





OFFICE OF BUILDINGS



OFFICE OF HOUSING



OFFICE OF PLANNING

A nighttime photograph of the Atlanta skyline. The sky is a deep purple and blue. Several skyscrapers are illuminated, with their windows glowing yellow. In the foreground, there are streetlights and a road. A large, semi-transparent play button icon is overlaid on the left side of the image. A dotted white line runs horizontally across the top and bottom of the image. The text "Ideas affect how the city of Atlanta is" is written in white, sans-serif font, positioned to the right of the play button icon.

▶ Ideas affect how the city of Atlanta is



shaped for the future, and how our past is preserved.

**Ideas determine how communities are connected and what they need to thrive. The Department of Planning and Community Development is where ideas move from possibility to reality. We are an essential component of the City and its economic vitality, building vibrant and sustainable neighborhoods which serve residents, businesses, and visitors for the present and the future. Planning is where everything and everyone comes together.**

## ▶ Message from Mayor Kasim Reed



**“New, transformative  
developments  
are under way  
in every quadrant  
of the city.”**

Greetings!

The Department of Planning and Community Development plays a principal role in the success of our beautiful city. This department ensures that existing communities and businesses can continue to grow and succeed, impacting every neighborhood, business, transportation, construction, and housing initiative. So it is with great pride that I present this year’s 2014 Annual Report, which chronicles another banner year for the Department and for the City of Atlanta.

As our economy continued to strengthen, the rise in construction projects carried over from 2013 to 2014. New, transformative developments are underway in every quadrant of the city, bringing economic development and new vitality to many neighborhoods.

On December 30, 2014, we opened the Atlanta Streetcar for passenger service. The Streetcar connects historic neighborhoods like Sweet Auburn, Edgewood, and the Old Fourth Ward along its 2.7 mile route. Increasing in ridership every day, the Streetcar connects communities across an interstate divide and is bringing new excitement and economic interest into downtown Atlanta.

In addition to the Streetcar, Atlanta residents and visitors will soon have access to the City’s first bike share program. As part of the infrastructure bond program, more than 60 miles of new bicycle lanes and paths will be built across the city, giving everyone safe, convenient, and healthy options for recreation and transportation.

Adding to the beauty and livability of our city, in 2014 I signed historic legislation created by the Department of Planning and Community Development in partnership with the Office of Sustainability to establish the City’s first urban and market gardens. These gardens are a strong step toward eliminating food deserts and making every neighborhood more healthy and green.

I invite you to come and grow with us. Come for a visit and you’ll see why thousands of people and business owners decided to build their dreams in Atlanta. In the pages that follow, you’ll find more about what was accomplished in this year, as well as get a snapshot look at some of the programs that lie ahead for 2015. No matter what the project, it all begins here with planning and community development.

Sincerely,

A handwritten signature in black ink, appearing to read "Kasim Reed".

Kasim Reed

## ▶ Message from Deputy Commissioner Terri M. Lee



“As the nation and City of Atlanta emerge from the Great Recession, we remain committed to employing best practices.”

Welcome!

Vibrant, sustainable communities have been the primary focus of our strategic plan. As the nation and city of Atlanta emerge from the Great Recession, we remain committed to employing best practices in housing, building and planning to stay the course for success.

The Department of Planning and Community Development is the city’s core resource for connecting residents to job centers, transportation, housing and all things that continue to draw business and people to the city of Atlanta. Today, the city has obtained new data on several key indicators including our tree canopy, vacant housing, and construction trends. This critical information allows us to make important data-driven decisions on issues such as neighborhood planning, affordable housing and resources we need to help the built environment prosper.

As we emerge stronger than ever from past challenges, this report documents our present accomplishments, outlines targeted goals, and gives you a glimpse of our objectives for the forthcoming fiscal year. Our summary of top departmental accomplishments, include:

- The Commons at Imperial Hotel receiving the highest honor — 2014 Development of Excellence award by the Atlanta Regional Commission (ARC); and Collier Heights Community selected for the Community and Historic Preservation award.
- Permitting activity increase – with an issuance of 27,483 construction permits in fiscal year 2014 — an 11% increase in trade and building permits — over FY13.
- The city of Atlanta was also host to two national conferences — The National Association of Local Housing Finance Agencies (NALHFA) conference; and The American Planning Association (APA) conference.

With a rebounding economy, we are proud to offer improved services for those who call Atlanta home. In the coming fiscal year, you will see an increase in affordable housing facilities, permitting activity, and many more neighborhood-level objectives being met through the continued success of the Neighborhood Planning Unit grant program.

We will continue to build and grow as we keep you, our valued community partners, citizens and stakeholders at the center of what we do. Thank you for your continued support.

Sincerely,

A handwritten signature in black ink that reads "Terri M. Lee".

Terri M. Lee

# ▶ Department of Planning and Community Development

## WHAT WE DO

We guide the City of Atlanta's future through physical and economic development. To achieve such progress, we provide planning, design reviews, construction plan approvals, building code compliances, housing preservation, and assistance services and programs.

## ▶ OUR DEPARTMENTS



OFFICE OF BUILDINGS



OFFICE OF HOUSING



OFFICE OF PLANNING

## SUMMARY OF OPERATIONS

Enhancing the quality of life for all our residents and offering more affordable housing within the city are critical components of our services. We also implement and manage comprehensive community development policies focused on construction development, zoning and transportation planning. In fiscal year 2014, the department remained focused on stimulating economic growth.

## OPERATIONAL STRUCTURE

The Department of Planning and Community Development manages three offices: Planning, Buildings and Housing. The entire department serves businesses, citizens and civic organizations.



## ▶ SENIOR STAFF



**Terri M. Lee**  
Deputy Commissioner



**Linda Goodman**  
Business Manager



**Michael Nagy**  
Interim Director  
Office of Buildings



**Derrick Jordan**  
Director  
Office of Housing



**Charletta Wilson Jacks**  
Director  
Office of Planning

## ▶ Boards and Commissions

### URBAN DESIGN COMMISSION

Atlanta's Urban Design Commission/UDC was established in 1975 by a City of Atlanta ordinance. The commission nominates and regulates buildings and districts that are designated as historic buildings or sites, landmark buildings or sites, conservation districts, historic districts, or landmark districts. The Commission reviews and comments on projects that involve city property, parks, right of way, or capital expenditures by other public agencies or authorities required to submit plans for review by the City of Atlanta. The Commission is comprised of 11 board members, appointed by the Mayor and City Council — each serving a three year term.

#### Board Members

Weslee Knapp, chair	John Cheek
Johnny Edwards, co-chair	Andrew Kohr
Robert Reed	Tommy Jones
Cree Davis	Ashley Groom

### BOARD OF ZONING ADJUSTMENT

This quasi-judicial board of five appointed members hears applications for variances and special exceptions from the zoning ordinance, as well as appeals of administrative decisions. When deciding on applications, the BZA considers recommendations from the Office of Planning and the Neighborhood Planning Unit, as well as testimony from hearings.

#### Board Members

Danita M. Brown, chair  
 Martha Porter Hall, vice chair  
 Linda Sessler  
 Karl Barnes  
 Eugene Miller

### TECHNICAL ADVISORY COMMITTEE

This committee advises the mayor about citywide problems, goals and objectives regarding the Office of Buildings and its Enterprise Fund. This committee recommends service levels, procedures, fees and staffing needs; receives input from citizens and stakeholders, including matters with specific permit applications; recommends solutions to the Planning and Community Development commissioner and the Office of Buildings director on questions from city staff; and, when requested, issues position papers, provided that all such recommendations by any committee member are subject to the disclosure requirements stated in the ordinance.

#### Committee Members

Scott Selig, chair	Dennis McConnell
Scott Taylor, co-chair	Angela Fanney
Kevin Curry	Charles Taylor
Katherine Molyson	Michelle Dixon
Bobby West	

### TREE CONSERVATION COMMISSION

This board, which the mayor and City Council members appoint, protects and maintains trees and other forest resources in Atlanta. Besides hearing and deciding appeals on tree-related matters, this commission also oversees educational and other programs to encourage proper tree management and maintenance. Members must have specialized knowledge of trees, the tree ordinance or how construction affects trees. Membership includes a registered architect, landscape architect, real estate professionals, builders, a professional certified arborist, botanist or forester, laypeople and representatives of paired City Council districts.

#### Board Members

Bruce Morton, co-chair	Marvin Lampkin
John Rains, co-chair	Monica Halka
Charlotte Gillis	Andrea Greco
Ted Hitch	Joel Reed
Jamila Mindingall	Sarah Boles
	Robbie Astrove

### ZONING REVIEW BOARD

The Zoning Review Board consists of nine members who are appointed by the Mayor and City Council. This Board reviews proposals for rezoning, text amendments and special use permits in accordance with established criteria in the Zoning Ordinance. Recommendations on these proposals are transmitted to the Zoning Committee of the City Council.

#### Board Members

David A. Coleman, chair	Mark Reece, AIA
Keyetta Holmes, vice chair	Joe Alcock
Dr. Steven D. Lee Sr.	Michelle Falconer
Calvin Lockwood	Terry Bailey

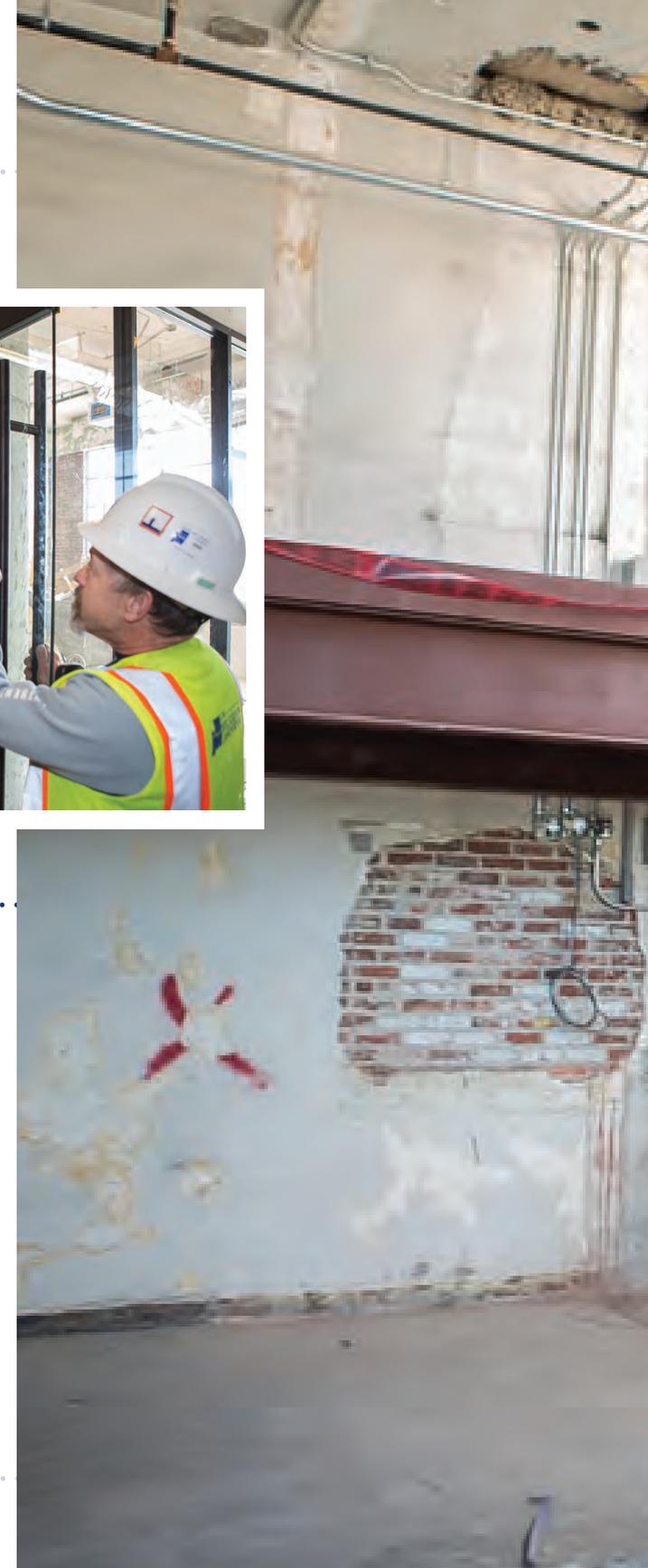


We strive to preserve our city's architectural past, maintain its present livability and transform its future through optimal service to all Atlantans.

IT ALL STARTS HERE. 



# SAFETY STARTS HERE



**Dedicated to providing a hazard-free workplace for all our employees, the City of Atlanta has developed and incorporated safety training standards and monitoring programs into its routine business practices.**

Consequently, the Department of Planning and Community Development is helping to lead the city's efforts, promoting and enforcing safe work practices and controlled workers' compensation costs.

The city uses the most relevant, up-to-date information and guidance on maintaining safe work environments. All of our employees learn about and comply with these policies throughout the year. The city also conducts its annual Safety Week, a full week of safety training and development for all employees.



Decrease in city-wide  
vehicle collisions  
targeted for 2015

▶ CITY OF ATLANTA  
WORKSAFE ATLANTA MISSION,  
VISION AND VALUES

**Mission**

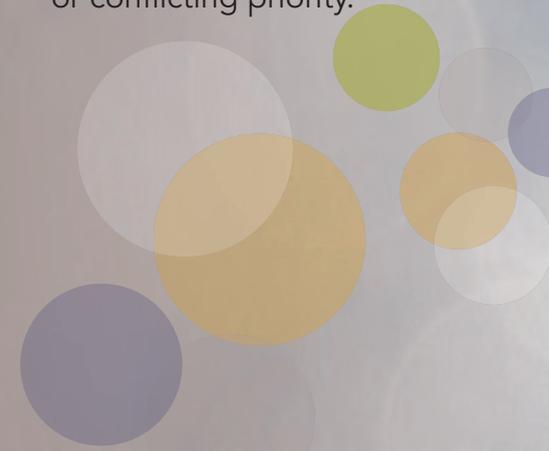
To foster a world-class safety culture by promoting and supporting all city employees' safety and well-being

**Vision**

A world-class safety culture where skilled people exhibit safety excellence in day-to-day workplace operations

**Core Values**

- Safety begins with ME.
- The safer we work, the more we can do for the customer.
- Safety is not a competing or conflicting priority.



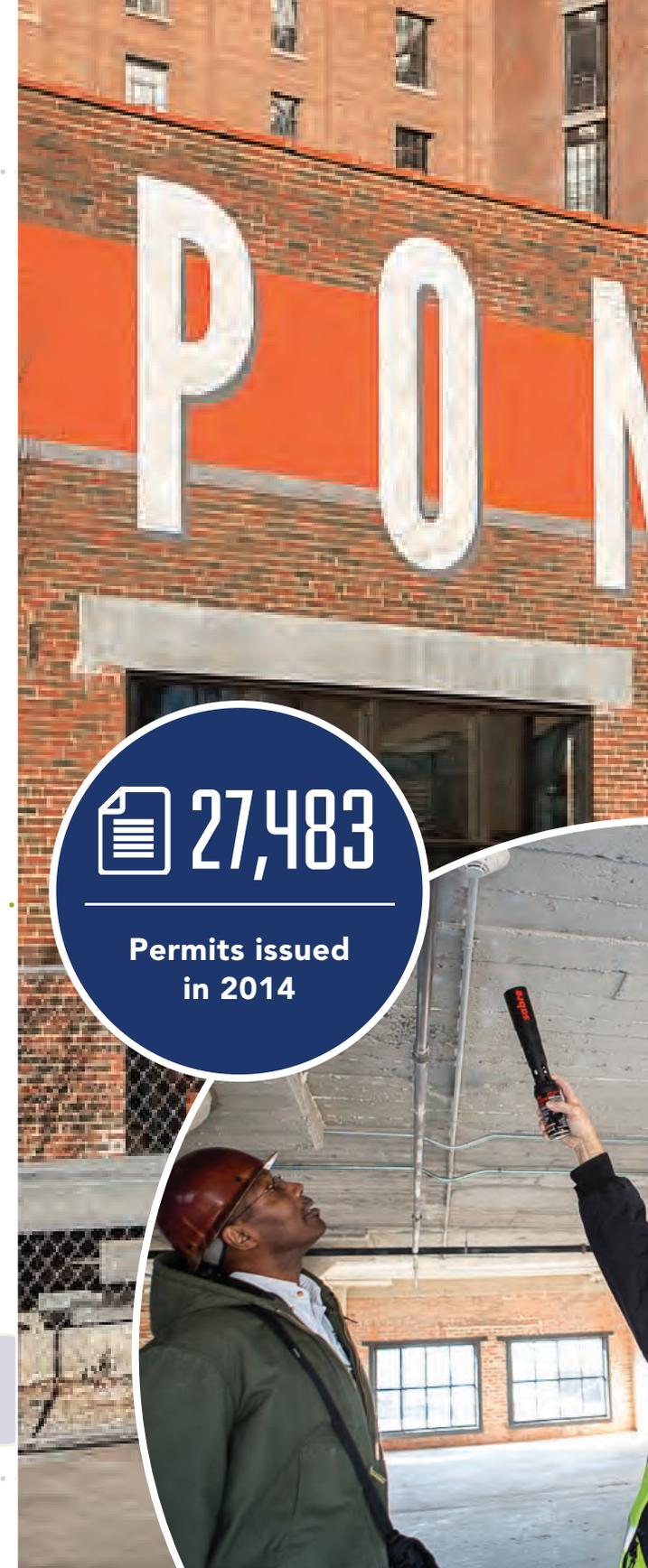


# BUILDING STARTS HERE



**Michael Nagy**  
Interim Director  
Office of Buildings

**THE OFFICE OF BUILDINGS** enforces city building codes to ensure that structures meet standards for all construction activity, including maintenance and occupancy. Comprised of four divisions — permit services, inspections, building plans review and arborist — this office reviews, approves and issues all permits that the city's code requires to repair, alter or add to all public and private edifices.



27,483

Permits issued  
in 2014

"We are ever striving to meet and summarily exceed our customers' expectations. Cohesiveness, consistency and timeliness are our goals."

— Michael Nagy, Interim Director, Office of Buildings

PONCE CITY MARKET



Ponce City Market under construction

## ▶ 2014 KEY ACCOMPLISHMENTS

- Completed the tree canopy study in partnership with Georgia Tech researchers for a baseline assessment of tree cover in the city
- Completed nearly 80% of building permit requests within 10-12 business days
- Began implementing several new, Web-based customer service tools, including the online plans review





# HOUSING STARTS HERE



**Derrick Jordan**  
Director  
Office of Housing

**THE OFFICE OF HOUSING** promotes affordable workforce housing development and community development policies; provides fiscal oversight and management for development contracts and programs exceeding \$30 million; encourages partnerships with public and private developers of workforce affordable housing; and provides rental assistance and financing of affordable rental developments.

## Lead-Based Paint Hazard Control Grant

The Office of Housing launched the city's first program in 2010, using a \$2.1 million Lead Hazard Control and Healthy Homes grant from the Department of Housing and Urban Development.

This grant program identifies and reduces lead-based paint hazards in eligible, privately owned housing for rental and/or owner-occupants.

Here are our related accomplishments to date:

<b>179</b> Properties completed	<b>117</b> Owner occupied housing
<b>46</b> Rental properties	<b>75</b> Families assisted
<b>240</b> Outreach events held	<b>105</b> People educated on lead hazards
<b>82</b> People trained to detect Lead Hazards	<b>\$10,055</b> Average unit cost

**Total expenditure**

**\$1,842 MILLION**

# ▶ Cameron Alexander Rehabilitation Project Success Story

Thanks to a federal HOME program grant issued to the City of Atlanta, the Office of Housing directed the full renovation of this multifamily dwelling. It now offers high-quality, affordable one-bedroom, one-bathroom rental units to the English Avenue community.

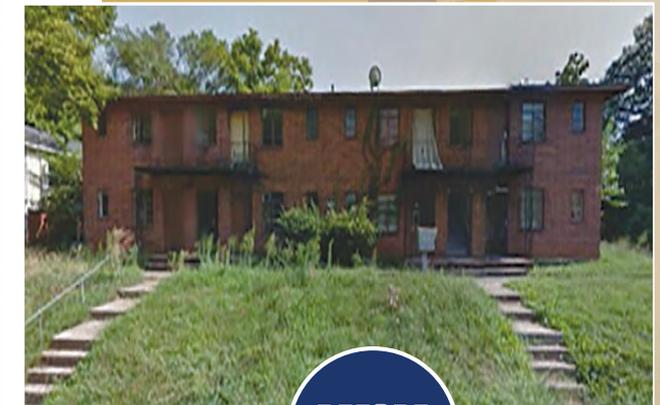
The work involved full-exterior rehabilitation, including totally upgraded

facades, painting and new fencing. In addition, the units received completely reconfigured interior living spaces, including new electrical, plumbing, drywall, painting and flooring.

All-new appliances and full furnishings now outfit the units, which became rentable to households averaging a median income of less than \$37,000 for a household of one.

## ▶ 2014 KEY ACCOMPLISHMENTS

- Mitigated lead exposure in 175 housing units, surpassing the city's goal to reduce lead-based paint hazards in 150 homes
- Supported the senior housing construction launch near the Atlanta BeltLine
- Prompted the city's first scattered site housing initiative to address vacant properties in one of the hardest-hit communities, Mechanicsville
- Received NALFHA HOME Award for Excellence – Commons at Imperial Hotel



BEFORE

AFTER

## ▶ Vacant 2 Vibrant A Mechanicsville Scattered Site Initiative

With a unique opportunity to stabilize and revitalize a housing crisis-affected community, the Office of Housing is leading Vacant 2 Vibrant in Mechanicsville, the city's first scattered site initiative. This program entails:

- Acquired vacant land and vacant, single-family homes to renovate and build new homes within a defined area. Using vacant housing data collected during the city's first Strategic Community Investment Plan, the office targets communities with the most need for quality, affordable housing.
- Long-term planning to create homeownership opportunities for low-income families, initially renting the renovated and new sites. These properties eventually will be available for sale to these families.
- The Office of Housing working with several public-private partners to complete this vision, including Columbia Residential, SUMMECH CDC and the Atlanta Housing Authority.





“From temporary to permanent housing and single-family to multifamily dwelling, we continue to provide structured housing options that will fill the need in our growing city.”

— Derrick Jordan, Director, Office of Housing



# PLANNING STARTS HERE



**Charletta Wilson Jacks**  
Director  
Office of Planning

**THE OFFICE OF PLANNING** is the city's source for establishing an action plan to integrate land use with housing, transportation, historic preservation, and community and economic development. This office administers land development regulations, including zoning, subdivision and historic designations; develops the Comprehensive Development, Capital Improvement plans and Comprehensive Transportation Plan; and manages the Atlanta Geographic Information Systems and Neighborhood Planning Unit system.

 **\$100K**

Total annual general fund allocation for community projects to boost the quality of life using the NPU grant program

West End Atlanta BeltLine rendering

“Generating ideas that inspire thought leadership is rewarding.  
Strategic planning is at the core of what we do to serve you at our best.”

— Charletta Wilson Jacks, Director, Office of Planning



## ▶ 2014 KEY ACCOMPLISHMENTS

- Continued implementing and managing a \$400,000 Environmental Protection Agency brownfield assessment grant via the Strategic Planning division. The city seeks to provide grants to companies with experience assessing potentially contaminated land. Proctor Creek is one focal point for the city's grant.
- Helped the city to receive Green Lane Project status for bicycle-commuting achievements citywide through its Transportation Planning division
- Hosted the American Planning Association national conference in April, coordinating and participating in mobile workshops, seminars, panel discussions and networking events



## ▶ Bike Share Program



Bike Share bike station conceptual rendering

The City of Atlanta will launch the first bicycle share program in the coming fiscal year, offering rentable bikes for residents and visitors to commute to work, tourist attractions and shopping throughout the city.

The program, which will consist of 500 bicycles and 50 rental stations, will use the latest “Smart Bike” system called Social Bicycles or “SoBi.” These bikes will come equipped with an integrated, GPS-enabled locking mechanism, allowing riders to return bikes to hub locations or any public bike rack. Users will be able to find and rent bikes on the Web, a mobile application or the bikes’ interface.



2.2%

Increase in bicycle  
commuters by 2016

Bike sharing aligns with Mayor Kasim Reed’s goal of doubling bicycle-to-work commuters from 1.1 to 2.2 percent by 2016. As a result, city planners have encouraged investments in new bicycle lanes, trails and paths for the past two years. The goal is to help create nearly 120 miles of high-quality bike facilities in the city’s core by 2016.

Bicyclists currently have access to dedicated bike lanes for safe commuting along some of the city’s busiest corridors, such as 10th Street and Ponce de Leon Avenue, respectively.

## ▶ Brownfields Neighborhood

As one of 23 communities, the City of Atlanta received a grant from the Environmental Protection Agency's Brownfields Area-Wide Planning Pilot Program in 2010.

Unlike other environmental initiatives, this new approach highlights barriers and opportunities that will revitalize targeted areas versus individual sites through cleanup and redevelopment.

Overseeing the brownfield endeavor is the Office of Planning. It has developed Atlanta's AWP brownfield reuse recommendations, identifying and prioritizing five geographic redevelopment nodes: Murphy Triangle, Green Enterprise District, Metropolitan Yards, Crossroads Center and Fort McPherson Gateway.



Each node has a distinct redevelopment strategy, based on existing neighborhood, socioeconomic and environmental conditions. Each node also includes key stakeholders, recommendations for measurable performance benchmarks to track progress and coordinated "next steps" to achieve implementation.

This program is associated with the federal Partnership for Sustainable Communities, an interagency partnership among the U.S. Department of Housing and Urban Development, the EPA and the U.S. Department of Transportation.



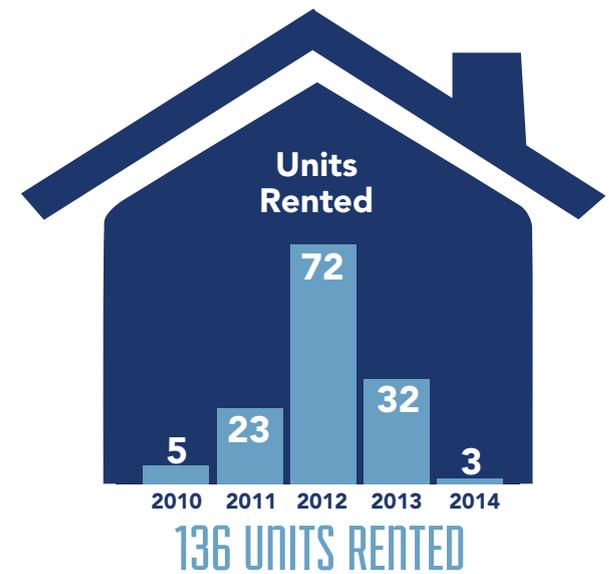
 \$400K

EPA Brownfields Assessment  
Grant to evaluate possible  
environmentally hazardous  
land citywide

# ▶ Financials & Data

## Neighborhood Stabilization Program

CALENDAR YEAR 2010-2014

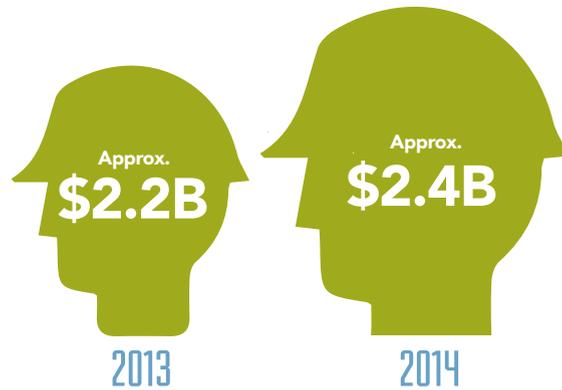


## FY2014 Summary of Major Revenues

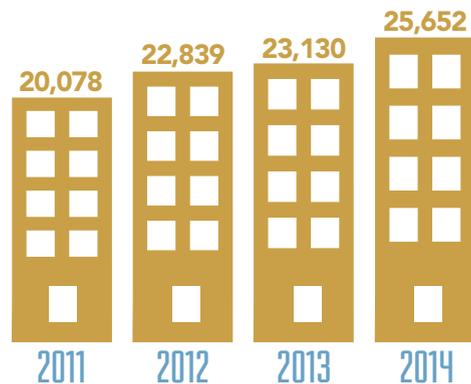
FUNDING CATEGORY	FY14 FUNDING
CDBG	\$ 1,753,757
Capital Outlay	\$ 471,000
General Fund	\$ 2,729,554
HOME Admin	\$ 160,000
HOME Program	\$ 1,600,000
Intergovernmental-Housing	\$ 2,586,112
Intergovernmental-Planning	\$ 750,000
Permitting Fund	\$ 18,648,638
Renewal & Extension Fund	\$ 17,263,490
Technology	\$ 892,909
Tree Education	\$ 528,242
Tree Trust	\$ 7,459,165
Program Income	\$ 1,136,948
<b>TOTAL MAJOR REVENUES</b>	<b>\$ 55,979,815</b>

# ▶ Financials & Data

## Construction Valuation Comparison FISCAL YEAR 2013-2014



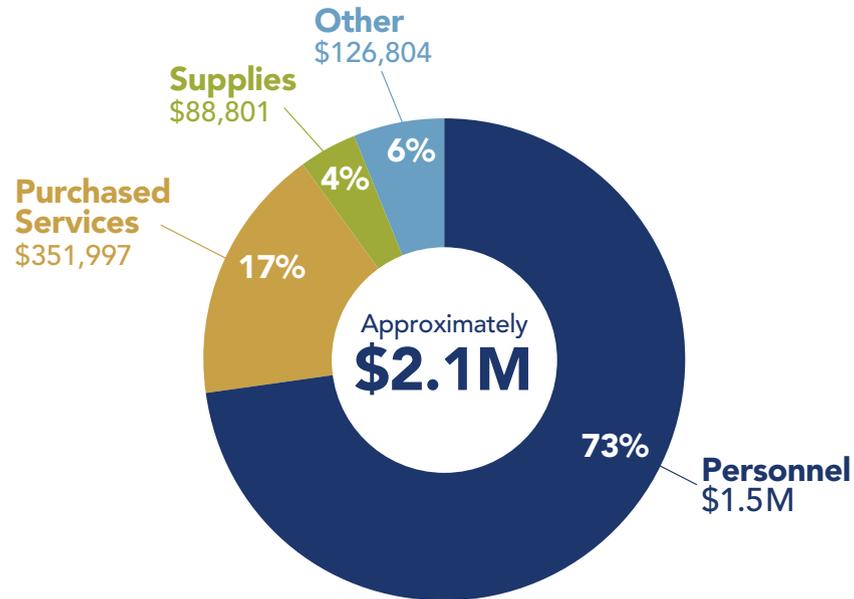
## Buildings and Technical Permits Issued



## Issued Permits

	2013	2014
Airport	156	111
Commercial	1,965	2,024
Commercial Technical	7,559	8,660
Land Disturbance	82	83
Multifamily	650	557
Residential	3,411	3,602
Residential Technical	9,307	10,615

## 2014 Departmental Expenditures



## Arborist Division FISCAL YEAR 2014

Inspections conducted	5,774
Sites visited	4,464
Dead, Dying or Hazardous (DDH)	
Permits issued	4,527
Trees inspected	8,394
Trees approved for removal	7,013
Trees denied*	1,381

\*Equals 16.45 percent of the total number of DDH trees inspected.

## City of Atlanta Bicycle Facilities CALENDAR YEAR 2010-2016

BIKE LANES, CYCLE TRACKS AND PATHS TOTAL MILES	2010	2011	2012	2013	2014*	2015*	2016*
	52.99	57.06	62.77	66.04	102.69	116.51	116.77

*\*Estimated year-end calculations that include fully and partially funded projects*



## ▶ Looking Ahead

The new fiscal year's initiatives will help make significant impact toward improving the quality of life for all citizens and strengthening communities in Atlanta.



- Conduct new city tree canopy study to compare to the baseline and access actual percentage of tree cover.
- Continue stabilizing the permitting process and identifying additional systems enhancements for implementation and efficiencies.
- Update the tree ordinance based on the recommendations from the Wallace Roberts & Todd report.



- Use a new \$2.5M grant to expand Lead Safe Atlanta, a housing program designed to protect women and children from harmful lead based paint poisoning.
- Manage city's first scattered site affordable housing initiative in Mechanicsville known as "Vacant 2 Vibrant."
- Address blight via Judicial In Rem Blight Removal program in an effort to eradicate vacant and abandoned properties
- Create new affordable housing units for senior citizens by completing City Lights, a new construction development.



- Implement the bicycle element of the Connect Atlanta Program by securing funding for planning, design and construction of bicycle facilities and a citywide bicycle sharing system.
- Obtain federal and state funding for smart growth and transportation projects to stimulate the city's economic growth.
- Ensure that all Neighborhood Planning Units have pertinent information included in their individual by-laws to allow for consistency and efficient operations.
- Initiate phase 1 of the zoning ordinance rewrite, and complete the assessment and best practices recommendation.





**KASIM REED**  
MAYOR

**CEASAR C. MITCHELL**  
ATLANTA CITY COUNCIL, PRESIDENT

Carla Smith	District 1
Kwanza Hall	District 2
Ivory Lee Young	District 3
Cleta Winslow	District 4
Natalyn Archibong	District 5
Alex Wan	District 6
Howard Shook	District 7
Yolanda Adrean	District 8
Felicia A. Moore	District 9
C.T. Martin	District 10
Keisha Lance Bottoms	District 11
Joyce M. Sheperd	District 12
Michael Julian Bond	Post 1 At-Large
Mary Norwood	Post 2 At-Large
Andre Dickens	Post 3 At-Large

**CITY OF ATLANTA DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

55 TRINITY AVE. SW, SUITE 1450 | ATLANTA, GA 30303 | PH (404) 330-6070 | WEB [WWW.ATLANTAGA.GOV](http://WWW.ATLANTAGA.GOV)

