

1. Agenda

Documents:

[BOMC-8-17-16-WS-AGENDA.PDF](#)

2. Agenda Item No. 4

Documents:

[SCP PACKET.PDF](#)

2.I. PZB Recommendation

Documents:

[PZB SCP RECOMMENDATION.PDF](#)

2.II. Staff Response To PZB Recommendation

Documents:

[KERI PZB MEMO.PDF](#)

3. Agenda Item No. 5

Documents:

[DRAFT TREE ORD .PDF](#)

4. Agenda Item No. 6

Documents:

[2016-PUBLIC WORKS.PDF](#)

5. Agenda Item No. 7

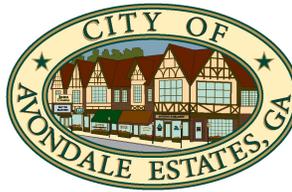
Documents:

[COMP PLAN.PDF](#)

5.I. Comprehensive Plan

Documents:

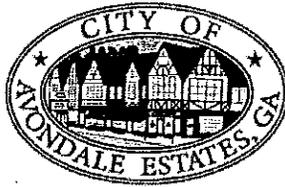
[AV_PLAN DRAFT.PDF](#)
[DRAFT WORK PLAN JUNE 29.XLSX](#)
[APPENDIX-DRAFT.PDF](#)



**BOARD OF MAYOR AND COMMISSIONERS
WORK SESSION
August 17, 2016
5:30 p.m.**

AGENDA

- Item No. 1 Meeting Called to Order
- Item No. 2 Adoption of Agenda
- Item No. 3 Planning and Zoning Board Recommendation on South City Partners Development Agreement
- Item No. 4 South City Partners Development Agreement Update
- Item No. 5 Draft Tree Ordinance Review With Greenspace Ad Hoc Committee
- Item No. 6 Resolution for Public Works Building Design/Build Services
- Item No. 7 Resolution Adopting the 2016 Comprehensive Plan
- Item No. 8 Planning and Zoning Board Openings
- Item No. 9 Resolution to Renew Service Delivery Strategy
- Item No. 10 Kensington Road Storm Water Update
- Item No. 11 Discussion of Allowing Chicken Coops
- Item No. 12 Public Comment
- Item No. 13 Executive Session (Real Estate)
- Item No. 14 Adjournment



ZONING APPLICATION

Date Received: 7/20/16 Application No.: 1

(To be filled out by City Staff)

Application Fee: \$100 – Method of Payment CK# CASH

See Article 17 of the City of Avondale Estates Zoning Ordinance for the procedure to amend the zoning ordinance

Applicant: SCP Acquisitions LLC E-Mail: cwelch@southcitypartners.com

Applicant Mailing Address:

3715 Northside Pkwy Atlanta, GA 30327

Applicant Phone: 404 368 1040 Fax:

Owner Certification: Attached E-Mail:
(If different than Applicant, attach Affidavit of Authorization as an Exhibit)

Owner's Mailing Address:

PO Box 336 23 Decatur Ga 30033 - 0623

Owner(s) Phone: 404 294 4726 Fax:

Address/Location of Subject Property: 2718 East College Ave.

District(s): 15 Land Lot(s): 248 Block: 04 Parcel(s): 014

Text Amendment: Yes/No

Application Requirements-Sec. 1703 II. A.

Map Amendment: Yes/No

Application Requirements-Sec. 1703 II. B.

Current Zoning: CBD-3 Proposed Zoning: CBD-PD

Gina Hill
Notary Public

Charles Hill
Signature of Applicant

Check One: Owner ✓ Agent ✓

10-14-19
Expiration Date/Seal

Gina Hill
NOTARY PUBLIC
DEKALB COUNTY, GEORGIA

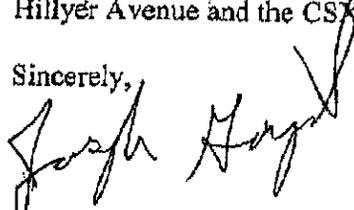
Joseph Gargiulo
PO Box 33623
Decatur, GA 30033
March 15, 2016

Keri Stevens
City Planner and Community Development Officer
City of Avondale Estates
21 North Avondale Plaza
Avondale Estates, GA 30002

Dear Keri Stevens:

Please allow this letter to serve as my authorization for South City Partners to complete application for Rezoning and a Certificate of Appropriateness as well as appear on my behalf before the Board of Mayor and Commissioners, the Planning and Zoning Board, and the Architectural Review Board. This authorization is regarding my property at the intersection of Sam's Crossing and East College Avenue, which is also bounded by Hillyer Avenue and the CSX Rail Line.

Sincerely,



Joseph Gargiulo
Property Owner

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the “Agreement”) is entered into this _____ day of _____, 2016 between **SCP ACQUISITIONS, LLC**, a Georgia Limited Liability Company (hereinafter referred to as “**South City**”), and the **CITY OF AVONDALE ESTATES, GEORGIA**, a Georgia Municipal Corporation (hereinafter referred to as the “**City**”). South City and the City may hereinafter be referred to collectively as the “Parties” and individually as a “Party.”

WITNESSETH

WHEREAS, South City either owns or has contracted to acquire certain real property comprised of 3.18 acres located in Land Lot 248 of the 15th District of DeKalb County, the City of Avondale Estates, Georgia and as more particularly described by **Exhibit “A”** and incorporated herein and by this reference made a part hereof (the “**Overall Property**”); and

WHEREAS, in keeping with that certain Downtown Master Plan for the City of Avondale Estates updated March 20, 2014, and adopted by the City as a planning document (the “**Downtown Master Plan**”), South City intends to re-develop the Overall Property as a mixed use development in conformance with the terms of this Agreement and in material conformance with **Exhibits “B” through “O”** attached hereto (collectively, the “**Project Plans**”), such Exhibits “B” through “O” being incorporated herein and by this reference made a part hereof; and

WHEREAS, in accordance with the Project Plans, South City intends to (i) develop a park (the “**Public Park**”) upon the western portion of the Overall Property, as more particularly described on **Exhibit “P”** attached hereto and incorporated herewith (the “**Park Property**”), and (ii) upon completion of the Public Park, convey the Park Property to the City; and

WHEREAS, the remaining portion of the Overall Property that does not constitute the Park Property shall be referred to herein as the “**Subject Property**” and the improvements to be constructed on the Subject Property shall be referred to herein as the “**Project**”; and

WHEREAS, South City may desire to sell or convey a portion of the Subject Property to a third party and the Parties agree that, unless this Agreement is terminated or amended in accordance with the terms hereof, any subsequent owner of any portion of the Subject Property will be bound by the terms hereof; and

WHEREAS, the City has adopted that certain Ordinance Number 0605 (the “**Zoning Ordinance**”) which establishes certain zoning requirements with respect to the City’s Central Business District (as defined in the Zoning Ordinance); and

WHEREAS, the Subject Property lies within the City’s Central Business District; and

City _____
South City _____

WHEREAS, the Parties desire to agree on certain site-specific development controls that will apply to the Project and those agreements are set forth herein.

NOW, THEREFORE, in consideration of ten dollars in hand paid, other valuable consideration, and the mutual promises and agreements herein set forth, the parties hereto agree as follows:

1. **Recitals.** The above stated recitals are hereby incorporated into and made a part of this Agreement.
2. **Exemption of Project from Certain City Zoning Ordinance Provisions.**

The Project Plans include certain improvements that may not strictly comply with those certain articles and sections of the Zoning Ordinance identified below in Part B of this Section 2 (collectively, the “**Exempt Zoning Requirements**”). The Parties agree that, subject to Section 9(g) below, so long as the Project is developed in material conformance with the Project Plans, attached hereto as Exhibits “B” through “O” and listed below in Part A of this Section 2, the Subject Property and the Project are exempt from and are not required to comply with the Exempt Zoning Requirements. The City represents and warrants to South City that it has full power and authority to enter into this Agreement and enforce all the terms and provisions set forth herein. Furthermore, the City represents and warrants to South City that it has complied with all public processes, public hearings, and other applicable laws, regulations, and requirements necessary to authorize the City to enter into this Agreement, exempt the Subject Property and the Project from the Exempt Zoning Requirements, and enforce all the terms and provisions set forth herein.

A. Project Plans for the Project:

Exhibit B – The Site Plan (SP-01)

Exhibit C – The Sams Crossing perspective detailed elevation drawing (AR-06)

Exhibit D – The Hillyer Avenue perspective detailed elevation drawing (AR-05)

Exhibit E – The South/West perspective detailed elevation drawing (AX-07)

Exhibit F – The South/East perspective detailed elevation drawing (AX-08)

Exhibit G – Overall Elevations of Sams Crossing/Park and East College Avenue (U.S. 278) (A4-00A)

Exhibit H – Overall Elevations of Hillyer Avenue and Railroad (A4-00B)

Exhibit I – Sams Crossing Material Board

Exhibit J – Hardscape Plan (L1.0)

Exhibit K – Hardscape Plan (L1.1)

Exhibit L – Tree Protection Plan (L1.3)

Exhibit M – Landscape Plan (L1.4)

Exhibit N – Site Plan (Sheet 4)

Exhibit O – Grading Plan (Sheet 5)

B. Exempt Zoning Requirements:

- i. **Article 7** (“General Provisions”). Subject to Section 9(g) below, so long as the Project is developed in material conformance with the Project Plans, the Project is exempt from and is not required to comply with Article 7 of the Zoning Ordinance in its entirety.
- ii. **Article 11** (“District Development Standards”). Subject to Section 9(g) below, so long as the Project is developed in material conformance with the Project Plans, the Project is exempt from and is not required to comply with Article 11 of the Zoning Ordinance, except the following Sections of Article 11, which shall apply to the Project:
 - a. Article 11, Section 1113.05(I)(B)(1 and 2) regarding Open Space implementation and maintenance,
 - b. Article 11, Section 1113.06(I)(E) regarding placing utilities underground,
 - c. Article 11, Section 1113.08(II) regarding loading and screening,
 - d. Article 11, Section 1113.09(I)(C)(12) regarding parking facility illumination, and
 - e. Article 11, Section 1113.10(B and C) regarding storefront illumination and lighting;
- iii. **Article 12** (“Development Standards”). Subject to Section 9(g) below, so long as the Project is developed in material conformance with the Project Plans, the Project is exempt from and is not required to comply with Article 12 of the Zoning Ordinance except the following Sections of Article 12, which shall apply to the Project:
 - a. Article 12, Section 1201(VIII) regarding fire safety,

- b. Article 12, Section 1201(IX) regarding outdoor storage, and
- c. Article 12, Section 1204 (I and II) regarding parking areas.

3. Applicability of City Ordinances to the Project.

The Parties expressly agree that, except as otherwise expressly provided herein, all applicable City ordinances shall remain in full force and effect and the Project and Subject Property shall be governed by all such applicable City ordinances. Notwithstanding anything set forth in this Agreement or in any ordinance that is applicable to the Subject Property to the contrary, so long as the Project is developed materially in accordance with the terms of this Agreement, the zoning conformance status of the Project shall be deemed to be legally conforming in all respects.

4. Casualty or Condemnation.

In the event that all or any portion of the improvements to the Subject Property are substantially damaged by fire or other casualty or condemned, the owner of the Subject Property shall have the right to rebuild a new development on the Subject Property, and the improvements to be re-built (the “**New Project**”) shall be exempt from the Exempt Zoning Requirements and shall be deemed to be legally conforming in all respects so long as (a) the number of units in the New Project is the same or fewer than the number of units set forth in the Project Plans, (b) the building height of the New Project is the same or lower than the building height set forth in the Project Plans, and (c) the unit size of the New Project is the same or similar to the unit size set forth in the Project Plans. Provided however, that the plans and specifications related to the exterior design aesthetic of the New Project must be submitted to the City’s Architectural Review Board and approved before building permits for the New Project will be issued. For purposes of this Section 4, the improvements to the Subject Property shall be deemed to be substantially damaged by fire or other casualty or condemned if (i) the portion of the Subject Property that is damaged or destroyed has a cost of repair that is in excess of ten percent (10%) of the cost to construct the Project, as reasonably determined by South City, or (ii) the portion of the Subject Property that is condemned has a value in excess of ten percent (10%) of the cost to construct the Project, as reasonably determined by South City or such condemnation proceeding results in a violation of laws and/or applicable regulations.

5. Special Provisions.

In consideration of the mutual promises and covenants set forth herein, subject to Section 9(g) below, South City agrees to develop the Project in material conformance with the following special conditions, which the Parties recognize are not generally applicable to other developments within the City:

- A. Multi-family units: The Subject Property is permitted to include no more than 205 residential units. Such units must average at least 855 square feet per unit.

- B. Combination of Lots: As a pre-condition to obtaining any land disturbance permit for the Project, the Overall Property shall be combined into a single lot and a lot combination plat evidencing such single combined lot shall be recorded in the DeKalb County property records.

- C. Streetlights. All streetlights for the Project shall be 150w HPS King Luminaire Post-Top light fixtures on 12 foot mounting height Stresscrete fluted poles.

6. Permitted Uses for the Project.

The Parties recognize and acknowledge that (i) Article 9 of the Zoning Ordinance requires conditional use approval by the City for multi-family uses in the Central Business District Area 3 Zone and (ii) the Subject Property is within the Central Business District Area 3 Zone. Execution of this Agreement by the City is intended to and hereby does constitute the City’s conditional use approval for the multi-family aspect of the Project as required under Article 9 of the Zoning Ordinance, pursuant to Section 1115.03 of the Zoning Ordinance. The Parties agree that, upon execution of this Agreement, South City is not required to obtain any further approval from the City for the multi-family aspect of the Project under Article 9 of the Zoning Ordinance. Any use of the Subject Property other than the multi-family use shall be subject to the provisions of Article 9 of the Zoning Ordinance for the Central Business District Area 3 Zone.

7. Notices.

All notices, requests, demands or other communications hereunder shall be in writing and deemed given (a) when delivered personally (including by courier), or (b) on the third (3rd) day after said communication is deposited in the U.S. Mail, by registered or certified mail, return receipt requested, postage prepaid, or (c) on the next business day after said communication is delivered to a nationally recognized overnight courier (e.g. FedEx), addressed as set forth below:

If to South City: Mr. John Long
 South City Partners, LLC
 3715 Northside Parkway, Suite 1-310
 Atlanta, Georgia 30327

With a copy to: Mr. Mark Randall
 South City Partners, LLC
 3715 Northside Parkway, Suite 1-310
 Atlanta, Georgia 30327

If to the City: City of Avondale Estates
 Attention: Clai Brown, City Manager
 21 North Avondale Plaza
 Avondale Estates, Georgia 30002

With a copy to: Bob Wilson, Esq.
Two Decatur TownCenter
125 Clairemont Ave, Suite 420
Decatur, Georgia 30030

8. Intentionally Deleted.

9. Miscellaneous Provisions.

a. The Parties hereby mutually represent that all necessary approvals for such Parties to enter into this Agreement have been detailed and that by virtue of the signatures herein below, the Parties acknowledge that they are authorized to execute this Agreement.

b. The Parties intend for this Agreement to be severable, and if any provisions shall be construed to be illegal or invalid for any reason, such illegal or invalid part of this Agreement shall not affect the legality or validity of the other provisions set forth herein, provided that the Project remains practicable in the absence of such invalid or illegal provision.

c. The Parties represent and acknowledge that in executing this Agreement they do not rely upon, and have not relied upon, any representation or statement made by any other Party by any other Party's agents, representatives, or attorneys with regard to the subject matter, basis or effect of this Agreement except as specifically provided herein.

d. This Agreement shall be binding upon each of the Parties hereto and their heirs, administrators, representatives, executors, successors and assigns, and upon any corporations, partnerships, or business entities owned or operated by any of the Parties. This Agreement and the duties, covenants, and obligations hereby imposed constitute covenants running with the land, and are binding upon and shall inure to the benefit of the City and the owner of the Subject Property, and their respective heirs, successors, and assigns and their successors in title.

e. This Agreement may be executed in multiple counterparts, and all such counterparts shall be taken together so that they may constitute a completely executed Agreement between the Parties.

f. This Agreement may not be assigned by South City to any other party except to a firm, corporation, limited liability company, or other entity (i) that is controlled by or under common control with South City or (ii) that is under the day-to-day management of South City or an affiliate of South City. South City shall provide the City 10 days advance written of such assignment, except as otherwise expressly stated herein. Additionally, upon completion of development of the Project and issuance of all required certificates of occupancy, South City may assign this Agreement to any individual or entity, in connection with a sale of the Project and the Subject Property to such individual or entity.

City _____
South City _____

g. This writing represents the entire Agreement between the Parties. No amendment to this Agreement shall be effective unless consented to in writing by all Parties hereto. Notwithstanding anything in this Agreement to the contrary, minor modifications to the Project Plans may be approved by the City Manager on behalf of the City without the specific approval of the governing body, the City or any other party and without an amendment to this Agreement.

h. Upon completion of development of the Project, so long as the Project has been developed in material accordance with this Agreement (subject to Section 9(g)), if requested by South City, the City shall deliver to South City an estoppel certificate confirming that the Project is in compliance with all terms of this Agreement and that South City is in compliance with all terms of this Agreement.

i. The parties recognize that O.C.G.A. § 13-10-90, et seq., regarding illegal immigrants, and related state regulations may apply to the performance of certain work required for the Project whether performed by South City, or their agents, employees, contractors, subcontractors or assigns.

j. To the extent compliance with O.C.G.A. § 13-10-90, et seq. is required, South City agrees that it will be solely responsible for ensuring such compliance and agrees to indemnify, defend and hold harmless the City, its elected officials, administrators, other employees, and agents, for any fine or other penalty incurred by the City for a violation by South City of such act.

10. Development and Conveyance of Public Park

In consideration of the mutual promises and covenants set forth herein, South City agrees to (i) develop the Public Park upon the Park Property in accordance with the Project Plans, and (ii) convey the Park Property to the City for public use, all as more particularly set forth in this Section 10 below (the “**Park Property Conveyance**”). The Parties specifically agree as follows:

- A. Development of the Park Property. South City shall, at its sole expense, develop the Public Park upon the Park Property in material conformance with the Project Plans.
- B. Reduction of Building Permit Fees. In exchange for South City’s development of the Public Park and the Park Property Conveyance, the City shall reduce the total amount of the applicable building permit fees for the Project by forty percent (40%) (the “**Permit Fee Reduction**”). The City and South City agree that the Permit Fee Reduction is in consideration of the Park Property Conveyance; accordingly, the City shall not be required to pay South City a purchase price for the Park Property in connection with the Park Property Conveyance.
- C. Conveyance of the Park Property. Concurrently with South City’s receipt of the building permit for the Project and payment to the City of the applicable building permit fees, as reduced by the Permit Fee Reduction, South City, the City, and Escrow Agent (defined below) shall enter into an escrow agreement (the “**Escrow Agreement**”), pursuant to which: (i) South City shall deposit with Escrow Agent a

limited warranty deed (the “**Limited Warranty Deed**”) conveying fee simple title to the Park Property to the City; (ii) Escrow Agent shall hold the Limited Warranty Deed in escrow pending receipt of copies of the Release Documents (defined below) from South City or the City; and (iii) on the date that is ten (10) days after Escrow Agent’s receipt of copies of the Release Documents, Escrow Agent shall record the Limited Warranty Deed in the real property records of DeKalb County. For purposes of this Agreement, the term “**Escrow Agent**” means Fidelity National Title Insurance Company, 5565 Glenridge Connector, Suite 300, Atlanta, Georgia 30342, Attn: Linda Hart. For purposes of this Agreement, the term “**Release Documents**” means (x) a certificate of occupancy issued by the applicable governmental agency for the Project, and (y) a recorded copy of the Subdivision Plat (defined below) legally subdividing the Overall Property such that the Park Property and the Subject Property constitute two legally subdivided parcels.

- D. Acceptance and Dedication of the Park Property. The City hereby agrees (i) to accept fee simple title to the Park Property by Limited Warranty Deed pursuant to Subsection 10.C above, subject to the same encroachments, and other matters encumbering the Property on the date that South City takes title to the Park Property; provided, however, South City shall convey the Park Property to the City free and clear of any security deed, mechanic’s or materialmen’s liens, other liens, claim of lien, or notice of commencement and (ii) to dedicate the Park Property to public use as a public park within ten (10) days after accepting fee simple title to the Park Property. The City and South City agree that prior to the date on which the City dedicates the Park Property to public use, no person claiming by, through, or under the City shall have the right to access, enter upon, or use the Park Property for public use.
- E. Subdivision of the Overall Property. Prior to the Park Property Conveyance, and as a condition to issuance of a certificate of occupancy by the applicable governmental agency for the Project, the City agrees to approve and the Parties agree to record a subdivision with DeKalb County (the “**Subdivision Plat**”) to divide the Overall Property into two legally subdivided parcels: (i) the Park Property, and (ii) the Subject Property. This section is intended to and shall constitute approval pursuant to Section 1115.07 of the Zoning Ordinance.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement under seal the day and year first above written.

Attest:

City of Avondale Estates, Georgia
a Georgia Municipal Corporation

Gina Hill, City Clerk

Mayor Jonathan Elmore

[Municipal Seal]

Date: _____

Approved as to form:

Robert E. Wilson, City Attorney

SCP ACQUISITIONS, LLC,
a Georgia limited liability company

By: _____

Its Authorized Representative

Printed Name: _____

Date: _____

Witness:

Notary Public

City _____
South City _____

EXHIBIT A

Beginning at a point where a half inch rebar has been placed at the meeting place of the City of Avondale Estates/City of Decatur shared municipal boundary line and the southern right of way line of the CSX Railroad; then traveling in a south-by-southeasterly direction along said shared municipal boundary for approximately 220 feet to a point where the eastern right of way line of Sams Crossing meets the northern right of way line of East College Avenue; then traveling a southeasterly curve approximately 47 feet and then east along the northern right of way line of East College Avenue for approximately 406 feet to a point where the northern right of way line of East College Avenue meets the western right of way line of Hillyer Avenue; then traveling north by northwest along the western right of way line of Hillyer Avenue for approximately 395 feet to a point where the western right of way line of Hillyer Avenue meets the southern right of way line of the CSX Railroad; then traveling west by southwest along the southern right of way line of the CSX Railroad for approximately 435 feet to a point where the southern right of way line of the CSX Railroad meets the shared municipal boundary of the City of Avondale Estates and the City of Decatur, said point being the point of beginning.

SAMS CROSSING

A DEVELOPMENT FOR
SOUTH CITY PARTNERS, LLC
 3715 NORTHSIDE PARKWAY
 SUITE 310
 ATLANTA GEORGIA 30327



THE PRESTON PARTNERSHIP, LLC
 A MULTI-DISCIPLINARY DESIGN FIRM
 SOUTH TERRACES
 115 PERIMETER CENTER PLACE, SUITE 950
 ATLANTA, GEORGIA 30346
 TELEPHONE: 770 396 7248
 FAX: 770 396 2945
 WWW.THEPRESTONPARTNERSHIP.COM
 CONSULTANT



ARB SUBMITTAL
03/09/2016

SEAL _____

PROJECT _____
SAMS CROSSING

FOR _____



SOUTH CITY PARTNERS, LLC

3715 NORTHSIDE PARKWAY
 SUITE 310
 ATLANTA, GEORGIA 30327

ISSUES & REVISIONS	DATE
1. CONCEPTUAL DESIGN	01/29/2016
2. ARB SUBMITTAL	03/09/2016
	07/06/2016

VICINITY MAP



TEAM MEMBERS

OWNER	ARCHITECT	STRUCTURAL	MEP	CIVIL	LANDSCAPE / HARDSCAPE ARCHITECT	INTERIORS	WATER PROOFING
SOUTH CITY PARTNERS, LLC 3715 NORTHSIDE PARKWAY SUITE 310 ATLANTA, GEORGIA 30327	THE PRESTON PARTNERSHIP, LLC SOUTH TERRACES 115 PERIMETER CENTER PLACE, SUITE 950 ATLANTA, GEORGIA 30346	MS STRUCTURAL ENGINEERING 887 WEST MARIETTA ST. NW SUITE T-103 ATLANTA, GA 30318	PHILLIPS GRADICK ENGINEERING 903 SUGAR HILL ROAD BUILDING A, SUITE 105 ATLANTA, GA 30350	JOHN LONG TEL: 404.287.0083 E-MAIL: JLONG@SOUTHCITYPARTNERS.COM	B+C STUDIO, INC 1320 ELLSWORTH INDUSTRIAL BLVD. SUITE A-1400 ATLANTA, GA 30318	PRESTON ARCHITECTS, PC SOUTH TERRACES 115 PERIMETER CENTER PLACE, SUITE 950 ATLANTA, GA 30346	NAME _____ ADDRESS _____ ADDRESS - LINE 2 _____ CITY, STATE ZIP _____
	C. WARREN BOATMAN, AIA TEL: 770.396.7248 E-MAIL: WBOATMAN@THEPRESTONPARTNERSHIP.COM FAX: 770.396.2945	MIKE MURPHY TEL: 404.829.2612 E-MAIL: MMURPHY@MSSTRUCTURAL.COM	LAWRENCE PHILLIPS TEL: 770.407.7173 E-MAIL: LPHILLIPS@PGENG.NET FAX: 770.642.2410	KEN WOOD TEL: 770.451.2741 E-MAIL: KWWOOD@PECATL.COM FAX: 678.684.8240	JOEL BOWMAN TEL: 678.960.7691 E-MAIL: JBOWMAN@BCSTUDIO.COM FAX: 678.990.7652	CHANDRA CHERRY TEL: 770.481.5110 E-MAIL: CCHERRY@THEPRESTONPARTNERSHIP.COM FAX: 770.396.2945	Contact TEL: 000.000.0000 E-MAIL: _____ FAX: 000.000.0000

PROJECT INFORMATION

CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE ACCEPTABLE CODES OR STATUS WHETHER OR NOT SPECIFICALLY REFERENCED IN THE CONSTRUCTION DOCUMENTS.

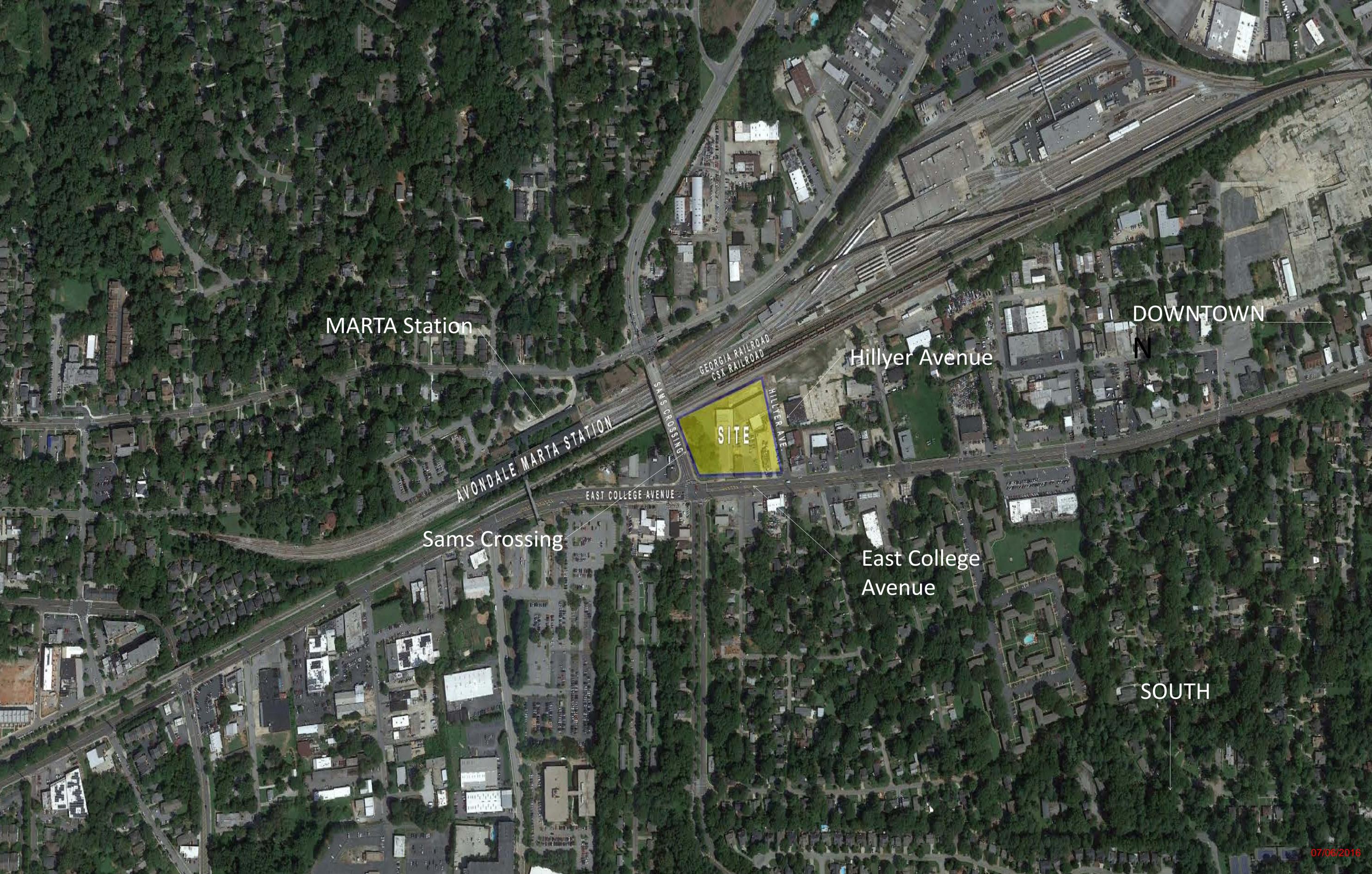
THE DRAWINGS FOR THIS PROJECT ARE THE PROPERTY OF THE PRESTON PARTNERSHIP, LLC. COPIES OF THE DRAWINGS MAY BE USED ONLY BY THE OWNER TO CONSTRUCT AND OCCUPY THIS PROJECT. NEITHER THE DRAWINGS NOR THE DESIGN INDICATED ON THE DRAWINGS MAY BE REPRODUCED NOR USED FOR ANY OTHER PROJECT OR PURPOSE. THE PRESTON PARTNERSHIP, LLC. ACCEPTS RESPONSIBILITY ONLY FOR THOSE DRAWINGS WHICH HAVE AN ORIGINAL SEAL, SIGNATURE, CONSTRUCTION ISSUE DATE AND DATE OF FINAL REVISIONS FOR THE DRAWINGS.

APPLICABLE CODES

THE BUILDING SHALL BE IN COMPLIANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE AVONDALE ESTATES CODE OF ORDINANCES:

ACCESSIBILITY 2010 ADA STANDARDS FOR ACCESSIBILITY DESIGN (WITH GEORGIA AMENDMENTS) GEORGIA ACCESSIBILITY CODE (GEORGIA ACCESS LAW, CHAPTER 120-3-20A)	MECHANICAL 2012 INTERNATIONAL MECHANICAL CODE (WITH 2014 & 2015 GEORGIA AMENDMENTS)
BUILDING/DWELLING 2012 INTERNATIONAL BUILDING CODE (WITH 2014 & 2015 GEORGIA AMENDMENTS)	PLUMBING 2012 INTERNATIONAL PLUMBING CODE (WITH 2014 & 2015 GEORGIA AMENDMENTS)
ELECTRICAL 2014 NATIONAL ELECTRICAL CODE (NO GEORGIA AMENDMENTS)	ENERGY 2009 INTERNATIONAL ENERGY CONSERVATION CODE (WITH 2011 & 2012 GEORGIA SUPPLEMENTS AND AMENDMENTS)
FIRE/LIFE SAFETY CODE 2012 INTERNATIONAL FIRE CODE (WITH 2014 GEORGIA AMENDMENTS) RULES AND REGULATIONS OF THE SAFETY FIRE COMMISSIONER, 2015 CHAPTER 120-3-3 RULES AND REGULATIONS FOR THE STATE MINIMUM FIRE SAFETY STANDARDS.	ZONING CITY OF AVONDALE ESTATES ZONING ORDINANCE
2012 NFPA 101 LIFE SAFETY CODE (WITH GEORGIA AMENDMENTS)	SWIMMING POOL 2012 INTERNATIONAL SWIMMING POOL AND SPA CODE (WITH 2014 GEORGIA AMENDMENTS)
FUEL GAS 2012 INTERNATIONAL FUEL GAS CODE (WITH 2014 & 2015 GEORGIA AMENDMENTS)	THE CODE OF DEKALB COUNTY, CHAPTER 13, ARTICLE VIII, SECTIONS 13-181 THROUGH 13-218 SWIMMING POOLS, SPAS, AND BATHHOUSES
	FAIR HOUSING ACT

DATE	03/09/2016
JOB NUMBER	1506306
DRAWN BY	CH
CHECKED BY	RS
SHEET TITLE	COVER SHEET
SHEET NUMBER	CS-01
COMMENTS	ARB SUBMITTAL
30342	© 2014 © 2015 The Preston Partnership, LLC



07/06/2016

PROJECT LOCATION



Sams Crossing

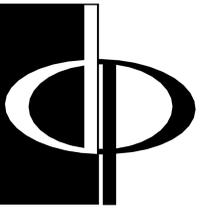
E College Ave

© 2016 Google

07/06/2016
Google earth

33°46'30.95" N 84°16'43.84" W elev 1072 ft eye alt 1471 ft

1993



THE PRESTON PARTNERSHIP, LLC
A MULTI-DISCIPLINARY DESIGN FIRM

SOUTH TERRACES
115 PERIMETER CENTER PLACE, SUITE 950
ATLANTA, GEORGIA 30346
TELEPHONE: 770 396 7248
FAX: 770 396 2945

WWW.THEPRESTONPARTNERSHIP.COM
CONSULTANT

SEAL _____

PROJECT _____

SAMS CROSSING

AVONDALE ESTATES,
GEORGIA

FOR _____



SOUTH CITY PARTNERS, LLC

3715 NORTHSIDE PARKWAY
SUITE 310
ATLANTA, GEORGIA 30327

ISSUES & REVISIONS _____ DATE
ARB SUBMITTAL 03/09/2016
SCHEMATIC DESIGN 04/22/2016
07/06/2016

DATE _____

JOB NUMBER _____ 05/26/2016

DRAWN BY _____ 1506306

CHECKED BY _____ DWA

SHEET TITLE _____ RS

EXISTING SITE PHOTOS

SHEET NUMBER _____

ESP-01

COMMENTS _____

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1 LOOKING WEST AT CORNER OF
HILLIER AVE. & E. COLLEGE

SCALE: 1/2" = 1'-0"



2 LOOKING WEST ALONG E. COLLEGE
AVE.

SCALE: 1/4" = 1'-0"



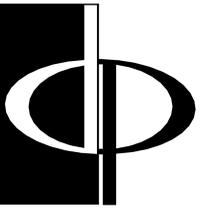
3 LOOKING EAST ALONG E. COLLEGE
AVE.

SCALE: 1/4" = 1'-0"



4 LOOKING EAST ALONG E. COLLEGE
AVE. 2

SCALE: 1/4" = 1'-0"



THE PRESTON PARTNERSHIP, LLC
A MULTI-DISCIPLINARY DESIGN FIRM

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TELEPHONE: 770 396 7248
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CONSULTANT

SEAL: _____

PROJECT: _____

SAMS CROSSING

AVONDALE ESTATES,
GEORGIA

FOR: _____



SOUTH CITY PARTNERS, LLC

3715 NORTHSIDE PARKWAY
SUITE 310
ATLANTA, GEORGIA 30327

ISSUES & REVISIONS _____ DATE
ARB SUBMITTAL 03/09/2016
SCHEMATIC DESIGN 04/22/2016
07/06/2016

DATE _____
JOB NUMBER 05/26/2016
DRAWN BY 1506306
CHECKED BY DWA
SHEET TITLE RS
EXISTING SITE PHOTOS

SHEET NUMBER _____

ESP-02

COMMENTS _____

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1 LOOKING SOUTEAST FROM SAMS CROSSING
SCALE: 1/4" = 1'-0"



2 LOOKING NORTH AT CORNER OF E. COLLEGE AVE. & SAMS CROSSING
SCALE: 1/4" = 1'-0"

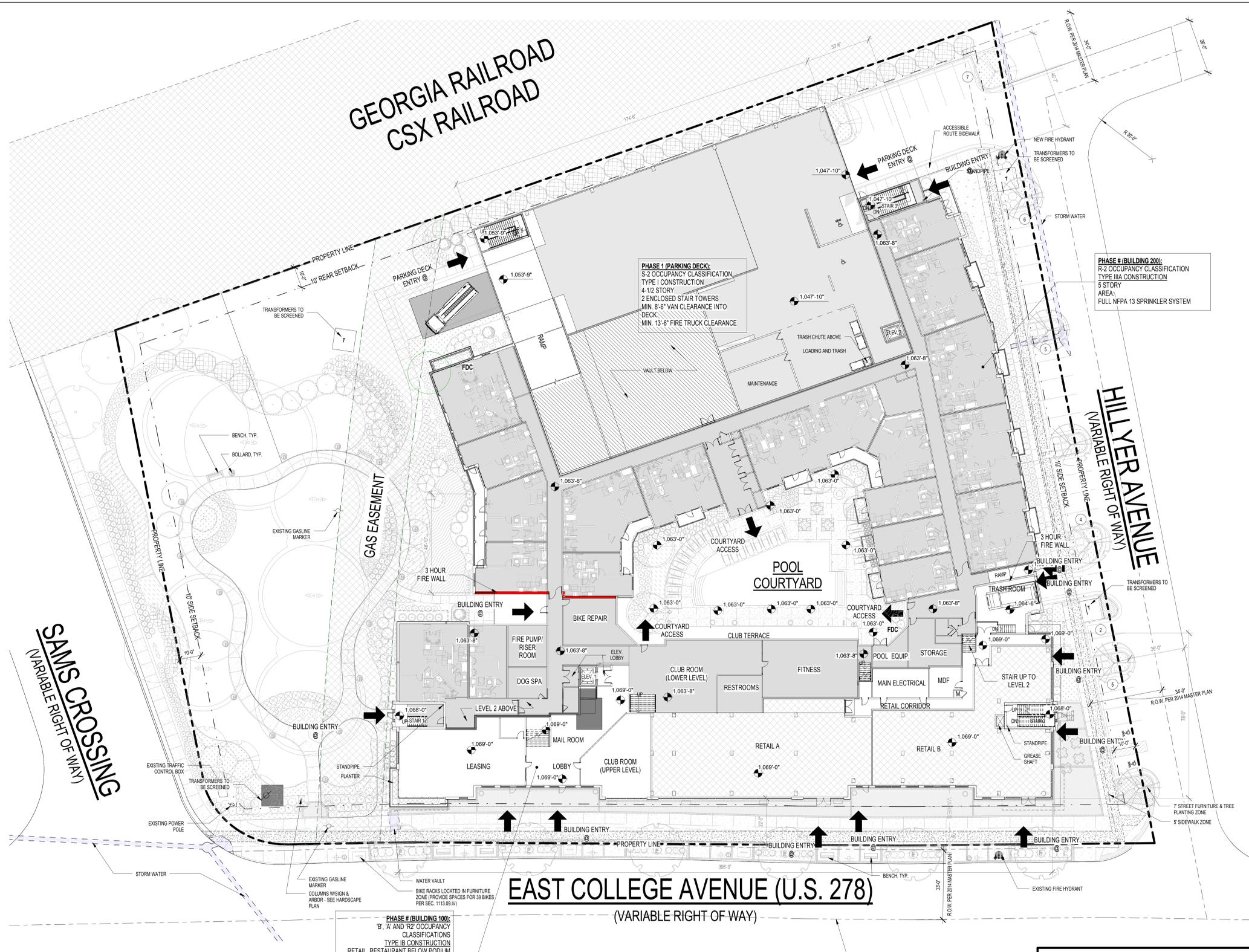


3 LOOKING NORTHEAST FROM SAMS CROSSING
SCALE: 1/4" = 1'-0"



4 LOOKING EAST FROM SAMS CROSSING
SCALE: 1/4" = 1'-0"

GEORGIA RAILROAD
CSX RAILROAD



EAST COLLEGE AVENUE (U.S. 278)
(VARIABLE RIGHT OF WAY)

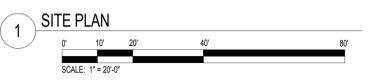
HILLIER AVENUE
(VARIABLE RIGHT OF WAY)

SAMS CROSSING
(VARIABLE RIGHT OF WAY)

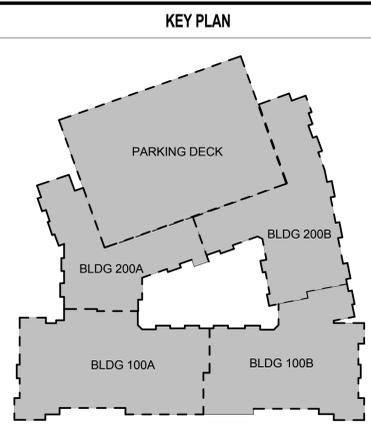
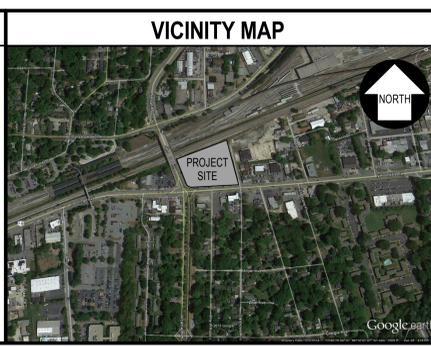
PHASE # (BUILDING 100):
B' 'A' AND R2 OCCUPANCY CLASSIFICATIONS
TYPE I(B) CONSTRUCTION
RETAIL, RESTAURANT BELOW PODIUM
TYPE III(A) CONSTRUCTION
RESIDENTIAL, LEASING AND AMENITY
5 STORY
AREA:
FULL NFPA 13 SPRINKLER

PHASE 1 (PARKING DECK):
S-2 OCCUPANCY CLASSIFICATION
TYPE I CONSTRUCTION
4-1/2 STORY
2 ENCLOSED STAIR TOWERS
MIN. 8'-6" VAN CLEARANCE INTO DECK
MIN. 13'-6" FIRE TRUCK CLEARANCE

PHASE # (BUILDING 200):
R-2 OCCUPANCY CLASSIFICATION
TYPE III(A) CONSTRUCTION
5 STORY
AREA:
FULL NFPA 13 SPRINKLER SYSTEM



BUILDING SUMMARY - LEVELS				PARKING DATA SUMMARY					SITE LEGEND		
PROJECT LEVEL	FFE	HEATED AREA	GROSS AREA	PROJECT LEVEL	FFE	STANDARD	HANDICAP	HANDICAP VAN	ELECTRIC VEHICLE	TOTAL	
LEVEL 6	1,117-0 7/8"	24,178 SF	26,652 SF	LEVEL 6 (NO PARKING)	1,117-0 7/8"	0	0	0	0	0	
LEVEL 5	1,106'-9"	46,335 SF	50,357 SF	LEVEL 5 (NO PARKING)	1,106'-9"	0	0	0	0	0	
LEVEL 4	1,095'-9 1/8"	46,335 SF	50,357 SF	LEVEL 4	1,095'-9 1/8"	56	2	0	0	58	
LEVEL 3	1,085'-0"	46,335 SF	50,357 SF	LEVEL 3	1,085'-0"	56	2	0	0	58	
LEVEL 2	1,074'-4"	27,825 SF	29,465 SF	LEVEL 2	1,074'-4"	56	2	0	0	58	
RETAIL/AMENITY	1,069'-0"	14,904 SF	15,467 SF	RETAIL (NO PARKING)	1,069'-0"	0	0	0	0	0	
LEVEL 1	1,063'-8"	31,791 SF	33,748 SF	LEVEL 1	1,063'-8"	55	2	0	0	57	
PARKING BASEMENT	1,051'-2"			PARKING BASEMENT	1,047'-10"	25	1	1	0	27	
OVERALL TOTAL:				TOTALS:				TOTAL DECK PARKING:			
237,503 SF				276				288 (10 HC)			
256,403 SF				19				29 (2 HC)			
230,941 SF				2				287 (12 HC)			
249,841 SF				0				TOTAL PARKING PROVIDED:			
								287 (12 HC)			



SITE DEVELOPMENT DATA			
GENERAL REQUIREMENTS			
ZONING DISTRICT CLASSIFICATION	CRD (CENTRAL BUSINESS DISTRICT) PER DOWNTOWN MASTER PLAN 2014 WESTERN GATEWAY - MIXED USE MULTI-FAMILY DWELLING UNITS COMMERCIAL		
PROPOSED BUILDING USE			
PERMITTED (USE W/CONDITIONAL USE PERMIT)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
ACCESSORY USE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
SPECIAL ZONING REQUIREMENTS	<input checked="" type="checkbox"/> YES (SEE REMARKS)	<input type="checkbox"/> NO	
RECORDED LOT NUMBER	SEE CIVIL DOCS.		
LOT FRONTAGE	MINIMUM N/A	ACTUAL	
LOT WIDTH	MINIMUM N/A	ACTUAL	
LOT AREA (NET)	MINIMUM N/A	ACTUAL	1.18 ACRES 108,200 SQ. FT.
GROSS LAND AREA (G.L.A.)			
RIGHT-OF-WAYS			
NORTH BOUNDARY (RAIL CORRIDOR)	100'	<input checked="" type="checkbox"/> NOT APPLICABLE	
SOUTH BOUNDARY (EAST COLLEGE AVE)	64' (PER 2014 MASTER PLAN)	<input checked="" type="checkbox"/> NOT APPLICABLE	
EAST BOUNDARY (HILLIER AVE)	66' (PER 2014 MASTER PLAN)	<input checked="" type="checkbox"/> NOT APPLICABLE	
WEST BOUNDARY (SAMS CROSSING)	VARIABLE	<input checked="" type="checkbox"/> NOT APPLICABLE	
PROPOSED BUILDING FOOTPRINT (GROSS)	50,357 SF BLDG21,648 SF DECK	<input type="checkbox"/> NOT APPLICABLE	
BUILDING LOT COVERAGE	PERMITTED 80% (110,816 SF)	ACTUAL 52% (72,005 SF)	
FLOODPLAIN RESTRICTIONS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NOT APPLICABLE	
PUBLIC SPACE REQUIREMENTS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NOT APPLICABLE	
FENESTRATION	<input checked="" type="checkbox"/> YES (SEE CS-03)	<input type="checkbox"/> NOT APPLICABLE	
LAND USE INTENSITY RATIOS			
FLOOR AREA RATIO (F.A.R.): RESIDENTIAL		<input checked="" type="checkbox"/> NOT APPLICABLE	
FLOOR AREA RATIO (F.A.R.): NON-RESIDENTIAL		<input checked="" type="checkbox"/> NOT APPLICABLE	
TOTAL OPEN SPACE RATIO (T.O.S.R.)		<input checked="" type="checkbox"/> NOT APPLICABLE	
USABLE OPEN SPACE RATIO (U.O.S.R.)		<input checked="" type="checkbox"/> NOT APPLICABLE	
FLOOR AREA RATIO CALCULATIONS			
RESIDENTIAL FLOOR AREA			
HEATED BUILDING AREA (BASEMENT LEVELS 1-6)	237,503 SF (268,403 SF GROSS)		
FLOOR AREA RATIO PROVIDED (RESIDENTIAL FLOOR AREA + G.L.A.)			
NON-RESIDENTIAL FLOOR AREA (RETAIL LEVEL)			
COMMERCIAL SPACES (RETAIL A & B)	6,562 SF		
COMMON USE AREAS (CLUBROOM, FITNESS, LEASING, DOG SPA, MAILROOM)	12,648 SF		
BUILDING SERVICES SPACES (TRASH & LOADING)	831 SF		
ACCESSORY SPACES (CORRIDORS, STORAGE, MECHANICAL, ETC.)	4,856 SF		
TOTAL	24,897 SF		
FLOOR AREA RATIO PROVIDED			
TOTAL OPEN SPACE			
ELEMENTS OF TOTAL OPEN SPACE			
UNCOVERED (OPEN TO SKY ABOVE)			
RIGHT-OF-WAY	OK - COUNTS UP TO 50%	<input type="checkbox"/> NOT APPLICABLE	
PERIMETER OF SITE	OK - COUNTS UP TO 50%	<input type="checkbox"/> NOT APPLICABLE	
INTERIOR COURTYARDS	OK - COUNTS UP TO 50%	<input type="checkbox"/> NOT APPLICABLE	
IMPROVED ROOF AREAS	OK - COUNTS UP TO 50%	<input type="checkbox"/> NOT APPLICABLE	
EXTERIOR BALCONIES	OK - COUNTS UP TO 50%	<input type="checkbox"/> NOT APPLICABLE	
COVERED (80% OPEN - SHALL NOT EXCEED AREA OF OPEN SPACE)			
SPACES UNDER BUILDINGS		<input checked="" type="checkbox"/> NOT APPLICABLE	
COVERED		<input checked="" type="checkbox"/> NOT APPLICABLE	
COVERED IMPROVED ROOF AREAS		<input type="checkbox"/> NA	
TOTAL OPEN SPACE PROVIDED	48% OF LOT AREA (66,518 SF)	<input type="checkbox"/> NOT APPLICABLE	
TOTAL OPEN SPACE REQUIRED	20% OF LOT AREA (22,704 SF)	<input type="checkbox"/> NOT APPLICABLE	
USABLE OPEN SPACE			
ELEMENTS OF USABLE OPEN SPACE (OUTDOOR LIVING SPACE)			
LANDSCAPE RIGHT-OF-WAY		<input type="checkbox"/> NOT APPLICABLE	
GROUND LEVEL LANDSCAPE / HARDSCAPE AREAS	OK	<input type="checkbox"/> NOT APPLICABLE	
INTERIOR COURTYARDS	OK	<input type="checkbox"/> NOT APPLICABLE	
IMPROVED ROOF AREAS		<input checked="" type="checkbox"/> NOT APPLICABLE	
EXTERIOR BALCONIES	OK	<input type="checkbox"/> NOT APPLICABLE	
TOTAL USABLE OPEN SPACE PROVIDED	NA		
TOTAL USABLE OPEN SPACE REQUIRED (U.O.S.R. x G.L.A.)	NA		
OFF-STREET PARKING			
OWNER REQUIREMENTS			
LEASING OFFICE / AMENITIES	STANDARD	TBD	COMPACT NA
RESIDENT PARKING (1 PER UNIT)	STANDARD	194-205	COMPACT NA
GUEST PARKING	STANDARD	NA	COMPACT NA
TOTAL OWNER REQUIRED PARKING			
ZONING REQUIREMENTS			
RETAIL PARKING (1/300SF MIN. 1000SF MAX.)	STANDARD	NA	COMPACT NA
RESTAURANT PARKING (1/1500SF MIN. 1/1000SF MAX.)	STANDARD	44 MIN/66 MAX	COMPACT NA
RESIDENTIAL PARKING (MIN. 1 PER UNIT, 2 MAX.)	STANDARD	194-205 MIN/388-410 MAX	COMPACT NA
TOTAL ZONING REQUIRED PARKING			
ACCESSIBLE PARKING - RESIDENTIAL			
MINIMUM REQUIRED ACCESSIBLE PARKING	DECK - 10 TOTAL (1 VAN); HILLIER AVENUE - 2 TOTAL (1 VAN)		
VAN ACCESSIBLE PARKING	1 IN EVERY 4 + 2 TOTAL (REQ. HEADROOM) 8'-2"		
TOTAL ACCESSIBLE PARKING			
PARKING SPACES PROVIDED (REF. SITE PLAN)			
REGULAR PARKING	STANDARD	275	COMPACT NA
"STANDARD" ACCESSIBLE PARKING		10	
VAN ACCESSIBLE PARKING		2	
TOTAL PROVIDED		287	
SITE ACCESSIBILITY			
ACCESSIBLE ROUTE (WITHIN THE BOUNDARY OF THE SITE TO AN ACCESSIBLE ENTRANCE)			
CLUB RAMPS			
ACCESSIBLE PARKING	<input checked="" type="checkbox"/> PROVIDED	<input type="checkbox"/> NA (SEE REMARKS)	
STREETS AND/OR DRIVEWAYS	<input checked="" type="checkbox"/> PROVIDED	<input type="checkbox"/> NA (SEE REMARKS)	
MINIMUM WIDTH (SEE CIVIL)	<input checked="" type="checkbox"/> 30' W/ 60" MIN. PAVING AREA	<input type="checkbox"/> 5'-0" CLEAR	
SLOPE	<input checked="" type="checkbox"/> 1:20 MAXIMUM	<input type="checkbox"/> 1:12 MAX. W/ HANDRAILS	
PARKING			
LOCATION (ACC. PARKING TO BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE TO AN ACCESSIBLE ENTRANCE)			
ACCESSIBLE SPACES			
STANDARD ACCESSIBLE SPACES	<input type="checkbox"/> 8'-0" (MINIMUM)	<input type="checkbox"/> OTHER (SEE REMARKS)	
VAN ACCESSIBLE SPACES	<input type="checkbox"/> 8'-0" (MINIMUM)	<input type="checkbox"/> OTHER (SEE REMARKS)	
SIGNAGE	<input type="checkbox"/> POLE MOUNTED	<input type="checkbox"/> WALL MOUNTED	
PASSENGER LOADING ZONES	<input type="checkbox"/> PROVIDED	<input checked="" type="checkbox"/> NOT REQUIRED	
BUILDING HEIGHT REQUIREMENTS			
PERMITTED BUILDING HEIGHT	5 STORIES PER DOWNTOWN MASTER PLAN 2014		
PROPOSED BUILDING HEIGHT	MAX. 70'-10" (70.83')		
TRANSITIONAL HEIGHT PLANE	<input type="checkbox"/> YES (SEE REMARKS)	<input checked="" type="checkbox"/> NOT APPLICABLE	
BUILDING SETBACKS			
NORTH BOUNDARY	RAIL CORRIDOR	10'-0"	
SOUTH BOUNDARY	EAST COLLEGE AVENUE	27'-0" MIN. / 42'-0" MAX.	
EAST BOUNDARY	HILLIER AVENUE	10'-0"	
WEST BOUNDARY	SAMS CROSSING	10'-0"	
REQUIRED BUFFERS			
SIDEWALK CLEAR ZONE	<input checked="" type="checkbox"/> YES (REF. SITE PLAN)	<input type="checkbox"/> NOT APPLICABLE	
STREET FURNITURE & TREE PLANTING ZONE	<input checked="" type="checkbox"/> YES (REF. SITE PLAN)	<input type="checkbox"/> NOT APPLICABLE	
LANDSCAPE BUFFER	<input type="checkbox"/> YES (REF. SITE PLAN)	<input checked="" type="checkbox"/> NOT APPLICABLE	
SCREENING/FENCING	<input checked="" type="checkbox"/> YES (REF. SITE PLAN)	<input type="checkbox"/> NOT APPLICABLE	
SUPPLEMENTAL ZONE	<input checked="" type="checkbox"/> YES (REF. SITE PLAN)	<input type="checkbox"/> NOT APPLICABLE	
EASEMENTS			
UTILITY / SERVICE	<input checked="" type="checkbox"/> YES (REF. SITE PLAN)	<input type="checkbox"/> NOT APPLICABLE	
ACCESS	<input type="checkbox"/> YES (REF. SITE PLAN)	<input checked="" type="checkbox"/> NOT APPLICABLE	
OTHER (MARTA)	<input type="checkbox"/> YES (REF. SITE PLAN)	<input type="checkbox"/> NOT APPLICABLE	
SITE AMENITIES			
STREET TREES / LANDSCAPE	<input checked="" type="checkbox"/> YES (CIVIL / L.S.)	<input type="checkbox"/> NOT APPLICABLE	
PAVERS / HARDSCAPE	<input checked="" type="checkbox"/> YES (CIVIL / L.S.)	<input type="checkbox"/> NOT APPLICABLE	
FURNISHINGS (BENCHES, TRASH RECEPTACLES, ETC.)	<input checked="" type="checkbox"/> YES (CIVIL / L.S.)	<input type="checkbox"/> NOT APPLICABLE	
STREET LIGHTING	<input checked="" type="checkbox"/> YES (CIVIL / L.S.)	<input type="checkbox"/> NOT APPLICABLE	
OTHER	<input type="checkbox"/> YES (REF. SITE PLAN)	<input checked="" type="checkbox"/> NOT APPLICABLE	
OFF-STREET LOADING			
REQUIRED NUMBER OF SPACES / SIZE	NA		
MINIMUM HEIGHT			
MOPEL / BICYCLE PARKING	1 PER EVERY 5 MULTI-FAMILY UNITS= 39-41 SPACES	<input type="checkbox"/> NOT APPLICABLE	
FIRE DEPARTMENT ACCESS			
SIAMSE CONNECTION	<input type="checkbox"/> REMOVE	<input type="checkbox"/> BUILDING	
BUILDING ACCESS / FIRE LANE	<input checked="" type="checkbox"/> YES (REF. SITE PLAN)	<input type="checkbox"/> NOT APPLICABLE	
PARKING DECK ACCESS	<input type="checkbox"/> PUMPER TRUCK	<input checked="" type="checkbox"/> NA (SEE REMARKS)	
REMARKS			
X SCREENING IS REQ'D FOR LOADING DOCKS & DUMPSTERS			
X SITE DEVELOPMENT DATA IS SUBJECT TO CHANGE			

THE PRESTON PARTNERSHIP, LLC
A MULTI-DISCIPLINARY DESIGN FIRM

115 PERIMETER CENTER PLACE, SUITE 950
ATLANTA, GEORGIA 30346
TELEPHONE: 770 396 7248
FAX: 770 396 2945

WWW.THEPRESTONPARTNERSHIP.COM
CONSULTANT

PROJECT: **SAMS CROSSING**

FOR: **SOUTH CITY PARTNERS, LLC**

3715 NORTHSIDE PARKWAY
SUITE 310
ATLANTA, GEORGIA 30327

ISSUES & REVISIONS: _____ DATE _____

1. CONCEPTUAL DESIGN 01/29/2016

2. ARB SUBMITTAL 03/09/2016

DATE: **03/09/2016**

JOB NUMBER: **1506306**

DRAWN BY: **CH/NB**

CHECKED BY: **RS**

SHEET TITLE: **SITE PLAN**

SHEET NUMBER: **SP-01**

COMMENTS: _____

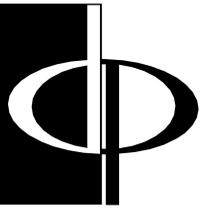
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REV	DESCRIPTION	DATE
1	16-2-SCP	03/09/16
2		
3		
4		
5		
6		
7		
8		

PROJ. NO: 16-2-SCP
DESIGN: TA
DRAWN: BP
CHECKED: TA
DATE: 03/09/16 07:06:2016
SCALE: 1" = 20' - 0"



THE PRESTON PARTNERSHIP, LLC
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SOUTH TERRACES
115 PERIMETER CENTER PLACE, SUITE 950
ATLANTA, GEORGIA 30346
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FAX: 770 396 2945

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PERSPECTIVE TOWARDS SAMS CROSSING

SEAL _____

PROJECT _____

SAMS CROSSING

AVONDALE ESTATES,
GEORGIA

FOR _____



SOUTH CITY PARTNERS, LLC

3715 NORTHSIDE PARKWAY
SUITE 310
ATLANTA, GEORGIA 30327

ISSUES & REVISIONS _____ DATE

ISSUES & REVISIONS	DATE
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ARIS SUBMITTAL	03/09/2016
SCHEMATIC DESIGN	04/22/2016
DESIGN DEVELOPMENT	05/26/2016
	07/06/2016

DATE _____ 05/26/2016

JOB NUMBER _____ 1506306

DRAWN BY _____ NS/CH

CHECKED BY _____ RS

SHEET TITLE _____ RENDERINGS

SHEET NUMBER _____

AR-06

COMMENTS _____

BR-2

CHEROKEE BRICK
SANDHILL VELOUR

HP-1

PAINTED HARDIE PANEL
SW 7636 - ORIGAMI WHITE

MR-1

GUARDRAIL
CLEAR SILVER

MM-1

BANKER WIRE
M44-2 METAL MESH

C-1

METAL CANOPY
SILVER

SF-1

STOREFRONT FRAME
NO. 14 AND NO.17



MC-1

METAL COPING
PREFINISHED WHITE

ST-1

STUCCO - 306 STO
MEDIUM SAND FINISH

ST-2

STUCCO - SW 6235
MEDIUM SAND FINISH

HP-2

HARDIE PANEL
SW 6235
FOGGY DAY

HP-3

HARDIE PANEL
SW 7507
STONE LION

W-1

VINYL
WINDOWS - WHITE

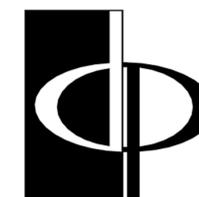
BR-1

CHEROKEE BRICK
DOVE GRAY VELOUR

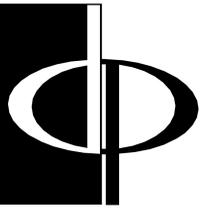
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PARTNERS, LLC
3715 NORTHSIDE PARKWAY
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ATLANTA, GEORGIA 30327



SAMS CROSSING MATERIAL BOARD



THE PRESTON
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A MULTI-DISCIPLINARY DESIGN FIRM
SOUTH TERRACES
115 PERIMETER CENTER PLACE, SUITE 950
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CONSULTANT



1 SOUTH/WEST PERSPECTIVE
SCALE:

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GEORGIA

FOR _____



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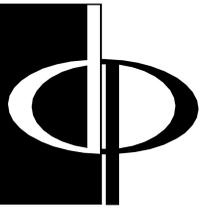
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DATE _____ 05/26/2016
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 DRAWN BY _____ NB
 CHECKED BY _____ RS
 SHEET TITLE _____ PERSPECTIVE

SHEET NUMBER _____

AX-07

COMMENTS _____



THE PRESTON PARTNERSHIP, LLC
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SHEET TITLE PERSPECTIVE

SHEET NUMBER

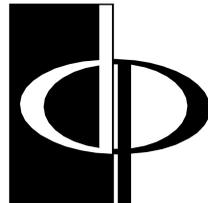
AX-08

COMMENTS _____

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1 SOUTH/EAST PERSPECTIVE
SCALE: _____



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EXTERIOR FINISH KEY

WALL FINISHES			
TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER
BR-1	BRICK VENEER BRICK MORTAR	SANDHILL VELOUR TBD	CHEROKEE BRICK TBD
BR-2	BRICK VENEER BRICK MORTAR	DOVE GRAY VELOUR TBD	CHEROKEE BRICK TBD
HP-1	HARDI PANEL W/ REVEAL TRIM, PAINTED	SW 6235 FOGGY DAY	JAMES HARDIE
HP-2	HARDI PANEL W/ REVEAL TRIM, PAINTED	SW 7507 STONE LION	JAMES HARDIE
HP-3	HARDI PANEL W/ REVEAL TRIM, PAINTED	MATCH CHROKEE SANDHILL VELOUR BRICK COLOR	JAMES HARDIE
HP-4	HARDI PANEL, PAINTED	SW 6235 FOGGY DAY	JAMES HARDIE
HP-5	HARDI PANEL, PAINTED	SW 7507 STONE LION	JAMES HARDIE
HP-6	HARDI PANEL, PAINTED	SW 7636 ORIGAMI WHITE	JAMES HARDIE
HP-7	HARDI PANEL LAP SIDING	SW 6235 FOGGY DAY	JAMES HARDIE
ST-1	STUCCO - 308 STO MEDIUM SAND FINISH	SW 7636 ORIGAMI WHITE	STO
ST-2	STUCCO - 308 STO MEDIUM SAND FINISH	SW 6235 FOGGY DAY	STO
MT-1	METAL PANEL	NA	
PC	PRECAST	NA	
ROOF MATERIALS			
TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER
MC-1	METAL COPING - FIELD PAINTED	WHITE	NA
MC-2	METAL COPING - FIELD PAINTED 4" X 6" RECT. ALUM. DOWNSPOUT FIELD PAINTED	SEE ELEVATIONS	NA
DS	SEE SECTION DETAIL ###	PT TO MATCH HARDIE	
SC	ALUM. SCUPPER - FIELD PAINTED (MATCH COLOR OF ADJACENT SURFACE)	PAINTED TO MATCH HARDI PANEL	NA
AW-1	FABRIC AWNING	TBD	NA
C-1	METAL CANOPY	SILVER	NA
MISCELLANEOUS			
TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER
CJ	CONTROL JOINT REVEAL	MATCH GROUT	NA
MR-1	42" HT. ALUM. GAUDDRAL SYSTEM	CLEAR SILVER	NA
MM-1	METAL MESH M44-2	TBD	NA
MV-1	MECHANICAL (TOILET/DRYER) VENT	PAINTED TO MATCH HARD-PANEL	SEE MECH
MV-2	MECHANICAL (OUTSIDE AIR) VENT	PAINTED TO MATCH HARD-PANEL	SEE MECH
LV-1	MECHANICAL LOUVER	TBD	SEE MECH
W-1	ALUMINUM WINDOW	WHITE	TBD
SF-1	STOREFRONT	TBD	TBD
OD	OVERHEAD DOOR	TBD	TBD

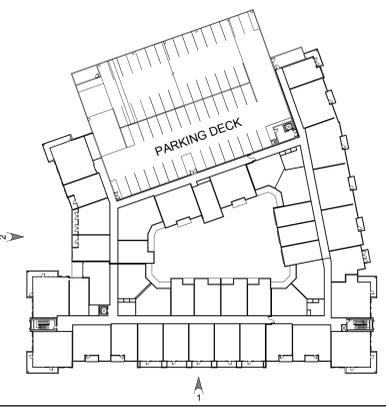


2 SAMS CROSSING/PARK
SCALE: 1/16" = 1'-0"



1 EAST COLLEGE AVENUE (U.S. 278)
SCALE: 1/16" = 1'-0"

KEY PLAN



SEAL _____

PROJECT _____

SAMS CROSSING

AVONDALE ESTATES,
GEORGIA

FOR _____



SOUTH CITY PARTNERS, LLC

3715 NORTHSIDE PARKWAY
SUITE 310
ATLANTA, GEORGIA 30327

ISSUES & REVISIONS _____ DATE

CONCEPTUAL DESIGN	01/29/2016
ARJ SUBMITTAL	03/09/2016
SCHEMATIC DESIGN	04/22/2016
DESIGN DEVELOPMENT	05/26/2016
	07/06/2016

DATE **05/26/2016**

JOB NUMBER **1506306**

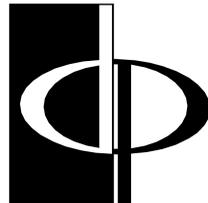
DRAWN BY **NB/CH**

CHECKED BY **RS**

SHEET TITLE **OVERALL ELEVATIONS**

SHEET NUMBER **A4-00A**

COMMENTS _____



THE PRESTON PARTNERSHIP, LLC
A MULTI-DISCIPLINARY DESIGN FIRM

SOUTH TERRACES
115 PERIMETER CENTER PLACE, SUITE 950
ATLANTA, GEORGIA 30346
TELEPHONE: 770 396 7248
FAX: 770 396 2945

WWW.THEPRESTONPARTNERSHIP.COM
CONSULTANT

EXTERIOR FINISH KEY

WALL FINISHES			
TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER
BR-1	BRICK VENEER BRICK MORTAR	SANDHILL VELOUR TBD	CHEROKEE BRICK TBD
BR-2	BRICK VENEER BRICK MORTAR	DOVE GRAY VELOUR TBD	CHEROKEE BRICK TBD
HP-1	HARDI PANEL W/ REVEAL TRIM, PAINTED	SW 6235 FOGGY DAY	JAMES HARDIE
HP-2	HARDI PANEL W/ REVEAL TRIM, PAINTED	SW 7507 STONE LION	JAMES HARDIE
HP-3	HARDI PANEL W/ REVEAL TRIM, PAINTED	MATCH CHEROKEE SANDHILL VELOUR BRICK COLOR	JAMES HARDIE
HP-4	HARDI PANEL, PAINTED	SW 6235 FOGGY DAY	JAMES HARDIE
HP-5	HARDI PANEL, PAINTED	SW 7507 STONE LION	JAMES HARDIE
HP-6	HARDI PANEL, PAINTED	SW 7636 ORIGAMI WHITE	JAMES HARDIE
HP-7	HARDI PANEL LAP SIDING	SW 6235 FOGGY DAY	JAMES HARDIE
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ST-2	STUCCO - 308 STO MEDIUM SAND FINISH	SW 6235 FOGGY DAY	STO
MT-1	METAL PANEL	NA	NA
PC	PRECAST	NA	NA
ROOF MATERIALS			
TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER
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DS	SEE SECTION DETAIL ###	PT TO MATCH HARDIE	NA
SC	ALUM. SCUPPER - FIELD PAINTED (MATCH COLOR OF ADJACENT SURFACE)	PAINTED TO MATCH HARDI PANEL	NA
AW-1	FABRIC AWNING	TBD	NA
C-1	METAL CANOPY	SILVER	NA
MISCELLANEOUS			
TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER
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LV-1	MECHANICAL LOUVER	TBD	SEE MECH
W-1	ALUMINUM WINDOW	WHITE	TBD
SF-1	STOREFRONT	TBD	TBD
OD	OVERHEAD DOOR	TBD	TBD

SEAL _____

PROJECT _____

SAMS CROSSING

AVONDALE ESTATES,
GEORGIA

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SOUTH CITY PARTNERS, LLC

3715 NORTHSIDE PARKWAY
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	07/06/2016

DATE 05/26/2016

JOB NUMBER 1506306

DRAWN BY CH

CHECKED BY RS

SHEET TITLE OVERALL ELEVATIONS

SHEET NUMBER A4-00B

COMMENTS _____

30X42 © 2014 © 2015 The Preston Partnership, LLC

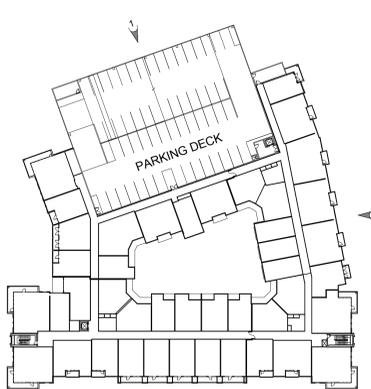


2 HILLIER AVENUE
SCALE: 1/16" = 1'-0"



1 RAILROAD
SCALE: 1/16" = 1'-0"

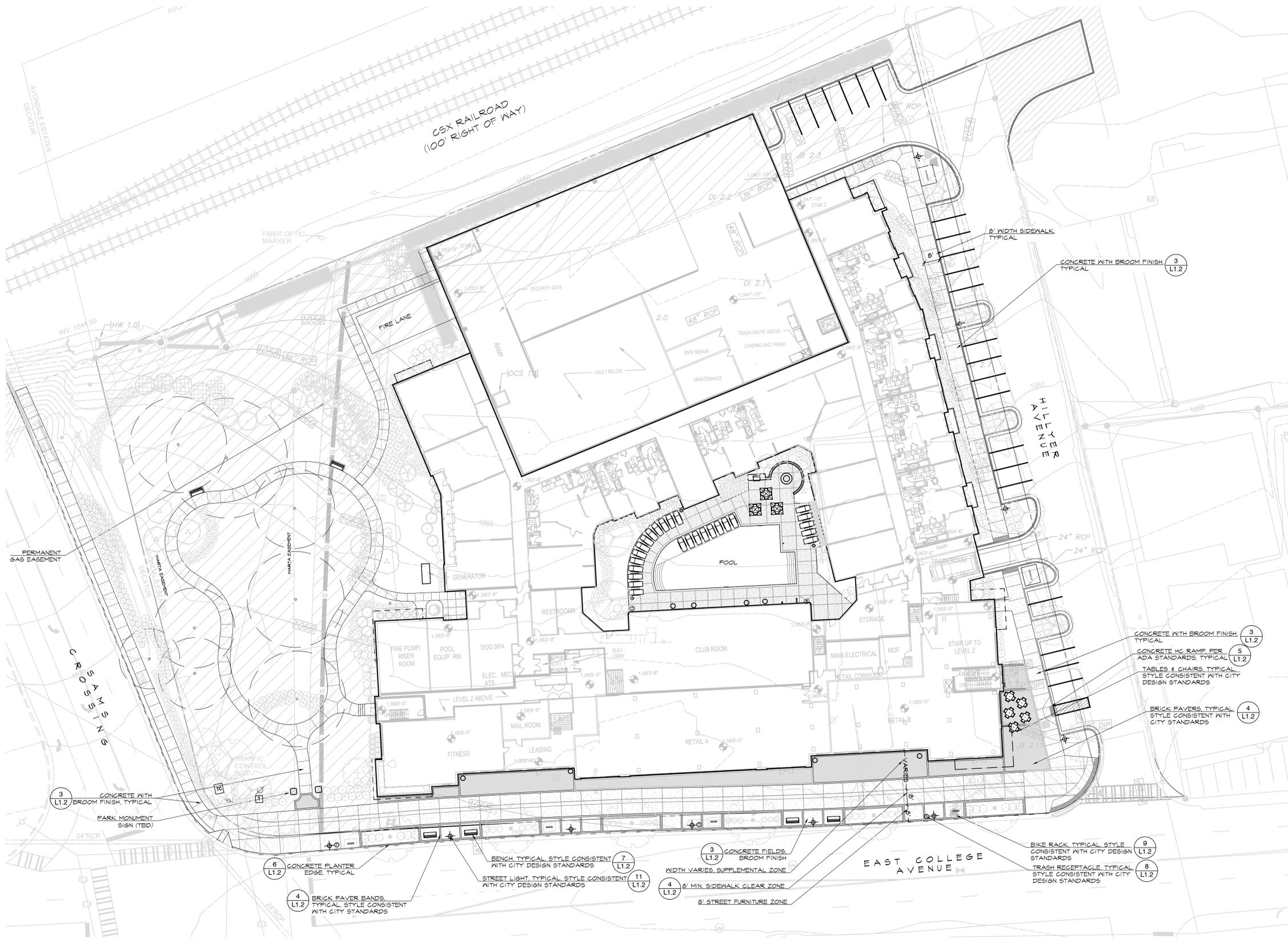
KEY PLAN



DATE	DESCRIPTION	REV
03/09/16	16-2-SCP	1
03/09/16	16-2-SCP	2
03/09/16	16-2-SCP	3
03/09/16	16-2-SCP	4
03/09/16	16-2-SCP	5
03/09/16	16-2-SCP	6
03/09/16	16-2-SCP	7
03/09/16	16-2-SCP	8
03/09/16	16-2-SCP	9
03/09/16	16-2-SCP	10
03/09/16	16-2-SCP	11
03/09/16	16-2-SCP	12
03/09/16	16-2-SCP	13
03/09/16	16-2-SCP	14
03/09/16	16-2-SCP	15
03/09/16	16-2-SCP	16
03/09/16	16-2-SCP	17
03/09/16	16-2-SCP	18

MATERIALS LEGEND

- CONCRETE PAVING, BROOM-SWEPT FINISH, UNCOLORED
- BRICK BANDING, SOLDIER COURSE, STREETSCAPE
- BRICK PAVERS, HERRINGBONE PATTERN, STREETSCAPE
- POOL DECK



3 CONCRETE WITH BROOM FINISH, TYPICAL

24" RCP

PARK MONUMENT SIGN (TBD)

6 CONCRETE PLANTER EDGE, TYPICAL

4 BRICK PAVER BANDS, TYPICAL, STYLE CONSISTENT WITH CITY STANDARDS

7 BENCH, TYPICAL, STYLE CONSISTENT WITH CITY DESIGN STANDARDS

11 STREET LIGHT, TYPICAL, STYLE CONSISTENT WITH CITY DESIGN STANDARDS

3 CONCRETE FIELDS, BROOM FINISH

4 8' MIN. SIDEWALK CLEAR ZONE

WIDTH VARIES, SUPPLEMENTAL ZONE

2' STREET FURNITURE ZONE

9 BIKE RACK TYPICAL, STYLE CONSISTENT WITH CITY DESIGN STANDARDS

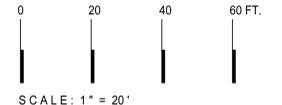
8 TRASH RECEPTACLE TYPICAL, STYLE CONSISTENT WITH CITY DESIGN STANDARDS

3 CONCRETE WITH BROOM FINISH, TYPICAL

5 CONCRETE HC RAMP PER ADA STANDARDS, TYPICAL

TABLES & CHAIRS, TYPICAL, STYLE CONSISTENT WITH CITY DESIGN STANDARDS

4 BRICK PAVERS, TYPICAL, STYLE CONSISTENT WITH CITY STANDARDS



PROPOSED TREES

QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	CAL	REMARKS
*11	ACER RUERGERIANUM 'AERYN'	TRIDENT MAPLE	B & B	14' HT	4" CAL	FULL SHAPE
*1	ACER PALMATUM 'SEIRYU'	SEIRYU JAPANESE MAPLE	B & B	8' HT	3" CAL	
*2	CERCIS CANADENSIS 'FOREST PANSY' TM	FOREST PANSY REDBUD	B & B	8-10' HT		3 TRUNK MIN.
*33	ILEX X ATTENUATA 'FOSTERI'	FOSTER'S HOLLY	B & B	8' HT MIN		FULL TO GROUND
*8	ILEX X ATTENUATA 'SAVANNAH'	SAVANNAH HOLLY	B & B	10-12' HT		FULL TO GROUND
*9	LAGERSTROEMIA X 'TUSCARORA'	CRAPE MYRTLE	B & B	8-10' HT		3 TRUNK MIN.
*5	LIGUSTRUM JAPONICUM 'RECURVIFOLIUM' TF	WAX LEAF LIGUSTRUM	30 GAL	8-6" HT		TREE FORM MULTI-TRUNK
*15	PINUS TAEDA	LOBLOLLY PINE	15 GAL	4-5' HT		FULL SHAPE
*3	QUERCUS PHELLOS 'HIGHTOWER'	WILLOW OAK	B & B	14' HT	4" CAL	FULL SHAPE
*6	QUERCUS PHELLOS 'RT3' PP16.644	UPPERTONB WILLOW OAK	B & B	14' HT	4" CAL	FULL SHAPE

* NOTE: ASTERISK INDICATES TREE PROTECTION REPLACEMENT TREE

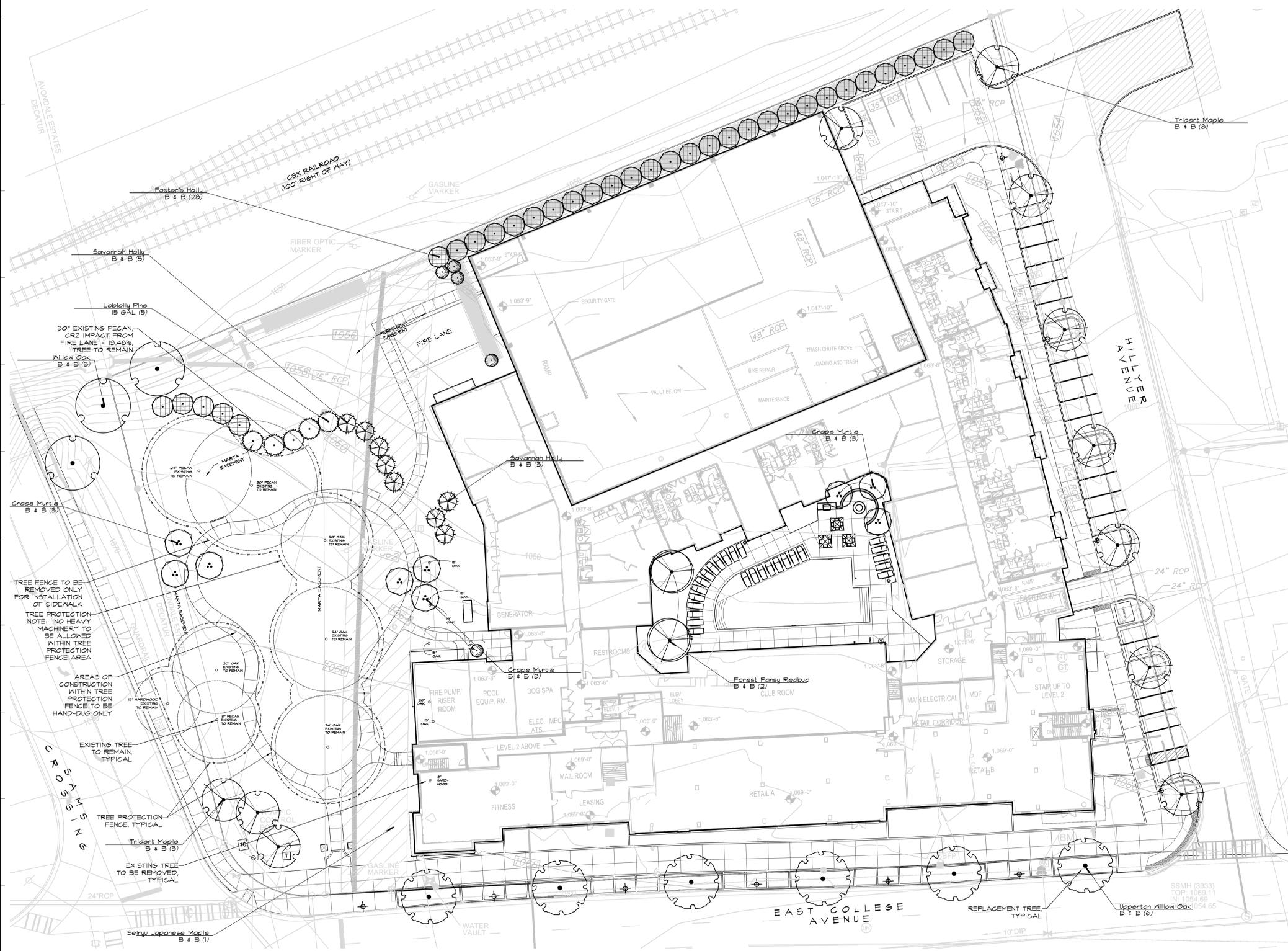
TREE DENSITY CALCULATIONS

EXISTING TREES TO REMAIN			
Quantity	Species	Inches	Inches Subtotal
1	Hardwood	15	15
2	Pecan	18	18
1	Oak	20	40
2	Oak	24	48
1	Pecan	24	24
1	Pecan	30	30
Total Quantity			175

EXISTING TREES TO BE REMOVED			
Quantity	Species	Inches	Inches Subtotal
4	Oak	10	10
1	Oak	15	60
1	Hardwood	18	18
1	Oak	18	18
1	Oak	20	20
Total Quantity			126

TREE DENSITY CALCULATIONS	
1.) Calculation of Required Tree Density	
Lot Size:	138,521 SF
Structure Size:	- 72,005 SF
Difference:	66,516 SF (Tree Protection Zone)
Tree Protection Zone:	66,516 SF
66,516 SF ÷ 1,000 SF	66.52
	1,000 SF
	66.52 X 4 IN = 266 IN Required
2.) Density of Existing Trees	
Density of Existing Trees on Lot:	301 IN
Density of Existing Trees to be Removed:	- 126 IN
Density Remaining After Development:	175 IN
3.) Additional Density of Trees Needed:	
Density of Trees Required	266 IN
Density Remaining After Development:	- 175 IN
Additional Density Needed:	91 IN
4.) Proposed Trees	
6 - Upperton Willow Oak x 4 IN =	24 IN
3 - Hightower Willow Oak x 4 IN =	12 IN
11 - Trident Maple x 4 IN =	44 IN
2 - Forest Pansy Redbud x 2 IN =	4 IN
9 - Tuscarora Crape Myrtle x 2 IN =	18 IN
33 - Foster Holly x 2 IN =	66 IN
8 - Savannah Holly x 2 IN =	16 IN
Total Proposed Trees =	184 IN
5.) Tree Density Summary	
Density Required	266 IN
Density of Existing to Remain + Proposed =	359 IN
	*Tree Protection Requirement Met

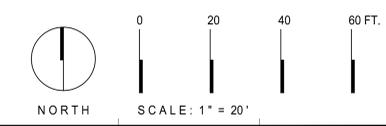
- TREE PROTECTION NOTES:**
- ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
 - ALL TREE PROTECTION FENCES TO BE INSPECTED DAILY AND REPLACED OR REPAIRED AS NEEDED.
 - NO PARKING, STORAGE OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN THE TREE PROTECTION AREAS.
 - UPON COMPLETION OF THE DEVELOPMENT ACTIVITY, THE ENFORCEMENT OFFICER SHALL INSPECT THE PROPERTY TO DETERMINE COMPLIANCE WITH THE PERMIT AND TREE DENSITY REQUIREMENT. WHEN THE ENFORCEMENT OFFICER IS SATISFIED THAT THE PROJECT IS IN COMPLIANCE, HE SHALL GRANT HIS FINAL APPROVAL IN WRITING.
 - ALL REQUIRED VEGETATION MUST REMAIN ALIVE FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF FINAL APPROVAL.
 - TREES THAT DIE SHALL BE REPLACED AND THE TREE DENSITY REQUIREMENT SHALL BE MAINTAINED THROUGHOUT THE TWO YEAR PERIOD.



DATE	DESCRIPTION	REV
03/09/16	ISSUED FOR PERMITS	01
03/09/16	REVISED PER COMMENTS	02
03/09/16		03
03/09/16		04
03/09/16		05
03/09/16		06
03/09/16		07
03/09/16		08
03/09/16		09
03/09/16		10
03/09/16		11
03/09/16		12
03/09/16		13
03/09/16		14

PROJ. NO:	16-2-SCP
DESIGN:	TA
DRAWN:	BP
CHECKED:	TA
DATE:	03/09/16 07/06/2016
SCALE:	1" = 20' - 0"

TREE PROTECTION PLAN



Memorandum

To: Clai Brown, City Manager
Board of Mayor and Commissioners
City of Avondale Estates, GA

Cc: Keri Stevens, City Planner; Karen Holmes, Administrative Assistant

From: Planning and Zoning Board, City of Avondale Estates

Date: August 15, 2016

Subject: Zoning Application for Map Amendment from CBD-3 to CBD-PD Zone (undated; received by City Hall 07/28/2016):

Applicant: SCP Acquisitions LLC as authorized agent for Joseph Gargiulo (property owner)

Address: Property located at 2718 East College Avenue.

Recommendation: The Avondale Estates (AE) Planning and Zoning Board (PZB) recommends approval of the subject Zoning Map Amendment based on the following findings and subject to the Board of Mayor and Commissioners (BOMC) consideration of the issue identified below.

Findings:

1. That the proposed map amendment is in harmony with future land use planning efforts as envisioned in the AE Comprehensive Plan (2007-2027) and AE Downtown Master Plan Update (March 2014).
2. That the proposed map amendment is in harmony with existing land uses in the area.
3. That the anticipated development will not adversely impact the adjacent properties.
4. That the proposed map amendment is generally consistent with the policy and intent of the Section 1115, Central Business District-Planned Development Zone (CBD-PD) of the AE Zoning Ordinance (adopted July 27, 2016).

Background

This application is for an amendment to the City of Avondale Estates zoning map. The property is located at 2718 East College Avenue and is bounded by the City of Decatur and Sams Crossing to the west; the CSX Railroad right of way to the north; Highway 278 (East College Avenue) to the south; and unoccupied commercial properties along Hillyer Avenue to the east. The entire property contains approximately 3.18 acres, is currently zoned CBD-3 and is located in the City's Western Gateway area which overlays the North Avondale and Ingleside Character Areas (*Reference: Master Plan Update, 2014*).

The application for the proposed Map Amendments includes as attachments the following documents: a draft Development Agreement (undated), Exhibit A (legal description), and Exhibits B through O (Project Plans; dated 03/09/2016 with limited revisions dated 07/06/2016).

Analysis:

1. The proposed map amendment is in harmony with future land use planning efforts as envisioned in the AE Comprehensive Plan (2007-2027), Western Gateway Visioning efforts (2012), and AE Downtown Master Plan Update (March 2014). The AE Downtown Master Plan vision for future development is to (among other goals): *“Encourage a diversity of medium- to high-density, mixed income neighborhoods, employment, shopping and recreation choices at the transit station, corridor, activity and town center level.”* Consistent with this vision, the Map Amendment and development proposal is a mixed use project, with improved pedestrian access along East College and to nearby transit (Avondale MARTA Station), and improved safety (through lighting, installation of sidewalks, and residential density for “eyes on the street”) that will enhance quality of life; provide employment, shopping and recreation choices; and contribute to neighborhood stability in this area of the Central Business District.
2. The proposed map amendment is in harmony with existing land uses in the area. Existing land use in the area is primarily commercial (in AE and nearby parcels in the City of Decatur), with residential (Decatur Terrace) to the southeast, and two greenspaces along the shared municipal boundary with Decatur (Lanier Park and a greenspace that is part of the subject property).
3. The anticipated development will not adversely impact the adjacent properties. Properties in the Western Gateway area are aging (approximately 1926-1981) and some are abandoned, vacant or partially vacant. It is anticipated that the proposed Map Amendment and subsequent mixed use development will positively impact adjacent properties by providing services to this area of the City; by providing a broader customer base for existing and future businesses; and by triggering additional redevelopment interest in the corridor.
4. The proposed map amendment is generally consistent with the policy and intent of the Section 1115, Central Business District-Planned Development Zone (CBD-PD), of the AE Zoning Ordinance (adopted July 27, 2016). *“The CBD-PD is intended to promote development of the Central Business District consistent with the intent of the Downtown Master Plan Update (March 2014) by providing a mechanism to approve substantial development projects according to site-specific plans.”*

CBD-PD is intended as a site-specific overlay. In the case of this Zoning Map Amendment, the underlying zoning for the subject property is CBD-3. As such, no use may be approved through CBD-PD zoning which is not “Permitted” or “Conditional” per Article 9 of the AE Zoning Ordinance. The proposed project is a mixed use development to include not more than 205 apartments. Apartments are a multi-family residential use and Multi-Family Residential use is a “Conditional” use for CBD-3. Section 6 of the draft Development Agreement addresses the City’s conditional use approval for the multi-family aspect of the proposed project. Any future proposal for conditional use(s) not covered by the Development Agreement will require the applicant to come before the BOMC for consideration. (Reference: Section 1115.02; 1115.03).

The PZB notes that property is noted in the Development Agreement to be comprised of 3.18 acres, thus exceeding the two (2) acres minimum project size (*Reference: Section 1115.05*) required for consideration of CBD-PD use designation.

Issue identified for BOMC and City Staff consideration:

Article 17 (Amendments) Section 1704 (Standards of Review for Map Amendments)

The content of the subject application for Zoning Map Amendment does not include narrative addressing the elements of Section 1704, *Standards of Review for Map Amendments*, for consideration by the PZB. The BOMC and City Staff should consider revision of the Zoning Amendment Application to ensure that the analysis (against the criteria for text amendments and map amendments) is provided by future applicants.

Similarly, an analysis of the application against the criteria in Section 1704 was not provided by City Staff. Therefore, in support of decision-making, the PZB recommends that the BOMC request written or verbal analysis from City Staff for the following elements of Section 1704(I):

D. Impact on public facilities and services; referrals to other agencies.

E. Impact on public financial resources.

M. Environmental impact related to storm drainage, soil erosion and sedimentation, flooding and air quality.

The PZB notes that the standard of review for Zoning Map Amendments in I(B), *Compatibility with the Comprehensive Plan*, is (apparently) superseded by the July 2016 Commercial Business District Planned Development Zone zoning amendment, Section 1115.01, where the standard is consistency with "the intent of the Master Plan Update dated March 2014". As such, the Board notes that an analysis by the AE Downtown Development Authority and/or City Staff regarding whether the proposed Map Amendment is consistent with the intent of the Master Plan (if such analysis has been generated) was not provided to this Board for consideration. However, the PZB notes that the Downtown Master Plan identifies this area of the CBD as the "Western Gateway", *an area that "...will emerge as a transit-oriented development....future development here takes advantage of this proximity and accommodates uses that include mixed use, multifamily, office, and retain in both new and revitalized spaces"* and the proposed Map Amendment is consistent with that vision.

Citizen Concerns:

No citizen concerns were received at the Public Hearing or during public comment on August 15, 2016.

PZB Actions in Support of this Recommendation:

The PZB first consideration of the subject Zoning Map Amendment occurred on August 15, 2016: (i) a Public Hearing was held to accept citizen comments; and (ii) the public hearing was immediately followed by the Regular Meeting of the PZB during which the Board accepted additional public comment and developed this Recommendation to the BOMC.

On May 16, 2016, the PZB submitted a Recommendation to the BOMC on the draft Development Agreement for this project. (*Memorandum. May 16, 2016. Revised Development Agreement between South City Partners, LLC, and the City of Avondale Estates to establish site-specific development controls for 3.18 acres located in Land Lot 248 of the 15th District of DeKalb County, GA - revision date May 13, 2016*).

Representatives of the PZB will attend the BOMC Work Session scheduled for August 17, 2016, to answer any questions you may have regarding this recommendation.

Respectfully submitted:

Johnathan Clark /s/

Johnathan Clark, Chair
Planning and Zoning Board

Reference

1. City of Avondale Estates - Zoning Application for Map Amendment from CBD-3 to CBD-PD for Property Located at 2718 East College Avenue. SCP Acquisitions LLC (undated; received by City Hall 07/28/2016). Attachments: draft Development Agreement (undated), Exhibit A (legal description), and Exhibits B through O (Project Plans; dated 03/09/2016 with limited revisions dated 07/06/2016).

Attachments

1. AE Zoning Ordinance, Section 1704: Standards of Review for Map Amendments (2 pages).
2. Downtown Master Plan Update (2014): Western Gateway Key Map and Narrative (pages 84-85); North Avondale and Ingleside Districts Map and Narrative (pages 31-32).

CURRENT FUTURE LAND USE POLICY

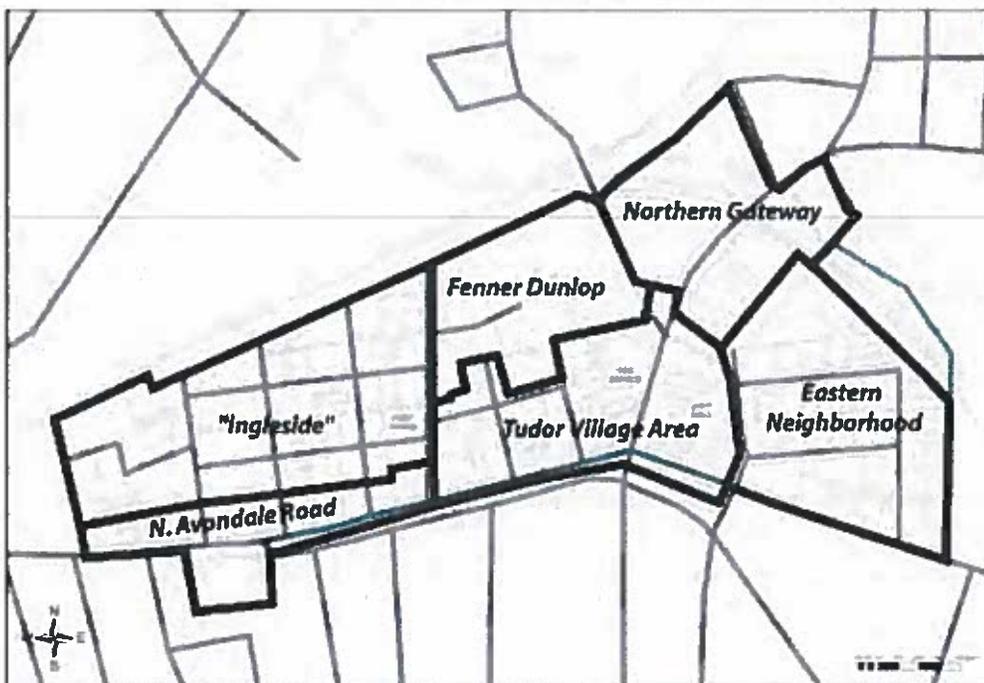
The City of Avondale Estates' 2007 Comprehensive Plan and 2011 update defines character areas for the City to guide development in individual neighborhoods based on their relationship to the community as a whole. Character area definitions address urban design, land use, scale, density, site planning, and overall character or vision for the future.

Nearly all of the Downtown Master Plan study area falls within the Tudor Village: Central Business District character area. The original Downtown Master Plan (2004) divided this character area into sub-areas, which include North Avondale Road, Ingleside, Fenner Dunlop (Mill District), the Northern Gateway, and Tudor Village. These subareas coincide with the districts proposed by this master plan update.

North Avondale Road

The North Avondale Road sub-area acts as a gateway into the City. Future development is intended to include commercial and attached residential housing uses, with improved pedestrian facilities and complete streets that provide accessibility for all user types. Buildings will be 2-3 stories, or possibly higher towards the east end of this sub-area, with zero lot line or a compatible pedestrian-oriented building placement.

Figure 17. Original Downtown Master Plan Districts Map



Ingleside

The historic Ingleside neighborhood was developed as an industrial center, located close to the rail line. This industrial legacy remains, with some large building footprints and utilitarian design, offering great opportunities for adaptive reuse and redevelopment. Appropriate future land use include a variety of possibilities, such as retail, government services, office, a range of housing types, and community amenities. Buildings may be as high as six stories toward the MARTA line.

Mill District

The vision for the former Fenner Dunlop site was developed in a joint planning effort between the City of Avondale Estates and DeKalb County. This location is envisioned to be a mixed use center, with daytime and evening destinations including cultural activities, retail, housing, and restaurants in 3-6-story buildings. Improving circulation within the site and connecting to downtown will be an important element of this site.

Tudor Village

The City's historic core will develop into a mixed use downtown featuring restored historic buildings and a variety of retail, employment, and open space options bound in a network of new streets, greenways, and pedestrian facilities. Appropriate land uses include commercial, service, office, and residential in 2-3-story buildings in a very pedestrian-oriented environment.

Northern Gateway

The Northern Gateway, another important entry point in the City, is intended to redevelop with a more consistent form and compatible materials. The Comprehensive Plan indicates that office uses in 3-story structures will be appropriate for this location.



Attached residential
Photo Source: TSW



Mixed use development



Big box retail with a smaller footprint

Western Gateway

The Western Gateway presents a couple of large-scale redevelopment opportunities. Large for-sale parcels may be acquired and assembled to create multi-acre, master-planned developments, which may include **mixed use, live-work, multifamily, or retail uses**. Buildings that front US 278 will be one story, but to the north adjacent to the rail line, three- to four-story buildings are appropriate, due in part to the lower topography. There is enough land area for a big box retailer to locate in this location, should the market demand it. The Western Gateway may include 348 multifamily residential units.

Open space will be incorporated into the Western Gateway in several areas. First, a major gateway into the City will be created at Sams Crossing, with the existing Lanier Gardens park on the south side of the road expanded and mirrored with greenspace on the north side of the street. Additional pocket parks will be located throughout the development.

Land Uses	Retail Mixed use and live-work Multifamily residential
Parks & Greenspace	Wide sidewalk and wide landscape zone
Parking	Located on site
Residential Units	348 multifamily units 6 live-work units
New Retail Space	50,800 sq ft (live-work and new)

Figure 37. Western Gateway Key Map



Greenspace within a development



Streetscape with wide sidewalk, planting area, and pedestrian lighting



Gateway feature

5. The names and addresses of the owners of the land and their agents, if any.

NOTE: The applicant may submit site plans, renderings and other exhibits purporting to depict development and use of property should a map amendment be approved. These commitments should only be as detailed or restrictive as the applicant is willing to accept as conditionally binding upon development and use of said property.

- C. Properties affected by map amendment applications shall be of a sufficient size and shape to meet the minimum development standards of the district that the application is made.
- D. An application shall not be withdrawn by the applicant after the legal advertising as required by this article shall have first appeared.
- E. All applications shall be maintained by the City Clerk as public record.

Sec. 1704. Standards of review for map amendments

- I. In ruling on any application for a zoning map amendment, the Board of Mayor and Commissioners shall act in the best interest of the public health, safety, morals and general welfare. In so doing, the Board of Mayor and Commissioners shall consider one or more of the following factors as may be relevant to the application; such consideration may be based on reports prepared by the City or its agents:
 - A. Relationship to the established land use pattern. The City shall assess the use and development of surrounding properties that tend to define the context of the property proposed for rezoning and determine whether the proposal is consistent with this context.
 - B. Compatibility with the Comprehensive Plan; timing of development. The City shall determine whether the proposal is compatible with the City of Avondale Estates Comprehensive Plan, including land uses indicated on the future land use map. The City shall also assess, based on the adopted comprehensive plan, whether the proposal would encourage uses or development compatible with the timing of development anticipated in such policy guides as the community facilities and services element and Short Term Work Program.
 - C. Suitability of the zoning proposal. The City shall determine whether the proposed zoning will permit a use of the property that is suitable in view of the zoning and use of adjacent and nearby property.
 - D. Impact on public facilities and services; referrals to other agencies. The City shall consider the availability of public facilities and services such as schools, water or sewer utilities, and police or fire protection, including those provided by other public agencies or authorities, and the impact of the proposal on demand for those public facilities and services.

- E. Impact on public financial resources. The City shall assess the budgetary impact of the zoning proposal on the City and other public agencies or authorities in delivery, enhancement, expansion or maintenance of public utilities, schools, streets and other public services.
 - F. Availability of other land suitable for the proposed use; effect on balance of land uses. The City shall consider the availability of other appropriate land already zoned for the proposed use, generally, and the availability of such land near the property proposed for rezoning.
 - G. Impact on neighborhood character. The City shall consider whether the proposal is consistent with the architectural style, density, scale and dwelling type prevalent in the surrounding neighborhood. The City shall also assess potential impacts of uses that would be permitted under the proposed zoning on the neighborhood, particularly any substantial adverse impacts on neighborhood quality or stability, or of any tendency of those uses to cause blight or depreciation.
 - H. Opportunity for economic use of property. The City shall consider whether the property has a reasonable economic use as currently zoned and determine whether substantial factors are present that prevent economic use of the property in accordance with existing regulations.
 - I. Effect on adjacent property. The City shall consider whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.
 - J. Impact on surrounding property values. The City shall determine whether the zoning proposal will be a deterrent to the value or improvement of adjacent property in accordance with existing regulations.
 - K. Circumstances peculiar to the context. The City shall assess conditions or trends affecting the use and development of the property which may not be anticipated by the comprehensive plan or accounted for in the existing zoning of the property and determine whether such factors as may be present support approval or denial of the zoning proposal.
 - L. Impact on the public interest. The City shall judge whether the proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare and the right of individuals to unrestricted use of property.
 - M. Environmental impact. The City shall consider the possible impacts of the proposal on the environment, including, but not limited to, storm drainage, soil erosion and sedimentation, flooding, air quality, loss of natural areas and habitat and water quality and quantity.
- II. The Board of Mayor and Commissioners shall also consider the following general lines of inquiry in assessing the appropriateness of a rezoning proposal:
- A. Existing uses and zoning of the subject and nearby property;
 - B. Extent to which property values are diminished by the particular zoning restrictions;

- C. Extent to which the destruction of property values, if any, promotes the health, safety, morals or general welfare of the public;
- D. Relative gain to the public, as compared to the hardship, if any, imposed on the individual property owner;
- E. Suitability of subject property for zoned purposes; and
- F. Length of time the property, if vacant, has been vacant as zoned, considered in the context of land development in the areas and the vicinity of the property.

Sec. 1705. Standards of review for text amendments

The text of this chapter may be amended from time to time in whole or in part by the Board of Mayor and Commissioners under the provisions of this Article 17. Such an amendment may be proposed when public necessity, general welfare or sound zoning practice justify such action by the Board of Mayor and Commissioners. In ruling on any application for a text amendment, the Board of Mayor and Commissioners shall act in the best interest of the public health, safety, morals and general welfare. In so doing, the Commission shall consider one or more of the following factors as may be relevant to the application; such consideration may be based on reports prepared by the City or its agents:

- I. Relationship to the purposes of the ordinance. The City shall determine whether the proposed amendment is consistent with the purpose and intent of this Ordinance as stated in Article 3.
- II. Relationship to the comprehensive plan. The City shall determine whether the proposal is compatible with the City of Avondale Estates Comprehensive Plan.
- III. Impact of trends and changing conditions. The City shall assess the necessity of the proposed amendment in addressing new trends or changing conditions essential to implementation of the comprehensive plan.
- IV. Impact on the public interest. The City shall determine whether the proposed amendment reasonably promotes the public health, safety, morality and general welfare.

Sec. 1706. Conditional Zoning

- I. Each general zoning district established in Article 6 shall have a classification therein known as "conditional" for that classification.
- II. All zoning districts as shown on the official zoning map with a suffix "C" after the district designation, for example, NS-C, denote that the property is zoned "conditional" under previous ordinance amendments by the Board of Mayor and Commissioners. Such conditions shall remain in effect, and copies of such conditional ordinances may be obtained from the City Clerk.

Memorandum

To: Board of Mayor and Commissioners

From: City Staff

Date: August 16, 2016

Subject: Section 1704 Review for the Sams Crossing Mixed Use Project located at 2718 East College Avenue
Proposed Map Amendment- CBD-PD (Central Business District Planned Development Zone)

Sec. 1704. Standards of review for map amendments

I. In ruling on any application for a zoning map amendment, the Board of Mayor and Commissioners shall act in the best interest of the public health, safety, morals and general welfare. In so doing, the Board of Mayor and Commissioners shall consider one or more of the following factors as may be relevant to the application; such consideration may be based on reports prepared by the City or its agents:

A. Relationship to the established land use pattern. The City shall assess the use and development of surrounding properties that tend to define the context of the property proposed for rezoning and determine whether the proposal is consistent with this context.

Staff Response: The current pattern of development in the area is commercial with a number of non-conforming businesses, such as car repair, and buildings which do not meet current zoning regulations or design criteria as established in the Architectural Review Board Guidelines. Many of the structures in the area are vacant, neglected or underutilized. The new vision for the area and Central Business District (CBD) has been established by public process in the Western Gateway Visioning (2012), Comprehensive Plan (2007-2027 and 2016 Update), the Lifelong Communities Survey, 2013 Walkability Study and 2014 Downtown Master Plan. The proposal is consistent with the above referenced planning documents. The current auto oriented, pedestrian unfriendly existing conditions are no longer supported and new development/redevelopment should not follow this pattern.

B. Compatibility with the Comprehensive Plan; timing of development. The City shall determine whether the proposal is compatible with the City of Avondale Estates Comprehensive Plan, including land uses indicated on the future land use map. The City shall also assess, based on the adopted comprehensive plan, whether the proposal would encourage uses or development compatible with

the timing of development anticipated in such policy guides as the community facilities and services element and Short Term Work Program.

Staff Response: The Future Development Map has the area designated Tudor Village, which focuses on pedestrian oriented, small business as well as residential over retail, parks, paths and streetscapes. The proposal complies with these principles and uses. The City is currently updating its Comprehensive Plan (transmit August 22, 2016) which includes reference to the 2014 Downtown Master Plan Update which supports the proposed project. The Downtown Master Plan Five-Year Action Plan lists “Redevelopment of the Western Gateway” under Land Use & Development.

- C. Suitability of the zoning proposal. The City shall determine whether the proposed zoning will permit a use of the property that is suitable in view of the zoning and use of adjacent and nearby property.

Staff Response: The proposed use is mixed use with a maximum of 205 residential units and ground floor retail/commercial and lease/common space for the apartments. The uses are either permitted or conditional uses in the underlying CBD-3 Zone, which will remain. Any uses that are conditional uses as identified in Article 9, and not specifically addressed in the Development Agreement, will require BOMC review and approval. Uses not permitted in Article 9 will not be permitted.

- D. Impact on public facilities and services; referrals to other agencies. The City shall consider the availability of public facilities and services such as schools, water or sewer utilities, and police or fire protection, including those provided by other public agencies or authorities, and the impact of the proposal on demand for those public facilities and services.

Staff Response: The proposal will include no greater than 205 residential units and ground floor retail/ commercial (6,562 SF) and leasing office/common space (clubhouse, dog spa, mailboxes) for the apartments (12,648 SF). There are currently three (3) occupied businesses on-site; a retail space, car repair and a restaurant. The DeKalb County Tax records have the current total square footage of buildings on-site at 21, 502 SF. The proposed commercial space will feature compatible or less intense uses which are more in line with recent planning activities.

The City does not anticipate a significant impact on schools, water and sewer utilities or fire protection, which are all provided by DeKalb County. Fire Station #3, which serves Avondale Estates, was upgraded in 2016 because of the poor condition of the former structure and need for additional space and equipment based on current and possible growth/redevelopment.

DeKalb County is reviewing the proposed plans for requirements associated with County regulations. Upgrades may be needed based on this review. The developer will be responsible for any and all requirements.

The City of Avondale Estates is responsible for police protection. The project as proposed does not appear to have a significant impact on police protection, although there may be a change in requested call volumes and actions based on the use changes. The scope of the project does not appear to warrant an additional officer at this time.

- E. Impact on public financial resources. The City shall assess the budgetary impact of the zoning proposal on the City and other public agencies or authorities in delivery, enhancement, expansion or maintenance of public utilities, schools, streets and other public services.

Staff Response:

- City's annual estimated property tax revenue: \$139,398/per year plus a \$3,000 storm water fee
- DeKalb County's estimated annual property tax revenue: \$145,460

In addition, the hospital would receive \$12,460, the Fire Department would receive \$38,500 and school operations would receive \$332,220.

The developer will be responsible for all costs associated with upgrades to existing roadways and pedestrian amenities indicated on the ARB approved plans in Exhibits B-O of the Development Agreement. DeKalb County will assess fees as needed for upgraded water and sewer facilities.

The City estimates that one City Associate may be needed to cover the maintenance and upkeep of the new park space at approximately \$30,000.

- F. Availability of other land suitable for the proposed use; effect on balance of land uses. The City shall consider the availability of other appropriate land already zoned for the proposed use, generally, and the availability of such land near the property proposed for rezoning.

Staff Response: There is no land in the City with the recently created CBD-PD Zone. The proposed scale is appropriate at this location based on the recently approved Downtown Master Plan. The proposal is site specific and is consistent with the CBD-PD Zone (adopted July 27, 2016). The proposal exceeds the two (2) acre minimum and the proposed uses are permitted or conditional.

- G. Impact on neighborhood character. The City shall consider whether the proposal is consistent with the architectural style, density, scale and dwelling type prevalent in the surrounding neighborhood. The City shall also assess potential impacts of uses that would be permitted under the proposed zoning on the neighborhood, particularly any substantial adverse impacts on neighborhood quality or stability, or of any tendency of those uses to cause blight or depreciation.

Staff Response: The proposed development was originally approved by the Architectural Review Board March 25, 2016 and proposed modifications were subsequently approved by the Architectural Review Board on July 6, 2016. The Architectural Review Board is charged with “regulating the design and construction on all properties, outside the Historic District except parcels zoned R-12 (Low Density Single Family Single Family Detached Residential) and R-24 (Very Low Density Single Family Single Family Detached Residential), as shown on the Official Zoning Map. The goal of this regulation is to ensure that construction in these areas respects and is compatible with the traditional architecture of adjacent properties and the overall area, in terms of both scale and style.” The proposal will not adversely impact the surrounding neighborhood. Housing choice and additional residents to support new and existing business will be positive for the area. The project will be a catalyst for future growth in the Western Gateway and the CBD.

- H. Opportunity for economic use of property. The City shall consider whether the property has a reasonable economic use as currently zoned and determine whether substantial factors are present that prevent economic use of the property in accordance with existing regulations.

Staff Response: The proposal will not change the underlying Zoning but apply an overlay which will allow for a site specific plan referenced in a Development Agreement which has been reviewed by the City and the developer. The City will receive an approximately one (1) acre park fully implemented as shown in the exhibits referenced in the Development Agreement. The proposed plan would not be permitted by-right based on the proposed height and other factors pertaining to specific regulations in the CBD-3 Zone.

- I. Effect on adjacent property. The City shall consider whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Staff Response: The proposal will be a positive influence on surrounding properties. Adjacent properties have suffered from neglect, vacancies and non-conforming uses. This will be a catalyst project in an area where there has not been substantial development or redevelopment in the recent past.

- J. Impact on surrounding property values. The City shall determine whether the zoning proposal will be a deterrent to the value or improvement of adjacent property in accordance with existing regulations.

Staff Response: The major investment and addition of residential and commercial uses will only improve current property values. The Downtown Master Plan goals include attracting retail, facilitating key development/redevelopment areas, providing housing choice and improving study area aesthetics. This project will be the first in the area to meet these and other goals, specifically the Western Gateway which is meant to be “transit oriented” with “mixed use, multifamily, retail and office in new and existing buildings” with an acceptable height range of 1-5 stories.

- K. Circumstances peculiar to the context. The City shall assess conditions or trends affecting the use and development of the property which may not be anticipated by the comprehensive plan or accounted for in the existing zoning of the property and determine whether such factors as may be present support approval or denial of the zoning proposal.

Staff Response: The City of Avondale Estates has not updated its Zoning Ordinance to reflect all of the visions and goals of the approved Downtown Master Plan. There is a conflict between the allowed height and maximum unit count between the Zoning Ordinance and Downtown Master Plan. The proposal reflects the Downtown Master Plan. The proposal does however implement the intent of a walkable, pedestrian friendly area with open space supported by the Zoning Ordinance.

- L. Impact on the public interest. The City shall judge whether the proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare and the right of individuals to unrestricted use of property.

Staff Response: The proposal reflects the general intent of the CBD Zone with additional allowances and regulations outlined in a Development Agreement and site specific proposal with the approval of the CBD-PD Zone. The developer is not allowed unrestricted use of the property. The City has emphasized the need for additional open space and improved gateways. This proposal achieves both.

- M. Environmental impact. The City shall consider the possible impacts of the proposal on the environment, including, but not limited to, storm drainage, soil

erosion and sedimentation, flooding, air quality, loss of natural areas and habitat and water quality and quantity.

Staff Response: The proposed project will replace an existing asphalt lot with no facilities to mitigate storm drainage, soil erosion/flooding or water quality. The proposed project will meet or exceed all City, County, State and Federal regulations. The proposed facilities will be a significant improvement over current conditions. In addition, the car repair facility will no longer be in operation, mitigating possible environmental pollution from the oil/gas. The one (1) acre park open space located on the property will be improved and maintained.

- II. The Board of Mayor and Commissioners shall also consider the following general lines of inquiry in assessing the appropriateness of a rezoning proposal:
- A. Existing uses and zoning of the subject and nearby property;
Staff Response: CBD (Central Business District) Area 3, City of Decatur, CSX/MARTA lines. Most uses are commercial in nature with some residential (Decatur Terrace) to the south of the CBD Zone on the south side of East College Avenue.
 - B. Extent to which property values are diminished by the particular zoning restrictions;
Staff Response: There is no anticipated diminished property values.
 - C. Extent to which the destruction of property values, if any, promotes the health, safety, morals or general welfare of the public;
Staff Response: There is no anticipated diminished property values.
 - D. Relative gain to the public, as compared to the hardship, if any, imposed on the individual property owner;
Staff Response: There is no hardship. With the authority of the property owner, the agent has negotiated a mutually beneficial Development Agreement between the City and developer.
 - E. Suitability of subject property for zoned purposes; and
Staff Response: The underlying zoning will remain. Article 9 will still govern use.
 - F. Length of time the property, if vacant, has been vacant as zoned, considered in the context of land development in the areas and the vicinity of the property.
Staff Response: The property is partially occupied. The partial vacancy has existed since October 2012. Other buildings on the property have been vacant

and neglected in the past and have received property maintenance code violations.

Overview: Draft Residential Tree Protection Ordinance as prepared by City of Avondale Estates Ad-Hoc Committee for Greenspace

Among its various duties, the City of Avondale Estates (City) Ad-Hoc committee for Greenspace (CFG), formed in late 2015, was tasked by the Avondale Estates Board of Mayor and Commissioners (BMO) to develop a draft tree ordinance for residential property. The effort included the review of other municipal tree ordinances, issues relating to tree protection, removal and replacement, and the findings of the previous Tree Ordinance Ad-hoc committee, prepared in early 2015, that recommended to the BMO that some type of ordinance be drafted and considered for inclusion in the City's code of ordinances.

The draft ordinance outlined below is being submitted to the BMO and City for review and comment. The City should review the draft for compliance and cross referenced with current City ordinances. It is meant to be a stand alone section within the City's current tree ordinance for other property designations. Once the City has reviewed the document, the CFG anticipates that this draft will be presented for public comment and further consideration by the BMO.

Definitions of terms below are in the draft ordinance. A summary of the proposed draft, potential questions, answers and examples are as follows:

General Intent

The goal of the proposed ordinance is to protect and promote a healthy, generous tree canopy for the residential districts of the City, for the benefit of current and future generations. The ordinance aims to discourage the excessive removal of large trees during construction projects (renovations/additions or new construction).

At the same time, the ordinance is intended to minimize burdens of inconvenience or cost on residents / homeowners wishing to remove selected trees on their properties as a matter of routine maintenance or personal preference, not associated with any other construction activity.

Rationale

Tree cover provides benefits to all members of the community, including:

- Reduced stormwater runoff, erosion and flooding;
- Lower summer temperatures and energy costs;
- Higher property values;
- Community aesthetics, sense of place, and quality of life;
- Ecological benefits including supporting populations of birds, beneficial insects and other wildlife.

Protecting and promoting tree cover throughout the City therefore promotes the general welfare, health and safety of the public.

Basic Concepts

Exemptions: The ordinance does not prohibit all tree removals. the following types of trees are exempt and may be removed at any time, without any permits or notice required:

- Trees below a minimum size threshold: pines with trunk diameter less than 12"; any other trees with trunk diameter less than 8".
- Non-native, invasive species trees of any size (species listed by the State of Georgia Exotic Pest Plant Council).
- Dead trees.
- Diseased, severely damaged or otherwise declining trees, of any size, provided a certified arborist confirms this in writing.
- Trees that pose an immediate hazard or create a threat to the safety of persons or property, provided that notice is given to the City at the time of removal or as soon as possible afterward.

Routine Property Management: The ordinance also allows for routine removal of trees that are *not* exempt, for routine maintenance or personal preference (not associated with other construction activity), as follows:

- Up to three trees per property, per calendar year, may be removed simply by filing an informational "Tree Removal Notice" with the City, with no other permit, re-planting, or recompense required.
- Additional trees (four or more per year) may be removed provided the applicant obtains a tree removal permit and complies with the residential tree replacement/conservation plan requirements.

Construction Activity: Removal of non-exempt trees, associated with any sort of construction (any activity that requires a Building Permit or Land Disturbance Permit) requires a tree removal permit, generally having stricter requirements. The ordinance provides for removal of trees within the "Construction Zone," but encourages the retention of existing trees, especially large trees, in the remainder of the property.

Specimen Trees: Healthy, very large trees may be classed as specimens. When construction projects involve the removal of specimens outside of the approved construction zone, an additional recompense payment is required. Such payments will be used to support a City Tree Fund.

Potential Frequently Asked Questions:

Q. What does complying with the residential tree replacement/conservation plan requirements entail?

A. When applying for a Demolition, Building or Land Disturbance Permit, the applicant must indicate the items in the following list on a site plan. Several of these items are already required for a building permit currently:

- Location and size of all non-exempt or specimen trees.
- Limit of disturbance.
- Existing and proposed structures.
- Existing and proposed grades.
- Location of new construction, impervious paved surfaces, erosion control measures, and utilities.
- All trees proposed to be removed.
- Percentage area of Critical Root Zone disturbance for all trees to remain, as applicable.
- Tree replacement locations, plant schedule, and planting details.
- The plan must indicate a minimum 40 percent total canopy coverage of the lot, including existing trees that are retained and newly planted trees. The size of newly planted trees shall be calculated at maturity as defined in the canopy chart provided in the draft ordinance.

Q. What trees will constitute an approved tree plan and permit after removing trees necessary for the construction of my project?

A. The draft ordinance utilizes the City's list of approved trees for streets and public areas, and has assigned a canopy size for each species that could reasonably be expected at maturity. 40 percent coverage of a lot at maturity is required. This prevents the planting of too many trees too close together, so that the replacement trees can contribute to a healthy, city-wide tree canopy. (see proposed Canopy tree chart)

Q. How many trees would be required on a newly constructed project?

A. In a lot of cases, adhering to the permit will not require the planting of many replacement trees, sometimes none at all, if trees outside the construction zone are protected during construction. Hypothetically, if a 1/2 acre lot (typical in the historic district) was completely devoid of existing trees or canopy coverage from adjoining lots, an applicant would be required to provide 5,750 square feet of canopy coverage, 40 percent of 1/2 acre. Based on the tree canopy chart this would require 3 (3.02) new canopy trees on a lot at 3 inches DBH, about the same size as the new trees planted at Willis Park. On lots not in the historic district, which are closer to 1/2 acre, 5 trees (4.58) would be required. (see proposed Canopy tree chart)

Q. How are existing trees protected?

A. In many cases, standard orange tree protection fence does not do an adequate job in protecting a tree save area due to lack of maintenance, weather, and other factors. Due to the fact residential construction occurs within a small area, a more robust method of tree protection will be required. Temporary chain link or post and board fencing will be required so that it will be very difficult for contractors to cause construction damage within critical root zones.

The following examples note potential situations related to the draft Residential Tree Ordinance:

Example 1: A property owner wishing to remove four (4) inch DBH Privet, a six (6) inch DBH Dogwood and a seven (7) inch DBH Tulip Poplar, may do so without any notification.

Example 2: A property owner wishing to remove two eighteen (18) inch DBH Pines and a twenty (20) inch DBH Sweetgum, due to their proximity to a structure, the need for garden space, or any other reason, may do so. The property owner must submit a Tree Removal Notice via hand delivery, fax or email with at least 24 hours notice to the City tree official.

Example 3: If a property owner wishes to remove six trees, all Pines between eighteen (18) and twenty-four (24) inches DBH at one time, the owner must file a Tree Removal Permit and comply with the residential tree replacement/conservation plan requirements.

Example 4: If a property owner intends to file for a Demolition Permit, Building Permit or Land Disturbance Permit, the property is subject to a Tree Removal Permit and must comply with the residential tree replacement/conservation plan requirements.

ARTICLE X. - TREE PROTECTION AND PRESERVATION ON SINGLE-FAMILY ZONED LOTS

Within residential areas of the City of Avondale Estates:

Sec. 1-1. - Purpose and intent of article.

(a) Trees are declared to be beneficial public resources, deterring soil erosion, increasing air purification, aiding in noise reduction, glare and heat abatement, enhancing property values, beautifying residential and commercial property, providing shelter for birds and wildlife and contributing to the general health, safety and well-being of the citizens. The existing tree canopy is also a hallmark of the residential areas of Avondale Estates, contributing to the City's sense of place and identity and is therefore a valuable community resource.

(b) Therefore, the City wishes to maintain a healthy tree canopy. To that end, the City encourages the planting and maintenance of canopy trees on both public and private property.

(c) The provisions of this article shall prevent the reduction of a healthy tree canopy, educate citizens and property owners on the value and methods of tree protection, lessen the impact of tree removal, and provide recourse to the City and its citizens for the unwanted removal of healthy specimen trees.

(c) Removal, damage or destruction of protected trees, unless authorized in a City of Avondale Tree Removal Permit duly issued in accordance with the provisions of this article, is prohibited.

(d) The provisions of this article shall apply to any person removing trees on any lot or tract of land, whether for him/herself or on behalf of another person, including all tree removal companies, utility companies or persons in the business of tree removal or construction.

(e) EXEMPTIONS: The following trees are exempt from this ordinance and may be removed without a Tree Removal permit:

1. Trees (other than genus pinus) having a trunk diameter (DBH) of less than eight (8) inches or in the case of a multi-trunk tree measuring the largest trunk diameter (DBH).
2. Pine Trees (genus pinus) having a trunk diameter (DBH) of less than twelve (12) inches;
3. Dead trees.
4. Diseased, severely damaged or otherwise declining trees with a certified arborist report.
5. Trees considered non-native invasive species as defined by <http://www.gaepcc.org/list/>.
6. Trees, not otherwise exempt, that constitute an immediate hazard or create an emergency situation, being an imminent threat to the safety of persons or property; the City of Avondale Estates shall be notified of the removal of such trees at the time of removal or, if that is not possible, as soon as practicable afterward.

Sec. 1-2. - Definitions.

Boundary Tree: A tree growing on a property boundary line between two lots resulting in joint ownership by the adjacent property owners when the trunk exists on each property, or a tree that has 20 percent or more of its critical root zone extending across a property boundary and into an adjacent property regardless of its location on the property line.

Construction Zone: The area within the limit of disturbance and within five (5) feet of a proposed building, structure or pavement on an approved Site Plan.

Critical Root Zone: means the minimum area beneath a tree which must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The critical root zone (CRZ) will typically be represented considered a circular area, by a circle centering on the tree's trunk, with a radius equal in feet to one (1) foot times the number of inches of the trunk diameter. Example: The

CRZ radius of a tree which has a trunk diameter of twenty (20) inches is twenty (20) feet.

CRZ Disturbance: any activity that disturbs the existing grade or surface of the ground within the CRZ, or is likely to cause damage to roots, including but not limited to trenching, excavation, filling, paving, construction of structures, compaction of the ground, driving vehicles or equipment, storage of construction materials, etc.

DBH: Diameter Breast height measured between 4'-4.5' off the ground.

Limit of Disturbance: any activity that disturbs the existing grade or surface of the ground as indicated on a grading or erosion control plan.

Non-exempt Tree: A tree that does not meet any of the requirements for exemption as listed in Section 1-1.d, above; i.e., a protected tree.

Specimen Tree: A canopy hardwood tree, other than genus pinus, thirty (30) inches or more, a genus pinus, thirty-six (36) inches or more, measured at breast height diameter measured at breast height (DBH). In order to be classed a Specimen, the tree must also be in Fair or better condition as determined by a certified Arborist.

Tree Canopy: The area of ground directly beneath the crown spread of a tree; for the purposes of this ordinance the canopy shall be measured the same as the critical root zone (CRZ).

Tree Impact: Any tree disturbance that proposes or has the potential to affect 20% or more of a tree's critical root zone. This applies to trees on the property subject to the permit, boundary trees on adjoining lots or verge trees in the public right-of-way.

Verge Tree: A publicly-owned tree growing within the right-of-way, and between the sidewalk and curb.

Sec. 1-3. – Application-Required; procedure.

Sec. 1-4. Tree Removal Notification:

Property owners in single family residential zoning districts are allowed to remove up to three (3) healthy, protected non-exempt trees during any calendar year. A Tree Removal Notification shall be filed with the City prior to removal. This will allow the City to track the reasons for the tree removal, the number, type, and size of trees removed. No other permit requirements apply and no recompense or replanting is required. See attached form. If identified as happening after the fact there will be a \$100 penalty per tree.

Sec. 1-5.1. Tree Removal/Disturbance Permit:

If a property owner intends to remove more than three (3) non-exempt trees during any calendar year, or proposes activities requiring a Demolition Permit, Building Permit or Land Disturbance Permit, the subject property is subject to a Tree Removal Permit and must comply with the residential tree replacement/conservation plan requirements of this Ordinance. A Tree Removal Permit shall be required to remove, or cause CRZ disturbance to, any standing protected non-exempt tree within the city except as noted in Section 1-4. The permit shall be required before any tree removal, land disturbance or site development activities causing tree impact to a protected tree can occur.

A tree replacement/conservation plan shall be submitted with all tree removal/disturbance permit applications, and shall be prepared by a certified arborist, registered landscape architect, or registered forester. <http://avondaleestates.org/DocumentCenter/Home/View/43>

The tree replacement /conservation plan will indicate the following:

- Location, species and DBH of all existing trees over eight (8) inches, over twelve (12) inches for genus pinus including on-site trees, boundary trees, and verge trees.
- Limit of disturbance.
- Existing and proposed structures.
- Existing and proposed grades.
- Location of new construction, impervious paved surfaces, erosion control measures, and utilities.
- All trees proposed to be removed.
- Percentage area of Critical Root Zone disturbance for all trees to remain, as applicable.
- Tree replacement locations and plant schedule as required.
- Tree Protection details and specifications, for the protection of trees to remain, per City Standards.

1-5.2. Tree Protection. The tree replacement plan will indicate the protection of any non-exempt trees outside the construction zone. The tree protection plan will indicate any areas of disturbance for construction activities, and provide for tree protection fencing at the edge of the CRZ of remaining non-exempt trees. No trenching for utilities or drainage, trenching of silt fence, parking, material storage or other construction activities are allowed within the CRZ of protected trees as indicated on plans.

The plan will indicate a minimum 40 percent total canopy coverage of the lot, including existing trees that are retained, boundary trees, verge trees and newly planted trees. The size of newly planted trees shall be calculated at maturity as defined in the canopy chart, see table 1.5.1.

The following activities would not constitute disturbance to the CRZ:

1. Removal and replacement of driveway or sidewalk pavement within the same footprint, with no excavation or earthwork.
2. Construction of structures over existing foundations.
3. Installation of chain-link, wood or PVC property fencing.
4. Use of staked hay bales or compost filter sock (wattles or coir rolls) for erosion control during construction.
5. Jack-and-bore utility construction.

1-5.3. Specimen Recompense.

In addition to the above requirements, projects which require land disturbance permits that remove, or cause disturbance to specimen trees outside of the construction zone shall be required to provide a recompense payment to the City's Tree Fund. For each specimen tree removed, or subject to disturbance of the CRZ of 20% or greater, the recompense payment shall be as follows:

1. Specimen trees (other than pine): \$100, plus \$60 per caliper inch.
2. Specimen pines: \$100, plus \$30 per caliper inch.

1-5.4. Verge Tree Impacts. For projects requiring the disturbance of more than 20% of the CRZ of verge trees, the applicant must provide the following:

-Notice to the City indicating the need for the disturbance based on permitted construction. Only if the impacted tree cannot be treated by a certified arborist's prescription will the City allow removal of impacted verge trees by the applicant.

-For any proposed prescription, the length shall be for one year. A copy of the prescription and receipt for paid contract shall be submitted to the City with construction plans.

-A bond or escrow account will be required based on any prescription. The bond can be 125% of the cost

of removal and replacement of trees listed in the boundary tree agreement, and will be held for three years by the City.

END OF DOCUMENT

(CITY LOGO)

City of Avondale Estates Tree Removal Notification Form

Instructions: Indicate Property address, identify all non-exempt trees to be removed, Property owner's name, and tree removal contractor's name. Tree removal contractors must have a valid business license. Refer to Tree Ordinance Chapter x.x.

Residential Property Address:

Identify Non-exempt Trees to be removed (Size shall be the Diameter of the tree's trunk measured at breast height)

Species (Common or Scientific Name)	Size
1.	
2.	
3.	

Note: Please contact the City if work will occur in City right-of-way for tree removal. No more than three trees may be removed in any one calendar year. If additional trees are to be removed, please contact the City for permit requirements.

Signature

Property Owner Name

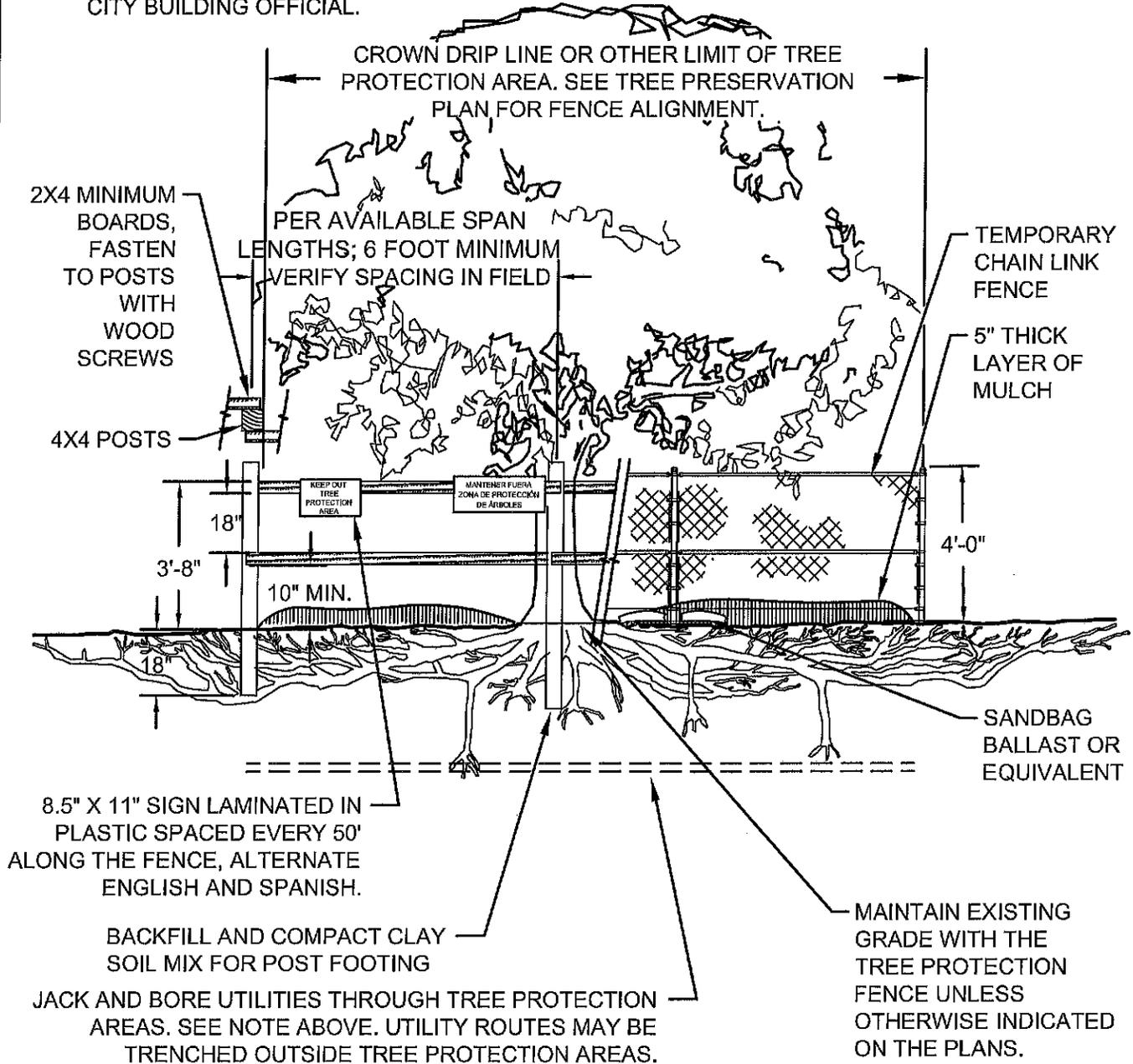
Tree Removal Contractor

Business Lic. #

Received and Approved:	Date
(City official)	

NOTES:

1. FOR SMALL SCALE RESIDENTIAL PROTECTION, POST+BOARD OR TEMPORARY CHAIN LINK FENCE IS REQUIRED FOR DEMARCATING TREE PROTECTION AREAS ON SITE.
2. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY BY THE CONTRACTOR AND REPLACED OR REPAIRED AS NEEDED. ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED.
3. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL, AND NO PARKING, STORAGE OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
5. TRENCHING FOR SILT FENCE, UTILITIES OR IRRIGATION SHALL NOT BE MADE IN TREE PROTECTION AREAS, INCLUDING BY UTILITY COMPANIES. LINES MAY BE JACK AND BORED UNDER TREE PROTECTION AREAS AT A MINIMUM DEPTH OF 4 FEET OR AS REQUIRED BY CITY BUILDING OFFICIAL.



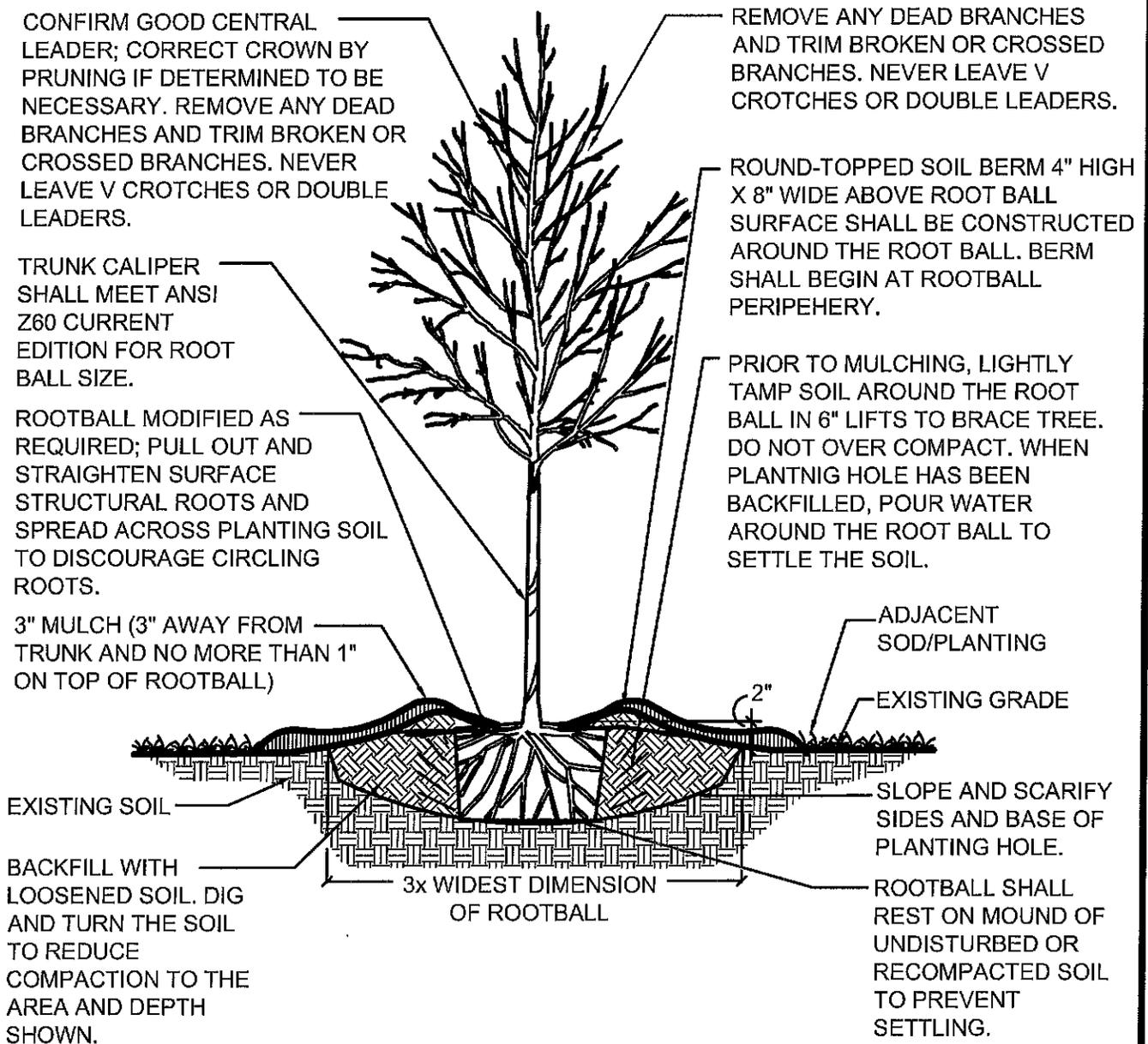
**CITY OF AVONDALE ESTATES STANDARD
RESIDENTIAL TREE PROTECTION DETAIL**

SCALE: NONE



NOTES:

- 1) WATERING BAGS ARE RECOMMENDED FOR NEWLY PLANTED TREES IF SITE IS NOT IRRIGATED.
- 2) ADDITIONAL PLANTING DETAILS AND SPECIFICATIONS MAY BE PROVIDED BY THE APPLICANT.
- 3) WHEN THE TREE IS MOVED, THE ROOTBALL SHOULD ALWAYS BE SUPPORTED. TREES SHOULD NEVER BE HANDLED BY THE TRUNK.
- 4) SET TOP OF ROOT BALL A MINIMUM OF 2" ABOVE ADJACENT FINISH GRADE AND MOUND BACKFILL FLUSH WITH TOP OF ROOT BALL.
- 5) REMOVE EXCESS SUBSTRATE/SOIL AND SURFACE ROOTS TO EXPOSE ROOT COLLAR. REMOVE CIRCLING STRUCTURAL ROOTS INTERFERING WITH ROOT COLLAR.
- 6) SCARIFY ROOT BALL ON ALL SIDES TO ENCOURAGE FEEDER ROOT GROWTH.



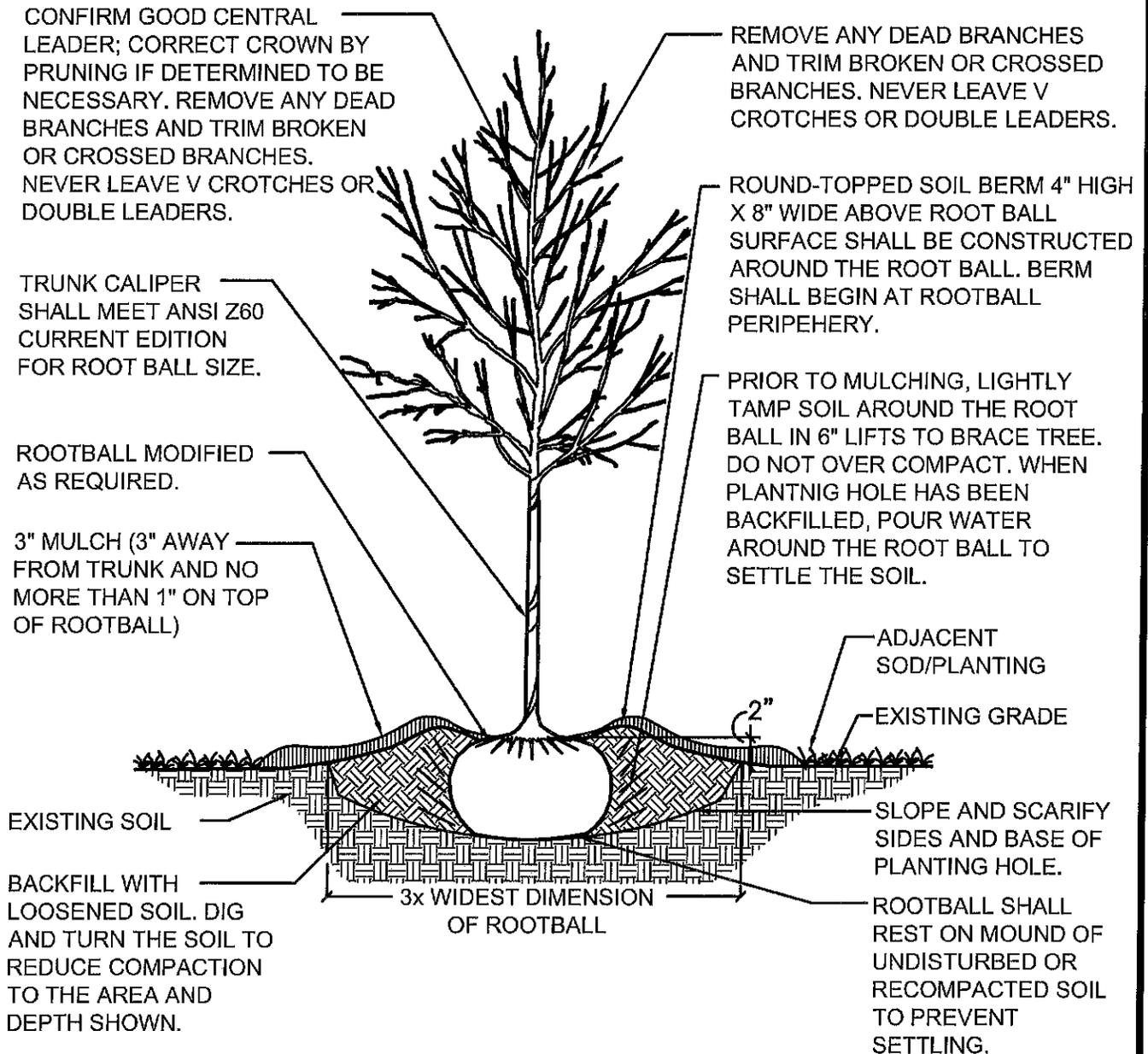
**CITY OF AVONDALE ESTATES STANDARD TREE PLANTING DETAIL
TO 4" CALIPER (CONTAINER GROWN)**

SCALE: NONE



NOTES:

- 1) WATERING BAGS ARE RECOMMENDED FOR NEWLY PLANTED TREES IF SITE IS NOT IRRIGATED.
- 2) ADDITIONAL PLANTING DETAILS AND SPECIFICATIONS MAY BE PROVIDED BY THE APPLICANT.
- 3) WHEN THE TREE IS MOVED, THE ROOTBALL SHOULD ALWAYS BE SUPPORTED. TREES SHOULD NEVER BE HANDLED BY THE TRUNK.
- 4) SET TOP OF ROOT BALL A MINIMUM OF 2" ABOVE ADJACENT FINISH GRADE AND MOUND BACKFILL FLUSH WITH TOP OF ROOT BALL.
- 5) CUT AND BEND BACK TOP AND SIDES OF WIRE BASKET TO A MINIMUM OF 12" BELOW THE TOP OF THE ROOT BALL BEFORE FINAL BACKFILLING OF ROOT BALL.
- 6) CUT AND REMOVE BURLAP AND TWINE FROM TOP HALF OF BALL AFTER THE BALL HAS BEEN BACKFILLED.

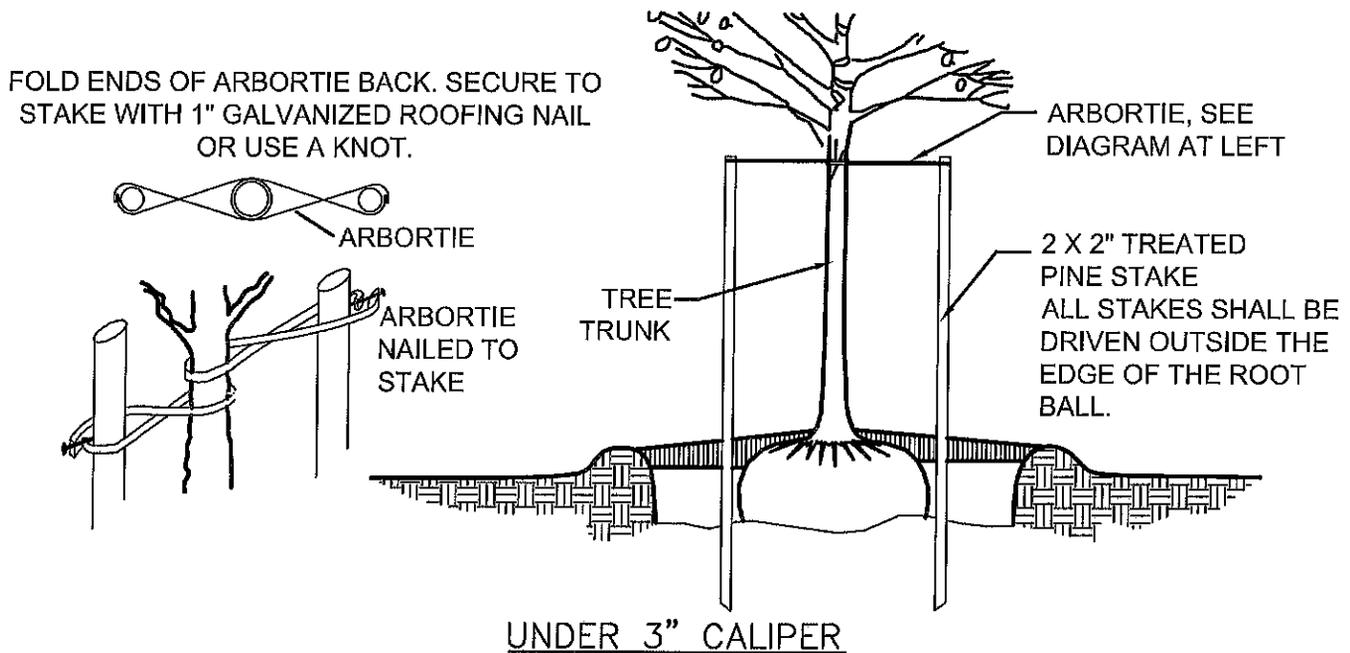
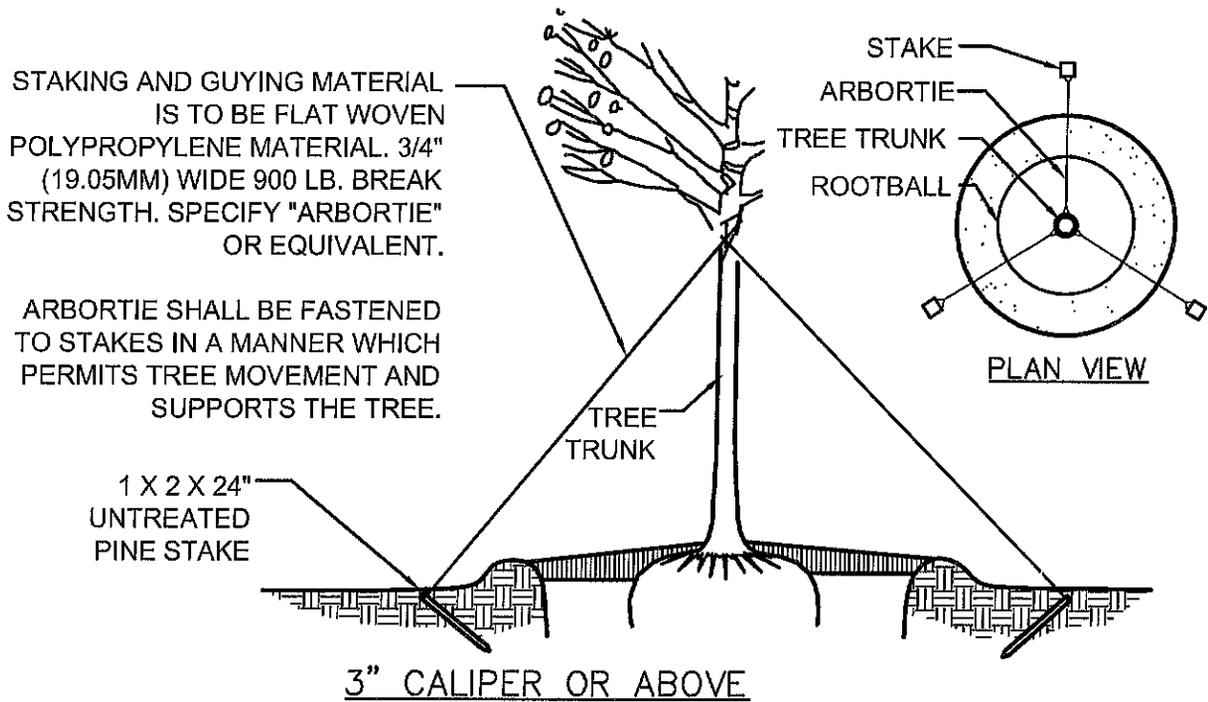


**CITY OF AVONDALE ESTATES STANDARD TREE PLANTING DETAIL
TO 4" CALIPER (BALLED AND BURLAPPED)**

NOT TO SCALE

NOTES:

- 1) THIS DETAIL ONLY ADDRESSES STAKING REQUIREMENTS.
- 2) TREE STAKING IS NOT REQUIRED PER CITY OF AVONDALE ESTATES ORDINANCE. STAKING IS ONLY TO BE INSTALLED AT THE RECOMMENDATION OF THE APPLICANT'S DESIGN PROFESSIONAL AND/OR LANDSCAPE CONTRACTOR. IF USED, STAKING SHALL BE INSTALLED AS INDICATED.
- 3) METAL, WIRE OR PLASTIC STAKING AND GUYING MATERIAL IS PROHIBITED.
- 4) OTHER STAKING METHODS, SUCH AS A ROOTBALL BRACING ("STAPLE") OR OTHER METHOD, MAY ALSO BE APPROVED BY THE CITY; DESIGN PROFESSIONAL/CONTRACTOR TO PROVIDE DETAIL(S) AND/OR SPECIFICATIONS.
- 5) TREE STAKING MUST BE REMOVED BY THE APPLICANT BY THE END OF ANY MAINTENANCE PERIOD.



**CITY OF AVONDALE ESTATES STANDARD
TREE STAKING DETAIL (IF REQUIRED)**

NOT TO SCALE



Canopy Trees at 1,900 SF Credit (+/-50' diameter)

Carya aquatica
Carya cordiformis
Carya glabra
Carya ovata
Carya tomentosa
Fagus grandiflora
Liriodendron tulipifera
Nyssa sylvatica
Quercus alba
Quercus coccinea
Quercus hemispherica
Quercus lyrata
Quercus michauxii
Quercus muehlenbergii
Quercus nuttalli
Quercus pagoda
Quercus phellos
Quercus prinus
Quercus rubra
Quercus shumardii
Quercus x comptoniae
Tilia americana
Tilia heterophylla
Ulmus americana

Canopy Trees at 1,200 SF Credit (+/-40' diameter)

Acer barbatum
Acer rubrum
Acer saccharum
Aesculus flava
Betula nigra
Ginkgo biloba
Magnolia acuminata
Magnolia grandiflora
Metasequoia glyptostroboides
Taxodium ascendens
Taxodium disticum
Ulmus alata

Notes:

Trees to be counted for replacement shall be 3 inch caliper, minimum.

Potential canopy size assumes an open area, not constricted by impervious surfaces or heavy canopy cover.

Potential canopy size assumes a typical coverage for that species at maturity.

List of Canopy trees are from the City's approved trees for streets and parks, which are acceptable for replacement.

Other trees may be selected by the applicant and are subject to approval by the City tree official.

A RESOLUTION

AUTHORIZING THE CITY MANAGER TO CONTRACT FOR THE PUBLIC WORKS BUILDING RENOVATION DESIGN

WHEREAS, the City of Avondale Estates is dedicated to providing safe, high quality services to its residents, business and property owners; and

WHEREAS, the City of Avondale Estates is committed to provide a safe and efficient workplace for its associates; and

WHEREAS, the City of Avondale Estates has solicited proposals to update and renovate the Public Works Building (interior and exterior) and site; and

WHEREAS, the City of Avondale Estates has chosen Clark Patterson Lee as the most responsive bidder to complete the topographic and boundary survey of the subject property; document existing building, site and other pertinent conditions; create architectural, mechanical, electrical, structural, civil design and construction drawings including design specifications for the renovation of the existing building and new building addition; hold an initial on-site meeting and subsequent meetings as required and provide a cost estimate for the Public Works Building renovation and any site work; and

WHEREAS, the City of Avondale Estates will contract with a third party to review the construction drawings and inspect the project as required at critical phases and approve the Certificate of Occupancy for the completed project;

NOW, AND THEREFORE, BE IT RESOLVED, the Board of Mayor and Commissioners of the City of Avondale Estates hereby authorizes the City Manager to contract with Clark Patterson Lee for expenses not to exceed \$31, 350.00.

SO RESOLVED, this 22th day of August, 2016.

CITY OF AVONDALE ESTATES
BOARD OF MAYOR AND COMMISSIONERS

Jonathan Elmore, Mayor

Attest: _____
Gina Hill, City Clerk

RESOLUTION
ADOPTING THE 2016 AVONDALE ESTATES COMPREHENSIVE PLAN

WHEREAS, the City of Avondale Estates is subject to the State of Georgia Planning Act of 1989 which calls for a certified Comprehensive Plan in order to obtain and maintain the status of a Qualified Local Government; and

WHEREAS, the City of Avondale Estates, Georgia is a member of the Atlanta Regional Commission, an agency created to provide regional planning and intergovernmental coordination among certain county and city governments in the metropolitan area of Atlanta; and

WHEREAS, the City initiated a process with community involvement to complete the Comprehensive Plan Update to meet the October 31, 2016 deadline and certifies that public participation and other procedural requirements have been met; and

WHEREAS, in order to adopt a Comprehensive Plan meeting the requirements of law, and to obtain and maintain Qualified Local Government status, the City of Avondale Estates has prepared the “2016 City of Avondale Estates Comprehensive Plan”, and now must transmit the document to the Atlanta Regional Commission and the State of Georgia Department of Community Affairs for review in accordance with procedures prescribed by state law, with such document being incorporated by reference; and

WHEREAS, the 2016 City of Avondale Estates Comprehensive Plan was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989; and

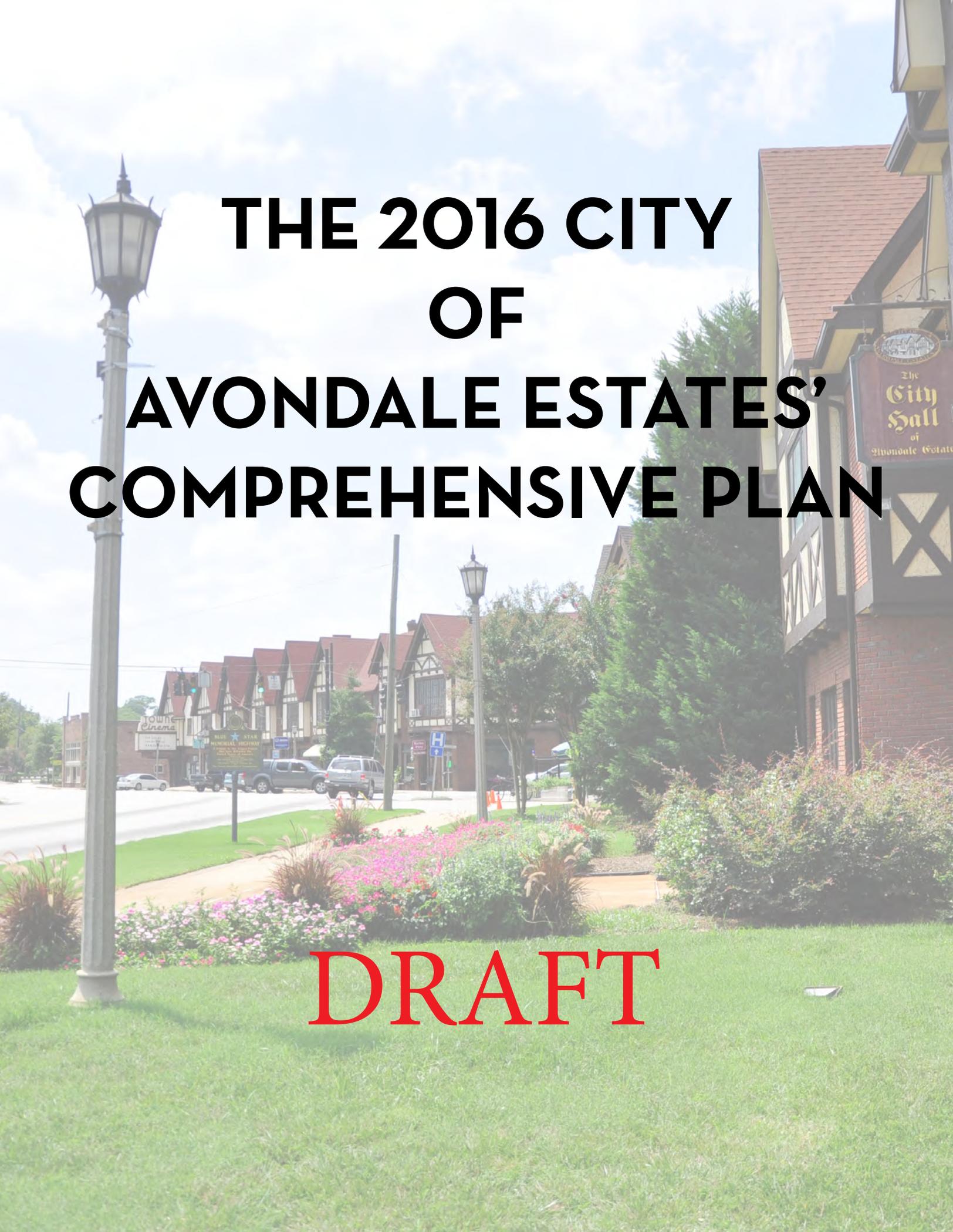
NOW, THEREFORE, BE IT RESOLVED, by the City of Avondale Estates’ Board of Mayor and Commissioners that the City of Avondale Estates hereby approves the “2016 City of Avondale Estates Comprehensive Plan” and authorizes the transmittal of said document to the Atlanta Regional Commission and the Georgia Department of Community Affairs.

SO RESOLVED, this August 22nd, 2016.

CITY OF AVONDALE ESTATES
BOARD OF MAYOR AND COMMISSIONERS

Johnathan Elmore, Mayor

Attest: _____
Gina Hill, City Clerk



**THE 2016 CITY
OF
AVONDALE ESTATES'
COMPREHENSIVE PLAN**

DRAFT

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ACKNOWLEDGEMENTS

BOARD OF MAYOR & COMMISSIONERS

Mayor Jonathan Elmore
Mayor Pro Tem Terry Giager
Commissioner Randy Beebe
Commissioner Brian Fisher
Commissioner Adela Yelton
Former Commissioner John Quinn
Former Commissioner Lindsay Forlines

STEERING COMMITTEE

Mayor Jonathan Elmore
Former Commissioner John Quinn
Jonathan Clark-Planning & Zoning Board
Julie Feely-Planning & Zoning Board
Dennis Burns-Planning & Zoning Board
Keith Melton-Planning & Zoning Board
John Pomberg-Planning & Zoning Board
David Saks-Historic Preservation Commission
Stephany Cross-Tree Board
Paul Brown-Board of Zoning Appeals
Robert James-Downtown Development Authority
Tracey Scott-Resident
Martha Teall-Resident
John Davis-Resident
Marghe Means-Business Owner
Jen Bain-Resident
Candace Jones-Resident
Alyssa Lasseter-Resident
Lisa Shortell-Resident

CITY STAFF

Clai Brown, City Manager
Keri Stevens AICP, City Planner and Community
Development Officer

ATLANTA REGIONAL COMMISSION

Dan Reuter FAICP, Manager,
Jared Lombard AICP, Senior Principal Planner
Allison Duncan AICP, Principal Planner
Sidney Douse AICP, Senior Planner
Andrew Smith, Senior Planner
Beth Davis, Intern



EXECUTIVE SUMMARY

This is an exciting time for the City of Avondale Estates. We're a highly desirable place to be in the Atlanta region - our residents love living here, with public surveys showing excellent community ratings. At the same time, we look forward to a future of continued growth and change.

Broadly speaking, a comprehensive plan is a way to guide investment, development and the allocation of services within a jurisdiction. But cities, towns and counties are complicated places, and they make decisions about the future every day, in response to new opportunities or unexpected problems. A Comprehensive Plan like The City of Avondale Estates' Comprehensive Plan is one tool for helping to guide these decisions, with three distinctive features:

- It is long-range, looking ahead 5, 10, or 25 years
- It is comprehensive, looking across many different facets of what a City does
- It is deliberative, looking within to understand the needs and desires of the City

Most of the work of shaping the City of Avondale Estates' future will be done by the residents, businesses, and nonprofits. The City of Avondale Estates' government has a key role to play through these implementation tools:

- Regulations
- Capital spending
- Programs and staffing

The success of the goals of the City of Avondale Estates depends on being able to tap into the many voices of the City and weave their ideas, viewpoints, and thoughts into a common vision. Outreach and engagement were critical to reach a broad consensus of the diverse people who live and work in the City.

To meet the goal of an inclusive process meant creating multiple opportunities to get involved. The planning team developed a number of communication tools and forums to ensure meaningful community involvement that would form the backbone of the plan.

A Steering Committee was convened to oversee the process and act as an instrument to guide the development of the plan. Steering Committee Members were appointed from the business community, residents, City staff and City Commissioners and Board members.

Two Open Houses were held to allow for people to drop in to learn about the planning process. The Open Houses were located within City Hall which allowed for visitors to make a short stop to give valuable feedback to the planning team and steering committee.

Also a Community Feedback meeting was held to get information about development types and actions that the City could take.

A Community Survey was conducted to provide a forum for people to engage with the planning process from their own home. Like an online version of the Open Houses, the purpose was to involve residents in the planning process and to solicit their input.

These inputs assisted the Steering Committee and the Planning Team in creating Goals for the City of Avondale Estates. These goals recognize that the City of Avondale Estates is a diverse and forward looking community, engaged in shaping its own future.

The City of Avondale Estates will:

- Protect and enhance the City of Avondale Estates' historic character and small town atmosphere while facilitating smart growth and development
- Leverage the City of Avondale Estates' unique identity and location in the region to strengthen existing businesses and drive new economic development
- Promote an active, healthy community with opportunities for recreation and the enjoyment of greenspace
- Maintain and expand the range of housing options in appropriate areas to accommodate a diverse population and workforce

ROLE OF COMPREHENSIVE PLAN

The Avondale Estates Comprehensive Plan is a guidebook for the future of our community. The plan identifies a common vision and set of goals for the community, based on a series of public discussions and an analysis of community needs.

Comprehensive plans serve two primary roles:

A Shared Vision for the Future

Comprehensive planning provides an opportunity for residents to create a shared vision for their community. Residents, business leaders and City Staff identified issues and opportunities for The City of Avondale Estates' land use, infrastructure, public facilities, natural resources, and more. These findings were used to create a vision for The City of Avondale Estates and set public priorities.

Guidance for Decision-Makers

This plan serves as a guide for the Board of Mayor and Commissioners, City Staff, the Planning and Zoning Board, Downtown Development Authority, Historic Preservation Commission, Architectural Review Board, and others as they set policy, make public investments and deliberate land use decisions.

Avondale Estates: By the Numbers

Comprehensive Plan Update

2015
Population
3,139

Number of
Households
1,365

Number of
Housing Units
1,478

1.23
Square
Miles

Homeownership
Rate
81.11%

Residential
Occupancy
Rate
92.4%

Average
Household
Income
\$113,934

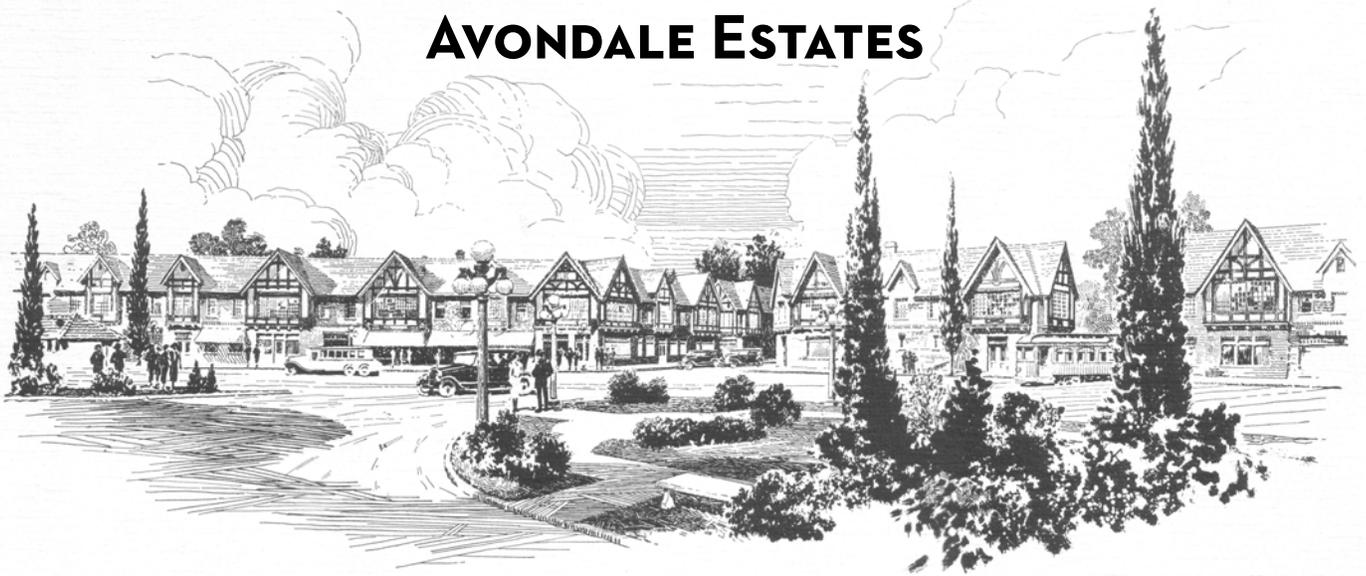
Average
Household
Size
2.16

Median
Age
44.7

Median
Home
Value
\$457,586

Data source: ESRI Business Analyst Online and US Census American Fact Finder 2014 American Community Survey

AN INTRODUCTION TO THE CITY OF AVONDALE ESTATES



Avondale Estates
... from an original pen and ink, circa 1926

History of the City of Avondale Estates

The City of Avondale Estates was founded by in 1924 by George Francis Willis, a self-made millionaire in patent medicines. Willis discovered the pastoral farmland known as Ingleside, and surrounding area, and determined that he would create “the seat of an ideally perfect social and political life” inspired by a trip he and his wife Lottie had taken to Stratford-upon-Avon, the birthplace of William Shakespeare. Willis hired internationally renowned experts in civic engineering, landscape architecture and city planning. The City was planned from the beginning to be an independent City and is still independent today. This is unique for early 20th century suburban development. Avondale Estates is the only documented example in the southeast of an early 20th century planned “new town”, now known as new urbanism.

The City was fully planned with all the amenities a resident could want including a business district, lake, swimming pool, riding stables, bridle paths, athletic fields, easy access to the adjacent golf course, pocket and large parks, playgrounds, educational facilities, a dairy, vegetable gardens, plant nursery, and paved streets with easy access to Atlanta. The planned commercial and residential zones are separated by, and linked, to the central transportation corridor. Prominent architectural styles in the Historic District include Tudor Revival, Dutch Colonial, Craftsman/Bungalow, Victorian and Spanish-Mission homes organized in a pedestrian, community oriented manner.

The original one-third of the City remains largely intact as designed. The City was placed on the National Register of Historic Places in 1986 for its significance in the fields of landscape architecture, architecture and city planning.

The City of Avondale Estates annexed the adjacent neighborhoods in and around Avonwood and Majestic Acres. These homes represent a wide variety of mid-century housing styles now featured by the Historic Preservation Division of the State of Georgia Department of Natural Resources as the principal model of residential housing between WWI and WWII and beyond.

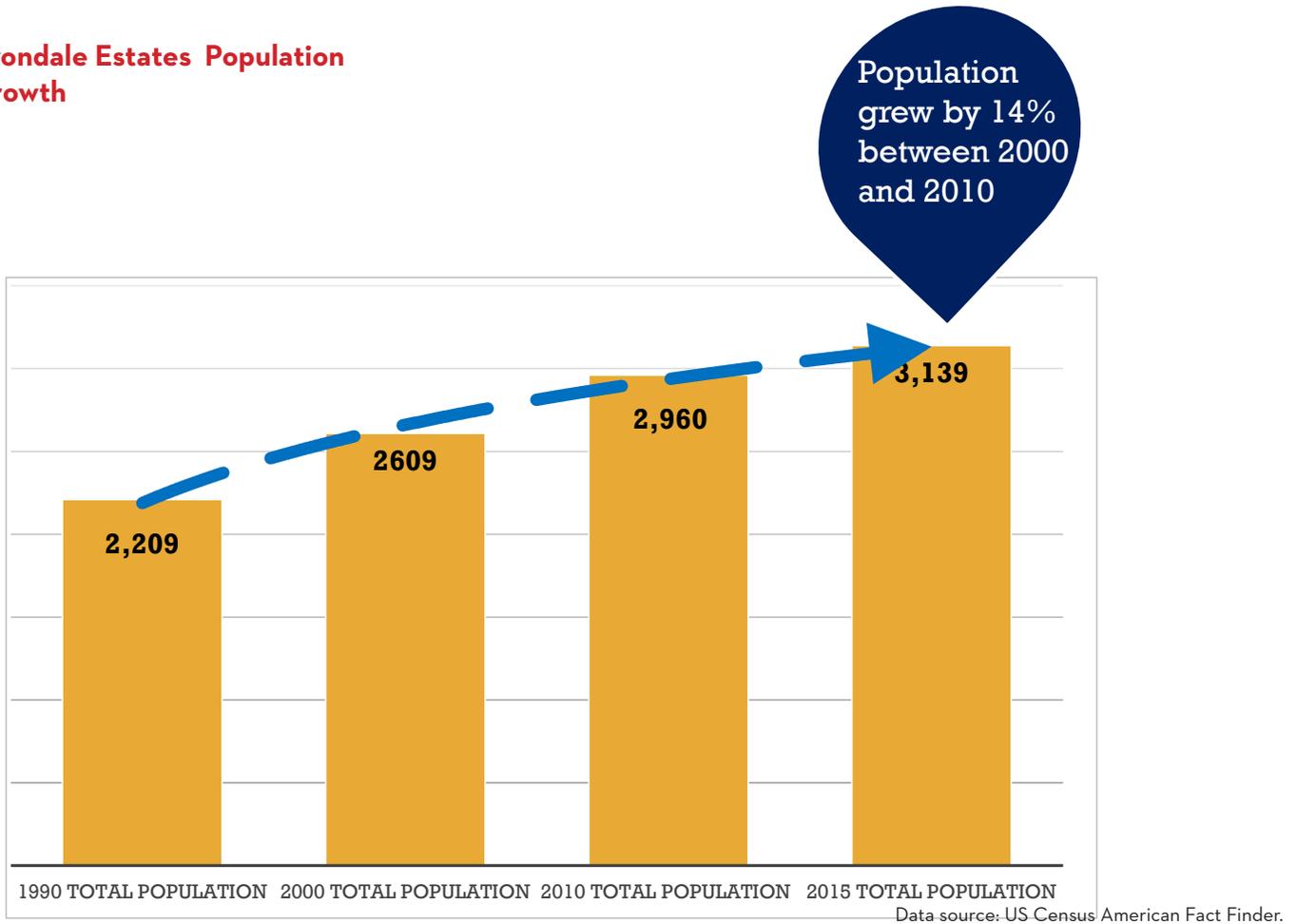
On Labor Day 1955, Avondale Estates neighbors Joe Rodgers Sr. and Tom Forkner founded the first Waffle House restaurant. The restaurant focused on fast-food speed and round-the-clock service reflected mid-century societal shifts toward an automobile culture. As suburbs and the interstate highway system developed throughout the region and the nation, Waffle House grew to include over 1,600 locations and has become a national icon. The State of Georgia installed a Georgia Historical Marker at the first Waffle House in 2012.

Future development will focus on utilizing this visionary planning while meeting the needs of a 20th century community utilizing the experience and fortitude of residents and business owners.

The City of Avondale Estates is located in District 15 in DeKalb County, and is in land lots 216, 217, 218, 231, 232, 233, 248, 249, and 250. It is also located in the 4th Congressional District in the State of Georgia



Avondale Estates Population Growth

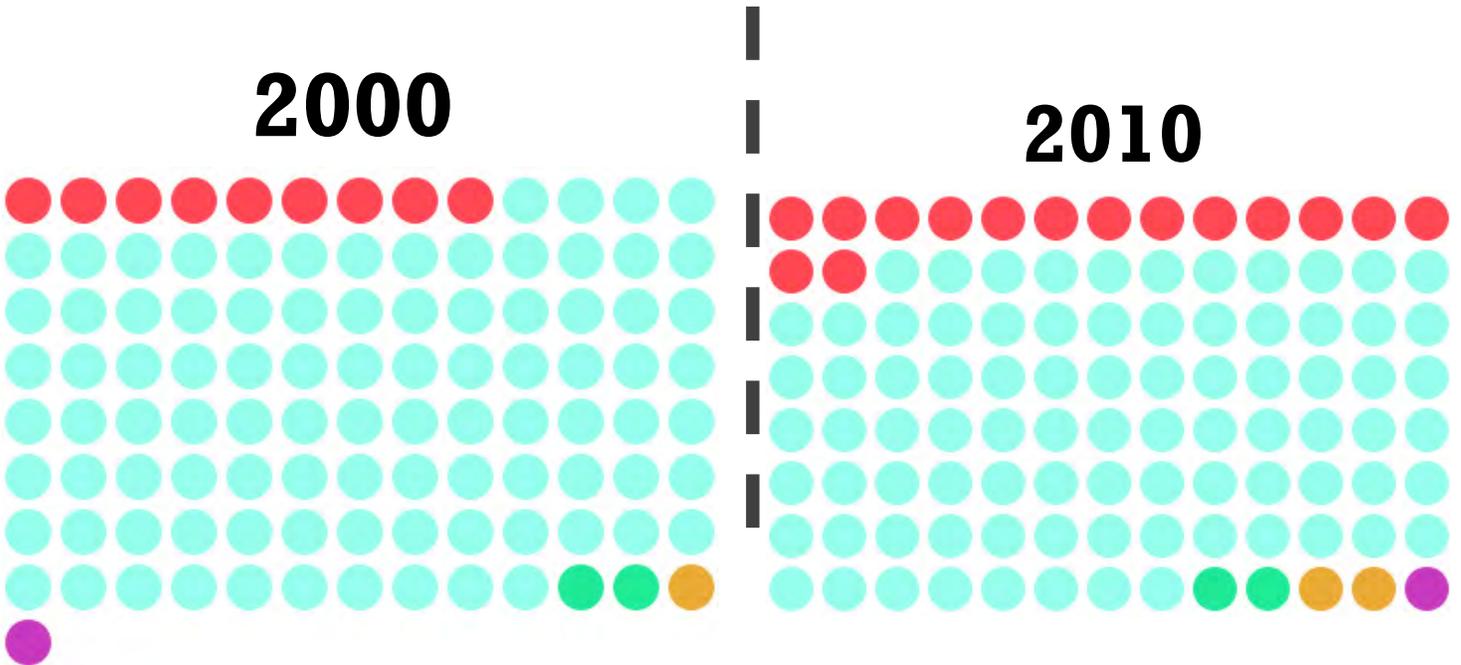


Who We Are

As a fully built out city within the Atlanta region, the City of Avondale Estates has experienced moderate growth as properties have redeveloped within the City of Avondale Estates, but growth options are limited unless redevelopment of key parcels happens. The 2015, the City's population is estimated to be at 3,139. The City's young and middle age adults (25-64) combined to make up 61% of the population.

The City has been getting more diverse over the last decade with rapid increases in its Asian and Black Population though whites still make up the majority of the residents.

Racial Make Up of the City of Avondale Estates



Data source: ESRI Business Analyst Online



Moving around Town

US 278 is the main East/West thoroughfare within the City. Avondale Estates is strategically located near the City of Decatur and the Emory/CDC Campus. Congestion is primarily at the intersection of US 278 and Clarendon Roads.

Currently over 1,121 people commute into the City of Avondale Estates for work each day while over 1,222 commute out of the City for work. Residents work primarily in Perimeter Center, Decatur, Emory, Downtown/Midtown Atlanta and Buckhead.

Most residents drive a single occupancy vehicle to and from work each day.

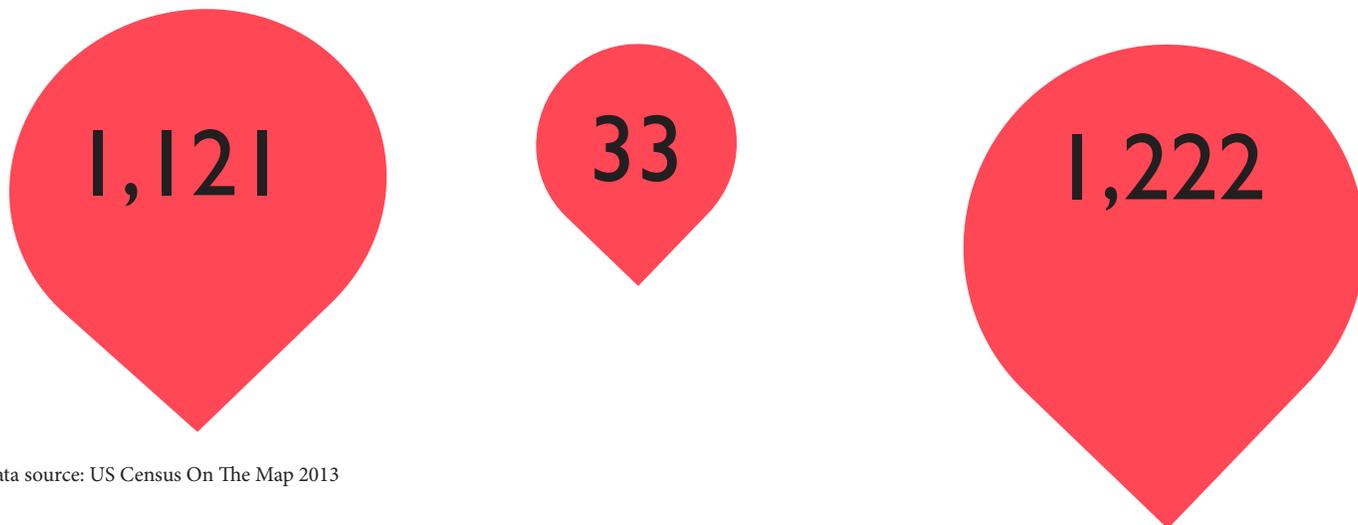
Two MARTA Stations, Avondale Station and Kensington Station, are a short distance from the City of Avondale Estates. MARTA is currently planning Transit Oriented Developments (TOD) at each station. These TODs have the opportunity to revitalize their surrounding areas which includes parts of the City of Avondale Estates.

Both stations are in the top 15 of the MARTA system in terms of daily ridership. Kensington Station has an average weekday ridership of 7,105 while Avondale Station has an average weekday ridership of 5,496 (2014 Ridership).

Two MARTA Bus routes serve the City of Avondale Estates. The 8 Route serves North Clarendon Avenue and US 278 and the 21 Route serves Memorial Drive.

The City of Avondale Estates provides a variety of free parking options within the Central Business District.

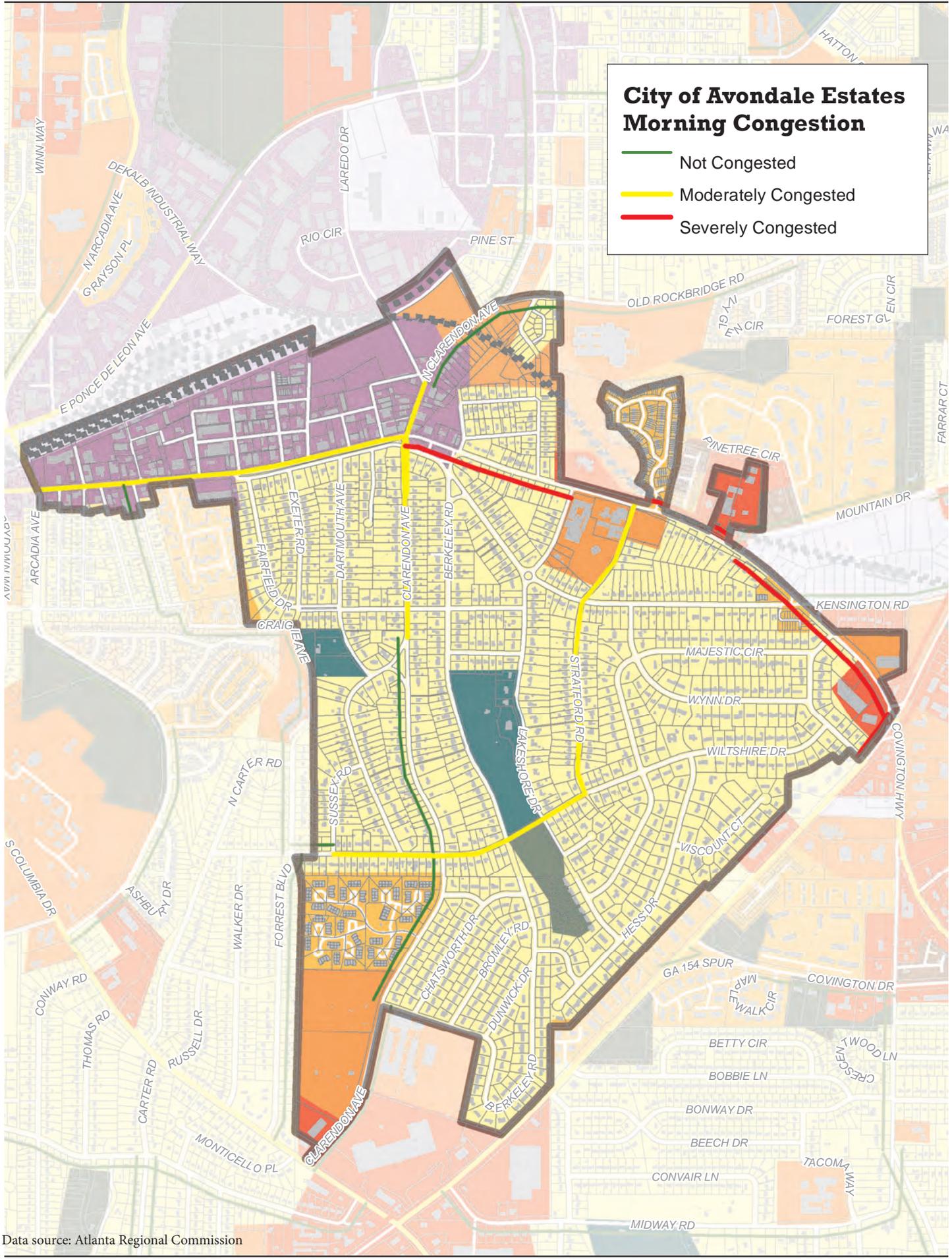
Commute Into Avondale Estates **Live and Work within the City** **Commute out of Avondale Estates**



Data source: US Census On The Map 2013

City of Avondale Estates Morning Congestion

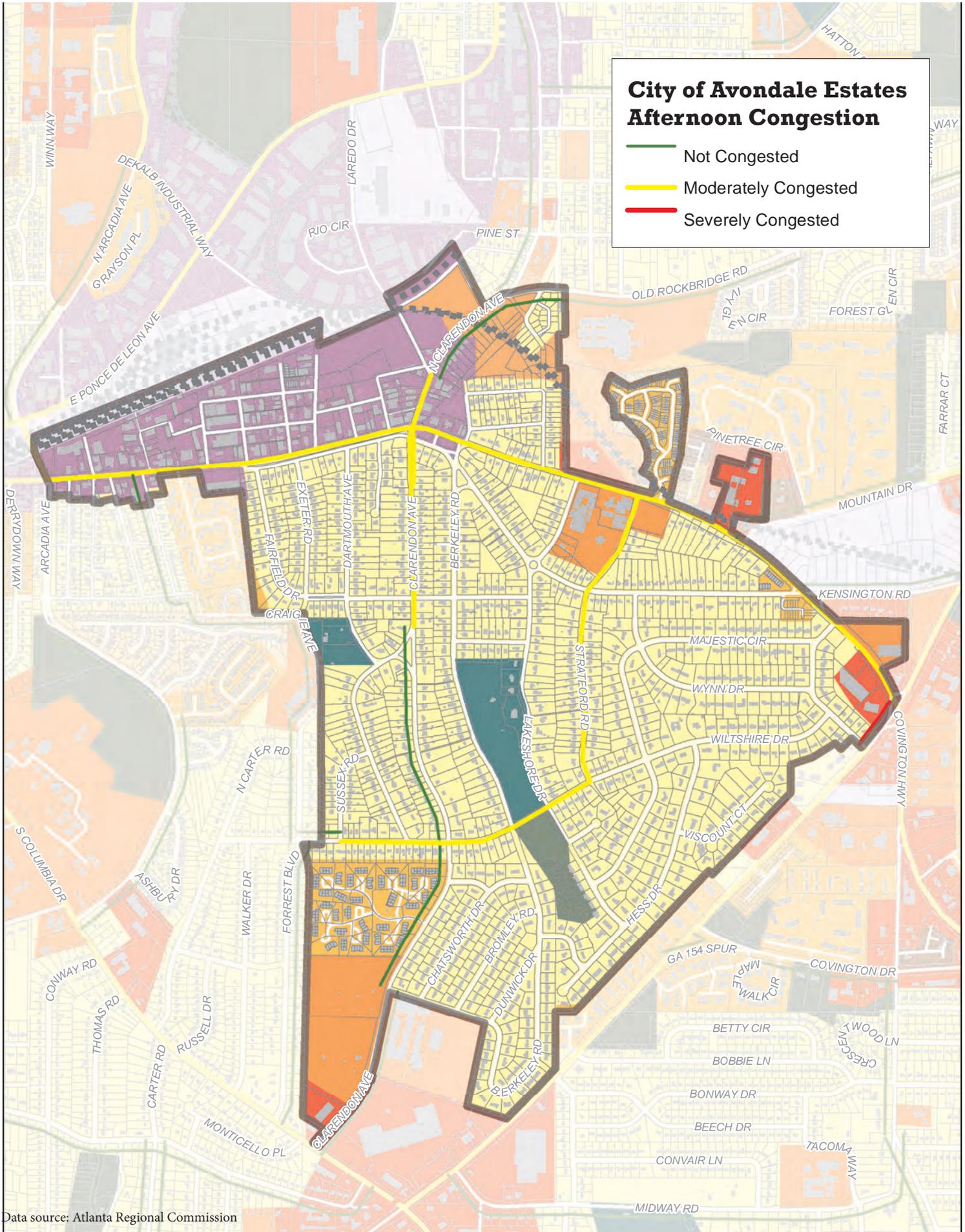
- Not Congested
- Moderately Congested
- Severely Congested



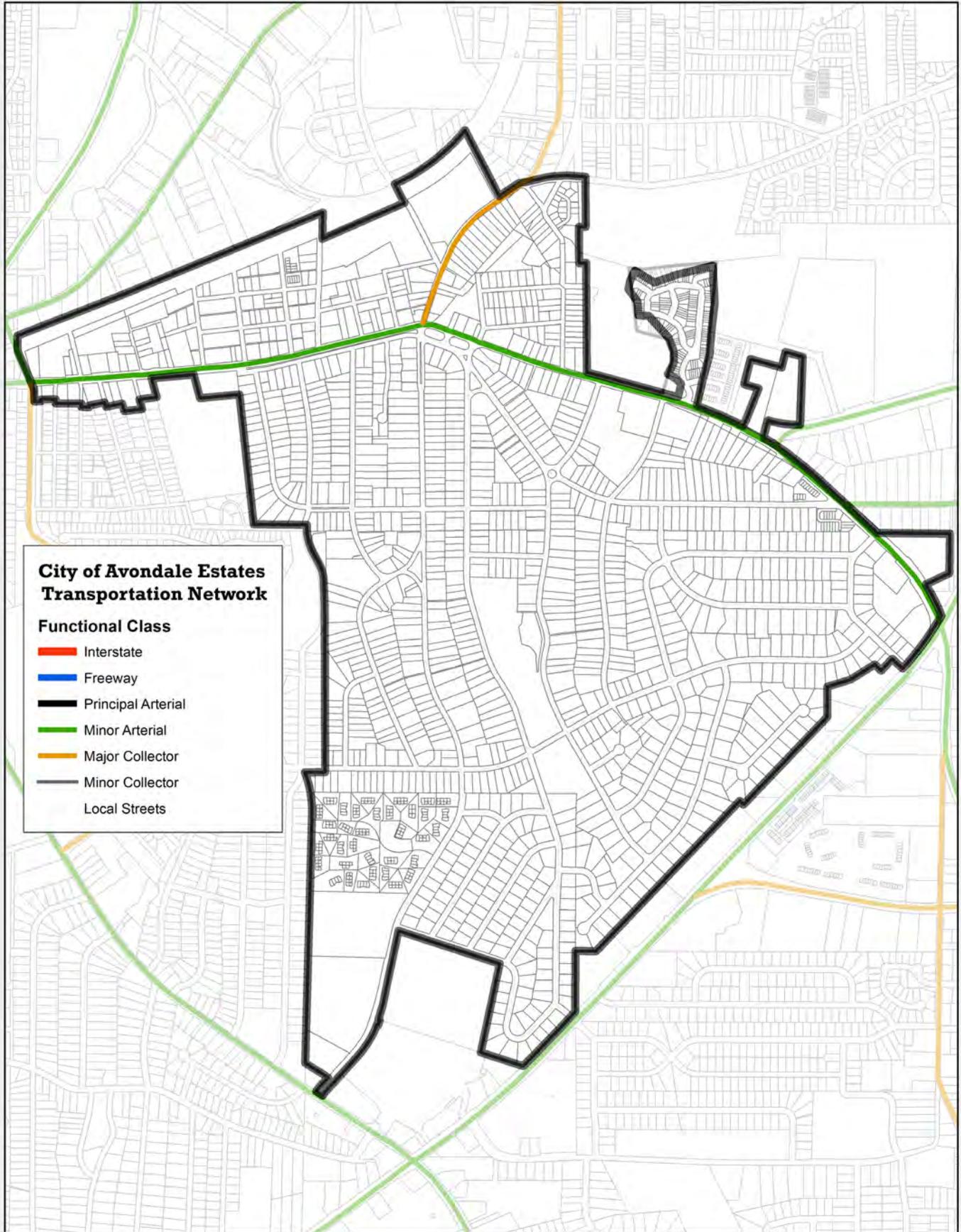
Data source: Atlanta Regional Commission

City of Avondale Estates Afternoon Congestion

- Not Congested
- Moderately Congested
- Severely Congested



Data source: Atlanta Regional Commission

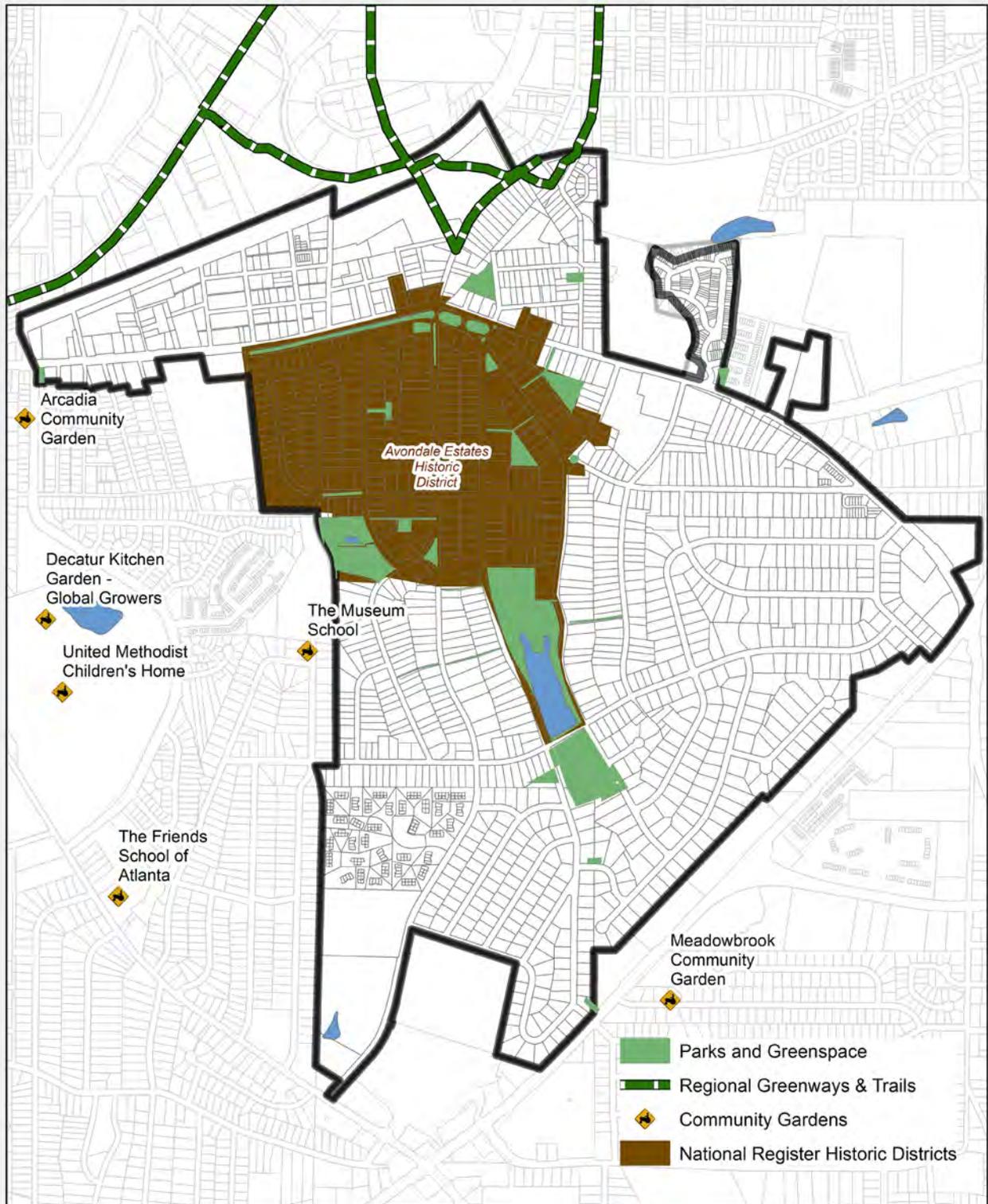


Data source: Atlanta Regional Commission

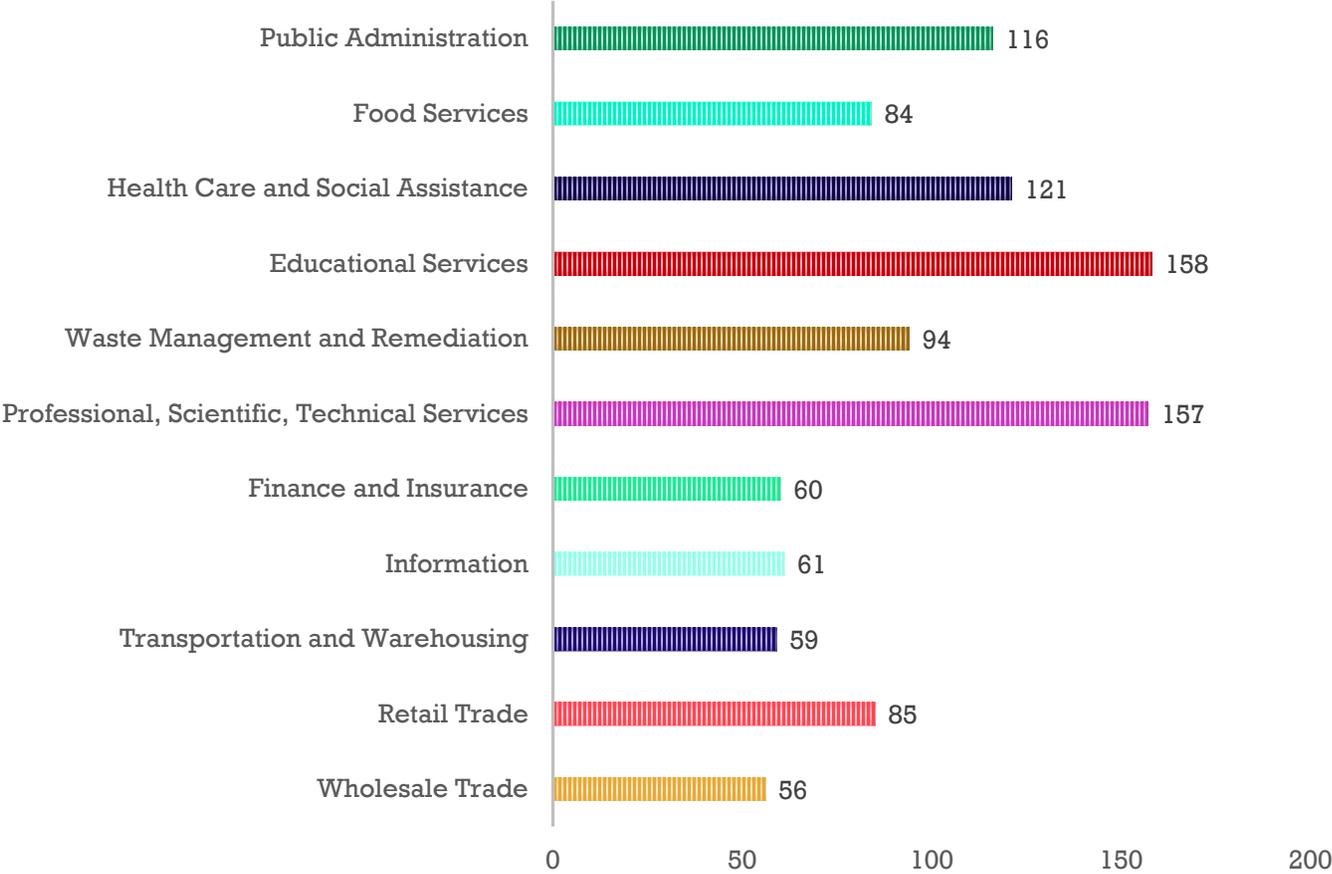
The City's Natural and Recreational Resources

The City of Avondale Estates has a number of planned park/greenspaces including: Lake Avondale, Willis Park, Fletcher Park, 7 Bridle Paths, 3 pocket parks, plazas, the hedge and green spaces along the verge. In addition, the Stone Mountain PATH trail is just to the north of the City, connecting Stone Mountain Park to the City of Decatur. There are 50.8 acres of greenspace within the City of Avondale Estates.

The City of Avondale Estates Natural and Cultural Resources



Jobs of City of Avondale Estates Residents



Data source: US Census On The Map

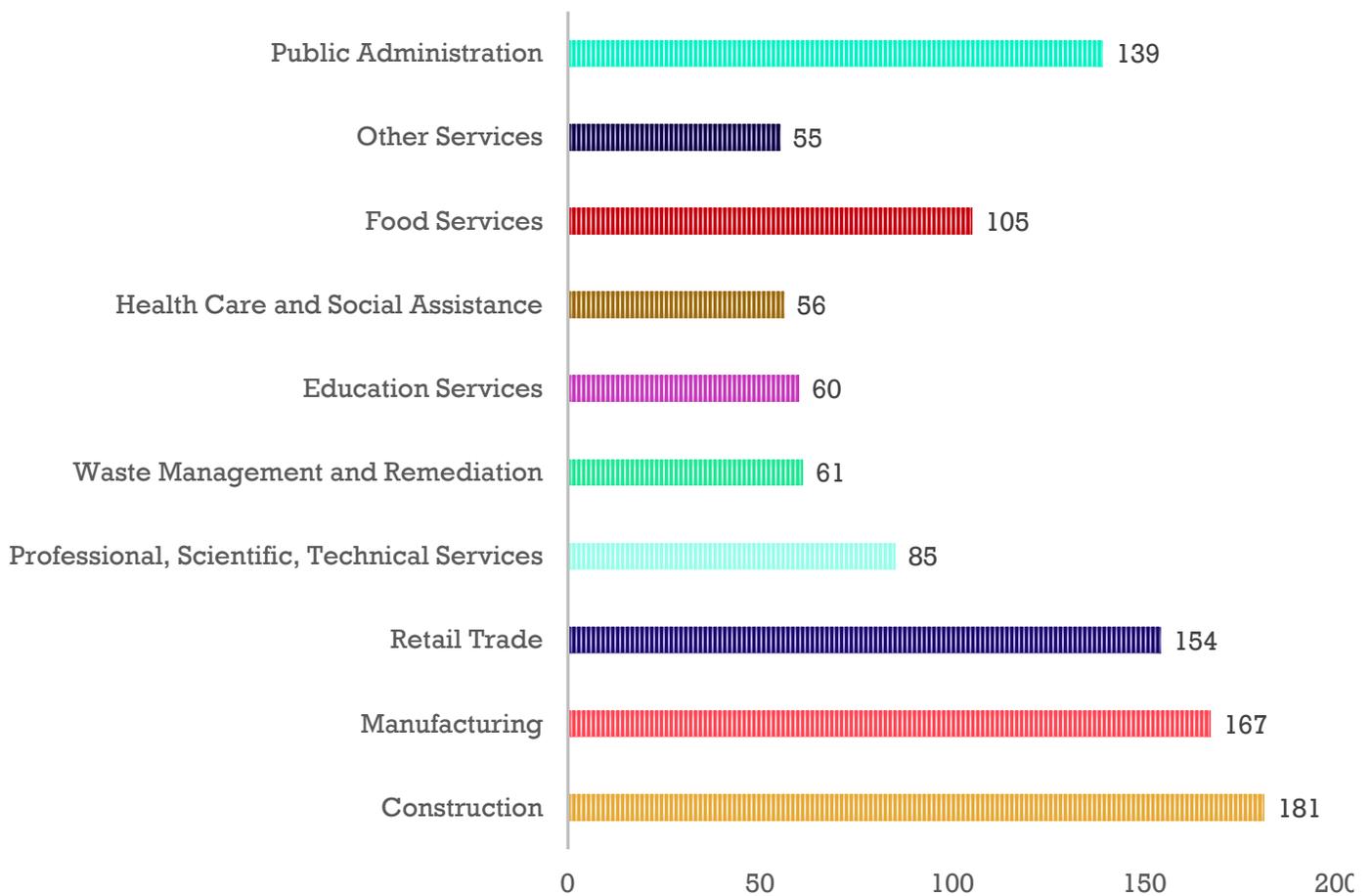
Jobs-Avondale Estates Likes to Build Things

The largest employment sector within the City of Avondale Estates is Construction, followed by Manufacturing. Residents are employed in Education and Professional, Scientific and Technical positions as well as Health Care. The City has a diverse employment base for its residents and workers, which provides a strong economic base.

Key Areas of Attention

Almost universally the top area of attention identified by the public and Steering Committee was the Central Business District from Sams Crossing to City Hall. The City of Avondale Estates has a plan for the corridor and is working to implement that plan. More information on the plan is available on page 23.

Jobs of Workers in The City of Avondale Estates



Data source: US Census On The Map





PAST PLANS

Recent Planning and Development Activities

The City of Avondale Estates has experienced a great deal of recent activity involving community meetings and planning charettes related to growth and development issues facing the City of Avondale Estates.

These recent planning activities are incorporated within this plan. The plans should be reviewed in the event of a project or plan impacts those plan objectives.

2014/2015 US 278 Roundabout and Road Diet Feasibility Study

The main priority project identified in the 2014 Downtown Master Plan was a redesign of US 278, which proposed a possible roundabout and road diet. The City of Avondale Estates, in conjunction with a consultant, studied the corridor and held public meetings and developed a demonstration project. The City also worked with required partners such as Georgia Department of Transportation (GDOT) and DeKalb Transportation. The community was concerned with the impact of the roundabout on the historic resources and GDOT was not supportive of a full road diet, so the consultant created an option which provides for sidewalks and safe crossings. Funding for the study and the project implementation has been provided by the Atlanta Regional Commission with a match from the City of Avondale Estates.



2014 Downtown Master Plan

In 2013, the City of Avondale Estates was awarded a grant from the Atlanta Regional Commission (“ARC”) to update its 2004 Downtown Master Plan as part of the Livable Centers Initiative (“LCI”). The purpose of this update was to augment the original LCI study and incorporate relevant findings and recommendations, ensuring that the master plan for downtown Avondale Estates remains relevant and continues with implementation. This update takes a renewed look at goals and objectives, assesses how prior action items have been accomplished, and proposes a new five-year action plan.

The Downtown Master Plan 2014 provides land use, transportation, economic development, and urban design recommendations and strategies for the study area. The overall goal of the study is to ensure that Downtown Avondale Estates retains its desirability for businesses, residents, and visitors. Building from prior planning and visioning efforts, the update presents an economically realistic plan with an emphasis on providing a variety of housing options, improving connectivity for all types of transportation, strengthening economic viability, and outlining a blueprint for coordination among key partners. The plan, also includes a market analysis and a specific retail assessment to make sure the City is well positioned to take advantage of market and demographic trends.

The community focused on a pedestrian friendly, human scaled downtown which emphasizes a sense of place. A priority project was a redesign of US 278, and the City of Avondale Estates is working with GDOT to design that roadway.

Willis Park Plan

The City of Avondale Estates has been working on improvements to Willis Park since 2011. Willis Park is a 2.82 acre park located on Dartmouth Avenue. The improvements include new playground equipment, a new pavilion, and the construction of walking trails and plazas. These improvements were identified after a long community engagement process.



Walkability Study, 2013

In the spring of 2013, the Walkable and Livable Communities Institute completed an Avondale Estates Walkability Study, funded by ARC, the City of Avondale Estates, Grantmakers in Aging, and the Pfizer Foundation. The primary component of the Walkability Study was an Active Living Workshop, held on March 11, 2013, where participants conducted a walking audit and identified the area's assets and opportunities. The primary recommendations were to:

- Improve overall support for active living by installing and fixing crosswalks, filling in sidewalk gaps, adding bike lanes, implementing a “road diet” on US 278, adjusting traffic signals, updating and adding signage, and accommodating users of all abilities.
- Capitalize on the vacant 20 acre property by first reviewing and revising zoning ordinances, and then creating a plan for the area to establish a truly pedestrian- friendly, mixed use village that will help revitalize the entire area.
- Implement the strategies prioritized by the workshop participants as part of the Recommendations and 100-Day Challenge.”
- The walkability study found a few significant features affecting the pedestrian environment in the City of Avondale Estates and made related recommendations:
- There are no “Complete Streets,” or streets that are inclusive of all modes of transportation. The City of Avondale Estates should endorse a Complete Streets policy.
- US 278 is too wide and would be an ideal candidate for a road diet. Narrowing the street would help to reduce traffic speeds to 20 to 30 miles per hour.
- Vehicle speeds in the City are too high. A road diet would convert US 278 to a street with one 10.5’ lane in each direction, a 10’ center turn lane, a 5’ bike lane and a 4’ buffer, with room remaining for parallel parking.
- There are numerous conflict points, or intersections, within the study area. Safer intersection treatments, like roundabouts, can increase safety, reduce delays, and reduce crashes.
- There is a distinct lack of place in most of the Central Business District and along US 278. Focusing on placemaking can ultimately lead to a multi-disciplinary, stakeholder driven approach and set of solutions.

Lifelong Communities Survey, 2013

In January 2013, the Atlanta Regional Commission and the City of Avondale Estates conducted a survey of City residents, asking them to rate the importance of neighborhood assets related to Lifelong Communities. A Lifelong Community is “a neighborhood or community that fosters a high quality of life by offering choices to all residents, regardless of age.” It allows people to age in place and provides housing choice to families and individuals in all stages of life.

Over 380 residents completed the survey. Nearly all survey respondents (around 95%) stated that crossable, safe streets; adequate lighting for safe walking; and walkable destinations are important or very important. Over 80% also said that a town square, a grocery store, and community festivals are important or very important. Finally, roughly 65% of respondents said that gathering places like restaurants and shops, parks and playgrounds, and flexible housing are important or very important.

Western Gateway Visioning, 2012

In 2012, the City of Avondale Estates annexed the area west of Maple Street (then the western City limits), north of US 278 but including the parcels on the south side of the street, south of the railroad tracks, and east of Sams Crossing. Known as the Western Gateway, this area covers 13 acres and includes 24 parcels, mostly industrial uses. Three community meetings were held in 2012 to develop a vision for the Western Gateway.

The Western Gateway Visioning meetings identified strengths, weaknesses, and desired development patterns in the newly annexed area. The area benefits from its proximity to MARTA, viable local businesses, and a cohesive and involved community. However, it lacks cohesive aesthetics, has a high vacancy rate, and does not have a gathering space. There are opportunities to improve the pedestrian environment and foster an environment that supports independent local businesses. The visioning workshops also discussed allowable land uses and desired scale within the Western Gateway area.

Urban Redevelopment Plan and Opportunity Zone, 2012

The Central Business District has been approved as an Opportunity Zone by the Georgia Department of Community Affairs. Businesses operating within an Opportunity Zone are eligible for the maximum state job tax credit. Opportunity Zones are created in older commercial and industrial areas that are adjacent to or overlapping areas with a substantial rate of poverty. These zones encourage redevelopment, revitalization, and job creation. The Urban Redevelopment Plan associated with the Opportunity Zone application documents aging and deteriorated building conditions, non-conforming industrial uses, high non-residential vacancy rates, stagnant building permit activity, and difficulty attracting new businesses within the urban redevelopment area, or Opportunity Zone.

Fenner-Dunlop Vision Plan

In 2010 the City of Avondale Estates partnered with DeKalb County to conduct a visioning strategy for the 13.14 acre Fenner-Dunlop property which was recently decommissioned in 2010 and demolished in 2014. This plan provides guidance for the future redevelopment of this property. Priorities that emerged from the Vision Plan include:

- Preservation of the community's character;
- Establishing vibrant commercial centers;
- Architectural and site design considerations;
- Community and economic development issues, and
- Specific implementation strategies.

Tax Allocation District, 2007

A Tax Allocation District (TAD) was created in City of Avondale Estates in 2007. TADs use increased property taxes generated by new development in a designated redevelopment area to finance costs related to the development, such as public infrastructure, land acquisition, relocation, demolition, utilities, debt service, and planning costs. Financing is tax-exempt and specifically benefits underdeveloped or blighted areas. The original TAD district included all of the Central Business District, and the annexed Fenner Dunlop property / Mill District was added in 2012.

Lake Master Plan

In Fall 2006, City of Avondale Estates' officials decided to hire a consultant to create a Master Plan for Lake Avondale. This plan encompasses the park site along with the immediate neighborhood surrounding this strategic resource. Several sets of community meetings were conducted during 2007 to develop the plan. The plan implementation is underway with Phase I completed which stabilized the lake banks and upgraded the trail.



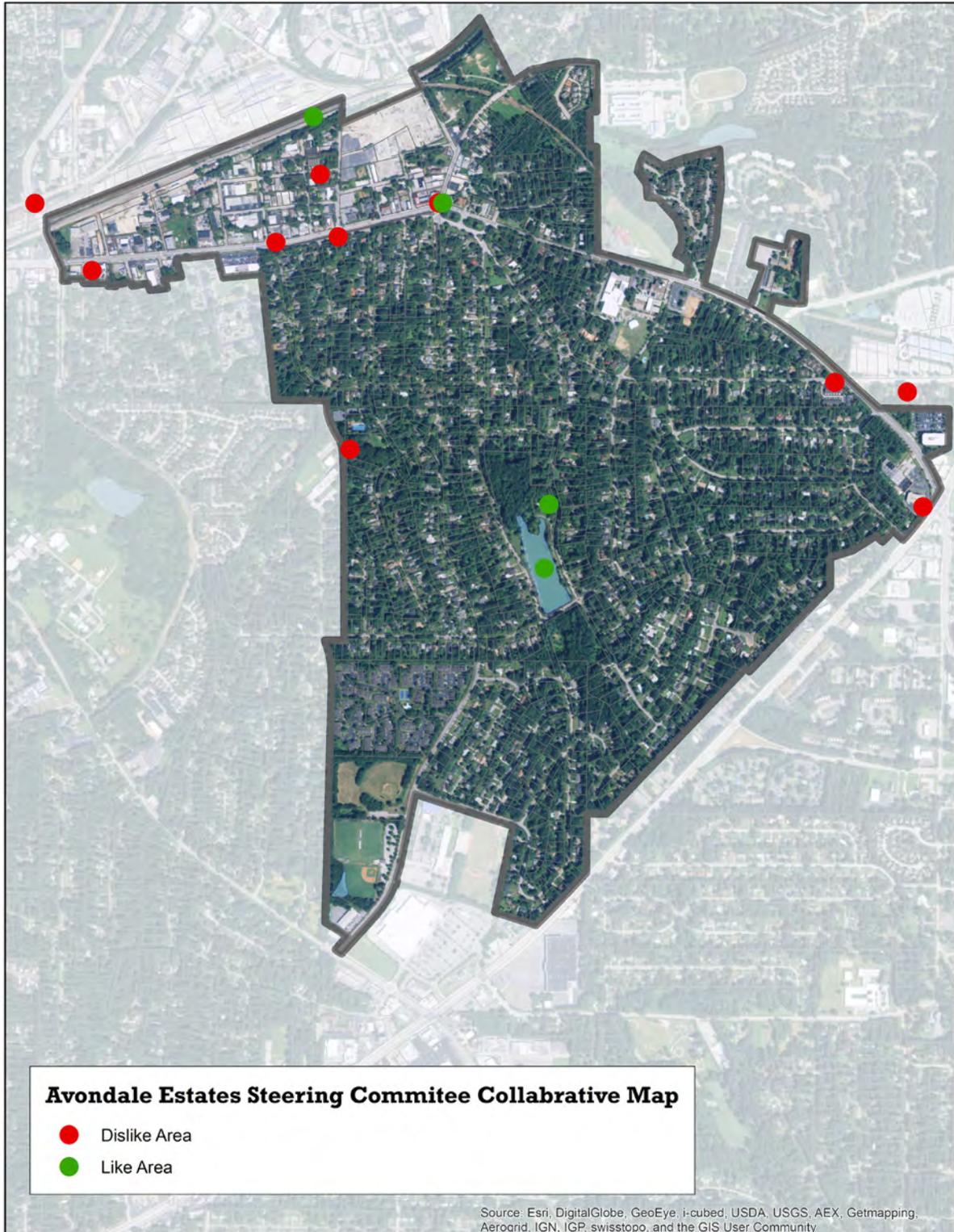
COMMUNITY INPUT

The City of Avondale Estates' staff and planning team designed a number of communication tools and activities to ensure that meaningful community input would form the backbone of this plan. A Steering Committee was convened to assist with guiding development of the plan. The Steering Committee played an essential role in providing input to the comprehensive planning process and represented a diverse cross-section of the City of Avondale Estates. The members' role was to provide input so that the plan was in line with the City of Avondale Estates' community values.

All of the outreach methods described below provided hundreds of observations and ideas for considerations. These ideas were then weaved into the list of Strategic Assets and Key Challenges in the next pages. These Strategic Assets and Key Challenges form the framework for Community Work Program.

Collaborative Map

A large-format map of the City of Avondale Estates and surrounding areas was used to gather responses to two questions from the Steering Committee-1) Besides your home, what is your favorite location in Avondale Estates? 2) If you had money to spend to improve one location in the City, where and what would you spend it on? The stickers used for responses were color coded by question. This exercise assisted the Planning Team in determining some early key areas to focus on.



June Open House

The City of Avondale Estates' first Open House on June 24th, 2015 hosted over 30 residents, officials, and stakeholders who shared feedback on what they imagine for the future of their town. This Open House provided an opportunity for the public-at-large to participate in interactive planning activities that speak to the values and needs of the City of Avondale Estates

Favorite Place and Area of Change

The East College Avenue area was both marked as the area of change and favorite place of the attendees of the Open House. Other favorite places identified were the City's parks. Areas of change were also marked at the City of Avondale Estates' gateways.

DIY (Do-It-Yourself) City Budgeting

Residents prioritized where they would like to see the City of Avondale Estates make investments in the future. Each resident was given a pack of "planning money" to spend on 11 different priorities, ranging from public safety to senior services to community aesthetics. Each money packet included one bill, each in six different denominations: \$1, \$5, \$10, \$20, \$50 and \$100, which totals to \$186. All priorities are listed on the graphs below.



YOUR FAVORITE PLACE IN AVONDALE ESTATES

WHAT YOU TOLD US



- We attend almost all local festivals and also occasionally Food Truck Wednesday at Tudor Square. Seems like the new Town Cinema would provide opportunities to co-sponsor music and entertainment festivals.

- Small - local business that are invested in our community.

- Develop the Dunlop plant property into mixed use. That would drive other developers to come into the city and purchase property that is languishing.

- With reasonable incentives businesses will continue to be attracted to downtown Avondale. The city can support local businesses not by providing taxpayer money to keep flagging businesses afloat, but rather by hosting events and marketing to attract customers to the businesses.

- Tree cover. Small town feeling and sense of community.

- Beautiful neighborhood, lots of trees, safe, good neighbors.

- Walkways, lake, tree cover.

- We have a tradition, a nice history where 3 generations of folks have lived; we have sidewalks, a pond, a park and Christmas Tree lighting.

AREAS WHERE YOU WOULD LIKE TO SEE CHANGE

WHAT YOU TOLD US



- A beautiful and inviting Town Green large enough for AutumnFest, and generally geared toward passive / informal recreation (i.e., not cluttered up with courts and sports fields) should be a focal point in our redeveloped CBD.
- Utilizing the old Fenlop location to build a downtown. Other areas around that can be acquired or re-purposed for more people to gather. Since we are in the south, having areas for gathering with tree coverage is important.
- The downtown area is in real need of a park or greenspace. The area across from City Hall is unused and essentially wasted space.
- One of the top priorities with promoting design should be to keep the tudor look when approving any development within the downtown area.
- The “secret park” at the end of Lakeshore near the lake needs attention.
- Bird sanctuary needs to be cleared of invasives (this was in the master plan of the lake).
- Is there anything we can do with the bird sanctuary?

GREETINGS FROM



AVONDALE ESTATES OF THE FUTURE

Postcard from the Future

Residents were asked to write a postcard to someone from the City of Avondale Estates 10 years in the Future. The general themes are provided within the Word Cloud below.



August Open House

The City of Avondale Estates' second Open House on August 26th, 2015 hosted over 20 residents, officials, and stakeholders who shared feedback on the goals and activities that the City of Avondale Estates should take to implement the plan.

Community Now and Then

Many residents in the City of Avondale Estates are used to driving to get where they need to go with a few who walk or bike to destinations. Most respondent's trips are to destinations were around 5-15 minutes with a few people traveling longer for trips to work and entertainment. The majority of residents needs both today and in the future are found near the City of Avondale Estates, but residents expressed a need for better walkability to those destinations.

Goal Priorities

The other activity was to identify Community Priorities to implement the Plan Goals. Greenspace Development and Economic Development were both identified as a top priority



Protect and enhance the city's historic character and small town atmosphere while facilitating smart growth and development

Alternatives	Top Priority Votes	Bottom Priority Votes
Continue to implement Downtown Master Plan	8	
Continue to pursue functional and aesthetic improvements to US 278	3	
Promote and expand human scale, pedestrian-oriented streets city wide	4	
Improve tree coverage citywide	2	2
Develop central/downtown public gathering and events space	7	2
Promote beautification and landscaping in public rights-of-way	1	3
Invest more in repairs and maintenance of stormwater infrastructure	5	
Plan for and incentivize wrapped, screened parking, and/or centralized parking facilities, in downtown and commercial areas	5	1

Promote an active, healthy community with opportunities for recreation and the enjoyment of the outdoors

Alternatives	Top Priority Votes	Bottom Priority Votes
Improve maintenance and repair of existing parks	7	
Connect existing parks with residential areas and commercial areas via a multi-use trail/path network	3	2
Develop a balanced mix of new active and passive greenspace	6	
Consider revisiting the development of a city dog park	3	7
Enhance bicycling mobility and recreation offerings city wide	8	3

Maintain and expand the range of housing options in appropriate areas to accommodate a diverse population and workforce

Alternatives	Top Priority Votes	Bottom Priority Votes
Create conditions for the development of small-footprint detached homes and accessory dwelling units (e.g., garage apartments) in established residential areas	3	7
Create conditions for the development of townhomes, condominiums and small-footprint detached homes outside traditional residential areas	7	3

Leverage the city's unique identity and location in the region to strengthen existing businesses and drive new economic development

Alternatives	Top Priority Votes	Bottom Priority Votes
Create a unified branding and marketing program; incorporate into business recruitment and retention	2	2
Pursue redevelopment of catalytic sites with the unique character of Avondale Estates in mind	4	1
Develop a coherent gateway , wayfinding and signage program with cues from city's design heritage	4	3
Diversify economic base and recruit more small businesses, including neighborhood-serving retail options and arts-based businesses	6	
Improve bicycle and pedestrian access to both MARTA stations	5	4
Consider additional annexation, especially of commercial and recreational properties	4	

A photograph of a park path. In the foreground, a swing set with a wooden seat is visible on the left. A paved path leads into the distance, where two people are walking. The path is flanked by lush green trees and grass. A small pond is visible on the left side of the path. The overall scene is bright and sunny.

AVONDALE ESTATES' CHALLENGES AND ASSETS

These assets of the City of Avondale Estates are items to be accentuated and improved on over time, while the challenges are items to be addressed and monitored over time to ensure the long-term success of the City.

People and Character of Avondale Estates

Throughout this process the Planning Team has heard about the importance and uniqueness of the City of Avondale Estates. From the careful planning in the initial development of the City, to the protection of canopy trees, to the architectural styles, Avondale Estates has uniqueness within the Atlanta region.

This uniqueness has attracted people to the City of Avondale Estates and throughout the years they have developed a sense of pride to live in the City of Avondale Estates.

Development Potential

As the City of Avondale Estates is mostly built out, new development will primarily be redevelopment of existing properties. There is an opportunity for redevelopment along the northern part of the City along U.S. Highway 278. The City has created a Livable Centers Initiative Plan to develop a vision for this area that takes into account the character and market visibility of the area.

The City is investing in making these areas attractive for reinvestment and should continue to follow their local plans.

Location

U.S. Highway 278 and Memorial Drive connect the City of Avondale Estates to the rest of the region and are major regional transportation corridors. These transportation connections provide residents and businesses within the City easy access to the Atlanta region and the world.

The City of Avondale Estates is strategically located near I-285 which provides transportation connections to the Hartsfield –Jackson Atlanta International Airport and the employment centers in Perimeter Center and Cumberland. In addition Avondale Estates is a short drive to the Emory-CDC Campus, and DeKalb Medical Center in DeKalb County.

Education

The City of Avondale Estates is served by the DeKalb County Public School System. While the City does not have any influence over education, it is impacted by education in terms of economic development and residential development. This is something that should be monitored over time to determine the impact.

The following public schools serve the City of Avondale Estates.

- Avondale Elementary
- Druid Hills Middle School
- Druid Hills High School

The DeKalb School for the Performing Arts is located just outside the City.

Two nearby private and charter schools are Peachtree Academy and The Museum School. The City formed an Education Ad Hoc Committee to address this asset which is also a challenge.



Economic Development

The top issue identified by residents in the community survey is the need for economic development which will attract the appropriate businesses for the culture of Avondale Estates. The residents are seeking small business and expanded restaurant options.

With new investment into downtown including new shops, restaurants and offices, there is still a continued need to attract new restaurants and entertainment options into the City of Avondale Estates. The City is competing against smaller cities within the Atlanta region therefore the continued investment into economic development is needed. This challenge aligns with the DeKalb County Consolidated Plan which assist development of small businesses with job creation.

The City of Avondale Estates is working to improve the economic development climate. The City of Avondale Estates is a part of the Georgia Main Street program which provides access to technical assistance and revolving loans. It has established an Opportunity Zone within Central Business District which gives incentives for job creation. The incentive, which is available for new or existing businesses that create two or more jobs, is a Job Tax Credit of \$3,500 per job which can be taken against the business's Georgia income tax liability and payroll withholding.

In addition, to those state incentives, the City of Avondale Estates has established a Tax Allocation District to provide for funds to supplement funding by public and private sources for public improvements that spur private redevelopment activity. The City has also established a Downtown Development Authority to help spur new business development within the Town Center area.

Redevelopment

As the City is mostly built out, new development will primarily be the redevelopment of existing properties. The challenge is to ensure that redevelopment happens in line with the character and feel of Avondale Estates. This challenge aligns with the DeKalb County Consolidated Plan.



AVONDALE ESTATES' GOALS FOR THE FUTURE

The City of Avondale Estates is a diverse and forward looking community engaged in shaping its own future. The people of Avondale Estates are working to capitalize on the qualities and values that have made it a successful community.

To be a successful community, Avondale Estates will:

- Protect and enhance the City's historic character and small town atmosphere while facilitating smart growth and development
- Leverage the City's unique identity and location in the region to strengthen existing businesses and drive new economic development
- Promote an active, healthy community with opportunities for recreation and the enjoyment of the outdoors
- Maintain and expand the range of housing options in appropriate areas to accommodate a diverse population and workforce

As the City of Avondale Estates moves forward in implementing the Comprehensive Plan. These goals should be monitored to ensure that they are still relevant to the City.





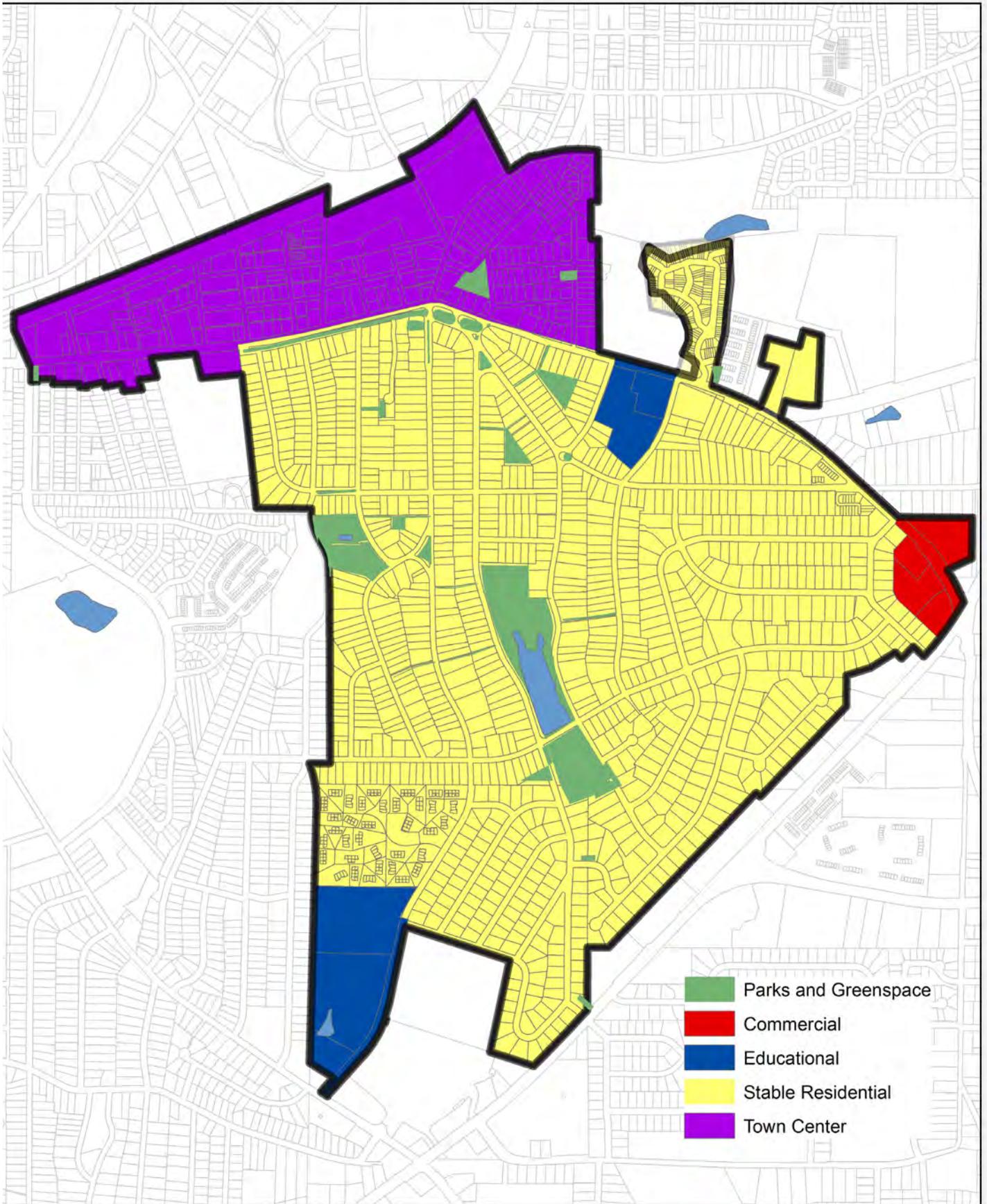
AVONDALE ESTATES' FUTURE DEVELOPMENT

There are a variety of ways to achieve The City of Avondale Estates' goals for the future. From an urban design standpoint, the key is to avoid dispersed development projects that are unrelated to one another and exist in isolation at random locations. Instead, by focusing appropriate development within distinct character areas, corridors and centers and arranging these areas within a comprehensive circulation system that incorporates multiple modes of transportation, the City will achieve a desirable development pattern that will carry them through to the year 2030.

As a first step in creating an appropriate development atmosphere, the City has developed "Character Areas." These "Character Areas" are intended to ensure compatible and unified development within specified areas of the City. The Future Development Map is broken into the following Character Areas:

- Town Center
- Commercial
- Stable Residential
- Parks
- Educational

The City of Avondale Estates Future Development Map



Town Center

Description

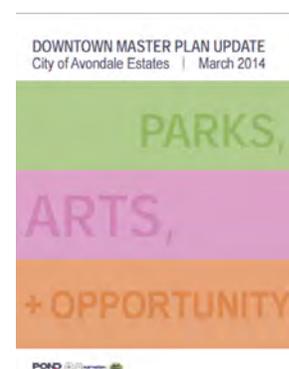
The Town Center area of Avondale Estates is comprised of its Central Business District, which includes its historic Tudor Village and a mixture of industrial, retail, restaurant and auto-oriented uses. This combination of businesses has evolved over time; in the future the City envisions a mixed-use downtown featuring restored historic buildings and a range of retail, employment and open space options tied together by new streets, greenways, and pedestrian facilities.

The Town Center will become an Activity Center, a place where the citizens of Avondale Estates will gather, shop, eat and enjoy the unique environment that blends new and old, bringing modern amenities in line with historic surroundings and peaceful small town environment. Appropriate development types are summarized below, but also detailed in the City's adopted Downtown Master Plan completed in 2004 and updated in 2014. The Downtown Master Plan should be consulted for any development within this area.

Appropriate Zoning Districts

- Mill District (MD)
- Central Business District (CBD)
- Planned Development (PD)
- Open Space Recreational (OS-R)
- Light Industrial (LI)-conditional on use

Development Images:



Educational

Description

This area is comprised of recreational fields associated with adjacent institutions, both public and private schools. These facilities are not open to the public and are anticipated to remain under control of the current owners/users for the foreseeable future. This area is designated as an educational center because of the concentration of facilities in a small area as well as its location, which is separate from the Neighborhood area and extends to the edge of the City limits.

If it becomes available, the City would like to purchase the former Avondale High School for open space or other uses identified by the community and the Board of Mayor and Commissioners, from the DeKalb Board of Education.

Appropriate Zoning Districts

- Office Institutional (O-I)
- Open Space Recreational (OS-R)

Development Images:



Commercial

Description

Currently, government offices occupy commercial space within an office building on the east side of Covington Highway, making this area a combination of public and institutional uses rather than pure commercial use. There are also neighborhood scale commercial uses such as an Rite Aid drugstore. These current uses are not likely to change significantly in the immediate future. The character of this area is anticipated and desired to remain largely unchanged in the next 10 to 20 years as this is the most appropriate part of the City for highway scale commercial uses.

If the Kensington MARTA Station develops into a Transit Oriented Development, this area will see pressure to develop into a more walkable district with similar characteristics as the Town Center District. The City of Avondale Estates is supportive of efforts to aesthetically enhance this entrance.

Appropriate Zoning Districts

- General Commercial (GC)
- Open Space Recreational (OS-R)
- Planned Development (PD)
- Office Institutional (O-I)

Development Images:



Stable Residential

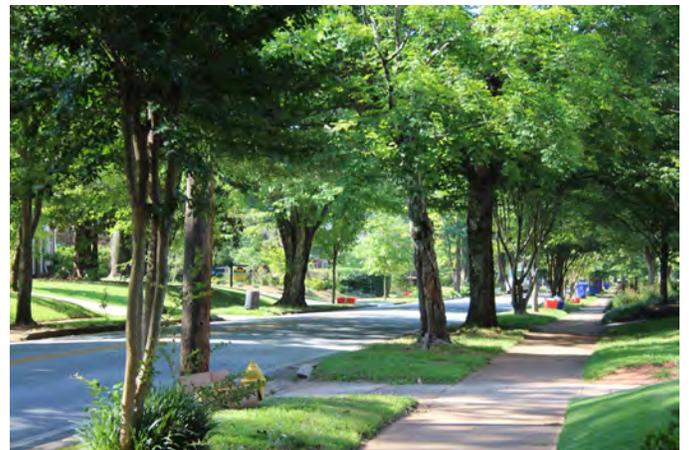
Description

The residential areas of the City of Avondale Estates are considered one neighborhood based on its character and the appropriateness for future development. There are many homes with historic value nestled within this area; these were designed and built in the style and tradition of notable American architectural periods such as Tudor Revival and Colonial Revival. The core of this area is representative of the City's history as an early 20th century planned new town. Homes within this area are largely well-maintained, there has been recent investment in many home renovations; the underlying street network and neighborhood fabric is sustainable. The residential neighborhoods make up the 95% of the land within the City and serve to connect other areas within the City of Avondale Estates. There is not anticipated to be a significant amount of change within the this area. Because this area is stable, continued maintenance and upkeep of the homes, infrastructure, and the amenities is required in order to preserve it into the future. Continued home renovations, of an appropriate style and scale will likely be commonplace; however, there will be a need to control the proliferation of large, out of scale new homes that are replacing existing, traditionally smaller homes.

Appropriate Zoning Districts

- Low Density Residential (R-12)
- Very Low Density Residential (R-24)
- Planned Development (PD)
- Open Space Recreational (OS-R)

Development Images:



Parks

Description

The City has a variety of planned greenspaces established by the original City plan. There are also many City maintained greenspace in terms of bridle paths, medians and verge. In addition, Lake Avondale in Bess Walker Park serves as both active and passive greenspace. It is highly valued for the natural habitat and environment it provides in the midst of the residential area.

Maintaining and upgrading Open Space in the City is a challenge that the City of Avondale Estates is working to address within the Short Term Work Program. In addition the City of Avondale Estates is looking to expand Open Space opportunities especially in the area north of East College Avenue and North Avondale Road, and is examining opportunities for a Town Green.

Appropriate Zoning Districts

- Open Space Recreational (OS-R)

Development Images:







COMMUNITY WORK PROGRAM

A key component of the Comprehensive Plan is to identify projects that the City of Avondale Estates will undertake to implement the goals of the plan. The following pages identify the projects that the City of Avondale Estates will undertake in the next five years as well as their Report of Accomplishments from the previous plan.

City of Avondale Estates

Report of Accomplishments

Short Term Work Program 2012-2016

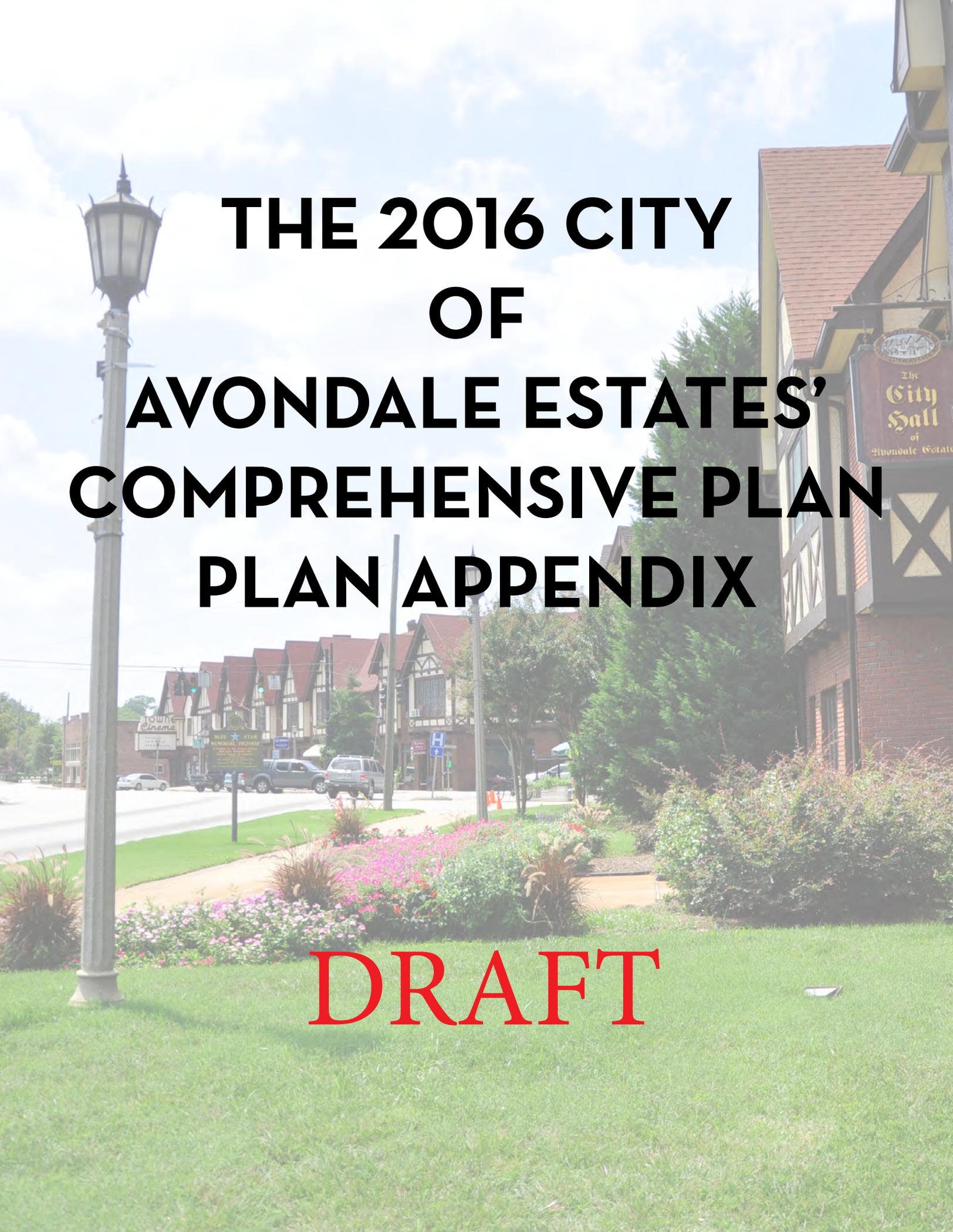
	Complete	Underway	Postponed or Dropped	Notes/Reason Postponed or Dropped
Economic Development				
Master Plan Implementation (focus on downtown redevelopment)		X		The City is actively pursuing the #1 priority project in the 2014 Downtown Master Plan. A grant application for funding has been filed. The City is now LAP certified, as required. The City is working to implement other aspects of the plans as well.
Tudor Village Redevelopment (Renovation)	X			Oakhurst Realty Partners (owners) completed the renovations of the building. Regular maintenance and upgrades are also underway.
Better Hometown Qualification	X			The City was designated a Classic Main Street Community in 2015. The Better Hometown Program was merged with Classic Main Street.
Web Page: DDA Link	X			The website links to the DDA/Main Street Page.
Web Page: DDA Vacant Property Database	X			
Web Page: Detailed Demographics		X		The new website is live. A facts sheet is being created with the information received as part of the 2015 Comprehensive Plan Update.

Extend TAD Boundary to Include Mill District	X			
Update Downtown Master Plan	X			
Investigate Branding Opportunities and Marketing		X		The City is working on this effort. A survey was conducted in 2015 to solicit public opinion.
CPP Program (Community Promotion Program)	X	X		The City reviews the funding for this program each year. In 2015 the BOMC allocated \$15,000 to the CPP which funded three (3) events.
Natural and Historical Resources				
Implement Lake Avondale Master Plan	X			The first phase is complete. The City will investigate further implementation measures in the future, as needed.
Additional work on Historic Design/ARB Guidelines		X		The BOMC allocated \$15,000 in 2015 to update the guidelines.
Implement City Tree Protection & Planning Program		X		The City drafted an ordinance for the residential district in 2015. It is under review. An Ad Hoc Greenspace Committee has been formed to address this and other issues associated with Greenspace.
Preserve America Designation			X	The City has not actively pursued this in the planning period because the program has been largely unfunded. The City will continue to monitor the status and apply if it seems beneficial. This will stay in the STWP.

Historic Preservation Division (DNR) Grants	X	X		The City received three grants from the Historic Preservation Division during this planning period. The City plans to apply as needed for additional grants.
Upgrade Willis Park		X		A scope and budget were approved by the BOMC and a consultant team was selected to implement the plans. The project should be complete by February of 2016.
Community Facilities and Services				
Stormwater Management (including priority program of work, i.e. Lake Avondale Dam, Bird Sanctuary)		X		Renamed-Examine opportunities to implement green infrastructure into public and private construction
Continue Implementing Streetscape Improvement Program	X	X		Curbing: 9,778 Linear Feet/18 ADA Ramp/ 3 Resurfacing Projects
Continue implementing Sidewalk Improvement Program	X	X		Clarendon Ave.: Clarendon Ave. At Wiltshire/ Kensington Ave. from Lakeshore Dr. to Stratford Rd. (540 Linear Feet)/Kensington Ave. from Covington Road to Wynn Drive (1700 Linear Feet)
Housing				
Continue active program of code enforcement	X	X		

Establish Plan/Regulations to address infill housing	X			Incorporated into the Zoning Ordinance.
Land Use				
Complete Zoning updates	X	X		The City is continuously updating the Zoning Ordinance as needed. A list of possible Zoning changes is kept.
Explore Additional Sign Overlays			X	The City has not yet had the need to complete this effort. It has been discussed at various meetings.
Explore Additional Design Areas including City Entrances			X	The City has not yet had the need to complete this effort. It has been discussed at various meetings.
Transportation				
New Streets and Improvements Programmed in Master Plan	X			The Downtown Master Plan was completed in 2014.
Priority Pedestrian Projects on existing streets (Master Plan)	X	X		The Downtown Master Plan was completed in 2014. A grant to implement the US 278 re-design was submitted in 2015.
Investigate Complete Streets/Amenity Corridors		X		The Downtown Master Plan was completed in 2014. A grant to implement the US 278 re-design was submitted in 2015. Contained in the Implementation Transportation Projects in the Downtown master Plan item in the new STWP

Investigate the Impact of Traffic	X		X	This was completed in part in 2015 through the Feasibility Study. The City has not completed a City-wide traffic impact study because it is not needed at this time. The City has a current project to address traffic and parking along and near Potter Avenue and prior to that studied possibly adding parking at the vacant MARTA storage site near the CSX tracks at the northern City boundary.
Intergovernmental Coordination				
Update Short-Term Work Program on an annual basis		X		This City will make this a priority in the upcoming planning period.



**THE 2016 CITY
OF
AVONDALE ESTATES'
COMPREHENSIVE PLAN
PLAN APPENDIX**

DRAFT

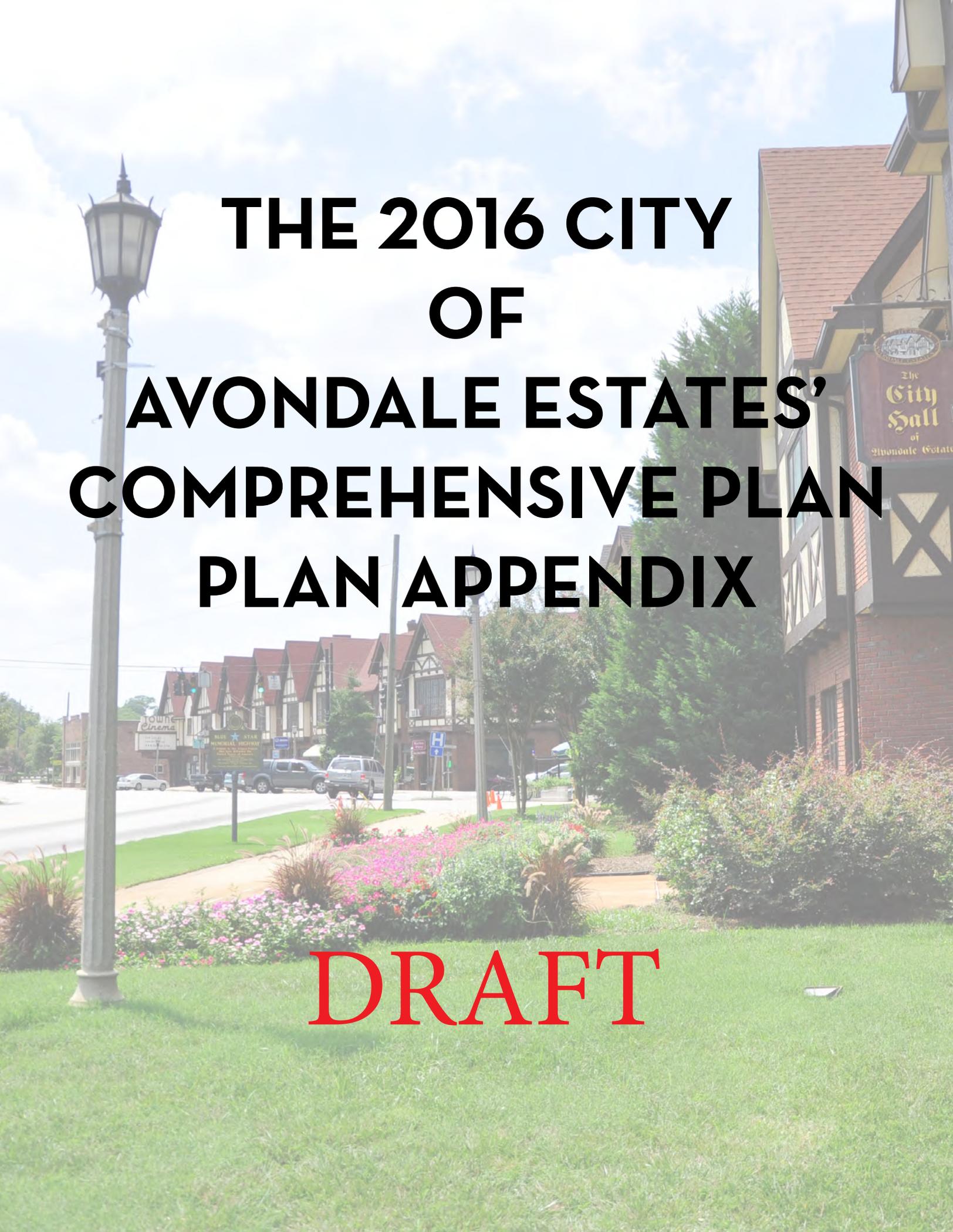
		Community Work Program for 2016-2020						
Goal	Project	2016	2017	2018	2019	2020	Responsibility	Funding and Cost
Maintain and expand the range of housing options in appropriate areas to accommodate a diverse population and workforce	Continue to invest in, implement and monitor the Downtown Master Plan (Transportation, Land Use & Development, Economic Development and Programs, Urban Design, Environment & Open Space, Infrastructure)	X	X	X	X	X	BOMC/City Staff/DDA	Staff Time/TBD (Project Specific)
	Promote Infill Housing in the Rail Arts District Area	X	X	X	X	X	BOMC/City Staff/DDA	Staff Time
	Study options for the Zoning Code to allow for accessory housing units in existing structures		X				City Staff	Staff Time/Consultant
Promote an active, healthy community with opportunities for recreation and the enjoyment of the outdoors	Continue to invest in, implement, and monitor the Downtown Master Plan (Transportation, Land Use & Development, Economic Development and Programs, Urban Design, Environment & Open Space, Infrastructure)	X	X	X	X	X	BOMC/City Staff/DDA	Staff Time/TBD
	Linear park between Potter and Parry Street	X	X	X	X	X	BOMC/City Staff/DDA	TBD
	Focus on park redevelopment and development	X	X	X	X	X	BOMC/City Staff/DDA	Staff Time
	BOMC Addition							
	Continue to monitor Avondale High School and identify opportunities with other school properties for purchase and potential annexation.	X	X	X	X	X	BOMC/City Staff/DDA	TBD
	Continue to monitor Lanier Park for purchase	X	X	X	X	X	BOMC/City Staff/DDA	TBD
	Amphitheater site			X	X	X	BOMC/City Staff/DDA	\$ 740,000
	Skate park			X	X	X	BOMC/City Staff/DDA	\$ 150,000
	Dog park		X				BOMC/City Staff/DDA	\$ 15,000
	Passive park on MARTA/PATH site		X	X	X	X	BOMC/City Staff/DDA	TBD
	Town green	X	X	X	X	X	BOMC/City Staff/DDA	\$ 740,000
	Upgrade Willis Park	X					BOMC/City Staff/DDA	\$704, 362
	Public Space: deed back required open space to the City as part of the town green	X	X	X	X	X	BOMC/City Staff/DDA	Staff Time
	Continue to support the greenspace committee to pursue and oversee implementation of new open	X					City Staff	Staff Time
	Update Short-Term Work Program on an annual	X	X	X	X	X	BOMC/City Staff	BOMC/Staff Time
	Perform a Parks and Recreation Master Plan to determine amount and types of city-wide open space needs		X				Greenspace Ad Hoc Committee/City Staff	\$75,000
	Pursue a low-impact development ordinance to encourage practices such as natural landscaping and rainwater harvesting		X	X	X		Greenspace Ad Hoc Committee/City Staff	Staff Time/\$20,000
	Amend golf cart ordinance to permit crossing US 278			X	X	X	City Staff	Staff Time

Staff Time

		Community Work Program for 2016-2020						
Goal	Project	2016	2017	2018	2019	2020	Responsibility	Funding and Cost
Leverage the City's unique identity and location in the region to strengthen existing businesses and drive new economic development	Continue to invest in, implement, and monitor the Downtown Master Plan (Transportation, Land Use & Development, Economic Development and Programs, Urban Design, Environment & Open Space, Infrastructure)	X	X	X	X	X	BOMC/City Staff/DDA	Staff Time/TBD (Project Specific)
BOMC Addition	Develop an Intergovernmental Agreement between BOMC and DDA.	X	X				BOMC/DDA	Attorney's Review Cost
	Evaluate and consider annexation of properties important to the well being of the City	X	X	X	X	X	BOMC/City Staff	Staff Time
BOMC Addition	Continue and support the ad-hoc educational committee. Define their role and goals.	X					BOMC/City Staff	Staff Time
	Work with neighboring jurisdictions on infrastructure needs	X	X	X	X	X	City Staff	Staff Time
	Work with MARTA on safety and access improvements at Avondale and Kensington Stations	X	X	X	X	X	City Staff	Staff Time
	Continue to monitor the Clifton Corridor programs	X	X	X	X	X	City Staff	Staff Time
	Continue to monitor development around Avondale Estates	X	X	X	X	X	BOMC/City Staff/DDA	Staff Time
	Work with DDA and merchants to form a new business association	X	X				BOMC/City Staff/DDA	Staff Time
	Educate local businesses on city/state economic incentives	X	X	X	X	X	DDA/City Staff	Staff Time
	Develop façade grants to improve the appearance of existing structures		X	X			DDA/City Staff	\$ 50,000
	Implement branding and marketing strategies	X	X	X	X	X	DDA/City Staff	55,000-75,000 (2016/17)/25,000-35,000
	Conduct events within the downtown area	X	X	X	X	X	DDA/City Staff	Staff Time
	Develop a targeted marketing program to attract retail shopping and dining businesses	X	X				DDA/City Staff/Consultant	\$ 20,000
	Conduct small business outreach and education	X	X	X	X	X	DDA/City Staff	Staff Time
	Market opportunities and vision to study area businesses and property owners	X	X	X	X	X	DDA/City Staff	Staff Time
	Create a business assistance team		X				DDA/City Staff	Staff Time
	Implement business recognition program	X	X	X	X	X	DDA/City Staff	Staff Time
	Create residential and commercial property "sales package"	X	X	X	X	X	DDA/City Staff	Staff Time
	Develop a program/policy/regulations for outdoor dining and merchandising		X	X			City Staff	Staff Time
	Implement a public art program	X	X	X	X	X	DDA/City Staff	Staff Time
	Preserve America Designation			X			City Staff	Staff Time

		Community Work Program for 2016-2020						
Goal	Project	2016	2017	2018	2019	2020	Responsibility	Funding and Cost
	Review sign ordinance	X	X				BOMC/City Staff/DDA	Staff Time/Consultant
	Conduct a Parking Study of existing public parking spaces including on-street options.		X	X			DDA/City Staff	Staff Time/Consultant
	Implement Short Term Parking Recommendations for the Parking Study-Parking Management Program		X	X	X		DDA/Staff	Staff Time/Consultant
Protect and enhance the city's historic character and small town atmosphere while facilitating smart growth and development	Continue to invest in and monitor the Downtown Master Plan (Transportation, Land Use & Development, Economic Development and Programs, Urban Design, Environment & Open Space, Infrastructure)	X	X	X	X	X	City Staff	Staff Time
	Pursue funding for Carl's Corner, interpretive signage, and parks		X				City Staff	Staff Time
	Update historic district guidelines		X				City Staff/Historic Preservation Commission	\$ 15,000
	Review areas outside the historic district for possible inclusion in the Historic District		X				City Staff/Historic Preservation Commission	Staff Time
	Review the tier designation of properties in the historic district		X				City Staff/Historic Preservation Commission	Staff Time
	Update architectural design guidelines	X	X				City Staff/Architectural Review Board	\$ 15,000
BOMC Addition	Support local schools through City policies, infrastructure investment and public safety.	X	X	X	X	X	BOMC	TBD
BOMC Addition	Define short term and long term capital expenditure needs, clarify budget constraints, partnering, and funding opportunities for stormwater.	X	X				BOMC	TBD
BOMC Addition	Define short term and long term capital expenditure needs, clarify budget constraints, partnering, and funding opportunities for street paving.	X	X				BOMC	TBD
BOMC Addition	Define short term and long term capital expenditure needs, clarify budget constraints, partnering, and funding opportunities for the public works building.	X	X				BOMC	TBD

		Community Work Program for 2016-2020						
Goal	Project	2016	2017	2018	2019	2020	Responsibility	Funding and Cost
BOMC Addition	Define short term and long term capital expenditure needs, clarify budget constraints, partnering, and funding opportunities for the sidewalks.	X	X				BOMC	TBD
BOMC Addition	Define short term and long term expenditure needs, clarify budget constraints, partnering, and funding opportunities for the greenspace (specific projects have been developed and are listed).	X	X				BOMC	TBD
	Street network development: perform study and explore policies for City to participate in the creation of the new street grid network with redevelopment sites	X	X				BOMC/City Staff	Staff Time
	Create access management guidelines for the North Avondale Road corridor (US 278)	X	X				City Staff	\$160,000-Part of US 278 Project
	Continue coordination with surrounding jurisdictions on enhancements to Sams Crossing	X	X	X	X	X	City Staff	Staff Time
	Investigate an institutional building (senior housing)	X	X	X	X	X	BOMC/City Staff	Staff Time
	Support the adaptive reuse of the Post Office into classrooms, studios, and gallery space if it becomes available	X	X	X	X	X	City Staff	Staff Time
	Promote the development of the Mill District, Western Gateway, North Avondale Road, and E. College Ave.	X	X	X	X	X	DDA/City Staff	Staff Time
	Modify the Zoning Ordinance and Comprehensive Plan to align with the recommendations in the Downtown Master Plan		X	X			BOMC/City Staff/Consultant	Staff Time/Consultant
	Continue coordination with MARTA on the redevelopment of the Avondale/Kensington MARTA stations	X	X	X	X	X	City Staff	Staff Time
	Re-name Ingleside to Rail Arts District		X				BOMC/City Staff	Staff Time
	Promote the redevelopment of the area behind the Tudor Village/Tudor Square-possible plaza	X	X	X	X	X	DDA/City Staff	Staff Time
	Implement transportation projects in the Downtown Master Plan-Short Term						BOMC/City Staff/DDA	\$3,901,056
	Implement transportation projects in the Downtown Master Plan-Long Term	X	X	X	X	X	BOMC/City Staff/DDA	\$10,893,329



**THE 2016 CITY
OF
AVONDALE ESTATES'
COMPREHENSIVE PLAN
PLAN APPENDIX**

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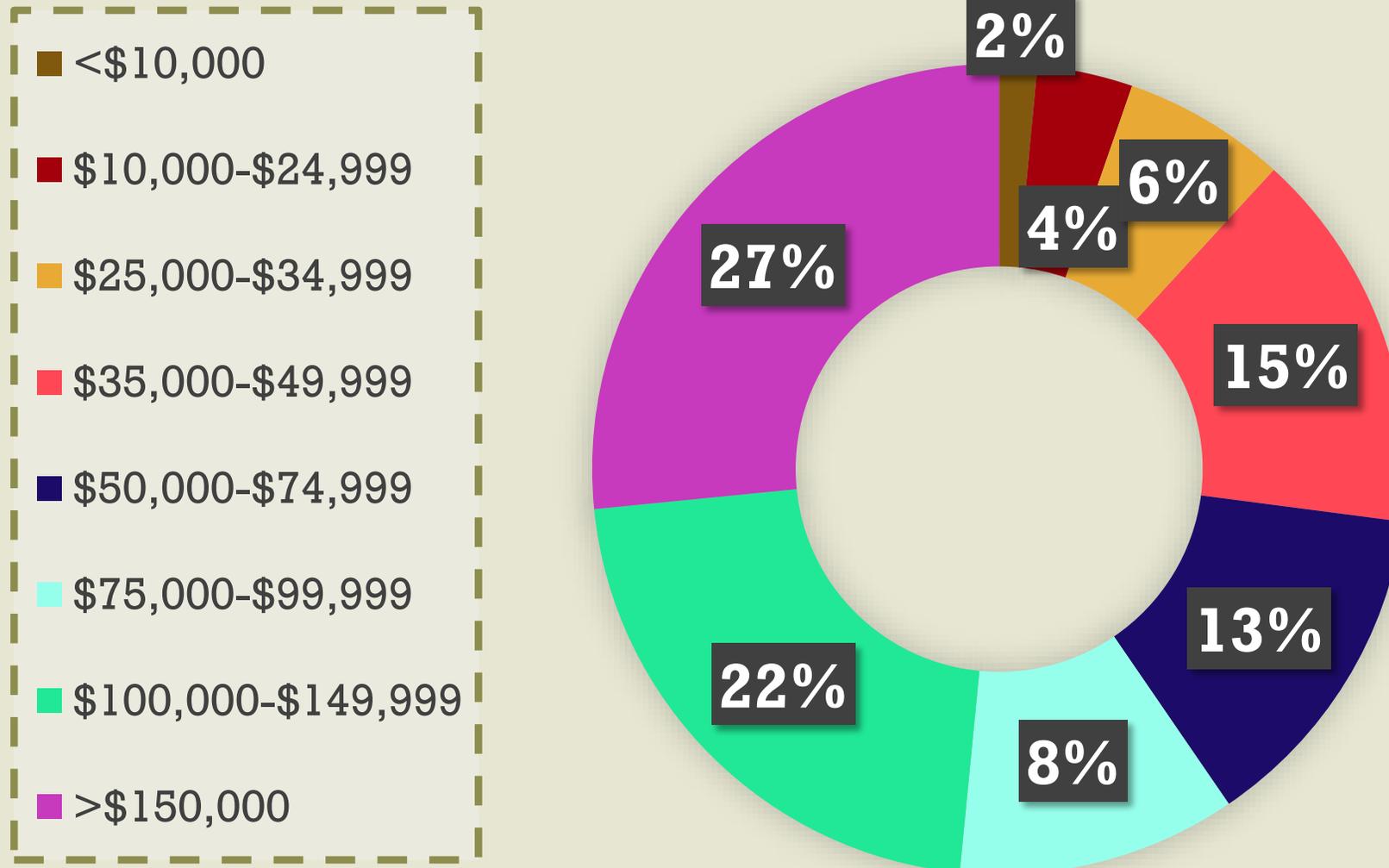
Housing Data Analysis



Household Income Distribution- Owner Occupied

Research and Analysis: *Housing Trends*

2016 Comprehensive Plan Update



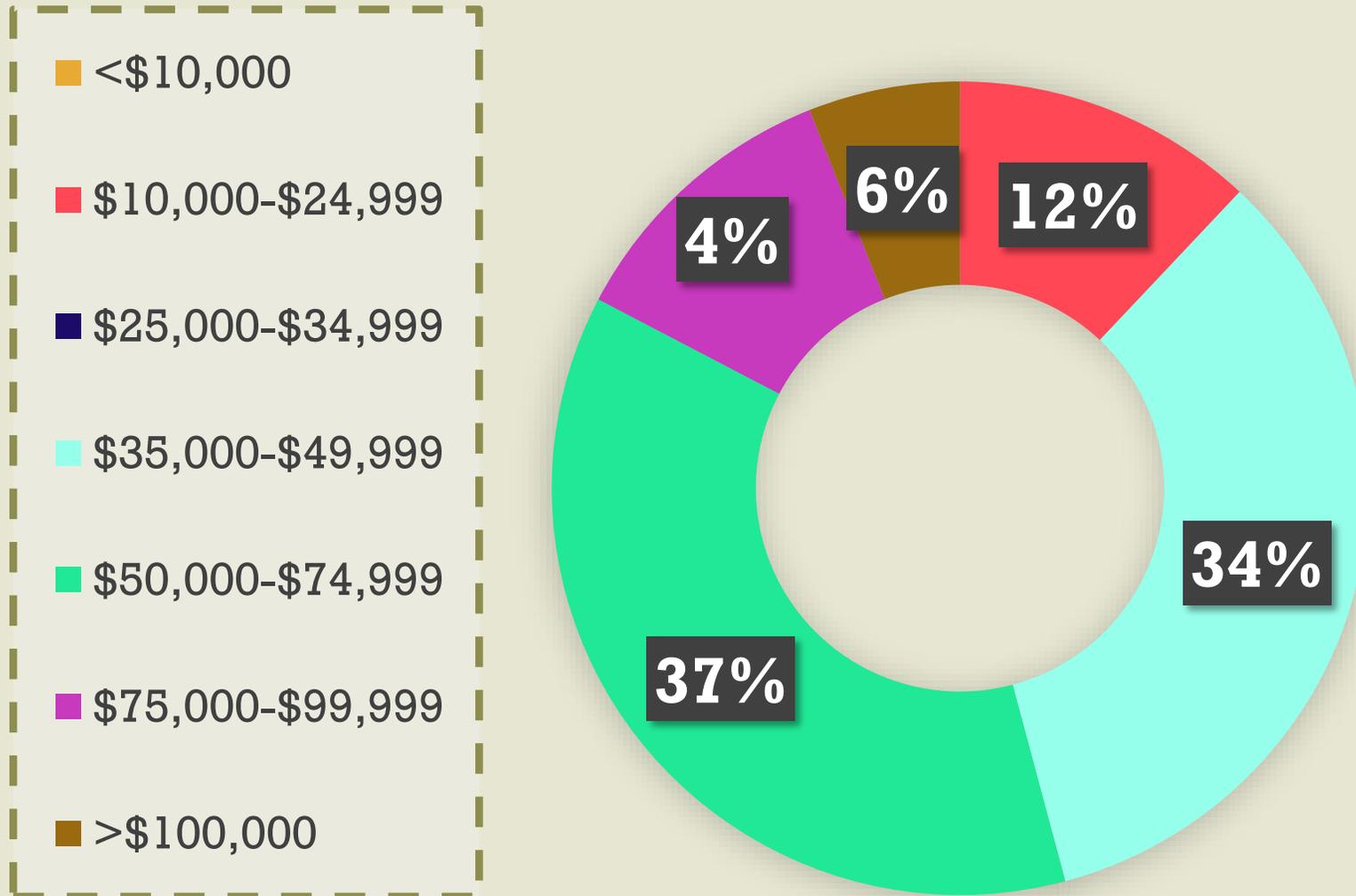
Source: American Fact Finder



Household Income Distribution- Renter Occupied

Research and Analysis: *Housing Trends*

2016 Comprehensive Plan Update



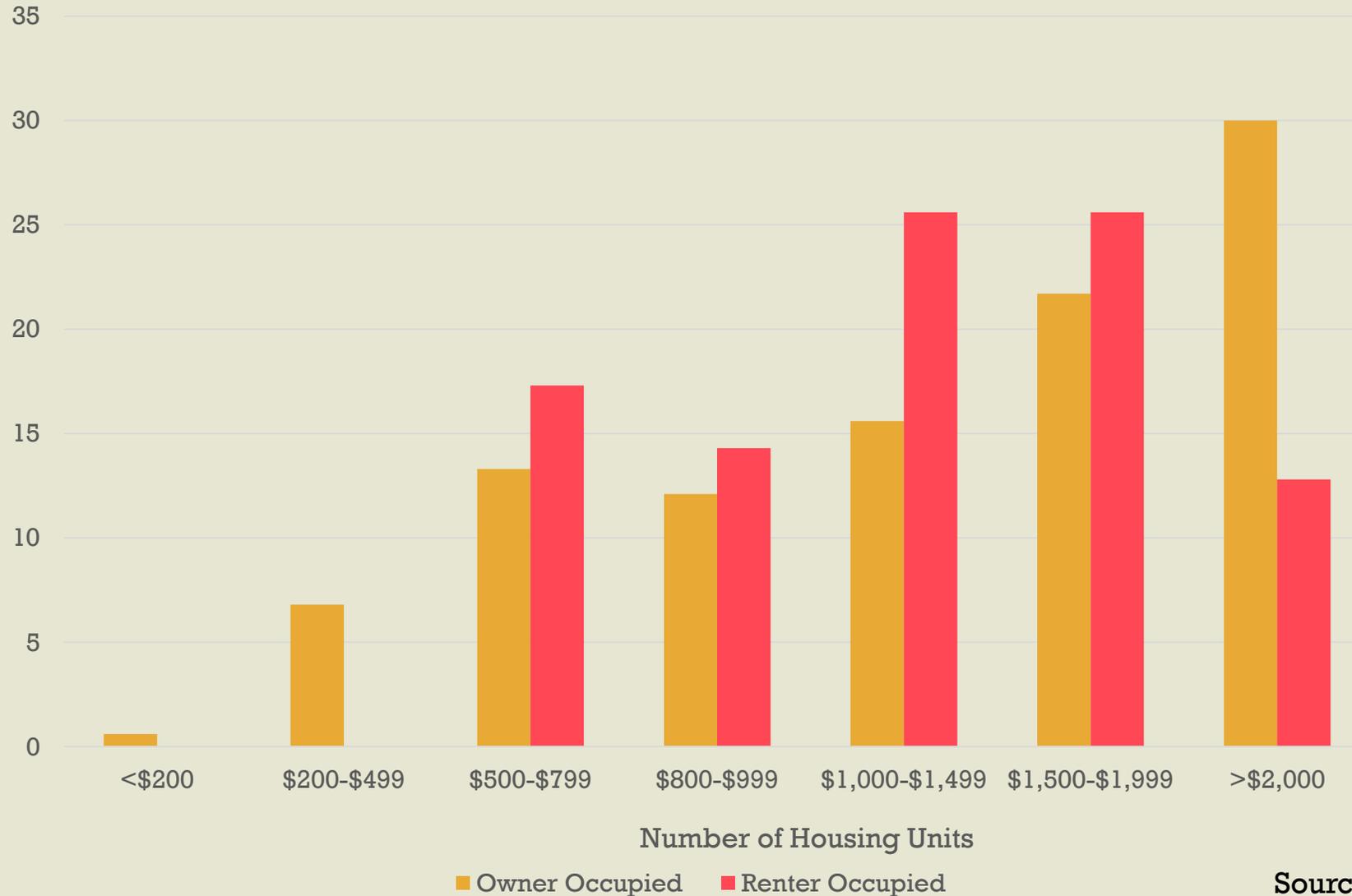
Source: American Fact Finder



Housing Trends: Monthly Housing Costs

Research and Analysis: *Housing Trends*

2015 Comprehensive Plan Update



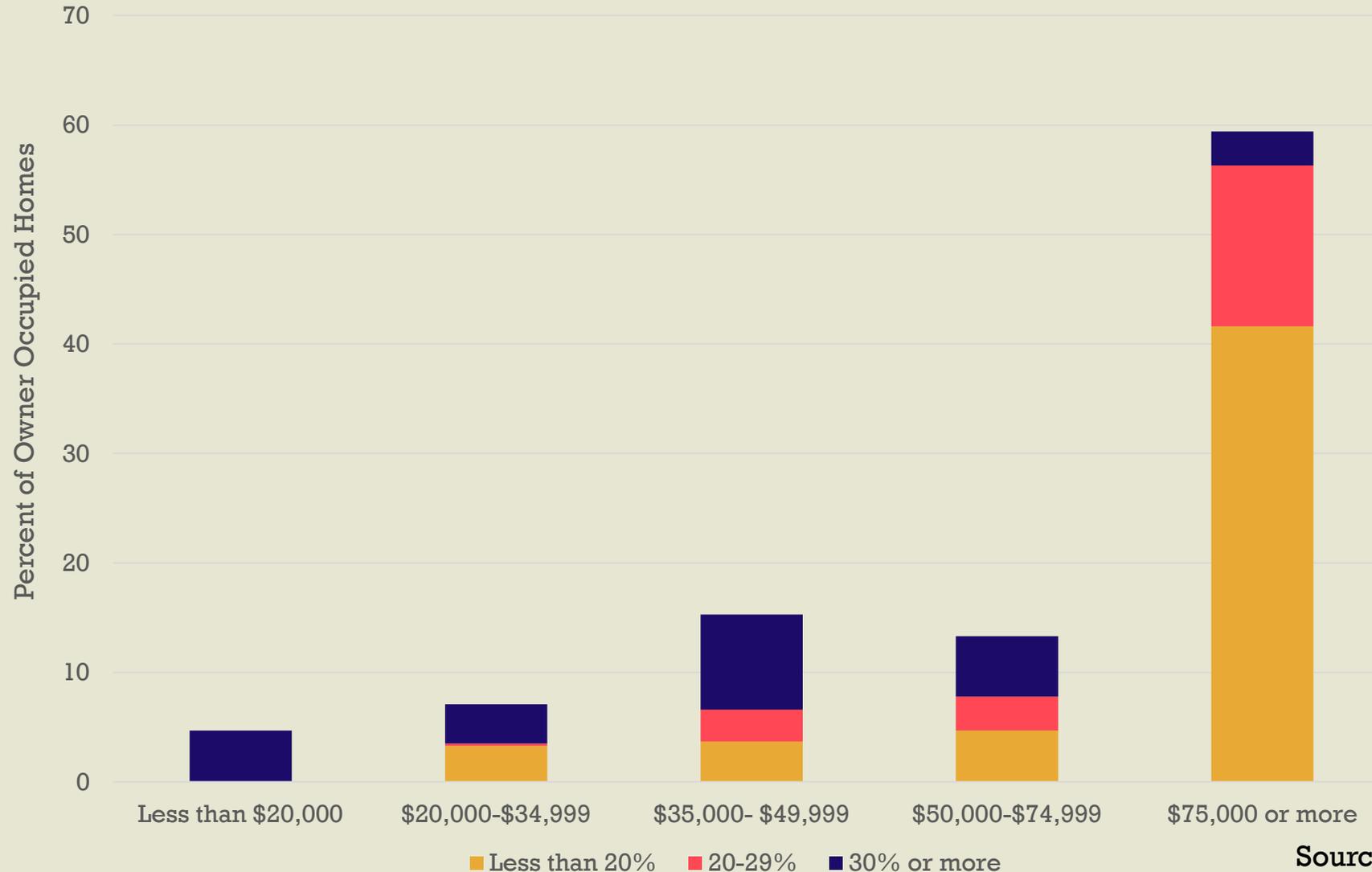
Source: American Fact Finder



Costs as A Percentage of Income by Income- Owner Occupied

Research and Analysis: *Housing Trends*

2015 Comprehensive Plan Update



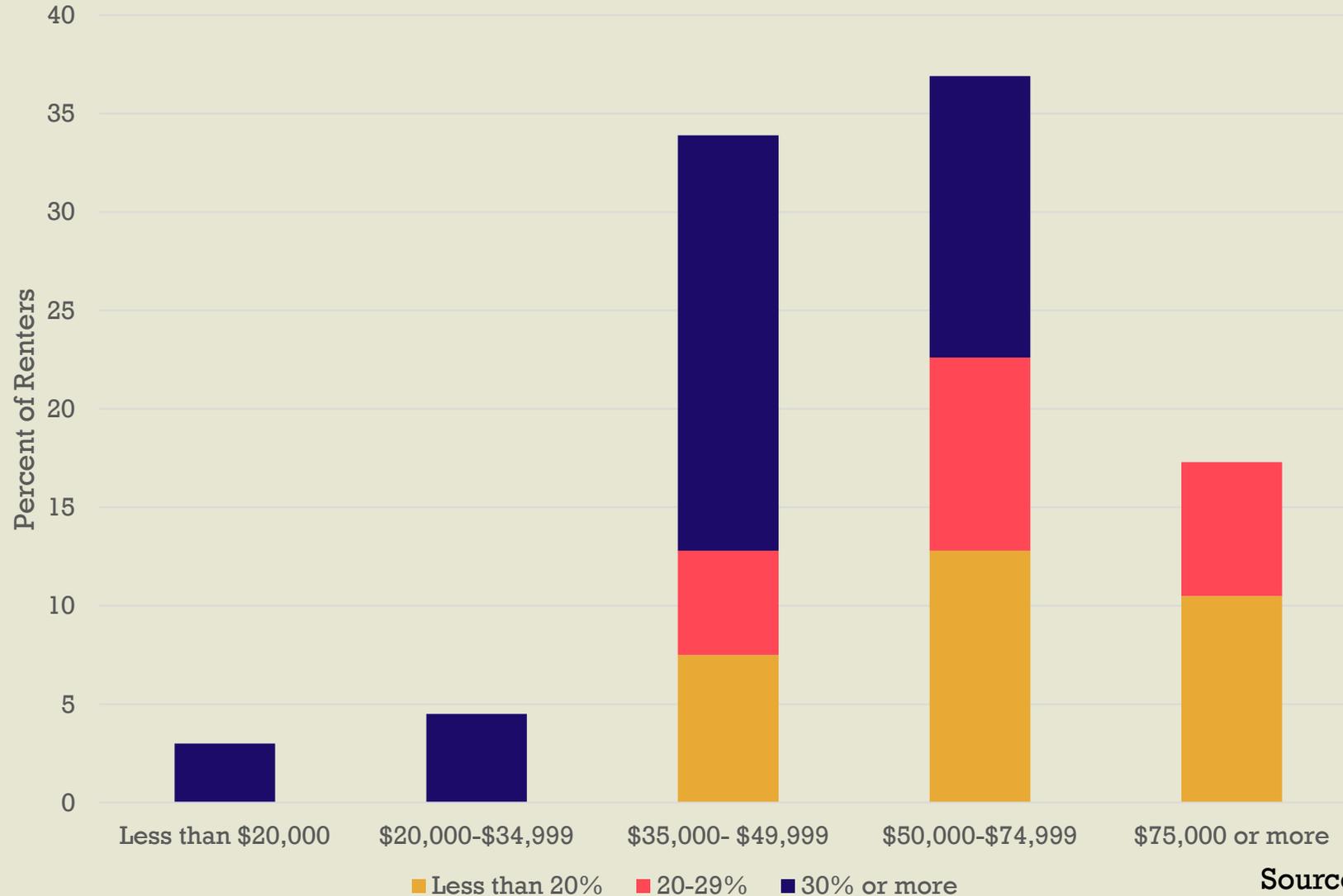
Source: American Fact Finder



Rent as A Percentage of Income by Income- Renter Occupied

Research and Analysis: *Housing Trends*

2015 Comprehensive Plan Update



Source: American Fact Finder

Intergovernmental Services

- The DeKalb County Service Delivery Agreement identifies how government services are served in the City of Avondale Estates and DeKalb County. The charts on the following page identify how services are provided to the residents of Avondale Estates.

Key:

- D: Direct (Jurisdiction provides its own service)
- IG-DC: Intergovernmental Agreement with DeKalb County
- C: Contract (Jurisdiction has executed an agreement of services with a private company)
- DC: DeKalb County (The County is the sole provider of service)
- J: Joint Agreement (Multiple agreements between two or more jurisdictions)
- DC-G: Services provided by DeKalb County and paid for by general funds.
- DC-E: Services provided by DeKalb County as an enterprise fund paid for by user fees.

General Services

	D	IG-DC	C	DC	J	DC-G	DC-E
Finance							
Purchasing							
Information Technologies							
Elections							
Personnel							
Property Tax Collections / Tax Billing							

Legal/Judicial Services

	D	IG-DC	C	DC	J	DC-G	DC-E
Municipal / Recorders Court							
Public Defender							
Solicitor							
Local Government Attorney							

Public Safety

	D	IG-DC	C	DC	J	DC-G	DC-E
Police (Basic)							
Police (Non-basic)							
Sheriff/ Jail & Evictions							
Marshall / Real Estate & Warrants							
Fire							
Animal Control							
EMS							
911							
Dispatch							
Medical Examiner							
Emergency Management							

Planning and Development							
	D	IG-DC	C	DC	J	DC-G	DC-E
Structural Inspections / Permits							
Plans Review							
Electrical Inspection							
Building Inspection							
Plumbing Inspection							
HVAC Inspection							
Land Development							
Plan Review Coordination							
Land Development Plan Review							
Land Development Inspection							
Final Plat Processing							

Leisure Services

	D	IG-DC	C	DC	J	DC-G	DC-E
Parks							
Recreation Programs							
Libraries							

Health and Social Services

	D	IG-DC	C	DC	J	DC-G	DC-E
Physical Health/ Environmental Health							
Hospital							
Mental Health/ Substance Abuse							
Welfare							
Senior Services							

Data Appendix

Variables	Avondale Estates City, GA	Stone Mountain City, GA	Doraville City, GA	Decatur City, GA	Chamblee City, GA
2015 Total Population (Esri)	2,937	5,668	8,328	20,145	10,326
2015 Average Household Income (Esri)	\$75,575	\$49,934	\$52,754	\$85,913	\$62,169
2015 Total Households (Esri)	1,365	2,173	2,570	9,035	3,517
2015 Total Housing Units (Esri)	1,479	2,587	2,828	9,545	3,887
2015 Owner Occupied Housing Units (Esri)	771	1,126	1,117	5,234	1,049
2015 Renter Occupied Housing Units (Esri)	594	1,047	1,453	3,801	2,468
2015 Vacant Housing Units (Esri)	114	414	258	510	370
2015 Average Home Value (Esri)	\$504,799	\$182,667	\$228,898	\$612,132	\$370,491
2015 White Population (Esri)	1,955	1,045	3,382	14,715	4,682
2015 Black/African American Population (Esri)	831	4,096	1,061	4,047	727
2015 American Indian/Alaska Native Population (Esri)	5	22	77	44	202
2015 Asian Population (Esri)	58	195	1,775	656	1,014
2015 Pacific Islander Population (Esri)	1	6	15	9	3
2015 Other Race Population (Esri)	19	180	1,707	122	3,260
2015 Population of Two or More Races (Esri)	68	124	312	552	438
2015 Hispanic Population (Esri)	70	363	3,527	617	5,728
2015 Hispanic White Population (Esri)	41	101	1,518	406	1,874
2015 Hispanic Black/African American Population (Esri)	11	49	73	56	86
2015 Hispanic American Indian/Alaska Native Population (Esri)	0	8	61	9	187
2015 Hispanic Asian Population (Esri)	1	2	12	12	16
2015 Hispanic Pacific Islander Population (Esri)	0	0	10	0	0
2015 Hispanic Other Race Population (Esri)	11	173	1,690	78	3,233
2015 Hispanic Population of Two or More Races (Esri)	6	30	163	56	332
2015 Non-Hispanic Population (Esri)	2,867	5,305	4,801	19,528	4,598
2015 White Non-Hispanic Population (Esri)	1,914	944	1,864	14,309	2,808
2015 Black/African American Non-Hispanic Population (Esri)	820	4,047	988	3,991	641
2015 American Indian/Alaska Native Non-Hispanic Population (Esri)	5	14	16	35	15
2015 Asian Non-Hispanic Population (Esri)	57	193	1,763	644	998
2015 Pacific Islander Non-Hispanic Population (Esri)	1	6	5	9	3
2015 Other Race Non-Hispanic Population (Esri)	8	7	17	44	27
2015 Multiple Races Non-Hispanic Population (Esri)	62	94	149	496	106
2015 Minority Population (Esri)	1,023	4,724	6,464	5,836	7,518
2015 Diversity Index (Esri)	50.1	50.9	88.4	45.9	88.8
2015 Occupation: Management (Esri)	145	211	264	1,427	445
2015 Occupation: Business/Financial (Esri)	92	136	114	964	393
2015 Occupation: Computer/Mathematical (Esri)	58	74	88	284	158
2015 Occupation: Architecture/Engineering (Esri)	5	25	64	293	91
2015 Occupation: Life/Physical/Social Science (Esri)	13	67	21	280	42
2015 Occupation: Community/Social Service (Esri)	29	75	71	222	29
2015 Occupation: Legal (Esri)	71	1	21	563	116
2015 Occupation: Education/Training/Library (Esri)	103	164	113	1,214	195
2015 Occupation: Arts/Design/Entertainment/Sports/Media (Esri)	52	8	33	822	50
2015 Occupation: Healthcare Practitioner/Technician (Esri)	119	107	91	688	204
2015 Occupation: Healthcare Support (Esri)	10	63	18	29	21
2015 Occupation: Protective Service (Esri)	9	30	24	17	54
2015 Occupation: Food Preparation/Serving Related (Esri)	65	263	597	342	381
2015 Occupation: Building/Grounds Cleaning/Maintenance (Esri)	47	172	458	129	446
2015 Occupation: Personal Care/Service (Esri)	105	86	161	375	158
2015 Occupation: Sales and Sales Related (Esri)	144	255	433	874	537
2015 Occupation: Office/Administrative Support (Esri)	102	475	581	826	522
2015 Occupation: Farming/Fishing/Forestry (Esri)	0	6	0	0	0
2015 Occupation: Construction/Extraction (Esri)	56	89	548	158	1,366
2015 Occupation: Installation/Maintenance/Repair (Esri)	40	82	113	110	118
2015 Occupation: Production (Esri)	30	81	219	111	435
2015 Occupation: Transportation/Material Moving (Esri)	24	245	277	139	299

Source: ESRI Business Analysis Online

Sites	2015 Total Population	2000 Total Households	2010 Total Households	2015 Total Households
Avondale Estates City, GA	2,937	1,430	1,366	1,365
Stone Mountain City, GA	5,668	2,406	2,194	2,173
Doraville City, GA	8,328	2,871	2,588	2,570
Decatur City, GA	20,145	8,073	8,599	9,035
Chamblee City, GA	10,326	2,870	3,326	3,517

Sites	2015 Owner Occupied Housing Units	2015 Renter Occupied Housing Units	2015 Vacant Housing Units
Avondale Estates City, GA	771	594	114
Stone Mountain City, GA	1,126	1,047	414
Doraville City, GA	1,117	1,453	258
Decatur City, GA	5,234	3,801	510
Chamblee City, GA	1,049	2,468	370

Sites	2015 Per Capita Income	2015 Median Household Income	2015 Average Household Income
Avondale Estates City, GA	\$36,665	\$56,323	\$75,575
Stone Mountain City, GA	\$18,830	\$41,418	\$49,934
Doraville City, GA	\$16,987	\$40,102	\$52,754
Decatur City, GA	\$38,806	\$61,974	\$85,913
Chamblee City, GA	\$21,640	\$46,190	\$62,169

Source: ESRI Business Analysis Online

ARC GIS Business Analyst Online:

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Avondale Estates Comprehensive Plan Update

Data Appendix



Executive Summary

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Place

Prepared by Esri

Avondale Estates...

Population

2000 Population	3,181
2010 Population	2,960
2015 Population	2,937
2020 Population	2,970
2000-2010 Annual Rate	-0.72%
2010-2015 Annual Rate	-0.15%
2015-2020 Annual Rate	0.22%
2015 Male Population	46.4%
2015 Female Population	53.6%
2015 Median Age	44.7

In the identified area, the current year population is 2,937. In 2010, the Census count in the area was 2,960. The rate of change since 2010 was -0.15% annually. The five-year projection for the population in the area is 2,970 representing a change of 0.22% annually from 2015 to 2020. Currently, the population is 46.4% male and 53.6% female.

Median Age

The median age in this area is 44.7, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	66.6%
2015 Black Alone	28.3%
2015 American Indian/Alaska Native Alone	0.2%
2015 Asian Alone	2.0%
2015 Pacific Islander Alone	0.0%
2015 Other Race	0.6%
2015 Two or More Races	2.3%
2015 Hispanic Origin (Any Race)	2.4%

Persons of Hispanic origin represent 2.4% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 50.1 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	1,430
2010 Households	1,366
2015 Total Households	1,365
2020 Total Households	1,388
2000-2010 Annual Rate	-0.46%
2010-2015 Annual Rate	-0.01%
2015-2020 Annual Rate	0.33%
2015 Average Household Size	2.15

The household count in this area has changed from 1,366 in 2010 to 1,365 in the current year, a change of -0.01% annually. The five-year projection of households is 1,388, a change of 0.33% annually from the current year total. Average household size is currently 2.15, compared to 2.16 in the year 2010. The number of families in the current year is 695 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

September 29, 2015

Avondale Estates Comprehensive Plan Update

Data Appendix



Executive Summary

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Place

Prepared by Esri

Avondale Estates...

Median Household Income

2015 Median Household Income	\$56,323
2020 Median Household Income	\$72,645
2015-2020 Annual Rate	5.22%

Average Household Income

2015 Average Household Income	\$75,575
2020 Average Household Income	\$89,377
2015-2020 Annual Rate	3.41%

Per Capita Income

2015 Per Capita Income	\$36,665
2020 Per Capita Income	\$43,604
2015-2020 Annual Rate	3.53%

Households by Income

Current median household income is \$56,323 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$72,645 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$75,575 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$89,377 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$36,665 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$43,604 in five years, compared to \$32,501 for all U.S. households

Housing

2000 Total Housing Units	1,442
2000 Owner Occupied Housing Units	875
2000 Renter Occupied Housing Units	555
2000 Vacant Housing Units	12
2010 Total Housing Units	1,478
2010 Owner Occupied Housing Units	1,108
2010 Renter Occupied Housing Units	258
2010 Vacant Housing Units	112
2015 Total Housing Units	1,479
2015 Owner Occupied Housing Units	771
2015 Renter Occupied Housing Units	594
2015 Vacant Housing Units	114
2020 Total Housing Units	1,507
2020 Owner Occupied Housing Units	789
2020 Renter Occupied Housing Units	599
2020 Vacant Housing Units	119

Currently, 52.1% of the 1,479 housing units in the area are owner occupied; 40.2%, renter occupied; and 7.7% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 1,478 housing units in the area - 75.0% owner occupied, 17.5% renter occupied, and 7.6% vacant. The annual rate of change in housing units since 2010 is 0.03%. Median home value in the area is \$457,586, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 4.30% annually to \$564,677.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

September 29, 2015

Avondale Estates Comprehensive Plan Update

Data Appendix



2010 Census Profile

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Place

Prepared by Esri

	2000	2010	2000-2010 Annual Rate
Population	3,181	2,960	-0.72%
Households	1,430	1,366	-0.46%
Housing Units	1,442	1,478	0.25%
Population by Race			
		Number	Percent
Total		2,960	100.0%
Population Reporting One Race		2,900	98.0%
White		2,394	80.9%
Black		428	14.5%
American Indian		3	0.1%
Asian		57	1.9%
Pacific Islander		2	0.1%
Some Other Race		16	0.5%
Population Reporting Two or More Races		60	2.0%
Total Hispanic Population		64	2.2%
Population by Sex			
Male		1,352	45.7%
Female		1,608	54.3%
Population by Age			
Total		2,960	100.0%
Age 0 - 4		202	6.8%
Age 5 - 9		203	6.9%
Age 10 - 14		127	4.3%
Age 15 - 19		98	3.3%
Age 20 - 24		69	2.3%
Age 25 - 29		122	4.1%
Age 30 - 34		143	4.8%
Age 35 - 39		235	7.9%
Age 40 - 44		281	9.5%
Age 45 - 49		256	8.6%
Age 50 - 54		279	9.4%
Age 55 - 59		264	8.9%
Age 60 - 64		232	7.8%
Age 65 - 69		123	4.2%
Age 70 - 74		81	2.7%
Age 75 - 79		81	2.7%
Age 80 - 84		80	2.7%
Age 85+		84	2.8%
Age 18+		2,364	79.9%
Age 65+		449	15.2%
Median Age by Sex and Race/Hispanic Origin			
Total Population		45.0	
Male		43.6	
Female		46.5	
White Alone		46.0	
Black Alone		43.8	
American Indian Alone		67.5	
Asian Alone		41.1	
Pacific Islander Alone		57.5	
Some Other Race Alone		21.7	
Two or More Races		9.2	
Hispanic Population		30.8	

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.

Avondale Estates Comprehensive Plan Update

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2010 Census Profile

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Place

Prepared by Esri

Households by Type		
Total	1,366	100.0%
Households with 1 Person	474	34.7%
Households with 2+ People	892	65.3%
Family Households	772	56.5%
Husband-wife Families	605	44.3%
With Own Children	250	18.3%
Other Family (No Spouse Present)	167	12.2%
With Own Children	78	5.7%
Nonfamily Households	120	8.8%
All Households with Children	347	25.4%
Multigenerational Households	23	1.7%
Unmarried Partner Households	99	7.2%
Male-female	40	2.9%
Same-sex	59	4.3%
Average Household Size	2.16	
Family Households by Size		
Total	772	100.0%
2 People	385	49.9%
3 People	177	22.9%
4 People	149	19.3%
5 People	50	6.5%
6 People	8	1.0%
7+ People	3	0.4%
Average Family Size	2.81	
Nonfamily Households by Size		
Total	594	100.0%
1 Person	474	79.8%
2 People	106	17.8%
3 People	10	1.7%
4 People	3	0.5%
5 People	0	0.0%
6 People	0	0.0%
7+ People	1	0.2%
Average Nonfamily Size	1.24	
Population by Relationship and Household Type		
Total	2,960	100.0%
In Households	2,955	99.8%
In Family Households	2,220	75.0%
Householder	772	26.1%
Spouse	605	20.4%
Child	726	24.5%
Other relative	66	2.2%
Nonrelative	51	1.7%
In Nonfamily Households	735	24.8%
In Group Quarters	5	0.2%
Institutionalized Population	0	0.0%
Noninstitutionalized Population	5	0.2%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. Average family size excludes nonrelatives.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

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2010 Census Profile

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Place

Prepared by Esri

Family Households by Age of Householder		
Total	772	100.0%
Householder Age 15 - 44	270	35.0%
Householder Age 45 - 54	201	26.0%
Householder Age 55 - 64	174	22.5%
Householder Age 65 - 74	54	7.0%
Householder Age 75+	73	9.5%
Nonfamily Households by Age of Householder		
Total	594	100.0%
Householder Age 15 - 44	149	25.1%
Householder Age 45 - 54	120	20.2%
Householder Age 55 - 64	143	24.1%
Householder Age 65 - 74	75	12.6%
Householder Age 75+	107	18.0%
Households by Race of Householder		
Total	1,366	100.0%
Householder is White Alone	1,101	80.6%
Householder is Black Alone	228	16.7%
Householder is American Indian Alone	3	0.2%
Householder is Asian Alone	19	1.4%
Householder is Pacific Islander Alone	1	0.1%
Householder is Some Other Race Alone	2	0.1%
Householder is Two or More Races	12	0.9%
Households with Hispanic Householder	20	1.5%
Husband-wife Families by Race of Householder		
Total	605	100.0%
Householder is White Alone	554	91.6%
Householder is Black Alone	32	5.3%
Householder is American Indian Alone	1	0.2%
Householder is Asian Alone	12	2.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	1	0.2%
Householder is Two or More Races	5	0.8%
Husband-wife Families with Hispanic Householder	10	1.7%
Other Families (No Spouse) by Race of Householder		
Total	167	100.0%
Householder is White Alone	97	58.1%
Householder is Black Alone	64	38.3%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	2	1.2%
Householder is Pacific Islander Alone	1	0.6%
Householder is Some Other Race Alone	1	0.6%
Householder is Two or More Races	2	1.2%
Other Families with Hispanic Householder	2	1.2%
Nonfamily Households by Race of Householder		
Total	594	100.0%
Householder is White Alone	450	75.8%
Householder is Black Alone	132	22.2%
Householder is American Indian Alone	2	0.3%
Householder is Asian Alone	5	0.8%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	0	0.0%
Householder is Two or More Races	5	0.8%
Nonfamily Households with Hispanic Householder	8	1.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1.

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2010 Census Profile

Avondale Estates City, GA 4
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 Place

Prepared by Esri

Total Housing Units by Occupancy		
Total	1,478	100.0%
Occupied Housing Units	1,366	92.4%
Vacant Housing Units		
For Rent	23	1.6%
Rented, not Occupied	0	0.0%
For Sale Only	49	3.3%
Sold, not Occupied	6	0.4%
For Seasonal/Recreational/Occasional Use	2	0.1%
For Migrant Workers	0	0.0%
Other Vacant	32	2.2%
Total Vacancy Rate	7.6%	
Households by Tenure and Mortgage Status		
Total	1,366	100.0%
Owner Occupied	1,108	81.1%
Owned with a Mortgage/Loan	841	61.6%
Owned Free and Clear	267	19.5%
Average Household Size	2.20	
Renter Occupied	258	18.9%
Average Household Size	2.01	
Owner-occupied Housing Units by Race of Householder		
Total	1,108	100.0%
Householder is White Alone	994	89.7%
Householder is Black Alone	86	7.8%
Householder is American Indian Alone	1	0.1%
Householder is Asian Alone	16	1.4%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	1	0.1%
Householder is Two or More Races	10	0.9%
Owner-occupied Housing Units with Hispanic Householder	15	1.4%
Renter-occupied Housing Units by Race of Householder		
Total	258	100.0%
Householder is White Alone	107	41.5%
Householder is Black Alone	142	55.0%
Householder is American Indian Alone	2	0.8%
Householder is Asian Alone	3	1.2%
Householder is Pacific Islander Alone	1	0.4%
Householder is Some Other Race Alone	1	0.4%
Householder is Two or More Races	2	0.8%
Renter-occupied Housing Units with Hispanic Householder	5	1.9%
Average Household Size by Race/Hispanic Origin of Householder		
Householder is White Alone	2.22	
Householder is Black Alone	1.82	
Householder is American Indian Alone	1.33	
Householder is Asian Alone	2.58	
Householder is Pacific Islander Alone	5.00	
Householder is Some Other Race Alone	2.00	
Householder is Two or More Races	2.67	
Householder is Hispanic	2.50	

Source: U.S. Census Bureau, Census 2010 Summary File 1.

Avondale Estates Comprehensive Plan Update

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ACS Housing Summary

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Geography: Place

Prepared by Esri

	2009-2013 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	2,804		32	■■■
Total Households	1,177		85	■■■
Total Housing Units	1,320		112	■■■
OWNER-OCCUPIED HOUSING UNITS BY VALUE				
Total	1,004	100.0%	105	■■■
Less than \$10,000	6	0.6%	9	■
\$10,000 to \$14,999	0	0.0%	13	
\$15,000 to \$19,999	0	0.0%	13	
\$20,000 to \$24,999	0	0.0%	13	
\$25,000 to \$29,999	0	0.0%	13	
\$30,000 to \$34,999	0	0.0%	13	
\$35,000 to \$39,999	4	0.4%	7	■
\$40,000 to \$49,999	0	0.0%	13	
\$50,000 to \$59,999	0	0.0%	13	
\$60,000 to \$69,999	0	0.0%	13	
\$70,000 to \$79,999	5	0.5%	8	■
\$80,000 to \$89,999	0	0.0%	13	
\$90,000 to \$99,999	16	1.6%	16	■
\$100,000 to \$124,999	50	5.0%	39	■
\$125,000 to \$149,999	41	4.1%	28	■
\$150,000 to \$174,999	74	7.4%	36	■■
\$175,000 to \$199,999	46	4.6%	33	■
\$200,000 to \$249,999	62	6.2%	33	■■
\$250,000 to \$299,999	148	14.7%	56	■■
\$300,000 to \$399,999	315	31.4%	78	■■
\$400,000 to \$499,999	131	13.0%	49	■■
\$500,000 to \$749,999	55	5.5%	31	■■
\$750,000 to \$999,999	51	5.1%	53	■
\$1,000,000 or more	0	0.0%	13	
Median Home Value	\$315,900		N/A	
Average Home Value	\$317,663		\$63,134	■■
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS				
Total	1,004	100.0%	105	■■■
Housing units with a mortgage/contract to purchase/similar debt	598	59.6%	94	■■■
Second mortgage only	45	4.5%	32	■
Home equity loan only	150	14.9%	58	■■
Both second mortgage and home equity loan	0	0.0%	13	
No second mortgage and no home equity loan	403	40.1%	84	■■
Housing units without a mortgage	406	40.4%	81	■■
AVERAGE VALUE BY MORTGAGE STATUS				
Housing units with a mortgage	\$310,778		\$72,471	■■
Housing units without a mortgage	\$327,805		\$129,902	■■

Source: U.S. Census Bureau, 2009-2013 American Community Survey

Reliability: ■■■ high ■■■ medium ■ low

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ACS Housing Summary

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Geography: Place

Prepared by Esri

	2009-2013 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT				
Total	173	100.0%	70	■ ■
With cash rent	163	94.2%	70	■ ■
Less than \$100	0	0.0%	13	
\$100 to \$149	0	0.0%	13	
\$150 to \$199	0	0.0%	13	
\$200 to \$249	0	0.0%	13	
\$250 to \$299	0	0.0%	13	
\$300 to \$349	0	0.0%	13	
\$350 to \$399	0	0.0%	13	
\$400 to \$449	6	3.5%	10	■
\$450 to \$499	0	0.0%	13	
\$500 to \$549	10	5.8%	15	■
\$550 to \$599	0	0.0%	13	
\$600 to \$649	0	0.0%	13	
\$650 to \$699	8	4.6%	13	■
\$700 to \$749	0	0.0%	13	
\$750 to \$799	0	0.0%	13	
\$800 to \$899	10	5.8%	12	■
\$900 to \$999	10	5.8%	15	■
\$1,000 to \$1,249	62	35.8%	63	■
\$1,250 to \$1,499	11	6.4%	13	■
\$1,500 to \$1,999	46	26.6%	44	■
\$2,000 or more	0	0.0%	13	
No cash rent	10	5.8%	17	■
Median Contract Rent	\$1,151		N/A	
Average Contract Rent	\$1,155		\$713	■ ■
RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT				
Total	173	100.0%	70	■ ■
Pay extra for one or more utilities	173	100.0%	70	■ ■
No extra payment for any utilities	0	0.0%	13	
HOUSING UNITS BY UNITS IN STRUCTURE				
Total	1,320	100.0%	112	■ ■ ■
1, detached	1,073	81.3%	102	■ ■ ■
1, attached	93	7.0%	44	■ ■
2	15	1.1%	26	■
3 or 4	26	2.0%	24	■
5 to 9	67	5.1%	41	■ ■
10 to 19	19	1.4%	20	■
20 to 49	17	1.3%	27	■
50 or more	10	0.8%	15	■
Mobile home	0	0.0%	13	
Boat, RV, van, etc.	0	0.0%	13	

Source: U.S. Census Bureau, 2009-2013 American Community Survey

Reliability: ■ ■ high ■ medium ■ low

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ACS Housing Summary

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 Geography: Place

Prepared by Esri

	2009-2013 ACS Estimate	Percent	MOE(±)	Reliability
HOUSING UNITS BY YEAR STRUCTURE BUILT				
Total	1,320	100.0%	112	■■■
Built 2010 or later	16	1.2%	26	■
Built 2000 to 2009	61	4.6%	32	■
Built 1990 to 1999	55	4.2%	41	■
Built 1980 to 1989	131	9.9%	51	■
Built 1970 to 1979	119	9.0%	59	■
Built 1960 to 1969	178	13.5%	78	■
Built 1950 to 1959	443	33.6%	100	■
Built 1940 to 1949	156	11.8%	54	■
Built 1939 or earlier	161	12.2%	58	■
Median Year Structure Built	1958		N/A	
OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT				
Total	1,177	100.0%	85	■■■
Owner occupied				
Moved in 2010 or later	80	6.8%	49	■
Moved in 2000 to 2009	425	36.1%	84	■
Moved in 1990 to 1999	241	20.5%	81	■
Moved in 1980 to 1989	163	13.8%	79	■
Moved in 1970 to 1979	32	2.7%	26	■
Moved in 1969 or earlier	63	5.4%	36	■
Renter occupied				
Moved in 2010 or later	23	2.0%	18	■
Moved in 2000 to 2009	132	11.2%	64	■
Moved in 1990 to 1999	8	0.7%	13	■
Moved in 1980 to 1989	0	0.0%	13	
Moved in 1970 to 1979	10	0.8%	17	■
Moved in 1969 or earlier	0	0.0%	13	
Median Year Householder Moved Into Unit	2001		N/A	
OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL				
Total	1,177	100.0%	85	■■■
Utility gas	1,076	91.4%	91	■■■
Bottled, tank, or LP gas	5	0.4%	8	■
Electricity	88	7.5%	47	■
Fuel oil, kerosene, etc.	0	0.0%	13	
Coal or coke	0	0.0%	13	
Wood	8	0.7%	13	■
Solar energy	0	0.0%	13	
Other fuel	0	0.0%	13	
No fuel used	0	0.0%	13	

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	2009-2013 ACS Estimate	Percent	MOE(±)	Reliability
OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE				
Total	1,177	100.0%	85	High
Owner occupied				
No vehicle available	32	2.7%	26	Low
1 vehicle available	369	31.4%	81	Medium
2 vehicles available	424	36.0%	91	Medium
3 vehicles available	119	10.1%	52	Medium
4 vehicles available	60	5.1%	38	Medium
5 or more vehicles available	0	0.0%	13	
Renter occupied				
No vehicle available	10	0.8%	15	Low
1 vehicle available	48	4.1%	28	Medium
2 vehicles available	33	2.8%	27	Low
3 vehicles available	53	4.5%	60	Low
4 vehicles available	29	2.5%	39	Low
5 or more vehicles available	0	0.0%	13	
Average Number of Vehicles Available	1.9		0.2	High

Data Note: N/A means not available.

2009-2013 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2009-2013 ACS estimates, five-year period data collected monthly from January 1, 2009 through December 31, 2013. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow—use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.

Source: U.S. Census Bureau, 2009-2013 American Community Survey

Reliability: ■ high ■ medium ■ low

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ACS Population Summary

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 Geography: Place

Prepared by Esri

	2009 - 2013 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	2,804		32	High
Total Households	1,177		85	High
Total Housing Units	1,320		112	High
POPULATION AGE 15+ YEARS BY MARITAL STATUS				
Total	2,230	100.0%	129	High
Never married	726	32.6%	177	Medium
Married	1,104	49.5%	115	High
Widowed	145	6.5%	49	Medium
Divorced	255	11.4%	86	Medium
POPULATION AGE 3+ YEARS BY SCHOOL ENROLLMENT				
Total	2,629	100.0%	80	High
Enrolled in school	652	24.8%	109	High
Enrolled in nursery school, preschool	37	1.4%	30	Low
Public school	13	0.5%	20	Low
Private school	24	0.9%	22	Low
Enrolled in kindergarten	38	1.4%	31	Low
Public school	21	0.8%	21	Low
Private school	17	0.6%	22	Low
Enrolled in grade 1 to grade 4	148	5.6%	54	Medium
Public school	66	2.5%	43	Medium
Private school	82	3.1%	38	Medium
Enrolled in grade 5 to grade 8	174	6.6%	71	Medium
Public school	46	1.7%	29	Medium
Private school	128	4.9%	66	Medium
Enrolled in grade 9 to grade 12	25	1.0%	22	Low
Public school	7	0.3%	11	Low
Private school	18	0.7%	19	Low
Enrolled in college undergraduate years	165	6.3%	71	Medium
Public school	133	5.1%	76	Medium
Private school	32	1.2%	41	Low
Enrolled in graduate or professional school	65	2.5%	44	Low
Public school	53	2.0%	42	Low
Private school	12	0.5%	16	Low
Not enrolled in school	1,977	75.2%	133	High
POPULATION AGE 25+ YEARS BY EDUCATIONAL ATTAINMENT				
Total	2,020	100.0%	117	High
No schooling completed	0	0.0%	13	Low
Nursery School	0	0.0%	13	Low
Kindergarten	0	0.0%	13	Low
1-4th Grade	8	0.4%	26	Low
5-8th Grade	5	0.2%	24	Low
Some High School	19	0.9%	28	Low
High School Diploma	138	6.8%	91	Low
GED	55	2.7%	43	Low
Some College	295	14.6%	99	Medium
Associate's degree	124	6.1%	67	Medium
Bachelor's degree	641	31.7%	140	Medium
Master's degree	439	21.7%	108	Medium
Professional school degree	191	9.5%	63	Medium
Doctorate degree	105	5.2%	73	Low

Source: U.S. Census Bureau, 2009-2013 American Community Survey

Reliability: High Medium Low

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 Avondale Estates city, GA (1304644)
 Geography: Place

Prepared by Esri

	2009 - 2013 ACS Estimate	Percent	MOE(±)	Reliability
POPULATION AGE 5+ YEARS BY LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH				
Total	2,605	100.0%	84	■■■
5 to 17 years				
Speak only English	368	14.1%	96	■
Speak Spanish	5	0.2%	9	■
Speak English "very well" or "well"	5	0.2%	9	■
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak other Indo-European languages	16	0.6%	19	■
Speak English "very well" or "well"	16	0.6%	19	■
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak Asian and Pacific Island languages	6	0.2%	11	■
Speak English "very well" or "well"	6	0.2%	11	■
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak other languages	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
18 to 64 years				
Speak only English	1,696	65.1%	136	■■■
Speak Spanish	42	1.6%	33	■
Speak English "very well" or "well"	42	1.6%	35	■
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak other Indo-European languages	91	3.5%	57	■■
Speak English "very well" or "well"	91	3.5%	57	■■
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak Asian and Pacific Island languages	9	0.3%	14	■
Speak English "very well" or "well"	9	0.3%	14	■
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak other languages	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
65 years and over				
Speak only English	372	14.3%	69	■■■
Speak Spanish	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak other Indo-European languages	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak Asian and Pacific Island languages	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak other languages	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	

Source: U.S. Census Bureau, 2009-2013 American Community Survey

Reliability: ■■■ high ■■ medium ■ low

September 29, 2015

Avondale Estates Comprehensive Plan Update

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ACS Population Summary

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Geography: Place

Prepared by Esri

	2009 - 2013 ACS Estimate	Percent	MOE(±)	Reliability
WORKERS AGE 16+ YEARS BY PLACE OF WORK				
Total	1,287	100.0%	115	High
Worked in state and in county of residence	744	57.8%	121	High
Worked in state and outside county of residence	543	42.2%	117	Medium
Worked outside state of residence	0	0.0%	13	Low
WORKERS AGE 16+ YEARS BY MEANS OF TRANSPORTATION TO WORK				
Total	1,287	100.0%	115	High
Drove alone	971	75.4%	109	High
Carpooled	127	9.9%	67	Medium
Public transportation (excluding taxicab)	43	3.3%	30	Low
Bus or trolley bus	8	0.6%	11	Low
Streetcar or trolley car	0	0.0%	13	Low
Subway or elevated	35	2.7%	28	Low
Railroad	0	0.0%	13	Low
Ferryboat	0	0.0%	13	Low
Taxicab	0	0.0%	13	Low
Motorcycle	0	0.0%	13	Low
Bicycle	0	0.0%	13	Low
Walked	1	0.1%	3	Low
Other means	30	2.3%	43	Low
Worked at home	115	8.9%	52	Medium
WORKERS AGE 16+ YEARS (WHO DID NOT WORK FROM HOME) BY TRAVEL TIME TO WORK				
Total	1,172	100.0%	118	High
Less than 5 minutes	1	0.1%	3	Low
5 to 9 minutes	66	5.6%	43	Medium
10 to 14 minutes	235	20.1%	83	Medium
15 to 19 minutes	155	13.2%	62	Medium
20 to 24 minutes	237	20.2%	79	Medium
25 to 29 minutes	80	6.8%	40	Medium
30 to 34 minutes	118	10.1%	42	Medium
35 to 39 minutes	45	3.8%	30	Low
40 to 44 minutes	11	0.9%	16	Low
45 to 59 minutes	142	12.1%	64	Medium
60 to 89 minutes	81	6.9%	52	Medium
90 or more minutes	1	0.1%	3	Low
Average Travel Time to Work (in minutes)	24.8		4.4	High

Source: U.S. Census Bureau, 2009-2013 American Community Survey

Reliability: High Medium Low

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ACS Population Summary

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Geography: Place

Prepared by Esri

	2009 - 2013 ACS Estimate	Percent	MOE(±)	Reliability
CIVILIAN EMPLOYED POPULATION AGE 16+ YEARS				
BY OCCUPATION				
Total	1,287	100.0%	117	High
Management	212	16.5%	74	Medium
Business and financial operations	163	12.7%	81	Medium
Computer and mathematical	59	4.6%	36	Medium
Architecture and engineering	14	1.1%	22	Low
Life, physical, and social science	79	6.1%	59	Low
Community and social services	37	2.9%	26	Low
Legal	65	5.1%	38	Medium
Education, training, and library	115	8.9%	56	Medium
Arts, design, entertainment, sports, and media	92	7.1%	59	Medium
Healthcare practitioner, technologists, and technicians	104	8.1%	44	Medium
Healthcare support	11	0.9%	16	Low
Protective service	10	0.8%	14	Low
Food preparation and serving related	17	1.3%	18	Low
Building and grounds cleaning and maintenance	24	1.9%	26	Low
Personal care and service	17	1.3%	19	Low
Sales and related	134	10.4%	51	Medium
Office and administrative support	48	3.7%	33	Low
Farming, fishing, and forestry	0	0.0%	13	Low
Construction and extraction	46	3.6%	47	Low
Installation, maintenance, and repair	19	1.5%	24	Low
Production	9	0.7%	12	Low
Transportation and material moving	12	0.9%	19	Low
CIVILIAN EMPLOYED POPULATION AGE 16+ YEARS				
BY INDUSTRY				
Total	1,287	100.0%	117	High
Agriculture, forestry, fishing and hunting	0	0.0%	13	Low
Mining, quarrying, and oil and gas extraction	0	0.0%	13	Low
Construction	54	4.2%	49	Low
Manufacturing	64	5.0%	40	Medium
Wholesale trade	43	3.3%	27	Medium
Retail trade	84	6.5%	52	Medium
Transportation and warehousing	16	1.2%	17	Low
Utilities	10	0.8%	12	Low
Information	57	4.4%	49	Medium
Finance and insurance	41	3.2%	31	Low
Real estate and rental and leasing	53	4.1%	33	Medium
Professional, scientific, and technical services	198	15.4%	72	Medium
Management of companies and enterprises	0	0.0%	13	Low
Administrative and support and waste management services	12	0.9%	17	Low
Educational services	200	15.5%	66	Medium
Health care and social assistance	215	16.7%	72	Medium
Arts, entertainment, and recreation	7	0.5%	11	Low
Accommodation and food services	45	3.5%	34	Low
Other services, except public administration	82	6.4%	49	Medium
Public administration	106	8.2%	68	Medium
FEMALES AGE 20-64 YEARS BY AGE OF OWN CHILDREN AND EMPLOYMENT STATUS				
Total	924	100.0%	94	High
Own children under 6 years only	70	7.6%	34	Medium
In labor force	66	7.1%	34	Medium
Not in labor force	4	0.4%	7	Low
Own children under 6 years and 6 to 17 years	69	7.5%	33	Medium
In labor force	69	7.5%	33	Medium
Not in labor force	0	0.0%	13	Low
Own children 6 to 17 years only	171	18.5%	60	Medium
In labor force	135	14.6%	56	Medium
Not in labor force	36	3.9%	29	Low
No own children under 18 years	614	66.5%	125	Medium
In labor force	450	48.7%	100	Medium
Not in labor force	164	17.7%	79	Medium

Source: U.S. Census Bureau, 2009-2013 American Community Survey

Reliability: High Medium Low

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ACS Population Summary

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Geography: Place

Prepared by Esri

	2009 - 2013 ACS Estimate	Percent	MOE(±)	Reliability
POPULATION BY RATIO OF INCOME TO POVERTY LEVEL				
Total	2,804	100.0%	32	High
Under .50	124	4.4%	71	Medium
.50 to .99	45	1.6%	35	Low
1.00 to 1.24	33	1.2%	29	Low
1.25 to 1.49	29	1.0%	27	Low
1.50 to 1.84	28	1.0%	29	Low
1.85 to 1.99	15	0.5%	24	Low
2.00 and over	2,530	90.2%	105	High
CIVILIAN NONINSTITUTIONALIZED POPULATION BY AGE & TYPES OF HEALTH INSURANCE COVERAGE				
Total	2,779	100.0%	49	High
Under 18 years:	594	21.4%	122	Medium
One Type of Health Insurance:	585	21.1%	122	Medium
Employer-Based Health Ins Only	476	17.1%	123	Medium
Direct-Purchase Health Ins Only	82	3.0%	49	Medium
Medicare Coverage Only	0	0.0%	13	
Medicaid Coverage Only	0	0.0%	13	
TRICARE/Military Hlth Cov Only	27	1.0%	45	Low
VA Health Care Only	0	0.0%	13	
2+ Types of Health Insurance	0	0.0%	13	
No Health Insurance Coverage	9	0.3%	15	Low
18 to 34 years:	439	15.8%	133	Medium
One Type of Health Insurance:	352	12.7%	116	Medium
Employer-Based Health Ins Only	284	10.2%	104	Medium
Direct-Purchase Health Ins Only	67	2.4%	89	Low
Medicare Coverage Only	0	0.0%	13	
Medicaid Coverage Only	1	0.0%	3	Low
TRICARE/Military Hlth Cov Only	0	0.0%	13	
VA Health Care Only	0	0.0%	13	
2+ Types of Health Insurance	1	0.0%	3	Low
No Health Insurance Coverage	86	3.1%	82	Low
35 to 64 years:	1,374	49.4%	129	High
One Type of Health Insurance:	1,109	39.9%	125	High
Employer-Based Health Ins Only	986	35.5%	132	High
Direct-Purchase Health Ins Only	95	3.4%	52	Medium
Medicare Coverage Only	10	0.4%	16	Low
Medicaid Coverage Only	16	0.6%	19	Low
TRICARE/Military Hlth Cov Only	0	0.0%	13	
VA Health Care Only	2	0.1%	4	Low
2+ Types of Health Insurance	42	1.5%	35	Low
No Health Insurance Coverage	223	8.0%	100	Medium
65+ years:	372	13.4%	69	High
One Type of Health Insurance:	43	1.5%	26	Medium
Employer-Based Health Ins Only	0	0.0%	13	
Direct-Purchase Health Ins Only	0	0.0%	13	
Medicare Coverage Only	43	1.5%	26	Medium
TRICARE/Military Hlth Cov Only	0	0.0%	13	
VA Health Care Only	0	0.0%	13	
2+ Types of Health Insurance	329	11.8%	66	Low
No Health Insurance Coverage	0	0.0%	13	

Source: U.S. Census Bureau, 2009-2013 American Community Survey

Reliability: High Medium Low

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ACS Population Summary

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Geography: Place

Prepared by Esri

	2009 - 2013 ACS Estimate	Percent	MOE(±)	Reliability
CIVILIAN POPULATION AGE 18 OR OLDER BY VETERAN STATUS				
Total	2,185	100.0%	136	■■■
Veteran	175	8.0%	53	■■■
Nonveteran	2,010	92.0%	130	■■■
Male	998	45.7%	110	■■■
Veteran	175	8.0%	53	■■■
Nonveteran	823	37.7%	105	■■■
Female	1,187	54.3%	105	■■■
Veteran	0	0.0%	13	■■■
Nonveteran	1,187	54.3%	105	■■■
CIVILIAN VETERANS AGE 18 OR OLDER BY PERIOD OF MILITARY SERVICE				
Total	175	100.0%	53	■■■
Gulf War (9/01 or later), no Gulf War (8/90 to 8/01), no Vietnam Era	0	0.0%	13	■■■
Gulf War (9/01 or later) and Gulf War (8/90 to 8/01), no Vietnam Era	0	0.0%	13	■■■
Gulf War (9/01 or later), and Gulf War (8/90 to 8/01), and Vietnam Era	0	0.0%	13	■■■
Gulf War (8/90 to 8/01), no Vietnam Era	8	4.6%	11	■■■
Gulf War (8/90 to 8/01) and Vietnam Era	5	2.9%	8	■■■
Vietnam Era, no Korean War, no World War II	88	50.3%	36	■■■
Vietnam Era and Korean War, no World War II	0	0.0%	13	■■■
Vietnam Era and Korean War and World War II	0	0.0%	13	■■■
Korean War, no Vietnam Era, no World War II	32	18.3%	22	■■■
Korean War and World War II, no Vietnam Era	0	0.0%	13	■■■
World War II, no Korean War, no Vietnam Era	8	4.6%	12	■■■
Between Gulf War and Vietnam Era only	29	16.6%	27	■■■
Between Vietnam Era and Korean War only	5	2.9%	8	■■■
Between Korean War and World War II only	0	0.0%	13	■■■
Pre-World War II only	0	0.0%	13	■■■
HOUSEHOLDS BY POVERTY STATUS				
Total	1,177	100.0%	85	■■■
Income in the past 12 months below poverty level	54	4.6%	43	■■■
Married-couple family	0	0.0%	13	■■■
Other family - male householder (no wife present)	0	0.0%	13	■■■
Other family - female householder (no husband present)	0	0.0%	13	■■■
Nonfamily household - male householder	30	2.5%	39	■■■
Nonfamily household - female householder	24	2.0%	19	■■■
Income in the past 12 months at or above poverty level	1,123	95.4%	82	■■■
Married-couple family	505	42.9%	81	■■■
Other family - male householder (no wife present)	46	3.9%	45	■■■
Other family - female householder (no husband present)	153	13.0%	74	■■■
Nonfamily household - male householder	105	8.9%	44	■■■
Nonfamily household - female householder	314	26.7%	75	■■■

Source: U.S. Census Bureau, 2009-2013 American Community Survey

Reliability: ■■■ high ■■■ medium ■■■ low

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ACS Population Summary

Avondale Estates City, GA 4
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 Geography: Place

Prepared by Esri

	2009 - 2013 ACS Estimate	Percent	MOE(±)	Reliability
HOUSEHOLDS BY INCOME				
Total	1,177	100.0%	85	High
Less than \$10,000	43	3.7%	41	Low
\$10,000 to \$14,999	25	2.1%	23	Low
\$15,000 to \$19,999	30	2.5%	26	Low
\$20,000 to \$24,999	5	0.4%	8	Low
\$25,000 to \$29,999	48	4.1%	28	Medium
\$30,000 to \$34,999	32	2.7%	24	Low
\$35,000 to \$39,999	58	4.9%	40	Low
\$40,000 to \$44,999	45	3.8%	31	Low
\$45,000 to \$49,999	46	3.9%	42	Low
\$50,000 to \$59,999	79	6.7%	41	Medium
\$60,000 to \$74,999	166	14.1%	74	Medium
\$75,000 to \$99,999	103	8.8%	52	Medium
\$100,000 to \$124,999	125	10.6%	52	Medium
\$125,000 to \$149,999	74	6.3%	43	Medium
\$150,000 to \$199,999	135	11.5%	50	Medium
\$200,000 or more	163	13.8%	56	Medium
Median Household Income	\$76,065		N/A	
Average Household Income	\$115,224		\$18,360	High
Per Capita Income	\$48,956		\$6,650	High
HOUSEHOLDS WITH HOUSEHOLDER AGE <25 YEARS BY INCOME				
Total	0	100.0%	13	
Less than \$10,000	0	0.0%	13	
\$10,000 to \$14,999	0	0.0%	13	
\$15,000 to \$19,999	0	0.0%	13	
\$20,000 to \$24,999	0	0.0%	13	
\$25,000 to \$29,999	0	0.0%	13	
\$30,000 to \$34,999	0	0.0%	13	
\$35,000 to \$39,999	0	0.0%	13	
\$40,000 to \$44,999	0	0.0%	13	
\$45,000 to \$49,999	0	0.0%	13	
\$50,000 to \$59,999	0	0.0%	13	
\$60,000 to \$74,999	0	0.0%	13	
\$75,000 to \$99,999	0	0.0%	13	
\$100,000 to \$124,999	0	0.0%	13	
\$125,000 to \$149,999	0	0.0%	13	
\$150,000 to \$199,999	0	0.0%	13	
\$200,000 or more	0	0.0%	13	
Median Household Income for HHr <25	N/A		N/A	
Average Household Income for HHr <25	N/A		N/A	

Source: U.S. Census Bureau, 2009-2013 American Community Survey

Reliability: High medium low

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ACS Population Summary

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Geography: Place

Prepared by Esri

	2009 - 2013 ACS Estimate	Percent	MOE(±)	Reliability
HOUSEHOLDS WITH HOUSEHOLDER AGE 25-44 YEARS BY INCOME				
Total	295	100.0%	79	■ ■
Less than \$10,000	0	0.0%	13	
\$10,000 to \$14,999	0	0.0%	13	
\$15,000 to \$19,999	0	0.0%	13	
\$20,000 to \$24,999	0	0.0%	13	
\$25,000 to \$29,999	0	0.0%	13	
\$30,000 to \$34,999	0	0.0%	13	
\$35,000 to \$39,999	10	3.4%	15	■
\$40,000 to \$44,999	0	0.0%	13	
\$45,000 to \$49,999	38	12.9%	41	■
\$50,000 to \$59,999	3	1.0%	9	■
\$60,000 to \$74,999	44	14.9%	26	■ ■
\$75,000 to \$99,999	12	4.1%	17	■ ■
\$100,000 to \$124,999	28	9.5%	27	■ ■
\$125,000 to \$149,999	34	11.5%	29	■ ■
\$150,000 to \$199,999	77	26.1%	34	■ ■
\$200,000 or more	49	16.6%	34	■ ■
Median Household Income for HHR 25-44	\$129,338		N/A	
Average Household Income for HHR 25-44	\$145,742		\$56,734	■ ■
HOUSEHOLDS WITH HOUSEHOLDER AGE 45-64 YEARS BY INCOME				
Total	586	100.0%	88	■ ■ ■
Less than \$10,000	34	5.8%	38	■ ■
\$10,000 to \$14,999	0	0.0%	13	
\$15,000 to \$19,999	10	1.7%	17	■ ■
\$20,000 to \$24,999	5	0.9%	8	■ ■
\$25,000 to \$29,999	8	1.4%	12	■ ■
\$30,000 to \$34,999	20	3.4%	21	■ ■
\$35,000 to \$39,999	13	2.2%	15	■ ■
\$40,000 to \$44,999	25	4.3%	27	■ ■
\$45,000 to \$49,999	0	0.0%	13	
\$50,000 to \$59,999	51	8.7%	31	■ ■
\$60,000 to \$74,999	82	14.0%	62	■ ■
\$75,000 to \$99,999	73	12.5%	44	■ ■ ■
\$100,000 to \$124,999	64	10.9%	33	■ ■ ■
\$125,000 to \$149,999	34	5.8%	27	■ ■
\$150,000 to \$199,999	53	9.0%	42	■ ■
\$200,000 or more	114	19.5%	46	■ ■ ■
Median Household Income for HHR 45-64	\$90,469		N/A	
Average Household Income for HHR 45-64	\$130,776		\$36,661	■ ■

Source: U.S. Census Bureau, 2009-2013 American Community Survey

Reliability: ■ ■ high ■ ■ medium ■ low

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ACS Population Summary

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Geography: Place

Prepared by Esri

	2009 - 2013 ACS Estimate	Percent	MOE(±)	Reliability
HOUSEHOLDS WITH HOUSEHOLDER AGE 65+ YEARS BY INCOME				
Total	296	100.0%	59	
Less than \$10,000	9	3.0%	14	
\$10,000 to \$14,999	25	8.4%	23	
\$15,000 to \$19,999	20	6.8%	21	
\$20,000 to \$24,999	0	0.0%	13	
\$25,000 to \$29,999	40	13.5%	26	
\$30,000 to \$34,999	12	4.1%	14	
\$35,000 to \$39,999	35	11.8%	34	
\$40,000 to \$44,999	20	6.8%	15	
\$45,000 to \$49,999	8	2.7%	12	
\$50,000 to \$59,999	25	8.4%	28	
\$60,000 to \$74,999	40	13.5%	27	
\$75,000 to \$99,999	18	6.1%	17	
\$100,000 to \$124,999	33	11.1%	27	
\$125,000 to \$149,999	6	2.0%	10	
\$150,000 to \$199,999	5	1.7%	8	
\$200,000 or more	0	0.0%	13	
Median Household Income for HHR 65+	\$41,591		N/A	
Average Household Income for HHR 65+	\$54,022		\$16,456	
HOUSEHOLDS BY PUBLIC ASSISTANCE INCOME IN THE PAST 12 MONTHS				
Total	1,177	100.0%	85	
With public assistance income	0	0.0%	13	
No public assistance income	1,177	100.0%	85	
HOUSEHOLDS BY FOOD STAMPS/SNAP STATUS				
Total	1,177	100.0%	85	
With Food Stamps/SNAP	19	1.6%	18	
With No Food Stamps/SNAP	1,158	98.4%	87	
HOUSEHOLDS BY DISABILITY STATUS				
Total	1,177	100.0%	85	
With 1+ Persons w/Disability	161	13.7%	54	
With No Person w/Disability	1,016	86.3%	87	

Data Note: N/A means not available. Population by Ratio of Income to Poverty Level represents persons for whom poverty status is determined. Household income represents income in 2013, adjusted for inflation.

2009-2013 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2009-2013 ACS estimates, five-year period data collected monthly from January 1, 2009 through December 31, 2013. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow—use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.

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Community Profile

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Place

Prepared by Esri

	Avondale Estates...
Population Summary	
2000 Total Population	3,181
2010 Total Population	2,960
2015 Total Population	2,937
2015 Group Quarters	4
2020 Total Population	2,970
2015-2020 Annual Rate	0.22%
Household Summary	
2000 Households	1,430
2000 Average Household Size	2.21
2010 Households	1,366
2010 Average Household Size	2.16
2015 Households	1,365
2015 Average Household Size	2.15
2020 Households	1,388
2020 Average Household Size	2.14
2015-2020 Annual Rate	0.33%
2010 Families	772
2010 Average Family Size	2.81
2015 Families	695
2015 Average Family Size	2.92
2020 Families	702
2020 Average Family Size	2.91
2015-2020 Annual Rate	0.20%
Housing Unit Summary	
2000 Housing Units	1,442
Owner Occupied Housing Units	60.7%
Renter Occupied Housing Units	38.5%
Vacant Housing Units	0.8%
2010 Housing Units	1,478
Owner Occupied Housing Units	75.0%
Renter Occupied Housing Units	17.5%
Vacant Housing Units	7.6%
2015 Housing Units	1,479
Owner Occupied Housing Units	52.1%
Renter Occupied Housing Units	40.2%
Vacant Housing Units	7.7%
2020 Housing Units	1,507
Owner Occupied Housing Units	52.4%
Renter Occupied Housing Units	39.7%
Vacant Housing Units	7.9%
Median Household Income	
2015	\$56,323
2020	\$72,645
Median Home Value	
2015	\$457,586
2020	\$564,677
Per Capita Income	
2015	\$36,665
2020	\$43,604
Median Age	
2010	45.0
2015	44.7
2020	45.8

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

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Prepared by Esri

Avondale Estates...

2015 Households by Income	
Household Income Base	1,365
<\$15,000	16.8%
\$15,000 - \$24,999	12.5%
\$25,000 - \$34,999	8.1%
\$35,000 - \$49,999	7.6%
\$50,000 - \$74,999	15.1%
\$75,000 - \$99,999	13.2%
\$100,000 - \$149,999	15.5%
\$150,000 - \$199,999	6.5%
\$200,000+	4.6%
Average Household Income	\$75,575
2020 Households by Income	
Household Income Base	1,388
<\$15,000	14.8%
\$15,000 - \$24,999	8.7%
\$25,000 - \$34,999	6.2%
\$35,000 - \$49,999	6.8%
\$50,000 - \$74,999	14.5%
\$75,000 - \$99,999	14.8%
\$100,000 - \$149,999	20.5%
\$150,000 - \$199,999	8.1%
\$200,000+	5.5%
Average Household Income	\$89,377
2015 Owner Occupied Housing Units by Value	
Total	771
<\$50,000	0.3%
\$50,000 - \$99,999	0.5%
\$100,000 - \$149,999	2.5%
\$150,000 - \$199,999	6.6%
\$200,000 - \$249,999	10.5%
\$250,000 - \$299,999	4.4%
\$300,000 - \$399,999	14.4%
\$400,000 - \$499,999	18.8%
\$500,000 - \$749,999	26.7%
\$750,000 - \$999,999	10.5%
\$1,000,000 +	4.8%
Average Home Value	\$504,799
2020 Owner Occupied Housing Units by Value	
Total	790
<\$50,000	0.1%
\$50,000 - \$99,999	0.3%
\$100,000 - \$149,999	0.9%
\$150,000 - \$199,999	3.8%
\$200,000 - \$249,999	8.7%
\$250,000 - \$299,999	4.2%
\$300,000 - \$399,999	11.8%
\$400,000 - \$499,999	13.7%
\$500,000 - \$749,999	25.4%
\$750,000 - \$999,999	22.2%
\$1,000,000 +	9.0%
Average Home Value	\$607,025

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

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Community Profile

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Place

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	Avondale Estates...
2010 Population by Age	
Total	2,960
0 - 4	6.8%
5 - 9	6.9%
10 - 14	4.3%
15 - 24	5.6%
25 - 34	9.0%
35 - 44	17.4%
45 - 54	18.1%
55 - 64	16.8%
65 - 74	6.9%
75 - 84	5.4%
85 +	2.8%
18 +	79.9%
2015 Population by Age	
Total	2,936
0 - 4	5.9%
5 - 9	6.6%
10 - 14	6.4%
15 - 24	7.6%
25 - 34	10.8%
35 - 44	13.1%
45 - 54	16.5%
55 - 64	16.5%
65 - 74	10.4%
75 - 84	3.9%
85 +	2.3%
18 +	78.5%
2020 Population by Age	
Total	2,967
0 - 4	5.3%
5 - 9	6.1%
10 - 14	6.8%
15 - 24	9.8%
25 - 34	9.5%
35 - 44	11.4%
45 - 54	15.5%
55 - 64	15.7%
65 - 74	13.4%
75 - 84	4.5%
85 +	2.1%
18 +	78.2%
2010 Population by Sex	
Males	1,352
Females	1,608
2015 Population by Sex	
Males	1,363
Females	1,573
2020 Population by Sex	
Males	1,393
Females	1,574

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

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Avondale Estates City, GA 4
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	Avondale Estates...
2010 Population by Race/Ethnicity	
Total	2,960
White Alone	80.9%
Black Alone	14.5%
American Indian Alone	0.1%
Asian Alone	1.9%
Pacific Islander Alone	0.1%
Some Other Race Alone	0.5%
Two or More Races	2.0%
Hispanic Origin	2.2%
Diversity Index	35.3
2015 Population by Race/Ethnicity	
Total	2,937
White Alone	66.6%
Black Alone	28.3%
American Indian Alone	0.2%
Asian Alone	2.0%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.6%
Two or More Races	2.3%
Hispanic Origin	2.4%
Diversity Index	50.1
2020 Population by Race/Ethnicity	
Total	2,969
White Alone	66.3%
Black Alone	28.2%
American Indian Alone	0.2%
Asian Alone	2.2%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.6%
Two or More Races	2.5%
Hispanic Origin	2.4%
Diversity Index	50.6
2010 Population by Relationship and Household Type	
Total	2,960
In Households	99.8%
In Family Households	75.0%
Householder	26.1%
Spouse	20.4%
Child	24.5%
Other relative	2.2%
Nonrelative	1.7%
In Nonfamily Households	24.8%
In Group Quarters	0.2%
Institutionalized Population	0.0%
Noninstitutionalized Population	0.2%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

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	Avondale Estates...
2015 Population 25+ by Educational Attainment	
Total	2,156
Less than 9th Grade	0.6%
9th - 12th Grade, No Diploma	2.9%
High School Graduate	11.5%
GED/Alternative Credential	2.4%
Some College, No Degree	19.8%
Associate Degree	5.4%
Bachelor's Degree	27.6%
Graduate/Professional Degree	29.8%
2015 Population 15+ by Marital Status	
Total	2,380
Never Married	38.9%
Married	38.0%
Widowed	6.3%
Divorced	16.9%
2015 Civilian Population 16+ in Labor Force	
Civilian Employed	81.5%
Civilian Unemployed	18.5%
2015 Employed Population 16+ by Industry	
Total	1,319
Agriculture/Mining	0.0%
Construction	4.9%
Manufacturing	4.9%
Wholesale Trade	4.4%
Retail Trade	5.4%
Transportation/Utilities	3.3%
Information	2.7%
Finance/Insurance/Real Estate	6.8%
Services	62.5%
Public Administration	5.2%
2015 Employed Population 16+ by Occupation	
Total	1,319
White Collar	70.7%
Management/Business/Financial	18.0%
Professional	34.1%
Sales	10.9%
Administrative Support	7.7%
Services	17.9%
Blue Collar	11.4%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	4.2%
Installation/Maintenance/Repair	3.0%
Production	2.3%
Transportation/Material Moving	1.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

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Avondale Estates City, GA 4
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	Avondale Estates...
2010 Households by Type	
Total	1,366
Households with 1 Person	34.7%
Households with 2+ People	65.3%
Family Households	56.5%
Husband-wife Families	44.3%
With Related Children	18.7%
Other Family (No Spouse Present)	12.2%
Other Family with Male Householder	2.3%
With Related Children	1.1%
Other Family with Female Householder	10.0%
With Related Children	5.3%
Nonfamily Households	8.8%
All Households with Children	25.4%
Multigenerational Households	1.7%
Unmarried Partner Households	7.2%
Male-female	2.9%
Same-sex	4.3%
2010 Households by Size	
Total	1,366
1 Person Household	34.7%
2 Person Household	35.9%
3 Person Household	13.7%
4 Person Household	11.1%
5 Person Household	3.7%
6 Person Household	0.6%
7 + Person Household	0.3%
2010 Households by Tenure and Mortgage Status	
Total	1,366
Owner Occupied	81.1%
Owned with a Mortgage/Loan	61.6%
Owned Free and Clear	19.5%
Renter Occupied	18.9%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

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Demographic and Income Comparison Profile

Avondale Estates City, GA 4
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	Avondale Estates...
Census 2010 Summary	
Population	2,960
Households	1,366
Families	772
Average Household Size	2.16
Owner Occupied Housing Units	1,108
Renter Occupied Housing Units	258
Median Age	45.0
2015 Summary	
Population	2,937
Households	1,365
Families	695
Average Household Size	2.15
Owner Occupied Housing Units	771
Renter Occupied Housing Units	594
Median Age	44.7
Median Household Income	\$56,323
Average Household Income	\$75,575
2020 Summary	
Population	2,970
Households	1,388
Families	702
Average Household Size	2.14
Owner Occupied Housing Units	789
Renter Occupied Housing Units	599
Median Age	45.8
Median Household Income	\$72,645
Average Household Income	\$89,377
Trends: 2015-2020 Annual Rate	
Population	0.22%
Households	0.33%
Families	0.20%
Owner Households	0.46%
Median Household Income	5.22%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

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Demographic and Income Comparison Profile

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2015 Households by Income	Avondale Estates...	
	Number	Percent
<\$15,000	230	16.8%
\$15,000 - \$24,999	170	12.5%
\$25,000 - \$34,999	111	8.1%
\$35,000 - \$49,999	104	7.6%
\$50,000 - \$74,999	206	15.1%
\$75,000 - \$99,999	180	13.2%
\$100,000 - \$149,999	212	15.5%
\$150,000 - \$199,999	89	6.5%
\$200,000+	63	4.6%
Median Household Income	\$56,323	
Average Household Income	\$75,575	
Per Capita Income	\$36,665	
2020 Households by Income	Number	Percent
<\$15,000	205	14.8%
\$15,000 - \$24,999	121	8.7%
\$25,000 - \$34,999	86	6.2%
\$35,000 - \$49,999	95	6.8%
\$50,000 - \$74,999	201	14.5%
\$75,000 - \$99,999	206	14.8%
\$100,000 - \$149,999	285	20.5%
\$150,000 - \$199,999	112	8.1%
\$200,000+	77	5.5%
Median Household Income	\$72,645	
Average Household Income	\$89,377	
Per Capita Income	\$43,604	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

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Demographic and Income Comparison Profile

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
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Prepared by Esri

2010 Population by Age	Avondale Estates...	
	Number	Percent
Age 0 - 4	202	6.8%
Age 5 - 9	203	6.9%
Age 10 - 14	127	4.3%
Age 15 - 19	98	3.3%
Age 20 - 24	69	2.3%
Age 25 - 34	265	9.0%
Age 35 - 44	516	17.4%
Age 45 - 54	535	18.1%
Age 55 - 64	496	16.8%
Age 65 - 74	204	6.9%
Age 75 - 84	161	5.4%
Age 85+	84	2.8%

2015 Population by Age	Avondale Estates...	
	Number	Percent
Age 0 - 4	174	5.9%
Age 5 - 9	195	6.6%
Age 10 - 14	188	6.4%
Age 15 - 19	120	4.1%
Age 20 - 24	103	3.5%
Age 25 - 34	316	10.8%
Age 35 - 44	385	13.1%
Age 45 - 54	484	16.5%
Age 55 - 64	484	16.5%
Age 65 - 74	305	10.4%
Age 75 - 84	115	3.9%
Age 85+	67	2.3%

2020 Population by Age	Avondale Estates...	
	Number	Percent
Age 0 - 4	158	5.3%
Age 5 - 9	180	6.1%
Age 10 - 14	202	6.8%
Age 15 - 19	172	5.8%
Age 20 - 24	119	4.0%
Age 25 - 34	281	9.5%
Age 35 - 44	337	11.4%
Age 45 - 54	461	15.5%
Age 55 - 64	466	15.7%
Age 65 - 74	397	13.4%
Age 75 - 84	133	4.5%
Age 85+	61	2.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

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Demographic and Income Comparison Profile

Avondale Estates City, GA 4
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Prepared by Esri

2010 Race and Ethnicity	Avondale Estates...	
	Number	Percent
White Alone	2,394	80.9%
Black Alone	428	14.5%
American Indian Alone	3	0.1%
Asian Alone	57	1.9%
Pacific Islander Alone	2	0.1%
Some Other Race Alone	16	0.5%
Two or More Races	60	2.0%
Hispanic Origin (Any Race)	64	2.2%

2015 Race and Ethnicity	Avondale Estates...	
	Number	Percent
White Alone	1,955	66.6%
Black Alone	831	28.3%
American Indian Alone	5	0.2%
Asian Alone	58	2.0%
Pacific Islander Alone	1	0.0%
Some Other Race Alone	19	0.6%
Two or More Races	68	2.3%
Hispanic Origin (Any Race)	70	2.4%

2020 Race and Ethnicity	Avondale Estates...	
	Number	Percent
White Alone	1,967	66.3%
Black Alone	837	28.2%
American Indian Alone	5	0.2%
Asian Alone	65	2.2%
Pacific Islander Alone	1	0.0%
Some Other Race Alone	19	0.6%
Two or More Races	75	2.5%
Hispanic Origin (Any Race)	71	2.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

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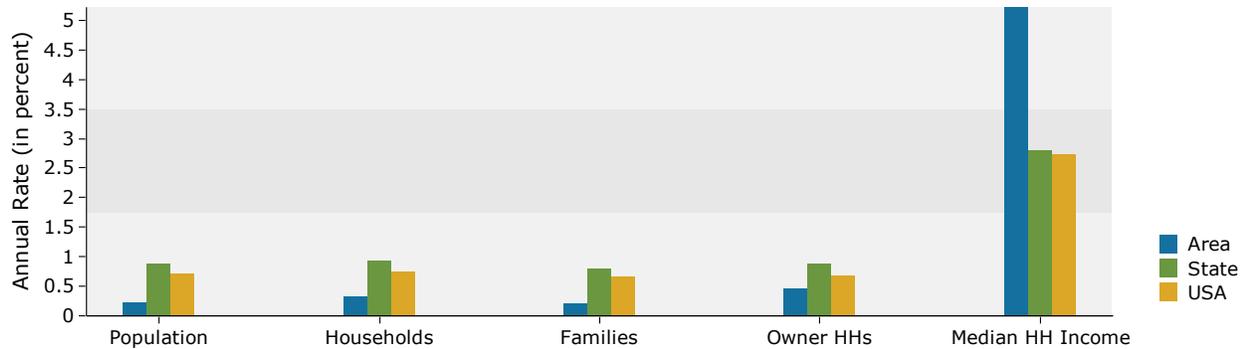
Demographic and Income Comparison Profile

Avondale Estates City, GA 4
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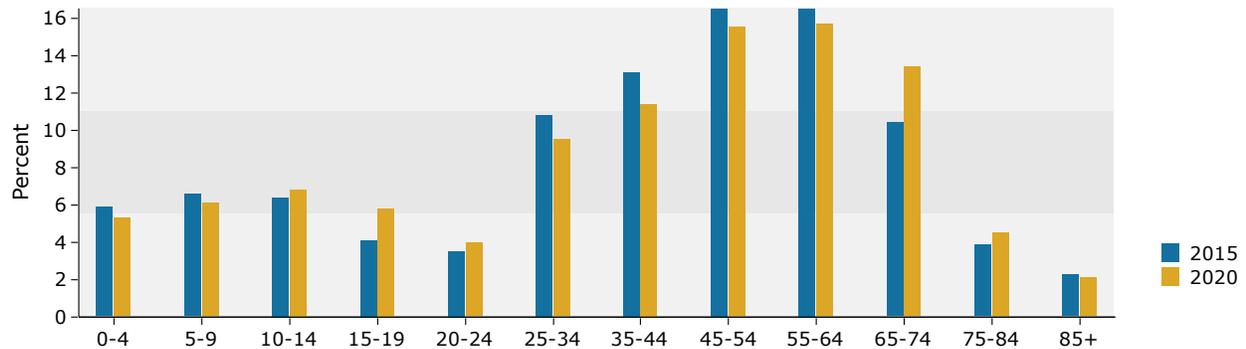
Prepared by Esri

Avondale Estates...

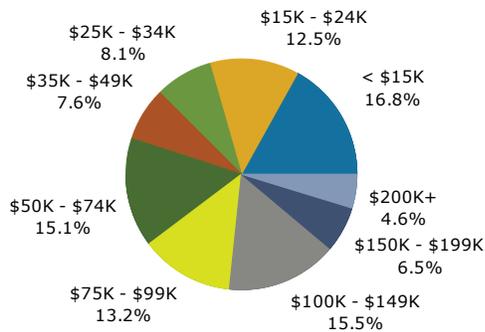
Trends 2015-2020



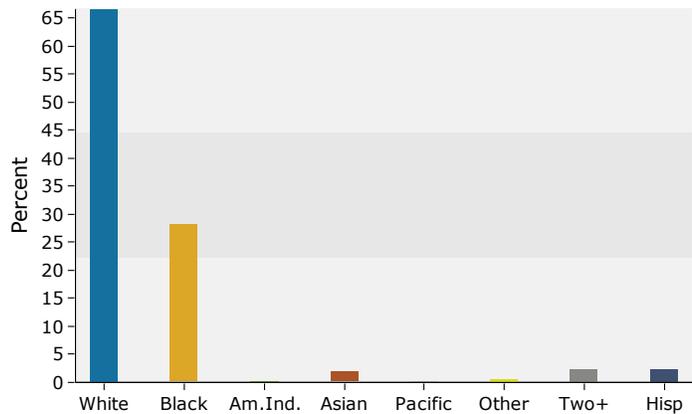
Population by Age



2015 Household Income



2015 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

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Demographic and Income Profile

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Place

Prepared by Esri

Summary	Census 2010	2015	2020			
Population	2,960	2,937	2,970			
Households	1,366	1,365	1,388			
Families	772	695	702			
Average Household Size	2.16	2.15	2.14			
Owner Occupied Housing Units	1,108	771	789			
Renter Occupied Housing Units	258	594	599			
Median Age	45.0	44.7	45.8			
Trends: 2015 - 2020 Annual Rate	Area	State	National			
Population	0.22%	0.90%	0.75%			
Households	0.33%	0.93%	0.77%			
Families	0.20%	0.80%	0.69%			
Owner HHS	0.46%	0.90%	0.70%			
Median Household Income	5.22%	2.80%	2.66%			
Households by Income	2015		2020			
	Number	Percent	Number	Percent		
<\$15,000	230	16.8%	205	14.8%		
\$15,000 - \$24,999	170	12.5%	121	8.7%		
\$25,000 - \$34,999	111	8.1%	86	6.2%		
\$35,000 - \$49,999	104	7.6%	95	6.8%		
\$50,000 - \$74,999	206	15.1%	201	14.5%		
\$75,000 - \$99,999	180	13.2%	206	14.8%		
\$100,000 - \$149,999	212	15.5%	285	20.5%		
\$150,000 - \$199,999	89	6.5%	112	8.1%		
\$200,000+	63	4.6%	77	5.5%		
Median Household Income	\$56,323		\$72,645			
Average Household Income	\$75,575		\$89,377			
Per Capita Income	\$36,665		\$43,604			
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	202	6.8%	174	5.9%	158	5.3%
5 - 9	203	6.9%	195	6.6%	180	6.1%
10 - 14	127	4.3%	188	6.4%	202	6.8%
15 - 19	98	3.3%	120	4.1%	172	5.8%
20 - 24	69	2.3%	103	3.5%	119	4.0%
25 - 34	265	9.0%	316	10.8%	281	9.5%
35 - 44	516	17.4%	385	13.1%	337	11.4%
45 - 54	535	18.1%	484	16.5%	461	15.5%
55 - 64	496	16.8%	484	16.5%	466	15.7%
65 - 74	204	6.9%	305	10.4%	397	13.4%
75 - 84	161	5.4%	115	3.9%	133	4.5%
85+	84	2.8%	67	2.3%	61	2.1%
Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,394	80.9%	1,955	66.6%	1,967	66.3%
Black Alone	428	14.5%	831	28.3%	837	28.2%
American Indian Alone	3	0.1%	5	0.2%	5	0.2%
Asian Alone	57	1.9%	58	2.0%	65	2.2%
Pacific Islander Alone	2	0.1%	1	0.0%	1	0.0%
Some Other Race Alone	16	0.5%	19	0.6%	19	0.6%
Two or More Races	60	2.0%	68	2.3%	75	2.5%
Hispanic Origin (Any Race)	64	2.2%	70	2.4%	71	2.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

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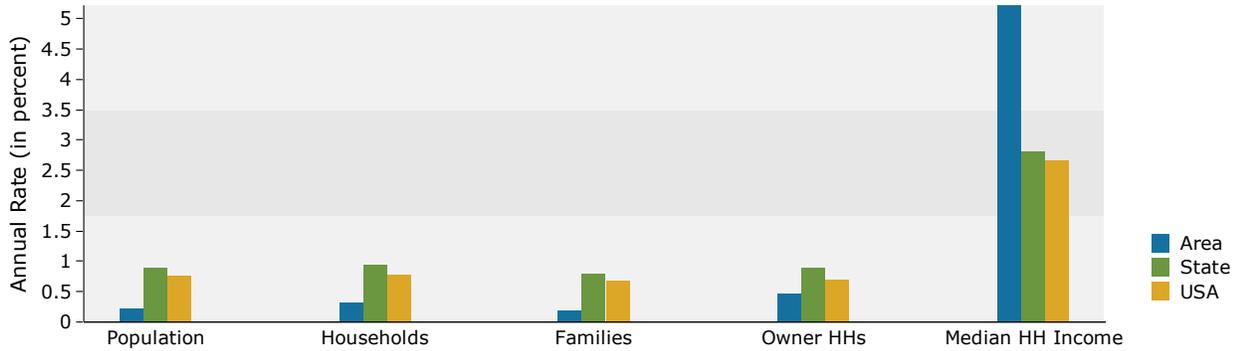


Demographic and Income Profile

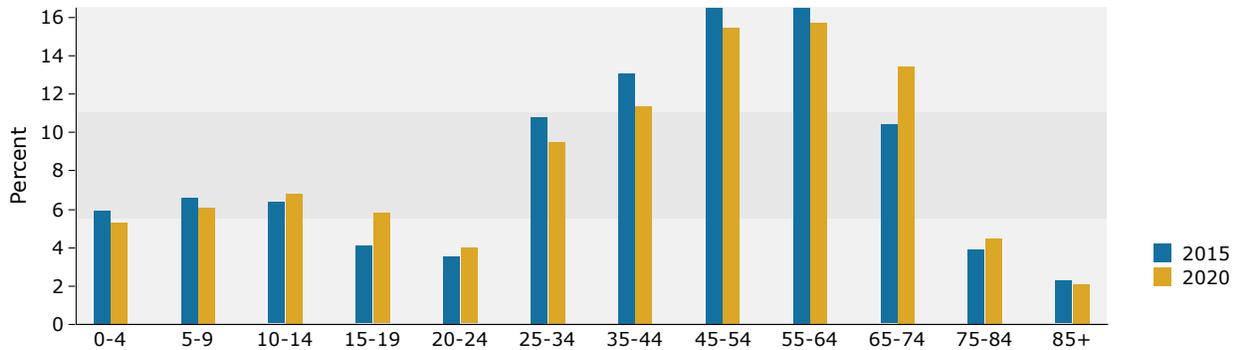
Avondale Estates City, GA 4
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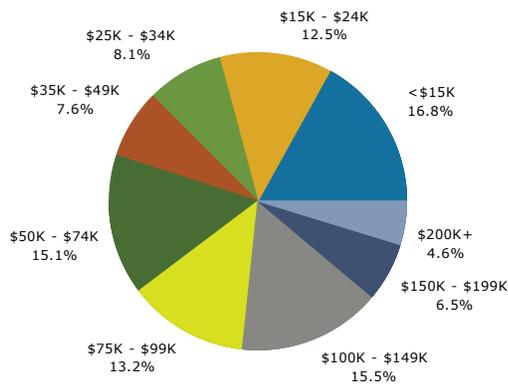
Trends 2015-2020



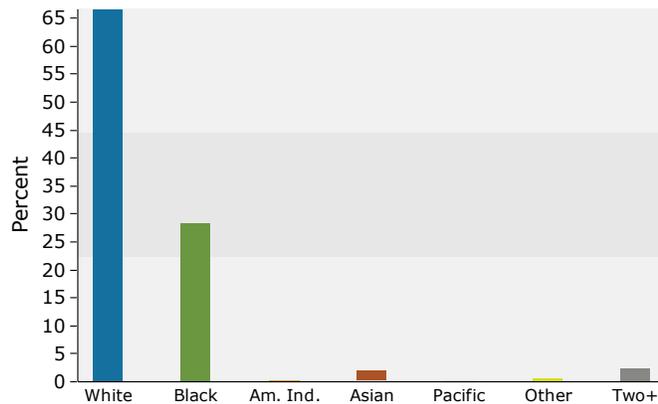
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 2.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

Avondale Estates Comprehensive Plan Update

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House and Home Expenditures

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Place

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2015 Housing Summary		2015 Demographic Summary	
Housing Units	1,479	Population	2,937
2015-2020 Percent Change	1.89%	Households	1,365
Percent Occupied	92.3%	Families	695
Percent Owner Households	56.5%	Median Age	44.7
Median Home Value	\$457,586	Median Household Income	\$56,323
	Spending Potential Index	Average Amount Spent	Total
Owned Dwellings	103	\$11,818.02	\$16,131,596
Mortgage Interest	103	\$4,217.35	\$5,756,687
Mortgage Principal	104	\$2,259.00	\$3,083,529
Property Taxes	105	\$2,653.26	\$3,621,694
Homeowners Insurance	101	\$488.76	\$667,151
Ground Rent	86	\$60.51	\$82,595
Maintenance and Remodeling Services	103	\$1,731.04	\$2,362,874
Maintenance and Remodeling Materials	96	\$288.32	\$393,551
Property Management and Security	105	\$119.79	\$163,515
Rented Dwellings	97	\$4,153.81	\$5,669,948
Rent	97	\$3,996.59	\$5,455,342
Rent Received as Pay	89	\$102.91	\$140,474
Renters' Insurance	102	\$19.21	\$26,220
Maintenance and Repair Services	99	\$21.23	\$28,983
Maintenance and Repair Materials	104	\$13.87	\$18,930
Owned Vacation Homes	106	\$643.62	\$878,539
Mortgage Payment	103	\$180.80	\$246,792
Property Taxes	108	\$157.19	\$214,561
Homeowners Insurance	109	\$19.27	\$26,301
Maintenance and Remodeling	107	\$253.67	\$346,260
Property Management and Security	102	\$32.69	\$44,624
Housing While Attending School	103	\$97.29	\$132,807
Household Operations	102	\$1,879.36	\$2,565,322
Child Care	102	\$455.93	\$622,345
Care for Elderly or Handicapped	110	\$86.50	\$118,078
Appliance Rental and Repair	101	\$24.68	\$33,689
Computer Information Services	101	\$450.11	\$614,395
Home Security System Services	103	\$37.42	\$51,080
Non-Apparel Household Laundry/Dry Cleaning	99	\$30.56	\$41,718
Housekeeping Services	105	\$171.59	\$234,219
Lawn and Garden	102	\$441.26	\$602,318
Moving/Storage/Freight Express	101	\$75.20	\$102,654
Installation of Computers	101	\$0.68	\$928
PC Repair (Personal Use)	99	\$8.12	\$11,086
Reupholstering/Furniture Repair	106	\$6.56	\$8,952
Termite/Pest Control	99	\$33.34	\$45,507
Water Softening Services	88	\$5.61	\$7,657
Internet Services Away from Home	98	\$10.29	\$14,050
Voice Over IP Service	99	\$14.06	\$19,187
Other Home Services (1)	104	\$27.44	\$37,458

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

Source: Esri forecasts for 2015 and 2020; Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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Avondale Estates Comprehensive Plan Update

Data Appendix



House and Home Expenditures

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Place

Prepared by Esri

	Spending Potential Index	Average Amount Spent	Total
Utilities, Fuels, Public Services	99	\$5,014.70	\$6,845,059
Bottled Gas	84	\$59.65	\$81,423
Electricity	98	\$1,887.64	\$2,576,624
Fuel Oil	100	\$116.80	\$159,438
Natural Gas	105	\$561.88	\$766,971
Phone Services	99	\$1,668.25	\$2,277,167
Water and Other Public Services	101	\$710.11	\$969,305
Coal/Wood/Other Fuel	86	\$10.35	\$14,131
Housekeeping Supplies	99	\$717.22	\$978,999
Laundry and Cleaning Supplies	97	\$199.82	\$272,751
Postage and Stationery	101	\$182.76	\$249,470
Other HH Products (2)	100	\$334.64	\$456,777
Household Textiles	103	\$101.09	\$137,993
Bathroom Linens	103	\$13.80	\$18,843
Bedroom Linens	103	\$51.69	\$70,555
Kitchen and Dining Room Linens	107	\$2.71	\$3,701
Curtains and Draperies	100	\$14.62	\$19,951
Slipcovers, Decorative Pillows	103	\$5.31	\$7,245
Materials for Slipcovers/Curtains	103	\$11.52	\$15,721
Other Linens	108	\$1.45	\$1,977
Furniture	103	\$530.25	\$723,795
Mattresses and Box Springs	102	\$96.67	\$131,961
Other Bedroom Furniture	101	\$92.91	\$126,816
Sofas	105	\$139.65	\$190,623
Living Room Tables and Chairs	103	\$67.92	\$92,716
Kitchen, Dining Room Furniture	101	\$41.41	\$56,524
Infant Furniture	103	\$12.63	\$17,237
Outdoor Furniture	107	\$28.06	\$38,306
Wall Units, Cabinets, Other Furniture (3)	101	\$51.00	\$69,614
Major Appliances	101	\$272.00	\$371,275
Dishwashers and Disposals	104	\$23.11	\$31,547
Refrigerators and Freezers	102	\$79.31	\$108,257
Clothes Washers	101	\$47.04	\$64,213
Clothes Dryers	99	\$33.25	\$45,384
Cooking Stoves and Ovens	102	\$37.69	\$51,441
Microwave Ovens	101	\$13.63	\$18,603
Window Air Conditioners	88	\$5.88	\$8,031
Electric Floor Cleaning Equipment	102	\$22.67	\$30,944
Sewing Machines and Miscellaneous Appliances	105	\$9.42	\$12,854

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

Source: Esri forecasts for 2015 and 2020; Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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Avondale Estates Comprehensive Plan Update

Data Appendix



House and Home Expenditures

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Place

Prepared by Esri

	Spending Potential Index	Average Amount Spent	Total
Household Items			
Rugs	105	\$25.88	\$35,333
Housewares	103	\$74.12	\$101,177
Small Appliances	101	\$46.16	\$63,008
Window Coverings	106	\$21.83	\$29,799
Lamps and Other Lighting Fixtures	105	\$17.15	\$23,414
Infant Equipment	101	\$19.33	\$26,391
Rental of Furniture	85	\$6.20	\$8,459
Laundry and Cleaning Equipment	100	\$25.28	\$34,506
Closet and Storage Items	99	\$19.97	\$27,259
Luggage	103	\$9.47	\$12,933
Clocks and Other Household Decoratives	102	\$170.07	\$232,139
Telephones and Accessories	97	\$48.52	\$66,226
Telephone Answering Devices	101	\$0.83	\$1,130
Grills and Outdoor Equipment	101	\$39.67	\$54,147
Power Tools	92	\$48.22	\$65,827
Hand Tools	99	\$8.63	\$11,779
Office Furniture/Equipment for Home Use	104	\$15.27	\$20,838
Computers and Hardware for Home Use	102	\$220.61	\$301,136
Portable Memory	104	\$5.57	\$7,602
Computer Software	102	\$20.73	\$28,290
Computer Accessories	103	\$19.66	\$26,830
Personal Digital Assistants	102	\$7.53	\$10,277
Other Household Items (4)	102	\$96.76	\$132,081

(1) **Other Home Services** include miscellaneous home services and small repair jobs not already specified.

(2) **Other HH Products** includes paper towels, napkins, toilet tissue, facial tissue, and miscellaneous household products, such as paper, plastic and foil products.

(3) **Wall Units Cabinets and Other Furniture** includes modular wall units, shelves or cabinets, and other living room, family or recreation room furniture including desks..

(4) **Other Household Items** includes the purchase/rental of smoke alarms and detectors for owned and rented homes, other household appliances for owned and rented homes, curtain and drapery hardware, rope, portable ladders, sheds, non-permanent shelves and shelving, and miscellaneous household equipment and parts.

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

Source: Esri forecasts for 2015 and 2020; Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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Avondale Estates Comprehensive Plan Update

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Household Budget Expenditures

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Place

Prepared by Esri

Demographic Summary		2015	2020
Population		2,937	2,970
Households		1,365	1,388
Families		695	702
Median Age		44.7	45.8
Median Household Income		\$56,323	\$72,645

	Spending Index	Average Amount Spent	Total	Percent
Total Expenditures	101	\$72,559.99	\$99,044,392	100.0%
Food	100	\$8,483.32	\$11,579,727	11.7%
Food at Home	99	\$5,169.17	\$7,055,919	7.1%
Food Away from Home	101	\$3,314.15	\$4,523,808	4.6%
Alcoholic Beverages	104	\$576.18	\$786,483	0.8%
Housing	101	\$21,727.44	\$29,657,950	29.9%
Shelter	102	\$16,712.74	\$22,812,891	23.0%
Utilities, Fuel and Public Services	99	\$5,014.70	\$6,845,059	6.9%
Household Operations	102	\$1,879.36	\$2,565,322	2.6%
Housekeeping Supplies	99	\$717.22	\$978,999	1.0%
Household Furnishings and Equipment	102	\$1,870.80	\$2,553,647	2.6%
Apparel and Services	100	\$2,324.01	\$3,172,279	3.2%
Transportation	100	\$10,569.61	\$14,427,512	14.6%
Travel	104	\$2,033.19	\$2,775,311	2.8%
Health Care	101	\$4,788.45	\$6,536,231	6.6%
Entertainment and Recreation	101	\$3,341.47	\$4,561,108	4.6%
Personal Care Products & Services	102	\$800.98	\$1,093,340	1.1%
Education	103	\$1,570.77	\$2,144,104	2.2%
Smoking Products	94	\$438.28	\$598,247	0.6%
Miscellaneous (1)	105	\$1,137.80	\$1,553,094	1.6%
Support Payments/Cash Contribution/Gifts in Kind	101	\$2,535.92	\$3,461,527	3.5%
Life/Other Insurance	102	\$468.98	\$640,160	0.6%
Pensions and Social Security	103	\$7,296.23	\$9,959,351	10.1%

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

(1) Miscellaneous includes lotteries, pari-mutuel losses, legal fees, funeral expenses, safe deposit box rentals, checking account/banking service charges, cemetery lots/vaults/maintenance fees, accounting fees, miscellaneous personal services/advertising/fines, finance charges excluding mortgage & vehicle, occupational expenses, expenses for other properties, credit card membership fees, and shopping club membership fees.

Source: Esri forecasts for 2015 and 2020; Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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Avondale Estates Comprehensive Plan Update

Data Appendix



Household Income Profile

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Place

Prepared by Esri

Summary	2015	2020	2015-2020 Change	2015-2020 Annual Rate
Population	2,937	2,970	33	0.22%
Households	1,365	1,388	23	0.33%
Median Age	44.7	45.8	1.1	0.49%
Average Household Size	2.15	2.14	-0.01	-0.09%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
Household	1,365	100%	1,388	100%
<\$15,000	230	16.8%	205	14.8%
\$15,000-\$24,999	170	12.5%	121	8.7%
\$25,000-\$34,999	111	8.1%	86	6.2%
\$35,000-\$49,999	104	7.6%	95	6.8%
\$50,000-\$74,999	206	15.1%	201	14.5%
\$75,000-\$99,999	180	13.2%	206	14.8%
\$100,000-\$149,999	212	15.5%	285	20.5%
\$150,000-\$199,999	89	6.5%	112	8.1%
\$200,000+	63	4.6%	77	5.5%
Median Household Income	\$56,323		\$72,645	
Average Household Income	\$75,575		\$89,377	
Per Capita Income	\$36,665		\$43,604	

Data Note: Income reported for July 1, 2020 represents annual income for the preceding year, expressed in current (2018) dollars, including an adjustment for inflation.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2015 and 2020.

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Household Income Profile

Avondale Estates City, GA 4
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Prepared by Esri

2015 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	45	161	215	300	316	194	132
<\$15,000	18	42	28	51	49	32	10
\$15,000-\$24,999	9	21	27	39	35	27	12
\$25,000-\$34,999	4	16	12	17	17	11	32
\$35,000-\$49,999	4	12	17	14	18	11	28
\$50,000-\$74,999	6	19	21	38	42	52	27
\$75,000-\$99,999	2	25	45	24	46	27	10
\$100,000-\$149,999	2	18	32	71	48	30	11
\$150,000-\$199,999	0	6	25	25	30	4	0
\$200,000+	0	2	8	21	31	0	2
Median HH Income	\$18,873	\$36,487	\$75,949	\$67,515	\$72,608	\$55,281	\$40,018
Average HH Income	\$33,007	\$57,639	\$82,040	\$87,575	\$95,109	\$59,032	\$52,857
Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	40.0%	26.1%	13.0%	17.0%	15.5%	16.5%	7.6%
\$15,000-\$24,999	20.0%	13.0%	12.6%	13.0%	11.1%	13.9%	9.1%
\$25,000-\$34,999	8.9%	9.9%	5.6%	5.7%	5.4%	5.7%	24.2%
\$35,000-\$49,999	8.9%	7.5%	7.9%	4.7%	5.7%	5.7%	21.2%
\$50,000-\$74,999	13.3%	11.8%	9.8%	12.7%	13.3%	26.8%	20.5%
\$75,000-\$99,999	4.4%	15.5%	20.9%	8.0%	14.6%	13.9%	7.6%
\$100,000-\$149,999	4.4%	11.2%	14.9%	23.7%	15.2%	15.5%	8.3%
\$150,000-\$199,999	0.0%	3.7%	11.6%	8.3%	9.5%	2.1%	0.0%
\$200,000+	0.0%	1.2%	3.7%	7.0%	9.8%	0.0%	1.5%

Data Note: Income reported for July 1, 2020 represents annual income for the preceding year, expressed in current (2018) dollars, including an adjustment for inflation.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2015 and 2020.

Avondale Estates Comprehensive Plan Update

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Household Income Profile

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Place

Prepared by Esri

2020 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	57	148	190	288	307	256	143
<\$15,000	22	34	21	39	40	39	11
\$15,000-\$24,999	10	16	15	24	21	26	10
\$25,000-\$34,999	3	11	8	12	12	11	29
\$35,000-\$49,999	5	10	13	11	15	13	29
\$50,000-\$74,999	9	16	15	31	35	65	29
\$75,000-\$99,999	4	27	43	25	49	43	15
\$100,000-\$149,999	4	23	38	90	60	52	18
\$150,000-\$199,999	0	8	29	31	37	7	0
\$200,000+	0	3	8	25	38	0	2
Median HH Income	\$20,490	\$53,581	\$86,066	\$100,585	\$88,753	\$62,225	\$44,982
Average HH Income	\$39,053	\$68,873	\$99,098	\$107,610	\$115,851	\$68,394	\$61,125
Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	38.6%	23.0%	11.1%	13.5%	13.0%	15.2%	7.7%
\$15,000-\$24,999	17.5%	10.8%	7.9%	8.3%	6.8%	10.2%	7.0%
\$25,000-\$34,999	5.3%	7.4%	4.2%	4.2%	3.9%	4.3%	20.3%
\$35,000-\$49,999	8.8%	6.8%	6.8%	3.8%	4.9%	5.1%	20.3%
\$50,000-\$74,999	15.8%	10.8%	7.9%	10.8%	11.4%	25.4%	20.3%
\$75,000-\$99,999	7.0%	18.2%	22.6%	8.7%	16.0%	16.8%	10.5%
\$100,000-\$149,999	7.0%	15.5%	20.0%	31.3%	19.5%	20.3%	12.6%
\$150,000-\$199,999	0.0%	5.4%	15.3%	10.8%	12.1%	2.7%	0.0%
\$200,000+	0.0%	2.0%	4.2%	8.7%	12.4%	0.0%	1.4%

Data Note: Income reported for July 1, 2020 represents annual income for the preceding year, expressed in current (2018) dollars, including an adjustment for inflation.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2015 and 2020.

Avondale Estates Comprehensive Plan Update

Data Appendix



Housing Profile

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Place

Prepared by Esri

Population		Households	
2010 Total Population	2,960	2015 Median Household Income	\$56,323
2015 Total Population	2,937	2020 Median Household Income	\$72,645
2020 Total Population	2,970	2015-2020 Annual Rate	5.22%
2015-2020 Annual Rate	0.22%		

Housing Units by Occupancy Status and Tenure	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	1,478	100.0%	1,479	100.0%	1,507	100.0%
Occupied	1,366	92.4%	1,365	92.3%	1,388	92.1%
Owner	1,108	75.0%	771	52.1%	789	52.4%
Renter	258	17.5%	594	40.2%	599	39.7%
Vacant	112	7.6%	114	7.7%	119	7.9%

Owner Occupied Housing Units by Value	2015		2020	
	Number	Percent	Number	Percent
Total	771	100.0%	790	100.0%
<\$50,000	2	0.3%	1	0.1%
\$50,000-\$99,999	4	0.5%	2	0.3%
\$100,000-\$149,999	19	2.5%	7	0.9%
\$150,000-\$199,999	51	6.6%	30	3.8%
\$200,000-\$249,999	81	10.5%	69	8.7%
\$250,000-\$299,999	34	4.4%	33	4.2%
\$300,000-\$399,999	111	14.4%	93	11.8%
\$400,000-\$499,999	145	18.8%	108	13.7%
\$500,000-\$749,999	206	26.7%	201	25.4%
\$750,000-\$999,999	81	10.5%	175	22.2%
\$1,000,000+	37	4.8%	71	9.0%

Median Value	\$457,586	\$564,677
Average Value	\$504,799	\$607,025

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

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Housing Profile

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Place

Prepared by Esri

Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	1,108	100.0%
Owned with a Mortgage/Loan	841	75.9%
Owned Free and Clear	267	24.1%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	112	100.0%
For Rent	23	20.5%
Rented- Not Occupied	0	0.0%
For Sale Only	49	43.8%
Sold - Not Occupied	6	5.4%
Seasonal/Recreational/Occasional Use	2	1.8%
For Migrant Workers	0	0.0%
Other Vacant	32	28.6%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	1,366	1,108	81.1%
15-24	11	2	18.2%
25-34	125	67	53.6%
35-44	283	230	81.3%
45-54	321	264	82.2%
55-64	317	271	85.5%
65-74	129	115	89.1%
75-84	116	102	87.9%
85+	64	57	89.1%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	1,366	1,108	81.1%
White Alone	1,101	994	90.3%
Black/African American	228	86	37.7%
American Indian/Alaska	3	1	33.3%
Asian Alone	19	16	84.2%
Pacific Islander Alone	1	0	0.0%
Other Race Alone	2	1	50.0%
Two or More Races	12	10	83.3%
Hispanic Origin	20	15	75.0%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	1,366	1,108	81.1%
1-Person	474	352	74.3%
2-Person	491	416	84.7%
3-Person	187	162	86.6%
4-Person	152	132	86.8%
5-Person	50	38	76.0%
6-Person	8	7	87.5%
7+ Person	4	1	25.0%

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

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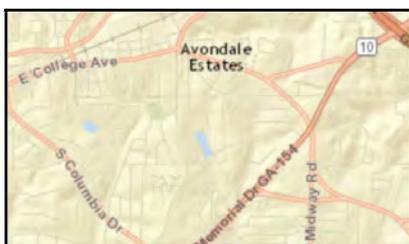
Data Appendix



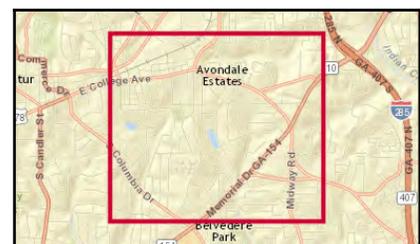
Traffic Count Map

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Place

Prepared by Esri



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2015 Market Planning Solutions, Inc.

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