

# City of Avondale Estates Comprehensive Plan

## Community Assessment 2007-2027



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## COMMUNITY ASSESSMENT

JUNE 20, 2007

### INTRODUCTION

The Comprehensive Plan of Avondale Estates serves as a guide for making decisions and setting policies for city officials and staff concerning the future development of the city. This ten year update provides policy for the 2007-2027 planning period, and is undertaken per the Rules of the Georgia Department of Community Affairs (DCA), O.C.G.A. Chapter 110-12-1, effective May 1, 2005. The Community Assessment component of the Comprehensive Plan summarizes existing conditions for the community and identifies issues and opportunities that the City of Avondale Estates plans to address during the 20 year Comprehensive Planning horizon.

DCA rules structure the format of the Comprehensive Planning process such that three interlocking components comprise the final plan:

- **Community Assessment:** Summary of existing conditions with supporting data
- **Community Participation:** Program for providing public input opportunities
- **Community Agenda:** Policy goals and strategies for plan implementation

The **Community Participation Program** details what measures a local government will undertake for ensuring that community members can participate in the creation of an Agenda for future planning. This **Community Agenda** is the heart of the Comprehensive Plan; it articulates the community vision for a 20 year planning period and provides the policy that guides land-use decision making. It also specifies the strategies by which the community intends to pursue its vision.

The **Community Assessment** is a base-line resource from which community members can draw during the development of that Community Agenda. Summarizing salient data collected and documented within an attached Technical Addendum, the Community Assessment helps communicate the City's profile and proposes a Character Area map (categorizing areas of the City their respective character type) from which to guide future development. The Community Assessment should serve government officials and the public as a concise reference.



## ORGANIZATION OF COMMUNITY ASSESSMENT

This document contains four (4) substantive sections that incorporate DCA requirements:

**Section I** presents a summary profile of the City, based on a comprehensive review of existing City regulations, adopted plans, and the tables, graphs and data sources documented in an attached **Technical Addendum of Data**.

**Section II** presents potential Issues and Opportunities that the community may wish to address during the planning process; this list is generated from a review of the addendum data, existing official documents, field observations and input from the Steering Committee.

**Section III** analyzes existing development patterns and areas of the City that require special attention. This section presents an Existing Land Use map that also delineates potential "character areas." DCA uses the concept of "character areas" as a tool for identifying geographic areas that deserve special attention – whether to preserve or create special features, and/or to remedy problematic conditions; character area types are specific to the local context, and thus the special attention they receive during the formulation of the Community Agenda will vary in form. The community may recommend action such as sub-area planning, investment, regulations, or some other appropriate measure.

**Section IV** discusses how the "Quality Community Objectives," as formulated by DCA policy, were used to prepare Sections I and II. This section serves essentially as a policy reference for residents and decision makers.



## THE PLANNING ENVIRONMENT

In addition to the 2000 Update to the Short Term Work Program of its Comprehensive Plan, the City has undertaken several planning and development efforts since the 1998 Comprehensive Plan, including: the adoption of a Downtown Master Plan; implementation of its historic district preservation program; a 2004 amendment to the Comprehensive Plan Future Land Use map; adoption of a CBD zoning and overlay ordinance; the 2005 preparation of a TAD Redevelopment Plan; the drafting of residential zoning ordinance amendments, and; initiation of a Master Plan for Lake Avondale.

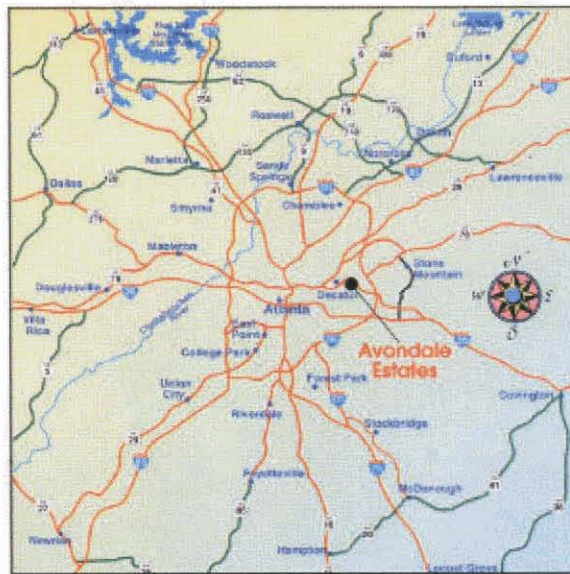
While DCA requires that, at a minimum, jurisdictions update their Comprehensive Plan every ten years, local governments may conduct major or minor amendments at any time. If changing conditions render the adopted Future Development Map<sup>1</sup> untenable or otherwise inappropriate as a policy guide, an amendment should be considered to modify the map per the new policy context.

<sup>1</sup> The Future Development Map replaces the former DCA requirement of a Future Land Use map. The new rules aim to be more flexible, with more broadly defined "character areas." A Future Land Use map remains as an optional tool for local jurisdictions.



## SECTION I DATA ANALYSIS SUMMARY

Located in central DeKalb County, approximately seven miles east of downtown Atlanta, the City of Avondale Estates is distinguished as the only documented example in the southeast United States of an early-twentieth century planned new town. City officials and residents actively work to maintain and cultivate the city's distinctive character.



### Population and Housing

In 2005, an estimated **2,933 people** lived in Avondale Estates. Since 2000, when the population was 2,609, the population has only increased slightly. As residential neighborhoods approach build-out and trends tend toward smaller household sizes, the percentage of population increase will likely decline.

Population growth may increase when new housing development occurs in the downtown. Without annexation, however, no significant increase in growth is anticipated. While Avondale Estates' officials and residents have not considered approving recent annexation requests, the



community may decide to carefully consider the costs and benefits of future annexation proposals that may lead to growth for the City.

Single family housing comprises most of the housing stock. **Home sales prices have increased 30% between 2001 and 2006**, with the 2006 median price reaching \$259,900 compared to nearby Decatur at \$249,450. In contrast, DeKalb County median home sales price was \$169,100 in 2005. The housing stock in Avondale Estates is in good condition, but aging.

The overall **residential profile is that of stability**: about 90% of the City's housing is owner-occupied, and nearly half of the City's residents moved to Avondale before 1990. This stands in contrast to the surrounding, 10 mile-radius market area, which has around 50% owner-occupied housing units.

In general, citizens of Avondale Estates enjoy higher incomes than DeKalb County and the State of Georgia; City **average household income in 2000 was \$89,415**. By comparison, DeKalb County average household income was \$63,079.

Still, of all home owner households, an estimated 115 people earned 1/2 or less than the Median Family Income (MFI) in 2000, translating into carrying a greater housing cost-burden. Elderly households are especially vulnerable to spending 30% to 50% or more of their income on housing costs. With rising home values and the associated increase in taxes, this number has likely increased since 2000.

Half the residents **are between the ages 25-54 years old**, and approximately **20% of the residents are 65** and over, according to Census estimates. Compared to surrounding DeKalb, the City has a greater percentage of people in the 65 and older age bracket and a smaller percentage of people under the age of 20. With a large aging population, the City of Avondale Estates should monitor changing housing needs and consider providing additional housing opportunities for a variety of ages and housing needs.

Both DeKalb County and the State of Georgia have approximately 30% of the population under the age of 20, while Avondale Estates has only about 20%. The City is predominately White, with other racial groups (African-American/Black, Asian/Pacific Islander, Native American and others) comprising only about 10% of the residential population. Of these



groups, African-Americans primarily account for the diversity. The burst of Hispanic population growth experienced by the greater Metro-Atlanta region scarcely touches Avondale Estates, which counts only about 50 Hispanics within its population in 2005, indicating an increase of only ten since 2000.

### **Economic Development**

The City of Avondale Estates constitutes a very small economic unit of analysis; the city encompasses 738 acres (1.15 square miles). The dynamics affecting overall economic health depend upon DeKalb County and the greater Metropolitan Atlanta region, and nearly all employed residents work outside of Avondale Estates, **traveling 20 to 60 minutes for their work commute**. In 2000, only 164 residents worked within the City limits. One-third of the employed population works in the Education, Health and Social Services industries, and approximately one-third worked in the Information, Financial or Professional/Administrative/Management fields of employment.

Of all industries in DeKalb County, the greatest decline was experienced in its Retail Trade and other Service sectors between 1990 and 2000; however, evidence of change in trends has emerged in the past few years, such as the opening of Stonecrest Mall in the southeastern part of the County. More recently, the Memorial Drive area attracted new large-scale retail and restaurant franchises, such as the Wal-Mart mixed-use project on the old Avondale Mall site adjacent to Avondale Estates' south border, an ALDI food store, Goodwill Career Services Center, and a new Zaxby's all slated for construction or opening in 2007. In the residential market, the Atlanta Metropolitan area has experienced expansion with a new focus on mixed-use, town-center living makes the historic "authentic" small town character of Avondale Estates a highly valued distinction within the residential market.

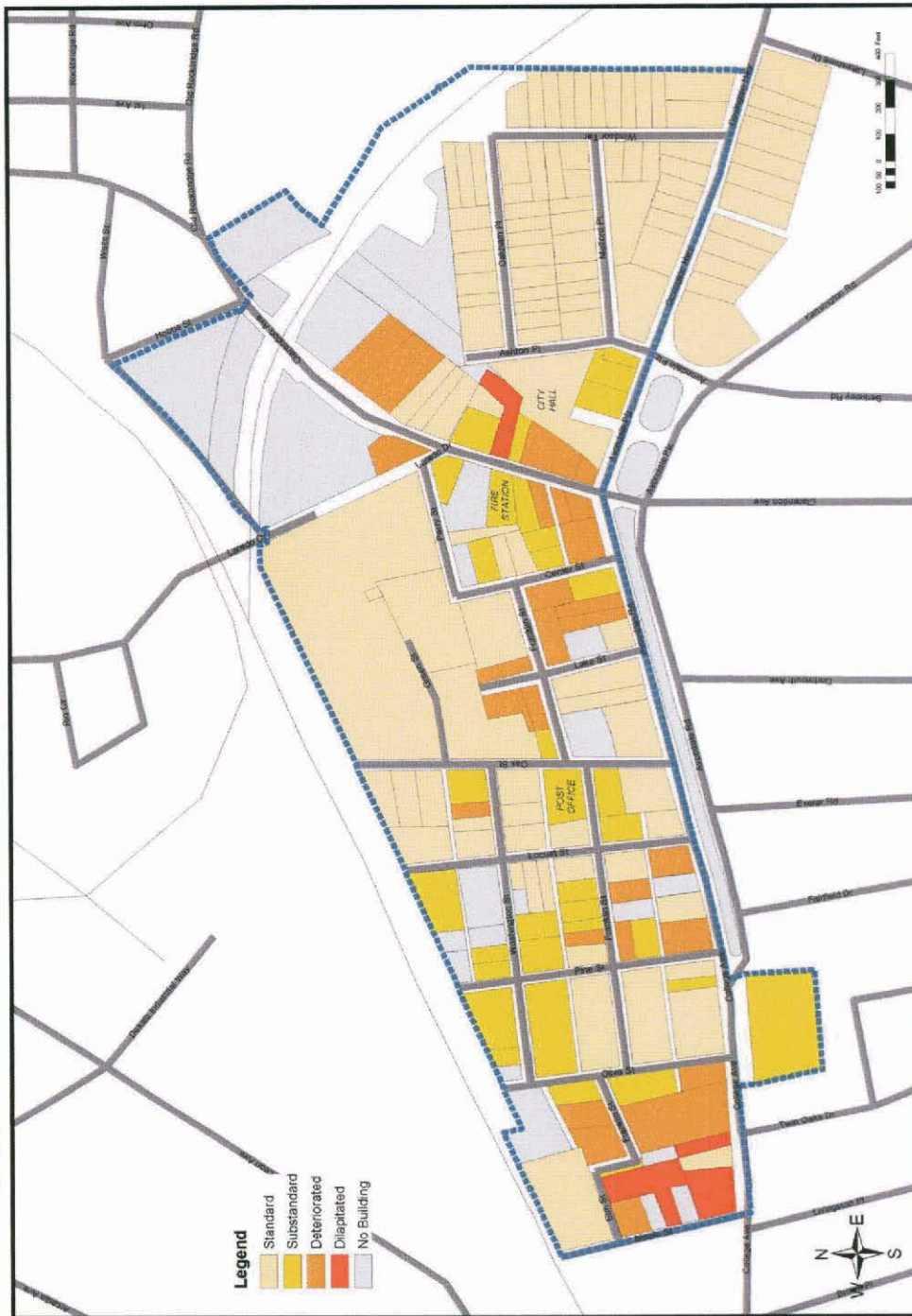
The City hosts 122 employment establishments; of these, only six employed more than 100 people in 2004. According to 2005 estimates, **Avondale Estates had a total employment of 1,766** following the slow, continued growth documented by the 2000 Census, which showed an increase of about 350 jobs since 1990. Few new jobs will likely be generated until the downtown redevelops. The downtown area alone provided 1,153 private sector jobs (2004). If implemented as recommended, the Downtown Master Plan projects a 10% increase in Office,



Retail and Food/Beverage employment every ten years, with an associated 10% decline in Auto and Industrial uses over the same time period.

Since the 1998 Comprehensive Plan update, the City has aggressively undertaken a series of steps to revitalize the economic potential for the downtown and take advantage of its comparative advantage as a town with distinctive character. It established the **Downtown Development Authority** in 2001 and in 2004 developed and adopted the **Downtown Master Plan**. Among other resources developed to implement the plan, the City maintains an inventory of building condition (standard, dilapidated, etc) and vacant lots that is routinely updated. The map on the following page illustrates the downtown assessment of building conditions in 2004. At that time, slightly over 10% of the downtown area had deteriorating structures; windshield surveys suggest this remains approximately the same ratio in 2006.





Downtown Building Condition Inventory 2004



A potential change may be ahead for the downtown at the Fenner-Dunlap factory site, which straddles the DeKalb County and City boundary line. It functions as a conveyer-belt factory that employs approximately 250 employees (2006). The factory property owners began negotiating sale of the property with developers interested in mixed-use projects. The nearly 200,000 square foot mill makes a significant impact on the City but does not create the nuisance usually associated with industrial uses. As a potential re-development site, the Fenner-Dunlap site will carry important economic implications in the near future, both in terms of job loss and as a potential generator of redevelopment. In the 2006 land negotiations, demolition costs apparently are an impediment. Both the City and the County would have to approve any re-development project on the property.

### Natural and Cultural Resources

In the 1980s, the **Historic District** was listed in the National Register of Historic places and the City subsequently built upon this achievement and established a local **Historic Preservation Ordinance** and Preservation Commission in the 1990s. The Historic District is identified on the Historic, Natural, and Community Resources Map. An inventory of specific historical markers is found in the Technical Addendum.

Avondale Estates is noted for the Tudor Revival architecture found on the two blocks near the Avondale Road/Clarendon Avenue intersection. The Tudor Revival style is characterized by multiple gables, half-timbering, multi-paned sash, tile roofs and a picturesque roof line. Buildings are constructed of brick, terra cotta tile and wood. Over time, some of the original styling elements of the Tudor Village have been altered, including storefront and window changes and the replacement of tile roofs with shingle. A few additional buildings along



New Tudor Revival on Avondale



A National Folk home on Locust St.

## City of Avondale Estates: Comprehensive Plan 2007-2027



Avondale Road have attempted to incorporate this style, to varying degrees. City Hall, constructed in 1990/91, significantly continues the style. The Avondale Centre professional office building is also similar but its effect is mitigated by its perpendicular orientation to the street. The Waffle House incorporates slight cosmetic modifications to its standard design. The other most common style found is National Folk. Several National Folk homes are found west of Clarendon Road. Key characters of the National Folk style, include simple massing, usually front or side gabled roofs, and uniform roof heights. Buildings are usually clad in horizontal clapboard siding, with ample front porches and vertically proportioned windows. This style represents an interpretation of traditional local housing types utilizing mass-produced materials transported from other parts of the nation. As such, this style exhibits some geographic variations. In Avondale Estates the National Folk style serves a basis for the older pre-dating the Tudor Village; they are found north of Avondale Road and west of Clarendon Avenue, with other styles manifesting themselves through details.

The **natural areas along Lake Avondale** and the lake itself provide a valuable natural resource in the center of the City. City investments in park space since the 1998 Comprehensive Plan include a park at Wiltshire and Lakeshore, south of the Lake, and the purchase of a small amount of greenspace in the northeast part of the City.

There are **several small ovalar parks** around the Downtown area, including the park where a landmark clock tower is located.



There are few environmentally sensitive areas in the City; the Natural Resource Inventory does not indicate flood plains, wetlands, or rivers of special protection, although a portion of the City may lie within a groundwater recharge area. The City of Avondale Estates General Code makes provisions for building in groundwater recharge areas. In 2005 regulations were adopted that also provide for stream buffer protection, soil and erosion control and conservation subdivision protection per the North Georgia Metropolitan Water District model regulations. In 2004, the City adopted the Stormwater Management Ordinance as well.

The City has a Tree Protection and Preservation Code; new development must meet tree density requirements as established in Section 5-409, Chapter 5 of the City's Municipal Code.



In 2005 the City established a Tree Bond for Reynolds Park dedicated to the replacement of trees as necessary.

### **Community Facilities and Services and Intergovernmental Coordination**

In order to maintain a high quality of life for the citizens of Avondale Estates, facilities and services managed by the City of Avondale Estates Public Works Department include the following: Waste Collection, Facilities Management, Code Enforcement, Parks and Right-of-Way maintenance. In 2005 the City established a stormwater enterprise and associated fund for stormwater drainage repair. The City also supports a police department.

All other services and facilities are provided by DeKalb County (fire, water and sewer, solid waste management via service agreement, transportation improvement projects via state funding mechanisms) or DeKalb County School System. A complete chart of items included in the **County service delivery strategy** is included in the Technical Addendum (see page 41), but should be reviewed during the Community Agenda process for accuracy.

The above dependency means that the City of Avondale must work closely with county, state and nearby cities to ensure a variety of public services. Recently Avondale Estates negotiated with DeKalb County regarding the provision of a new fire station facility (fire station #3), which the County was willing to build provided bond funding is available. The State Legislature did not, however, approve the public safety facilities bond approval required for this undertaking during the 2006 general session. The City will bring this issue up in the 2007 session.

The community negotiated (and continues to stay active in the process) with the County over the terms of a new Wal-Mart mixed-use project on the old Avondale Mall site. The successful passage of the 2005 TAD Redevelopment Plan through County Board of Commissioners also speaks to the City's intergovernmental coordination efforts.

In December 2006, Avondale Estates worked with the City of Atlanta to obtain a Community Oriented Policing Services (COPS) Interoperable Communications Technology Program grant from the US Department of Justice to the City of Atlanta Police Department. It funds fundamental elements of regional collaboration and mutual aid response in public safety within the Atlanta Metropolitan Statistical Areas (AMSA). The grant provides a 75% match of financial resources for each organization in the AMSA. The City of Avondale Estates Police Department will be the recipient of five mobile digital radios and eleven portable digital radios.

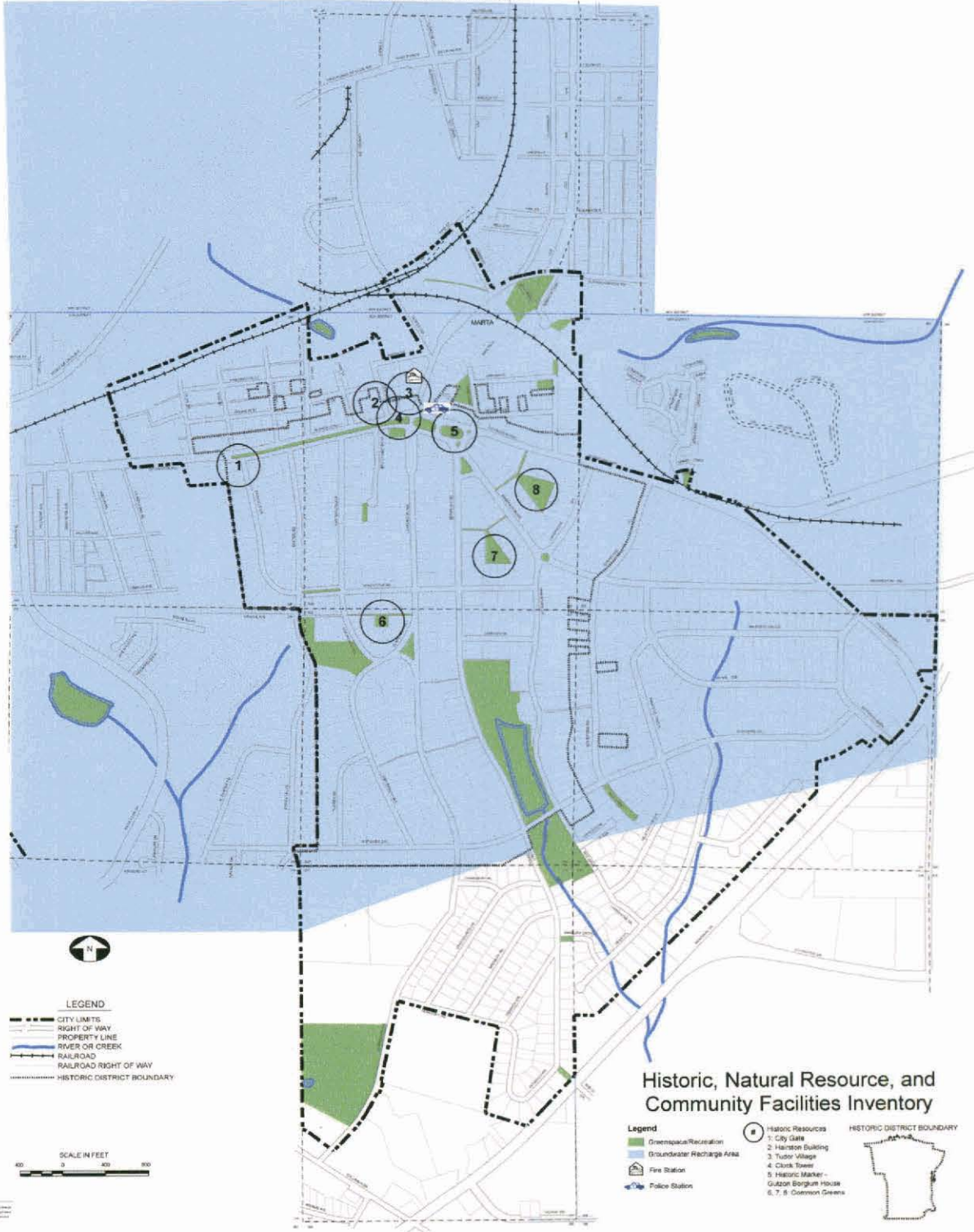


### **Natural, Cultural and Community Resources Map**

As required by DCA, the map below identifies a series of resources; the map shows key historical markers, recreation features, environmental features and community facilities.

The blue area covering much of this map indicates groundwater recharge area, per the Department of Natural Resources inventory.

CITY OF  
**AVONDALE ESTATES, GEORGIA**  
 DEKALB COUNTY





## **Transportation Systems and Road Network**

### ***County and Region-wide context.***

As a policy issue, transportation and traffic congestion looms large over the Metro Atlanta Region. Restrictions in federal transportation funding make road improvements an even more contentious issue that impacts the entire region's quality of life. The Atlanta Regional Commission (ARC) has oriented policy discussion toward making land-use decisions more intimately linked with transportation planning. One program that promotes this reorientation is the Livable Centers Initiative (LCI), which funds studies and construction projects that develop alternative transportation modalities. In 2006, ARC "grandfathered" Avondale Estates' Downtown Master Plan into the program; while receiving no funds for the study completed in 2004, this new LCI status makes the City of Avondale Estates eligible for millions of transportation dollars earmarked for LCI projects, such as sidewalks or alternative modalities.

For major road construction improvements, the City of Avondale depends upon DeKalb County and the State Department of Transportation (DOT). DeKalb County's draft 2006 Comprehensive Transportation Plan (CTP) divides the county into planning subareas; Avondale Estates lies within the Central Quadrant. All the major corridors within the Central Quadrant experience congestion during commute periods. Seventy-four percent (74%) of this subarea's population drive to work and only 9% use public transportation.

The County CTP has not yet been adopted and the short, medium and long-range funding commitments cannot be easily determined with confidence at this date. Of the total 14 projects recommended for road capacity improvements in the CTP within the Central Quadrant, none highlighted run through Avondale Estates; recommended operational improvements did include Memorial Drive. The Technical Addendum reports projects identified within the Regional Transportation Program (RTP).

### ***Public Transportation.***

MARTA's<sup>2</sup> East Line rail service serves Avondale Estates. The Avondale Station is located east of Decatur on the north side of the rail corridor; the Kensington Station is near the Covington/Memorial Drive intersection. MARTA is proposing a Park-and-Ride facility for the

<sup>2</sup> MARTA is the Metropolitan Atlanta Rapid Transit Authority



Avondale Station. MARTA bus routes that run near or through the City include Route 96 along Columbia Drive, Route 121 along N. Avondale/Covington Road, and Route 122 which runs north from Avondale Road on North Clarendon to Georgia Perimeter College. Route 114 stops at Covington Highway, and Memorial Drive.

DeKalb County's draft 2006 CTP identifies a Bus Rapid Transit facility targeted for the 2007 and 2010 planning period that would operate from Stone Mountain to the old Avondale Mall site. According to the 2006 MARTA Environmental Assessment, however, operations at the southern end would terminate at Kensington Station.

### ***Road and Sidewalk Networks and Alternatives***

Three major transportation corridors impact the City: College Avenue/Covington Highway (US 278/S.R. 10) forms the east-west spine; the CSX railroad corridor (formerly the Georgia Railroad), now shared by MARTA, forms a general boundary to the north of the City; and Memorial Drive (SR 12) forms the southeastern boundary. Covington Hwy/Hwy 278 is a designated STAA highway, for oversized trucks to move freight. Trucks currently passing through this main intersection in Avondale Estates create conflict with pedestrians, as the intersection is adjacent to a pedestrian-oriented town center.

The City contends with an increasing **traffic congestion** problem that is largely out of its power to control. The same congestion conditions identified in the 1998 Comprehensive Plan - at Covington Highway (US 278) and at Clarendon Avenue - persist in 2006. According to the draft CTP, however, the Clarendon Avenue afternoon congestion ranks as "medium" level.

The State intends to place a rapid vehicular throughput along North Avondale Road (SR 10/278) in the long range; this conflicts with the pedestrian oriented policies and plans adopted by the City.

**Movement within the downtown area** is restricted because there are few east/west connections north of Avondale Road, and because Franklin Street does not connect with Clarendon Avenue. The large block between Maple and Olive Streets impedes flows; redevelopment there could create an improved street network. The dead-end along Ashton





Place also limits north-south connections. An analysis of Average Daily Trips generated within the downtown is presented in the Technical Addendum.

A **PATH trail** exists along the MARTA line. Most residential areas have **sidewalks**, but a severe lack of sidewalks exists in critical areas. The Downtown Master Plan elaborates fully on this issue: if all streets north of Avondale Road had sidewalks along both sides, there would be 31,000 linear feet of sidewalks. Currently, there exists only 9,550 linear feet, or 31% of the potential length.

The City's recent **streetscape program** implemented 4,300 linear feet of sidewalks, with a typical width of five feet and brick pavers on one or both sides; some areas include street trees. The improvements occurred on the north side of Avondale Road and along a portion of Clarendon Avenue. These new sidewalks are compliant with the Americans with Disabilities Act (ADA) and in good condition. However, the new sidewalks are generally too narrow for more than one person and are often small pedestrian refuges in-between large curb cuts. Beyond the streetscape project, facilities are severely lacking. Only a few lots in the downtown area have sidewalks on their property, representing a total of 5,250 linear feet. Overall, the condition of these sidewalks is fair to poor. Many are cluttered by utility poles and are too narrow to be effective.

Despite the lack of sidewalks, pedestrians can easily maneuver around the Downtown area because of the street grid and the fact that there is little traffic on the narrow streets to the north of Avondale Road. Pedestrian connectivity to the residential area to the east is easily achieved. However, two substantial **pedestrian barriers** exist between the downtown and adjacent areas: the rail lines on the northern edge prohibit access to this property across the tracks; and the heavy traffic, high-speed Avondale Road is difficult to safely traverse on foot.

City of Avondale Estates:  
Comprehensive Plan 2007-2027



Sidewalk near City Hall constructed as part of streetscape program.



Avondale Road creates a barrier for pedestrians.

The Downtown Master Plan recommends a detailed set of **transportation and street design recommendations**, summarized here:

- A street plan that includes:
  - New streets,
  - Street alignments
  - Implications and costs of a new Avondale Bypass
  - A list of priority and long-term sidewalks
- A proposal to re-route S.R. 10/US Route 278 to Columbia and Memorial Drives
- Local measures for mediating traffic movement along North Avondale



## SECTION II ISSUES AND OPPORTUNITIES

### Overview and Purpose

This section identifies a series of issues and opportunities that can help frame and prioritize the City's discussions when developing the Community Agenda. DCA offers a list of topic areas to consider. Only those that are relevant to the City are included here. As they assess the list of Issues and Opportunities here, community members may wish to also refer to Section IV, which reviews Georgia policy regarding "quality communities" and benchmarks that local governments should use in pursuing improved quality of life for their residents.

Several of the items below were drawn from the analysis and community outreach conducted during the production of the Downtown Master Plan. The Comprehensive Plan update process is a good opportunity to present the plan's results back to the community for affirmation or revision. While the Downtown Master Plan focuses on the town center, the data and recommendations contained therein address a broader range of City issues and opportunities. Below are **issues and opportunities** that emerge from a synthesis of several data sources.

### Population Change

- An aging population. The proportion of the population that is over 65 years of age is increasing and this population group will require specialized housing and services in the future.
- Smaller young population. The smaller percentage of population under the age of 20 years may indicate dynamics in the community beyond an aging population, such as access to high-performing schools or affordability of housing (that is, the City may not be able to attract new households with small children).
- Potential Growth Factors. The City has not approved recent annexation requests but may consider future proposals based on the costs and benefits of each; for now it is anticipated that population growth will most likely occur only with the redevelopment of the downtown center and the associated multi-family units proposed by City policy.
- Diversity. Data regarding the population age distribution quantifies what prior planning exercises document as a positive feature of their community – the City currently enjoys a mix of older and younger residents. Prior planning exercises document resident celebration of this mix of all age groups.



- Sense of Community. The City is only very incrementally experiencing any other kind of diversification. While the lack of racial, ethnic and income diversity is not expected to change radically, incremental change means the City has an opportunity to continue cultivating the “strong sense of community” and accommodate households with new demographics in a way that benefits all residents.

### **Economic Development**

Through the Master Plan Development process, the City documented a clear relationship between land-use changes and economic development opportunities for the City. The most salient opportunity for the City was the one it created for itself by developing and adopting the City’s Downtown Master Plan in 2004. Other opportunities and issues facing the community include:

- The City’s location and village form. Avondale Estates has close proximity to a major urban center, yet the City retains a unique form—as a planned community that can support neighborhood-scale commercial, with a well-defined downtown space created by the Tudor Village.
- Clear Development Plan. The Master Plan gives City officials and private sector actors a specific set of community-supported instructions for what transportation investment and development projects (form, mass and use/function) should look like in the Downtown, with a focus on transportation alternatives.
- Tax Allocation District (TAD). Based on the Master Plan, the City already performed several preparatory steps required to move the plan forward, such as the TAD Redevelopment Plan. While the DeKalb County School System Board continues to reject TAD participation at reporting time, the TAD received DeKalb County Government approval in December 2006 and is prepared to move forward, should School System officials change their policy in the future.
- Employment/Workforce. The City does not support a broad base of employment opportunities. New employment sources are unlikely until the downtown redevelops.
- Comparative advantage: Identity. Neighborhood business districts—particularly downtown Decatur due to its proximity—will be the most direct competitors of any new business and residential development within the City. Downtown Decatur, Virginia Highlands, Little Five Points, East Atlanta, Emory Village and the neighborhoods that surround them are, at varying levels, competitors of downtown Avondale Estates. The success of each of these neighborhood business districts, however, is largely tied to



their respective distinct identities. Per the Master Plan assessment, the City of Avondale Estates recognizes that the community's task is not to replicate competitors, but rather differentiate themselves. Qualities that position Avondale Estates with an **opportunity** to differentiate itself from its competitors include:

- Urban proximity but rural sensibility
- Civic autonomy from the County
- Architecture and Historic Districts
- Multi-generational community profile
- Public facilities and events – public swimming, Lake Avondale

Some of the economic development issues that continue to **challenge** the community include:

- Lack of anchor, destination businesses;
- Perception of restrictive government (e.g., business hours, signage);
- Limited pedestrian traffic;
- *Underutilized commercial properties;*
- Lack of parking;
- Visual blight caused by vacancies or disrepair of commercial along the key corridor entrances to the City;
- The community needs to consider how to position itself to take advantage of the destination traffic that the new development of the Avondale Mall site (bordering the City to the south) will generate and to avoid associated, negative impacts;
- Constraints for the Fenner-Dunlap factory redevelopment.

### **Natural and Cultural Resources**

- Historic District. Avondale Estates' cultivates its identity and "sense of place" based in large part by honoring and enhancing the historical significance of its roots as a planned community. The City established historic districts and their respective preservation rules and regulations. The community has made significant efforts to protect and enhance these shared resources; it retains a consultant on historic preservation and maintains an active Historic Preservation board. The Master Plan is replete with recommendations regarding specific historic features in the City.
- Architectural thematic. *The Tudor Revival buildings create distinct identity for the City. The remaining historic homes west of North Clarendon Road provide a sense of*



Avondale Estate's pre-Tudor heritage. The historic precedents present opportunities for revitalization themes.

- Additional historic landmarks. Homes identified as Modern (1945 – 1954) may become future historic landmarks. Early Modern buildings that are now more than fifty years old are being protected or preserved nationwide; they are likely become more valued for their historic character in the future.
- Downtown Parks. The Downtown Master Plan identifies a lack of parks and plazas; the landscaped median with clock tower on the Avondale Road provides visual interest and a visual buffer, but does not function as an active space for gathering. The oval parks south of City Hall are under-utilized.
- PATH Greenway Trail and Unused Land. The greenway trail that traverses downtown also crosses under-utilized or vacant parcels that could be acquired for park spaces.
- The Lake Avondale and Lake Park. A community-based, Master Plan effort for the Lake and Park will be completed in 2007 to preserve and cultivate these resources.
- Community Participation and Implementation Capacity: The City enjoys high rates of community engagement. In addition to neighborhood organizations and discussion boards, official planning events and informational meetings document high participation levels by the large numbers of Avondale Estate residents who attend these public forums. Furthermore, several City functions depend upon citizens to fill boards that exist to hear development related issues (historic preservation, trees and environment, planning and zoning, ad hoc task force/steering committees, etc). An active citizenry gives city officials public support (or even impetus) to implement the plans, policies and strategies they and their predecessors adopt. This is a cultural resource that can translate into real dollars as City officials seek ways to creatively use funding sources for community facilities and improvements. Funding agencies are more likely to direct resources to a local government that demonstrates public support and the institutional capacity to implement adopted measures.
- Strong Sense of Community. Another intangible resource - but no less real in what it implicates as an opportunity - is what Avondale Estates citizens identified as a "strong sense of community." Several features creating it include, among many others: the public pool and tennis facilities; a variety of community groups; annual activities; family-oriented events; tree-lined streets; a reputation as a great place to raise a family; well-built, historic homes, and; safety. The stability of the City is further promoted by the longevity of home-owner residency.



## Housing

- Historic homes. The existing stock of historical homes is a resource protected and cultivated by the Historic District and Certificate of Appropriateness process.
- Housing Condition. Most of the downtown structures are in good condition; several of the remaining homes in the “Ingleside” neighborhood are adulterated or dilapidated potentially beyond salvation.
- Future Housing. Given the stable, built-out neighborhoods, changing densities in existing residential areas is not a likely or, according to preliminary community discussion, desired future. Under the Master Plan concept, there is an opportunity to direct new housing choices with possibly higher densities in the Commercial Business District.
- Housing Costs. Affordability for most residents does not appear to be a widespread issue, although housing prices have increased by one-third in recent years.
- Rental Housing. A strong apartment and other rental market exists within a ten mile radius of downtown Avondale Estates, but there are few rental options within the City.

## Land Use

- Updated Policies. Building upon the success of implementing new zoning ordinances aimed to implement the Downtown Master Plan, enhancing enforcement capacities, establishing the Design Review Board and enhancing its capacities.
- Maintain Historic Preservation. Continuing to utilize a Historic Preservation consultant to work with the Preservation Board to maintain the intentions of the Historic District.
- Redevelopment Opportunities. Re-developing the sites identified within the Downtown Master Plan
- Implementation opportunities. Implementing the reconfiguration of the downtown.
- Permit coordination. Promoting better intergovernmental cooperation with DeKalb County regarding site development permits (establishing mechanisms to have greater participation).

## Transportation, Public Facilities, and Services

The Community Agenda development will consider how infrastructure can better accommodate growth (stormwater, water and sewer, and road capacity). At present, several areas of infrastructure needs are greater than the capacity to accommodate those



needs. The Downtown Master Plan provides an important road map for itemizing and prioritizing costs of transportation and public facilities improvements.

### ***Transportation***

- Avondale By-pass. The possible Avondale Bypass, a road running east of the American Legion, north of the rail line to Sam's Crossing could increase route options. City discussions regarding the potential by-pass should refer to the by-pass study (2004) conducted by an appointed Citizens Committee and on record with the City Clerk.
- New MARTA parking deck. Outside the City boundaries, the proposed MARTA parking deck may create a new set of transportation dynamics for the downtown area.
- Downtown Street Network. New development in the town center could compromise the downtown street network if not properly designed.
- Traffic Calming. Existing narrow streets and small blocks serve as traffic calming measures and provide multiple routes.
- Lack of sidewalks. The Downtown street system offers only around 30% of its full sidewalk potential, though some streetscape improvement has occurred in recent years.
- LCI status. An opportunity to remedy some of the impediments to creating a pedestrian-oriented town center exists now that the Atlanta Regional Commission (ARC) officially "grandfathered" the City's Downtown Master Plan as qualifying as a Livable Centers Initiative (LCI) study. Granting this status now makes the City eligible for millions of dollars of federal transportation dollars earmarked for projects (e.g., sidewalk or enhancement) only with the LCI status. While the City still must compete for these dollars, they do so among a small pool of qualified jurisdictions.
- Staffing and project execution challenges. Receiving LCI funds would, however, create a staffing challenge for the City, given that these funds have arduous federal rules and procedures for Right-of-Way and construction management.

### ***Facilities and Services***

- Stormwater Enterprise. The newly created fund needs monitoring to ensure reserves meet the targeted levels by the 2009 time frame.





- Police. Prior planning exercises identify excellent safety services as a community strength; like surrounding jurisdictions, however, the City faces the challenge of regular recruitment and retaining qualified personnel.
- Safety. The occasional break-in causes some concerns about safety, The community will want to assess this issue.
- School System Performance. One elementary school is located within the City boundaries, but an additional elementary, middle and high school are immediately adjacent to the City limits. Recent community organizing focuses on the poor performance of the DeKalb County School System serving the community. According to some sources, there is a growing group of home-school households resulting from concerns about the education level of quality. The Avondale Education Association, a civic group of approximately 160 members is working to address this issue and what it portends if residents need to seek alternative education options.
- School/community impacts. Forest Hills Elementary School is one of five schools that the DeKalb County Board proposes closing by the 2008-2009 school year. While outside the City boundary, the City will feel the impact of this closing. Members of the community mobilized around the issue of schools may find creative ways to work with the County regarding this existing elementary school site.

#### ***Intergovernmental Coordination***

- Nearby Cities. The City enjoys healthy relationships with surrounding cities; their cooperation with each other has been consistently good.
- DeKalb County. The City maintains service agreements with DeKalb County but would like to see areas of coordination improved (such as site development permitting).
- DeKalb County Board of Education. The relationship with the Board of Education is an important issue because of the reported low performance of the public schools servicing Avondale Estates' residents; parents may seek alternatives – either migrating out, or private schools outside the area (contributing to traffic). Additionally, though the Board of Education has rejected TAD participation in the recent past; however, maintaining communication on the subject is important for the City.



### SECTION III EXISTING DEVELOPMENT TRENDS

The City is primarily comprised of stable, built-out single family neighborhoods, with a downtown targeted for commercial revitalization. New development potential to the south and southeast of the City may impact City residents. Along with new retail announced along Memorial Drive, the County continues to negotiate with the new owners of the old Avondale Mall site for a mixed-use project, supposedly with higher design standards. The 1998 Comprehensive Plan identified concerns about urban design decisions made by surrounding DeKalb County. Since that time, the County has undertaken six Livable Centers Initiative projects pursuing more pedestrian-friendly, design conscious activity centers. It also has adopted design overlays and new zoning districts for mixed-use projects with high design standards. The draft of DeKalb County's comprehensive plan (pending adoption 2006) emphasizes land-use and design as a high priority; the County passed two TADs further demonstrates creative efforts toward achieving redevelopment. Few built products have emerged to evaluate whether these measures adequately address design concerns raised by Avondale Estate citizens.

#### ***Existing Land Use and Character Areas.***

Existing land use in Avondale Estates is shown on the map following the Character Areas discussion. The table below details the breakdown of acreage per land use within the city limits. The majority of land is devoted to single family residential neighborhoods, followed by commercial uses at 8.3% of the total land area. The amount of open space comprised of parks and recreation areas is almost equal to the land area occupied by commercial uses.

Existing Land Use Type	Acreage	Percentage
Single Family Residential	436.0	71.1%
Multi-Family Residential	32.6	5.3%
Commercial	50.9	8.3%
Public/Institutional	25.3	4.1%
Transportation/Communication/Utilities	10.1	1.7%
Park/Recreation/Conservation	49.5	8.1%
Undeveloped/Vacant	9.1	1.5%
<b>Total</b>	<b>613.4</b>	<b>100.0%</b>



Character Areas were created for the City and overlain on the Land use map shown on the following page. The character areas were delineated per the DCA guidelines, primarily based upon the adopted Downtown Master Plan and the Future Land Use Map, as amended in 2004. This portion of the Community Assessment also includes the Future Land-Use Map because it was so recently adopted; thus it should be presented to the community during the Comprehensive Plan update process to evaluate whether the designations are still appropriate or need re-assessment. The City character is essentially split between the Residential neighborhoods south of Avondale Road and the Downtown area. The Downtown area comprises 116.1 acres, of which about 13% remains vacant. Each Character Area is described in greater detail in the following paragraphs.

#### *Central Business District*

The Central Business District of Avondale Estates is comprised of its historic core, including the Tudor Village and a mixture of industrial 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.

#### *Traditional Neighborhoods*

All of the residential areas in Avondale Estates are considered Traditional Neighborhoods for several reasons. Many of these neighborhoods have historic value in that the homes were designed and built in the style and tradition of notable American architectural periods. Additionally, they are largely well-maintained, there has been recent investment in many home renovations, and the underlying street network and neighborhood fabric is sustainable. The residential neighborhoods make up the majority of the land within the city and serve to connect other areas of the city. Thus, the neighborhoods are a well integrated and well-connected part of the City.

#### *Office Node*

Currently, government offices are renting commercial space within an office building on the east side of Covington Highway, making this area a combination of public and

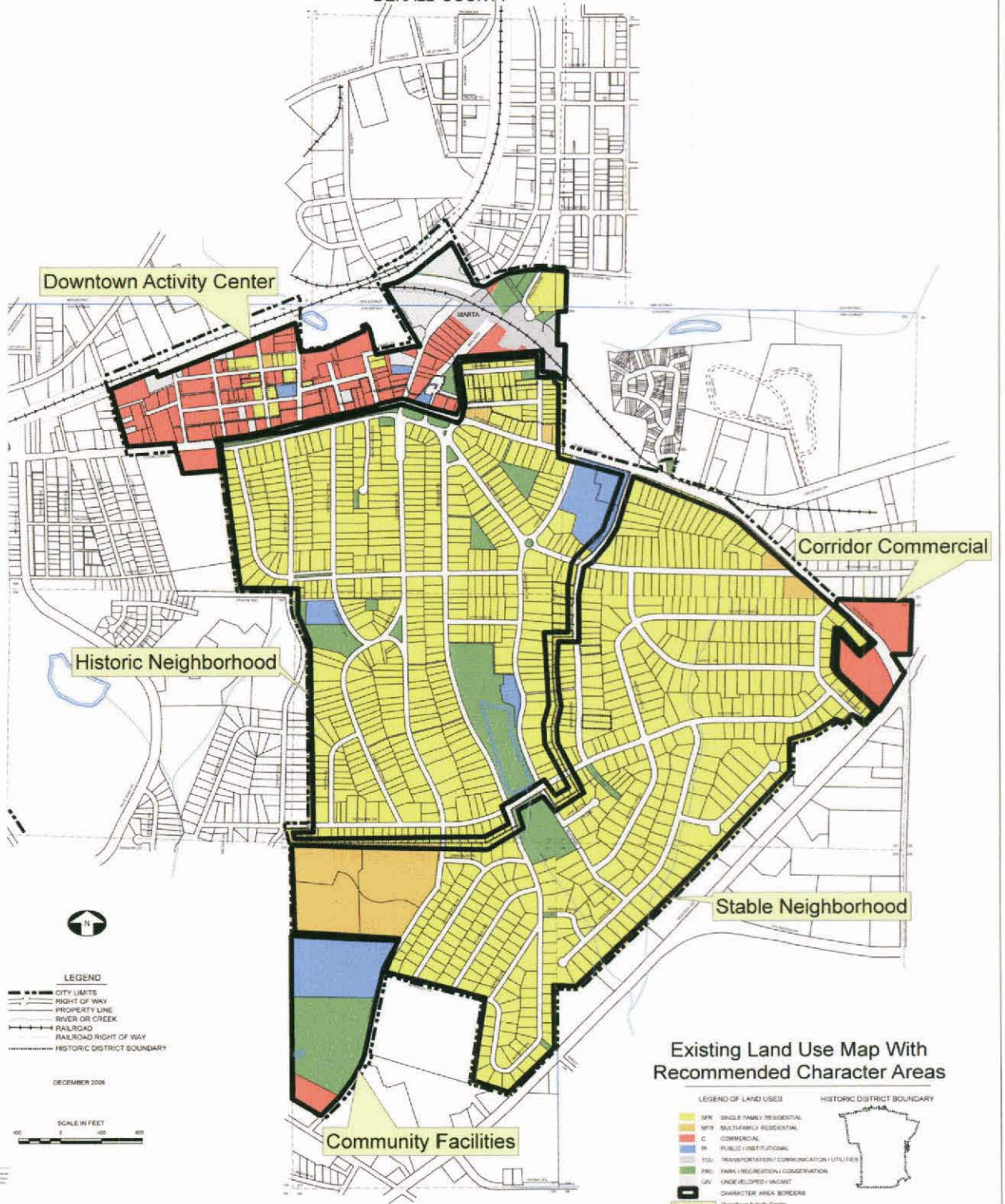


institutional uses rather than the pure commercial use shown on the future land use map. There are also neighborhood scale commercial uses such as a CVS drugstore.

*Education/Recreation*

This area is comprised of recreational fields associated with adjacent institutions, both public and private schools.

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 DEKALB COUNTY

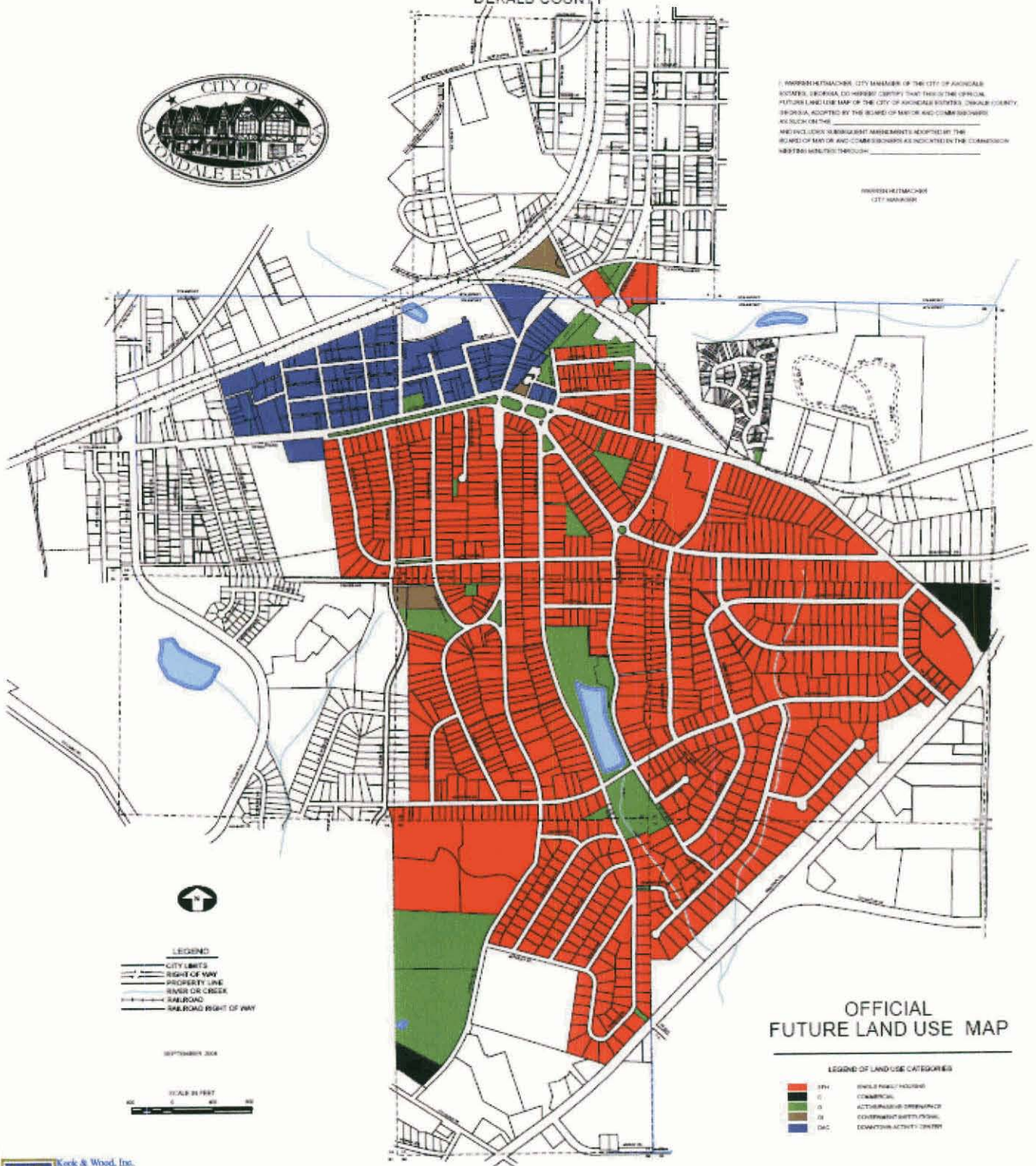


CITY OF  
**AVONDALE ESTATES, GEORGIA**  
 DEKALB COUNTY



I, **PROFESSOR HETTMACHER**, CITY MANAGER OF THE CITY OF AVONDALE ESTATES, GEORGIA, DO HEREBY CERTIFY THAT THIS IS THE OFFICIAL FUTURE LAND USE MAP OF THE CITY OF AVONDALE ESTATES, DEKALB COUNTY, GEORGIA, ADOPTED BY THE BOARD OF MAYOR AND COMMISSIONERS IN ACCORDANCE WITH THE PROVISIONS OF SUBORDINATE ORDINANCES ADOPTED BY THE BOARD OF MAYOR AND COMMISSIONERS AS REFERENCED IN THE COMMISSIONER'S RESOLUTION REFERRED THROUGH.

**PROFESSOR HETTMACHER**  
 CITY MANAGER



- LEGEND**
- CITY LIMITS
  - RIGHT OF WAY
  - PROPERTY LINE
  - RIVER OR CREEK
  - RAILROAD
  - RAILROAD RIGHT OF WAY

SEPTEMBER 2004

SCALE IN FEET  
 0 100 200

**OFFICIAL  
 FUTURE LAND USE MAP**

- LEGEND OF LAND USE CATEGORIES**
- RPH SINGLE FAMILY HOUSING
  - COMMERCIAL
  - P PARKS AND RECREATION
  - DDC DOWNTOWN ACTIVITY CENTER





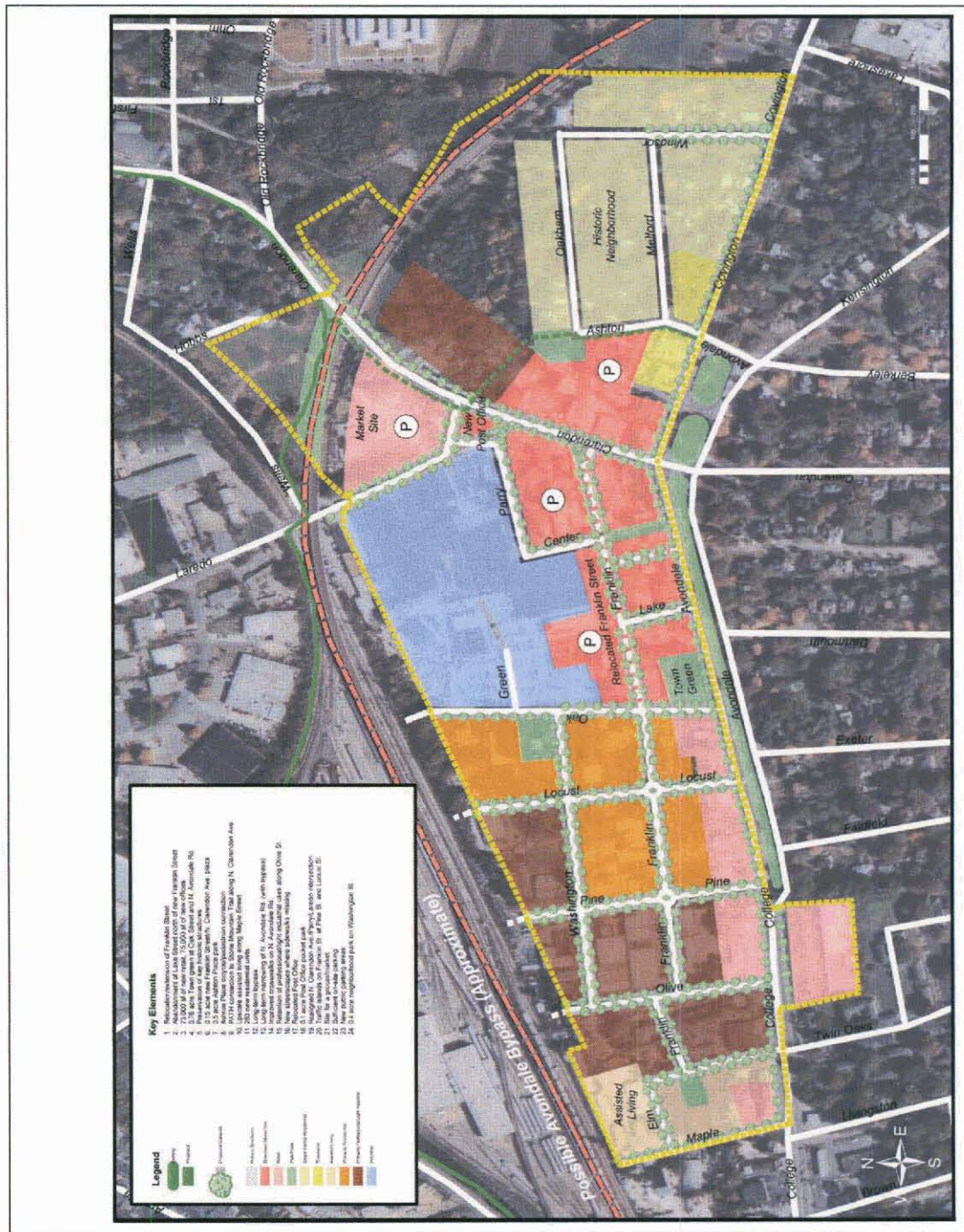
### ***Areas requiring special attention***

Areas that deserve special attention and the reasons they need particular attention are summarized below:

1. Downtown: areas needing revitalization. The abandoned or obsolete commercial structures on the west side of the downtown deserve special attention, as does the Fenner-Dunlap industrial site. To address these areas, redevelopment goals, the Downtown Master Plan conceptualizes 250 total new housing units; 75,000 square feet of new office space; 73,000 square feet net of new retail/restaurant space, and; 1.91 acres of new park space;
2. Downtown: areas ready for redevelopment may outpace infrastructure. When redevelopment occurs in the downtown, the City will need to carefully plan street improvements per the Master Plan, so that infrastructure improvements keep pace with the new development;
3. Lake Avondale recreation area: environmental resource. Problems with erosion and maintenance identified in other planning documents will now be addressed as part of the Lake Avondale Master Plan during 2007, and;
4. Areas with Historic Value. As mentioned in other sections, the City already protects areas with historic value through Historic District regulations.

### ***Avondale Estates Downtown Master Plan: Concept Map***

The concept map on the following page illustrates the policy adopted by City officials for the future of the downtown area, in terms of land-use and key elements. The concept map is supported by the Downtown Master Plan text which details the strategy for actualizing the plan.



Downtown Master Plan Concept Map





## SECTION IV QUALITY COMMUNITY OBJECTIVES DISCUSSION

DCA adopted the Quality Community Objectives as a statement of the development patterns and options that will help Georgia preserve unique cultural, natural and historic resources while looking to the future and developing to its fullest potential. As a planning tool, the Quality Community Objectives Assessment delineates a series of indicators for 15 policy objectives, organized into the form of a checklist meant to help conduct the analysis for the Community Assessment.

While generating the Community Assessment summary, including Issues and Opportunities, each indicator of these objectives was reviewed. Those objectives that the City achieves (or falls short of meeting) are relevant for the City were included within the text above. The 15 Objectives are abbreviated below along with the policy statement in italics (for a full copy of the assessment tool, see

<http://www.dca.state.ga.us/development/PlanningQualityGrowth/programs/downloads/PQGAsessment.pdf>.

A comment is made only for those that are *not* elaborated upon in the preceding Sections I and II. The purpose of itemizing these issues is to demonstrate consideration of them, per State mandate; however, given the size of the City, its limited resources, and the location relative to a larger county and regional economy, most of the QCOs with comments are more appropriately addressed through other levels of government involvement or are not feasible for the community to address. This is something, however, that should be evaluated through the public participation process in developing the Community Agenda.

**1. Development Patterns:** *Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of on each other, and facilitating pedestrian activity.*

The following sections address the Development Patterns Quality Community Objective:

- Section I: Economic Development
  - Transportation Systems and Road Network
- Section II: Economic Development
  - Housing
  - Land Use
  - Transportation, Public Facilities, and Services



**2. Infill Development Communities:** *should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.*

COMMENT: The City does not have brownfield sites, but greyfield sites that need redevelopment are addressed within the Downtown Master Plan.

COMMENT: The City does not allow small lot development (5,000 square feet or less). Please see the following sections for additional information:

- Section I: Economic Development
  - Transportation Systems and Road Network
- Section II: Population Change
  - Economic Development
  - Housing
  - Land Use
  - Transportation, Public Facilities, and Services

**3. Sense of Place:** *Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.*

The following sections address the Sense of Place Quality Community Objective:

- Section I: Economic Development
  - Natural and Cultural Resources
  - Natural, Cultural, and Community Resources Map
  - Transportation Systems and Road Network
- Section II: Population Change
  - Economic Development
  - Natural and Cultural Resources
  - Housing
  - Land Use
  - Transportation, Public Facilities, and Services

**4. Transportation Alternatives:** *Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.*



**COMMENT:** Avondale Estates enjoys some degree of a sidewalk network, but there are places (identified in the Downtown Master Plan) where sidewalk facilities are not sufficient. However, development regulations require sidewalk improvements with any new project. The design of the Master Plan is structured to maximize walking opportunities and create a live-work-play activity center. Please see the following sections for additional information:

Section I: Transportation Systems and Road Network  
Section II: Natural and Cultural Resources  
Transportation, Public Facilities, and Services

**5. Regional Identity:** *Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.*

**COMMENT:** The architectural style is not characteristic of the region, but has on the contrary cultivated a distinctive architectural thematic. Avondale Estates does not have a program for encouraging businesses associated with some regional heritage nor does it partner with the State's Department of Economic Development. Please see the following sections for additional information:

Section I: Economic Development  
Natural and Cultural Resources  
Community Facilities and Services and Intergovernmental Coordination  
Section II: Economic Development  
Land Use  
Transportation, Public Facilities, and Services

**6. Heritage Preservation** *The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.*

The following sections address the Heritage Preservation Quality Community Objective:

Section I: Economic Development  
Natural and Cultural Resources  
Natural, Cultural, and Community Resources Map  
Transportation Systems and Road Network



Section II: Economic Development  
Natural and Cultural Resources  
Housing  
Land Use

**7. Open Space Preservation** *New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.*

The following sections address the Open Space Preservation Quality Community Objective:

Section I: Natural and Cultural Resources  
Natural, Cultural, and Community Resources Map  
Section II: Natural and Cultural Resources  
Land Use

**8. Environmental Protection:** *Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.*

COMMENT: The City meets Part V planning criteria; the Community Assessment identifies whether protected natural features exist, and those that do have local regulations that meet the State's minimum standards. The City of Avondale Estates relies upon the Department of Natural Resources for its inventory of natural resources. However, the City's Master Plan for Lake Avondale will provide comprehensive information regarding this resource and the immediate surroundings. The City recognized that it may be within a groundwater recharge area and thus has development regulations regarding this issue in the City Code. Please see the following sections for additional information:

Section I: Natural and Cultural Resources  
Natural, Cultural, and Community Resources Map  
Section II: Natural and Cultural Resources

**9. Social and Economic Development: Growth Preparedness** *Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These*



*might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.*

The following sections address the Growth Preparedness Quality Community Objective:

- Section I: Economic Development
  - Natural and Cultural Resources
  - Community Facilities and Services and Intergovernmental Coordination
  - Transportation Systems and Road Network
- Section II: Population Change
  - Economic Development
  - Natural and Cultural Resources
  - Housing
  - Land Use
  - Transportation, Public Facilities, and Services

**10. Social and Economic Development: Business Appropriateness** *The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.*

COMMENT: Avondale Estates does not have a program to recruit firms that provide or create sustainable products. The City does not enjoy a very diverse job base, as indicated by the employment data in the assessment.

Please see the following sections for additional information:

- Section I: Economic Development
  - Community Facilities and Services and Intergovernmental Coordination
- Section II: Population Change
  - Economic Development
  - Land Use
  - Transportation, Public Facilities, and Services

**11. Social and Economic Development: Employment Options** *A range of job types should be provided in each community to meet the diverse needs of the local workforce.*

COMMENT: The city does not have an entrepreneur support program. Please see the following sections for additional information:

- Sections I & II: Economic Development



**12. Social and Economic Development: Education Opportunities** *Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.*

COMMENT: While the City of Avondale Estates does not provide workforce training options, there are a variety of resources available at nearby education facilities and through DeKalb County, as identified within the text of Sections I and II above. Please see the following sections for additional information:

Section I: Economic Development

Community Facilities and Services and Intergovernmental Coordination

Section II: Population Change

Transportation, Public Facilities, and Services

**13. Social and Economic Development: Housing Choice** *A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.*

COMMENT: Zoning regulations do not allow garden apartments for rent or financial gain; the City is near build out and there are not available vacant lots for multi-family developments, although the Master Plan provides for them within Downtown redevelopment projects. The smallest lot for multifamily housing is 5,445 square feet. The median rents and home sale prices indicate that there is not housing available within the City limits for all income levels, but an analysis of the surrounding rental and housing markets suggests there is nearby access to a variety of price points. The community should discuss whether there are indicators for special housing demand. Please see the following sections for additional information:

Section I: Population Change

Economic Development

Natural and Cultural Resources

Section II: Population Change

Economic Development



Natural and Cultural Resources  
Housing  
Land Use

**14. Governmental Relations: Regional Solutions.** *Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.*

The following sections address the Governmental Relations Quality Community Objective:

Section I: Natural and Cultural Resources  
Community Facilities and Services and Intergovernmental Coordination  
Transportation Systems and Road Network  
Section II: Economic Development  
Transportation, Public Facilities, and Services

**15. Governmental Relations: Regional Cooperation.** *Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.*

**COMMENT:** Improved cooperation with DeKalb County is desired. Please see the following sections for additional information:

Section I: Economic Development  
Natural and Cultural Resources  
Community Facilities and Services and Intergovernmental Coordination  
Transportation Systems and Road Network  
Section II: Economic Development  
Land Use  
Transportation, Public Facilities, and Services

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## I. Introduction to the Technical Addendum

This addendum provides detailed data, tables and graphs that support the summary Community Assessment and the Issues and Opportunities raised therein. The following data help describe the existing conditions of Avondale Estates and is meant to aid the development of a Community Agenda for the future.

## II. Population

### A. Total Population

- The population of Avondale Estates was 1,313 in 1980. By 1990, the population increased to 2,209, and the U.S. Census recorded 2,609 persons living in Avondale Estates in 2000.
  - Between 1980 and 1990, Avondale Estates population increased by 68.2%
  - Between 1990 and 2000, the population of Avondale Estates increased by 18.1%
- The Georgia Department of Community Affairs estimates the 2005 population of Avondale Estates to be 2,933 persons.
- The total increase between 1980 and 2000 was 98.7%. In the subsequent period between 2000 and 2005, the City grew by 12.4%. During that period, DeKalb County showed an increase of 5% and the State of Georgia showed an increase of 11% overall during the same time.
- Population forecast for Avondale Estates in 2025 are 4,231 (using U.S. Census base data). If the City maintains plans to preserve existing, built-out single family neighborhoods, then growth possibilities will largely be dependent upon intensifying housing options in the Downtown area and/or annexation. If followed as designed, the Downtown Master Plan proposed development scenario would create an additional 250 dwelling units by 2014, with an associated gain of 647 residents that would remain stable through 2029.

Table 2-1. Population 1980-2000 City, County and State

Population, 1980 - 2000 City, County, and State						
Jurisdiction	1980	% Change 80-90	1990	% Change 90-00	2000	% Change 80-00
<b>Avondale Estates</b>	1,313	68.2%	2,209	18.1%	2,609	98.7%
<b>DeKalb County</b>	483,024	13.0%	545,837	22.0%	665,865	37.9%
<b>State of Georgia</b>	5,457,566	18.7%	6,478,216	26.4%	8,186,453	50.0%

Source: U.S. Census

Table 2-2. Avondale Estates Population Estimates and Forecast 2005-2025

<b>Avondale Estates Population Estimate and Forecast to 2025</b>					
<b>YEAR:</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>
<b>Total Population</b>	<b>2,933</b>	<b>3,257</b>	<b>3,581</b>	<b>3,905</b>	<b>4,231</b>

Source: Georgia Department of Community Affairs

Table 2-3. Population and Gender 1980-2000

<b>Avondale Estates Population &amp; Gender</b>			
<b>Category</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
<b>Total population</b>	1,313	2,209	2,609
<b>Male population</b>	NA	1,012	1,169
<b>Female population</b>	NA	1,197	1,440

Source: 2000 U.S. Census

**B. Age Distribution**

Overall, Avondale Estates is an aging community, experiencing and anticipating an increase in its cohorts on the older end of the spectrum. The population cohort age 25-54 comprise over half the population of Avondale Estates (51%). This is comparable to the same age group in DeKalb (49.5%) and Georgia (45.6%).

Table 2-4. Population Age 2000

<b>Population Age (Percent of Total, 2000 U.S. Census)</b>			
<b>Age Group</b>	<b>Avondale Estates</b>	<b>DeKalb County</b>	<b>Georgia</b>
<b>0 – 4 Years Old</b>	6.1%	7.1%	7.3%
<b>5 – 13 Years Old</b>	9.1%	13.7%	13.5%
<b>14 – 17 Years Old</b>	1.8%	3.8%	5.7%
<b>18 – 20 Years Old</b>	1.4%	4.4%	4.5%
<b>21 – 24 Years Old</b>	2.0%	6.6%	5.7%
<b>25 – 34 Years Old</b>	14.3%	19.5%	15.9%
<b>35 – 44 Years Old</b>	19.1%	17.2%	16.5%
<b>45 – 54 Years Old</b>	17.6%	12.8%	13.2%
<b>55 – 64 Years Old</b>	8.9%	6.9%	8.1%
<b>65 and over</b>	19.8%	8.0%	9.6%

Source: 2000 U.S. Census

Table 2-5. Population Age 2000

<b>Avondale Estates' Population by Age 2000 - 2025</b>												
	<b>2000</b>	<b>%</b>	<b>2005</b>	<b>%</b>	<b>2010</b>	<b>%</b>	<b>2015</b>	<b>%</b>	<b>2020</b>	<b>%</b>	<b>2025</b>	<b>%</b>
<b>0 – 4 Years</b>	160	6.1%	183	6.2%	206	6.3%	229	6.4%	252	6.5%	275	6.5%
<b>5 – 13 Years</b>	237	9.1%	261	8.9%	285	8.7%	309	8.6%	333	8.5%	357	8.4%
<b>14 – 17 Years</b>	47	1.8%	45	1.5%	43	1.3%	40	1.1%	38	1.0%	36	0.9%
<b>18 – 20 Years</b>	36	1.4%	36	1.2%	36	1.1%	36	1.0%	36	0.9%	36	0.9%
<b>21 – 24 Years</b>	52	2.0%	53	1.8%	53	1.6%	54	1.5%	54	1.4%	55	1.3%
<b>25 – 34 Years</b>	372	14.3%	419	14.3%	465	14.3%	512	14.3%	558	14.3%	605	14.3%
<b>35 – 44 Years</b>	499	19.1%	587	20.0%	676	20.7%	764	21.3%	852	21.8%	940	22.2%
<b>45 – 54 Years</b>	458	17.6%	541	18.4%	624	19.1%	706	19.7%	789	20.2%	872	20.6%
<b>55 – 64 Years</b>	231	8.9%	231	7.9%	234	7.2%	236	6.6%	237	6.1%	239	5.6%
<b>65 and over</b>	517	19.8%	577	19.7%	637	19.5%	696	19.4%	756	19.4%	816	19.3%
<b>Total</b>	<b>2,609</b>		<b>2,933</b>		<b>3,259</b>		<b>3,582</b>		<b>3,905</b>		<b>4,231</b>	

Source: 2000 U.S. Census

Table 2-6. Population Distribution by Age &amp; Gender (2000)

<b>Avondale Estates Population Distribution by Age &amp; Gender</b>		
<b>Age Cohort</b>	<b>Male</b>	<b>Female</b>
<b>Under 5 years</b>	71	89
<b>5 to 9 years</b>	64	54
<b>10 to 14 years</b>	68	51
<b>15 to 17 years</b>	17	30
<b>18 and 19 years</b>	16	13
<b>20 years</b>	5	2
<b>21 years</b>	6	4
<b>22 to 24 years</b>	16	26
<b>25 to 29 years</b>	54	66
<b>30 to 34 years</b>	131	121
<b>35 to 39 years</b>	124	129
<b>40 to 44 years</b>	109	137
<b>45 to 49 years</b>	114	120
<b>50 to 54 years</b>	94	130
<b>55 to 59 years</b>	63	73
<b>60 and 61 years</b>	12	27
<b>62 to 64 years</b>	21	35
<b>65 and 66 years</b>	16	29
<b>67 to 69 years</b>	27	47
<b>70 to 74 years</b>	46	75
<b>75 to 79 years</b>	45	87
<b>80 to 84 years</b>	29	61
<b>85 years and over</b>	21	34
<b>Total</b>	<b>1,169</b>	<b>1,440</b>

Source: 2000 U.S. Census

- Over half the 2000 Avondale Estates population falls within the age 25-54 cohort, considered the prime workforce cohort.
- The percentage of 45-54 year olds in Avondale Estates (17.6%) was higher than the county and state average (12.8% and 13.2%, respectively).
- The 55+ age group accounts for 28.7% of the 2000 population in Avondale Estates, while comprising 14.9% of the population in DeKalb and 17.7% of the population of Georgia, respectively.
- The 65+ age group accounts for 19.8% of the 2000 population in Avondale Estates, while comprising only 8% of the DeKalb population and 9.6% of the Georgia population.
- Avondale Estates' high percentages of persons over the age of 45, supported by the low percentage of persons younger than 20 years old (18.4%) reflects that the city has a slightly older population than county and state averages.
  - The percentage of 14-17 year olds in Avondale Estates (1.8%) is less than a third of the state average (5.7%).
  - The percentage of 21-24 year olds in Avondale Estates (2%) is less than a third of the county average (6.6%).
- In Avondale Estates, the 2003 estimated median age is 42.4 years, while the median age for Metro Atlanta is 34.2 years and 34.6 years for the state of Georgia.

**C. Race & Ethnicity**

The population of Avondale Estates is less diverse than the larger surrounding communities. While Avondale Estates residents are majority White, DeKalb County is majority Black/African-American. In 2000, the White population in the Atlanta Region accounted for 58.8% of the total population; in Avondale Estates, the White population was 88.8% of the total. At the state scale.

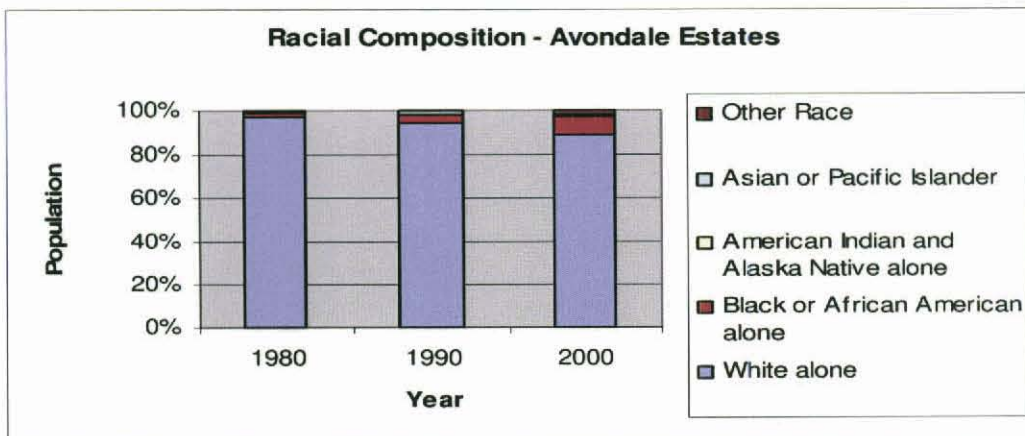
- Between 1990 and 2000, the White population of Avondale Estates decreased from 97.2% to 88.8%, while all other race categories increased (with the exception of Native American).
- Between 1990 and 2000, the White population of DeKalb County decreased by half (from 71.3% to 35.8%), while all other race categories doubled or more.
- Between 1990 and 2000, the White population of Georgia decreased from 71% to 65.1% of the total population while all other race categories increased.

Table 2-7. Racial Composition 1980-2000

Racial Composition 1980 - 2000, Avondale Estates						
Category	1980	%	1990	%	2000	%
White alone	1,276	97.2%	2,095	94.8%	2,316	88.8%
Black/African American alone	26	2.0%	74	3.3%	225	8.6%
Native American alone	0	0.0%	5	0.2%	4	0.2%
Asian/Pacific Islander	8	0.6%	26	1.2%	27	1.0%
Other Race	3	0.2%	9	0.4%	37	1.4%
<b>TOTAL</b>	<b>1,313</b>	<b>100.0%</b>	<b>2,209</b>	<b>100.0%</b>	<b>2,609</b>	<b>100.0%</b>

Source: 2000 U.S. Census

Table 2-8. Racial Composition- Avondale Estates



Source: 2000 U.S. Census

- Between 1980 and 1990, the Hispanic population in Avondale Estates increased from 7 to 28 persons.
- From 1990 to 2000 the Hispanic population in Avondale Estates from 28 to 40 persons, according to the 2000 U.S. Census.
- During the same decade, the Hispanic population in DeKalb County increased by 236%, while the Hispanic population across the state of Georgia increased by 300%.
- The Georgia Department of Community Affairs estimates the 2005 Hispanic population in Avondale Estates to be 48 persons.
- The Hispanic population in Avondale Estates is 1.5% of the total population, compared with DeKalb County (7.9%) and the state of Georgia (5.2%).
- Using U.S. Census data, the Georgia Department of Community Affairs predicts the Avondale Estates Hispanic population will more than double between 2000 and 2025, increasing to 81 persons.
- Following regional and national trends, the Hispanic population of Avondale Estates may be underreported and is expected to continue to increase. The table below shows the estimated incremental addition of Hispanic residents to the community to 2025.

Table 2-9. Avondale Estates Hispanic Ethnic Composition

Avondale Estates Hispanic Ethnic Composition						
Category	2000	2005	2010	2015	2020	2025
Persons of Hispanic origin	40	48	57	65	73	81

Source: 2000 U.S. Census

Table 2-10. Projected Racial Composition 2000-2025

Projected Racial Composition 2000-2025, Avondale Estates						
Category	2000	2005	2010	2015	2020	2025
White alone	88.8%	87.8%	87.0%	86.5%	85.9%	85.5%
Black /African American alone	8.6%	9.4%	10.0%	10.4%	10.9%	11.2%
Native American alone	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%
Asian/Pacific Islander	1.0%	1.1%	1.1%	1.1%	1.2%	1.2%
Other Race	1.4%	1.6%	1.7%	1.8%	1.8%	1.9%

Source: 2000 U.S. Census

The populations of DeKalb County and Georgia as a whole are becoming more heterogeneous. Avondale Estates hardly reflects this trend, showing a much lower rate of diversification than the region.

**D. Income**

The Avondale Estates community is more affluent than its surrounding areas. The estimated median income in 2003 was \$73,566, according to the Downtown Master Plan. The per capita income for Avondale Estates in 2000 was more than double the per capita income for the state of Georgia.

Table 2-11. Avondale Estates Per Capita Income 1980, 1990 & 2000

<b>Avondale Estates Per Capita Income (in dollars)</b>			
<b>Category</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
<b>Per Capita Income</b>	11,281	24,077	42,605

Source: 2000 U.S. Census

- The 2000 per capita income for Avondale Estates was \$42,605.
  - The 2000 per capita income for DeKalb County was \$23,968.
  - The 2000 per capita income for the state of Georgia was \$21,154

Table 2-12. Avondale Estates Per Capita Income 2000 – 2030 projections

<b>Avondale Estates: Per Capita Income (in dollars)</b>							
<b>Category</b>	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>
<b>Per Capita Income</b>	42,605	50,436	58,267	66,098	73,929	81,760	89,591

Source: 2000 U.S. Census

- The per capita income of Avondale Estates should continue to climb, with Census estimates predicting it to reach \$58,267 in 2010 and \$89,591 by 2030.

Table 2-13. Avondale Estates Average Household Income 1990, 2000

<b>Avondale Estates Average Household Income (in dollars)</b>		
<b>Category</b>	<b>1990</b>	<b>2000</b>
<b>Mean Household Income</b>	51,909	89,415

Source: 2000 U.S. Census

- The 2000 average household income for Avondale Estates (\$89,415) was markedly higher than that of DeKalb County and the State of Georgia.
  - The 2000 average household income for DeKalb County was \$63,079, up from \$44,444 in 1990.
  - The 2000 average household income for the state of Georgia was \$80,077, greatly increased from \$36,810 in 1990.

Table 2-14. Median Income by Household for 1999

<b>Median Income by Household for 1999</b>			
	<b>Georgia</b>	<b>DeKalb County</b>	<b>Avondale Estates</b>
<b>Median household income in 1999</b>	42,433	49,117	70,625



- According to the 2000 U.S. Census, the median household income for Avondale Estates was \$70,625 in 1999.

Table 2-15. 1999 Household Income Distribution and Ratios

<b>Avondale Estates Household Income Distribution</b>				
<b>Category</b>	<b>1990</b>	<b>1990</b>	<b>2000</b>	<b>2000</b>
<b>Total</b>	1,005	100.0%	1,278	100.0%
<b>Income less than \$9999</b>	64	6.4%	35	2.7%
<b>Income \$10000 - \$14999</b>	44	4.4%	25	2.0%
<b>Income \$15000 - \$19999</b>	59	5.9%	67	5.2%
<b>Income \$20000 - \$29999</b>	132	13.1%	80	6.3%
<b>Income \$30000 - \$34999</b>	70	7.0%	101	7.9%
<b>Income \$35000 - \$39999</b>	81	8.1%	30	2.3%
<b>Income \$40000 - \$49999</b>	122	12.1%	86	6.7%
<b>Income \$50000 - \$59999</b>	115	11.4%	114	8.9%
<b>Income \$60000 - \$74999</b>	131	13.0%	136	10.6%
<b>Income \$75000 - \$99999</b>	115	11.4%	244	19.1%
<b>Income \$100000 - \$124999</b>	24	2.4%	143	11.2%
<b>Income \$125000 - \$149999</b>	11	1.10%	83	6.50%
<b>Income \$150000 and above</b>	37	3.70%	134	10.50%

Source: 2000 U.S. Census

- In 2000, 47.3% of households in Avondale Estates had incomes of \$75,000 or more, with 10.5% of the households making \$150,000 or more.
  - By comparison, 27.4% of households in DeKalb County and 22.7% of households in Georgia had incomes in 2000 of \$75,000 or more, with only 5.8% in DeKalb and 4.55% in Georgia having incomes greater than \$150,000.
- In 2000, 9.9% of households in Avondale Estates had incomes less than \$20,000.
  - By comparison, 15.1% of households in DeKalb County and 21.9% of households in Georgia had incomes below \$20,000 in the year 2000 (U.S. Census).
- The following table presents the sources of income for Avondale Estates' residents.

Table 2-16. Avondale Estates Personal Income by Type 1990 & 2000

<b>Avondale Estates Personal Income by Type (in dollars) for Households</b>				
<b>Category</b>	<b>1990</b>	<b>1990</b>	<b>2000</b>	<b>2000</b>
<b>Total income</b>	52,739,599	100%	109,622,500	100%
<b>Aggregate wage or salary income</b>	35,887,407	68%	74,146,100	68%
<b>Aggregate other types of income</b>	267,849	1%	1,348,800	1%
<b>Aggregate self employment income</b>	4,341,676	8%	5,187,400	5%
<b>Aggregate interest, dividends, or net rental income</b>	5,593,646	11%	17,514,700	16%
<b>Aggregate social security income</b>	3,297,020	6%	5,344,900	5%
<b>Aggregate public assistance income</b>	71,260	0%	98,800	0%
<b>Aggregate retirement income</b>	3,280,741	6%	5,981,800	6%

Source: 2000 U.S. Census

### III. Economic Development

#### A. Economic Base

From 1990 to 2000 the total employment in Avondale Estates has increased from 1,177 to 1,540, a 24% jump. Employment estimates based on the 2000 U.S. Census indicate that increase may have continued, with employment in 2005 predicted to be 1,766 (a 13% change since 2000). Most business establishments in the City employed between one to four people, while only six of the 122 establishments employed between 100 and 250 people.

By comparison, DeKalb County total employment from 1990 to 2000 increased from 299,852 to 347,410, a 14% increase. The state of Georgia as a whole increased its total employment 20% from 3,090,276 to 3,839,756 during the same time period.

According to the DeKalb County Comprehensive Plan 2005 -2025 (draft), the County contains nearly a fifth of the businesses located in the Metro Atlanta's 20 counties. The following table identifies the top ten employees, which indicates a logical relationship between County employment opportunities and Avondale Estate resident labor force, approximately one-third of which works in Education, Health and Social Services fields (see Table 3-14). Another one-third works in the Information, FIRE, or Professional/ Administrative/ Management fields.

Table 3-1. DeKalb County Employers by Size

<b>Top Ten Employers – DeKalb County</b>	
<b>Organization</b>	<b>Employees</b>
BellSouth Telecommunications Inc.	22,041
Emory University	14,398
DeKalb County Schools	6,876
DeKalb County Government	6,600
Cox Enterprises	5,322
U.S. Center for Disease Control & Prevention	5,089
General Motors Corporation (Doraville)	3,500
DeKalb Medical Center	2,790
Emory Hospital and Clinic	2,214
Children's Healthcare of Atlanta	1,543

Source: DeKalb County Draft Comprehensive Plan 2005 - 2025

Table 3-2. Employment by Industry and Size Classification

Industry	Number of Establishments by Employment-size class							
	Total Establishments	1-4	5-9	10-19	20-49	50-99	100-249	250+
<b>Total</b>	122	89	9	15	5	1	3	0
<b>Construction</b>	11	6	2	0	0	0	3	0
<b>Manufacturing</b>	5	3	2	0	0	0	0	0
<b>Wholesale trade</b>	7	4	0	1	2	0	0	0
<b>Retail trade</b>	8	5	2	1	0	0	0	0
<b>Transportation &amp; warehousing</b>	1	1	0	0	0	0	0	0
<b>Information</b>	3	2	0	1	0	0	0	0
<b>Finance &amp; insurance</b>	4	2	1	1	0	0	0	0
<b>Real estate &amp; rental &amp; leasing</b>	9	8	0	1	0	0	0	0
<b>Professional, scientific &amp; technical services</b>	31	28	0	3	0	0	0	0
<b>Admin, support, waste mgt, remediation services</b>	6	2	0	1	2	1	0	0
<b>Educational services</b>	2	2	0	0	0	0	0	0
<b>Health care and social assistance</b>	6	6	0	0	0	0	0	0
<b>Arts, entertainment &amp; recreation</b>	2	2	0	0	0	0	0	0
<b>Accommodation &amp; food services</b>	6	3	0	2	1	0	0	0
<b>Other services (except public administration)</b>	21	15	2	4	0	0	0	0

Source: U.S. Census Bureau 2004 County Business Patterns

## B. Downtown Market Analysis

Data specific to economic development within the City comes primarily from the market study conducted for the Downtown Master Plan. 2004 data associated with **Downtown Avondale Estates** feature:

- 1,153 private sector jobs existing within Downtown Avondale Estates
- An estimated 179 residents living in Downtown Avondale Estates
- 4,078 employees working in the area immediately surrounding Downtown Avondale Estates.
- 163,000 sq. feet of Retail space within Downtown Avondale Estates
- 21,000 sq. feet of Food & Beverage space within Downtown Avondale Estates
- 510,100 sq. feet of Industrial/Auto space within Downtown Avondale Estates, the overwhelming majority of business space in Downtown.
- 128,400 sq. feet of Office space within Downtown Avondale Estates.

- 722,500 sq. feet of private sector employment space within Downtown Avondale Estates

**Projected gains from the implementation of the Downtown Master Plan** concepts by 2014:

- Net increase of 54,750 sq. feet of Retail space within Downtown Avondale Estates.
- Net increase of 18,250 sq. feet of Food & Beverage space within Downtown Avondale Estates.
- Net decrease of 103,200 sq. feet of Industrial/Auto space within Downtown Avondale Estates.
- Net increase of 10,650 sq. feet of Office space within Downtown Avondale Estates.
- Net decrease of 19,550 sq. feet of private sector employment space within Downtown Avondale Estates

Over the next ten years employment growth should be primarily in the retail and food & beverage categories. However, the establishment of the Downtown as an office address over the long-term should result in significant increases in job growth; at the same time, long-term industrial and auto uses are expected to decrease as Downtown becomes more attractive for other uses.

Table 3-3. Projected Changes in Downtown Employment through 2029

<b>Projected Change in Employment from 2004-2029</b>					
<b>Year</b>	<b>Retail</b>	<b>Food &amp; Beverage</b>	<b>Industrial/Auto</b>	<b>Office</b>	<b>Total</b>
<b>2004</b>	229	156	340	428	1153
<b>2009</b>	329	224	305	446	1304
<b>2014</b>	428	291	271	464	1454
<b>2019*</b>	471	320	244	510	1545
<b>2024*</b>	518	352	220	561	1651
<b>2029*</b>	570	387	200	618	1775
*Assumes a 10% per decade increase in office, retail, and food & beverage and a 10% per decade decline in industrial and auto uses.					

Source: Avondale Estates Downtown Master Plan

Table 3-4. Downtown Population

<b>Downtown Population</b>					
	<b>Single-Family</b>	<b>Townhomes</b>	<b>Live-Work</b>	<b>Multifamily*</b>	<b>Total</b>
<b>Existing</b>					
Existing Dwelling Units	61	0	0	34	95
Average Size	2.1	2	2	1.5	
Population	128	U	U	51	179
<b>Concept Plan</b>					
Net Dwelling Units	30	100	50	70	250
Average Household Size	2.1	2	2	1.5	
Population	63	200	100	105	468
<b>Total Population by 2014</b>	191	200	100	156	647

\*Number includes assisted living units

Source: Avondale Estates Downtown Master Plan

**C. Labor Force**

The following tables report employment status, followed by trends in employment change as analyzed by the Downtown Master Plan.

Table 3-5. Labor Force Participation

<b>Avondale Estates: Labor Force Participation</b>		
<b>Category</b>	<b>1990</b>	<b>2000</b>
<b>Total Males and Females</b>	1,900	2,185
<b>In labor force:</b>	1,228	1,564
Civilian Labor force	1,222	1,564
Civilian Employed	1,177	1,540
Civilian unemployed	45	24
<b>In Armed Forces</b>	6	0
<b>Not in labor force</b>	672	621
<b>Total Males</b>	837	972
<b>Male In labor force:</b>	624	793
Male Civilian Labor force	622	793
Male Civilian Employed	601	779
Male Civilian unemployed	21	14
<b>Male In Armed Forces</b>	2	0
<b>Male Not in labor force</b>	213	179
<b>Total Females</b>	1,063	1,213
<b>Female In labor force:</b>	604	771
Female Civilian Labor force	600	771
Female Civilian Employed	576	761
Female Civilian unemployed	24	10
<b>Female In Armed Forces</b>	4	0
<b>Female Not in labor force</b>	459	442

Source: 2000 U.S. Census

Table 3-6. Labor Force Participation by Place of Work

<b>Avondale Estates: Labor Force by Place of Work</b>		
<b>Category</b>	<b>1990</b>	<b>2000</b>
<b>Total population</b>	2,209	2,609
<b>Worked in State of residence</b>	1,166	1,534
<b>Worked in place of residence</b>	151	164
<b>Worked outside of place of residence</b>	1,015	1,370
<b>Worked outside of state of residence</b>	0	0

Source: 2000 U.S. Census

Table 3-7. Employment by office Location

<b>Employment by Office Location of Workers (Age 16+)</b>			
	<b>Georgia</b>	<b>DeKalb County</b>	<b>Avondale Estates</b>
<b>Total:</b>	3,832,803	341,110	1,534
<b>Living in a place:</b>	1,708,089	177,336	1,534
<b>Worked in place of residence</b>	717,187	26,458	164
<b>Worked outside place of residence</b>	990,902	150,878	1,370
<b>Not living in a place</b>	2,124,714	163,774	0

Source: 2000 U.S. Census

Employees and industry in the Downtown:

- In 2004, the following sectors had the most employees working in Downtown Avondale Estates:
  - 229 Retail employees
  - 156 Food & Beverage employees
  - 340 Industrial/Auto employees
  - 428 Office employees
  - totaling 1,153 total private sector employees
  
- Projected changes from the implementation of the Downtown Master Plan concepts by 2014 may include the following shifts in employment:
  - Net increase 199 Retail employees (Retail will supersede Industrial/Auto as the second largest employment sector)
  - Net increase of 135 Food & Beverage employees
  - Net decrease of 36 Industrial/Auto employees
  - Net increase of 36 Office employees
  - Net increase of 301 employees,
  - Total of 1,454 private sector jobs within Downtown Avondale Estates

**D. Wages**

The hourly wages for residents of Avondale Estates are not available; following are data from the State of Georgia Department of Revenue.

- Median hourly wages for all occupations in Georgia is \$13.49
- Mean hourly wages for all occupations in Georgia is \$17.45
- Mean annual earnings for all occupations in Georgia are \$36,290

Table 3-8. Wage or Salary Income 1999

<b>Wage or Salary Income in 1999 for Households</b>			
	<b>Georgia</b>	<b>DeKalb County</b>	<b>Avondale Estates</b>
<b>Total:</b>	3,007,678	249,391	1,278
<b>With wage or salary income</b>	2,445,262	216,644	980
<b>No wage or salary income</b>	<b>562,416</b>	<b>32,747</b>	<b>298</b>

Source: 2000 U.S. Census

**E. Worker Commute patterns**

Table 3-9. Transportation Methods to Work

<b>Transportation to Work for Workers (Age 16+)</b>			
	<b>Georgia</b>	<b>DeKalb County</b>	<b>Avondale Estates</b>
<b>Total:</b>	3,832,803	341,110	1,534
<b>Car, truck, or van:</b>	3,525,972	292,968	1,360
<b>Drove alone</b>	2,968,910	240,374	1,199
<b>Carpooled</b>	557,062	52,594	161
<b>Public transportation:</b>	90,030	28,095	58
<b>Bus or trolley bus</b>	59,355	17,907	9
<b>Streetcar or trolley car</b>	843	235	0
<b>Subway or elevated</b>	20,116	8,340	49
<b>Railroad</b>	1,762	806	0
<b>Ferryboat</b>	382	0	0
<b>Taxicab</b>	7,572	807	0
<b>Motorcycle</b>	3,055	212	0
<b>Bicycle</b>	5,588	479	11
<b>Walked</b>	65,776	6,021	12
<b>Other means</b>	33,396	2,957	20
<b>Worked at home</b>	108,986	10,378	73

Source: 2000 U.S. Census

Table 3-10. Travel Time to Work

<b>Travel Time to Work for Workers (Age 16+)</b>			
	<b>Georgia</b>	<b>DeKalb County</b>	<b>Avondale Estates</b>
<b>Total:</b>	3,832,803	341,110	1,534
<b>Did not work at home:</b>	3,723,817	330,732	1,461
<b>Less than 5 minutes</b>	93,446	3,910	35
<b>5 to 9 minutes</b>	334,403	15,205	93
<b>10 to 14 minutes</b>	511,628	30,092	98
<b>15 to 19 minutes</b>	583,820	42,068	148
<b>20 to 24 minutes</b>	519,875	49,108	209
<b>25 to 29 minutes</b>	209,374	23,617	119
<b>30 to 34 minutes</b>	535,531	64,912	319
<b>35 to 39 minutes</b>	108,867	12,907	150
<b>40 to 44 minutes</b>	132,121	15,788	92
<b>45 to 59 minutes</b>	347,610	36,865	139
<b>60 to 89 minutes</b>	234,588	24,180	59
<b>90 or more minutes</b>	112,554	12,080	0
<b>Worked at home</b>	108,986	10,378	73

Source: 2000 U.S. Census



Table 3-11. Travel Time by Means of Transportation

<b>Travel Time by Means of Transportation for Workers (Age 16+) Not Working at Home</b>			
	<b>Georgia</b>	<b>DeKalb County</b>	<b>Avondale Estates</b>
<b>Total:</b>	3,723,817	330,732	1,461
<b>Less than 30 minutes:</b>	2,252,546	164,000	702
<b>Public transportation</b>	25,868	5,148	12
<b>Other means</b>	2,226,678	158,852	690
<b>30 to 44 minutes:</b>	776,519	93,607	561
<b>Public transportation</b>	20,442	7,342	41
<b>Other means</b>	756,077	86,265	520
<b>45 to 59 minutes:</b>	347,610	36,865	139
<b>Public transportation</b>	13,742	5,094	5
<b>Other means</b>	333,868	31,771	134
<b>60 or more minutes:</b>	347,142	36,260	59
<b>Public transportation</b>	29,978	10,511	0
<b>Other means</b>	317,164	25,749	59

Source: 2000 U.S. Census

Table 3-12. Primary Vehicle Occupancy for Workers

<b>Primary Vehicle Occupancy for Workers (Age 16+)</b>			
	<b>Georgia</b>	<b>DeKalb County</b>	<b>Avondale Estates</b>
<b>Total:</b>	3,832,803	341,110	1,534
<b>Car, truck, or van:</b>	3,525,972	292,968	1,360
<b>Drove alone</b>	2,968,910	240,374	1,199
<b>Carpooled:</b>	557,062	52,594	161
<b>In 2-person carpool</b>	406,954	36,752	133
<b>In 3-person carpool</b>	87,725	8,173	23
<b>In 4-person carpool</b>	34,505	4,088	5
<b>In 5- or 6-person carpool</b>	18,718	2,652	0
<b>In 7-or-more-person carpool</b>	9,160	929	0
<b>Other means (including those who worked at home)</b>	306,831	48,142	174

Source: 2000 U.S. Census

## ***F. Economic Resources***

Since the 1998 Comprehensive Plan update, the City has aggressively undertaken a series of steps to promote a healthy economic environment. In 2001, the City established the Downtown Development Authority, which continues to meet on a regular basis. In 2004 the City developed and adopted the City's Downtown Master Plan and followed up with a Redevelopment Plan that meets Georgia State requirements for preparing a Tax Allocation District (TAD). The redevelopment area identified in the TAD had a current market value of approximately \$23 million in 2005. Upon completion of the Redevelopment Plan implementation, the district is projected to have a fair market value of around \$69.2 million dollars with an assessed value of approximately \$27.7 million.

While the City of Avondale Estates does not provide job training programs, residents have access to those offered through DeKalb County which relies on several economic resources for job training and general education. The DeKalb Technical Institute provides skills training and is in partnership with businesses to provide specialized training for employees on site and in anticipation of employment needs prior to moving into, expanding or re-tooling in the area. Furthermore, eight colleges and universities are located within Dekalb, including the third largest college in Georgia. More broadly, Avondale Estates residents have easy access to major institutions such as Georgia Tech and Georgia State in Atlanta and the University of Georgia in Athens. Programs and other resources sited in the DeKalb County Comprehensive Plan include:

- South DeKalb Business Incubator program
- International Business Expansion
- The DeKalb Chamber Education Foundation
- The DeKalb Chamber Business Association Forum
- The DeKalb Chamber Bio-Life Sciences Initiative

## ***G. Economic Trends***

The economy of Avondale Estates, though a small city, has undergone some changes in the past decade. These changes differentiate it from the greater Atlanta region and Dekalb County.

- Educational, Health, and Social Services is the largest employment sector for the population of Avondale Estates, comprising 29.5% of the total employed civilian population, an increase from 1990 when it comprised 22.8% of the total.
- Educational, Health, and Social Services sector also increased in DeKalb County between 1990 and 2000, from 16.7% to 19%.
- Professional, Scientific, Management, Administrative, and Waste Management services sector increased dramatically in Avondale Estates, from 3% of the total employed civilian population in 1990 to 16.7% of the population in 2000.
- Professional, Scientific, Management, Administrative, and Waste Management services sector also increased in DeKalb County between 1990 and 2000, from 6.8% to 13.9%.
- Arts, Entertainment, Recreation, Accommodation and Food Services sector showed a moderate increase in proportion of total employment between 1990 and 2000.
- Arts, Entertainment, Recreation, Accommodation and Food Services sector also increased in DeKalb County between 1990 and 2000, from 1.3% to 7.7.

- The percentage of total employment of all other sectors in Avondale Estates declined between 1990 and 2000.
- The Wholesale Trade sector declined in Avondale Estates from 7.1% in 1990 to 0.3% in 2000.
- The sectors with the greatest declines in DeKalb County between 1990 and 2000 were Retail Trade and Other Services.
- The sectors with the greatest declines in Georgia between 1990 and 2000 were Retail Trade and Manufacturing.

Table 3-13. Employment by Industry

Avondale Estates: Employment by Industry						
Category	1980	1980	1990	1990	2000	2000
<b>Total Employed Civilian Population</b>	636	100%	1,177	100%	1,540	100%
<b>Agriculture, Forestry, Fishing, hunting &amp; mining</b>	2	0%	20	2%	4	0%
<b>Construction</b>	28	4%	75	6%	89	6%
<b>Manufacturing</b>	53	8%	86	7%	104	7%
<b>Wholesale Trade</b>	51	8%	84	7%	5	0%
<b>Retail Trade</b>	87	14%	146	12%	130	8%
<b>Transportation, warehousing, and utilities</b>	40	6%	68	6%	54	4%
<b>Information</b>	NA	NA	NA	NA	107	7%
<b>Finance, Insurance, &amp; Real Estate</b>	60	9%	100	9%	102	7%
<b>Professional, scientific, management, administrative, and waste management services</b>	32	5%	35	3%	257	17%
<b>Educational, health and social services</b>	107	17%	268	23%	454	30%
<b>Arts, entertainment, recreation, accommodation and food services</b>	28	4%	14	1%	69	5%
<b>Other Services</b>	76	12%	204	17%	83	5%
<b>Public Administration</b>	72	11%	77	7%	82	5%

Source: 2000 U.S. Census

Table 3-14. Employment Projections by Industry

<b>Avondale Estates: Employment Projections by Industry</b>							
<b>Category</b>	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>
<b>Total Employed Civilian Population</b>	1,540	1,766	1,992	2,218	2,444	2,670	2,896
<b>Agriculture, Forestry, Fishing, hunting &amp; mining</b>	4	5	5	6	6	7	7
<b>Construction</b>	89	104	120	135	150	165	181
<b>Manufacturing</b>	104	117	130	142	155	168	181
<b>Wholesale Trade</b>	5	0	0	0	0	0	0
<b>Retail Trade</b>	130	141	152	162	173	184	195
<b>Transportation, warehousing, and utilities</b>	54	58	61	65	68	72	75
<b>Information</b>	107	NA	NA	NA	NA	NA	NA
<b>Finance, Insurance, &amp; Real Estate</b>	102	113	123	134	144	155	165
<b>Professional, scientific, management, administrative, and waste management services</b>	257	313	370	426	482	538	595
<b>Educational, health and social services</b>	454	541	628	714	801	888	975
<b>Arts, entertainment, recreation, accommodation and food services</b>	69	79	90	100	110	120	131
<b>Other Services</b>	83	85	87	88	90	92	94
<b>Public Administration</b>	82	85	87	90	92	95	97

Source: 2000 U.S. Census

## IV. Housing

### A. Housing Types & Mix

Avondale Estates is a well-established community of primarily single-family residential parcels that is near, if not already at build-out. The 1998-2017 Comprehensive Plan reports that annexation and two new residential projects increased housing availability nearly 100% between 1980 and 1990.

Avondale Estates housing stock is not diverse, consisting almost entirely of single family dwellings. While multi-family housing is sparse within the City limits, the 1998 Comprehensive Plan indicates an abundance of multi-family dwellings, rental properties in particular, adjacent to the City limits.

The Downtown Master Plan states that 61 housing units are located in the downtown area (2004); implementing the plan proposed by that study will increase the number of townhomes, live-work and multi-family residential units to 220 and add 30 more single family residential units.

Table 4-1. Types of Housing

Avondale Estates: Types of Housing						
Category	1980	1980	1990	1990	2000	2000
<b>TOTAL Housing Units</b>	540	100.0%	1,074	100.0%	1,239	100.0%
<b>Single Units (detached)</b>	507	93.9%	832	77.5%	999	80.6%
<b>Single Units (attached)</b>	3	0.6%	86	8.0%	217	17.5%
<b>Double Units</b>	2	0.4%	10	0.9%	2	0.2%
<b>3 to 9 Units</b>	28	5.2%	136	12.7%	21	1.7%
<b>10 to 19 Units</b>	0	0.0%	1	0.1%	0	0.0%
<b>20 to 49 Units</b>	0	0.0%	0	0.0%	0	0.0%
<b>50 or more Units</b>	0	0.0%	0	0.0%	0	0.0%
<b>Mobile Home or Trailer</b>	0	0.0%	0	0.0%	0	0.0%
<b>All Other</b>	0	0.0%	9	0.8%	0	0.0%

Source: 2000 U.S. Census and City of Avondale Estates Officials

- Of the reported 2000 housing units, 999 were detached, single family residential housing units, and 217 were single family attached units.
- In surrounding DeKalb County, new housing stock is comprised of a high percentage of multifamily units compared to surrounding region: about 44% of all units permitted in 2004 were for multi-family in DeKalb County, while region-wide multi-family constitute only 26%

**B. Households and Household Size**

- The average household size for Avondale Estates in 2000 was 2.11.

Table 4-3. Average Household Size

<b>Avondale Estates city: Average Household Size</b>			
<b>Category</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
<b>Persons per household</b>	2.48	2.17	2.11

Source: 2000 U.S. Census

- The trend of smaller household sizes is expected to continue, with the average household size for Avondale Estates in 2030 projected to be 1.56 persons per household.
- The average household size in DeKalb County is decreasing as well, from 2.75 persons per household in 1980 to 2.62 persons per household in 2000, according to the U.S.Census. The trend is expected to continue with the average household size reaching 2.43 persons per household in 2030.
- The number of households in Avondale Estates is expected to continue to increase and is predicted to reach 1,574 households by 2010 and 2,270 households by 2030 according to U.S. Census predictions.
- The number of households in DeKalb County is expected to continue to increase as well and is predicted to reach 287,548 by 2010 and 363,965 by 2030 according to U.S. Census predictions.

**C. Condition & Occupancy**

The housing stock in Avondale Estates is in good condition, but is aging. Over 97% of housing units were constructed prior to 1990, and over half (63%) were built prior to 1960. There have, however, been numerous renovations of the older housing stock, such that the overall condition of housing within the city has not degraded.

Table 4-4. Age of Housing Structures

Year Structure Built	Number of Housing Units
<b>Total:</b>	1,239
<b>Built 1999 to March 2000</b>	0
<b>Built 1995 to 1998</b>	0
<b>Built 1990 to 1994</b>	26
<b>Built 1980 to 1989</b>	202
<b>Built 1970 to 1979</b>	61
<b>Built 1960 to 1969</b>	171
<b>Built 1950 to 1959</b>	391
<b>Built 1940 to 1949</b>	226
<b>Built 1939 or earlier</b>	162

Source: 2000 U.S. Census and City of Avondale Estates Officials

Though the housing stock in Avondale Estates is aging, there have been improvements made upon the condition of some. As of 2000, all housing units maintained kitchen and plumbing facilities as shown below.

Table 4-5. Housing Condition

Avondale Estates: Housing Condition	1990	2000
<b>Total housing units</b>	1,074	1,239
<b>Lacking plumbing facilities</b>	3	0
<b>Lacking complete kitchen facilities</b>	0	0
<b>Housing Units Vacant</b>	58	37

Source: 2000 U.S. Census and City of Avondale Estates Officials

According to the 2000 U.S. Census, 97% of Avondale Estates properties were occupied, primarily by homeowners. A more recent analysis in 2003 shown below solidifies the status of Avondale Estates as majority owner-occupied (87%).

Table 4-6. Tenure by Type Comparison

Tenure in 2003	Avondale Estates	DeKalb County	Residential Market Area (10 mile radius)
<b>Owner Occupied</b>	87%	54%	47%
<b>Renter Occupied</b>	7%	38%	43%
<b>Vacant</b>	6%	9%	11%
<b>Total</b>	1,299	283,375	414,836

Source: ESRI BIS; 2000 Census

Nearly half the City's residents moved to Avondale Estates before 1990. The Downtown Master Plan reports that occupied housing units in the residential market area (10 mile radius) are almost evenly divided between ownership and rental: an estimated 52% are owner occupied and 48% are renter occupied. In DeKalb County, the proportion of owner occupied units is slightly higher (59%). Owner occupied units make up 59% of the DeKalb County's occupied housing units. Almost all occupied units in Avondale Estates (92%) are owner occupied. Eleven percent (11%) of total housing units in the market area are vacant, above the proportion in DeKalb County (9%) and Avondale Estates (6%).

Single-family growth will be strong within the next ten years, but will decrease as the area is developed. Longer-term, growth should occur in the number of multifamily units, particularly as the City's vibrant street life begins to emerge and the area's desirability increases. As the number of housing units increase so will the population.

**D. Cost of Housing**

Since 2003, home values in Avondale Estates have been firmly centered in the \$200,000's. The 2006 estimated median sales value of Avondale Estates homes was \$244,950. A recent 2003 analysis suggests there is more variation in values throughout the residential market area and in DeKalb County.

The following table compares Avondale Estates' home values with that of DeKalb County and the residential market within a 10-mile radius of the City.

Table 4-7. Home Value Comparison, 2003

Home Value	Avondale Estates	DeKalb County	Residential Market Area (10-mile)
Less than \$50,000	0%	1%	2%
\$50,000-99,999	2%	16%	16%
\$100,000-149,999	15%	30%	27%
\$150,000-199,999	15%	17%	17%
\$200,000-299,999	44%	20%	18%
\$300,000-399,999	17%	8%	8%
\$400,000-499,999	5%	4%	5%
\$500,000-599,999	1%	2%	4%
\$759,000-999,999	0%	1%	2%
\$1,000,000 and above	1%	0%	1%
<b>Total</b>	1,132	151,911	192,097
<b>Median Home Value</b>	\$236,957	\$157,979	\$163,037

Source: ESRI BIS 2003

Table 4-8. Housing Costs in City, County and State

Category	Avondale Estates		DeKalb County		Georgia	
	1990	2000	1990	2000	1990	2000
<b>Median property value</b>	\$118,000	\$203,500	\$90,900	\$135,100	\$70,700	\$111,200
<b>Median rent</b>	\$549	\$715	\$552	\$767	\$433	\$613

Source: 2000 U.S. Census



Table 4-9. Median Home Sales for Avondale compared to Decatur

Comparative Median Home Sales Price		
Median Sales Price (All Homes)	Avondale Estates (Zip Code: 30002)	Decatur (Zip Code: 30030)
2006	\$244,950	\$249,450
2005	\$212,000	\$238,000
2004	\$218,700	\$245,000
2003	\$212,000	\$216,500
2002	\$194,750	\$219,900
2001	\$188,500*	\$207,600*
Percent Change in Home Prices (from 2001 to 2006)	30%	20%
Median New Home prices (2006 average)	\$259,900	\$240,900

Source: Atlanta Journal Constitution Home Sales Report

**E. Cost-Burdened Households**

Cost-burdened households must be considered when looking at the overall health and status of housing in Avondale Estates. The tables below detail the number of cost-burdened or severely cost-burdened households by type, including differentiations in size and tenure. The breakdown of cost-burden is based on the following definitions.

- Rent 0-30% - These are units with a current gross rent (rent and utilities) that are affordable to households with incomes at or below 30% of HUD Area Median Family Income. Affordable is defined as gross rent less than or equal to 30% of a household's gross income.
- Rent 30-50% - These are units with a current gross rent that are affordable to households with incomes greater than 30% and less than or equal to 50% of HUD Area Median Family Income.
- Rent > 80% - These are units with a current gross rent that are affordable to households with incomes above 80% of HUD Area Median Family Income (MFI).
- Value 0-50% - These are homes with values affordable to households with incomes at or below 50% of HUD Area Median Family Income. Affordable is defined as annual owner costs less than or equal to 30% of annual gross income. Annual owner costs are estimate
- Value 50-80% - These are units with a current value that are affordable to households with incomes greater than 50% and less than or equal to 80% of HUD Area Median Family Income.
- Value > 80% - These are units with a current value that are affordable to households with incomes above 80% of HUD Area Median Family Income.

Table 4-10. Cost-Burdened Rental Households

Avondale Estates Rental Housing Problems					
Household by Type, Income, & Housing Problem	Elderly	Small Related	Large Related	All	Total
	(1 & 2 members)	(2 to 4 members)	(5 or more members)	Other	Renters
1. Household Income <= 50% MFI*	10	0	0	24	34
2. Household Income <=30% MFI	0	0	0	0	0
3. % with any housing problems	N/A	N/A	N/A	N/A	N/A
4. % Cost Burden >30%	N/A	N/A	N/A	N/A	N/A
5. % Cost Burden >50%	N/A	N/A	N/A	N/A	N/A
6. Household Income >30 to <=50% MFI	10	0	0	24	34
7. % with any housing problems	100	N/A	N/A	83.3	88.2
8. % Cost Burden >30%	100	N/A	N/A	83.3	88.2
9. % Cost Burden >50%	0	N/A	N/A	0	0
10. Household Income >50 to <=80% MFI	10	0	0	4	14
11.% with any housing problems	0	N/A	N/A	0	0
12.% Cost Burden >30%	0	N/A	N/A	0	0
13. % Cost Burden >50%	0	N/A	N/A	0	0
14. Household Income >80% MFI	4	20	0	15	39
15.% with any housing problems	0	0	N/A	0	0
16.% Cost Burden >30%	0	0	N/A	0	0
17. % Cost Burden >50%	0	0	N/A	0	0
18. Total Households	24	20	0	43	87
19. % with any housing problems	41.7	0	N/A	46.5	34.5
20. % Cost Burden >30	41.7	0	N/A	46.5	34.5
21. % Cost Burden >50	0	0	N/A	0	0

Source: 2000 CHAS Data Book  
 \* MFI- Median Family Income

Table 4-11. Cost-Burdened Owner Occupied Households

Avondale Estates Homeowner Housing Problems						
Household by Type, Income, & Housing Problem	Elderly	Small Related	Large Related	All	Total	Total
	(1 & 2 members)	(2 to 4 members)	(5 or more members)	Other	Owners	Households
1. Household Income <= 50% MFI*	66	25	10	14	115	149
2. Household Income <=30% MFI	27	0	0	10	37	37
3. % with any housing problems	100	N/A	N/A	100	100	100
4. % Cost Burden >30%	100	N/A	N/A	100	100	100
5. % Cost Burden >50%	44.4	N/A	N/A	100	59.5	59.5
6. Household Income >30 to <=50% MFI	39	25	10	4	78	112
7. % with any housing problems	0	40	100	0	25.6	44.6
8. % Cost Burden >30%	0	40	100	0	25.6	44.6
9. % Cost Burden >50%	0	40	100	0	25.6	17.9
10. Household Income >50 to <=80% MFI	63	4	0	28	95	109
11.% with any housing problems	39.7	0	N/A	71.4	47.4	41.3
12.% Cost Burden >30%	39.7	0	N/A	71.4	47.4	41.3
13. % Cost Burden >50%	23.8	0	N/A	35.7	26.3	22.9
14. Household Income >80% MFI	210	380	40	250	880	919
15.% with any housing problems	0	9.2	0	6	5.7	5.4
16.% Cost Burden >30%	0	9.2	0	6	5.7	5.4
17. % Cost Burden >50%	0	0	0	0	0	0
18. Total Households	339	409	50	292	1,090	1,177
19. % with any housing problems	15.3	11	20	15.4	13.9	15.5
20. % Cost Burden >30	15.3	11	20	15.4	13.9	15.5
21. % Cost Burden >50	8	2.4	20	6.8	6.1	5.7

Source: 2000 CHAS Data Book  
 \*Median Family Income

**Any housing problems:** cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.

**Other housing problems:** overcrowding (1.01 or more persons per room) and/or without complete kitchen or plumbing facilities.

**Elderly households:** 1 or 2 person household, either person 62 years old or older.

**Renter:** Data do not include renters living on boats, RVs or vans. This excludes approximately 25,000 households nationwide.

**Cost Burden:** Cost burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

Source: 2000 CHAS Data Book

Table 4-12. Affordability of Rental Units

<b>Affordability of Renters Units by # of Bedrooms</b>				
<b>Housing Units by Affordability</b>	<b>0-1</b>	<b>2</b>	<b>3+</b>	<b>Total</b>
<b>1. Rent &lt;=30%</b>				
# occupied units	4	0	24	28
% occupants <=30%	0	N/A	0	0
% built before 1970	100	N/A	100	100
% some problem	0	N/A	0	0
# vacant for rent	0	0	0	0
<b>2. Rent &gt;30% to &lt;=50%</b>				
# occupied units	0	10	0	10
% occupants <=50%	N/A	100	N/A	100
% built before 1970	N/A	100	N/A	100
% some problem	N/A	100	N/A	100
# vacant for rent	0	0	0	0
<b>3. Rent &gt;50% to &lt;=80%</b>				
# occupied units	0	50	0	50
% occupants <=80%	N/A	40	N/A	40
% built before 1970	N/A	80	N/A	80
% some problem	N/A	40	N/A	40
# vacant for rent	0	0	0	0
<b>4. Rent &gt;80%</b>				
# occupied units	0	0	0	0
# vacant for rent	0	0	0	0

Source: 2000 CHAS Data Book

Table 4-13. Affordability of For Sale Units

<b>Affordability of Owned or For Sale units by # of Bedrooms</b>				
<b>Housing Units by Affordability</b>	<b>0-1</b>	<b>2</b>	<b>3+</b>	<b>Total</b>
<b>1. Value &lt;=30%</b>				
# occupied units	N/A	N/A	N/A	N/A
% occupants <=30%	N/A	N/A	N/A	N/A
% built before 1970	N/A	N/A	N/A	N/A
% some problem	N/A	N/A	N/A	N/A
# vacant for sale	N/A	N/A	N/A	N/A
<b>2. Value &lt;=50%</b>				
# occupied units	0	14	4	18
% occupants <=50%	N/A	100	0	77.8
% built before 1970	N/A	71.4	100	77.8
% some problem	N/A	28.6	0	22.2
# vacant for sale	0	0	0	0
<b>3. Value &gt;50% to &lt;=80%</b>				
# occupied units	8	152	94	254
% occupants <=80%	100	22.4	30.9	28
% built before 1970	0	11.8	72.3	33.9
% some problem	50	0	0	1.6
# vacant for sale	0	0	0	0
<b>4. Value &gt;80%</b>				
# occupied units	0	132	672	804
# vacant for sale	0	0	19	19

Source: 2000 CHAS Data Book

Table 4-14. Poverty Level

<b>Avondale Estates: Poverty Level</b>		
<b>Total Population</b>	2549	100%
<b>Population for whom income is below poverty level</b>	70	2.8%
<b>Population below poverty level: Under 5 years of age</b>	10	0.4%
<b>Population below poverty level: 18-64 years old</b>	35	1.4%
<b>Population below poverty level: 75+ years old</b>	25	0.9%

Source: 2000 U.S. Census

**F. Special Housing Needs**

The tables below provide housing data regarding the limitations on some Avondale Estates residents with regard to mobility and self-care in their homes. While there are no rental property occupants that report such problems, there are 117 total homes that report some burden with income and disability; the majority of these are elderly residents.

Based on a review of City records and information from public officials, there is one small facility that serves individuals with developmental disabilities. No other special needs housing for such populations has been identified in the City of Avondale Estates. This is not unusual for a city of the size of Avondale Estates. Due to the city's proximity to numerous service providers within greater DeKalb County and neighboring municipalities, the need for specific services associated with such special needs as homelessness, domestic violence, disabilities, and substance abuse appears to be met at this time.

Table 4-15. Special Housing Needs- Rental

<b>Avondale Estates Mobility &amp; Self-Care Limitation Housing Problems (Rental)</b>				
<b>Household by Type, Income, &amp; Housing Problem</b>	<b>Extra Elderly 1 &amp; 2 Member Households</b>	<b>Elderly 1 &amp; 2 Member Households</b>	<b>All Other Households</b>	<b>Total Rental</b>
<b>1. Household Income &lt;=50% MFI*</b>	0	0	0	0
<b>2. Household Income &lt;=30% MFI</b>	0	0	0	0
<b>% with any housing problems</b>	N/A	N/A	N/A	N/A
<b>3. Household Income &gt;30 to &lt;=50% MFI</b>	0	0	0	0
<b>% with any housing problems</b>	N/A	N/A	N/A	N/A
<b>4. Household Income &gt;50 to &lt;=80% MFI</b>	0	10	0	10
<b>% with any housing problems</b>	N/A	0	N/A	0
<b>5. Household Income &gt;80% MFI</b>	0	0	0	0
<b>% with any housing problems</b>	N/A	N/A	N/A	N/A
<b>6. Total Households</b>	0	10	0	10
<b>% with any housing problems</b>	N/A	0	N/A	0

Source: 2000 Comprehensive Housing Affordable Strategy (CHAS) Data Book

\*Median Family Income

Table 4-16. Special Housing Needs- Homeowner

Avondale Estates Mobility & Self-Care Limitation Housing Problems (Homeowner)					
Household by Type, Income, & Housing Problem	Extra Elderly 1 & 2 Member Households	Elderly 1 & 2 Member Households	All Other Households	Total Owners	Total Households
1. Household Income <=50% MFI*	4	4	0	8	8
2. Household Income <=30% MFI	4	4	0	8	8
% with any housing problems	100	100	N/A	100	100
3. Household Income >30 to <=50% MFI	0	0	0	0	0
% with any housing problems	N/A	N/A	N/A	N/A	N/A
4. Household Income >50 to <=80% MFI	8	0	4	12	22
% with any housing problems	0	N/A	0	0	0
5. Household Income >80% MFI	55	12	20	87	87
% with any housing problems	0	0	0	0	0
6. Total Households	67	16	24	107	117
% with any housing problems	6	25	0	7.5	6.8

Source: 2000 CHAS Data Book  
 \*Median Family Income

**Definitions for Mobility & Self-Care Table:**

**Extra Elderly:** 1 or 2 Member households, either person 75 years or older

**Elderly:** 1 or 2 Member Households, either person 62 to 74 years

**Mobility or Self Care Limitations:** This includes all households where one or more persons has 1) a long-lasting condition that substantially limits one or more basic physical activity, such as walking, climbing stairs, reaching, lifting, or carrying and/or 2) a physical, mental, or emotional condition lasting more than 6 months that creates difficulty with dressing, bathing, or getting around inside the home.

Source: 2000 CHAS Data Book

**G. Jobs-Housing Balance**

The analysis below of DeKalb County data suggests that an increase in housing would balance the jobs/housing ratio, although the City of Avondale Estates aims to create more employment options in the Downtown with the intention of meeting live-work-play planning objectives.

The following tables are from DeKalb County's Comprehensive Plan 2005- 2025 (draft) and reveal the jobs to housing ratio for the broader area:

Table 4-17. DeKalb County Jobs-Housing Balancing Measures

DeKalb County Data	Year 2000
Total Population	665,865
Labor Force	519,626
Housing Units	265,093
Total Occupied Units	249,339
Resident Workers in DeKalb	149,919
Households	261,231

Source: U.S. Census Bureau, DeKalb County Planning Department

The total occupied units include owners and renters. The majority of workers in DeKalb County do not reside in the County (77%). Therefore, a high number of residents are commuting in and out of the County, which is common for the Atlanta region. Also, figures show that there are twice as many jobs as housing units in DeKalb County (see the table below). According to those statistics, there is a need to increase the number of housing units currently provided in the County.

Table 4-18. DeKalb County Jobs-Housing Balancing Ratios

Jobs-Housing Elements	Ratio
Jobs-Housing Units	2:1
Jobs-Occupied Units	2:1
Percentage of workers who reside locally	23%
Employment to population	0.78:1
Jobs to resident workers	3:1

Source: DeKalb County Planning Department



## V. Natural & Cultural Resources

### A. Environmental Planning Criteria

In September 2003, the Metropolitan North Georgia Water Planning District Board adopted three comprehensive plans to ensure adequate supplies of drinking water, to protect water quality and to minimize the impacts of development on the District's watersheds and downstream water quality. The City of Avondale Estates will coordinate with DeKalb County and other local governments in implementing the District Plans.

In addition to the above ordinances, the City monitors the following environmental planning criteria:

1. Water supply watersheds.  
Avondale Estates is situated at the divide of three drainage basins which coincide near the intersection of Avondale Road and Clarendon Avenue. None of these basins serve as water supply watersheds.
2. Wetlands.  
Avondale Estates' adopted a Wetland Protection Ordinance in 1999. According to both the Fish & Wildlife and Department of Natural Resources inventories, no wetland areas have been definitively identified in Avondale Estates. Field inspections in 1997 however, by Town Planning & Design of Lake Avondale and its outlet, Cobb Creek, indicate some minor palustrine and riverine wetlands along the edges of these water bodies. The northernmost fingers of Lake Avondale exhibit plant and soil types associated with wetlands. Intermittent areas within 20 feet of Cobb Creek's banks exhibit plant and soil types associated with wetlands as well. None of these areas are of sufficient area to reach the three-acre wetland threshold that triggers 404 permit requirements. Nevertheless, these wetlands have ecological value and function, regardless of size.
3. Groundwater recharge areas.  
Avondale Estates' Groundwater Recharge Area Protection Ordinance was adopted in 1999. There is a large groundwater recharge area identified by the Georgia Department of Natural Resources that is located in the Avondale Estates area. This groundwater recharge area is mapped on page 9 of the Community Assessment.
4. Protected rivers.  
There are no protected rivers located within Avondale Estates.
5. Protected mountains.  
There are no protected mountains located within Avondale Estates.

### B. Other Environmentally Sensitive Areas

1. Public water supply sources.  
Avondale Estates water supply comes from the DeKalb County water system which draws water from the Chattahoochee river below Lake Lanier.
2. Steep slopes.

- No significant areas of slopes in excess of 20 percent are found within Avondale Estates.
  - Avondale Estates is located within the Georgia Piedmont Province of the Southern Piedmont Region.
  - The highest point of elevation (1,077 feet above mean sea level) is located on Clarendon Avenue at the northern edge of the City.
  - The lowest point of elevation (940 feet above mean sea level) is located at Cobb Creek near Memorial Drive.
3. Coastal resources.  
There are no coastal resources located within Avondale Estates.
4. Flood plains.  
None of the streams in Avondale Estates have sufficient volumes of flow large enough to be mapped by the Federal Emergency Management Agency for the 100-year flood. There is minor urban flooding in parts of the city during intense rain storms, however.
5. Soils.  
The majority of soil types found within Avondale Estates are classified as urban land soils, commonly found in developed areas and modified by grading, etc. These soils are subject to severe erosion during construction. Other prominent soil types within Avondale Estates include:
- Cecil-Urban Land complex
    - Ill-suited for septic tank absorption fields
  - Pacolet-Urban Land complex
    - Use-limited by slope.
  - Hiawasee sandy loam
    - Ill-suited for septic tank absorption fields
  - Hiawasee clay loam
    - Use-limited by slope
  - Cartecay silt loam
    - Found along Cobb Creek and associated with floodplain regimes.
    - Ill-suited for any use save conservation and passive recreation
    - Frequently flooded during winter and early spring
6. Plant & animal habitats.
- The habitats of four endangered animal species include the Atlanta Region:
    - Indiana Bat
    - Red-Cockaded Woodpecker
    - Peregrine Falcon
    - Southern Bald Eagle
  - The following endangered and threatened plant species are known to exist in the DeKalb County area:
    - Amphianthus pusillus (endangered)
    - Hydrastis canadensis (endangered)
    - Isoetes melanosporo (endangered)
    - Schisandra glabra (threatened)
    - Sedum pusillum (threatened)
    - Veratrum woodsis (threatened)

### **C. Significant Natural Resources**

1. Scenic areas.
  - The Tudor Village
  - Lake Avondale
  - The Trolley Median and Clock Tower
  - Berkeley Road
  - North Avondale Road from Ashton Place to Kensington Road
2. Prime agricultural land.

There is no agricultural land within Avondale Estates
3. Prime forest land.

There is no major forestland within the city
4. Major parks.

No federal, state, or regional parks or recreation areas are located within or adjacent to Avondale Estates.
5. The Lake Avondale and Lake Park.

A community-based, Master Plan effort for the Lake and Park will be completed in 2007 to preserve and cultivate these resources. Located between Berkeley Road and Lakeshore Drive is the 8 acre lake park, featuring Lake Avondale, a man-made lake created in the 1920's by damming Cobbs Creek at Wiltshire Drive. It is bordered by picturesque landscaped banks and a small wooded reserve to the north. A gazebo and bridge are located on the northern portion of the lake and a Scout building is located in the wooded reserve. Residents enjoy fishing, walking, picnicking and gathering at the lake as well as special events such as the July 4th fireworks and Christmas Tree lighting. In recent years, the lake park has become environmentally stressed. Several areas along the banks of the lake are experiencing severe erosion while the wooded reserve has seen an increase in invasive plant growth. The community is interested in addressing these issues in the context of a more comprehensive master plan for the lake and its environs.

### **D. Significant Historic and Cultural Resources**

Downtown Avondale Estates was originally developed in the late 1800s as "Ingleside," a small settlement oriented towards the railroad; this early settlement pattern is evident through the area's grid of streets. Just twelve structures from "Ingleside" remain (please see Historic Resources map for locations), and most are in a state of disrepair. Today, however, Avondale Estates is primarily known as a planned community dating back to the early twentieth century.

In 1924 George Willis developed the "English Village" that is now the city's hallmark. In 1986, approximately one-third of the town's acreage was placed within the Avondale Estates Historic District and listed in the National Register of Historic Places.

Two commercial buildings downtown are of historical significance in the context of the city's early development. The oldest building, Hairston's store, is located along Avondale Road, west of Center Street, and was built in 1908. It is a simple, two-story brick commercial structure with an altered storefront. To its east are buildings from 1925-1926 that epitomize Avondale Estate's Tudor style. The western-most building contains an old cinema. The Georgia Historic Preservation Division has identified Both the Hairston's building and the Tudor buildings as "contributing structures" to the Historic District that are worthy of preservation. Across the

street, the clock tower and trolley median serve as landmarks. The clock tower was constructed in the 1970s. There are also historic residential structures downtown. A home located on Franklin Street next to the Post Office was built in 1903 and is alleged to be the city's oldest home. Several other older homes exist as well, but most have been altered. As a result, most of the Historic District's homes can be found in the large residential area to the east and south of downtown. Here, the architecture includes an array of English themes and related eclectic styles, as well as several amenities typical to "garden city" type planned communities.

Although not often thought of as "historic" by most, the downtown area also includes several early Modern buildings built after World War II. These buildings are now 50 or more years old and are eligible for inclusion on the National Register of Historic Places. With time, their unique style will likely be ever more appreciated.

In 1987 Avondale Estates established the boundaries of its National Register Historic District, preserving one of the best examples of early 20<sup>th</sup> Century town planning in the nation. In 1996, the City established the boundary of a local historic district through the adoption of a Historic Preservation Ordinance. Acknowledging that the "historical, cultural, and aesthetic heritage of the city is among its most valued and important assets," Avondale Estates initiated these Historic Preservation measures to preserve, enhance and perpetuate the precious legacy of 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 Master Plan also puts this historical resource into a regional context; as the metro-Atlanta region experiences exploding new growth, downtowns that have authentic, historical "sense of place" carry very high value.

In addition to the Tudor Village (1925), the inventory of historical assets also includes:

- The Hairston's building (1905)
- The two story brick along the east side of North Clarendon Avenue, across from the fire station
- The two story commercial building at the northeastern intersection of Maple Street and North Avondale Road
- Several historic homes along Locust and Oak Streets (see Concept Plan map), including the Miller home.
- Twelve remaining historic structures from "Ingleside"
- Two remaining early Tudor structures
- 24 early Modern buildings from 1945-1954

The City has also identified the neighborhood to the east of Ashton Place as worthy of historic preservation. Vegetation can also have cultural significance to a community. In the case of Avondale Estates, several mature oak trees are sporadically found throughout Downtown, and may require regulatory protection for their preservation. The abelia hedge along the south side of North Avondale Road also warrants preservation efforts.

## VI. Community Facilities & Services

### A. Facilities & Services

#### 1. Fire and EMS Services.

The DeKalb County Fire Department serves all of unincorporated DeKalb County and provides primary service to the City of Avondale Estates. The DeKalb County Fire and Rescue Department is headed by a Fire Chief, Assistant Director, and Assistant Chief of Operations. Other divisions comprising the DeKalb Fire and Rescue are Fire Marshal, Fire and Rescue Academy, Administration Services, Operations Division, Community Relations, and Specialty Teams.

- Fire and EMS services provided by the DeKalb County Fire Rescue Department
- Fire services overseen by the DeKalb County Fire Bureau (Class 3 fire insurance rating)
- DeKalb County Fire Rescue Department's response time is just over 6 minutes.
- DeKalb County Fire Rescue Department consists of 827 sworn personnel and 36 civilians
- DeKalb County Fire Rescue Department includes: Tactical Medical Unit, Forestry Unit, Bike Medic Unit, Airport Crash Unit, Canine Search & Rescue Unit, Hazardous Materials Unit, and Technical Rescue Unit
- The County operates 25 fire stations
- Avondale Estates is served by Fire Station #3 on North Clarendon Avenue
- Fire Station #3 is home to Engine #3 and Rescue #3 (ALS)

#### 2. Public safety facilities.

- Avondale Estates Police Department has 9 uniformed positions and the Chief of Police
- The Avondale Estates Police Department maintains a fleet of seven patrol cars
- The department utilizes the DeKalb County Jail for detention of arrested suspects.
- The Avondale Estates Police Department relies on the DeKalb County Police for back-up during emergencies and whenever only a single officer is on duty.
- The evidence room recommended in the 1998 Comprehensive Plan has been completed.
- The Avondale Estates Police Department is housed in City Hall.
- DeKalb County operates 260 emergency response vehicles (with CAD and on-board navigation capability)

#### 3. Parks and recreation facilities.

- Lake Avondale is a one-half mile man made lake in the center of the city
- Fletcher Park
- Publicly owned forest lands include City Park, Bess Myers Park, and the adjoining Bird Sanctuary, totaling about 25 acres.

#### 4. Storm-water management facilities.

The City adopted a Stormwater Management Code in December 2004. The ordinance establishes the City's Stormwater Utility and Enterprise fund. In order to be prepared for major storm drain repairs that may occur within the city's stormwater system, the City established a reserve target and moves 75% of the annual revenue collected for the Enterprise fund to reserves until it reaches its reserve target amount in 2009.

5. Solid waste management facilities.

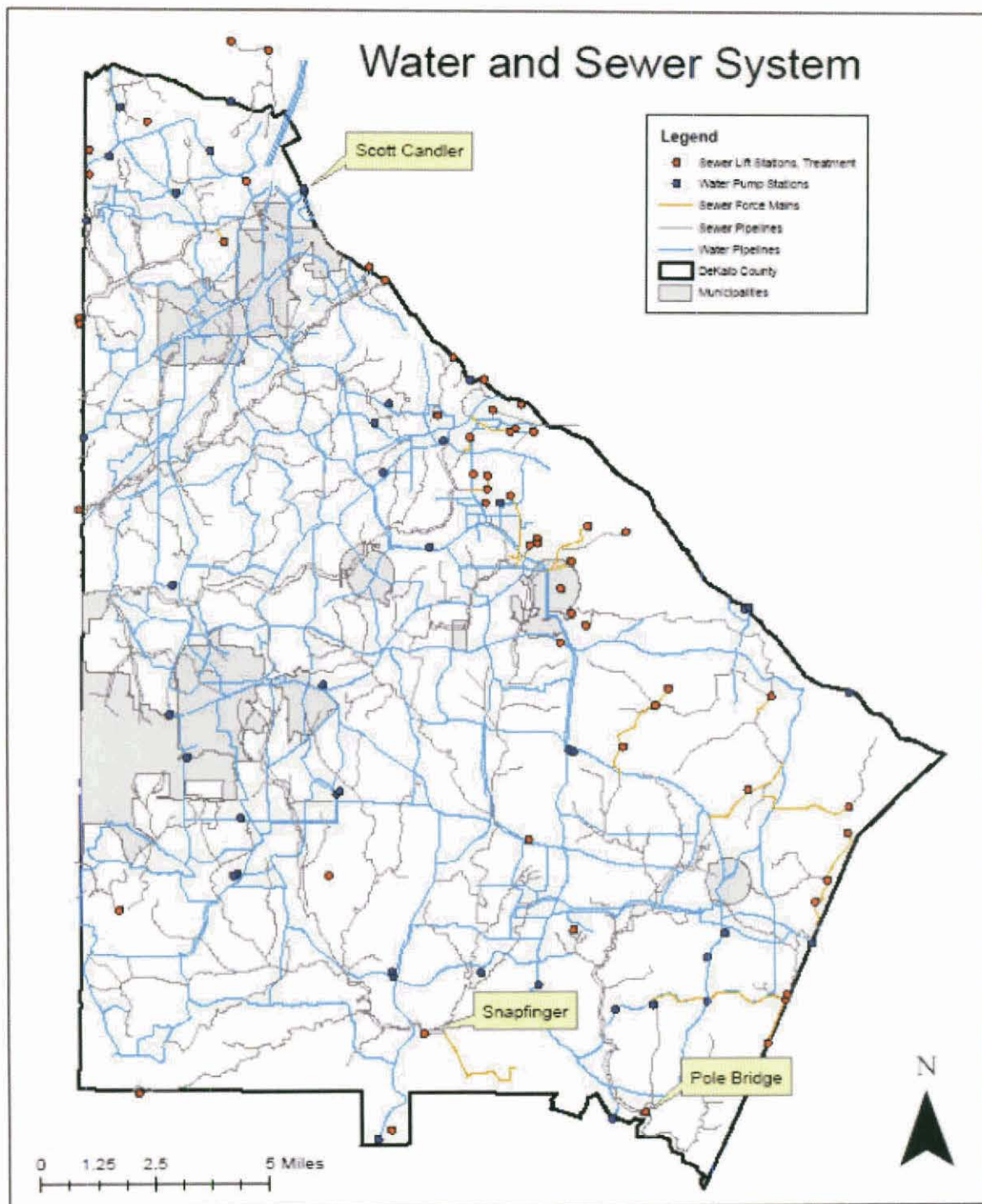
The City of Avondale Estates maintains a service agreement with DeKalb County and prepares a Joint Solid Waste Management Plan with the County. The current service agreement terms are from 2005 – 2014.

***B. Water and Sewerage Supply and Treatment***

DeKalb County provides Water and Sewer services for the City of Avondale Estates. The DeKalb County 2005-2025 Comprehensive Plan (draft) details the system's existing capacity, usage trends and planned improvements. The section below describes the facilities, per the County's draft Comprehensive Plan.

Since 1980, DeKalb County has passed seven separate bond issues to provide for capital facilities improvements. These bond issues included roads (1983), fire (1983), libraries (1986), parks (1987), jail (1990-91), health facilities (1993), and Water & Sewer (1997, 1999, 2000, 2003). Overall, DeKalb County has been successful in achieving its goal of providing adequate facilities in a wide array of areas. The County's water system serves approximately 285,500 customers and is the second largest system in the state of Georgia. The water system provides service to the entire county with the exception of some 33,000 residents that live within the City of Atlanta-in-DeKalb. This amounts to a total estimated service area population of 685,000 in DeKalb County as well as portions of Rockdale, Henry and Clayton Counties and is a source of emergency water supply for Gwinnett County and the City of Atlanta. While service areas are delineated by political boundaries, there are several metered interfaces between the City of Atlanta and DeKalb County. Additional water is available through these interconnections and through similar connections with Gwinnett and Clayton Counties for emergency situations.

DeKalb County draws its water supply from the Chattahoochee River along with Gwinnett County, North Fulton County, and the Gainesville area. Currently DeKalb County is permitted to withdraw 140 MGD (millions of gallons per day) from the river at the intake point on Holcomb Bridge Road in Fulton County. There are six 35 MGD capacity pumps, which remove water from the Chattahoochee River providing a maximum of 210 MGD to three raw water storage reservoirs. The newly constructed 43-acre reservoir No. 3 has a capacity of 324 MG and together the 37.7-acre No.1 reservoir and the 28.8-acre No.2 reservoir, both under renovations, the County will have a total capacity of one billion gallons, which feed into the County's water treatment plant, the Scott Candler Filter Plant. This facility also includes 16 settling basins, 32 high rate storage filters, and a total capacity of 66.5 millions of gallons of treated water storage capacity. Approximately, 255 MGD can be delivered to the distribution system through service pumps. The map below identifies the water mains and pipelines for the system.



Created: May 10, 2006  
File Name: Water\_Sewer  
Source: DeKalb County Planning/GIS Dept.

Source: Draft DeKalb County Comprehensive Plan 2005 - 2025

**C. Consistency with Service Delivery Strategy**

The City of Avondale depends upon DeKalb County for most services including Fire/EMS, county streets, water, sewer and stormwater management. The matrix below presents Service Delivery Strategy (SDS) items provided by DeKalb County, per an evaluation of the DeKalb County SDS update. These items will need to be evaluated during the Community Agenda process for consistency with Avondale Estates' future service plans.

<b>DeKalb County Service Delivery Strategy (SDS) Matrix Selected Services (Avondale Estates)</b>		
<b>Services Provided</b>	<b>Areas Served</b>	<b>Changes in SDS Update (2005)</b>
<b>Police</b>	Unincorporated DeKalb	Negotiations with Avondale Estates to add specialty services
<b>Fire/EMS</b>	DeKalb County provides services to unincorporated areas, and all cities.	
<b>Animal Control</b>	DeKalb County provides services to unincorporated areas, and all cities.	
<b>911</b>	DeKalb County provides services to unincorporated areas, and all cities.	
<b>Dispatch</b>	DeKalb County provides services to unincorporated areas, and all cities.	
<b>Medical Examiner</b>	DeKalb County provides services to unincorporated areas, and all cities.	
<b>Emergency Management</b>	DeKalb County provides services to unincorporated areas, and all cities.	
<b>CBDG</b>	DeKalb County and all cities except Avondale Estates, Doraville, Pine Lake	
<b>Building Inspections &amp; Permits</b>	DeKalb County provides services to unincorporated areas, and all cities.	
<b>Refuse</b>	DeKalb County provides services to unincorporated areas, and all cities.	Covered in the SWMP. DeKalb County provides services to unincorporated areas, and the cities of Avondale Estates, Chamblee, Clarkston, Decatur, Doraville, Lithonia, and Pine Lake.
<b>Land Fill</b>	Unincorporated DeKalb	Covered in the SWMP. DeKalb County provides services to unincorporated areas, and the cities of Avondale Estates, Chamblee, Clarkston, Decatur, Doraville, Lithonia, and Pine Lake.
<b>Recycling</b>	Unincorporated DeKalb	Covered in the SWMP. DeKalb County provides services to unincorporated areas, and the cities of Avondale Estates, Chamblee, Clarkston, Decatur, Doraville, Lithonia, and Pine Lake.
<b>Street construction and maintenance</b>	DeKalb County provides services to unincorporated areas, and some cities including Avondale Estates	
<b>Traffic Engineering</b>	DeKalb County provides services to unincorporated areas, and all cities.	
<b>Storm Water</b>	DeKalb County provides services to unincorporated areas, and all cities.	



## VII. Intergovernmental Coordination

The City of Avondale depends upon DeKalb County for most services including Fire/EMS, county streets, water, sewer and stormwater management. The above section on Community Facilities details the services provided by DeKalb County through the Service Delivery Strategy. The City also coordinates with MARTA regarding planned service improvements for public transportation and works with the Georgia Department of Transportation regarding traffic facilities located within the city.

The text of the Community Assessment provides a listing of recent coordination with other government entities.

### A. School System

Avondale Estates coordinates with the DeKalb County Board of Education and is served by the following DeKalb County School System facilities:

#### **Avondale Elementary School (within City boundary)**

10 Lakeshore Drive

Avondale Estates, GA 30002-1499

Grades: Pre-K – 5<sup>th</sup>

678-676-5202 (Office)

<http://www.dekalb.k12.ga.us/avondale/>

Founded in 1926, current facility opened in 1975

71,576 sq. feet on 6.7 acres

Design capacity for 946 students (22 per room)

2006-2007 Enrollment: 443

Avondale Elementary met the criteria of the 2005-2006 AYP Report

#### **Forrest Hills Elementary School (adjacent to City)**

923 Forrest Blvd.

Decatur, GA 30030

Grades: PreK – 5<sup>th</sup>

678-874-1102 (Office)

Current facility opened in 1954

68,430 sq. feet on 11.7 acres

Design capacity for 814 students (22 per room)

2006-2007 Enrollment: 254

Forrest Hills Elementary met the criteria of the 2005-2006 AYP Report

#### **Avondale Estates High School (adjacent to City)**

1192 Clarendon Road

Avondale Estates, GA 30002

Grades: 9<sup>th</sup> – 12<sup>th</sup>

678-874-0402 (Office)

<http://www.dekalb.k12.ga.us/avondalehs/>

Founded in 1906, current facility opened in 1955

154,329 sq. feet on 22.2 acres

Design capacity for 1,254 students (22 per room)

2006-2007 Enrollment: 918

Avondale High School did NOT meet the criteria of the 2005-2006 AYP Report and is listed as a school that "Needs Improvement."

**Avondale Estates Middle School (adjacent to City)**

3131 Old Rockbridge Road

Avondale Estates, GA 30002

Grades: 6<sup>th</sup> – 8<sup>th</sup>

<http://www.dekalb.k12.ga.us/avondalems/>

Current facility opened in 2000

156,479 sq. feet on 27.8 acres

Design capacity for 1,430 students (22 per room)

2006-2007 Enrollment: 694

Avondale Middle School did NOT meet the criteria of the 2005-2006 AYP Report and is listed as a school that "Needs Improvement."

(sources: DeKalb County Schools and the Georgia Dept. of Education)

## VIII. Transportation System Analysis

The following components of the local transportation system have been evaluated in terms of existing conditions and potential improvements:

- Road Network
- Alternative Modes
- Parking
- Railroads, Trucking, Port Facilities, and Airports
- Transportation and Land Use Connection

### A. Road Network

The following facilities related to the road network have been evaluated:

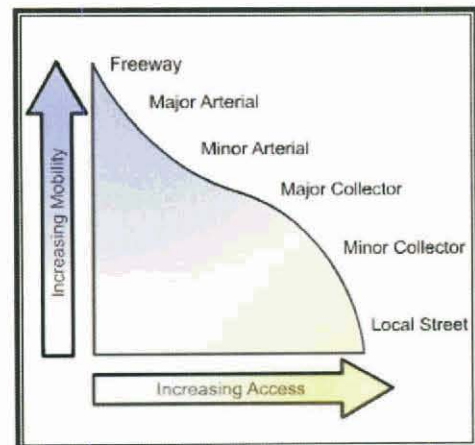
- Roads, Highways, & Bridges
- Connectivity, Signalized Intersections, & Signage

#### Roads, Highways, & Bridges

Roadways are classified according to the degree to which they fulfill two purposes:

- Movement of traffic and
- Access to facilities.

As portrayed in the image at right, these functions are inversely related in that the more traffic volume a roadway can accommodate, the less access it provides (and vice versa). A functional classification provides a hierarchical ranking based on the degree of mobility and accessibility that a street provides to the traveler. The following table provides the functional classification criteria for each road type.

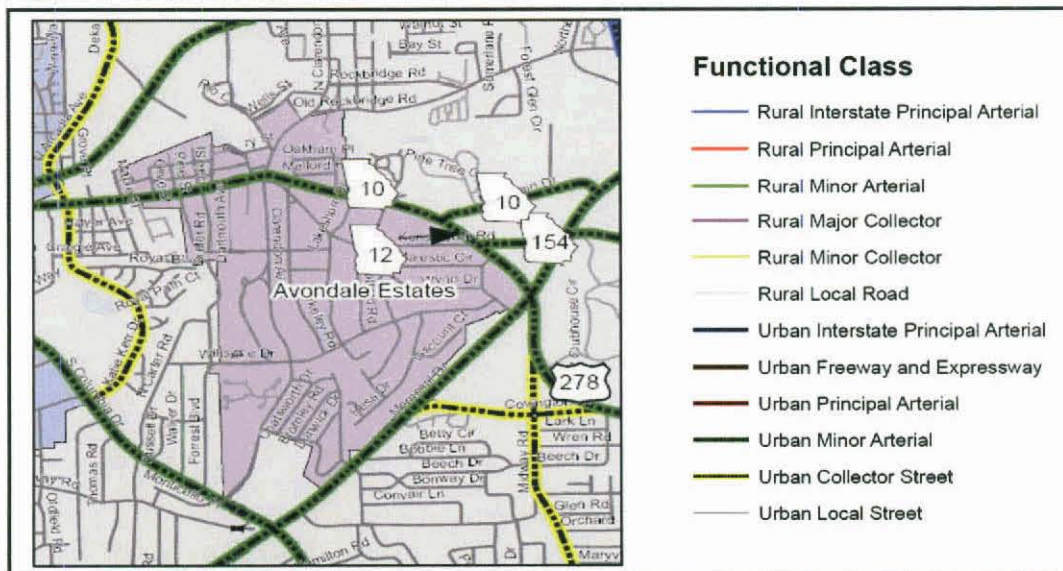


Functional Classification Criteria						
Criteria	Expressway	Principal Arterial	Minor Arterial	Major Collector	Minor Collector	Local Road
Type of Trip Served	Serves inter and intra-regional, emphasis on through trips	Serves inter and intra-regional and through trips	Serves inter- and intra-regional trips; fewer through trips	Serves mostly intra-regional trips; inter-regional primarily near edges of region	Serves mainly local access functions, some intra and inter-municipal trips	Serves primarily local access functions, but due to connecting higher functioning roads, also provides mobility function
Travel Speeds	Highest level speeds	High travel speeds	Moderate to high travel speeds	Moderate travel speeds	Slow travel speeds	Very slow travel speeds
Mobility/ Access Orientation	Total mobility function	Primary mobility orientation, but provides some access	Priority on mobility, with moderate access component	Mix of mobility and access	Priority on access, with some mobility component.	Nearly total access function
Access Controls	Limited access, interchanges only	Controlled access	Some control of access	Some control of access	Minimal control of access	No access controls
Traffic Volumes	Highest volumes (25,000+ daily trips)	High traffic volumes (10,000 – 35,000 daily trips)	Moderate traffic volumes (5,000 – 15,000 daily trips)	Moderate to low traffic volumes (3,000 – 7,000 daily trips)	Low traffic volumes (1,000 – 4,000 daily trips)	Very low (less than 1,500 daily trips)

Source: Federal Highway Administration

The Georgia Department of Transportation (GDOT) provides a functional classification map for Counties and selected cities. The following map is extracted from the GDOT DeKalb County map (2005), in which Avondale Estates is located, and illustrates the functional classification of roads within the city. The Functional Classifications have not changed since the 1998 Comprehensive Plan Update: Covington Highway (US 278/10) is an Urban Minor Arterial and the other roads within the City are classified as local streets. The other major surface routes that access the City – Memorial Drive (S.R. 154) and Columbia Drive (SR 155) are also Urban Minor Arterials. All other streets in Avondale Estates are classified as Urban Local Streets.

Figure 8-1. Functional Class of Roadways



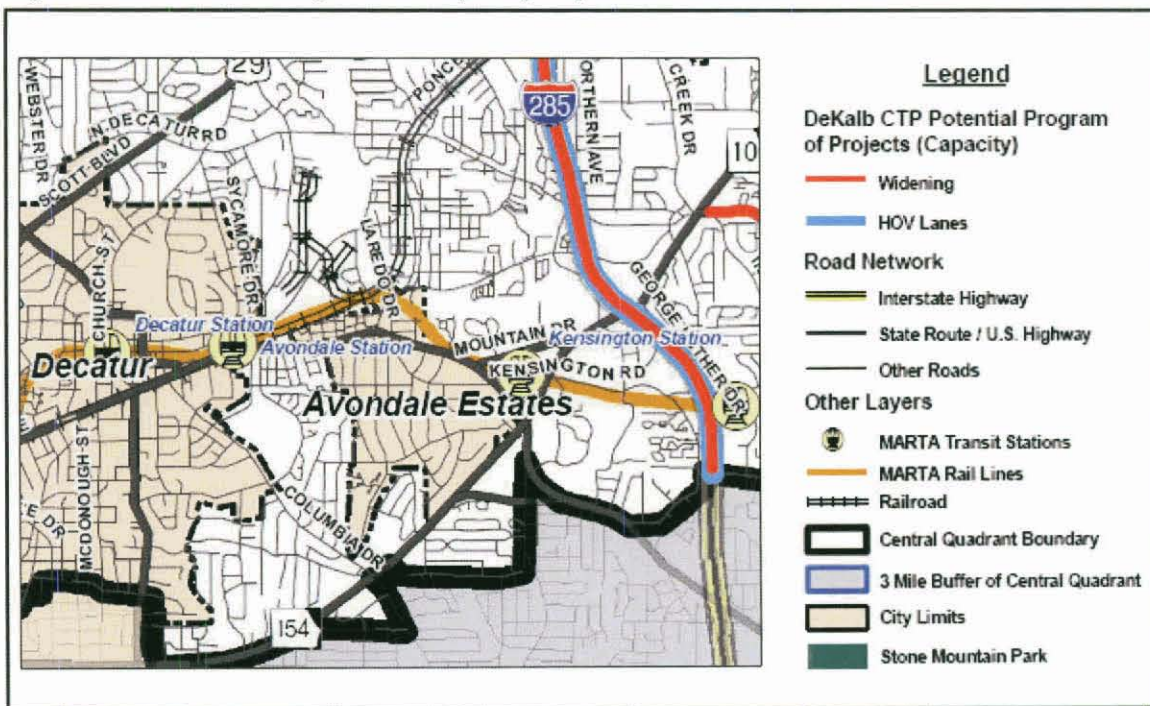
The primary routes serving the city include: College Avenue/Covington Highway (US 278/SR 10) which forms the east-west spine and Memorial Drive (SR 12) which forms the southeastern boundary.

The City contends with an increasing traffic congestion problem that is largely out of its power to control. The same congestion conditions identified in the 1998 Comprehensive Plan - at Covington Highway (US 278) and at Clarendon Avenue - persist in 2006. According to the draft CTP, however, the Clarendon Avenue afternoon congestion ranks as “medium” level.

No significant roadway bridges are located with the city limits of Avondale Estates.

The DeKalb County Comprehensive Transportation Plan (CTP) identified the following potential roadway capacity projects in the vicinity of Avondale Estates:

**Figure 8-2. Potential Program for Capacity Improvements**



Connectivity, Signalized Intersections, & Signage

The street pattern in downtown Avondale Estates is primarily an interconnected one. An exception occurs where both north-south and east-west connectivity is severed due to the Fenner manufacturing facility. The street pattern is also disrupted to the north by the CSX (ground level) and MARTA (elevated) train tracks; this results in only one vehicular access route (Laredo Drive). North/south streets within the Study Area include North Clarendon Avenue /Laredo Drive, Center Street, Lake Street, Oak Street, Locust Street, Pine Street, Olive Street, and Maple Street. East/west streets are Washington Street, Franklin Street, Parry Street, Porter Street and Avondale Road.

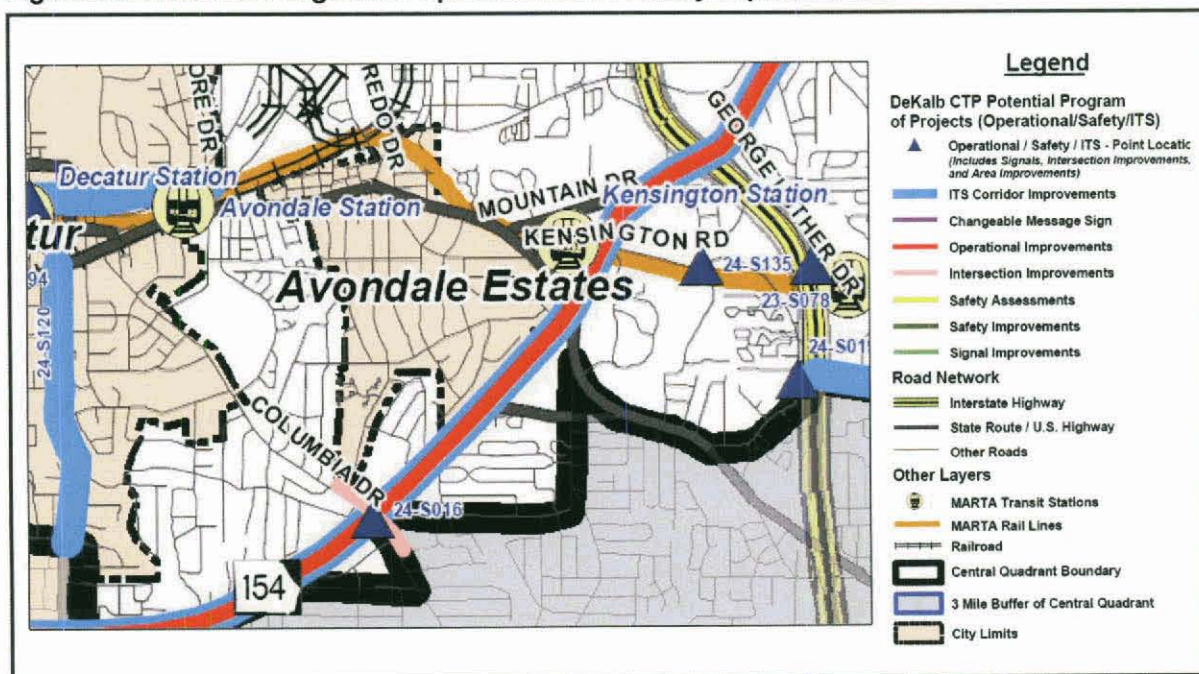
Movement within the downtown area is restricted because there are few east/west connections north of Avondale Road, and because Franklin Street does not connect with Clarendon Avenue. The large block between Maple and Olive Streets impedes flows; redevelopment there could create an improved street network. The dead-end along Ashton Place also limits north-south connections.

There is only one major intersection in central Avondale Estates, North Avondale Road and North Clarendon Avenue, and it is signalized. There are several smaller intersections, which are signalized, including Clarendon Avenue and Avondale Plaza, North Avondale Road and Pine Street, North Avondale Road and Olive Street, and North Avondale Road and Oak Street. Their signalization includes left turn arrows and is adequate and well timed. The key intersection of Laredo Drive and North Clarendon Avenue is not signalized; it also has an unusual geometry. Field visits did not suggest the need for a signal however, as turning movements seemed to flow with ease in all directions. Over the long-term the intersection could be realigned to promote greater safety.

Signage impacts street character and is haphazardly placed throughout the downtown, but largely unobtrusive. Retail signage is also a problem, and contributes to the feeling of a commercial strip rather than a downtown. Auto-oriented signage in the potential pedestrian core of downtown represents visual blight. Notably, a sign at the Avondale Road/Oak Street intersection listing numerous business entities is a positive for the few pedestrians along this route, but is too small to be of use to passing motorists.

The DeKalb County CTP identified the following potential Operational and Safety Improvements in the vicinity of Avondale Estates:

**Figure 8-3. Potential Program of Operational and Safety Improvements**



**B. Alternative Modes**

The following facilities, services, and significant issues related to alternative transportation modes have been identified and evaluated:

- Bicycle Facilities
- Pedestrian Facilities
- Public Transportation
- Other issues related to alternative transportation modes

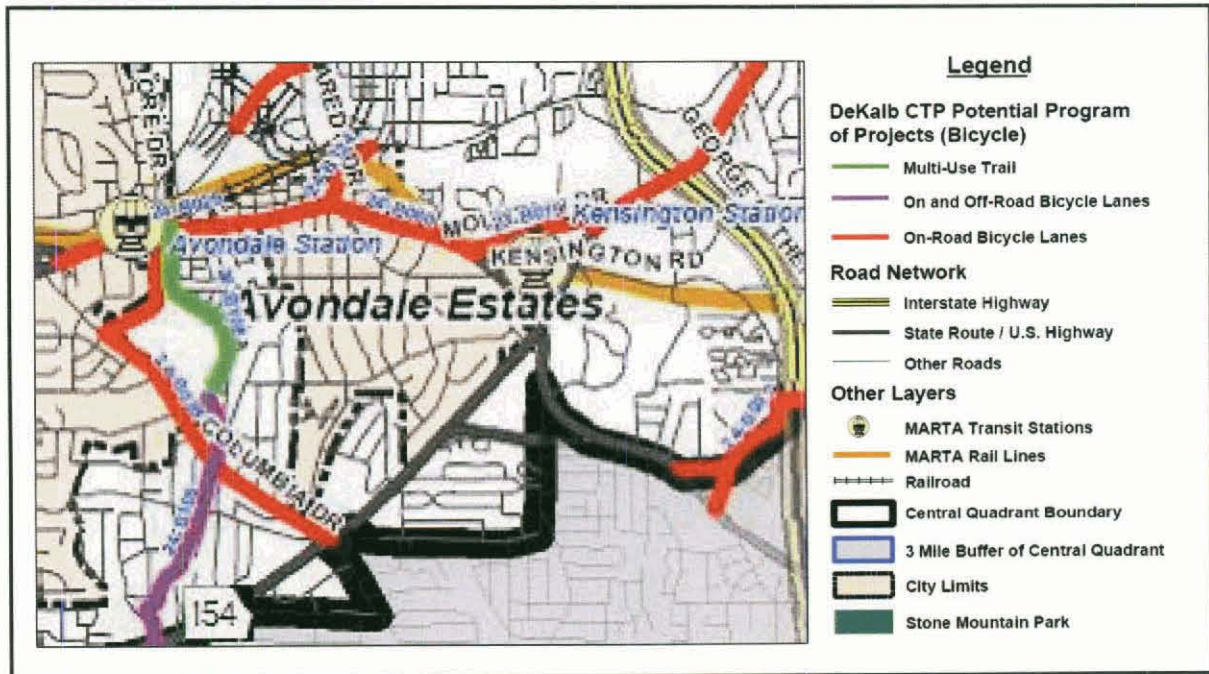
Bicycle Facilities

Bicycle facilities are virtually nonexistent in the city. However, there is a PATH trail north of the Study Area that crosses North Clarendon Avenue and extends into Downtown's northern edge. Extending the PATH trail could improve bicycle access to the city.

The compact size of Downtown and its proximity to residential areas make bicycling an attractive travel option. Streets north of North Avondale Road are gridded and with low volume, creating conditions favorable to bicyclists. However, North Avondale Road itself is hostile to bicyclists and there is a lack of bicycle racks.

The DeKalb County CTP identified the following potential bicycle projects in the vicinity of Avondale Estates:

**Figure 8-4. Potential Program of Bicycle Projects**



Note: the CTP does not propose any new multi-use greenway trails through the city.

Pedestrian Facilities

The pedestrian network in downtown Avondale Estates is fragmented. If all streets north of Avondale Road had sidewalks along both sides, there would be 31,000 linear feet of sidewalks. As it stands, there are only 9,550 linear feet, or 31% of the potential length.

The City's recent streetscape program implemented 4,300 linear feet of sidewalks, with a typical width of five feet and brick pavers on one or both sides; some areas include street trees. The improvements occurred on the north side of Avondale Road and along a portion of Clarendon Avenue. These new sidewalks are compliant with the Americans with Disabilities Act (ADA) and in good conditions. However, the new sidewalks are generally too narrow for more than one person and are often small pedestrian refuges in-between large curb cuts.

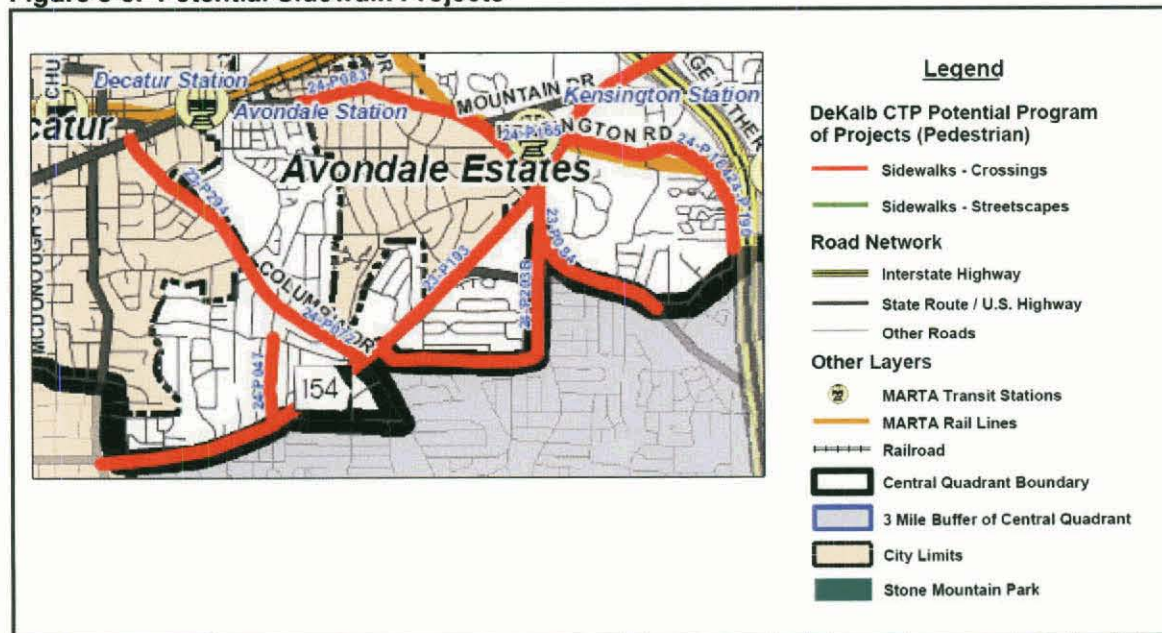
Beyond the streetscape project, facilities are severely lacking. Only a few lots have sidewalks on their property, representing a total of 5,250 linear feet. Overall, the condition of these sidewalks is fair to poor. Many are cluttered by utility poles and are too narrow to be effective.

Despite the lack of sidewalks, pedestrians can easily maneuver around downtown because of the street grid and the fact that there is little traffic on the narrow streets to the north of Avondale Road. Pedestrian connectivity to the residential area to the east is easily achieved.

However, two substantial pedestrian barriers exist between the downtown and adjacent areas: the rail lines on the northern edge prohibit access to this property across the tracks; and the heavy traffic, high-speed Avondale Road is difficult to safely traverse on foot.

The DeKalb County CTP identified the following potential sidewalk projects in the vicinity of Avondale Estates:

**Figure 8-5. Potential Sidewalk Projects**





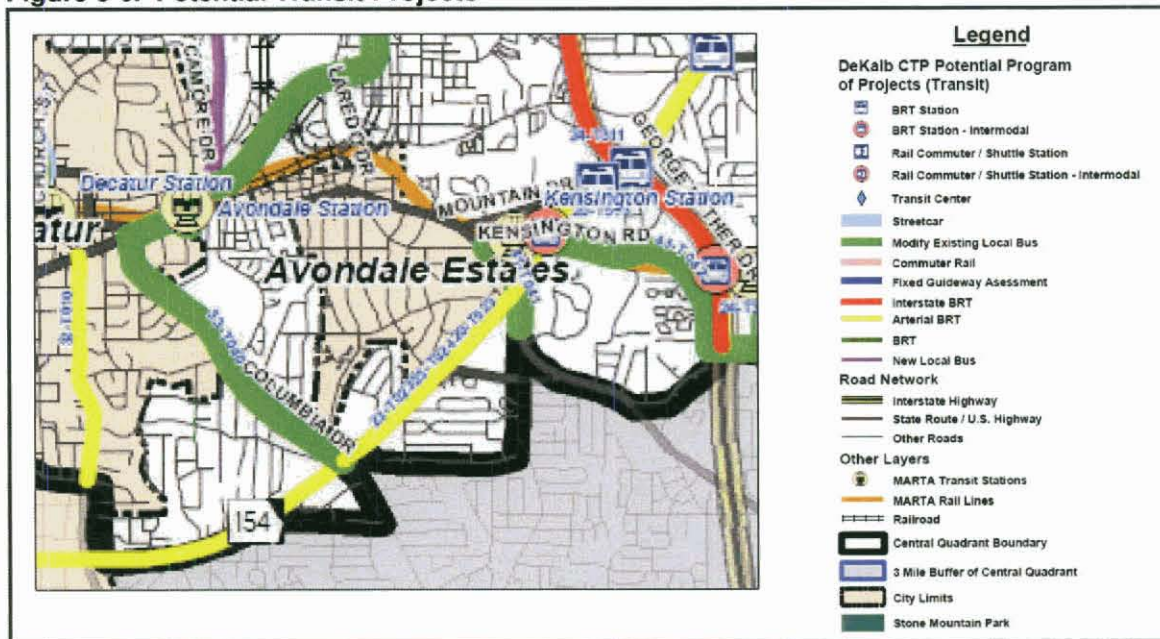
Public Transportation

MARTA's East Line rail service serves Avondale Estates. The Avondale Station is located east of Decatur on the north side of the rail corridor; the Kensington Station is near the Covington/Memorial Drive intersection. MARTA is proposing a Park-and-Ride facility for the Avondale Station. MARTA bus routes that run near or through the City include Route 96 along Columbia Drive, Route 121 along N. Avondale/Covington Road, and Route 122 which runs north from Avondale Road on North Clarendon to Georgia Perimeter College. Route 114 stops at Covington Hwy. and Memorial Drive.

DeKalb County's draft 2006 CTP identifies a Bus Rapid Transit facility targeted for the 2007 and 2010 planning period that would operate from Stone Mountain to the old Avondale Mall site. According to the 2006 MARTA Environmental Assessment, however, operations at the southern end would terminate at Kensington Station.

The DeKalb County CTP identified the following potential transit projects in the vicinity of Avondale Estates:

**Figure 8-6. Potential Transit Projects**



Other issues related to alternative transportation modes

In general, the network of facilities accommodating alternative modes of transportation do not adequately represent a feasible alternative to travel by private motorized vehicles.

**C. Parking**

The following issues related to parking have been identified.

- Areas with insufficient/inadequate Parking
- Surface Parking Facilities in need of retrofitting or redevelopment

Diagonal on-street parking serving the Tudor Village not only allows easy access but also provides a buffer for pedestrians from traffic along North Avondale Road. However, the on-street parking also has some limitations. Its location on an arterial may prevent some from using it due to difficulty in exiting. Thus, many may be using the parking behind the Tudor Village, which is inhospitable.

In other downtown retail areas, the buildings are disconnected, setback from the sidewalk, and dominated by curb cuts and frontal parking (along North Avondale Road and North Clarendon Avenue, in particular). There are, however, strengths in other parts of Downtown that the Tudor Village lacks. The availability of free parking is perhaps the strongest positive factor, even though parking is largely uncoordinated.

Perhaps the most striking characteristic regarding land use downtown is the large amount of underdeveloped lots (Vacant Land, Vacant Buildings, or Parking as the principal use). These three uses represent 14.4% of downtown's total area. In some cases, these parcels appear to be used as repositories for junked/damaged vehicles, ad hoc parking lots, or for storage of overflow materials from industrial operations.

Parking regulations are a weakness. Retail parking ratios are high for a small town environment. In general, shared and off-site parking is not allowed without a variance. The continued development of single-story buildings that are set back from the street and surrounded by parking would continue to compromise the spatial form of downtown. On-street parking could support retail and calm traffic on local streets.

#### ***D. Railroads, Trucking, Port Facilities and Airports***

The impact of the following facilities on the overall transportation network has been evaluated:

- Freight Rail Lines & Non-rail Freight Operations

The following transportation facilities do not directly impact the city and have not been evaluated:

- Passenger Rail Lines
- Major Rail Intermodal Facilities
- Seaports
- Harbors
- Commercial and General Purpose Air Terminals

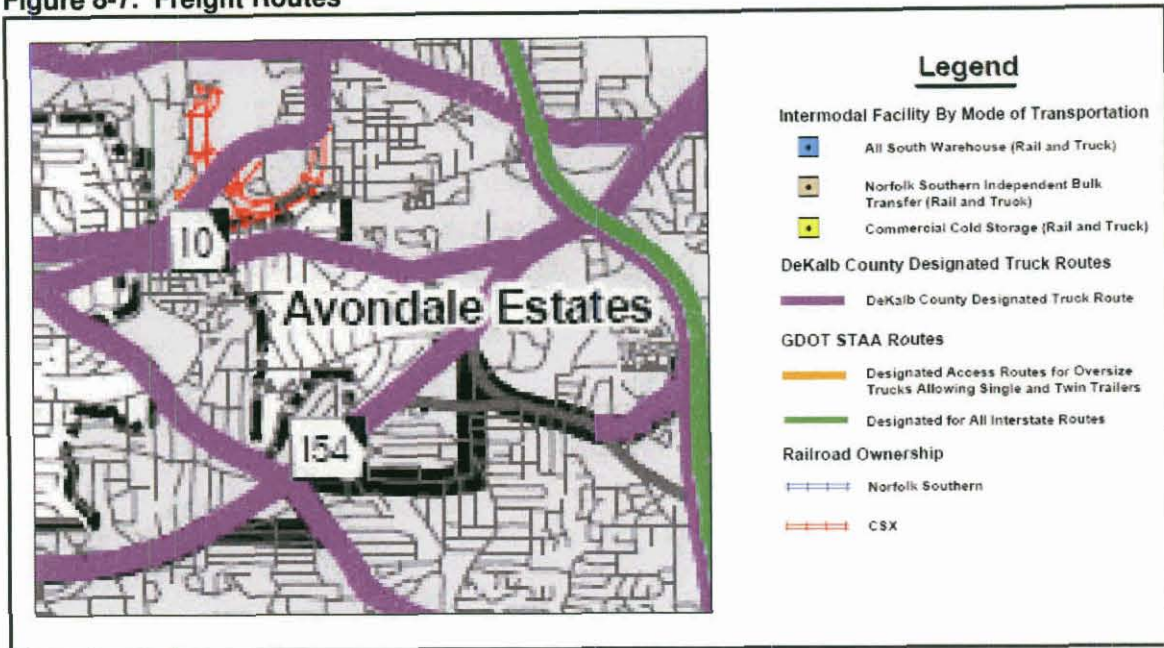
##### Freight Rail Lines & Non-rail Freight Operations

The city is bounded by CSX rail lines to the northwest.

Covington Hwy/Hwy 278 is a designated STAA highway, for oversized trucks to move freight. Trucks currently passing through this main intersection in Avondale Estates create conflict with pedestrians, as the intersection is adjacent to a pedestrian-oriented town center.

The DeKalb County CTP identified the following freight routes in the vicinity of Avondale Estates:

**Figure 8-7. Freight Routes**



**E. Transportation and Land Use Connection**

The following topics related to transportation and land use connections have been evaluated:

- Areas with Significant Traffic Congestion
- Underutilized Transportation Facilities
- Relationship of land use to transportation capacity and demand

Areas with Significant Traffic Congestion

There is heavy commuter traffic on Avondale Road and Clarendon. When not congested, US 278 / North Avondale Road is subject to speeding.

The DeKalb CTP included the following maps which identify congestion during the morning (AM) and evening (PM) peak hours.

Figure 8-8. Existing AM Congestion (2000)

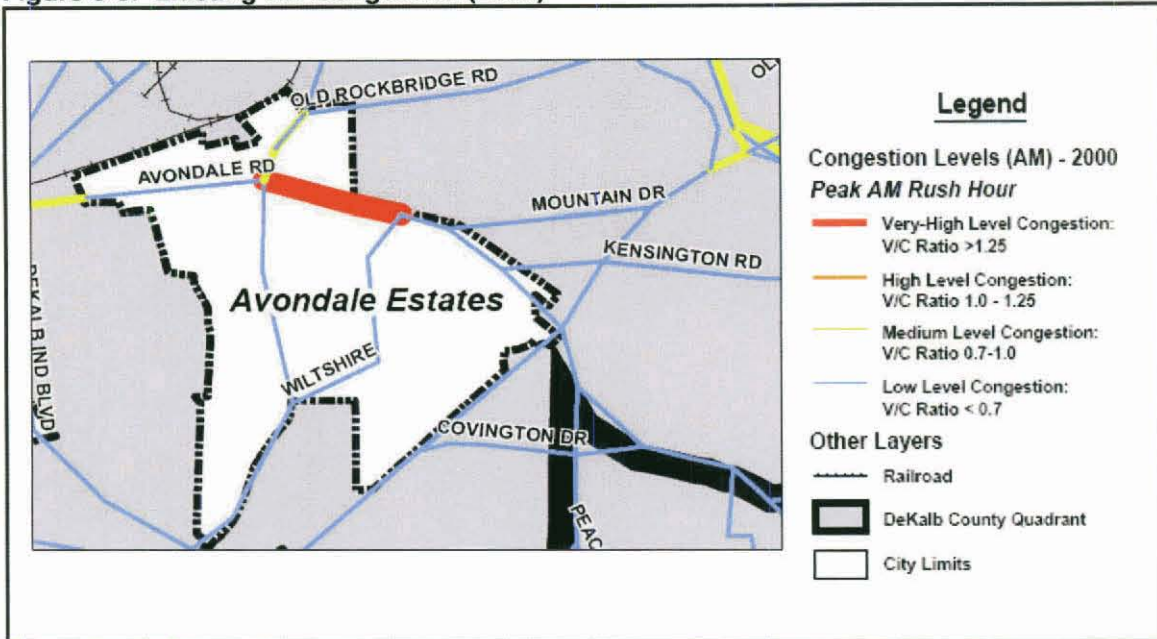
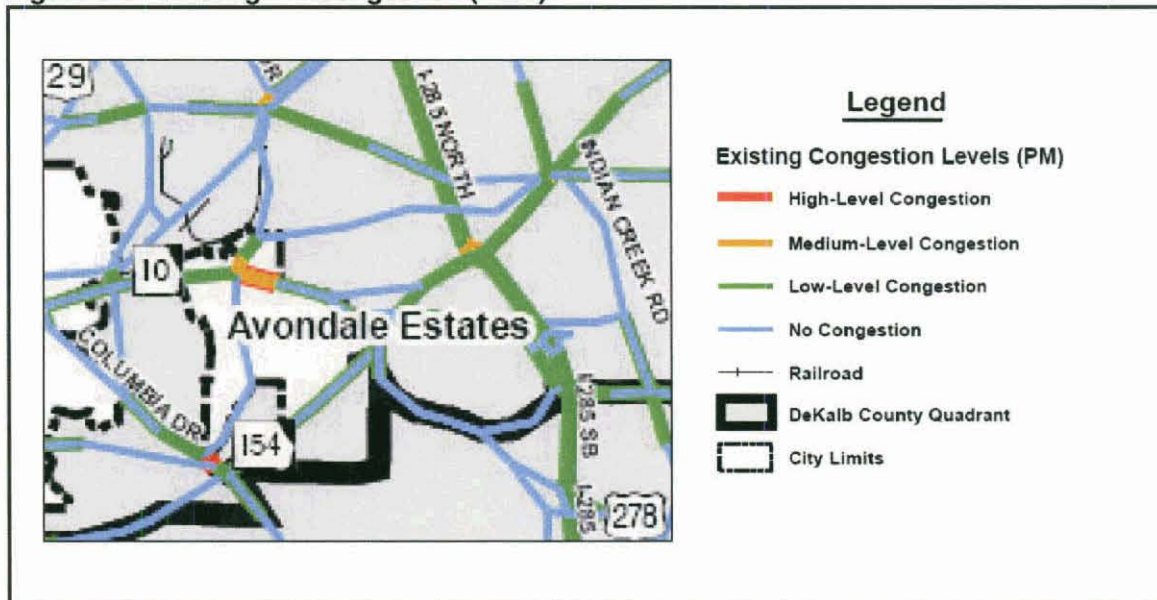


Figure 8-9. Existing PM Congestion (2000)



A previously proposed “Avondale Bypass” could reduce peak hour congestion on North Avondale Road over the long-term and support its narrowing, if such was removed from the State network. Consideration of a By-Pass should include a review of a By-Pass study conducted by a City-appointed committee and on file with the City Clerk.

Underutilized Transportation Facilities

From a regional perspective, Avondale Estates appears relatively well served by public transportation service provided by MARTA buses and nearby heavy rail stations. However, according to the 2000 US Census, just 3.8% of city residents commuted to work by public transportation. Upon inspection of transit service to city residents, it appears that no bus

routes enter the core of the residential neighborhoods. Further, connections to the Avondale and Kensington MARTA stations by non-motorized means are limited. Due to the time cost of travel, it is clear that public transportation service does not provide an equal alternative to travel by private motorized vehicles. Thus, MARTA heavy rail is the primary underutilized transportation facility in the vicinity of the city.

#### Relationship of land use to transportation capacity and demand

Avondale Estates' Downtown Master Plan included a trip generation analysis of future conditions to ensure that the Concept Plan does not overburden transportation facilities in the area. A formalized traffic impact statement was not performed due to the inherent flexibility of the proposed development program. However, general trip generation figures were calculated using ITE's Trip Generation guidelines for the proposed plan and compared to the existing trip generation given the current land uses that occur within the Study Area.

The table on the next page summarizes the results of those calculations for **the existing condition**, proposed 10-year development program, and longer-range 25-year program.

The relative traffic impacts call for an increase in daily trips in the range of 9,007 daily trips for the 10-year projection and of 11,786 for the 25-year horizon for the entire district. These figures represent increases of 50% and 66% respectively.

Some considerations should be made when analyzing those raw figures. However, the current development pattern does not support alternative modes of travel. Therefore, many of the new trips could be accomplished by means other than personal automobile.

Additionally, transit service is not currently available to serve localized trips within the study area. Furthermore, the mixture of uses within Downtown will foster more interaction within the community than what exists today. Therefore, it is likely that the actual increase in vehicular trips that move beyond the boundaries of the area will be significantly less than the raw trip generation projections.

Figure 8-10. Downtown Master Plan Trip Generation Analysis

Existing														
Land Use	Intensity		Daily Trip Ends	AM Peak Hour Trip Ends						PM Peak Hour Trip Ends				
	#	Unit		Total	In		Out		Total	In		Out		
					%	Trips	%	Trips		%	Trips	%	Trips	
<b>Commercial/Civic</b>														
Retail	63	1000 SF	5,029	119	61%	72	39%	46	461	48%	222	52%	240	
Food/Beverage	21	1000 SF	6,544	679	51%	346	49%	333	478	52%	249	48%	230	
Industrial	510	1000 SF	3,708	513	86%	451	12%	62	566	12%	68	88%	408	
Office	126	1000 SF	1,613	229	88%	201	12%	27	222	17%	38	83%	184	
Park/Green space		Acres			Negligible						50%	-	50%	-
<b>Residential</b>														
Single-Family Homes	61	Dwelling Units	660	52	25%	13	75%	39	69	63%	43	37%	25	
Townhomes/Condos	0	Dwelling Units	-	-	17%	-	83%	-	-	67%	-	33%	-	
Live-Work Units	0	Dwelling Units	-	-	25%	-	75%	-	-	63%	-	37%	-	
Multi-family Units	34	Dwelling Units	355	20	20%	4	80%	16	36	80%	29	20%	7	
<b>TOTALS</b>			<b>17,909</b>	<b>1,611</b>	<b>68%</b>	<b>1,088</b>	<b>32%</b>	<b>523</b>	<b>1,833</b>	<b>35%</b>	<b>648</b>	<b>65%</b>	<b>1,185</b>	

Year 10														
Land Use	Intensity		Daily Trip Ends	AM Peak Hour Trip Ends						PM Peak Hour Trip Ends				
	#	Unit		Total	In		Out		Total	In		Out		
					%	Trips	%	Trips		%	Trips	%	Trips	
<b>Commercial/Civic</b>														
Retail	117	1000 SF	7,521	172	61%	105	39%	67	694	48%	333	52%	361	
Food/Beverage	39	1000 SF	12,154	1,260	51%	643	49%	618	888	52%	462	48%	426	
Industrial	407	1000 SF	2,938	391	88%	344	12%	47	419	12%	50	88%	368	
Office	139	1000 SF	1,719	244	88%	215	12%	29	234	17%	40	83%	195	
Park/Green space		Acres			Negligible						50%	-	50%	-
<b>Residential</b>														
Single-Family Homes	91	Dwelling Units	953	73	25%	18	75%	55	98	63%	62	37%	36	
Townhomes/Condos	100	Dwelling Units	642	52	17%	9	83%	43	60	67%	40	33%	20	
Live-Work Units	60	Dwelling Units	214	18	25%	4	75%	13	20	63%	13	37%	8	
Multi-family Units	104	Dwelling Units	775	55	20%	11	80%	44	75	80%	60	20%	15	
<b>TOTALS</b>			<b>26,916</b>	<b>2,265</b>	<b>60%</b>	<b>1,349</b>	<b>40%</b>	<b>916</b>	<b>2,490</b>	<b>43%</b>	<b>1,060</b>	<b>57%</b>	<b>1,429</b>	
Year 0-10 Change				50%	41%	-12%	24%	24%	75%	36%	20%	64%	-11%	21%

Year 25														
Land Use	Intensity		Daily Trip Ends	AM Peak Hour Trip Ends						PM Peak Hour Trip Ends				
	#	Unit		Total	In		Out		Total	In		Out		
					%	Trips	%	Trips		%	Trips	%	Trips	
<b>Commercial/Civic</b>														
Retail	135	1000 SF	8,254	187	61%	114	39%	73	763	48%	366	52%	397	
Food/Beverage	45	1000 SF	14,024	1,454	51%	742	49%	713	1,025	52%	533	48%	492	
Industrial	346	1000 SF	2,483	319	88%	261	12%	38	331	12%	40	88%	292	
Office	160	1000 SF	1,916	273	88%	240	12%	33	258	17%	44	83%	214	
Park/Green space		Acres			Negligible						50%	-	50%	-
<b>Residential</b>														
Single-Family Homes	91	Dwelling Units	953	73	25%	18	75%	55	98	63%	62	37%	36	
Townhomes/Condos	100	Dwelling Units	642	52	17%	9	83%	43	60	67%	40	33%	20	
Live-Work Units	60	Dwelling Units	214	18	25%	4	75%	13	20	63%	13	37%	8	
Multi-family Units	104	Dwelling Units	775	55	20%	11	80%	44	75	80%	60	20%	15	
<b>TOTALS</b>			<b>29,260</b>	<b>2,431</b>	<b>58%</b>	<b>1,420</b>	<b>42%</b>	<b>1,011</b>	<b>2,632</b>	<b>44%</b>	<b>1,158</b>	<b>56%</b>	<b>1,473</b>	
Year 10-25 Change				9%	7%	-2%	5%	3%	10%	6%	3%	9%	-2%	3%
Year 0-25 Change				63%	51%	-14%	31%	26%	93%	44%	24%	75%	-13%	24%