



Urban Land
Institute

Colorado

ULI CO | CML Public Engagement

UNDERSTANDING THE LEVELS OF COMMUNITY VOICE

OCTOBER 23, 2025



WHERE THE FUTURE IS BUILT

ULI MISSION PRIORITIES

Accelerate - DECARBONIZATION and NET ZERO

Increase - HOUSING ATTAINABILITY

Educate - THE NEXT GENERATION OF DIVERSE LEADERS

ULI Colorado | Colorado Municipal League

Agenda

- Public Engagement Context
- Systematic Engagement
- Project-Specific Engagement
- Advisory Services
- Q&A





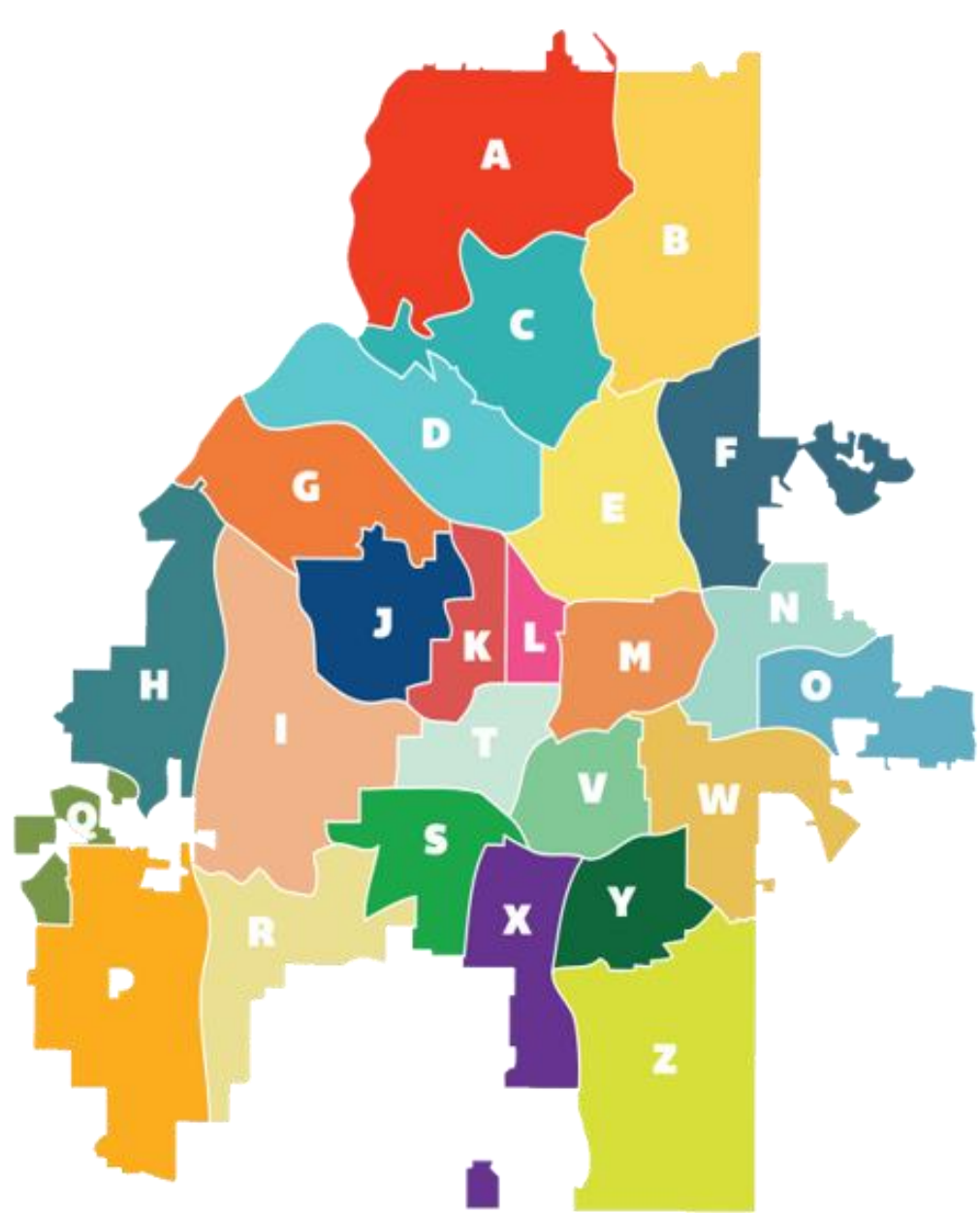
Systematic Engagement

Maynard Jackson, Jr.

1938-2003

**“WITHOUT A STRUCTURED
INTERCHANGE BETWEEN
CITIZENS AND GOVERNMENT,
ON EVERY LEVEL, WE
CANNOT HOPE TO FIND THE
MOST CREATIVE AND VIABLE
SOLUTIONS TO THE
PROBLEMS WHICH FACE US
ALL.”**





Neighborhood Planning Unit

City of Atlanta Community Engagement System

- Comprehensive and systematic approach to community engagement
- A geographic area composed of one or more contiguous neighborhood
- A body of residents organized for the purpose of engaging in comprehensive planning matters affecting the livability of neighborhoods
- 25 NPUs

Atlanta's Neighborhood Planning Units

- Monthly, routine, and predictable engagement
- Multi-agency and jurisdictional touch points
- Direct feedback

<https://coaplangis.maps.arcgis.com/apps/dashboards/0edb5ee66955448d9edf659e3472b3ee>





CITY OF ATLANTA, GA

GOVERNMENT

RESIDENTS

VISITORS

BUSINESS

I WANT TO...

+ Nature & Urban Ecology

- Neighborhood Planning Units

Neighborhood and NPU Contacts

NPU by Neighborhood

Neighborhoods by NPU

NPU email reminders

Community Impact Grant Program

Southwest NPU Update

NPU Presentation Request

Updates

NPU Library

+ NPU University

+ Ordinances & Regulations

+ Plans & Studies

+ Projects & Initiatives

+ Public Meetings, Boards & Commissions

+ Zoning, Development Permitting Services

Atlanta is a city of neighborhoods

Our city's strong neighborhood identity is part of what makes Atlanta so special. Neighborhoods are the stage of daily life and connect us to our history, our local amenities, and of course, our neighbors! Atlanta is comprised of over 240 unique neighborhoods, which are grouped in to 25 Neighborhood Planning Units, or NPUs.

The NPUs are the official avenue for residents to express concerns and provide input in developing plans to address the needs of each neighborhood, as well as to receive updates from City government. To read more about the NPU system, click the icons or browse through the accordion of content below.



Neighborhood Directory & NPU Meeting Agendas



NPU Dashboard



NPU University



Calendar of Events



Neighborhood & Small Area Plans



Info on Historic Districts



Info on Business Districts (coming soon)



Info on Zoning (coming soon)



Contact the NPU team



NPU Maps



Present at an NPU meeting

NPU's In Action

NEIGHBORHOOD PLANNING UNIT – E

Tuesday, October 1, 2024 at 6:30 PM

CONTACT INFORMATION

Courtney Smith, **Chairperson** — 917-805 7731 or chair@npueatlanta.org
Nabil Hammam, **Vice Chairperson** — 404.886.8448 or vicechair@npueatlanta.org
Penelope Cheroff, **Secretary** — secretary@npueatlanta.org
Katherine Hernandez, **City of Atlanta, Planner** — 404.293.0847 or KHernandez@atlantaga.gov
Leah LaRue, **City of Atlanta, Director** — 404.330.6070 or llarue@atlantaga.gov

TO JOIN:

Click [HERE](#)

Phone: 929-436-2866

Webinar ID: 920 3606 4688

If you are new to Zoom, please see attachment for detailed instructions.

AGENDA

1. Welcome, Introductions and Hot Topics
2. Approval of Minutes (see [NPU-E website](#) for previous month voting report)
3. Approval of Agenda
 - Announcement of deferrals
4. Consent Agenda Announcement and Adoption
5. Reports from City Departmental Representatives
6. Comments from Elected Officials
7. APAB Report
8. Planner's Report
9. Presentations
10. Non-Consent Agenda Matters for Voting (please see attachment)
 - 2025 NPU-E Officers Election
11. Old Business
12. New Business
13. Announcements
14. Adjournment

NPU-E VOTING RULES per [2024 Bylaws](#)

Each member organization of NPU-E may select two representatives, either of whom may cast a single, indivisible vote at NPU-E meetings. Member organizations represent neighborhood, civic and business associations which have geographical boundaries within the NPU (Article III, Section 3.3. Any organization wishing to become a member may petition for membership (Article III, Section 3.2).



MATTERS FOR VOTING

NPU's provide recommendations to the City of Atlanta by voting to support or oppose applications. The application and the NPU's recommendations, along with Staff recommendations, are then considered by the appropriate board, association, commission, or office.

Board of Zoning Adjustment Applications (BZA)

Application	Property Address	Public Hearing
V-24-122 Applicant seeks a special exception from the zoning ordinance to allow for active recreation in a yard adjacent to a street.	630 West Valley Court NW	-
V-24-147 Applicant seeks a special exception from the zoning ordinance to increase the height of a retaining wall in the rear yard from the required 6 feet to 9 feet.	312 Blackland Road NW	October 10, 2024
V-24-149 Applicant seeks a special exception from the zoning ordinance to reduce required parking from 18 to 14 parking spaces.	3330 Northside Parkway NW	-
V-24-158 Applicant seeks a special exception from the zoning ordinance to allow for active recreation in the rear yard adjacent to a street.	3880 Beechwood Drive NW	October 10, 2024
V-24-169 Applicant seeks a special exception from the zoning ordinance to 1) increase the height of a retaining wall in the east side yard from the required 6 feet to 11 feet and 2) to allow for active recreation in yards adjacent to the street.	3968 Paces Ferry Road NW	November 7, 2024
V-24-172 Applicant seeks a special exception from the zoning ordinance to 1) increase the number of retaining walls in the required rear yard from the required two to four and 2) to allow for active recreation in the required rear yard.	1020 Foxcroft Road NW	November 7, 2024

Text Amendments – Zoning Ordinance

Legislation	Public Hearing	
Z-24-68 An Ordinance by Councilmember Dustin Hillis to amend certain provisions of Chapter 28A (Sign Ordinance) of Part 16 (Zoning) of the City of Atlanta Code of Ordinances for the purpose of clarifying restrictions of the erection of freestanding signs; to amend certain provisions of Chapter 28A (Sign Ordinance) of Part 16 (Zoning) for the purpose of modifying sign permit application procedures; and for other purposes. FACT SHEET	Zoning Review Board – City Hall Council Chambers	November 14, 2024





Project-Specific Engagement *Impact | Anti-Displacement | Neighborhood Preservation*

Turner Field Stadium Neighborhoods LCI

Livable Centers Initiative



Street Grid Then and Now



Historic Street Grid



Historic Street Grid

Community's Vision

On December 21, 2015, The Atlanta Fulton County Recreation Authority (AFCRA) announced that the Georgia State / Carter / Oakwood team had been selected as the winning bidder for the redevelopment of 67 acres of Turner Field and surrounding parking lots. This news was met with a mix of hesitation and optimism by stakeholders who were eager to begin shaping their own vision for the site. To help make this happen, at the end of January, the planning team convened over 250 participants at FanPlex to debate the level of development intensity on the land and translate their preferences into form. This core area visioning workshop sought to build upon the ideas already shared by the community during the kickoff meeting in early December and find consensus.

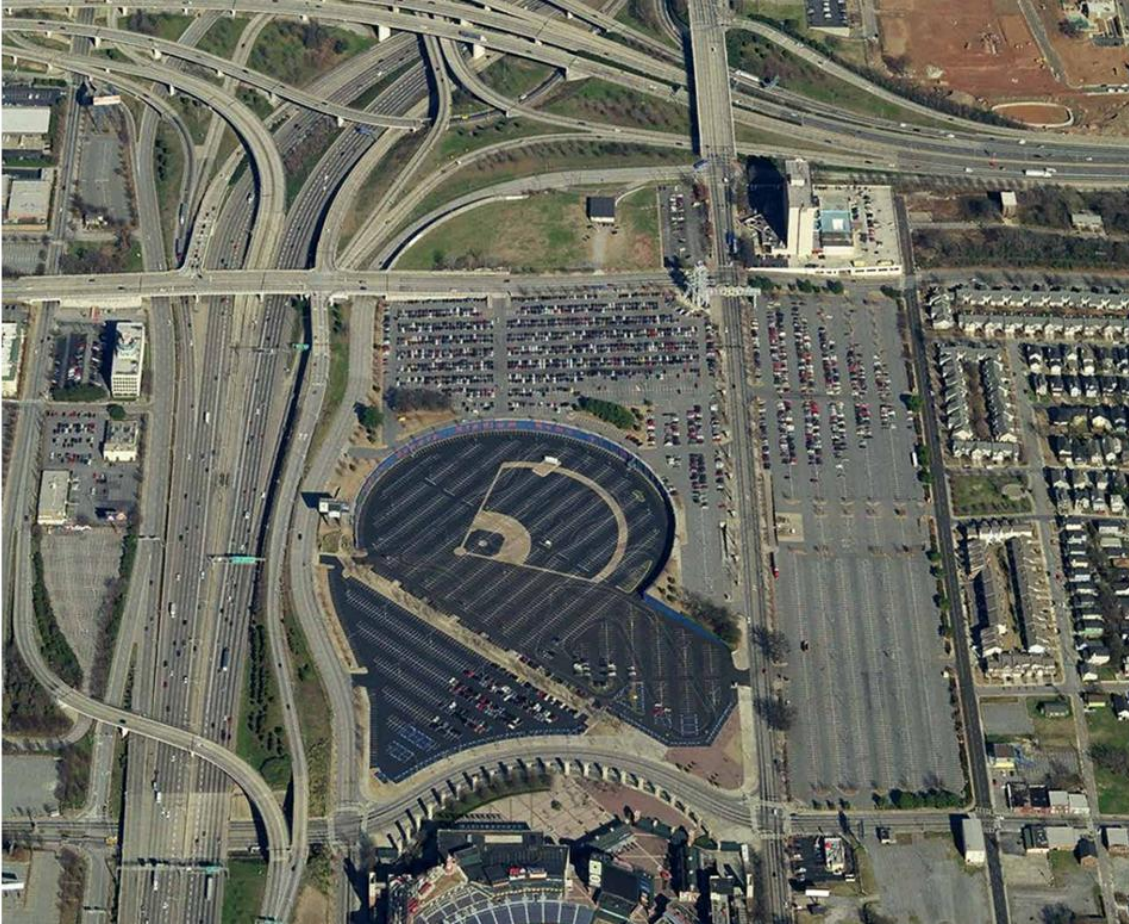
The planning team provided participants with a series of local and national neighborhood examples which had different activity scores based on their population and development densities (the activity score accounted for residents, employers, number of jobs, shoppers, students and visitors). Based on their activity score, the neighborhoods located on the community character spectrum that captures urban environments from large regional centers to small residential neighborhoods. The spectrum is based on many factors that combined support a different range of services (e.g., bus vs. light rail); see chart on the following page.



Activity Score Application

Turnerfield Stadium LCI | Visioning Process

What is to what could be



Turnerfield Stadium LCI | *Addressing Fear*

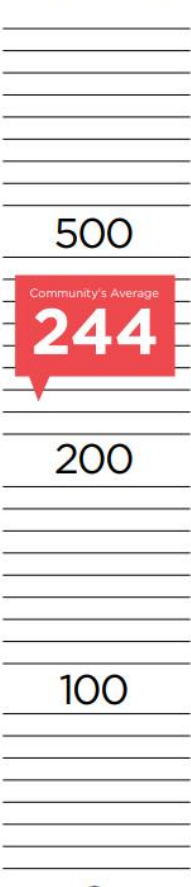
Community Character



Amenity Index



Activity Score



Regional Center

DOWNTOWN

POPULATION:	6,058
DWELLING UNITS:	2,998
JOBS:	72,937
RETAIL:	1,504,865
OFFICE:	22,000
OPEN SPACE:	26 ACRES

Active Urban District

MIDTOWN

POPULATION:	12,013
DWELLING UNITS:	7,303
JOBS:	21,989
RETAIL:	806,932
OFFICE:	9,344,596
OPEN SPACE:	19 ACRES

Urban Village

DECATUR

POPULATION:	5,080
DWELLING UNITS:	2,851
JOBS:	12,617
RETAIL:	757,071
OFFICE:	1,820,516
OPEN SPACE:	31 ACRES

Quiet Neighborhood

GLENWOOD PARK

POPULATION:	4,359
DWELLING UNITS:	2,224
JOBS:	833
RETAIL:	149,664
OFFICE:	43,349

Engagement w/ Purpose





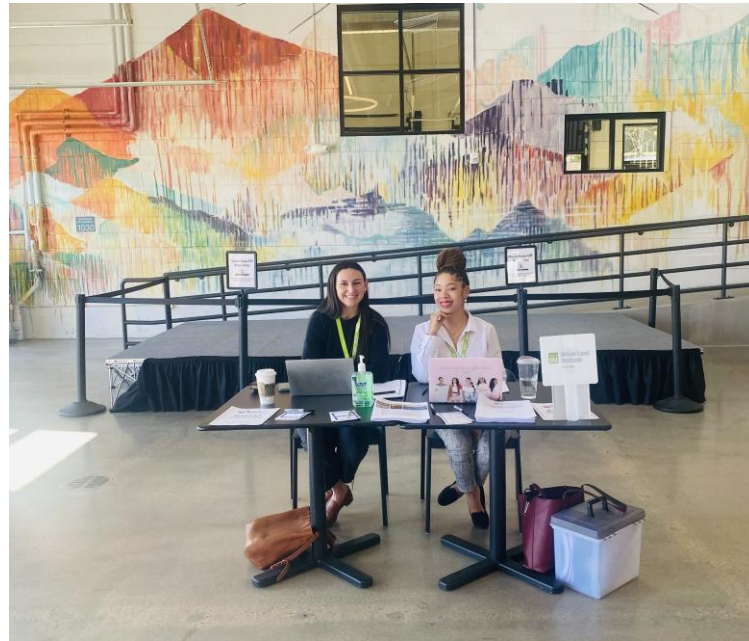
ULI CO Advisory Services

BUILDING FOR OUR COMMUNITIES

Technical Advisory Panels (TAPs), composed of qualified and unbiased ULI Colorado members who volunteer their time, bring relevant expertise directly into communities to address difficult real estate and land use challenges.

RECENT TAPS

- Steamboat Springs
- Speer Blvd.
- Boulder
- Brighton
- Superior/Louisville
- City of Edgewater



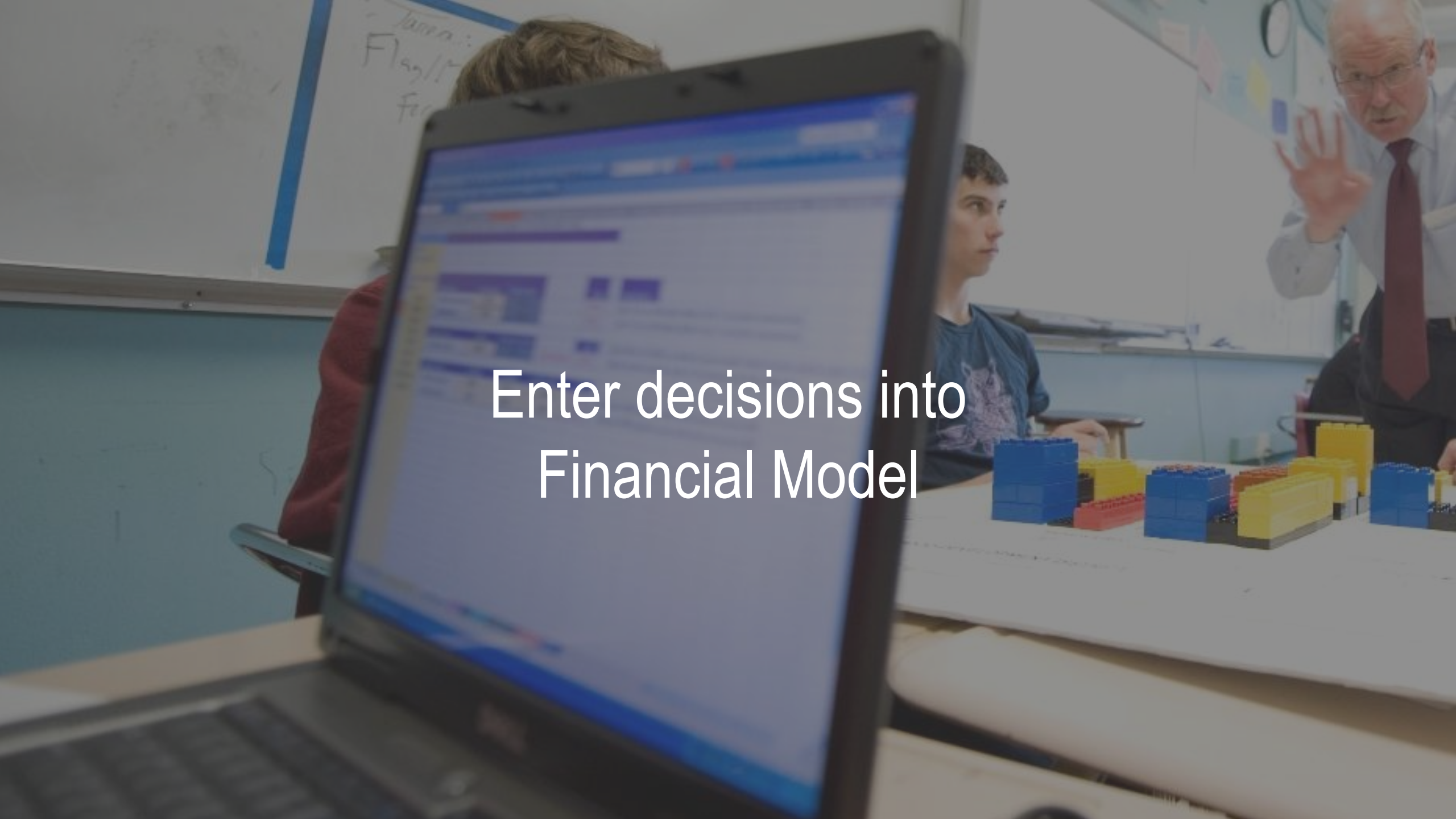
What is UrbanPlan?

- 
- A grayscale background image showing a group of people, likely participants in a workshop, gathered around a table. They are looking at documents, some are writing, and there are various items like pens and papers on the table. The image is semi-transparent, allowing the text to be overlaid clearly.
- ▶ UrbanPlan harnesses the power of experiential learning to drive participants to more deeply engage in the complex nature of land-use decisions and inspire them to take an active role as engaged citizens to create better and more equitable communities.
 - ▶ Participants make challenging development decisions, shaping the future of a fictional community. In the process, participants learn about private and public sector goals, complex trade-offs, and economics in play in redevelopment.
 - ▶ Through this interactive workshop, public officials gain a deeper understanding of their critical role in shaping a better community through the built environment.

How does UrbanPlan work?

Teams develop a vision and
build a model of proposal for
Elmwood





Enter decisions into
Financial Model

A group of students and an adult male expert are gathered around a table in a classroom. The expert, a man in a dark suit and tie, is smiling and looking at the students. The students, including a young woman with long blonde hair and a young man with glasses, are looking at the expert and the table. On the table, there is a map of the United States and several colorful building blocks (blue, yellow, red, green, black) arranged in a grid pattern. The text "Industry experts visit teams for Facilitations I and II" is overlaid on the image.

Industry experts visit teams for Facilitations I and II



Participants present to mock
City Council

The Table Has Turned!



	HIGH SCHOOL	UNIVERSITY	COMMUNITY
LENGTH	15 hour unit OR One-day workshops	15 hour unit OR One-day workshops	One-day workshops
AUDIENCE	Primarily Sophomores, Juniors, Seniors	Undergraduate, Graduate	Elected officials, community members, local gov. staff
EDUCATION or EXPERIENCE LEVEL	Economics, Government, Geography, career technology, and other courses	Architecture, Real Estate, Business, Planning, and other land use related fields	Various (since some are staff and others have other professions)

A grayscale background image showing a person from behind, raising their right hand in a meeting or conference setting. Other people are visible in the background, slightly out of focus.

Q&A

OPEN DISCUSSION