

SECTION I. APPLICANT INFORMATION:

1. Name of organization (eligible applicants include governmental entities, CIDs, and 501(c)3 non-profit organizations)

Atlanta Aerotropolis Alliance, Inc

2. Name of primary contact person: Shannon James

3. Title: **President & CEO**

4. Department: **Administration**

Address/City/State/Zip:

3800 Camp Creek Parkway, Atlanta, GA 30337

Telephone: **404-329-2211**

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SECTION II. TYPE OF ASSISTANCE:

5. Please select the type of assistance you are seeking. You may check multiple boxes if your project requires multiple types of assistance.

Planning Study Plan Implementation **Facilitation Assistance** Training or Education Assistance

Section III. PROJECT INFORMATION:

Short Answer Questions are limited to 1,400 characters.

6. Name of project: **Aerotropolis Region Land Use and Zoning Study**

7. Study Project Cost **\$200,000**

Proposed Local Match (Minimum 20%)

\$40,000

8. Project location/extents:

The following 13 jurisdictions situated in 2 counties (including Unincorporated Clayton County) situated in 165 square miles of the Aerotropolis Region have agreed to participate in a regional land use and zoning study, which will allow the region to take a comprehensive review of its existing land use and zone codes. This will include a strong focus along jurisdictional boundaries.

The jurisdictions participating are below:

Fulton County

Clayton County

City of South Fulton

City of Jonesboro

City of Union City

City of Morrow

City of East Point

City of Forest Park

City of Hapeville

City of Riverdale

City of College Park

Unincorporated Clayton County

City of Chattahoochee Hills

City of Palmetto

City of Fairburn

9. Has this project been identified in a previous LCI Study, Comprehensive Plan or another recently completed study? (please check one) YES NO

12. Is the project within an existing LCI area? If yes please include your report of accomplishment of your LCI work program with your application. (please check one) YES NO

If YES, please answer questions 10-15. If not, please go directly to question 16.

13. Name of LCI area and last plan adoption date:

Aerotropolis Atlanta

12/2016

18. Please provide a brief project description.

As the region continues to grow and development expands, the cities in South Fulton and Clayton will struggle to create resiliency and sustainable growth for future development based on existing land use and zone codes. Historically, jurisdictions have followed home rule resulting in highly localized control of land and inconsistent land use and urban form which will negatively impact the region, beyond jurisdictional lines. The plan will review land use and zoning codes in the jurisdictions, focusing on key transportation corridors and jurisdictional boundaries to recommend comprehensive land use and zoning codes that focus on regional growth. There have been 13 LCI studies conducted in the Aerotropolis region over the past 10 years, which collectively advance the need for a land use and zone codes analysis in the immediate area; however, this project will implement the priority action by examining multi-jurisdictional land use and zone codes for each jurisdiction and collectively as a region. Strategic and intentional development is key for the Aerotropolis to position itself for growth and building off previous LCI recommendations will advance this goal.

The Aerotropolis Blueprint (2016) is, a master plan which analyzes existing land use, transportation, housing, community resources, economic clusters and real estate market. This study will further examine existing land use and zoning codes and make recommendations to position jurisdictions to accommodate and attract targeted growth. The analysis will take into consideration transportation access, opportunities for affordable housing, transit-oriented development, and creating land use clusters. This will allow the region to attract targeted development, collaborate with ongoing freight planning recommendations and preserve community resources. Major tasks include stakeholder/jurisdiction involvement, desktop analysis, plan reviews, zoning analysis, and implementation plan.

The ARC plays an important role in facilitating collaboration and coordination among plans in the Atlanta region, and this study will be a proactive approach towards the implementation of a regional comprehensive land use and zoning code.

19. Please describe how your Catalytic or Tactical project addresses equity and/or resiliency issues identified by ARC as regional priorities for 2019. To get detailed information on the prioritized equity issues and resiliency issues, please refer to our Application Manual.

This project focuses primarily on lifelong communities and workforce development. The region is an airport-based logistics hub with several major interstates and highways throughout the region. This results in heavy warehousing and distribution development. While this industry sector is critical to our region's growth, large trucks operating on local streets have become less desirable for communities in the immediate area of the airport. Due to Home Rule, residential areas are adjacent to industrial zoning, creating conflicts between jurisdictions. On the one hand, residents desire incompatible uses to be eliminated, while developers have the desire to yield high returns on investments. Currently, 38% of the available land is zoned residential, limiting the areas for other types of developments. The Aerotropolis Blueprint recommends more protective land use code to sufficiently buffer residential from surrounding commercial uses. This is challenge to the resiliency and requires the region to look at solutions to cluster uses and development into strategic areas.

The Aerotropolis workforce is has a need for access to jobs and quality of life components. The region suffers from an unemployment rate higher than the State of Georgia (5.8%) and many low-income communities lack connectivity to employment opportunity. This study will allow the region to review land use and zoning in order to influence Transit-Oriented Development and encourage alternative transportation alternatives to improve access. The Blueprint states that approximately 85% of Aerotropolis employees commute from other areas, while 73% of Aerotropolis residents work outside the area. In order to create resiliency for the region, the study will proactively examine how to create an ecosystem for live, work and play.

The Aerotropolis region is defined as an equity target region. Unemployment and underemployment rate is higher than the State average, and has one of the highest concentration of low-income in the country. This study will examine land use and zoning to identify areas where affordable housing is needed and encourage developers to include affordability.

20. Please describe how this Catalytic or Tactical project addresses a need in your community and the outcome(s)

The project will provide a framework to create an ecosystem for land use and zoning to attract desired developers and development across multiple jurisdictions. It will allow leadership to make informed decisions and discourage incompatible uses near neighboring development and municipalities. The study will allow the official leaders, economic development and community leaders to determine next steps for a regional comprehensive land use and zoning plan while reviewing areas to possible rewrite zoning codes. This will enhance the attractiveness to advance site selection, development transportation and connectivity.

The proposed project will address the need for the desired following outcomes:

1. Character Areas and/or Future Land Use; 2. Recommendations to update zoning codes; 3. 1. Incorporate Green Corridors; 4. Understanding FAA flight restrictions and how they impact code (in relevant areas); 5. Land Use/Zoning to influence site selection for targeted residential, commercial and transportation-oriented development; 6. Recommendations for Intergovernmental coordination along boundary lines; and 7. Potential zoning overlays.

This project will allow the region to review its land use and zoning as a region to avoid undesired development and encourage jurisdictional coordination and targeted development.

21. Please describe the community engagement of this process and explain how local officials, community groups, businesses and/or institutions will be involved in the planning process, as appropriate, and how the project will involve groups that are historically under-represented in planning processes:

The Regional Land Use and Zoning Study will focus on engaging city leadership on land use and zoning and include civic leadership engagement for target areas located in the Aerotropolis (City of South Fulton, Hapeville, College Park, East Point, Union City, Palmetto, Fairburn, Chattahoochee Hills, Jonesboro, Morrow, Forest Park and Riverdale). The study will include stakeholder interviews, developer roundtable, identification of conflict/barriers/opportunities and a public meeting in each county (Fulton/Clayton). One for feedback on vision and goals and second to get feedback on recommendations. The Aerotropolis Atlanta Alliance will be the point of contact responsible for coordinating activity between local officials and community engagement.

There will be four steering committee meetings (2 each county with representative from each jurisdiction), GIS mapping, existing land use plan review and analysis, zoning code analysis (Targeted), stakeholder interviews, developer roundtable, identification of conflicts/barriers/opportunities, existing conditions (report), two public meetings and 5-yr work program. We will look to engage public school officials, key business leaders, community advocates, local chambers, local housing authorities and identified key civic leaders and organizations.

Section IV. COMMITMENT:

- All applications should include a letter of commitment from the Chief Elected Official, or a Council/Commission Resolution, indicating commitment to the implementation of the project and the matching funds.
- Non-governmental organizations applying for assistance shall include a letter of commitment to the implementation of the project and for matching funds (if applicable) from its Executive Director or Board Chairperson, as well as a letter of support from the underlying jurisdiction.
- If entities other than the applicant are providing matching funds, please include letters of commitment to the matching fund from those funders.
- Other letters of support are encouraged