



REDEVELOPMENT PLAN

TAX ALLOCATION DISTRICT #1

City of Avondale Estates, Georgia

2007

Avondale Estates Board of Mayor and Commissioners

Mayor Jerry D. McCumber
Mayor Pro Tem Frank Jones
Commissioner Andy LaRocco
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AVONDALE ESTATES REDEVELOPMENT PLAN

Tax Allocation District #1 – Avondale Estates

Community History

Located approximately seven miles east of downtown Atlanta, Avondale Estates occupies lands that until the early 1920s consisted of a small community known as Ingleside and several large farms. Around the turn-of-the-century, Ingleside, founded in 1893 by J. H. Dabney, was considered to be a picturesque retreat and one of Atlanta's most attractive suburban residential areas. In 1895 the *Atlanta Journal* characterized the community as the "liveliest village of the Piedmont heights" and a "little town of lively residences with all the comforts and conveniences which create an ideal home, away from the busy marts of trade." Ingleside also had the advantage of being located on 3 major transportation routes: the Atlanta Street Railway/Stone Mountain Trolley Line, Georgia Railroad and Atlanta-to-Augusta highway.

In January of 1924, Atlanta businessman George F. Willis purchased 1,000 acres in DeKalb County, including nearly all of what was then Ingleside as well as a 400-acre dairy farm owned by Judge John S. Candler. Willis' intention was to develop the property into a model suburb with extensive residential, commercial and recreational components. Soon after acquiring the property, Willis set out on a tour of successful suburbs in the Eastern and Midwestern United States in order to begin developing ideas for the site he termed "the most attractive community site in the southern states."

Assisting Willis in creating Avondale Estates were two prominent professionals, Atlanta engineer O.F. Kauffman and Philadelphia landscape architect Robert Cridland. By January of 1926 considerable progress had been made, including construction of the community's streets as well as the commercial buildings, approximately fifty houses, and a park with pool, pool house, tennis courts and playground equipment. Many of the earliest houses were prominent two-story dwellings located in the northern section of the residential area; most of the later homes were smaller and only one or one-and-a-half stories in height. A lake was created by 1928 and a boathouse/clubhouse was under construction in that year. Before the Depression slowed development of Avondale Estates, another seventy-five residences were completed.

During the 1930s, housing construction in Avondale Estates was slow; and when World War II began, development stopped. By that time, approximately one-third of Willis' vision for the community had been built, basically the area contained within the boundaries of the National Register Historic District. After the war, the remainder of Avondale Estates was completed in accordance with the primary ideals Willis had set out for the community.

Avondale Estates is significant as an example in the southeastern United States as an early twentieth century planned community due to its early planning effort and for its architectural and landscape components.

GEOGRAPHIC BOUNDARIES (A)

The proposed Avondale Estates Downtown Redevelopment Area and Tax Allocation District (TAD) can be described as the property within the following boundaries:

For a map of the district, see Appendix A-1.

Tax parcel identification numbers are listed in Appendix A-2.

GROUNDS FOR EXERCISE OF REDEVELOPMENT POWERS (B)

Tax Allocation Districts (TAD) are authorized in Georgia under the Redevelopment Powers Act, O.C.G.A. Chapter 44, Title 36. A Tax Allocation District is a tool used to provide tax-exempt financing for certain redevelopment activities in underdeveloped or blighted areas. A TAD derives its funding from the incremental increase in the redevelopment area's ad valorem tax revenues as a result of new development. These revenues are placed in a special redevelopment fund for the area and are used to pay directly for the redevelopment costs or to issue bonds to pay for redevelopment costs.

OCGA Section 36-44-7 (A-G) defines a redevelopment area as:

- (A) Any urbanized or developed area in which the structures, buildings, or improvements, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, high unemployment, juvenile delinquency, or crime and is detrimental to the public health, safety, morals, or welfare;
- (B) Any urbanized or developed area which by reason of the presence of a predominant number of substandard, slum, deteriorated, or deteriorating structures; the predominance of defective or inadequate street layout, inadequate parking, roadways, bridges, or public transportation facilities incapable of handling the volume of traffic flow into or through the area, either at present or following proposed redevelopment; the faulty lot layout in relation to size, adequacy, accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; the diversity of ownership, tax, or special assessment delinquency exceeding the fair value of the land; diversity of ownership on defective or unusual conditions of title which prevent or encumber the free alienability of land; or the existence of conditions which endanger life or property by fire and other causes; or any combination of the foregoing, substantially impairs or arrests the sound growth of the community, retards the

provision of housing accommodations or employment opportunities; or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use;

- (C) Any open area located within an urbanized or developed area within the corporate limits of a municipality which because of any factor or combination of factors enumerated in subparagraph (A) or (B) of this paragraph substantially impairs or arrests the sound growth of the community;
- (D) Any area located within an urbanized or developed area and which, immediately prior to becoming an open area, qualified as a redevelopment area under subparagraph (A) or (B) of this paragraph;
- (E) Any area located within an urbanized or developed area which is substantially underutilized by containing open lots or parcels of land or by containing a substantial number of buildings or structures which are 40 years old or older or by containing structures or buildings of relatively low value as compared to the value of structures or buildings in the vicinity of the area or by having development impaired by airport and related transportation noise or by related environmental factors or an area in which there is a shortage of housing that is affordable for persons of low or moderate income which the local legislative body designates as appropriate for community redevelopment or by any combination of the foregoing factors;
- (F) Any geographic area designated within the comprehensive plan of a political subdivision for redevelopment which has previously been developed for commercial, residential, industrial, office, or similar or ancillary uses and which lies within the service delivery area of the political subdivision, in which the current condition of the area is less desirable than the redevelopment of the area for new commercial, residential, industrial, office, or other uses, or a combination of uses, including the provision of open space or pedestrian and transit improvements, and any geographic area that is adversely affected by airport or transportation related noise or other environmental degradation, contamination, or other environmental factors which the political subdivision has determined to be impairing or retarding the redevelopment of the area; or
- (G) Any area combining any factors specified in subparagraphs (A) through (F) of this paragraph.

Why the Avondale Estates Downtown Redevelopment Area Qualifies for a TAD

In November 2003 the citizens of the City of Avondale Estates granted the City the authority to exercise all redevelopment powers and other powers authorized or granted municipalities pursuant to the Redevelopment Powers Law as now or hereafter amended, provided for by Chapter 44 of Title 36 of the O.C.G.A.

The City of Avondale Estates commercial business district is difficult to develop as it currently exists. General economic distress in the area contributes to the reasons it qualifies for the proposed TAD:

- Dilapidated structures, an undesirable mix of businesses, substandard housing.
- Defective or inadequate street layout, lack of parking and an economically unfeasible number of land lots.
- Significant underinvestment in general municipal infrastructure.

Dilapidated structures, an undesirable mix of businesses, substandard housing units. The City of Avondale Estates Commercial Business District has an inordinate number of antiquated commercial buildings that would be inappropriate for an economical conversion of such to any other use other than industrial purposes.

The district is also overpopulated with auto repair shops, auto body shops, junkyards, outdoor storage facilities, vehicle parking and other undesirable businesses. There is a shortage of retail businesses, service businesses and other businesses that directly improve the quality of life for the citizens of Avondale Estates.

Furthermore, there is an inadequate stock of residential structures and those that do exist are substandard and disproportionately renter occupied. There is no vitality in the district in the evening and the community looks upon the district as an eyesore, an inconvenience and a detriment to residential property values.

Defective or inadequate street layout, lack of parking and an economically unfeasible number of land lots. The City of Avondale Estates Commercial Business District contains a number of streets that are poorly laid out, that serve to congest traffic, create traffic safety hazards and to unnecessarily increase travel times through the district.

The district has very limited available public parking, narrow streets that prohibit on-street parking and no municipal investment in public or shared parking

facilities. Retail businesses, multi-family housing and service businesses require adequate parking to achieve economic vigor.

The district is rife with small land lots, averaging .32 acres per land lot, which inhibits developers from assembling well-sized parcels to justify significant new investment into the district.

Significant underinvestment in general municipal infrastructure and an absence of open spaces or community gathering points. The City of Avondale Estates, over the past 80 years has disproportionately spent capital improvement funds in the residential sections of the City. There is a significant disparity between the quality of the public realm in both sections of the City. The City has contributed very little in the way of sidewalks, streetscapes, lighting and intersection improvements in the district. This disinvestment has not only brought about low end investment in the district, but has also created a sizable and expensive backlog of improvements necessary to spur quality development throughout the district.

The district is also absent of any green space, open areas or community gathering points. The district has no opportunities for residents of the district, residents of the City or visitors to community to enjoy any green space or recreational areas. The district is an asphalt jungle, contributing to the environmental hazards of being a heat island. Furthermore, the stakeholders in the area have no place to meet for community functions and no reason to visit the area for rest, relaxation or aesthetic value. This furthers the decline of the district, resulting in less people desiring to spend money in the district or invest in businesses in the district.

Plan Vision and Goal

(The following is taken from the “Avondale Estates Downtown Master Plan” – adopted in October, 2004 by the Avondale Estates Board of Mayor and Commissioners)

The goal of the City of the Avondale Estates is to revitalize its commercial core. In place of a disconnected collection of industrial and auto-oriented uses, the City envisions a mixed-use downtown featuring restored historic buildings and a range of retail, employment and open space options. Tying these together is a series of new streets, greenways, and pedestrian facilities.

The vision for Downtown Avondale Estates is a unique pedestrian oriented small town center catering to the shopping and services needs of residents and visitors. With its many trees, wide sidewalks, and safe, slow streets, Downtown’s form should encourage walking and strengthen community bonds, while ensuring that automobile and bicycle traffic move in a safe and efficient manner. Pocket parks and plazas should be provided throughout, and important historic structures preserved and protected.

Downtown should include a variety of uses, with low-rise mixed-use buildings creating a pedestrian-oriented shopping area around the Tudor Village and along a new ‘Main Street.’ This area should transition to less intense live-work and studio uses as the distance from the center increases; residential buildings in this area should match the quality and craftsmanship for which Avondale Estates is renowned. The existing neighborhood to the east of North Clarendon Avenue should be preserved and protected, but should be connected to the Tudor Village area through the addition of a multi-use trail. To the west, light industrial and commercial uses should be enhanced through the addition of streetscape improvements.

In its retail core, Downtown should provide a variety of uses to serve the needs of Avondale Estates, while attracting the outside customer base necessary to ensure their success. In addition to practical neighborhood commercial uses such as a market and drugstore, the area should include a unique “brand” or “theme” to attract visitors to the pedestrian-scale, sidewalk-oriented businesses along this ‘Main Street’ setting. These should include quality restaurants and unique shops that contribute to a low impact, family-oriented destination for residents and visitors alike.

All buildings in Downtown should embrace the street and enrich the public realm. The desire to create a timeless downtown requires that buildings front the street with grace and dignity. Landscaping should be provided, as well as entrances that open onto newly built wide sidewalks. Parking should be adequate, but delegated to the least obtrusive location to reinforce that Downtown Avondale Estates is built for pedestrians, not cars.

The Goal

The Goal of this Avondale Estates Redevelopment Plan and Tax Allocation District is for the City to create a tax allocation district in the proposed Avondale Estates Commercial Business District that will revitalize the downtown area, create significant economic investment in the area and promote an exceptional quality of life through effective public-private partnerships.

This action will:

- Attract private investment to help finance key mixed-use developments including owner-occupied housing, retail and service businesses that will serve as catalysts for additional private commercial and residential investments in downtown Avondale Estates;
- Spur new construction and new businesses that will create hundreds of jobs, founding an economic renaissance in an area that has been ignored for quality development and business creation; and
- Significantly increase the tax digest for the City of Avondale Estates, increase the sales tax revenues for DeKalb County, allowing the City to have a healthier balance between its commercial and residential tax base.

The redevelopment of downtown Avondale Estates will have a positive economic impact on areas surrounding the City that are in need of substantial economic investment. In short, the region will benefit by the revitalization of downtown Avondale Estates.

PROPOSED LAND USES AFTER REDEVELOPMENT (C)

This redevelopment plan envisions the creation of vibrant retail, service businesses, residential and open space developments. These developments will help build a sound economic base for Avondale Estates, while binding a more comprehensively developed, integrated community. These efforts will support and improve Avondale Estates' economy and those of its adjacent neighborhoods.

This plan will help implement current redevelopment plans through the establishment of a tax allocation district that will assist in the financing of these redevelopment efforts. The proposed land uses are intended to generate meaningful community revitalization by attracting a diverse blend of compatible uses that will serve the Avondale Estates population. More specific detail on the master planned downtown Avondale Estates compatible with this redevelopment plan is outlined in the following section.

The redevelopment plans prepared by Tunnel-Spangler-Walsh & Associates for the City of Avondale Estates (see Appendix A-3) will serve as the redevelopment program for the commercial business district of Avondale Estates. The purpose of these plans is to illustrate how retail and residential development may occur on property that otherwise suffers from substantially underdeveloped characteristics, development restrictions based on its defective street layout, dilapidated structures, undesirable mix of businesses, lack of parking and an economically unfeasible number of land lots, etc... These proposed developments should help create new residential and commercial development opportunities that will secure the economic vitality and future for the City of Avondale Estates as well as create economic opportunity in the neighborhoods surrounding the City.

In general, the following land uses are among those established by this document:

- **Downtown Mixed Use.** The Master Plan calls for a concentration of mixed use developments along a realigned Franklin Street and within the area commonly referred to as the “Tudor Village”. Street level retail will be located underneath a combination of residences and professional offices.
- **Residential.** Residential uses are projected to include a variety of housing options, including town homes, loft type homes, small single family homes and an assisted living center for the community’s aging population. The majority of residences will be owner occupied and will create multi-generational housing opportunities for residents of the City, as well as create an immediate market for retail and service related businesses within the commercial business district. The Downtown Master Plan calls for 250 new housing units in the central business district.
- **Office.** Professional office space, both freestanding and offices coupled with residences and retail is projected to be developed within the district. Office development will serve the dual purpose of creating a day time population to drive retail development and will also provide local residents an opportunity to rent office space close to home, increasing convenience and lessening traffic congestion and improving air quality in the area. The Downtown Master Plan envisions 75,000 square feet of new office space

- **Retail.** A variety of retail uses are projected in the district. Mostly nestled along Franklin Street and the “Tudor Village” area, retail will include restaurants, entertainment venues, boutiques and shops. Service related businesses that serve the community will also be a part of the retail environment. The Downtown Master Plan envisions 73,000 square feet of new retail space.
- **Open Space.** The Downtown Master Plan calls for the addition of 2 acres of new green space and community gathering areas. The addition of green space will significantly improve the aesthetics of the area, reduce heat islands and create a sense of place and vitality for the district.

PROPOSED REDEVELOPMENT PROJECTS (D)

The Downtown Master Plan for the City of Avondale Estates includes several critical infrastructure improvements necessary for the revitalization of downtown Avondale Estates. They include, but are not limited to:

- Re-routing of existing Franklin Street to create a new “Main Street” for Avondale Estates.

The City of Avondale plans to relocate parts of the existing Franklin Street to the South in an effort to create a boulevard throughout the entirety of the commercial business district. Costs associated with this effort will include land acquisition, demolition, street construction, sidewalks, streetscape work and utility relocation. When completed, the newly realigned Franklin Street will be the focus of the downtown area. It is expected that the majority of new investments will occur along the Franklin Street corridor.

- Creation of several off-street municipal parking lots/decks.

The City has plans to create several hundred new parking spaces in both off street surface lots and parking structures to accommodate new development. The construction of these parking facilities will benefit the downtown area by limiting the amount of land businesses will have to dedicate for parking, therefore maximizing their usable square footage. Additionally, municipal parking facilities create aesthetically pleasing enhancements to existing and new businesses.

- Land acquisition and development of green space, parks and community gathering areas.

The downtown area will benefit significantly from the creation of green space. Currently, the downtown is a heat island, dominated by asphalt and concrete, with very few trees and no open areas. Green space not only helps improve air quality, but it also creates a sense of place in an urban environment. It works to give both residents and visitors a place to gather, a place to relax and enjoy themselves. Additionally, green space and parks will add to the quality of life for residents in the downtown area and will positively impact property values in the district.

- Elm Street roadway improvements.

The Elm Street roadway improvements will provide relief for a dysfunctional traffic pattern on the West side of the downtown district. Currently, Elm Street is too narrow, has no pedestrian facilities, is a safety hazard and is an inconvenient thoroughfare connection to the West side of the district.

- Sidewalk installations and infrastructure improvement projects throughout the central business district.

Sidewalks are virtually non-existent in the downtown area. This has led to an atmosphere where the automobile is King and the pedestrian must be on high alert at all times. The Downtown Master Plan calls for the downtown area to be a pedestrian friendly neighborhood. The installation of sidewalks throughout the district will lead to a pedestrian orientation for land uses and will provide much needed aesthetic appeal. In strategic parts of the downtown area sidewalks will be wide enough to cater to outdoor dining, benches and street trees.

In addition to sidewalks the downtown area will benefit from improvements to curbing, gutters and storm water facilities. Additional infrastructure improvements are likely.

- Intersection reconfiguration (Laredo Dr. /N. Clarendon/Parry St.)

The intersection of Laredo Dr., North Clarendon Ave. and Parry Street is a dangerous and ill-conceived intersection. A redesign of this intersection will greatly enhance traffic flow as well as improve safety. Both North Clarendon Ave. and Laredo Drive are major thoroughfares and will be better served in a safer and more efficient alignment.

- Center Street pedestrian paseo.

Center Street is located just to the West of the “Tudor Village” area, a 4.4 acre area the City is interested in redeveloping. The closing of Center Street from North Avondale Road to the realigned Franklin Street will provide the City with a gathering place for downtown festivals, as well as a safe and inviting area for both residents and visitors to enjoy outdoor dining opportunities. The abandoned street would be turned into a landscaped, tree lined paseo that would set the standard for aesthetics in the area.

CONTRACTUAL RELATIONSHIPS (E)

Pursuant to O.C.G.A. §36-44-3(a), the City of Avondale Estates Board of Mayor and Commissioners has designated the Downtown Development Authority of Avondale Estates as the redevelopment agency for the City and they will exercise the redevelopment powers as needed to implement this Plan. In doing so, the Downtown Development Authority of Avondale Estates may conduct the following activities and enter into the following contracts:

1. Coordinate implementation activities with other major participants in the Redevelopment Plan and their respective development and planning entities, including the City of Avondale Estates, DeKalb County and other stakeholders, as well as with various City of Avondale Estates departments involved in implementing the Redevelopment Plan.
2. Conduct (either directly or by subcontracting for services) standard predevelopment activities, including but not limited to site analysis, environmental analysis, development planning, market analysis, financial feasibility studies, preliminary design, zoning compliance, facilities inspections, and overall analysis of compatibility of proposed development projects with the Comprehensive Plan and the Redevelopment Plan. In particular, the Downtown Development Authority may enter into contracts with private developers for the performance of predevelopment activities.
3. Enter into development agreements with private developers to construct infrastructure and vertical developments to implement the Redevelopment Plan.
4. Develop and enter into public-private ventures, loans to private enterprise, and intergovernmental agreements as needed.
5. Coordinate public improvement planning, design and construction among City, County, and State agencies and departments.

6. Prepare (either directly or through subcontract to other appropriate entities) economic and financial analyses, project-specific feasibility studies and assessments of tax base increments in support of the issuance of tax allocation bonds by the Avondale Estates Downtown Development Authority.
7. The Avondale Estates Downtown Development Authority will enter into contractual relationships with qualified vendors for the provision for professional and other services required in qualifying and issuing the bonds, including but not limited to legal, underwriting, financial analysis, and other related services.
8. The Avondale Estates Downtown Development Authority will perform other duties as necessary to implement the Redevelopment Plan.

RELOCATION PLANS (F)

As is currently foreseen, no relocation is anticipated within the proposed Avondale Estates redevelopment area that the city would be expected to pay for.

In any case where relocation of existing businesses is required, such relocation expenses may be provided for under all applicable federal, state and local guidelines if public funds are used for property acquisition and such sources of funds require relocation benefits to be offered to tenants and users for relocation

ZONING AND LAND USE COMPATIBILITY (G)

The projects proposed for the Redevelopment Plan are generally consistent with the existing zoning classifications and land uses. They meet the activity center guidelines suggested for the Avondale Estates Downtown Master Town Plan. The Future Land Use Map projects the area to contain a mix of uses and remain a commercially viable area.

ESTIMATED REDEVELOPMENT COSTS (H)

Public Improvements

The total cost for implementing the infrastructure projects discussed in the Redevelopment Plan is estimated at \$16.9 million. Those costs may be broken down roughly as follows:

- Engineering, Design, Site Preparation and Permitting
- Roadway and Intersection Improvements
- Land Acquisition
- Park and Green Space Development
- Traffic Signals
- Sidewalks and Walking Trails
- Landscaping

These categories and cost estimates are subject to revision as the Redevelopment Plan is implemented.

The redevelopment costs may be funded from a variety of public and private sources, including the following:

- Federal and state transportation funds
- Proceeds of tax allocation funding, which may include tax allocation bonds, discussed below
- Private development funds
- Revenue bonds
- Other federal, state and local grant and funding sources as appropriate and available

ASSESSED VALUATION FOR TAD (I)

The redevelopment area defined in this Redevelopment Plan has a current fair market value of \$23,014,945 and an assessed value of \$9,205,278 in 2006. Pursuant to the Redevelopment Powers Law, upon adoption of the Redevelopment Plan and creation of the tax allocation district, the City will request that the Commissioner of Revenue of the State of Georgia certify the tax base for 2007, the base year for the tax allocation district. A redevelopment plan must be adopted by the governing body prior to certification of the Tax Allocation District per the OCGA Section 36-44-8.

This tax base will be increased by the private investment stimulated by the implementation of the Redevelopment Plan and the use of tax allocation district funding. In addition, this redevelopment is intended to stimulate other development in the district and lead to an overall increase in property values as the Redevelopment Plan is implemented. Upon completion of the Redevelopment Plan implementation, the district is projected to have a fair market value of \$69,169,909 and an assessed value of \$27,667,963.

HISTORIC PROPERTY WITHIN BOUNDARIES OF TAD (J)

Avondale Estates is significant as an example in the southeastern United States as an early twentieth century planned community due to its early planning effort and for its architectural and landscape components. Accordingly, the Avondale Estates Historic District received national recognition by its listing in the National Register. National Register status increases community recognition and enables historic property owners to participate in federal/state tax incentive programs. National Register status provides no protection against demolition, neglect, or insensitive alterations or additions.

Acknowledging that the “historical, cultural, and aesthetic heritage of the city is among its most valued and important assets,” Avondale Estates initiated **Historic Preservation** measures to preserve, enhance and perpetuate a precious legacy - its history and character. These efforts aim to preserve the community's identity and visual appearance, promote harmonious growth in relationship to historic properties, to strengthen community pride and awareness of historic assets, to stabilize property values and encourage investment in historic areas, to capture the benefits of tourism and economic development, and to maintain and protect historic properties. By preserving its unique historic character, the City ensures that future generations will enjoy the benefits of Avondale Estates' rich heritage.

The **Avondale Estates Historic Preservation Commission (HPC)**, the volunteer civic board appointed by the Board of Mayor and Commissioners, leads local preservation efforts as part of the municipal planning function. The HPC has five members, a majority of whom have demonstrated professional expertise in the disciplines of history, architecture, landscape architecture, planning, archaeology, or other historic preservation-related disciplines. Having an active HPC, Avondale Estates qualifies as a Certified Local Government (CLG) community, a status affording eligibility for preservation funding opportunities at the state and federal levels as well as networking opportunities with the more than 90 other preservation communities statewide. The Commission is responsible for initiating preservation planning and research, public education and awareness, and local designation and design review; however, the most important and time-consuming responsibility is that of design review, whereby the HPC evaluates the compatibility and impact of proposed change.

In late 1990, concern regarding the future integrity of the district prompted the adoption (as well as the subsequent revisions and amendments) of the **Avondale Estates Historic Preservation Ordinance** and the designation of a local historic district. Local designation provides for the preservation and protection of the district through the design review process.

Local designation highlights community heritage and protects the unique historic, cultural, and aesthetic character of the community. Local designation guides change and development with the designated district, including both historic and non-historic properties.

Few buildings predate the planned community with most of the historic properties dating c.1925-45, including the prominent brick business block, c.1915 Tudor Revival row-type building.

The Avondale Estates Redevelopment Plan calls for the protection of historic resources. The City's Historic Preservation Ordinance mandates the protection of various structures within the downtown area. A copy of the boundary map for Historic Preservation can be seen in Appendix A-4. The map details the properties in the redevelopment area that are protected by the Historic Preservation Ordinance.

Any property which is to be redeveloped under the plan and which is either designated as a historic property under Article 2 of Chapter 10 of O.C.G.A. Title 44, the 'Georgia Historic Preservation Act,' or is listed or has been determined by any federal agency to be eligible for listing on the National Register of Historic Places will not be:

- (1) Substantially altered in any way inconsistent with technical standards for rehabilitation; or
- (2) Demolished unless feasibility for reuse has been evaluated on technical standards for the review of historic preservation projects, which technical standards for rehabilitation and review shall be those used by the state historic preservation officer, although noting in this subparagraph shall be construed to require approval of a redevelopment plan or any part thereof by the state historic preservation officer.

CREATION AND TERMINATION DATES FOR TAD (K)

The tax allocation district will be created effective December 31, 2007. The Redevelopment Powers Law provides that the district will be in existence until all redevelopment costs, including any debt service, are paid in full. This repayment is projected to take approximately 25 years.

MAP OF THE PROPOSED TAX ALLOCATION DISTRICT (L)

Please see Appendix A-1

TAX ALLOCATION INCREMENT BASE (M)

On or before December 15, 2007, the City of Avondale Estates will apply to the State Revenue Commissioner for a determination of the tax allocation increment base of the proposed tax allocation district. The base is estimated as follows:

Avondale Estates Tax Allocation District #1 Parcel Information

Total Number of Parcels	141
Total Area	47.36 acres*
Total Appraised Value	\$9,721,378
Total Taxable Value	\$24,303,445
City of Avondale Estates Total Taxable Parcels (assessed)	\$132,441,396
Avondale Estates Tax Allocation District #1 Total Taxable Parcels (assessed)	\$9,721,378
Percentage of City Tax Base Within TAD	7.34%
Property Taxes Collected Within District to Serve as Base	
Total Taxable (\$9,721,378) x Useable Millage (\$47.08) = \$457,682	

*** Does not include right of way, easements or streets**

PROPERTY TAXES FOR COMPUTING TAX ALLOCATION INCREMENTS (N)

As provided by the Redevelopment Powers Law, the taxes that planned to be included in the tax increment base for the tax allocation district are based on the following authorized ad valorem taxes as of 2007:

City of Avondale Estates operating	9.80 mill (currently)
DeKalb County operating	11.41 mill (currently)
DeKalb County Special Services	2.89 mill (currently)
DeKalb County Board of Education operating	22.98 mill (currently)
Total	47.08 mill (currently)

(Current millage information is used for planning and estimation purposes only.)

Consent of DeKalb County has been obtained as of Dec 2006. Consent from the DeKalb County Board of Education to the inclusion of these tasks will be sought and incorporated into this plan prior to its final adoption if feasible.

TAX ALLOCATION BOND ISSUES (O, P, Q)

Following adoption of the Redevelopment Plan, the City may have issued, if it determines the same to be feasible and appropriate, tax allocation bonds in one or more series in an aggregate amount of up to approximately \$4,800,000.

For estimation purposes, a 25-year term for tax allocation bonds has been assumed in this Redevelopment Plan. The interest rates on these bonds would be determined at the time of bond issuance based on conditions in the bond market for tax-exempt, bank-qualified bonds of this type. This Redevelopment Plan assumes a 6.259% interest rate for estimation purposes.

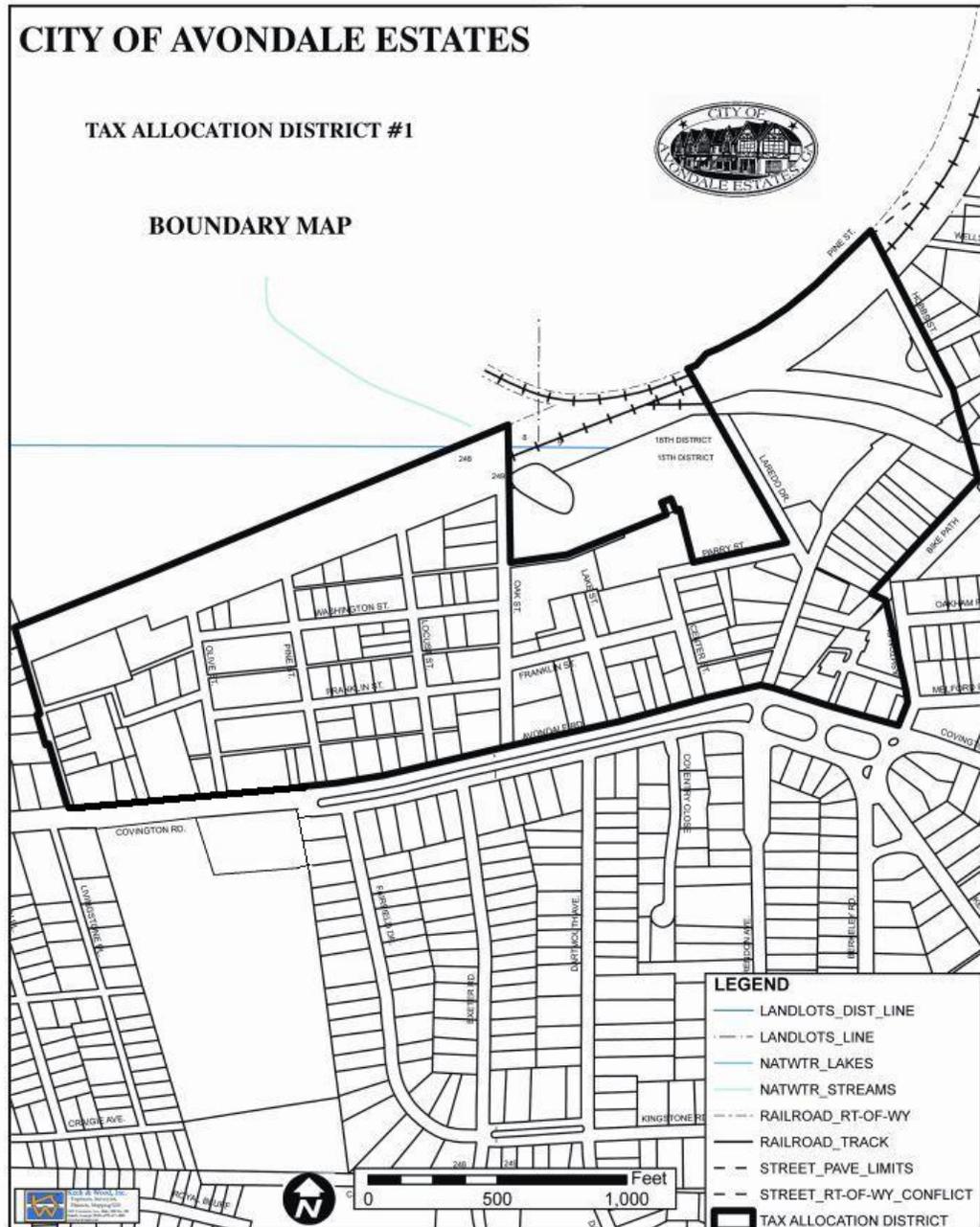
Tax allocation bonds, if issued, would be secured and repaid from positive tax allocation increments for the period covered by the term of the bonds, which are estimated to range from \$16,019 to \$623,933 annually, based upon the assumptions contained within this Redevelopment Plan, as well

as a 3.5% compounding assessed value inflation rate. The actual amount will depend upon the pace at which the Redevelopment Plan is implemented and the redevelopment activities and other economic factors on the tax base in the TAD as a whole.

If appropriate, any tax allocation bonds that might be issued could be additionally secured by the other sources authorized by the Redevelopment Powers Law, including mortgages or pledges of property within the TAD, governmental improvements made under the Redevelopment Plan or the revenues derived there from, lease and other contractual payments entered into in connection with the TAD, and general funds derived from the TAD.

APPENDIX

Appendix A-1	Boundary map – Avondale Estates Tax Allocation District #1
Appendix A-2	Tax parcel identification numbers included in the proposed tax allocation district
Appendix A-3	Avondale Estates Downtown Master Plan land use map
Appendix A-4	Historic preservation boundary map
Appendix A-5	Map specifying the existing uses of real property in the proposed tax allocation district
Appendix A-6	Map specifying the existing conditions of real property in the proposed tax allocation district
Appendix A-7	Map specifying the existing zoning classifications in the proposed tax allocation district



Appendix A-2

Tax parcel identification numbers included in the proposed tax allocation district

<u>#</u>	<u>Parcel ID Number</u>	<u>#</u>	<u>Parcel ID Number</u>	<u>#</u>	<u>Parcel ID Number</u>
1	15-247-K01-001	46	15-248-21-014	92	15-249-10-016
2	15-247-K01-002	47	15-248-21-015	93	15-249-10-018
3	15-247-K01-003	48	15-248-21-016	94	15-249-10-019
4	15-247-K01-004	49	15-248-21-017	95	15-249-10-020
5	15-247-K01-005	50	15-248-21-018	96	15-249-10-021
6	15-247-K01-006	51	15-248-23-001	97	15-249-10-023
7	15-247-K01-007	52	15-248-23-004	98	15-249-10-049
8	15-247-K01-008	53	15-248-24-003	99	15-249-10-051
9	15-247-K01-009	54	15-248-24-004	100	15-249-10-056
10	15-247-K01-010	55	15-248-24-005	101	15-249-10-057
11	15-247-K01-011	56	15-248-24-006	102	15-249-11-001
12	15-247-K01-012	57	15-248-24-007	103	15-249-11-003
13	15-247-K01-013	58	15-248-24-008	104	15-249-11-004
14	15-247-K01-014	59	15-248-24-009	105	15-249-11-005
15	15-247-K01-015	60	15-248-24-010	106	15-249-11-006
16	15-248-16-036	61	15-248-24-011	107	15-249-11-007
17	15-248-18-001	62	15-248-24-012	108	15-249-11-009
18	15-248-18-002	63	15-248-24-013	109	15-249-11-010
19	15-248-18-003	64	15-248-24-014	110	15-249-11-011
20	15-248-18-005	65	15-248-25-001	111	15-249-11-013
21	15-248-19-003	66	15-248-25-002	112	15-249-11-014
22	15-248-19-004	67	15-248-25-004	113	15-249-14-001
23	15-248-19-005	68	15-248-25-005	114	15-249-14-005
24	15-248-19-007	69	15-248-25-006	115	15-249-14-007
25	15-248-19-008	70	15-248-26-004	116	15-249-14-015
26	15-248-19-009	71	15-248-26-005	117	15-249-14-017
27	15-248-19-010	72	15-248-26-006	118	15-249-14-023
28	15-248-19-011	73	15-248-26-007	119	15-249-14-024
29	15-248-19-012	74	15-248-26-008	120	15-249-15-001
30	15-248-20-001	75	15-248-27-001	121	15-249-15-004
31	15-248-20-002	76	15-248-27-002	122	15-249-15-005
32	15-248-20-003	77	15-248-27-003	123	15-249-15-007
33	15-248-20-006	78	15-248-27-004	124	15-249-15-009
34	15-248-21-001	79	15-248-27-005	125	15-249-15-010
35	15-248-21-002	80	15-248-27-007	126	15-249-15-011
36	15-248-21-003	81	15-248-28-001	127	15-249-16-001
37	15-248-21-004	82	15-248-28-002	128	15-249-16-002
38	15-248-21-005	83	15-248-28-004	129	15-249-16-004
39	15-248-21-006	84	15-249-10-002	130	15-249-16-008
40	15-248-21-007	85	15-249-10-010	131	15-249-18-001
41	15-248-21-008	86	15-249-10-011		
42	15-248-21-009	87	15-249-10-012		
43	15-248-21-010	88	15-249-10-013		
44	15-248-21-011	89	15-249-10-014		
45	15-248-21-012	90	15-249-10-015		

