

**KASIM REED
MAYOR**



Department of
CITY PLANNING

55 Trinity Avenue, S.W. SUITE 1450 – ATLANTA, GEORGIA 30303
404-330-6070 – FAX: 404-658-7638

**TIM KEANE
COMMISSIONER**

**CHARLETTA WILSON JACKS
DIRECTOR,
OFFICE OF ZONING AND
DEVELOPMENT**

July 21, 2016

Jared Lombard
Atlanta Regional Commission
229 Peachtree St NE, STE 100
Atlanta, Georgia 30303

Dear Mr. Lombard,

The City of Atlanta is pleased to submit the Draft 2018 – 2022 City of Atlanta Capital Improvement Element (CIE) for your review and comment. A copy of the adopted City Council resolution transmitting this document is also enclosed.

Any questions or comments regarding this document should be directed to Jessica Lavandier at jlavandier@atlantaga.gov 404-865-8522 and Marshall Willis at 404-865-8842 mwillis@atlantaga.gov . Thank you for your assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Charletta Wilson Jacks", written over a circular stamp.

Charletta Wilson Jacks, Director
Office of Zoning and Development

Enclosures

Cc Marshall Willis, Management Analyst, Sr.
 Jessica Lavandier, Assistant Director



**A RESOLUTION
BY COMMUNITY DEVELOPMENT/HUMAN SERVICES COMMITTEE**

AS SUBSTITUTED BY THE FULL COUNCIL TO TRANSMIT THE CAPITAL IMPROVEMENTS ELEMENT (CIE), WHICH INCLUDES CAPITAL IMPROVEMENTS THAT THE CITY INTENDS TO FUND, IN WHOLE OR IN PART, WITH DEVELOPMENT IMPACT FEES, TO THE ATLANTA REGIONAL COMMISSION AND GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS IN COMPLIANCE WITH THE REQUIREMENTS OF THE GEORGIA DEVELOPMENT IMPACT FEE ACT (DIFA); AND FOR OTHER PURPOSES.

WHEREAS, the City of Atlanta has prepared its annual update of the Capital Improvements Element (CIE) and;

WHEREAS, the CIE is a component of the City's Comprehensive Development Plan (CDP) which sets out projected needs for system improvements during a five-year planning horizon, a schedule of capital improvements that will meet the anticipated need for system improvements, and a description of anticipated funding sources for each required improvement, including but not limited to impact fees collected ; and

WHEREAS, linking the implementation of the City's Impact Fee Ordinance to the CDP ensures that projected needs for system improvements are consistent with the needs and goals identified in the various other elements of the CDP. In addition, the identification of projected capital facilities needs based on levels of service established in the CDP provides a sound foundation for the calculation of impact fees; and

WHEREAS, DIFA provides that the CIE must identify those projects for which transportation impact fees will be used; and

WHEREAS, Exhibit "A" includes new system improvement projects that the City proposes to fund, in whole or in part, with impact fees; and

WHEREAS, the annual update of the CIE has been prepared in accordance with the Georgia Development Impact Fee Compliance Requirements established by the Georgia Department of Community Affairs and must be reviewed by the Atlanta Regional Commission and the Georgia Department of Community Affairs prior to final City Council adoption; and

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

3907

17-R-3807

(Do Not Write Above This Line) 17-12398

A RESOLUTION

BY COMMUNITY
DEVELOPMENT/HUMAN SERVICES
COMMITTEE

A RESOLUTION TO TRANSMIT THE CAPITAL IMPROVEMENTS ELEMENT (CIE), WHICH INCLUDES CAPITAL IMPROVEMENTS THAT THE CITY INTENDS TO FUND, IN WHOLE OR IN PART, WITH DEVELOPMENT IMPACT FEES, TO THE ATLANTA REGIONAL COMMISSION AND GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS IN COMPLIANCE WITH THE REQUIREMENTS OF THE GEORGIA DEVELOPMENT IMPACT FEE ACT (DIFA); AND FOR OTHER PURPOSES.

ADOPTED BY

JUL 17 2017

- ☐ CONSENT REFER
- ☐ REGULAR REPORT REFER
- ☐ ADVERTISE & REFER
- ☐ 1ST ADOPT 2ND READ & REFER
- ☐ PERSONAL PAPER REFER

Date Referred

Referred To:

Date Referred

Referred To:

Date Referred

Referred To:

First Reading

Committee _____
Date _____
Chair _____
Referred To _____

Committee

Date
Chair

Fav. Adv. Hold (See rev side)
Other

Members

Refer To

Committee

Date
Chair

Fav. Adv. Hold (See rev side)
Other

Members

Refer To

Committee

Date
Chair

Fav. Adv. Hold (See rev side)
Other

Members

Refer To

Committee

Date
Chair

Fav. Adv. Hold (See rev side)
Other

Members

Refer To

FINAL COUNCIL ACTION

☐ 2ND ☐ 1ST & 2ND ☐ 3RD

Readings

☒ Consent ☐ V Vote ☐ RC Vote

CERTIFIED
JUL 17 2017
ATLANTA CITY COUNCIL PRESIDENT

CERTIFIED
JUL 17 2017
Ruth D. Johnson
MUNICIPAL CLERK

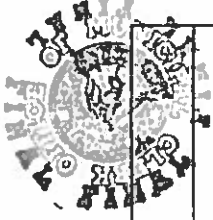
MAYOR'S ACTION

APPROVED
JUL 18 2017
MAYOR



SECTION 1: That the draft City of Atlanta Capital Improvements Element (CIE), attached hereto as Exhibit "A" and incorporated herein by reference, is hereby submitted to the Atlanta Regional Commission and the Georgia Department of Community Affairs for regional review, as per the requirements the Georgia Development Impact Fee Act (DIFA) .

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



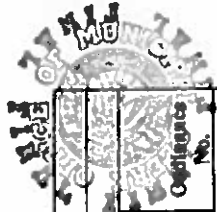
Impact Fee Capital Improvements Element

City of Atlanta Annual Impact Fee Financial Report FY 2016

Public Facility Type Service Area	Transportation	Police	Fire	Parks North North Parks Area	Parks South South Parks Area	Parks West West Parks Area	Total
	City-wide	City-wide	City-wide				
Beginning Impact Fee Fund Balance FYE (6-30-2015)	16,867,787.33	1,803,656.89	3,721,213.98	6,689,361.39	1,305,181.38	1,741,046.52	32,128,247.49
Impact Fees Collected in FY 2016	3,519,369.00	160,953.00	554,031.00	1,329,924.00	224,202.00	84,681.00	5,873,160.00
Interest Earnings in FY 2016	25,653.55	2,680.13	5,574.92	9,452.89	1,871.62	2,710.10	47,943.21
Project Expenditures in FY 2016	(459,167.68)	-	(608,831.91)	(13,571.00)	-	-	(1,081,570.59)
Administrative Costs in FY 2016	(105,581.07)	(4,828.59)	(16,620.93)	(39,897.72)	(6,726.06)	(2,540.43)	(176,194.80)
Impact Fee Refunds in FY 2016	-	-	-	-	-	-	-
Ending Impact Fee Fund Balance FYE (6-30-2016)	19,848,061.13	1,962,461.43	3,655,367.06	7,975,269.56	1,524,528.94	1,825,897.19	36,791,585.31
Impact Fees Encumbered at 6/30/2016	8,865,495.43	432,822.70	196,843.74	611,774.41	81,926.76	232,542.13	10,421,405.17

Source: COA Finance Department

Appendix A: Impact Fee CIE									
2018-2022 Capital Improvements Program - City of Atlanta Impact Fee Funded Projects - Schedule of Improvements									
Project Description	Service Area	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Funds & Share	Responsible Party	Status	Ordinance No.
Transportation - Public Works									
ADA Ramps & ASA sidewalk improvements - citywide	Citywide	Jan-09	Jun-18	\$1,040,307	\$1,040,307	Impact Fees (100%): \$1,040,307	Public Works	Construction	08-O-0887
DL Hollowell/Bankhead LCI	Citywide	Dec-09	Dec-21	\$8,111,861	\$3,946,959	Impact Fees (48.7%): \$3,946,959 State (51.3%): \$4,164,902	Public Works	Design	11-O-0849
Glenwood/Moreland LCI	Citywide	Sep-10	Oct-19	\$3,392,014	\$3,802,033	Impact Fees (70%): \$3,802,033 State (30%): \$1,589,981	Public Works	Design	11-O-0849 16-O-1054
West Paces Ferry signal and sidewalks between E. Andrews and Valley Rd	Citywide	Sep-13	Jun-19	\$1,250,000	\$625,000	Impact Fees (50%): \$625,000 State (10%): \$125,000 Local (40%): \$500,000	Public Works	Planning	13-O-1283
Loring Heights Neighborhood Plan Transportation Projects	Citywide	Sep-13	Jun-19	\$800,000	\$800,000	Impact Fees (100%): \$800,000	Public Works	Planning	13-O-1393 14-O-1178
Piedmont Road between Monroe Drive and I-85	Citywide	Sep-16	Jun-19	\$100,000	\$50,000	Impact Fees (50%): \$50,000 State (50%): \$50,000	Public Works	Planning	TBD
AUC Pedestrian	Citywide	Sep-16	Jun-19	\$1,368,750	\$275,000	Impact Fees (20.1%): \$275,000 Federal (79.9%): \$1,093,750	Public Works	Planning	16-O-1054
Huff Rd Widening	Citywide	Sep-16	Jun-19	\$2,500,000	\$1,983,576	Impact Fees (80%): \$1,983,576 Local/Private (20%): \$516,424	Public Works	Design	16-O-1054 17-O-1207
15th Street Extension	Citywide	Dec-16	Jun-19	\$2,500,000	\$1,250,000	Impact Fees (50%): \$1,250,000 State (40%): \$1,000,000 Federal (7.5%): \$188,000 CID (2.5%): \$62,000	Renew Atlanta	Planning	17-O-1109
12th St Two-way Conversion	Citywide	Sep-16	Jun-19	\$110,000	\$30,000	Impact Fees (27%): \$30,000 Local/Private (72.7%): \$80,000	Public Works	Planning	16-O-1054

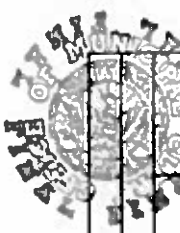


Appendix A: Impact Fee CIE

2018-2022 Capital Improvements Program - City of Atlanta Impact Fee Funded Projects - Schedule of Improvements

Project Description	Service Area	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Funds & Share	Responsible Party	Status	Obligation No.
Transportation - Public Works									
Cycle Atlanta Phase 1.0 - Bicycle Mobility Improvements	Citywide	Sep-16	Jun-19	\$2,200,000	\$200,000	Impact Fees (9.1%): \$200,000 Federal (90.9%): \$2,000,000	Public Works	Design	16-O-1054
Stratford Road and Peachtree Road	Citywide	Sep-16	Jun-19	\$250,000	\$250,000	Impact Fees (100%): \$250,000	Public Works	Planning	14-O-1555
1824 DeFord Avenue	Citywide	Sep-16	Jun-19	\$350,000	\$175,000	Impact Fees (50%): \$175,000 Local (50%): \$175,000	Public Works	Planning	15-O-1034
Moore's Mill Road Extension	Citywide	Jul-05	Q2 2017	\$3,050,000	\$1,525,000	Impact Fees (50%): \$1,525,000 Local (50%): \$1,525,000	Public Works	Planning	15-O-1552
Howell Mill Rd Communication Corridor	Citywide	Aug-16	Mar-18	\$1,600,000	\$1,100,000	Impact Fees (68.8%): \$1,100,000 Local (31.3%): \$500,000	Renew Atlanta	Scoping	17-O-1000
10th St Communication Corridor	Citywide	Jun-16	Dec-17	\$600,000	\$240,000	Impact Fees (40%): \$240,000 Local (60%): \$360,000	Renew Atlanta	In design	17-O-1000
Roxboro Rd Communication Corridor	Citywide	Nov-16	Aug-18	\$650,000	\$260,000	Impact Fees (40%): \$260,000 Local (60%): \$390,000	Renew Atlanta	In design	17-O-1000
Peachtree St Communication Corridor	Citywide	Sep-16	Jul-18	\$2,300,000	\$1,211,400	Impact Fees (52.7%): \$1,211,400 Local (47.3%): \$1,088,600	Renew Atlanta	Scoping	17-O-1000
Piedmont Ave Communication Corridor	Citywide	Jul-16	Aug-18	\$650,000	\$260,000	Impact Fees (40%): \$260,000 Local (60%): \$390,000	Renew Atlanta	Pre-scoping	17-O-1000
Monroe Dr Communication Corridor	Citywide	Jun-16	Aug-18	\$1,800,000	\$720,000	Impact Fees (40%): \$720,000 Local (60%): \$1,080,000	Renew Atlanta	Pre-scoping	17-O-1000
Cheshire Bridge Rd and Lenox Rd New Signal	Citywide	Dec-16	Feb-18	\$150,000	\$60,000	Impact Fees (40%): \$60,000 Local (60%): \$90,000	Renew Atlanta	Pre-scoping	17-O-1000

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Transportation - Public Works									
10th St New Signals	Citywide	Jun-16	Mar-18	\$300,000	\$120,000	Impact Fees (40%): \$120,000 Local (60%): \$180,000	Renew Atlanta	In design	17-O-1000
Piedmont Ave and Linden Ave New Signal	Citywide	Dec-16	Feb-18	\$100,000	\$65,000	Impact Fees (65%): \$65,000 Local (35%): \$35,000	Renew Atlanta	Scoping	17-O-1000
N Highland Ave and Inman Village Pkwy New Signal	Citywide	Dec-16	Feb-18	\$100,000	\$65,000	Impact Fees (65%): \$65,000 Local (35%): \$35,000	Renew Atlanta	Scoping	17-O-1000
North Ave and Somerset Terrace New Signal	Citywide	Dec-16	Feb-18	\$100,000	\$65,000	Impact Fees (65%): \$65,000 Local (35%): \$35,000	Renew Atlanta	Scoping	17-O-1000
Mt Paran Rd and Northside Pkwy Intersection Capacity Project	Citywide	Jun-16	Aug-18	\$1,000,000	\$750,000	Impact Fees (75%): \$750,000 Local (25%): \$250,000	Renew Atlanta	In design	17-O-1000
Wieuca Rd and Phipps Blvd Intersection Capacity Project	Citywide	Apr-16	Aug-18	\$2,500,000	\$1,000,000	Impact Fees (40%): \$1,000,000 Local (60%): \$1,500,000	Renew Atlanta	In design	17-O-1000
Spring Street Complete Street Enhancements	Citywide	Nov-16	Oct-18	\$3,000,000	\$1,500,000	Impact Fees (50%): \$1,500,000 Local (50%): \$1,500,000	Public Works	Planning	16-R-1450
Campbellton Road Fiber Corridor	Citywide	Jul-16	May-18	\$2,000,000	\$250,000	Impact Fees (12.5%): \$250,000 Local (87.5%): \$1,750,000	Renew Atlanta	Design	TBD
Buckhead Pedestrian Mobility Enhancements	Citywide	Apr-17	Jun-19	\$1,200,000	\$650,000	Impact Fees (54.2%): \$650,000 Local (45.8%): \$550,000	Public Works	Planning	TBD
Monroe Drive Intersection Improvements at 10 th Street and Armour Drive	Citywide	Sep-16	Dec-18	\$8,000,000	\$585,000	Impact Fees (7.31%): \$585,000 State Est. (37.5%): \$3,000,000 Local (55.19%): \$4,415,000	Renew Atlanta	Concept	TBD



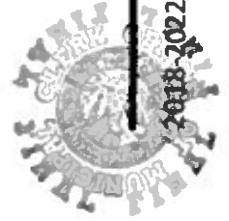
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Transportation - Public Works									
Juniper Street Complete Streets	Citywide	Sept-17	Dec-18	\$6,570,000	\$1,272,785	Impact Fees (30.2%): \$1,272,785 Federal Est. (50.1%): \$3,347,200 Local (29.7%): \$1,950,015	Public Works	Design	17-O-1207
Martin Luther King Corridor Improvement	Citywide	Aug-17	Apr-19	\$41,179,392	\$3,750,000	Impact Fees (9.1%): \$3,750,000 Federal Est. (30.8%): \$12,677,275 Local (60.1%): \$24,752,117	Public Works	Construction	17-O-1207
Cleveland Avenue Pedestrian Improvements	Citywide	Aug-17	Jul-19	\$1,460,000	\$210,000	Impact Fees (14.4%): \$210,000 Federal Est. (75.3%): \$1,100,000 Local (10.3%): \$150,000	Public Works	Design	17-O-1207
Atlanta Traffic Control Center - ITS	Citywide	Aug-18	Aug-19	\$626,989	\$113,495	Impact Fees (18.1%): \$113,495 Federal Est. (81.9%): \$513,494	Public Works	Concept	17-O-1207
Boulevard Pedestrian Improvements	Citywide	Aug-18	Jul-19	\$1,210,000	\$210,000	Impact Fees (17.4%): \$210,000 Federal Est. (82.6%): \$1,000,000	Public Works	Design	17-O-1207
Smart Lighting Pilot	Citywide	Jun-18	Dec-19	\$1,940,000	\$1,715,048	Impact Fees (88.4%): \$1,715,048 Partner Est. (11.6%): \$224,952	Public Works	Construction	17-O-1207
Bicycle Rack Project	Citywide	Oct-15	Oct-19	\$100,000	\$100,000	Impact Fees (100%): \$100,000	Public Works	Construction	TBD
Shady Valley Park Sidewalk	Citywide	Jan-18	Aug-19	\$200,000	\$200,000	Impact Fees (100%): \$200,000	Public Works	Planning	TBD
Whittington Drive School Sidewalk	Citywide	Jan-18	Aug-19	\$75,000	\$75,000	Impact Fees (100%): \$75,000	Public Works	Planning	TBD

Source: COA Department of Public Works

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Atlanta Police Department								
APD Zone 3 Precinct Property Acquisition / New Zone 3 construction	Citywide	Jan-15	Dec-19	\$7,000,000	\$1,500,000	Impact Fees (21.4%): \$1,500,000 Capital Finance Fund (78.6%): \$5,500,000	Atlanta Police	Property Acquisition complete & A&E in process
SWAT Expansion	Citywide	Oct-17	Feb-18	\$500,000	\$400,000	Impact Fees (80.0%): \$400,000 Capital Finance Fund (20.0%): \$100,000	Atlanta Police	Planning
Police (Joint) Academy Expansion/New	Citywide	Feb-18	Dec-20	\$50,000,000	\$500,000	Impact Fees (1%): \$500,000 Capital Finance Fund (99%): \$49,500,000	Atlanta Police	Planning
								13-O-0169/ 16-R-3195
								TBD
								97-O-0822 / TBD

Source: COA – Atlanta Police Department



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Atlanta Fire Rescue									
Fire Station 22	Citywide	Nov-17	Dec-19	\$5,500,000	\$4,000,000	Impact Fees (72.7%): \$4,000,000 Local (27.3%): \$1,500,000	AFR	Planning	03-0-1540, 12-0-1351, 12-0-0899

Source: COA - Atlanta Fire Rescue Department

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Project Description	Service Area	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Funds & Share	Responsible Party	Status	Ordinance No.
Parks, Recreation and Cultural Affairs									
650 Canterbury Rd NE	North	May-16	Jun-17	\$396,773	\$176,270	Impact Fees (44.4%): \$176,270 Private (55.6%): \$220,503	Office of Park Design	Closed	16-O-1207
3148 Lenox Rd NE	North	Mar-16	Jun-17	\$1,503,707	\$1,503,707	Impact Fees (100%): \$1,503,707	Office of Park Design	Closed	16-O-1083
751 Burke Rd NE	North	Jun-16	May-17	\$289,037.00	\$289,037.00	Impact Fees (100%): \$289,037.00	Office of Park Design	Closed	16-O-1084
685 Loridans Dr NE	North	Mar-16	Jun-17	\$219,589	\$219,589	Impact Fees (100%): \$219,589	Office of Park Design	Closed	16-O-1084
534 Oliver St NW	West	Nov-15	Dec-16	\$171,563	\$171,563	Impact Fees (100%): \$171,563	Office of Park Design	Closed	15-O-1465
2177 Armand Rd NE	North	Feb-17	Jun-17	\$399,853.27	\$399,853.27	Impact Fees (100%): \$399,853.27	Office of Park Design	Closing	17-O-1061
392 Enota	West	Jul-16	TBD	\$7,361.00	\$7,361.00	Impact Fees (100%): \$7,361.00	Office of Park Design	Closing	16-O-1385
396 Enota	West	Jul-16	TBD	\$134,238.00	\$134,238.00	Impact Fees (100%): \$134,238.00	Office of Park Design	Closing	16-O-1384
Memorial Drive Corridor Greenway - Eastside TAD Acquisition Project	West	Jun-17	Jun-22	\$1,350,000	\$1,350,000	Impact Fees (100%): \$1,350,000	Office of Park Design/Invest Atlanta	Ongoing	TBD
0 Mountain Drive	North	Jun-15	TBD	\$75,000	\$75,000	Impact Fees (100%): \$75,000	Office of Park Design	Ongoing	15-O-1215
Parkland Acquisitions & Site Works - North	North	Jul-16	Dec-21	TBD	TBD	Impact Fees, Private Donations, CDBG	Parks & Recreation	Ongoing	TBD
Parkland Acquisitions & Site Works - South	South	Jul-16	Dec-21	TBD	TBD	Impact Fees, Private Donations, CDBG	Parks & Recreation	Ongoing	TBD
Parkland Acquisitions & Site Works - West	West	Jul-16	Dec-21	TBD	TBD	Impact Fees, Private Donations, CDBG	Parks & Recreation	Ongoing	TBD

Note: The adopted Impact Fee Ordinance (1992) is the most current adopted DJF Plan, and within this document Parks DJF collections are classified as being in recoupment status and the City of Atlanta adheres to the policies that were established in this plan, all expenditures of Parks DJF collections are service district system enhancements.

Source: Department of Parks and Recreation

RCS# 3078
7/17/17
4:22 PM

Atlanta City Council

17-R-3807

TRANSMIT CAPITAL IMPROVEMENT ELEMENT TO
FUND DEVELOPMENT IMPACT FEES
ADOPT ON SUB

YEAS: 15
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 0

Y Smith	Y Archibong	Y Moore	Y Bond
Y Hall	Y Wan	Y Martin	Y Norwood
Y Young	Y Shook	Y Bottoms	Y Dickens
Y Winslow	Y Adrean	Y Sheperd	NV Mitchell

17-R-3807