Better Plans, Better Communities

Three Things to Take Your Comprehensive Plan to the Next Level

Presented by
Allison Stewart-Harris, AICP – Community Planning Manager, VHB
Andrew Smith – Principal Planner in Community Development, Atlanta Regional Commission

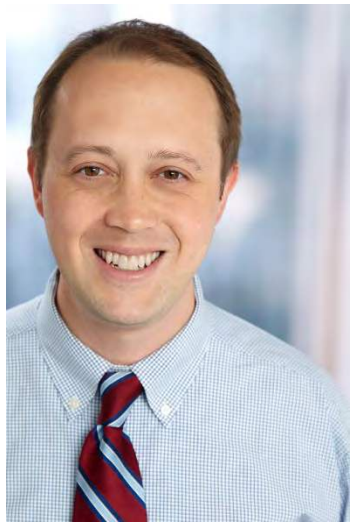
April 23, 2021

Speaking This Morning:

Allison Stewart-Harris, AICP
Community Planning Manager, VHB

Favorite part of planning: Getting to know different communities all over the region

Planning pet peeve: Wordles



Andrew Smith
Principal Planner, ARC

Favorite part of planning: Always learning new things about the unique places in our region – and contributing to sustaining those places

Planning pet peeve: People always asking if I "work for the government" or "know what's going on with that pothole over on so and so street"

Agenda

3 THINGS TO DO

Behind the Curtain: Comprehensive Planning in GA

#1

#2

#3

Behind the Curtain: Comprehensive Planning in Georgia + How We Got Here

WHY WE PLAN

Prepare for the Future
Provide for Public Health, Safety, & Welfare
Build Community
Minimize Weaknesses
Enhance Strengths
Accommodate Present Needs
Anticipate Change

BACKGROUND

- **RC Primary Role**: coordinate regional and state reviews
- **Major Updates**: Every 10 years, minor update at 5-year mark
- **DCA Minimum Standards**:
  - Data-heavy
  - One-size-fits-all
  - 3 deliverables
  - Challenging or expensive for smaller communities

2012

DCA Rules Revised

- **RC Primary Role**: provide direct assistance, if asked
- **Updates**: Every 5 years
- **DCA Minimum Standards**:
  - Emphasize flexibility, customization, usability
  - Required elements + menu of optional elements
  - 1 deliverable
  - Provides an option for smaller communities

BEFORE

AFTER

5-YEAR UPDATE: KEY REQUIRED ELEMENTS

- 5-year update, i.e., your next plan update after your first plan done under the “new” (post-2012) rules
- Most, if not all, communities are at this stage
  - Needs and Opportunities
  - Land Use Element
  - Report of Accomplishments (ROA) – Documents current status of every item from Community Work Program (CWP) in existing plan
  - Updated CWP – Includes items noted as Underway or Postponed in ROA, plus any brand-new items
  - *Broadband Element – Wasn’t required until 2018*

REQUIRED PLAN ELEMENTS

REQUIRED FOR ALL

- VISION & GOALS
- NEEDS & OPPORTUNITIES
- COMMUNITY WORK PROGRAM
- BROADBAND SERVICES

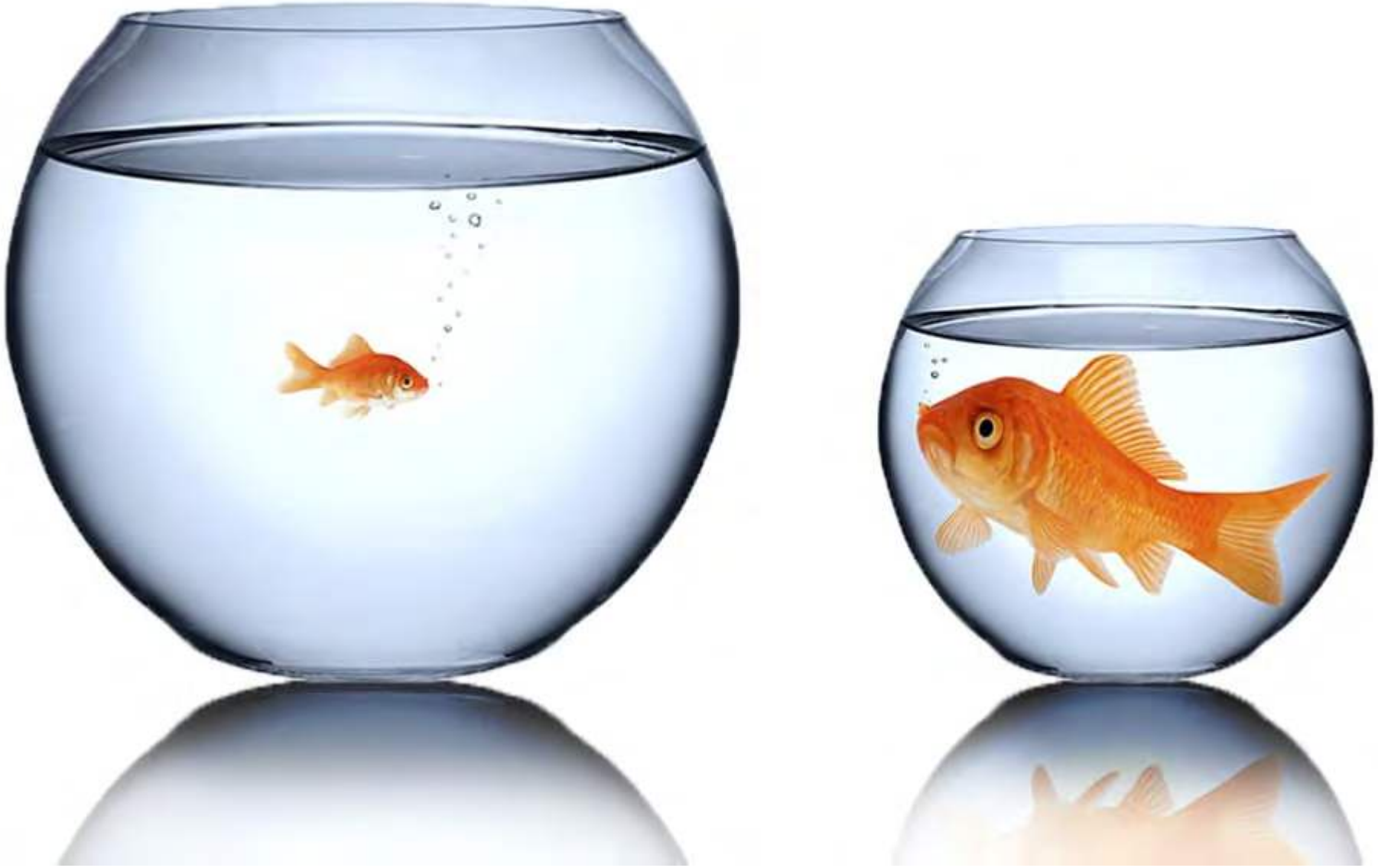
REQUIRED FOR SOME

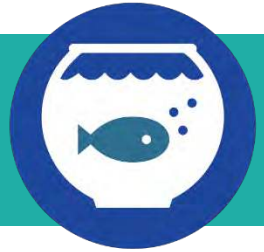
- CAPITAL IMPROVEMENTS ELEMENT
- LAND USE
- ECONOMIC DEVELOPMENT
- TRANSPORTATION
- HOUSING

OPTIONAL PLAN ELEMENTS

- TARGET AREAS
- PUBLIC SAFETY
- GREENSPACE & RECREATION
- EDUCATION
- HUMAN SERVICES
- NATURAL RESOURCES
- INTER-GOVT COORDINATION
- SOLID WASTE MANAGEMENT
- INFRASTRUCTURE + FACILITIES
- COMMUNITY SUSTAINABILITY
- HISTORIC & CULTURAL RESOURCES
- DISASTER RESILIENCE

#1 Right Size





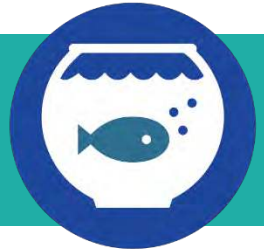
TWO BIG QUESTIONS

#1

How Much Planning?

#2

Who Is Doing it?

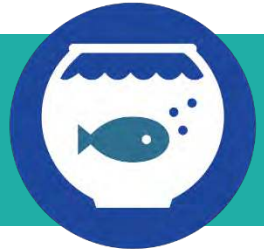


HOW MUCH PLANNING?

Recommended Guidelines

	Smaller City/Town (pop less than 20,000)	**Medium City/Town** (pop 20,000-50,000)	**Larger City/Town** (pop 50,000+) or County
LAND USE	✓	✓	✓
ECONOMIC DEVELOPMENT		✓	✓
TRANSPORTATION	✓	✓	✓
HOUSING	✓ If in ATL region	✓ If in ATL region	✓
QUALITY OF LIFE*		✓	✓

*Pick and choose relevant topics from Optional Elements



WHO'S DOING IT?

OPTION #1

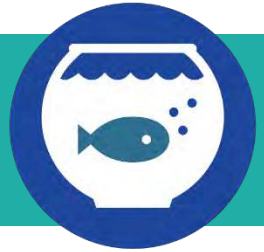
Regional Commission

OPTION #2

Internal Staff

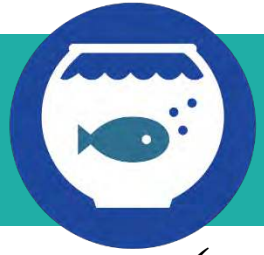
OPTION #3

Consultant



HOW WE OPERATE AT ARC: INITIAL STEPS

- Draft required MOA laying out roles and responsibilities
- Meet with local government staff to:
  - Review MOA
  - Confirm roles, responsibilities and expectations
  - Review plan requirements and process
  - Look at tentative schedule
  - Discuss existing plans and any other background information
  - Answer any questions



HOW WE OPERATE AT ARC: RC ROLES

- ✓ Designate Project Manager
- ✓ Update Needs and Opportunities, using ARC resources, local data, and community input → updated Vision and Goals?
- ✓ Review updated Community Work Program (CWP) developed by local staff
- ✓ Update Land Use Element
- ✓ Update other Elements as needed, e.g., Transportation, Housing, Economic Development
- ✓ Present/support/attend both required public hearings (1 at kick-off & 1 prior to transmittal for regional/state review)
- ✓ Facilitate one (1) public meeting
- ✓ Develop online public engagement portal, survey, etc.
- ✓ Facilitate three (3) Steering Committee meetings
- ✓ Develop language for official public hearing notices, if requested
- ✓ Develop ads and other public involvement materials, if requested
- ✓ Implement any revisions required by DCA following state review
- ✓ Provide final plan and other documents

HOW WE OPERATE AT ARC: LOCAL GOVERNMENT ROLES

- ✓ Designate primary contact to coordinate with ARC
- ✓ Develop Report of Accomplishments (ROA), showing status of items in existing CWP
- ✓ Develop new CWP, with ARC input
- ✓ 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 public meetings that have heat/air conditioning, water, and electricity (in a non-COVID world)
- ✓ Provide any food or beverages for Steering Committee and public meetings (in a non-COVID world)
- ✓ 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

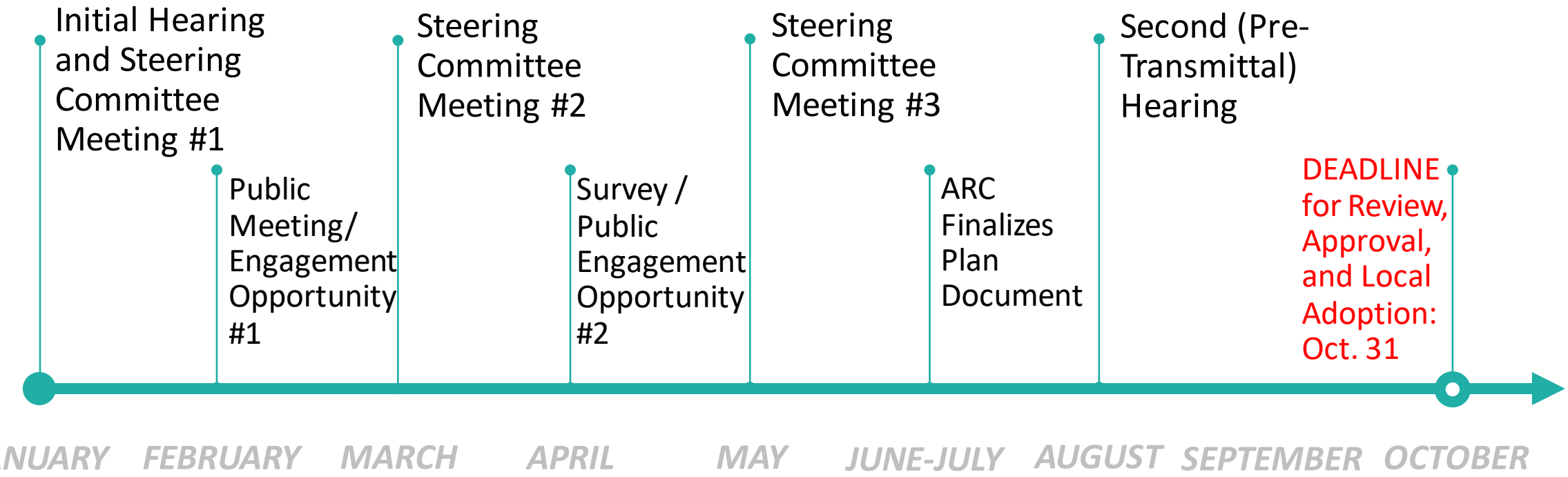
EXAMPLE SCHEDULE: OCTOBER DUE DATE

- Execute MOA
- Hold initial meeting with local to identify:
  - Strengths/weaknesses of existing plan
  - Issues emerging in last 5 years
  - Sensitive topics, e.g., elections, community concerns, etc.
  - Public engagement considerations

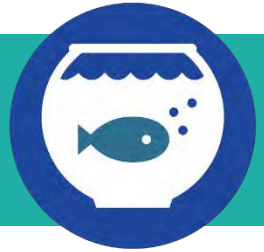
- Up-front data work (RC)
- Review existing plan (RC)
- Assemble steering committee (local)
- Review CWP & evaluate status to inform ROA & new CWP (local)
- Schedule First Required Public Hearing, i.e., kickoff hearing (local)

End of 2020 / Beginning of 2021

EXAMPLE SCHEDULE: OCTOBER DUE DATE



2021

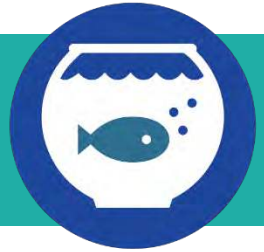


KEY TAKEAWAY: RIGHT-SIZE YOUR APPROACH

- 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

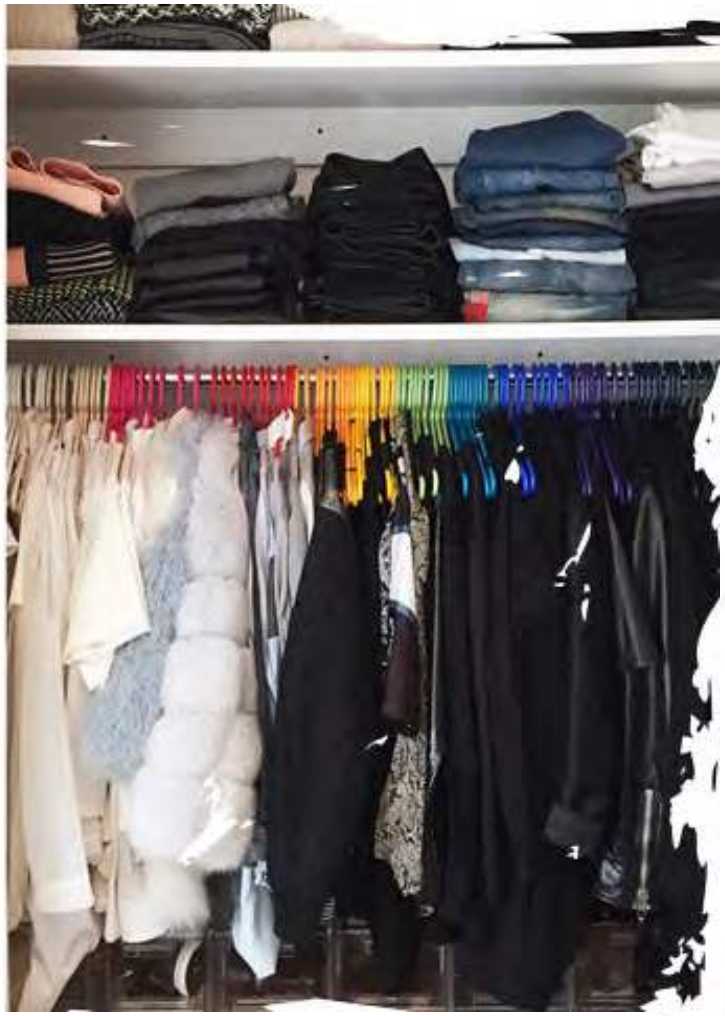
- **Recommend <u>Light Update</u> in following conditions**:
  - At 5-year mark after major update
    - Example: 2017 first plan under "new" DCA rules → 2022 next due date = standard/5-year update recommended
  - And/or if there's been:
    - Minimal change or development in past 5 years
    - Minimal elected/community leadership change in past 5 years
- **Who's Doing It?**
  - Larger community: In-house resources (e.g., Alpharetta, Cobb Co.)
  - Medium/Smaller community: RC assistance (e.g., Lithonia, Pine Lake)



RIGHT-SIZING: SUGGESTED GUIDELINES

- **Recommend <u>Full Update</u> in following conditions**:
  - At least every 10 years
    - Example: 2013 first plan under "new" DCA rules → 2018 standard update → 2023 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
    - You experience problems with your plan or find yourself not using it
- **Who's Doing it?**
  - Recommend hiring a consultant

COMP PLANS ARE LIKE CLOSETS



Original Comp Plan

3 Updates Later

Agenda

Behind the Curtain: Comprehensive Planning in GA

3 THINGS TO DO

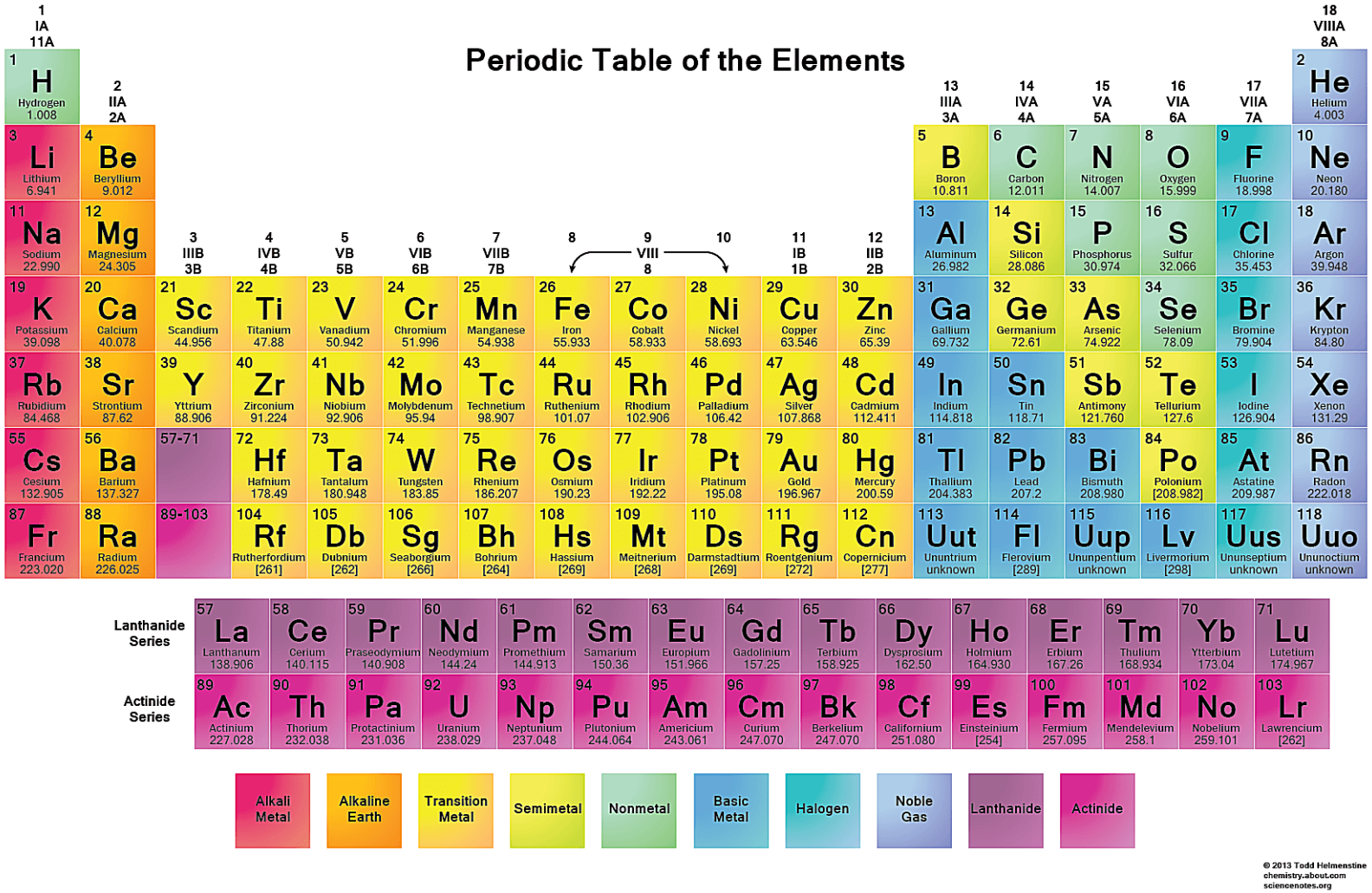
#1

RIGHT SIZE

#2

#3

A Use for High School Chemistry (at last!)



Periodic Table of Comp Plan Elements

GP Goals + Policies				**NO** Needs + Opps	**WP** Work Program
Bb Broadband	**LU** Land Use	**Tr** Transport-ation	**ED** Econ. Develop.	**Ho** Housing	**CI** Capital Improve.
TA Target Areas	**PS** Public Safety	**GR** Greenspace + Rec.	**Ed** Education	**HS** Human Services	**NR** Natural Resources
IC Inter-gov Coordin.	**SW** Solid Waste	**IF** Infrastruct. + Facilities	**Su** Community Sustain.	**HC** Historic + Cult. Res.	**DR** Disaster Resilience

Period One Elements

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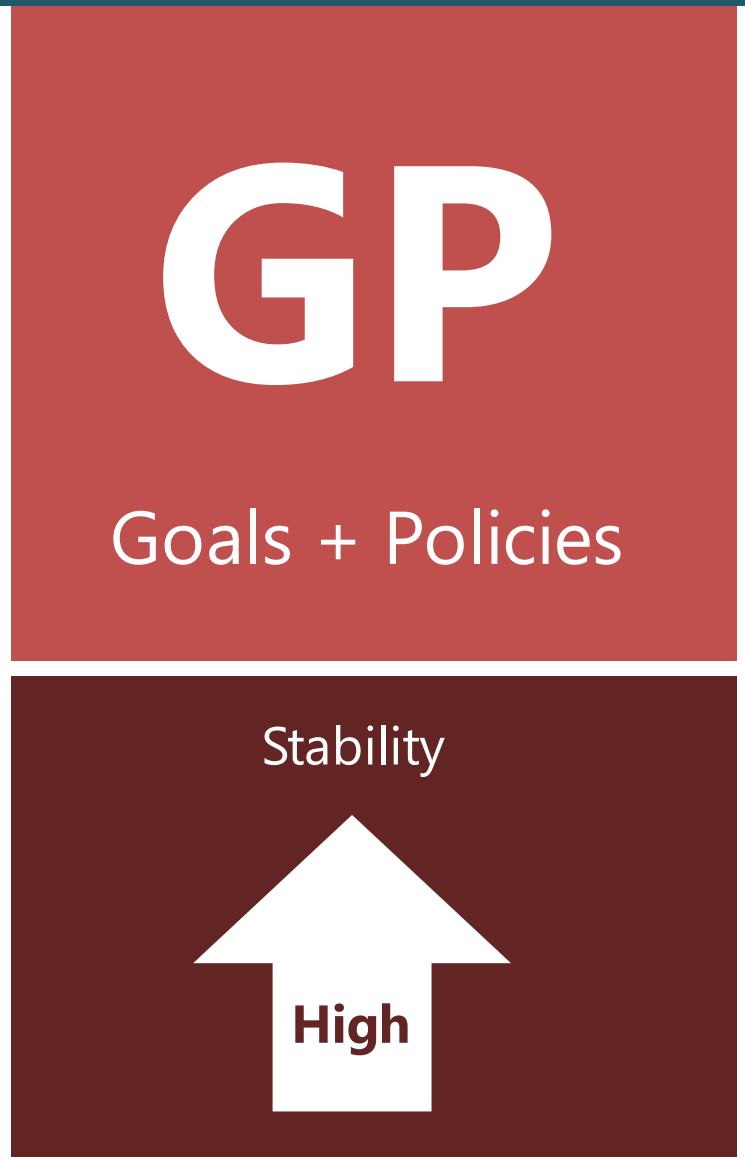
Period One Elements



- **Long-term, consistent foundation for planning**
  - » Address a wide **breadth** of planning topics,
  - » **High-level, general direction** that states a position; squishy words are OK
- Differences between goals, policies, principles, or objectives? **No matter – just provide the clear guidance**

Period One Elements

NO

Needs + Opportunities

Stability

- Identifies the needs, opportunities, issues, and assets of the community **right now**
- **Best place to start** when you fire up your update
  - Focus on what's changed
- One of the most meaningful places for **public input**
- Suggestion: get your **other departments involved** in this stage to document the needs/issues they are facing – not all are visible to the community

Period One Elements

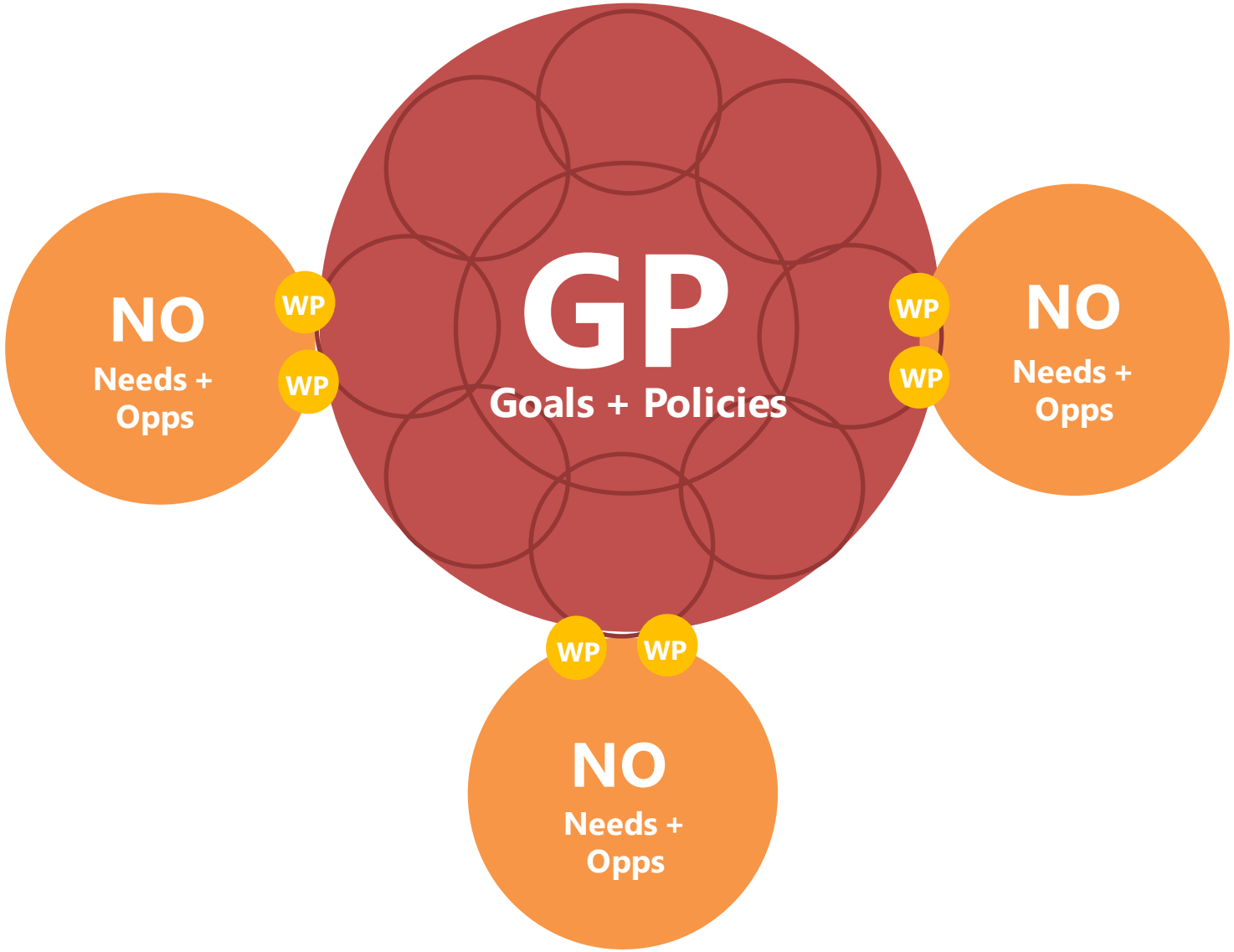
WP

Work Program

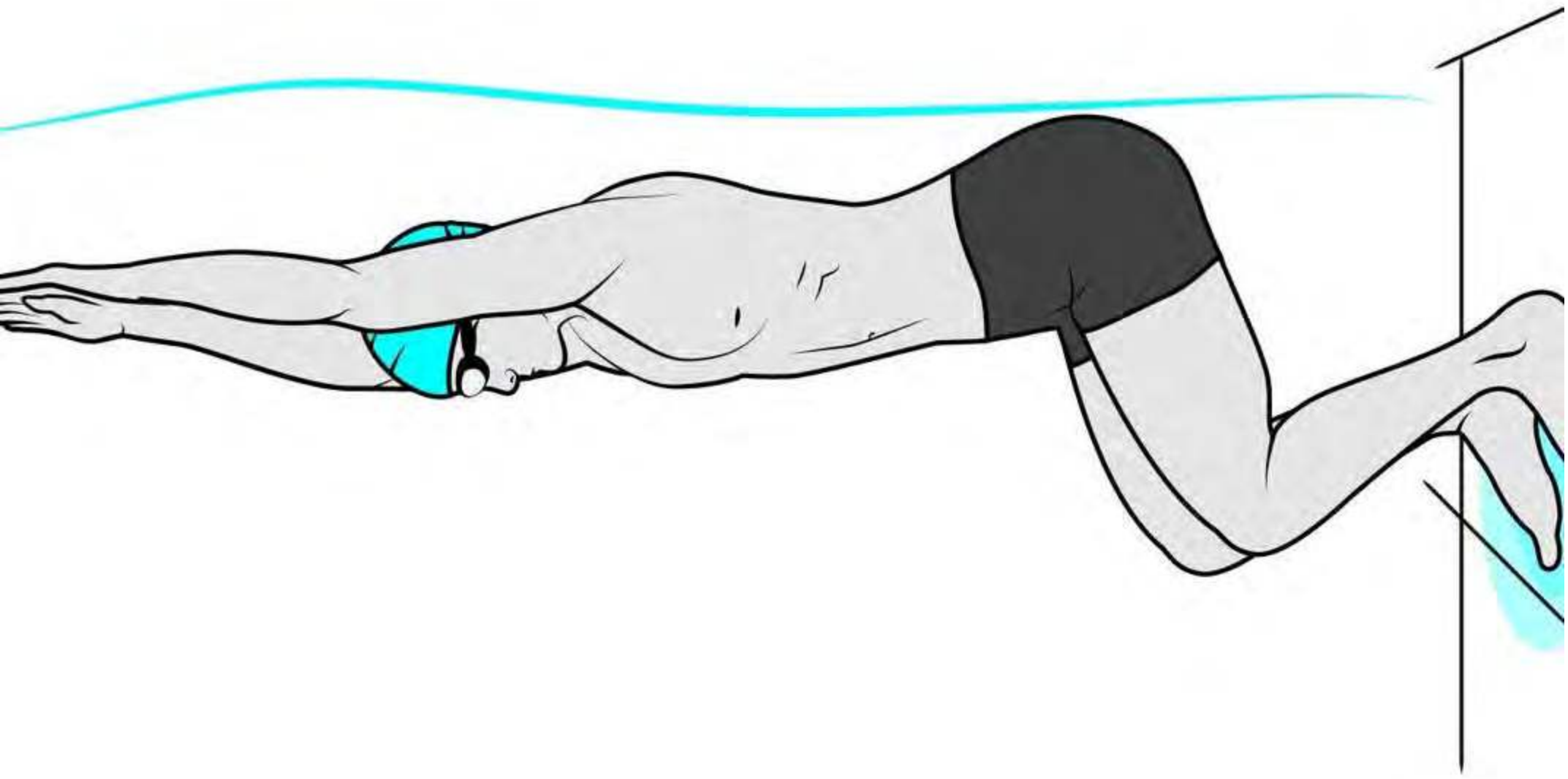
Stability

- List of **projects/initiatives for the next 5 years**
- Designate timeframe, funding, responsible party
- Not a place for squishy words; **active verbs!**
- Suggestion: **two-tiered work program**, short term and long term

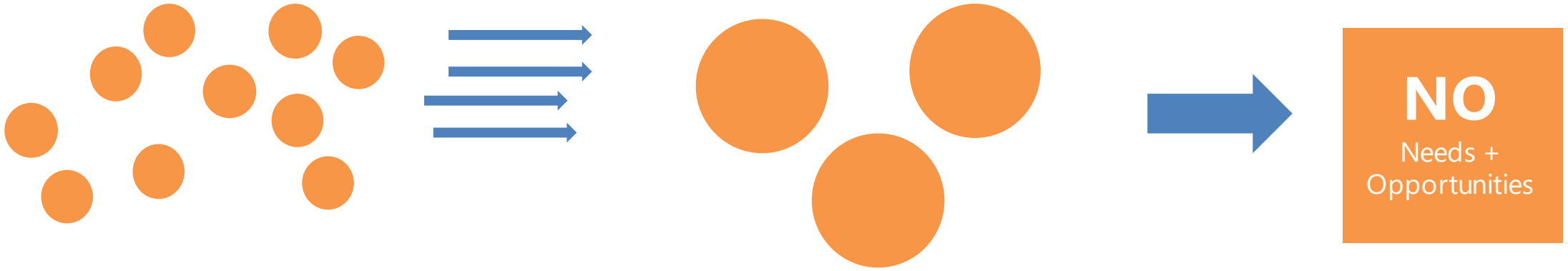
Element Bonding



#2 Streamline



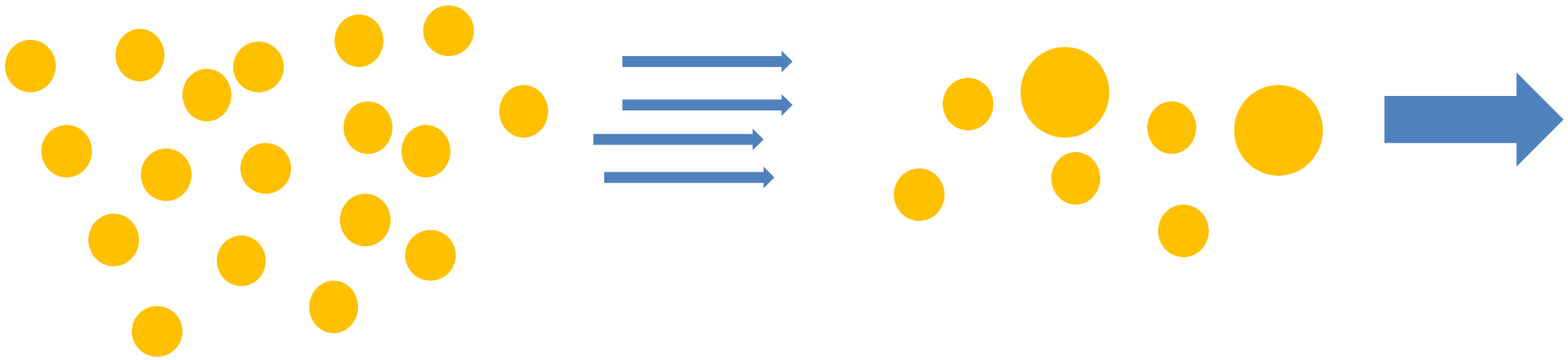
Documenting v. Distilling



Reporting Out,
Listing Everything

Analyzing, Prioritizing
Focusing

NO
Needs +
Opportunities



WP
Work Program

Documenting v. Distilling

A collection of documents and lists may be comprehensive, **but it's not a plan**.

Streamlining Tips: Goals + Policies

Do Review all previous plan goals and policies with a critical eye

- Examine each goal/policy: is it still relevant?
- Are there duplicates, lots of overlap, or conflicts?
- Look for gaps: are there are any topics that are not addressed?

Assume the previous plan's goals/policies are comprehensive, consistent, and relevant

Streamlining Tips: Goals + Policies

Do Stick to **one topic** per goal/policy

"Encourage the development of workforce housing"

"Encourage workforce housing, senior housing, protection of single-family neighborhoods, and walkability"

Streamlining Tips: Goals + Policies

Do **Keep it general**, but not so general that is has no meaning

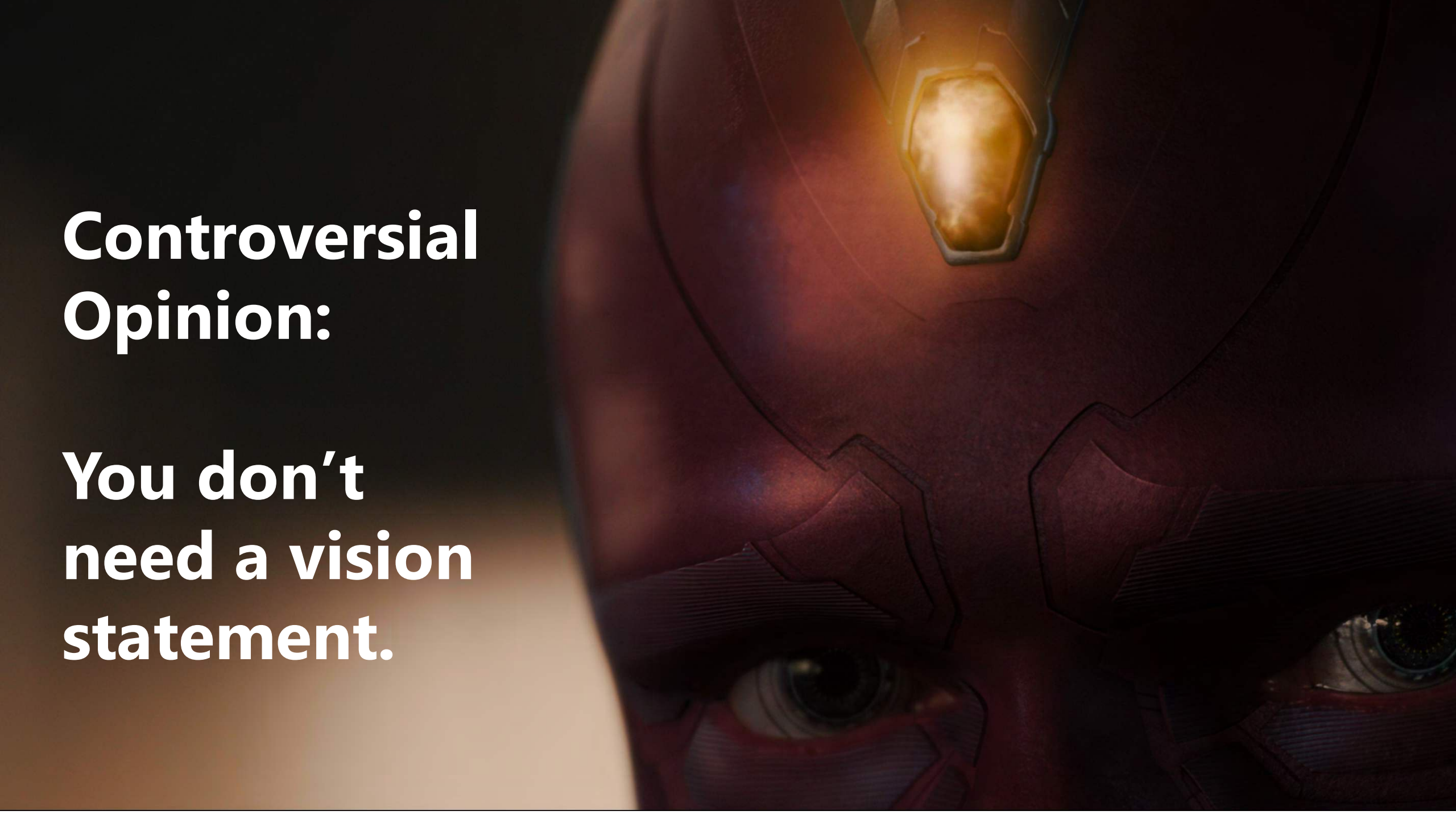
"Support the development of innovation centers"

TOO GENERAL:

"Support innovation"

TOO SPECIFIC:

"Partner with Gwinnett County to create an innovation center northwest of downtown"


Controversial Opinion:
You don’t need a vision statement.

Controversial Opinion:

You don't need a vision statement.

Do it if you can rock it:

"Lawrenceville will be known as the heart of Gwinnett and the college town of tomorrow, where inclusion is a way of life, new urban living is just living, and art comes to life in a talent-rich, regional epicenter of community."

Or treat it more like branding:

"Deliberately rural…" (Chattahoochee Hills)

Streamlining Tips: Needs + Opportunities

Do List all needs and opportunities, **but make priorities clear**

Identify top 3 - 5 high-level needs and opportunities

Have a massive, unorganized list of everything heard in the process

Streamlining Tips: Needs + Opportunities

Do State needs and opportunities as clear, complete thoughts

"Need more diverse retail options downtown"

"Retail"

Streamlining Tips: Work Program

Do Create your work program with **intention**

INCLUDES ITEMS THAT...

- Represent a **significant investment** of money or staff time
- Have a definable **start and finish**
- Are **community facing**
- Will see action in the **next five years**

THINK 2X....

- Represent a **very minor investment** of money or staff time
- Have **no viable funding** source
- Have no definable **start and finish**
- Are **internal facing**
- Are **day-to-day/regular tasks**

Streamlining Tips: Work Program

Do Use the **Report of Accomplishments** as a learning tool

- Evaluate it **early**
- **Identify weak spots** – what types of items got stuck?
- **Remove** items that are **goals/policies**, not work program items

Complete it as an afterthought, especially at the end

Agenda

Behind the Curtain: Comprehensive Planning in GA

3 THINGS TO DO

#1

RIGHT SIZE

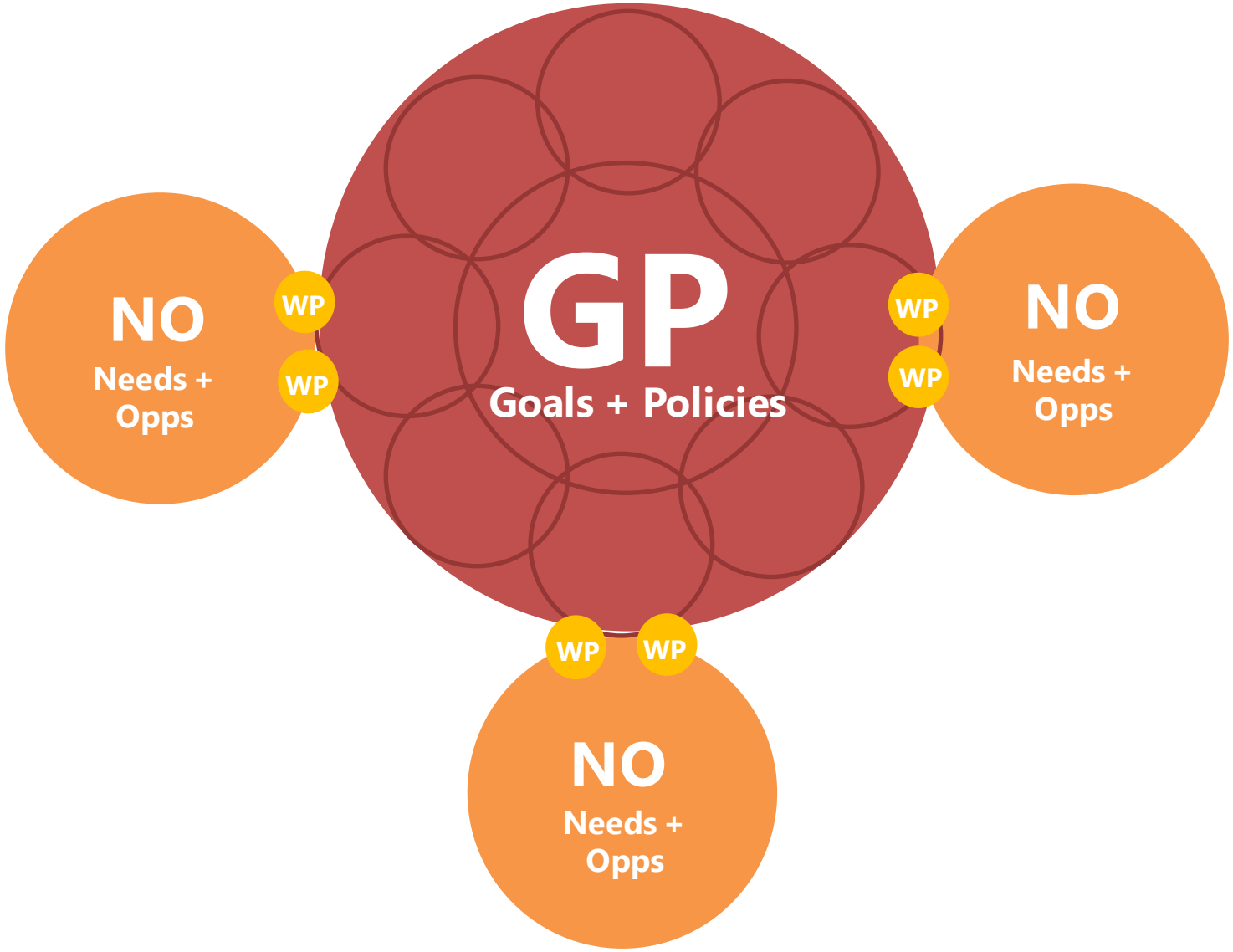
#2

STREAMLINE

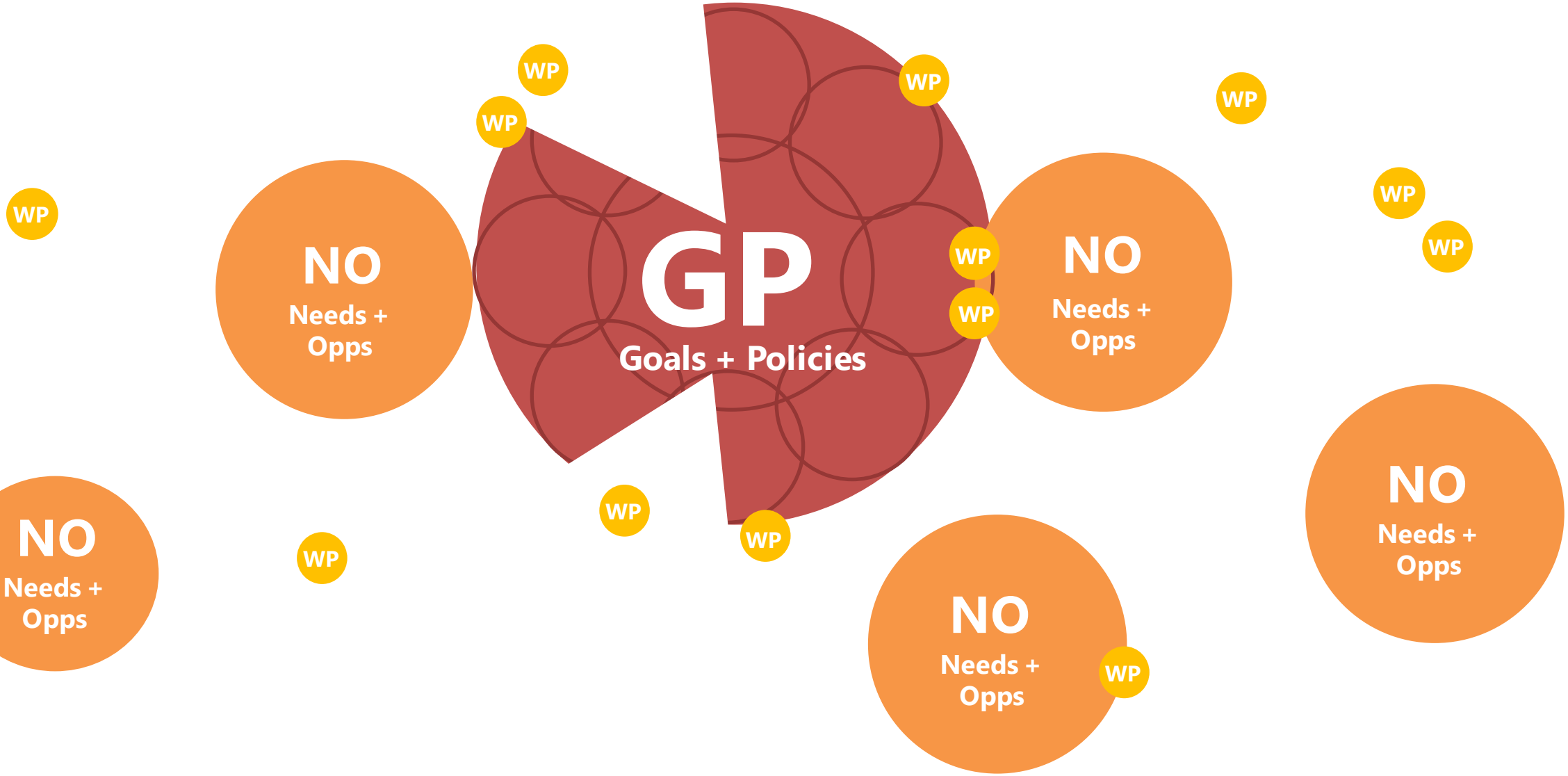
#3

#3 Align

Element Bonding- Ideal



Element Bonding - Actual



Align: No Orphan Needs + Opportunities

- Need/opportunity without a goal or policy?
  - **It's time to write some policy**
- Need/opportunity without a work program item?
  - **If it's a priority, figure out a first step, put in work program**
  - Not a priority, might be OK

Align: No Orphan Work Program Items

- Work program item without a goal or policy?
  - **Might be time to write some policy**
- Work program item without a need/opportunity?
  - **This is a very tricky, very common problem**
  - Easiest path: add a need/opportunity
  - Best practice: evaluate the item and consider if it's the best use of resources

Align: Common Pitfalls

- **Biggest gulf is typically between needs/opps and work program**
  - Work programs typically come together by departments submitting their lists of projects – not vetted, not necessarily tied to anything else in plan
- Treating Needs/Opportunities, Goals/Policies, and the Work Program as **separate tasks**
- **Flip-flopping**: work program items that are actually goals/policies, vice versa

Align: Is this really an issue? Seems basic…

YES

This is actually an issue.
We are not very good this, at least in the Atlanta region.

- **VHB Comprehensive Plan Study:**
  - 50 Atlanta-area Comp Plans
  - 29 topic areas
  - 7,000+ goals/policies, needs/opps, work program items coded by primary topic
- **Using our Comps tool, which provides a:**
  - Macro look across the region for planning and policy trends
  - Micro look at single plan content and alignment

Align: 50 Atlanta Area Comprehensive Plans

- City of Acworth
- City of Alpharetta
- City of Austell
- City of Avondale Estates
- Town of Braselton
- City of Brookhaven
- City of Canton
- City of Chamblee
- City of Chattahoochee Hills
- Cherokee County
- City of Clarkston
- Clayton County
- Cobb County
- City of College Park
- City of Decatur
- DeKalb County
- City of Doraville
- Douglas County
- City of Douglasville
- City of Dunwoody
- City of East Point
- City of Fairburn
- City of Forest Park
- City of Grayson
- Gwinnett County
- City of Hapeville
- Town of Haralson
- City of Holly Springs
- City of Jonesboro
- City of Kennesaw
- City of Lake City
- City of Lawrenceville
- City of Lithonia
- City of Lovejoy
- City of Marietta
- City of Moreland
- City of Morrow
- City of Newnan
- City of Norcross
- Paulding County
- Town of Pine Lake
- City of Powder Springs
- City of Riverdale
- City of Senoia
- City of Smyrna
- City of Stone Mountain
- City of Tucker
- City of Union City
- City of Villa Rica
- City of Woodstock

Population Range:
185 - 932,650 residents

22 by Regional Comm.

8 by Staff

19 by Consultants

3,173 Goals + Policies

1,806 Needs + Opps

3,417 Work Prog. Items

Align: Comps Tool Topics

LAND USE

- General Land Use
- Mixed Use
- Commercial/ Industrial
- Land Use Planning
- Controls/ Regulations

HOUSING

- General Housing
- Affordability
- Single-Family
- Multi-Family/ Mixed
- Housing Planning

TRANSPORT.

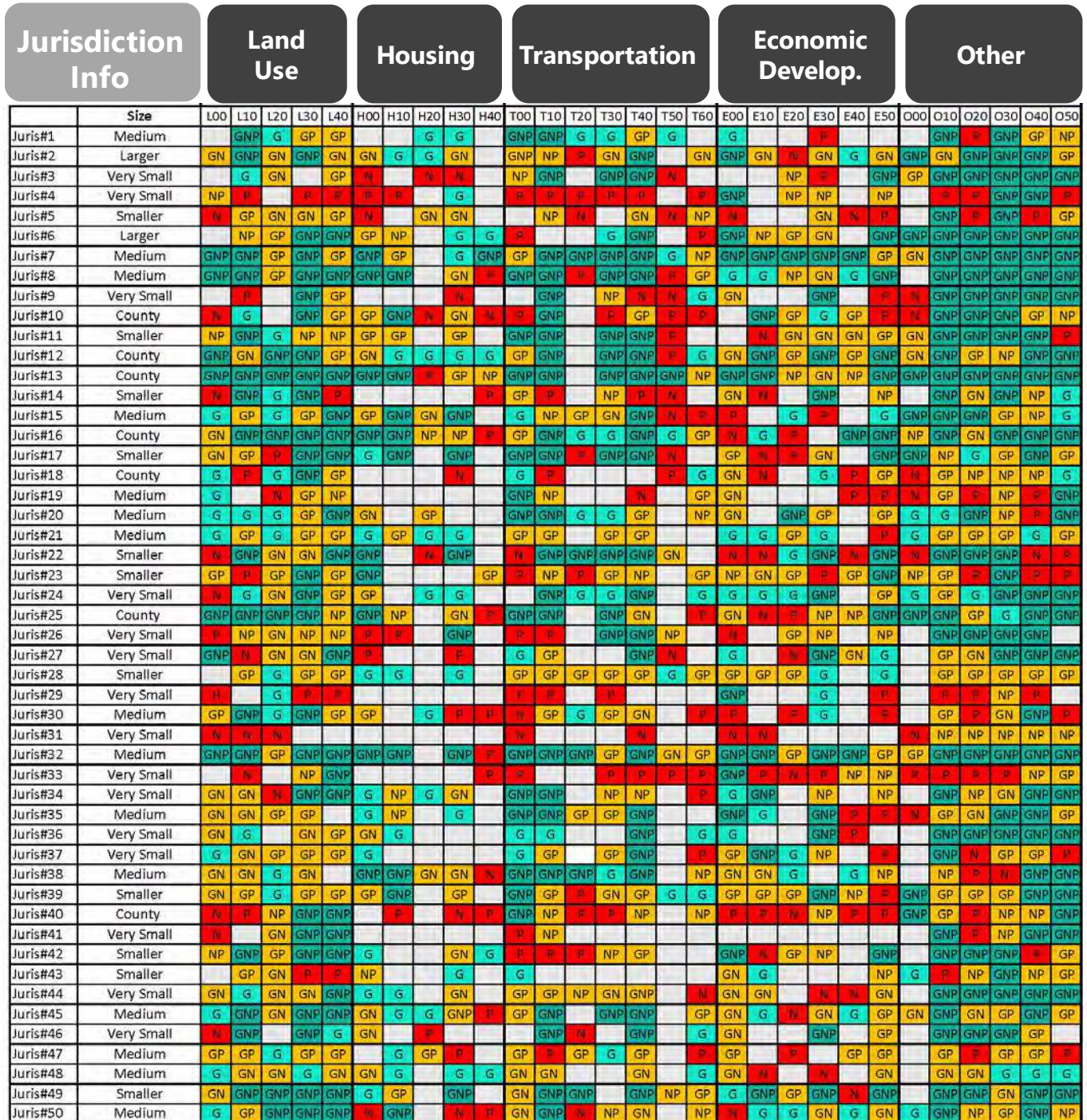
- General Transp.
- Roads
- Parking
- Transit
- Bike/Ped
- Transportation Planning

ECON DEV.

- General Ec Dev.
- Jobs
- Small Businesses
- Retail
- Industry
- Ec. Dev. Planning

OTHER

- General Other
- Parks/Nat. Resources
- History, Arts, Culture
- Character/ Beauty
- Facilities/Services
- Governance



29 Topic Areas

One line represents one jurisdiction's Comp Plan

No alignment….(Orphan!)

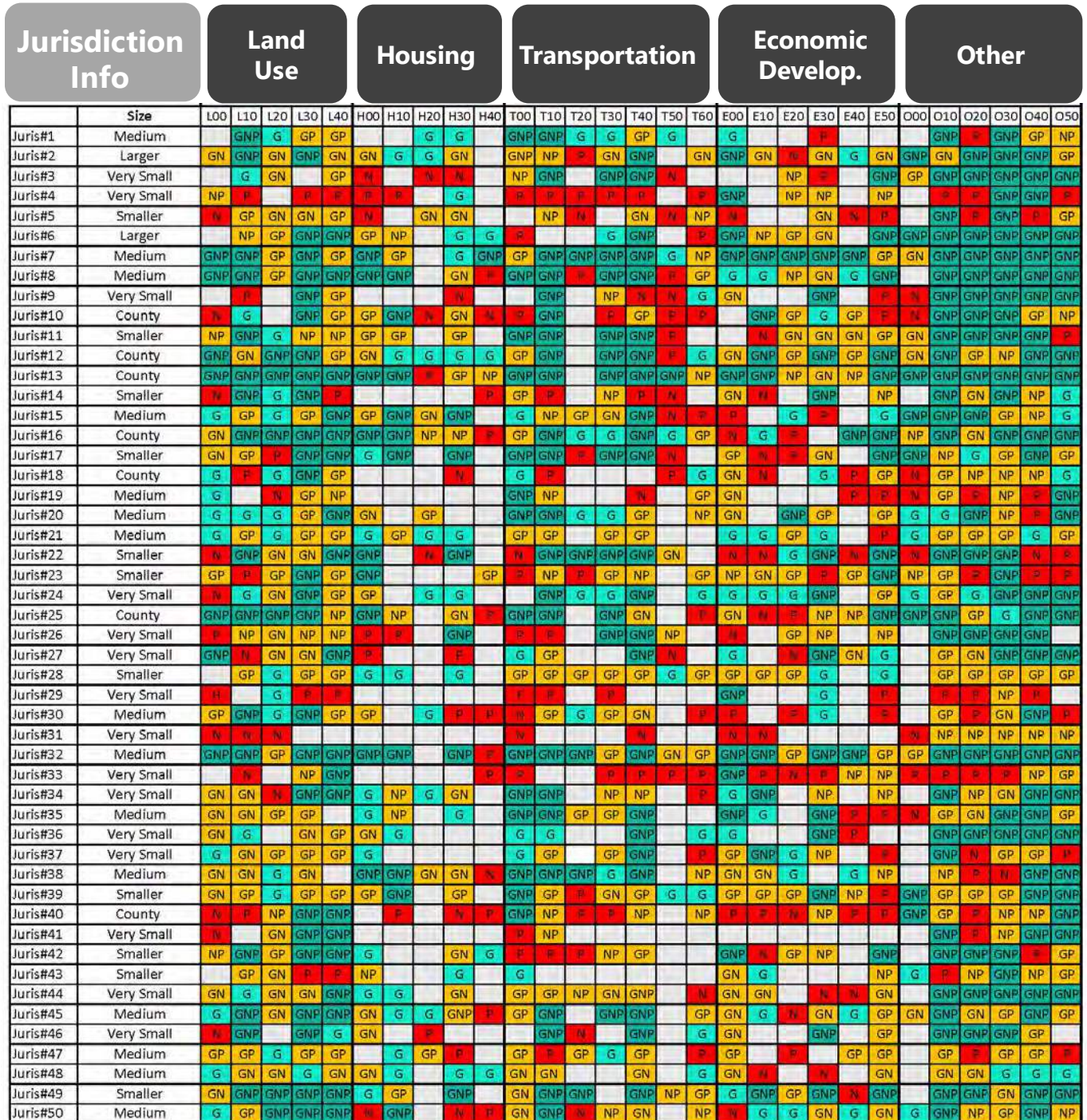
Partial Alignment

Full Alignment

Goal/Policy Only

No content

comps



	Size	L00	L10	L20	L30	L40	H00	H10	H20	H30	H40	T00	T10	T20	T30	T40	T50	T60	E00	E10	E20	E30	E40	E50	O00	O10	O20	O30	O40	O50
Juris#1	Medium		GNP	G	GP	GP			G	G		GNP	GNP	G	G	GP	G		G			P				GNP	P	GNP	GP	NP
Juris#2	Larger	GN	GNP	GN	GNP	GN	GN	G	G	GN		GNP	NP	P	GN	GNP		GN	GNP	GN	N	GN	G	GN	GNP	GN	GNP	GNP	GNP	GP
Juris#3	Very Small		G	GN		GP	N		N	N		NP	GNP		GNP	GNP	N				NP	P		GNP	GP	GNP	GNP	GNP	GNP	GNP
Juris#4	Very Small	NP	P		P	P	P	P		G		P	P	P	P	P		P	GNP		NP	NP		NP		P	P	GNP	GNP	P
Juris#5	Smaller	N	GP	GN	GN	GP	N		GN	GN			NP	N		GN	N	NP	N			GN	N	P		GNP	P	GNP	P	GP
Juris#6	Larger		NP	GP	GNP	GNP	GP	NP		G	G	P			G	GNP		P	GNP	NP	GP	GN		GNP	GNP	GNP	GNP	GNP	GNP	GNP
Juris#7	Medium	GNP	GNP	GP	GNP	GP	GNP	GP		G	GNP	GP	GNP	GNP	GNP	GNP	G	NP	GNP	GNP	GNP	GNP	GNP	GP	GN	GNP	GNP	GNP	GNP	GNP
Juris#8	Medium	GNP	GNP	GP	GNP	GNP	GNP	GNP		GN	P	GNP	GNP	P	GNP	GNP	P	GP	G	G	NP	GN	G	GNP		GNP	GNP	GNP	GNP	GNP
Juris#9	Very Small		P		GNP	GP				N			GNP		NP	N	N	G	GN			GNP		P	N	GNP	GNP	GNP	GNP	GNP
Juris#10	County	N	G		GNP	GP	GP	GNP	N	GN	N	P	GNP		P	GP	P	P		GNP	GP	G	GP	P	N	GNP	GNP	GNP	GP	NP
Juris#11	Smaller	NP	GNP	G	NP	NP	GP	GP		GP		GNP	GNP		GNP	GNP	P			N	GN	GN	GN	GP	GN	GNP	GNP	GNP	GNP	P
Juris#12	County	GNP	GN	GNP	GNP	GP	GN	G	G	G	G	GP	GNP		GNP	GNP	P	G	GN	GNP	GP	GNP	GP	GNP	GN	GNP	GP	NP	GNP	GNP
Juris#13	County	GNP	GNP	GNP	GNP	GNP	GNP	GNP	P	GP	NP	GNP	GNP		GNP	GNP	GNP	NP	GNP	GNP	NP	GN	NP	GNP	GNP	GNP	GNP	GNP	GNP	GNP
Juris#14	Smaller	N	GNP	G	GNP	P					P	GP	P		NP	P	N		GN	N		GNP		NP		GNP	GN	GNP	NP	G
Juris#15	Medium	G	GP	G	GP	GNP	GP	GNP	GN	GNP		G	NP	GP	GN	GNP	N	P	P		G	P		G	GNP	GNP	GNP	GP	NP	G
Juris#16	County	GN	GNP	GNP	GNP	GNP	GNP	GNP	NP	NP	P	GP	GNP	G	G	GNP	G	GP	N	G	P		GNP	GNP	NP	GNP	GN	GNP	GNP	GNP
Juris#17	Smaller	GN	GP	P	GNP	GNP	G	GNP		GNP		GNP	GNP	P	GNP	GNP	N		GP	N	P	GN		GNP	GNP	NP	G	GP	GNP	GP
Juris#18	County	G	P	G	GNP	GP				N		G	P				P	G	GN	N		G	P	GP	N	GP	NP	NP	NP	G
Juris#19	Medium	G		N	GP	NP						GNP	NP			N		GP	GN				P	P	N	GP	P	NP	P	GNP
Juris#20	Medium	G	G	G	GP	GNP	GN		GP			GNP	GNP	G	G	GP		NP	GN		GNP	GP		GP	G	G	GNP	NP	P	GNP
Juris#21	Medium	G	GP	G	GP	GP	G	GP	G	G		GP	GP		GP	GP			G	G	GP	G		P	G	GP	GP	GP	G	GP
Juris#22	Smaller	N	GNP	GN	GN	GNP	GNP		N	GNP		N	GNP	GNP	GNP	GNP	GN		N	N	G	GNP	N	GNP	N	GNP	GNP	GNP	N	P
Juris#23	Smaller	GP	P	GP	GNP	GP	GNP				GP	P	NP	P	GP	NP		GP	NP	GN	GP	P	GP	GNP	NP	GP	P	GNP	P	P
Juris#24	Very Small	N	G	GN	GNP	GP	GP		G	G			GNP	G	G	GNP		G	G	G	G	GNP		GP	G	GP	G	GNP	GNP	GNP
Juris#25	County	GNP	GNP	GNP	GNP	NP	GNP	NP		GN	P	GNP	GNP		GNP	GN		P	GN	N	P	NP	NP	GNP	GNP	GNP	GP	G	GNP	GNP
Juris#26	Very Small	P	NP	GN	NP	NP	P	P		GNP		P	P		GNP	GNP	NP		N		GP	NP		NP		GNP	GNP	GNP	GNP	
Juris#27	Very Small	GNP	N	GN	GN	GNP	P			P		G	GP			GNP	N		G		N	GNP	GN	G		GP	GN	GNP	GNP	GNP
Juris#28	Smaller		GP	G	GP	GP	G	G		G		GP	GP	GP	GP	GP	G	GP	GP	GP	GP	G		G		GP	GP	GP	GP	GP
Juris#29	Very Small	H		G	P	P						P	P		P				GNP			G		P		P	P	NP	P	
Juris#30	Medium	GP	GNP	G	GNP	GP	GP		G	P	P	N	GP	G	GP	GN		P	P		P	G		P		GP	P	GN	GNP	P
Juris#31	Very Small	N	N	N							N	N				N			N	N					N	NP	NP	NP	NP	NP
Juris#32	Medium	GNP	GNP	GP	GNP	GNP	GNP	GNP		GNP	P	GNP	GNP	GNP	GP	GNP	GN	GP	GNP	GNP	GP	GNP	GNP	GP	GP	GNP	GNP	GNP	GNP	GNP
Juris#33	Very Small		N		NP	GNP					P	P			P	P	P	P	GNP	P	N	P	NP	NP	P	P	P	NP	GP
Juris#34	Very Small	GN	GN	N	GNP	GNP	G	NP	G	GN		GNP	GNP		NP	NP		P	G	GNP		NP		NP		GNP	NP	GN	GNP	GNP
Juris#35	Medium	GN	GN	GP	GP		G	NP		G		GNP	GNP	GP	GP	GNP			GNP	G		GNP	P	P	N	GP	GN	GNP	GNP	GP
Juris#36	Very Small	GN	G		GN	GP	GN	G				G	G			GNP		G	G			GNP	P			GNP	GNP	GNP	GNP	GNP
Juris#37	Very Small	G	GN	GP	GP	GP	G					G	GP		GP	GNP		P	GP	GNP	G	NP		P		GNP	N	GP	GP	P
Juris#38	Medium	GN	GN	G	GN		GNP	GNP	GN	GN	N	GNP	GNP	GNP	G	GNP		NP	GN	GN	G		G	NP		NP	P	N	GNP	GNP
Juris#39	Smaller	GN	GP	G	GP	GP	GP	GNP		GP		GNP	GP	P	GN	GP	G	G	GP	GP	GP	GNP	NP	P	GNP	GP	GP	GP	GNP	GNP
Juris#40	County	N	P	NP	GNP	GNP		P		N	P	GNP	NP	P	P	NP		NP	P	P	N	NP	P	P	GNP	GP	P	NP	NP	GNP
Juris#41	Very Small	N		GN	GNP	GNP						P	NP													GNP	P	NP	GNP	GNP
Juris#42	Smaller	NP	GNP	GP	GNP	GNP	G			GN	G	P	P	P	NP	GP			GNP	N	GP	NP		GNP		GNP	GNP	GNP	P	GP
Juris#43	Smaller		GP	GN	P	P	NP			G		G							GN	G				NP	G	P	NP	GNP	NP	GP
Juris#44	Very Small	GN	G	GN	GN	GNP	G	G		GN		GP	GP	NP	GN	GNP		N	GN	GN		N	N	GN		GNP	GNP	GNP	GNP	GNP
Juris#45	Medium	G	GNP	GN	GNP	GNP	GN	G	G	GNP	P	GP	GNP		GNP	GNP		GP	GN	G	N	GN	G	GP	GN	GNP	GN	GP	GNP	GP
Juris#46	Very Small	N	GNP		GNP	G	GN		P				GNP	N		GNP		G	GN			GNP		GP		GNP	GNP	GNP	GP	
Juris#47	Medium	GP	GP	G	GP	GP		G	GP	P		GP	P	GP	G	GP		P	GP		P		GP	GP		GP	P	GP	GP	P
Juris#48	Medium	G	GN	GN	G	GN	GN	G		G	G	GN	GN			GN		G	GN	N		N		GN		GN	GN	G	G	G
Juris#49	Smaller	GN	GNP	GNP	GNP	GNP	G	GP		GNP		GN	GNP	GNP		GNP	NP	GP	G	GNP	GP	GNP	N	GNP		GNP	GNP	GN	GNP	GNP
Juris#50	Medium	G	GP	GNP	GNP	GNP	N	GNP		N	P	GN	GNP	N	NP	GN		NP	N	G	G	GN	G	GN	G	GNP	NP	GP	GNP	NP

Big Picture Take-Aways

- **48 out of 50** plans have at least one topic with **orphans**
  - **Average amount is 4** topics with orphans
- **We do best in the "Other"** category…yet it's content that's not required
- Many of our plans are pretty **quiet on Housing** topics

comps

Alignment Awards: Larger Communities (50k+)

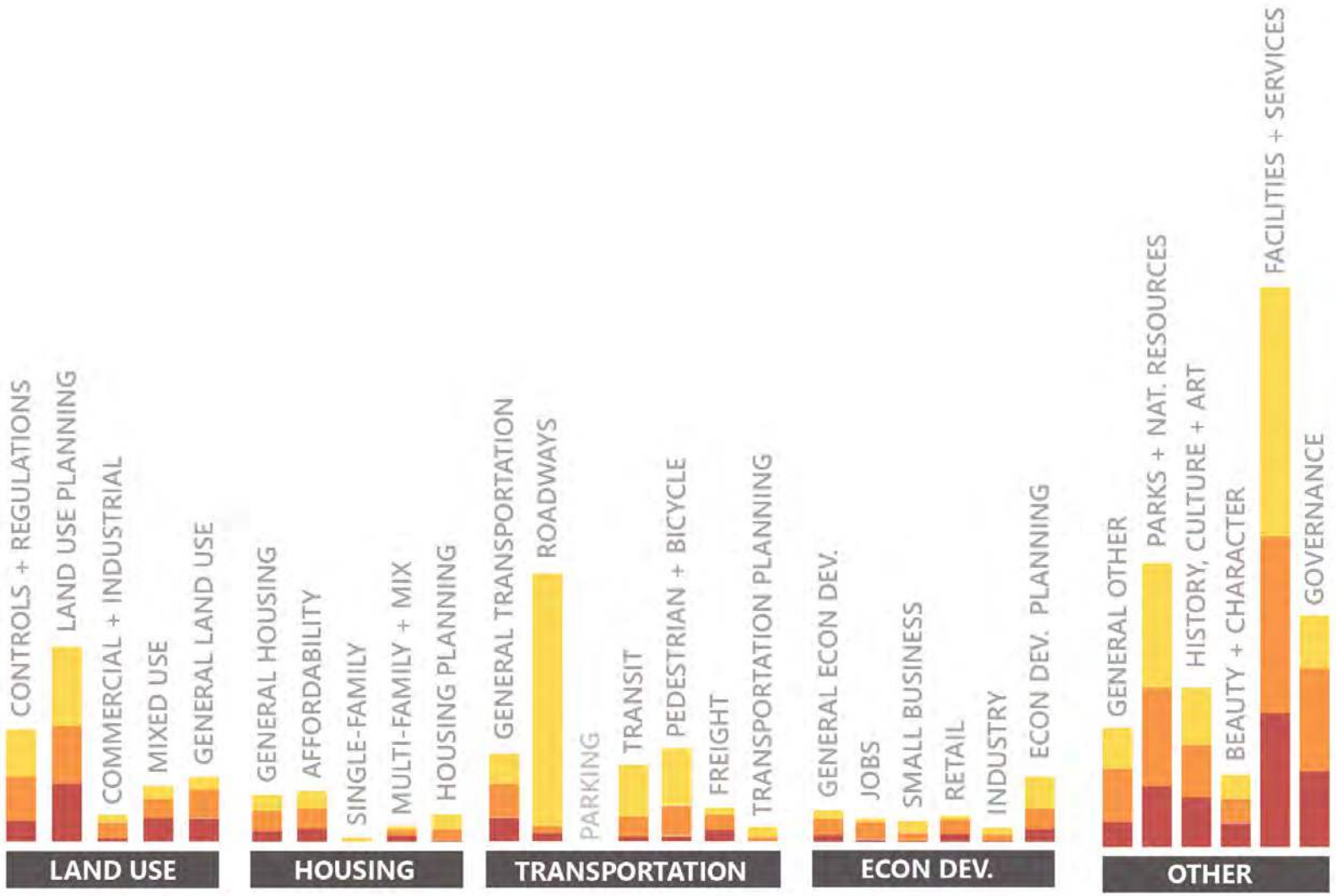
COBB COUNTY

#1

Work Program

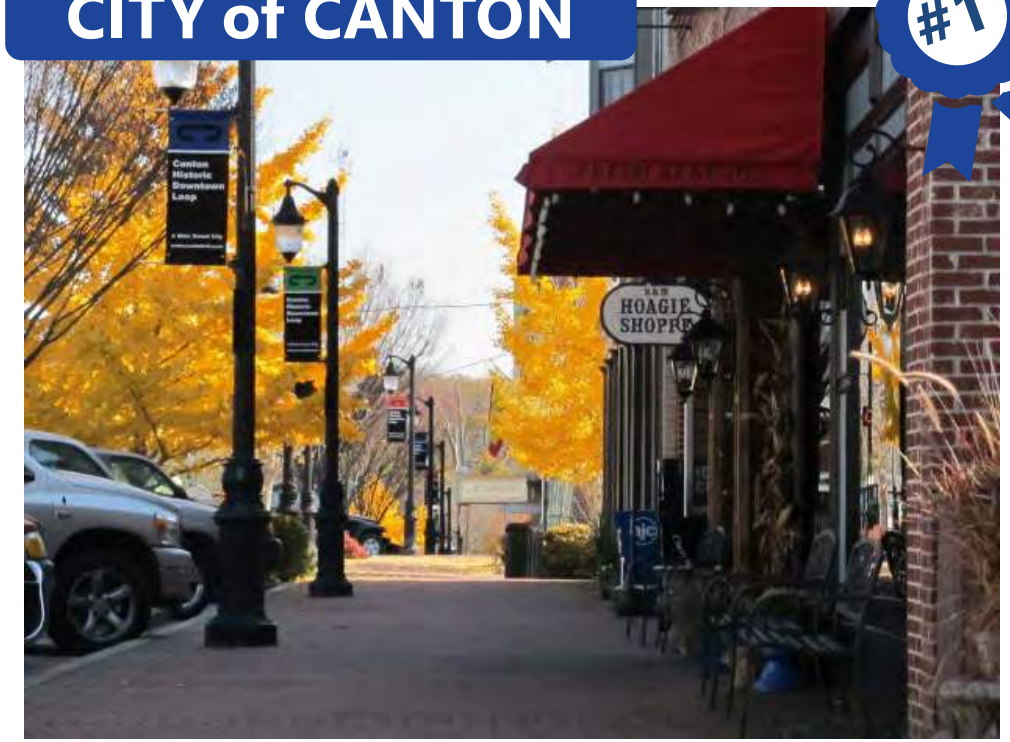
Needs + Opps

Goals + Policies



Alignment Awards: Medium Communities (20-50k)

CITY of CANTON



#1

CITY of LAWRENCEVILLE

#1

Alignment Awards: Small Communities

CITY of VILLA RICA

#1

Population: 10K – 20K

CITY of LOVEJOY

#1

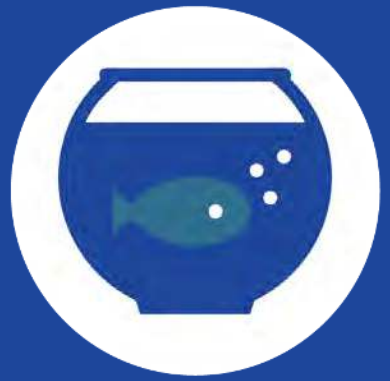
Population: Less than 10k

Wrap-Up

3 Big Things

#1

Right Size



#2

Streamline

#3

Align

Questions? Comments? Get in touch!

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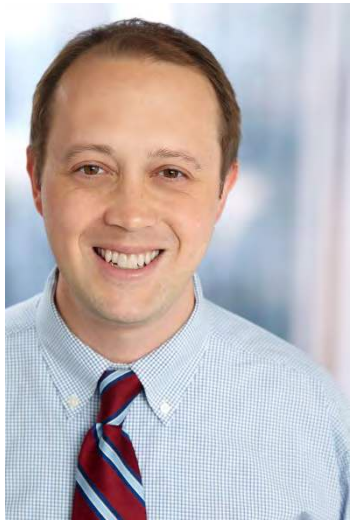

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