to work with neighboring jurisdictions to ensure appropriate land use and transportation coordination across jurisdictional lines. Specifically, the City should continue to expand the bicycle and pedestrian facilities within its limits and those connecting to facilities in adjacent jurisdictions. Greenspace connectivity across city/county lines should be coordinated as well.

Other Comments:

None

Overall the Community Assessment is extremely thorough and it meets all requirements.

The local government is encouraged to revise the Community Assessment to address these recommendations. For further assistance with addressing these recommendations, please contact Jon Tuley at 404-463-3307.





CITY COUNCIL
ATLANTA, GEORGIA

11-R-0813

A SUBSTITUTE RESOLUTION
BY COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

A RESOLUTION TRANSMITTING THE DRAFT 2012-2016 CAPITAL IMPROVEMENTS PROGRAM (CIP)-SHORT TERM WORK PROGRAM (STWP) AND THE COMMUNITY AGENDA OF THE 2011 COMPREHENSIVE DEVELOPMENT PLAN (CDP) TO THE ATLANTA REGIONAL COMMISSION IN COMPLIANCE WITH THE REQUIREMENTS OF THE GEORGIA PLANNING ACT OF 1989; AND FOR OTHER PURPOSES.

WHEREAS, the City of Atlanta has prepared a draft of its annual update of the Capital Improvements Program (CIP) and Short Term Work Program (STWP); and

WHEREAS, the draft of the annual update of the Capital Improvements Program (CIP) and Short Term Work Program (STWP), a single planning document entitled 2012-2016 CIP-STWP, has been prepared in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989; and

WHEREAS, a public hearing for the City of Atlanta's 2012-2016 CIP-STWP and the Community Agenda of the 2011 CDP is scheduled for June 13, 2011 to solicit input for the development of the CIP-STWP and to solicit comments and to present the information in the Community Agenda of the 2011 CDP; and

WHEREAS, the Georgia Department of Community Affairs adopted the Standards and Procedures for Local Comprehensive (Local Planning Requirements) in May 2005; these standards call for the development of a Community Agenda by the City of Atlanta and then require the transmittal of the document to the Atlanta Regional Commission and the Department of Community Affairs for review and comment prior to the adoption of the 2011 Comprehensive Development Plan; and

WHEREAS, the Georgia Department of Community Affairs has mandated that the City of Atlanta adopt a Comprehensive Plan that meets the Standards and Procedures for Local Comprehensive Planning by October 31, 2011; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY RESOLVES:

SECTION 1: That the draft 2012-2016 CIP-STWP, attached hereto as Exhibit "A" and incorporated herein by reference, and that the document entitled City of Atlanta 2011 Comprehensive Development Plan - Community Agenda attached hereto as Exhibit "B" is hereby submitted to the Atlanta Regional Commission and the Georgia Department of Community Affairs for review, as per the requirements of the Georgia Planning Act of 1989.

SECTION 2: That all resolutions and parts of resolution in conflict herewith are hereby repealed to the extent of the conflict.

A true copy,

Rhonda Dauphia Johnson
Municipal Clerk

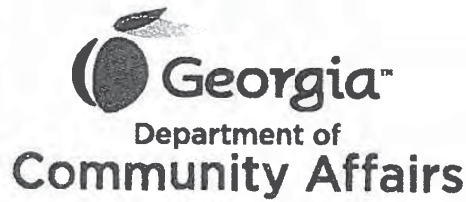
ADOPTED by the Atlanta City Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

June 20, 2011

June 29, 2011



Nathan Deal
Governor



Mike Beatty
Commissioner

July 28, 2011

Mr. Emerson Bryan
Interim Executive Director
Atlanta Regional Commission
40 Courtland Street, NE
Atlanta, Georgia 30303

Dear Mr. Bryan:

Our staff has reviewed the Community Agenda for the City of Atlanta and determined that it adequately address the Local Planning Requirements. Please include the attached advisory comments with your report of findings and recommendations to the local governments. The next step is for the local government to adopt the plan. Based upon the date that your staff certified the submittal as complete, the earliest acceptable adoption date is September 3, 2011. As soon as your office provides written notice that the Community Agenda has been adopted and provides DCA with a digital copy of the final adopted version of this document, we will notify the City that its Qualified Local Government status has been extended.

Sincerely,

A handwritten signature in cursive script that reads "James R. Frederick".

James R. Frederick, Director
Office of Planning and Environmental Management

JF/nah
Attachment

cc: Dan Reuter, Atlanta Regional Commission Land Use Division Director
Jared Lombard, Atlanta Regional Commission Planner



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PLAN REVIEW COMMENTS FROM THE DEPARTMENT OF COMMUNITY AFFAIRS**Advisory Comments on the Community Agenda**

The Community Agenda is an important tool for your community, because it includes the community's vision for the future and its implementation program for achieving this vision and addressing identified issues and opportunities. DCA is vitally interested in insuring that your Community Agenda is a useful tool and guide for achieving your community's desired future. Please consider the following advisory comments prior to adopting your update:

- ▶ The defining narrative for the Parks, Conservation, and Greenspace character area indicates that it includes linear greenspace (e.g. the Beltline parks) but they are not immediately apparent on the detail map of that character area. This may be an issue of map scale (perhaps much of the linear greenspace is too narrow to be readily rendered on the map). Please check to confirm that the GIS layer representing linear greenspace is "turned on" and revise your Community Agenda, if necessary.
- ▶ The Lenox Road corridor, approximately from its intersection with I-85 to around the Lenox MARTA station is mapped as belonging to the "Suburban" character area. That corridor is largely characterized by multi-family residential and single-family/attached residential with some intermittent commercial uses and occasional single-family residential. However, the narrative for that area seems primarily focused upon traditional suburban-style patterns of single-family/detached residential subdivisions. Please reexamine the narrative for this character area and consider revising it to more appropriately address the existing development patterns along the Lenox Road corridor.
- ▶ The Transit Oriented Development character area, unlike other character areas, is not supplemented with a map specifically detailing the locations of those areas. Please consider adding a map of the TOD character areas.





ATLANTA REGIONAL COMMISSION 40 COURTLAND STREET, NE ATLANTA, GEORGIA 30303

August 5, 2011

The Honorable Kasim Reed
City of Atlanta
55 Trinity Avenue, SW
Atlanta, GA 30335

RE: Comprehensive Plan Update

Dear Mayor Reed:

We have completed the regional review of the City of Atlanta's Community Agenda and Capital Improvement Element (CIE). We are pleased to inform you that the Georgia Department of Community Affairs (DCA) has determined that the update meets the Minimum Standards and Procedures for Local Comprehensive Planning requirements (see attached).

The scope of ARC's review focuses on the adequacy of issue identification and regional planning issues of the Community Agenda and CIE. Please note that ARC and DCA have provided comments regarding the Community Agenda and CIE. You do not need to re-submit the Community Agenda and CIE but we strongly recommend that you consider these comments as you move forward in the planning process.

I commend you and the City of Atlanta for your commitment to the comprehensive planning process. Please contact Jared Lombard at 404-463-3302 if you have any questions or if we can provide further assistance.

Sincerely,

A handwritten signature in black ink that reads 'I. Emerson Bryan'.

I. Emerson Bryan
Interim Director

Enclosures

cc: Jim Frederick, Georgia Department of Community Affairs (via email)
Jessica Lavandier, City of Atlanta Bureau of Planning

404-463-3100 FAX 404-463-3105 WWW.ATLANTAREGIONAL.COM



City of Atlanta – Community Agenda Review

Conflicts with neighboring jurisdictions:

There are no apparent conflicts with neighboring jurisdictions.

Potential interjurisdictional/regional solutions:

- The City of Atlanta has two large scale developments that abut and impact these jurisdictions. Fort McPherson and Hartsfield-Jackson International Airport present numerous opportunities and challenges for the region. The City should work with its neighbors to ensure that future planning and development is coordinated in and around these regional assets, and potential impacts are addressed cooperatively.

Internal consistency of planning elements:

The Community Agenda in general appears to be internally consistent.

Consistency with the Regional Development Plan:

The Community Agenda is generally supportive of PLAN 2040 policies & the Unified Growth Policy Map. However, the City should consider well the Community Agenda addresses the PLAN 2040 Local Government Plan Implementation section. ARC staff is available to meet with City staff to discuss the further.

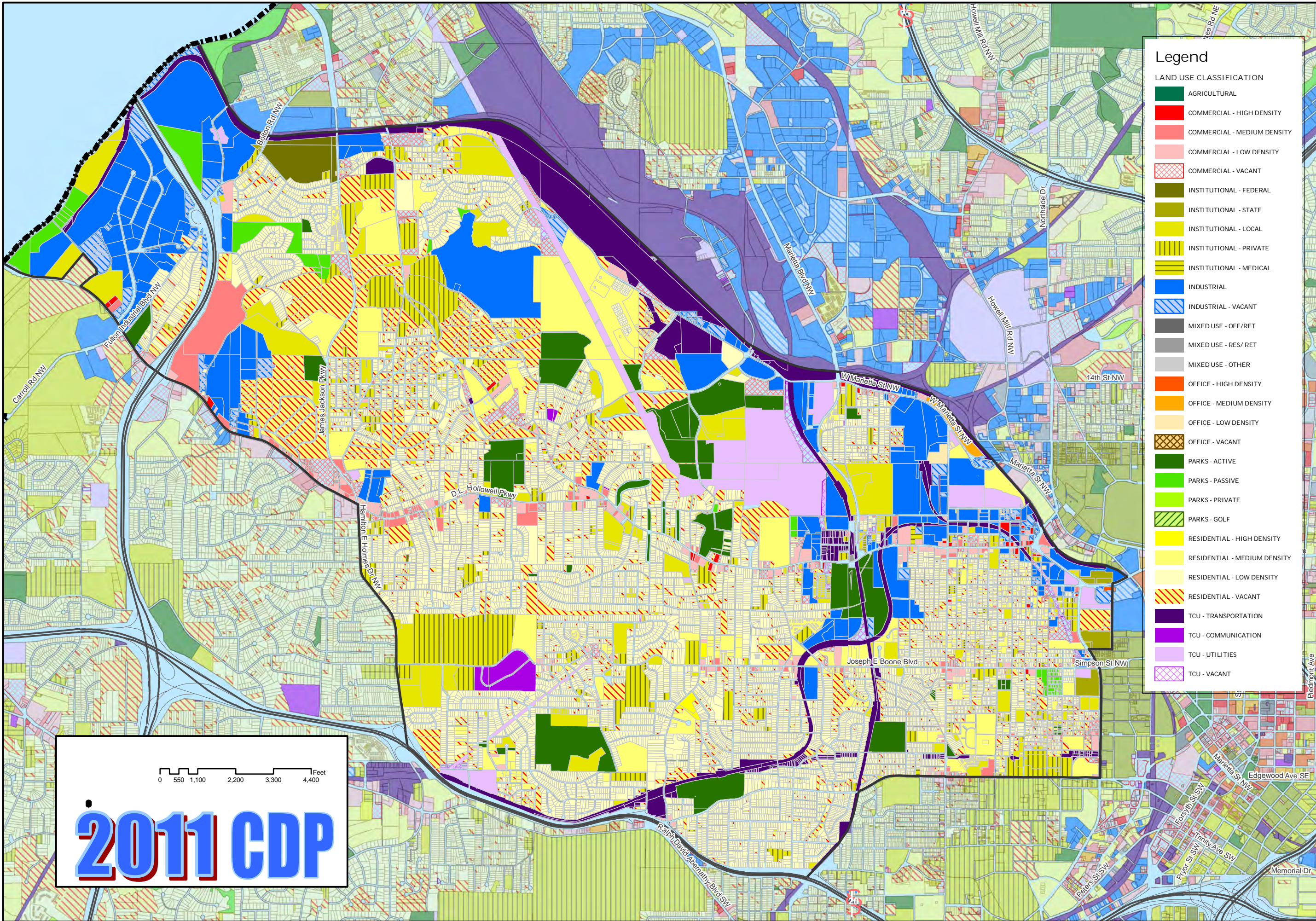
Other Comments:

- The Population section of Issues and Opportunities is not broken into issues and opportunities. To make clear what is being said, this section should be revised to show which category each statement falls under.
- Hartsfield-Jackson International Airport (H-JAIA) is a major asset for the region that has both positive and negative effects. Under the Intergovernmental Coordination section of the Issues and Opportunities, a bullet should be added relating to the coordination needed around the airport between the City of Atlanta, the jurisdictions surrounding the airport, and other state agencies.
- The city limits of Atlanta include a small “island” at H-JAIA. In the character areas map and narrative, this island has not been given a character area designation. Given the character of this small area, it could be designated as industrial or other.
- It is not clear what character area Oakland cemetery and Westview cemetery included in. The Conservation character area states that it includes large cemeteries, but Oakland and Westview are not included on the map and the Historic Areas character area does include Oakland, but it is not clear why Westview is not included.
- The Community Agenda includes several references to the Connect Atlanta Plan as well as other relevant plan. The City should consider including relevant text and/or maps or, if this plan will be available digitally, then links to these documents could be included. This will help the reader understand what is being discussed.
- The character areas section includes Industrial areas and identifies plans that should be considered. ARC’s Freight Mobility Plan and ASTROMaP should be included.

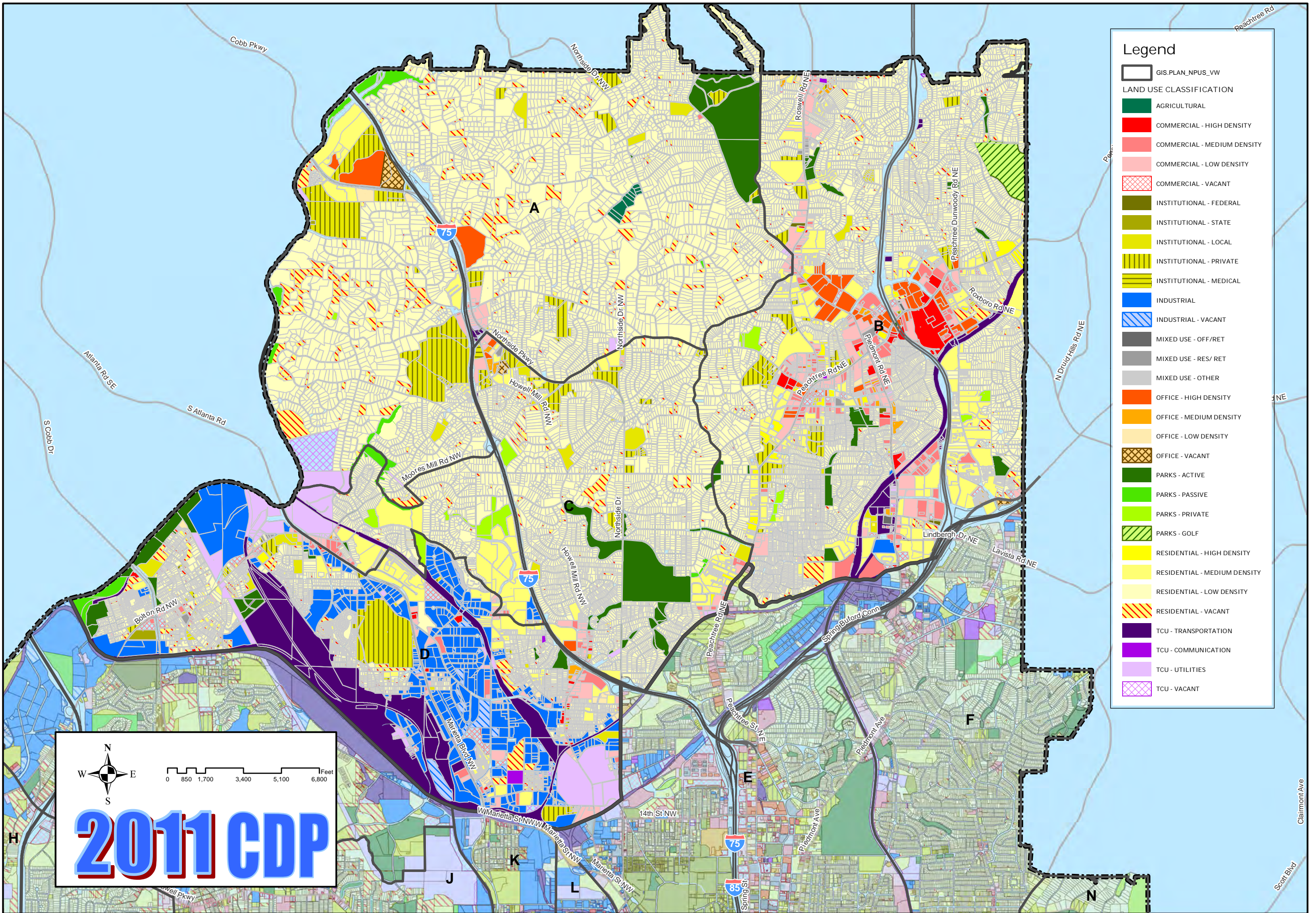
The City is encouraged to revise the Community Agenda to address these recommendations. ARC staff is available to discuss these findings with City of Atlanta staff at their request. To schedule a meeting or for further assistance, please contact Jon Tuley at 404-463-3307.



Existing Land Use Map Northwest



Existing Land Use Map Northside



Legend	
	GIS.PLAN_NPUS_VW
LAND USE CLASSIFICATION	
	AGRICULTURAL
	COMMERCIAL - HIGH DENSITY
	COMMERCIAL - MEDIUM DENSITY
	COMMERCIAL - LOW DENSITY
	COMMERCIAL - VACANT
	INSTITUTIONAL - FEDERAL
	INSTITUTIONAL - STATE
	INSTITUTIONAL - LOCAL
	INSTITUTIONAL - PRIVATE
	INSTITUTIONAL - MEDICAL
	INDUSTRIAL
	INDUSTRIAL - VACANT
	MIXED USE - OFF/RET
	MIXED USE - RES/RET
	MIXED USE - OTHER
	OFFICE - HIGH DENSITY
	OFFICE - MEDIUM DENSITY
	OFFICE - LOW DENSITY
	OFFICE - VACANT
	PARKS - ACTIVE
	PARKS - PASSIVE
	PARKS - PRIVATE
	PARKS - GOLF
	RESIDENTIAL - HIGH DENSITY
	RESIDENTIAL - MEDIUM DENSITY
	RESIDENTIAL - LOW DENSITY
	RESIDENTIAL - VACANT
	TCU - TRANSPORTATION
	TCU - COMMUNICATION
	TCU - UTILITIES
	TCU - VACANT

0 850 1,700 3,400 5,100 6,800 Feet

































2011 CDP


Existing Land Use Map

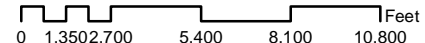
Southwest



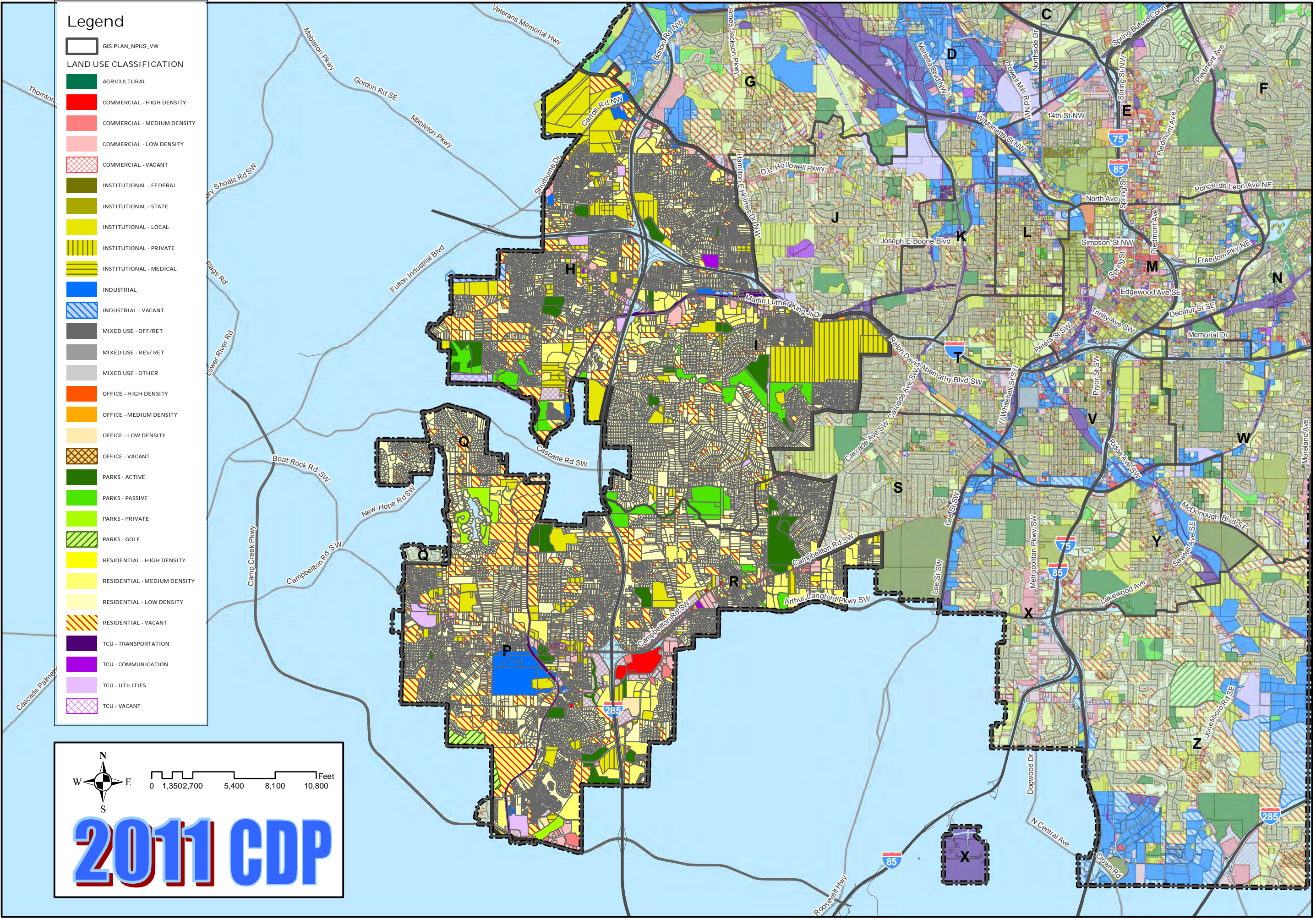
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2011 CDP



































Existing Land Use Map

Intown South



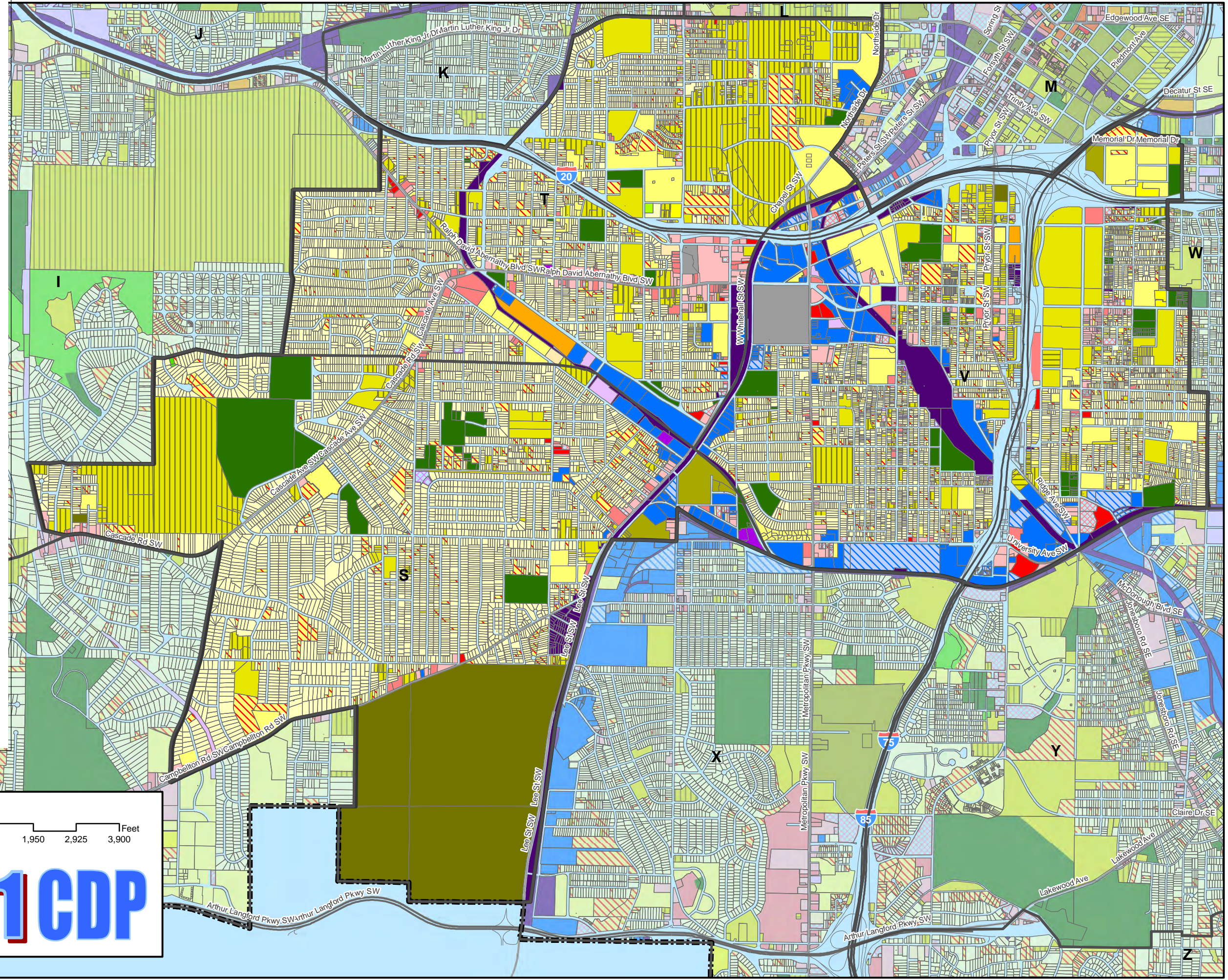
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-  TCU - VACANT



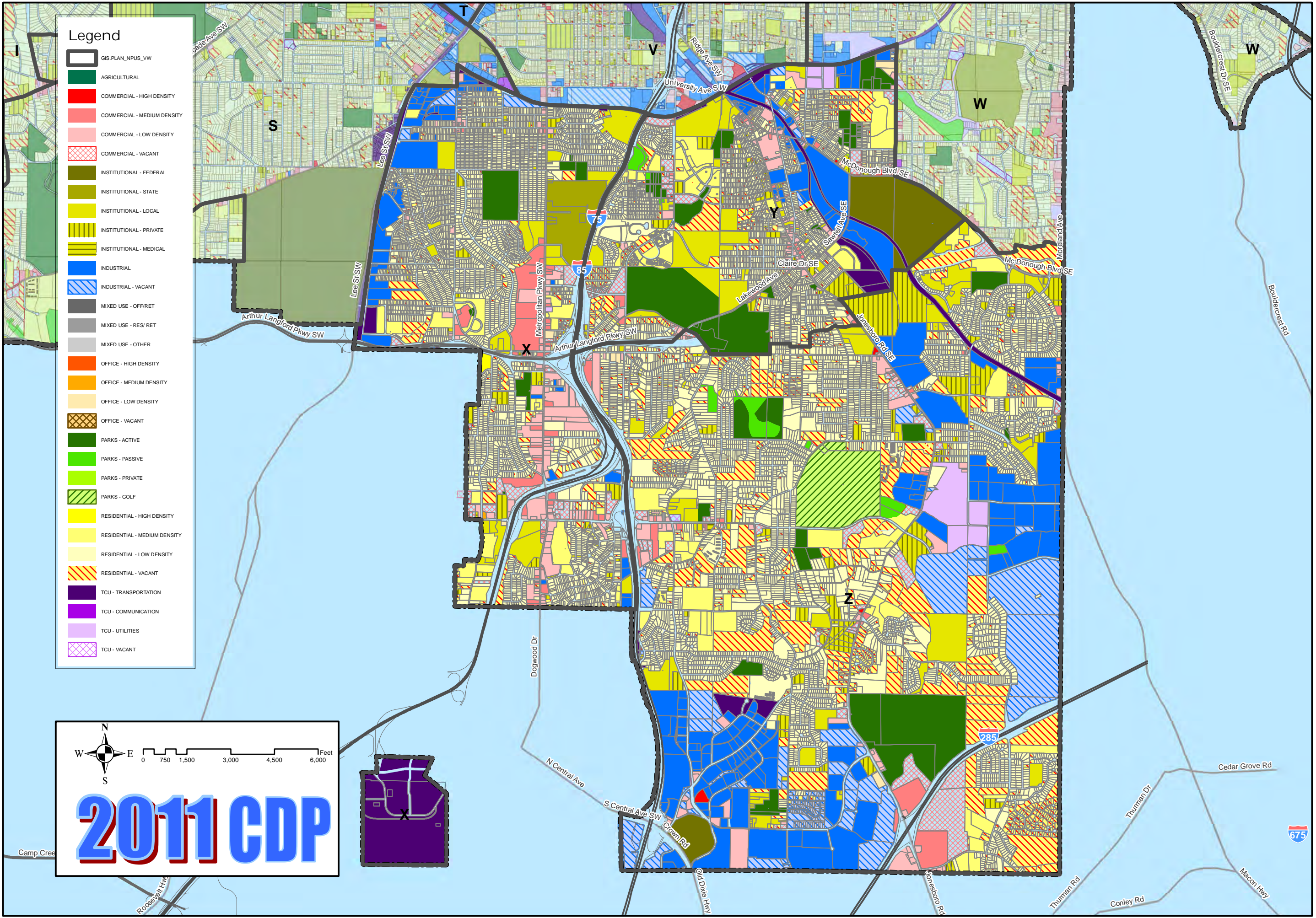
0 487.5 975 1,950 2,925 3,900 Feet

2011 CDP



Existing Land Use Map

Southside



Legend

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	COMMERCIAL - MEDIUM DENSITY
	COMMERCIAL - LOW DENSITY
	COMMERCIAL - VACANT
	INSTITUTIONAL - FEDERAL
	INSTITUTIONAL - STATE
	INSTITUTIONAL - LOCAL
	INSTITUTIONAL - PRIVATE
	INSTITUTIONAL - MEDICAL
	INDUSTRIAL
	INDUSTRIAL - VACANT
	MIXED USE - OFF/RET
	MIXED USE - RES/RET
	MIXED USE - OTHER
	OFFICE - HIGH DENSITY
	OFFICE - MEDIUM DENSITY
	OFFICE - LOW DENSITY
	OFFICE - VACANT
	PARKS - ACTIVE
	PARKS - PASSIVE
	PARKS - PRIVATE
	PARKS - GOLF
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	RESIDENTIAL - MEDIUM DENSITY
	RESIDENTIAL - LOW DENSITY
	RESIDENTIAL - VACANT
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	TCU - UTILITIES
	TCU - VACANT

North arrow and scale bar (0 to 6,000 Feet).

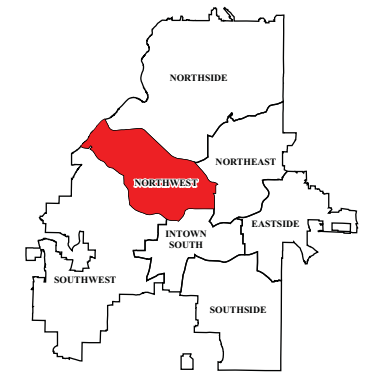
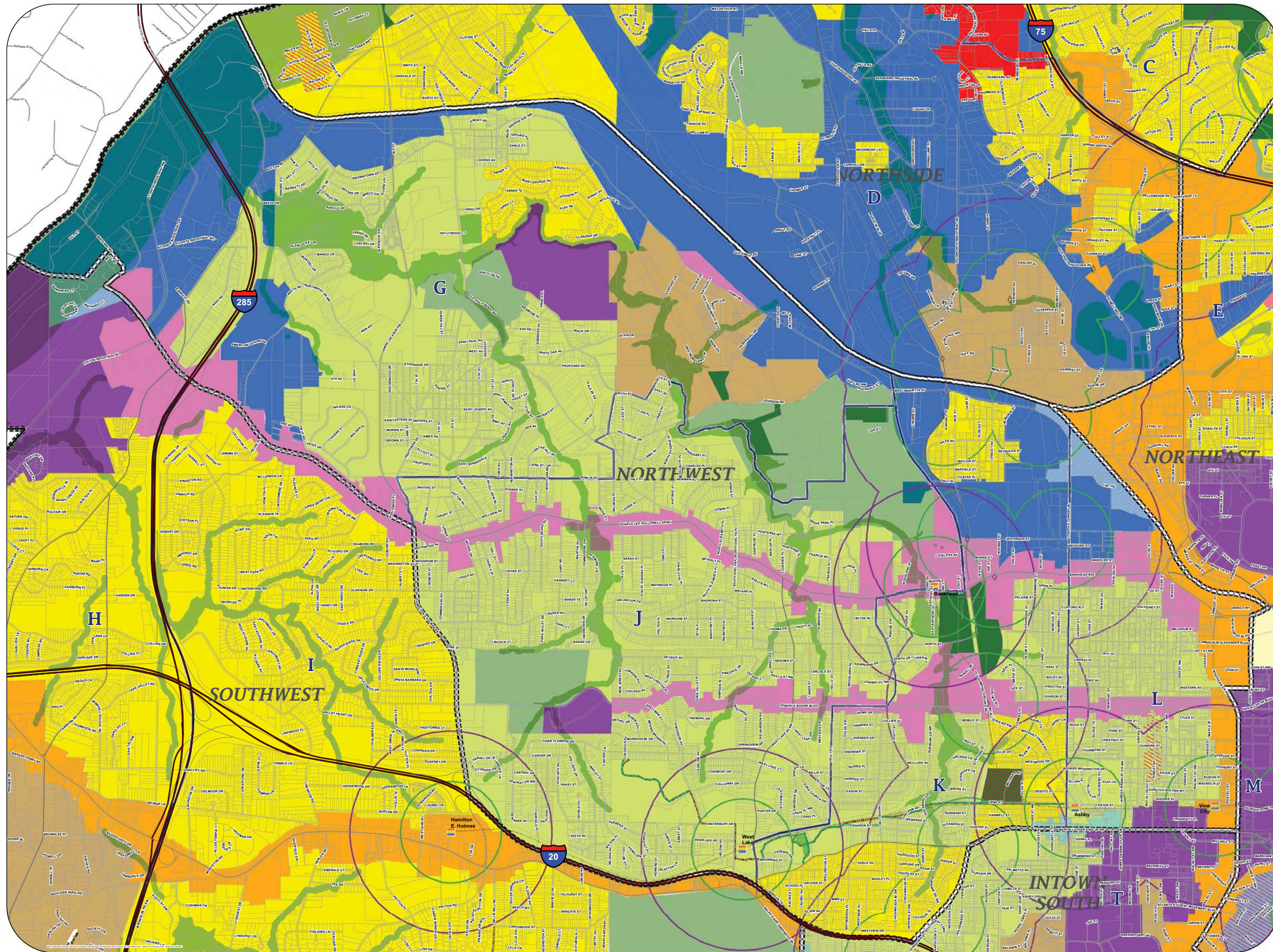
2011 CDP



Map labels include: Ridge Ave SW, University Ave SW, Lee St SW, Arthur Langford Pkwy SW, Metropolitan Pkwy SW, Lee St SW, Dogwood Dr, N Central Ave, S Central Ave SW, Crown Rd, Jonesboro Rd SE, Jonesboro Rd SE, Thurman Dr, Thurman Rd, Conley Rd, Macon Hwy, Boulevard Dr SE, and Boulevard Rd.

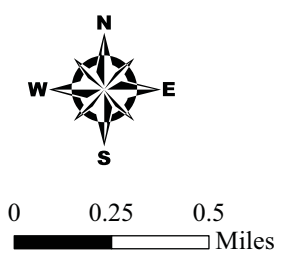
STUDY AREA #1 - NORTHWEST

2011 CDP



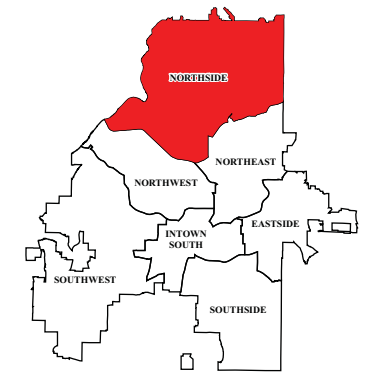
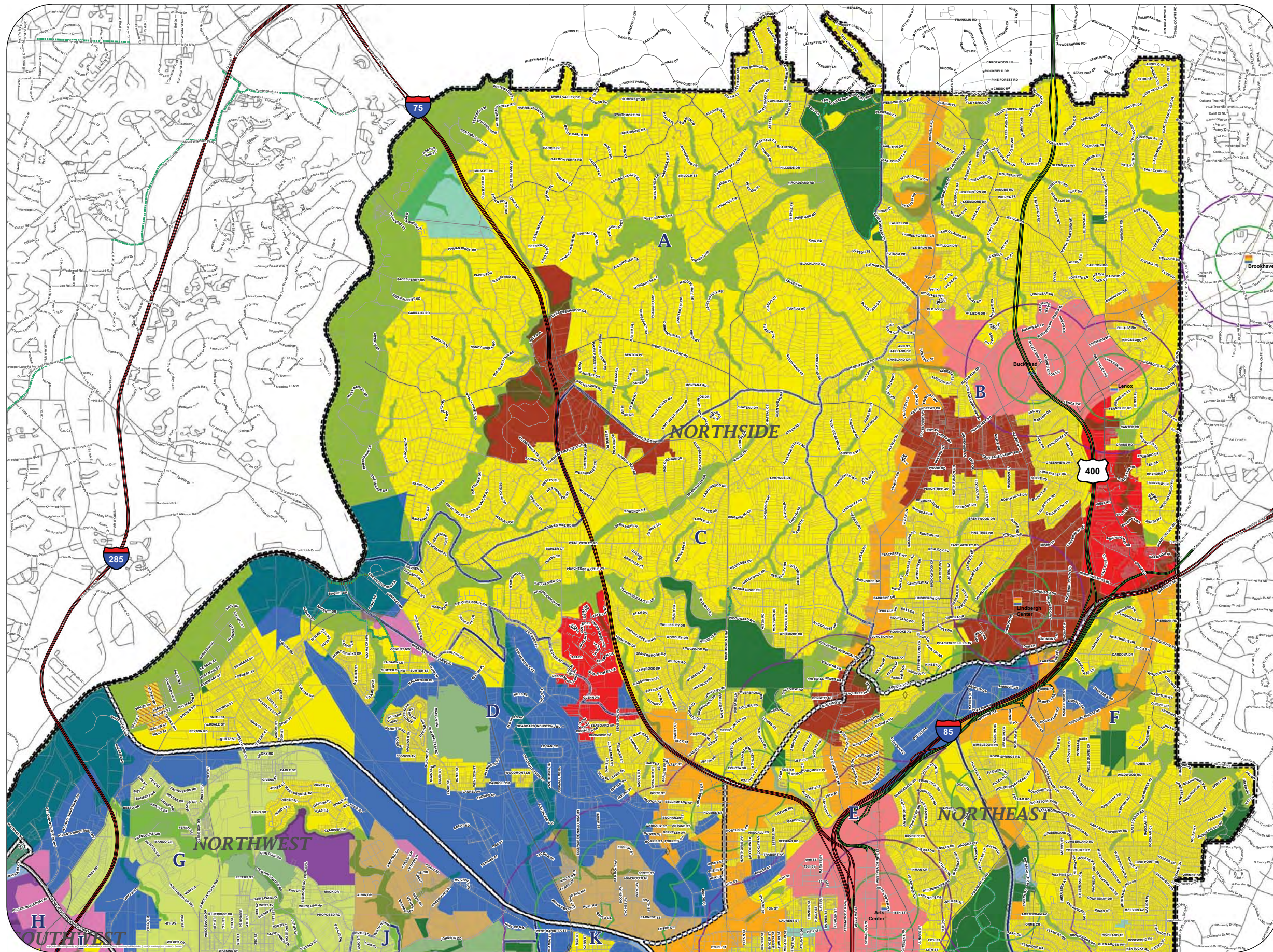
CHARACTER AREAS

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 - EXISTING MULTI-USE TRAIL
 - PROPOSED BELTLINE STATION
 - STREETCAR ALIGNMENT
 - MARTA RAIL STATION
- MARTA Distance**
- 1/4 mile
 - 1/2 mile
- STUDY AREA
 - NEIGHBORHOOD PLANNING UNIT
 - PARK
 - CONSERVATION GREENSPACE
 - DOWNTOWN
 - INDUSTRIAL
 - INDUSTRIAL LIVE - WORK
 - INTOWN CORRIDOR
 - NEIGHBORHOOD CENTER
 - REDEVELOPMENT CORRIDOR
 - REGIONAL ACTIVITY CENTER
 - SUBURBAN AREA
 - TOWN CENTER
 - TRADITIONAL NEIGHBORHOOD DEVELOPING
 - 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)



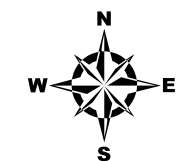
STUDY AREA #2 - NORTHSIDE

2011 CDP



CHARACTER AREAS

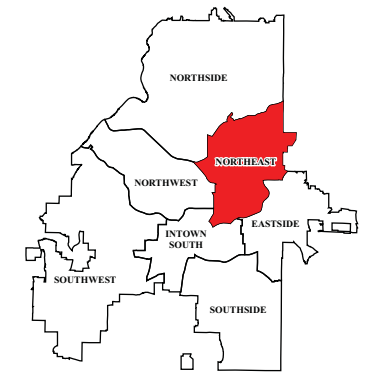
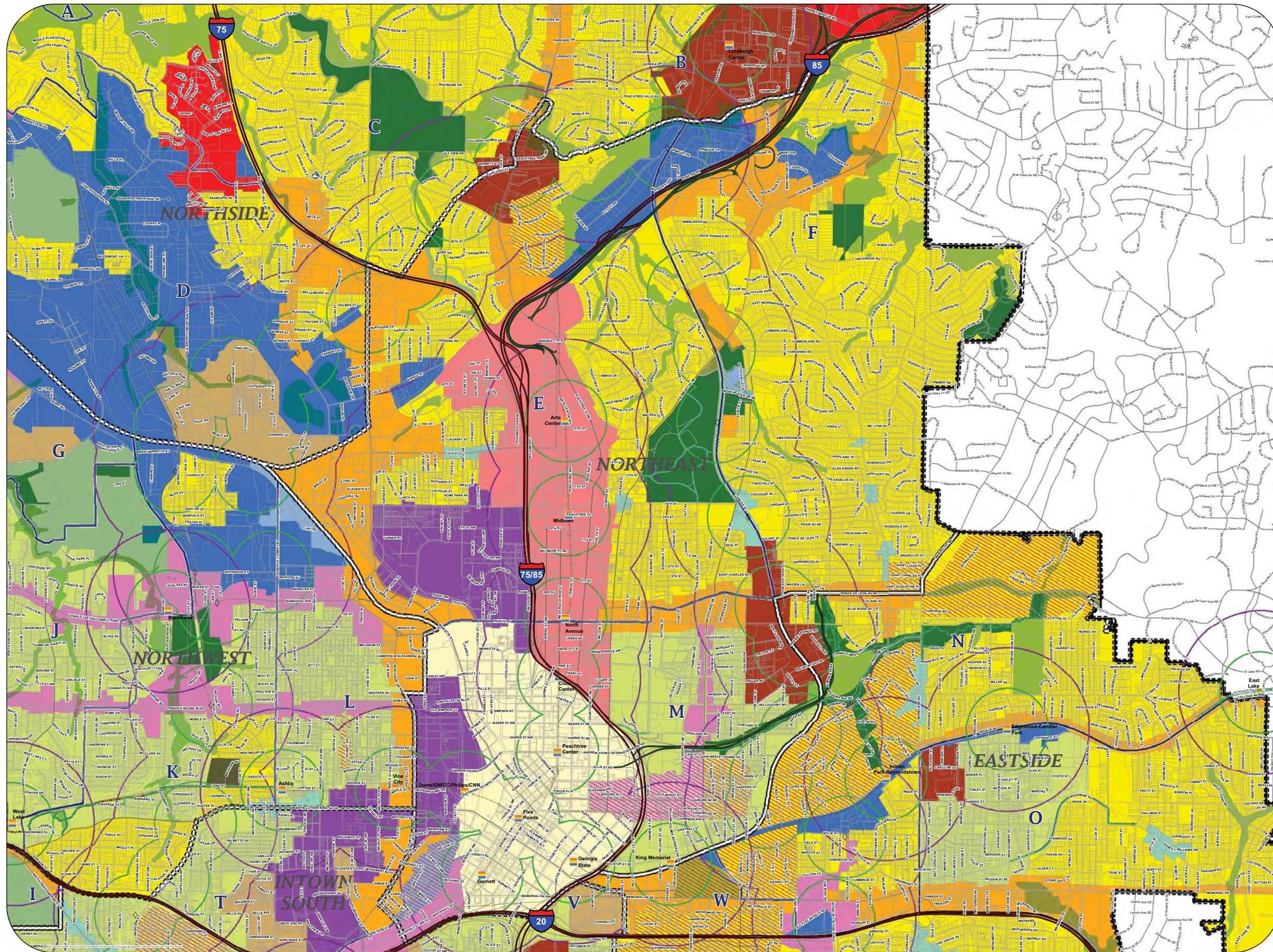
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 - STREETCAR ALIGNMENT
 - MARTA RAIL STATION
- MARTA Distance**
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 - 1/2 mile
 - STUDY AREA
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 - CONSERVATION GREENSPACE
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 - INDUSTRIAL
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 - REDEVELOPMENT CORRIDOR
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 - TRADITIONAL NEIGHBORHOOD DEVELOPING
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 - TRADITIONAL NEIGHBORHOOD REDEVELOPMENT
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 - REDEVELOPMENT CORRIDOR (HISTORIC)
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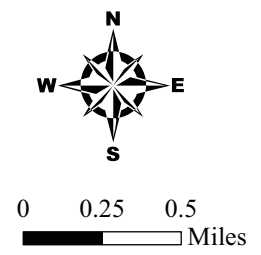
STUDY AREA #3 - NORTHEAST

2011 CDP



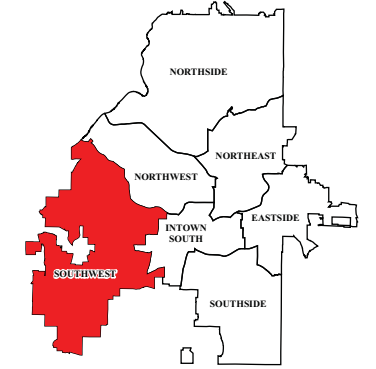
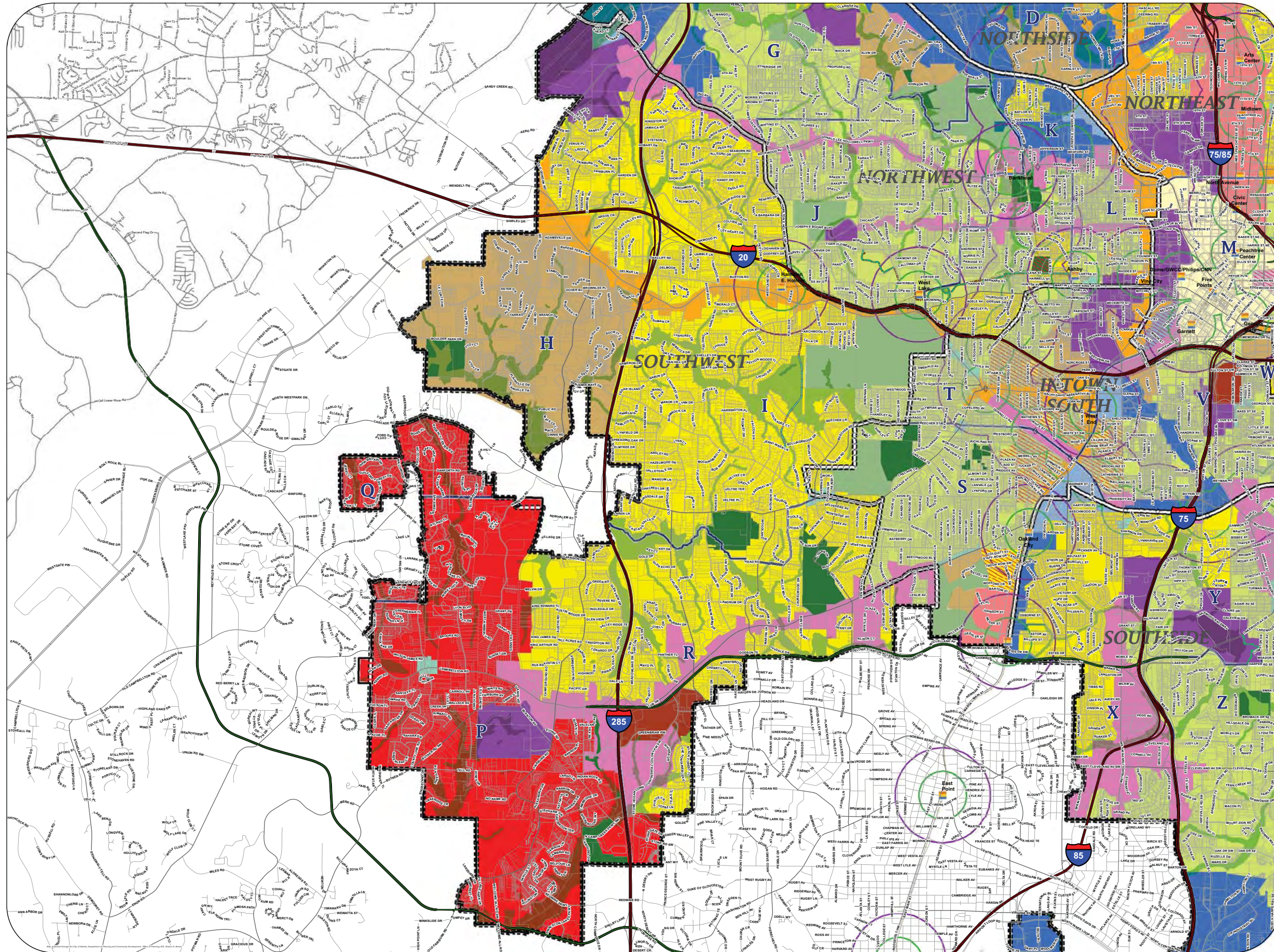
CHARACTER AREAS

- LEGEND**
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 - EXISTING MULTI-USE TRAIL
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 - STREETCAR ALIGNMENT
 - MARTA RAIL STATION
- MARTA Distance**
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 - TRADITIONAL NEIGHBORHOOD REDEVELOPMENT
 - OTHER/ INSTITUTIONAL
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 - INDUSTRIAL LIVE - WORK (HISTORIC)
 - REDEVELOPMENT CORRIDOR (HISTORIC)
 - TRADITIONAL NEIGHBORHOOD EXISTING (HISTORIC)
 - TRADITIONAL NEIGHBORHOOD REDEVELOPMENT (HISTORIC)



STUDY AREA #4 - SOUTHWEST

2011 CDP

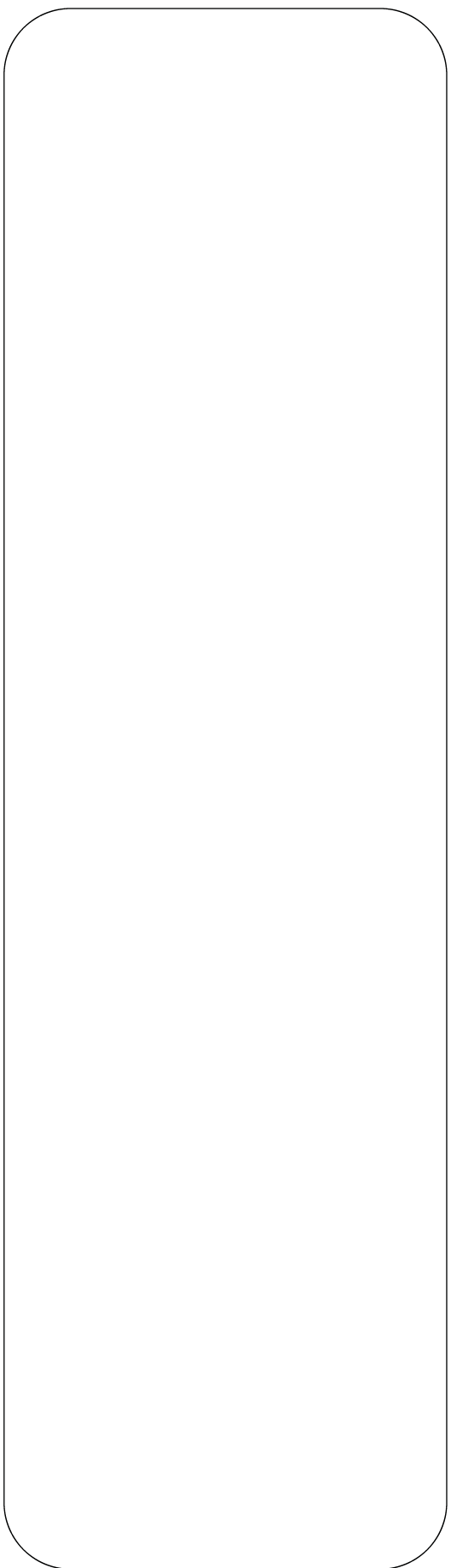
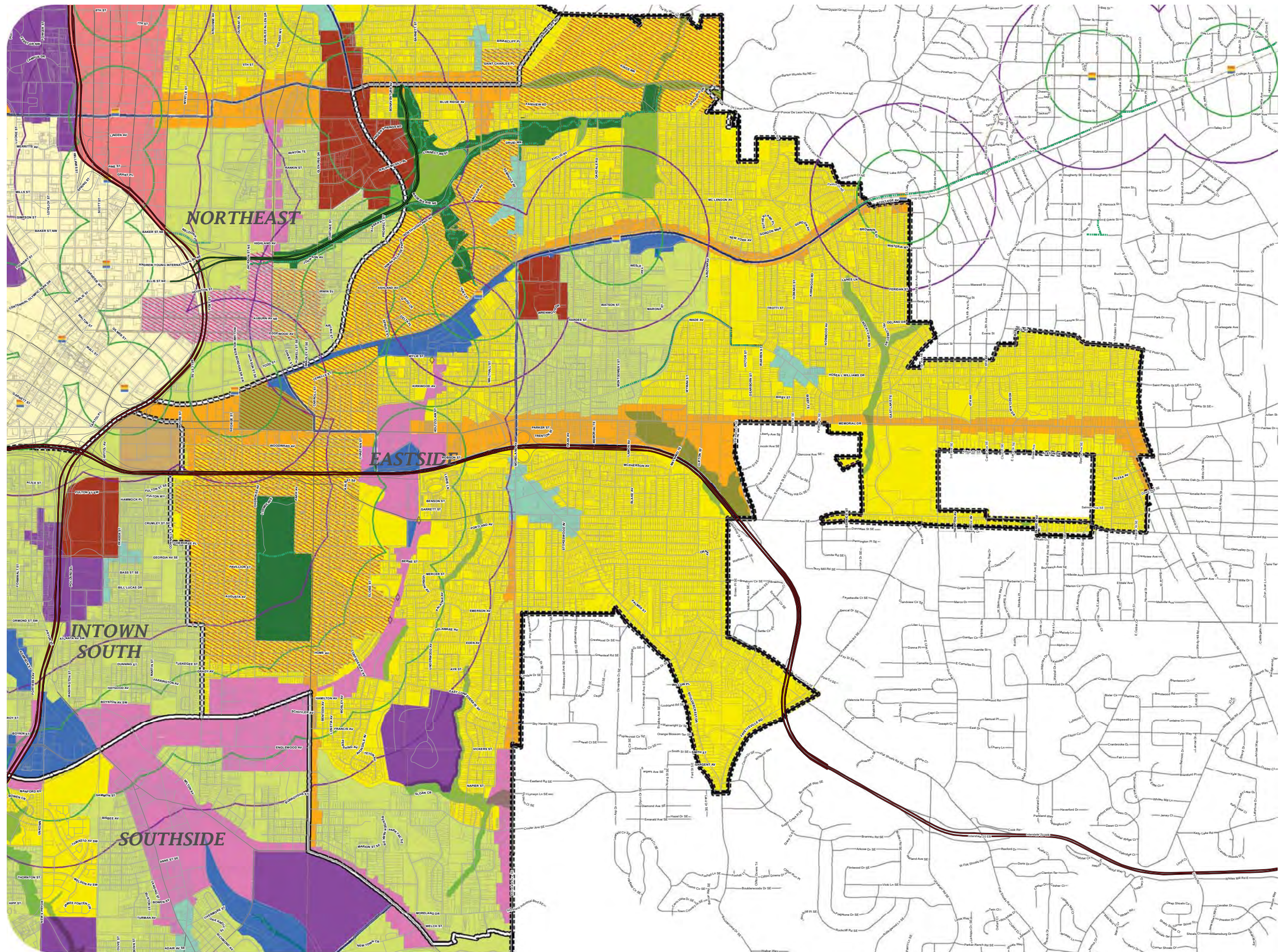


CHARACTER AREAS

- LEGEND**
- BICYCLE INVENTORY TRAIL
 - EXISTING MULTI-USE TRAIL
 - PROPOSED BELTLINE STATION
 - STREETCAR ALIGNMENT
 - MARTA RAIL STATION
- MARTA Distance**
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 - TOWN CENTER
 - TRADITIONAL NEIGHBORHOOD DEVELOPING
 - 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)

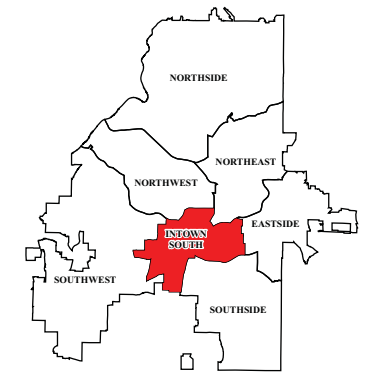
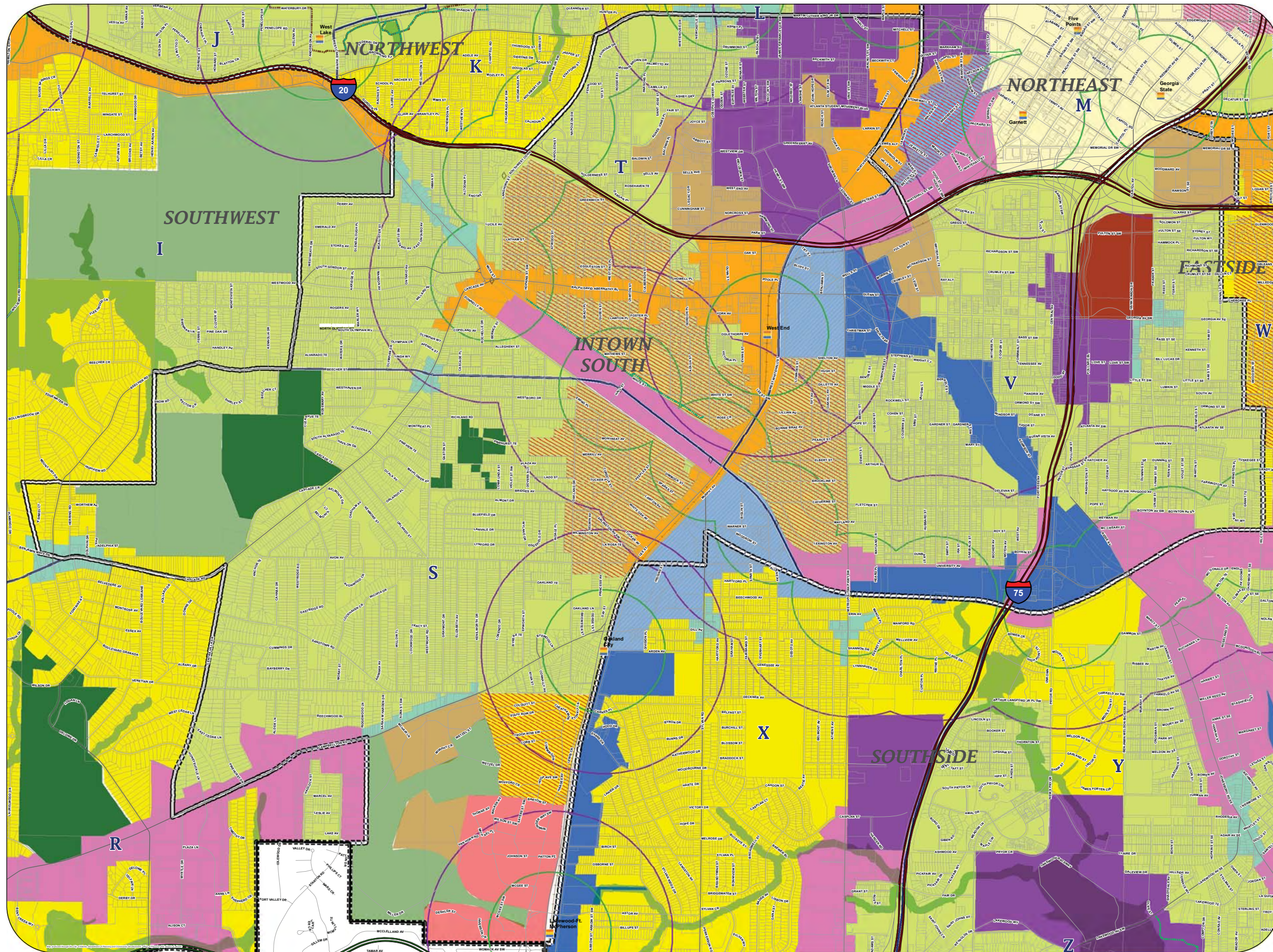


0 0.25 0.5
Miles



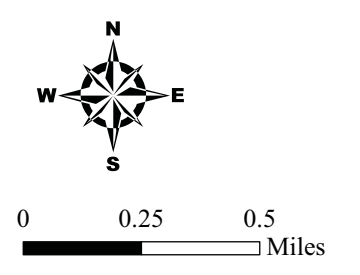
STUDY AREA #6 - INTOWN SOUTH

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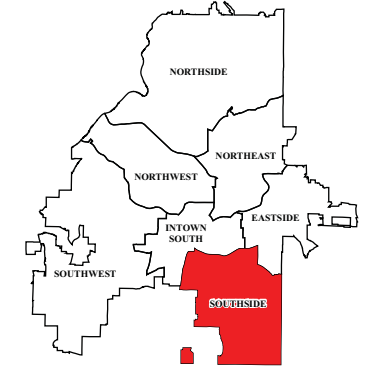
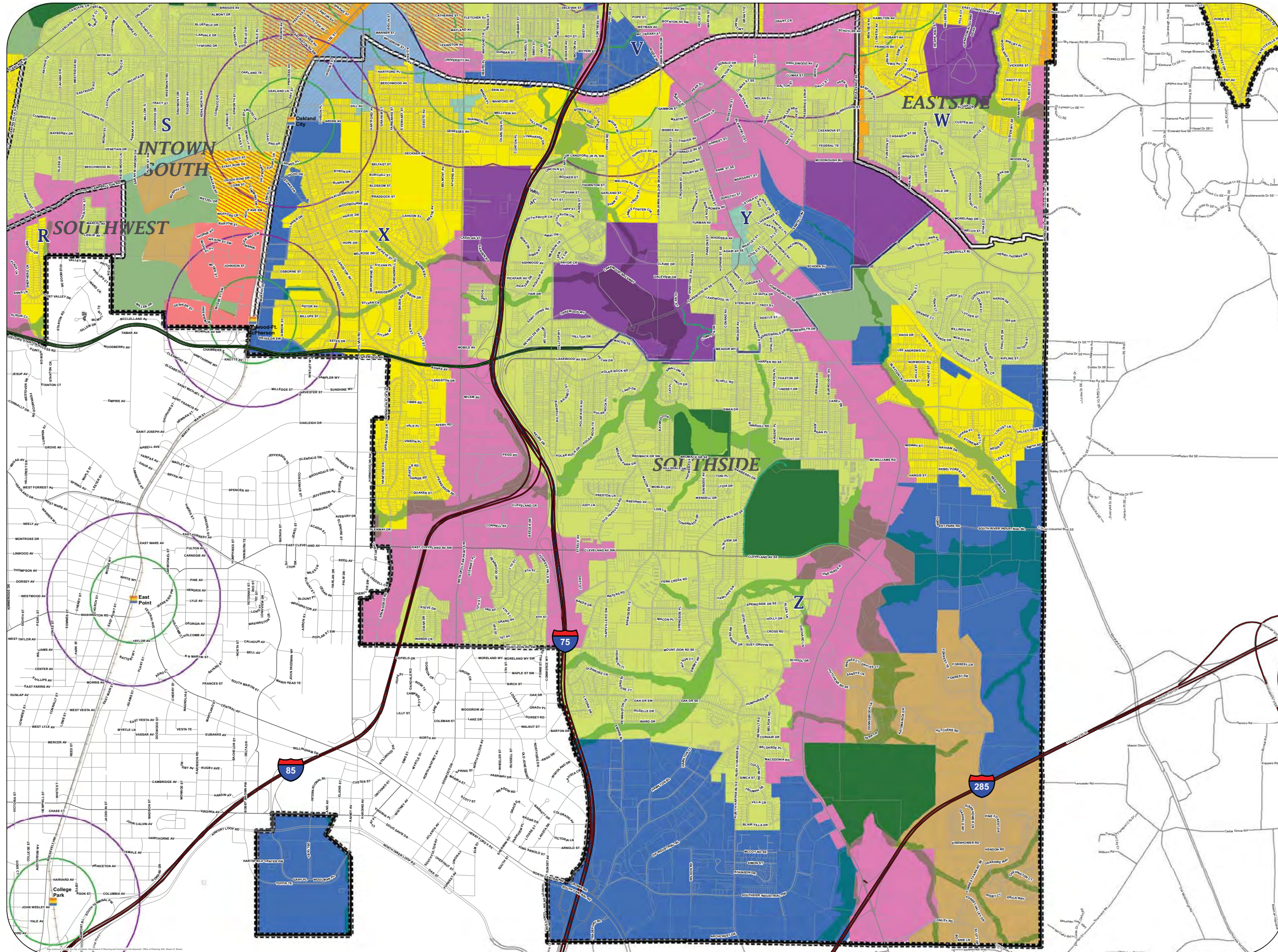
CHARACTER AREAS

- LEGEND**
- BICYCLE INVENTORY TRAIL
 - EXISTING MULTI-USE TRAIL
 - PROPOSED BELTLINE STATION
 - STREETCAR ALIGNMENT
 - MARTA RAIL STATION
- MARTA Distance**
- 1/4 mile
 - 1/2 mile
- NEIGHBORHOOD PLANNING UNIT**
- PARK
 - CONSERVATION GREENSPACE
 - DOWNTOWN
 - INDUSTRIAL
 - INDUSTRIAL LIVE - WORK
 - INTOWN CORRIDOR
 - NEIGHBORHOOD CENTER
 - REDEVELOPMENT CORRIDOR
 - REGIONAL ACTIVITY CENTER
 - SUBURBAN AREA
 - TOWN CENTER
 - TRADITIONAL NEIGHBORHOOD DEVELOPING
 - 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)



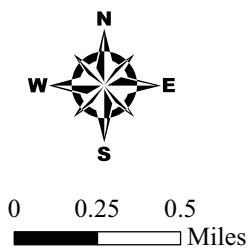
STUDY AREA #7 - SOUTHSIDE

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CHARACTER AREAS

- LEGEND**
- BICYCLE INVENTORY TRAIL
 - EXISTING MULTI-USE TRAIL
 - PROPOSED BELTLINE STATION
 - STREETCAR ALIGNMENT
 - MARTA RAIL STATION
- MARTA Distance**
- 1/4 mile
 - 1/2 mile
 - STUDY AREA
 - NEIGHBORHOOD PLANNING UNIT
- PARK
 - CONSERVATION GREENSPACE
 - DOWNTOWN
 - INDUSTRIAL
 - INDUSTRIAL LIVE - WORK
 - INTOWN CORRIDOR
 - NEIGHBORHOOD CENTER
 - REDEVELOPMENT CORRIDOR
 - REGIONAL ACTIVITY CENTER
 - SUBURBAN AREA
 - TOWN CENTER
 - TRADITIONAL NEIGHBORHOOD DEVELOPING
 - 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)



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