

LOCAL COMPREHENSIVE PLANS

UPDATES AND BEST PRACTICES

LAND USE COORDINATING COMMITTEE – March 15, 2023



PURPOSE

- Review background information
- Understand DCA requirements
- Review typical ARC assistance package
 - Could be adapted (likely expanded) for consultant-led project
- Talk about best practices
- Answer any questions



BACKGROUND | COMPREHENSIVE PLANNING SERVICES

- ARC Primary Role: coordinate regional & state reviews
- Major Updates: every 10 years, minor update at 5-year mark
- Local planning rules complex:
 - Data-heavy/one-size fits all
 - 3 deliverables
 - Challenging & expensive

2012

Rules Revised



- ARC Primary Role: provide assistance if requested
- Updates every 5 years
- Emphasis on flexibility, customization, & usability:
 - Required elements + menu of optional elements
 - Simplified deliverable

BEFORE

AFTER

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total
ARC-Prepared Plans	1	2	2	2	10	10	12	5	4	10	12	70
Acworth												
Austell												
Avondale Estates												
Berkeley Lake												
Brooks												
Chattahoochee Hills												
Clarkston												
Clayton County												
College Park												
Conyers												
Decatur												
DeKalb County												
Doraville												
Douglas County												
Douglasville												
Duluth												
Dunwoody												
East Point												
Fairburn												
Forest Park												
Hampton												
Hapeville												
Henry County												
Jonesboro												
Kennesaw												
Lake City												
Lilburn												
Lithonia												
Locust Grove												
Marietta												
McDonough												

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total
Milton												
Morrow												
Mountain Park												
Palmetto												
Peachtree City												
Peachtree Corners												
Pine Lake												
Riverdale												
Rockdale County												
Smyrna												
South Fulton												
Stone Mountain												
Sugar Hill												
Tyrone												
Union City												
Woolsey												



PROCESS | REQUIRED PLAN ELEMENTS

*REQUIRED
FOR ALL*

VISION &
GOALS

NEEDS &
OPPORTUNITIES

COMMUNITY
WORK
PROGRAM

BROADBAND

*REQUIRED
FOR SOME*

CIE

LAND USE

ECONOMIC
DEVELOPMENT

TRANSPORTATION

HOUSING

PROCESS | OPTIONAL PLAN ELEMENTS

TARGET
AREAS

PUBLIC
SAFETY

GREENSPACE
OR
RECREATION

EDUCATION

HUMAN
SERVICES

NATURAL
RESOURCES

INTER-GOVT
COORDINATION

SOLID WASTE
MANAGEMENT

INFRASTRUCTURE
& FACILITIES

COMMUNITY
SUSTAINABILITY

HISTORIC &
CULTURAL
RESOURCES

DISASTER
RESILIENCE



PROCESS | ELEMENTS REQUIRING UPDATE EVERY 5 YEARS

- Needs and Opportunities
- Broadband
- Land Use
- Report of Accomplishments (ROA) – Provides status for every project in existing/previous Community Work Program (CWP)
- New CWP – Includes projects noted as Underway or Postponed in ROA, plus any brand-new items, covering next 5 years

See pp. 7-12 of DCA rules at Chapter 110-12-1-.03



PROCESS | ELEMENTS RCs MUST HELP DEVELOP

- Goals
- Needs and Opportunities
- Broadband
- CWP
- This is *technically* what's required of the RC
- ARC's typical scope covers more than this

See p. 6 of DCA rules at Chapter 110-12-1-.03(7)(b)



RESPONSIBILITIES | LOCAL GOVERNMENT

- ✓ Designate primary contact to coordinate with ARC Project Manager
- ✓ Host ARC Project Manager on a tour (walking, biking or driving, as appropriate) of key areas of the community
- ✓ Update Report of Accomplishments (ROA) and Community Work Program (CWP)
- ✓ Form Steering Committee, which must include:
 - Member of governing authority, i.e., elected official
 - Member of “economic development community”
- ✓ Schedule Steering Committee meetings, with ARC input
- ✓ Develop public awareness and invitations to Steering Committee and public meetings
- ✓ Provide locations for in-person meetings that have HVAC, water, and power
- ✓ Provide any food or beverages (if desired) for Steering Committee and public meetings
- ✓ Post notices of public hearings as required by community’s existing procedures
- ✓ Provide timely notice to ARC of local government meetings that ARC staff should attend
- ✓ Conduct additional community engagement beyond ARC scope, if desired



RESPONSIBILITIES | ARC

- ✓ Designate Project Manager
- ✓ Update Needs and Opportunities, using ARC resources, local data, and community input → potentially updated Vision and Goals and other elements
- ✓ Review updated CWP developed by local staff and refine as needed
- ✓ Update Broadband element
- ✓ Update other Elements as needed, e.g., Land Use, Transportation, Housing, Economic Development
- ✓ Present/support/attend DCA-required public hearings (1 at kickoff & 1 prior to transmittal for regional/state review)
- ✓ Develop online public engagement portal and survey
- ✓ Facilitate two (2) Steering Committee meetings – one (1) virtual, one (1) in-person
- ✓ Facilitate one (1) general public engagement event or meeting
- ✓ Provide language for public hearing notices, if requested
- ✓ Help develop ads and other public involvement materials, if requested
- ✓ Implement any revisions required by DCA following state review
- ✓ Provide final plan and other documents

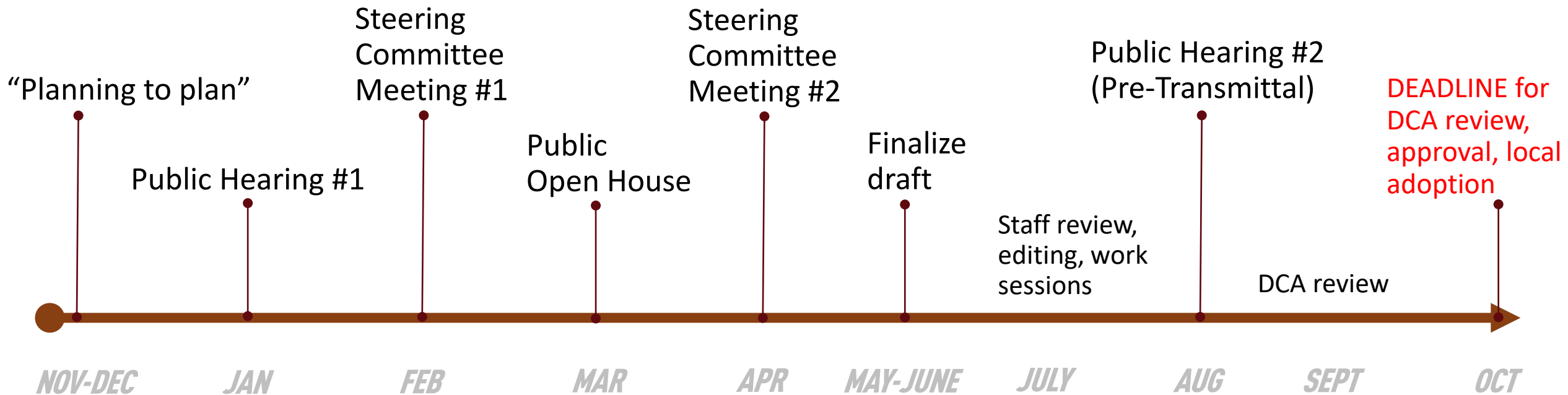


SAMPLE SCHEDULE | EARLY “PLANNING TO PLAN”

- Execute MOA/scoping (City and ARC)
- Kickoff meeting with staff (City and ARC)
- Schedule community site visit/tour (City and ARC)
- Assemble Steering Committee (City)
- Review CWP, evaluate status to inform ROA + new CWP (City)
- Review current plan (ARC)
- Work on data updates and existing conditions (ARC)
- Schedule first Public Hearing (City, w/ ARC input)
- Schedule first Steering Committee mtg. (City, w/ ARC input)



SAMPLE SCHEDULE | LONG-TERM



EARLY DISCUSSION – SWOT ANALYSIS OF CURRENT PLAN



Image courtesy of Adams Media Group

ARC

EARLY DISCUSSION – OTHER TOPICS

- **Recent/relevant planning efforts**
 - Planning efforts the city has undertaken in last 5 years?
 - Planning issues that have continued or arisen in last 5 years?
- **Conflicts/tensions**
 - Hot button issues? (elections, equity, politics, taxes, annexation, etc.)
 - Conflicts or tensions we should be aware of before starting?
- **Community engagement**
 - Who have you been unable to engage with?
 - Are there any community groups/non-profits we should include?
 - How do you typically reach your community?
 - How engaged are they?



BEST PRACTICE: RIGHT-SIZE YOUR APPROACH

- RC vs. In-House vs. Consultant – pros/cons for each
- Think about your goals before choosing approach:
 - DCA requirements are the *baseline*
 - How do you anticipate using your plan?
 - Are there any gaps in your community's planning that could be addressed through the process?
 - Do you want to completely overhaul a key element like Land Use?
 - Do you envision significantly changing your Vision/Goals? Or affirming?
 - What's changed in your community? Annexation? Development? Leadership?
 - What are your resources? Budget? Staffing?



RIGHT-SIZING: SUGGESTED GUIDELINES

- Recommend **Standard Update** in following conditions:
 - At 5-year mark after major update
 - And/or if there's been:
 - Minimal change or development in past 5 years
 - Minimal elected/community leadership change in past 5 years
- **Recommendations:**
 - **Larger community: In-house resources (e.g., Alpharetta, Cobb Co.)**
 - **Smaller community: RC assistance (e.g., Lithonia, Pine Lake)**



RIGHT-SIZING: SUGGESTED GUIDELINES

- Recommend **Full Update** in following conditions:
 - At least every 10 years
 - Ex: 2015 first plan under “new” DCA rules → 2020 standard update → 2025 next due date = major/10-year update recommended
 - And/or if there’s been:
 - Significant change or development in past 5 years
 - Significant elected/community leadership change in past 5 years
- **Recommendation: Hire a consultant**



HELPFUL LINKS

DCA Local Planning Main Page

<https://www.dca.ga.gov/local-government-assistance/planning>

DCA Governing Statutes and Regs (incl. Planning Rules)

<https://www.dca.ga.gov/local-government-assistance/planning/governing-statutes-regulations-guidance>

Local Planning Due Date Status and Other Resources

<https://apps.dca.ga.gov/dcacommunity/default.aspx/default.aspx>



QUESTIONS

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ARC Community Development Department
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Development of Regional Impact (DRI) Update

- Program overview
- 2022 Summary
- 2023 Year to Date Reviews
- Selected 2022 Reviews
- Program Updates
- Questions

Land Use
Coordinating
Committee
March 15, 2023

Donald Shockey

Plan Review Manager

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Purpose of DRI Program



- Identify developments that may have impacts outside host local jurisdictions
- Improve coordination among local governments and agencies on growth, development and transportation
- Assess potential impacts of developments early on
- ARC's role is advisory

GRTA's DRI role

- Georgia Regional Transportation Authority
- State-level authority to address mobility and air quality in metro Atlanta
- Empowered by state to conduct its own DRI reviews and require conditions of approval – Notice of Decision - to mitigate transportation impacts



What constitutes a DRI?

- When project exceeds thresholds that vary by location in ARC regional plan
- Lower threshold for Rural Areas, higher for Core
- Can be large conventional developments or specific uses like quarries, cement plants, etc.

2. Thresholds Table. See ARC alternative threshold table.

Developments of Regional Impact Development Thresholds					
Type of Development	Notification Only	Rural and Developing Rural	Maturing Neighborhoods, Established Suburbs, Developing Suburbs, and other places not mentioned in this table	Regional Centers, and Regional Employment Corridors	Region Core
(1) Office	400,000 gross square feet	400,000 gross square feet	500,000 gross square feet	600,000 gross square feet	700,000 gross square feet
(2) Commercial	Greater than 300,000 gross square feet	300,000 gross square feet	400,000 gross square feet	500,000 gross square feet	600,000 gross square feet
(3) Wholesale & Distribution	Greater than 500,000 gross square feet	500,000 gross square feet	500,000 gross square feet	500,000 gross square feet	500,000 gross square feet
(4) Hospitals and Health Care Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day	300 new beds	400 new beds	500 new beds	600 new beds
(5) Housing	Greater than 400 new lots or units	400 new lots or units	500 new lots or units	600 new lots or units	700 new lots or units
(6) Industrial	Greater than 500,000 gross square feet; or employing more than 1,600 workers; or covering more than 400 acres	500,000 SF or 1600 workers	500,000 SF or 1600 workers	500,000 SF or 1600 workers	500,000 SF or 1600 workers
(7) Hotels	Greater than 400 rooms	400 rooms	500 rooms	600 rooms	700 rooms
(8) Mixed Use	Gross square feet of 400,000 or more (with residential units calculated at either 1800 square feet per unit or, if applicable, the minimum square footage allowed by local development regulations); or covering more than 120 acres; or if any of the individual uses meets or exceeds a threshold as identified herein	400,000 gross square feet (with residential units calculated at 1800 square feet per unit, or the minimum allowed by the host local government)	500,000 gross square feet (with residential units calculated at 1500 square feet per unit, or the minimum allowed by the host local government)	600,000 gross square feet (with residential units calculated at 1000 square feet per unit, or the minimum allowed by the host local government)	700,000 gross square feet (with residential units calculated at 1000 square feet per unit, or the minimum allowed by the host local government)
	All new airports,	New airports and	New airports and runway	New airports and runway	New airports and runway

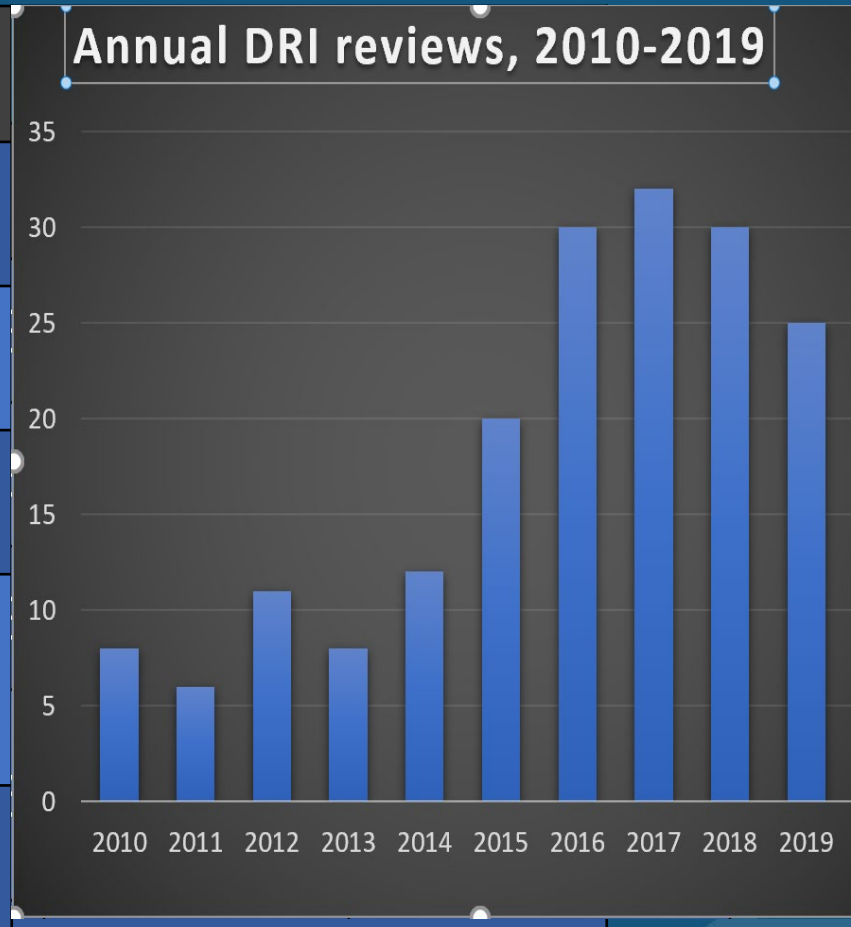
What triggers a DRI?

- DRI “triggered” by local action like rezoning, permits, etc.
- ARC determines whether it qualifies as DRI
- ARC determination begins separate but parallel/related GRTA review



DRI reviews 2020-2023

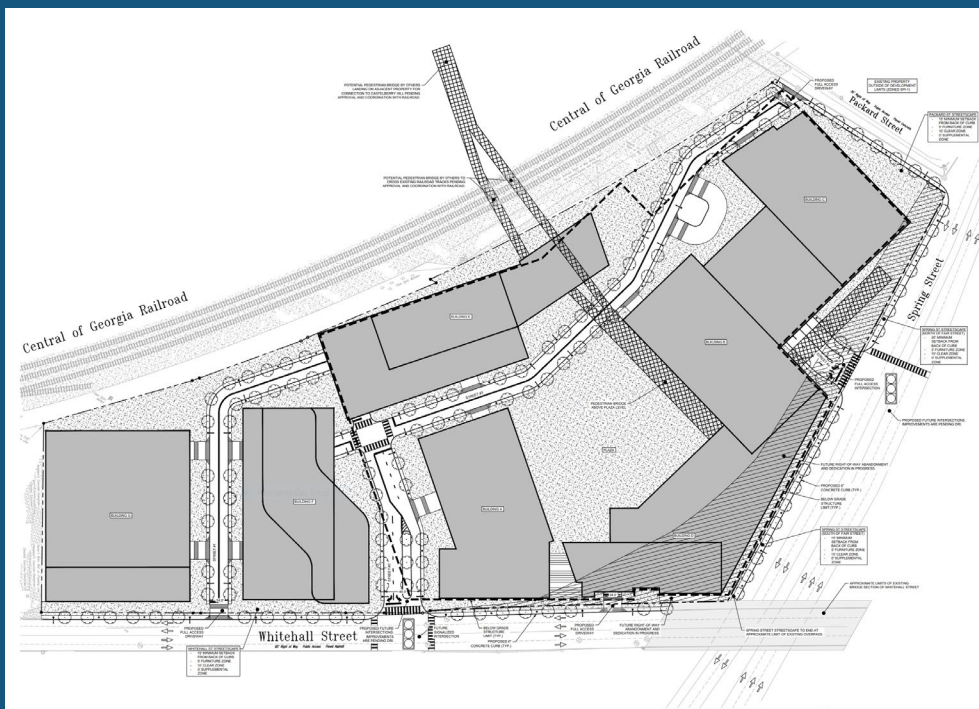
DRI type	2020	2021	2022	2023 YTD
Industrial (sf)	21,366,423	13,720,989	30,698,079	NA
Commercial (sf)	3,490,143	965,581	2,788,929	NA
Multifamily (units)	5,933	8,390	21,100	NA
Single-family (attached + detached units)	2,665	3,753	7,046	NA
Total DRI reviews	27	29	54	5



2023 Trends

- Sharp drop off in submissions - only 5 new YTD
- 3 mixed use residential/office/commercial, 1 data center, 1 warehouse/distribution center





Land Use	Density
Multi-family Residential	1,500 units
Hotel and Conference	260 rooms
Cultural	50,000 SF
Office	1,650,000 SF
Film Studio	100,000 SF
Retail	69,000 SF

Highlighted Project: Forge Atlanta DRI 3533

- South Downtown Atlanta
- Huge mixed-use with multiple towers
- Direct link to Garnett MARTA

ARC Role:

- Coordination with City of Atlanta
- Hybrid Vehicular and Multi-Modal Transportation Study
- Maximize TOD aspects

Status: Approved, property foreclosed on

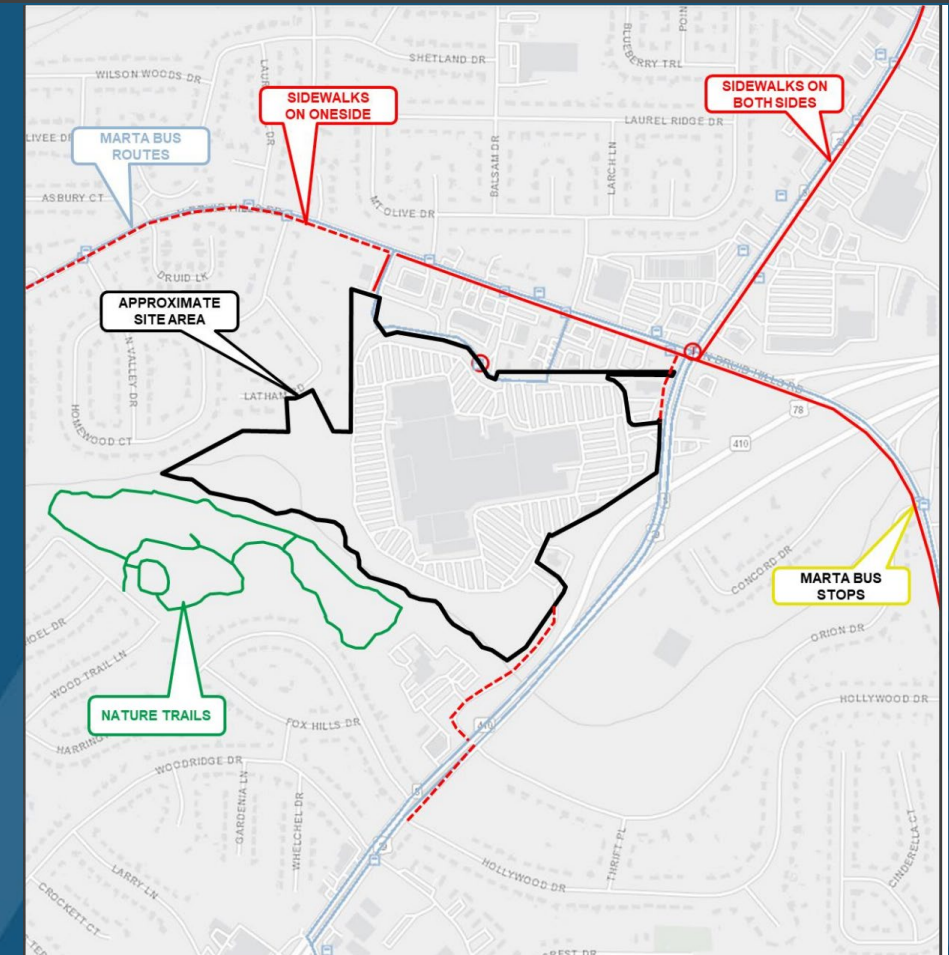
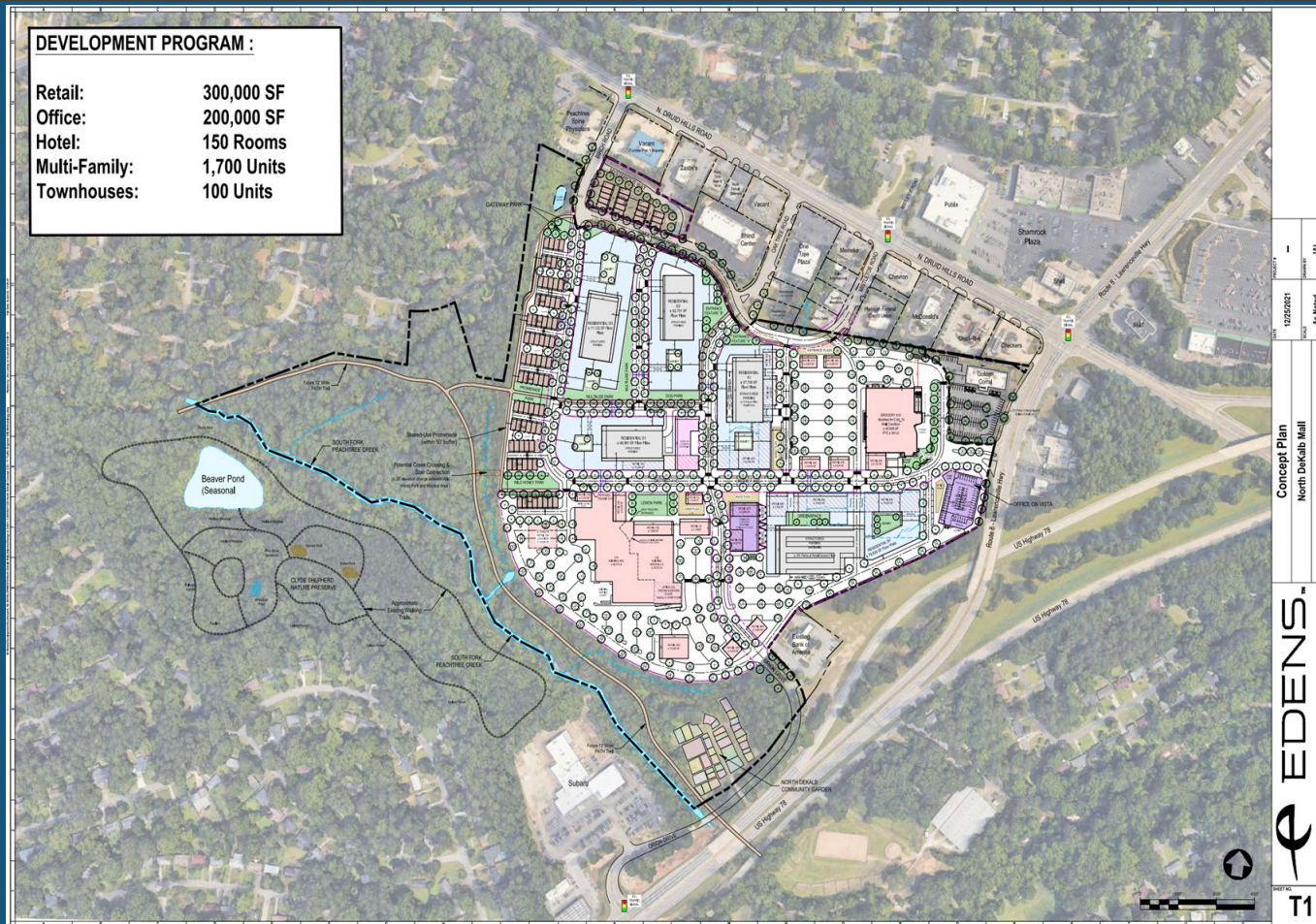
Status: Approved and in development, TAD established

Highlighted Project: North Dekalb Mall DRI 3582

- Redevelopment of vacant mall as a vibrant mixed-use center
- Integration of higher density project with surrounding lower density residential

ARC Role:

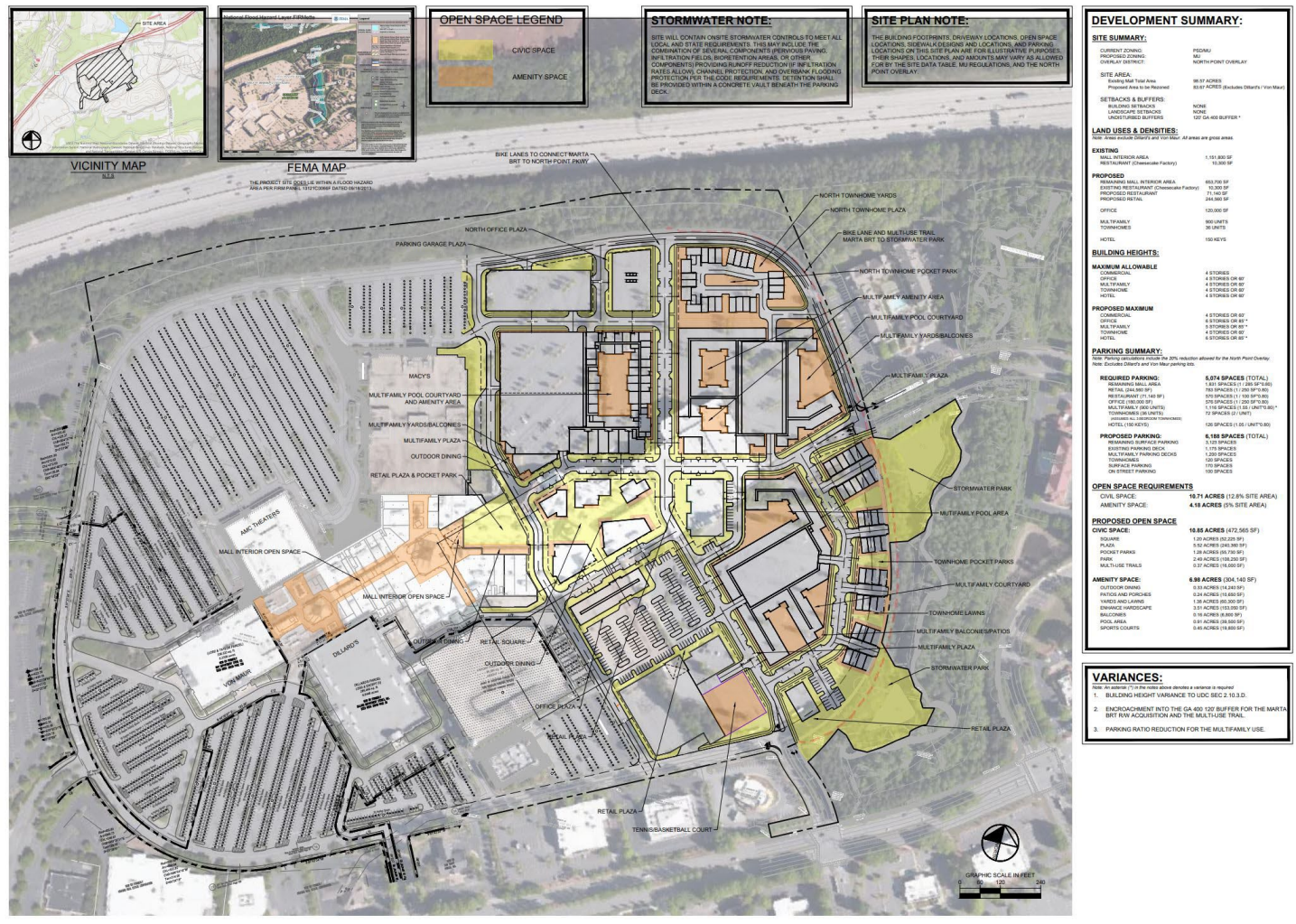
- Close coordination with DeKalb Co.
- Applying concepts and strategies to multiple mall redevelopment projects



Status: Zoning change denied, too many rentals, need other uses

Highlighted Project: Project Eco DRI 3649

- Redevelopment of 44 acres of North Point Mall in Alpharetta
- Continues regional trend of redeveloping outdated malls
- Multi-family residential, hotel, office, retail, and restaurant space
- Connection to future BRT on Georgia 400
- Extensive trails, sidewalks, and transit connections





Highlighted Project: Trilith Expansion DRI 3776

- Expansion of Trilith studio village/new urbanist town
 - 3,876,000 million SF of studio/film production space, 300 room hotel, 487 single-family detached units, 435 multi-family attached units, 1,105,000 SF of office space, 352,785 SF of commercial space, and 100,000 SF of school/institutional space
- ARC Role:**
- Close coordination with City of Fayetteville



Highlighted Project: Midtown Exchange DRI 3660

- 465 multi-family units, 636,889 SF of office space, 24,484 SF of retail space and 1608 parking spaces in three towers (37 stories, 26 stories, and 10 stories)
- In between Midtown and Arts Center MARTA Stations

ARC Role:

- Coordination with City of Atlanta
- Used ASO Multi-Modal Transportation Study
- Emphasizes TOD considerations



Highlighted Project: 1400 Murphy DRI 3716

- 614,036 SF of industrial warehouse space in two buildings
- Completely incompatible with location at entrance Oakland City MARTA
- City did not change zoning to require TOD
- Coordination with City of Atlanta
- Worked extensively with developer on options to add TOD elements
- Developer ultimately declined TOD elements

ARC Role:

DRI Process Challenges/Responses

- Limited ability to determine impact of ARC comments due to their advisory nature
- Forge closer relationships with local planners to get more buy-in and implementation of our input
- Strong pushback from applicants/developers on including basic sidewalks and crosswalks
- Insistence in governing GRTA Notice of Decision meetings on provision of basic pedestrian infrastructure
- High turnover of planners in local governments
- Share information on DRI process and procedures
- Continued proposed stream buffer intrusions
- Emphasis that buffers are minimum size and critical for water quality

ARC DRI Process Updates

- Continued remote meetings
- Continued close coordination with GRTA staff
- Record number of 2022 DRI submissions left little time for process updates, slower pace in 2023 should allow time
- Process update wish list
 - ARC DRI rules update
 - Updated report and form formats
 - Ability to generate reports - by location, type/quantity of use
 - Tracking of post review disposition – clues on making our advisory comments more persuasive
 - DRI forum for local governments/developers



Development of Regional Impact (DRI) preliminary report

This report provides details on a proposed development that exceeds threshold for a Development of Regional Impact (DRI). The Atlanta Regional Commission comments from affected parties, with the goal of mitigating potential impacts jurisdictions and promoting goals established in The Region's Plan. Please review information and respond by the deadline provided. This report and more info DRI process are available at <https://atlantaregional.org/community-development/comprehensive-planning/developments-of-regional-impact/>


365 Lynhurst Drive DRI #TBD, City of Atlanta



DRI Location: 365 Lynhurst Drive SW, Atlanta, GA 30311

Description: A proposed mixed-use development with 750 multifamily apartment units for seniors (including some affordable units) and 20,000 square feet of commercial retail space.

Access streets: Lynhurst Drive SW

ARC ATLANTA REGIONAL COMMISSION		REGIONAL REVIEW FINDING	
Atlanta Regional Commission • 229 Peachtree Street NE Suite 100 Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org			
DATE: August 24, 2020		ARC REVIEW CODE: R2008071	
TO:	Mayor Keisha Lance Bottoms	 Digital signature Original on file	
ATTN TO:	Monique Forte, Urban Planner III		
FROM:	Douglas R. Hooker, Executive Director		
RE:	Development of Regional Impact (DRI) Review		
The Atlanta Regional Commission (ARC) has completed regional review of the following Development of Regional Impact (DRI). ARC reviewed the DRI <u>with regard to</u> its relationship to regional plans, goals and policies - and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. This final report does not address whether the DRI is or is not in the best interest of the host local government.			
Name of Proposal: <u>CT Technology Enterprise Park (DRI #3131)</u>			
Submitting Local Government: City of Atlanta			
Review Type: Development of Regional Impact Date Opened: August 7 2020 Date Closed: August 24 2020			
Description: Description: A Development of Regional Impact (DRI) review of a proposed project to build a mixed-use project at Georgia Tech Technology Enterprise Park, located at the southeast corner of Northside Drive (US 41/SR 3) and North Avenue (US 29/SR 8) in the City of Atlanta. The project proposes 610,000 SF of industrial space, 1 million SF of office space, 100,000 SF of commercial space, and 416 multifamily apartment units. The local trigger is a rezoning from I-1 and I-2 to I-MIX. Expected buildout is 2029.			
Comments: According to the ARC Unified Growth Policy Map (UGPM), a component of The Atlanta Region's Plan, this DRI is located in the Region Core area, which is the densest part of the Atlanta region. Connected with transit, it is the most walkable area of metro Atlanta, and redevelopment is the main driver of growth. The Region Core and Regional Employment Corridor areas together contain 26 percent of the 10-county region's jobs and eight percent of the region's population. ARC's Regional Development Guide (RDG) details recommended policies for areas on the UGPM. Those policy recommendations are listed at the bottom of this report.			

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Questions?

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<https://atlantaregional.org/developments-of-regional-impact>

